



TURNOVER AND PRICES UP IN NOVEMBER 2012

Main Features

The ACT Planning and Land Authority (ACTPLA) data showed an increase of 40.7 per cent in turnover for all residential properties from 604 in October 2012 to 850 in November. Turnover year-on-year to November 2012 was down 3.5 per cent.

The weighted average price for all residential properties sold in the ACT increased by 0.8 per cent, from \$500,239 in October 2012 to \$504,078 in November. The weighted average price, year-on-year to November 2012 for all residential properties was down 3 per cent.

Commentary

Total residential property turnover increased in November 2012. Standard residential property turnover increased from 296 in October 2012 to 409 in November, while turnover of 'other' residential properties (i.e. apartments, townhouses and duplexes) increased from 308 in October 2012 to 441 in November. Total turnover in November 2012 was above its five-year monthly average level of 685.

The weighted average price for all residential properties sold increased by 0.8 per cent in November 2012. In November 2012, the average price of 'standard' residential properties increased by 2.5 per cent, while the average price of 'other' residential properties decreased by 0.8 per cent.

The ACTPLA data is in original terms, and as such may be subject to volatility and are influenced by seasonal and irregular factors.

Definition

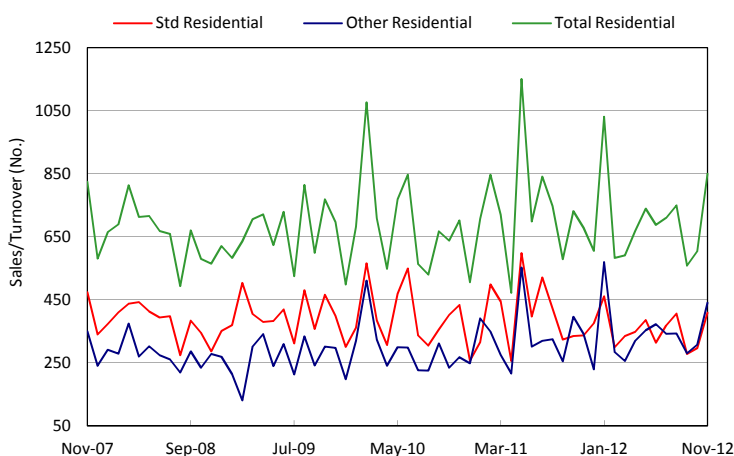
The ACT Residential Property Market Report is based on monthly residential property transactions data supplied by ACTPLA. Data used in this report include only those transactions in the Full Property Transfer, Land and Improvements category. That is, only properties that involve the transaction of land and dwellings. All other categories of residential property transactions are excluded. From March 2005, partial transfers (where the buyer and seller in the transaction have at least one person in common) are excluded from average price estimation (as these transactions represent less than the full market value for a property), but are included in turnover estimates as they still represent a property market transaction.

ACT Property Turnover & Prices (Original, monthly data)

	November 2012	Change	
		Monthly	Annual(a)
Standard residential			
Turnover (No.)	409	38.2%	-9.1%
Average price (\$)	554,974	2.5%	-2.3%
Other residential			
Turnover (No.)	441	43.2%	3.2%
Average price (\$)	456,875	-0.8%	-2.6%
All Residential			
Turnover (No.)	850	40.7%	-3.5%
Weighted average price (\$)	504,078	0.8%	-3.0%

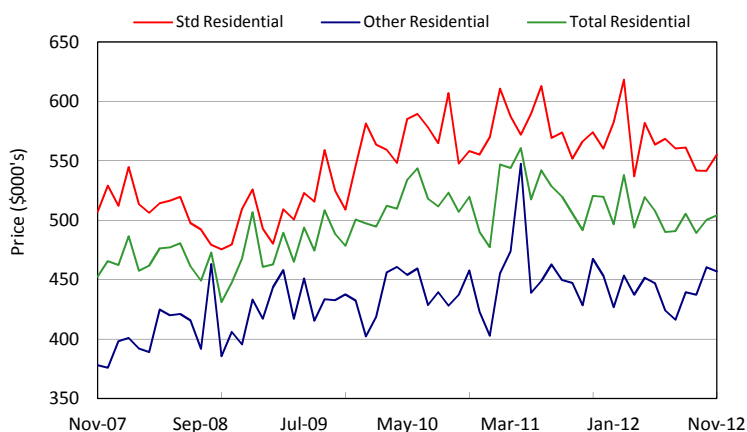
(a) Year-on-Year. **Source:** ACTPLA

Residential Turnover (Original, monthly data)



Source: ACTPLA

ACT Residential Property Prices (Original, monthly data)



Source: ACTPLA