

Housing Affordability Report - September Quarter 2019

Source: Real Estate Institute of Australia

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ACT
Government

Chief Minister, Treasury and
Economic Development

Home loan affordability in the ACT increased in the September quarter 2019

ACT

The proportion of family income needed to meet average **loan repayments** decreased by 1.1 percentage points to 19.5 per cent in the September quarter 2019.

Through the year¹ to the September quarter 2019, the proportion of family income needed to meet average **loan repayments** decreased by 0.2 of a percentage point.

The proportion of weekly family income needed to meet median **rent payments** decreased by 0.6 of a percentage point to 18.3 per cent in the September quarter 2019.

Through the year to the September quarter 2019, the proportion of family income needed to meet median **rent payments** decreased by 0.1 of a percentage point.

National

The proportion of family income needed to meet average **loan repayments** decreased by 0.6 of a percentage point to 30.5 per cent in the September quarter 2019.

Through the year to the September quarter 2019, the proportion of family income needed to meet average **loan repayments** decreased by 0.6 of a percentage point.

The proportion of weekly family income needed to meet median **rent payments** decreased by 0.3 of a percentage point to 23.5 per cent in the September quarter 2019.

Through the year to the September quarter 2019, the proportion of family income needed to meet median **rent payments** decreased by 0.4 of a percentage point.

Key Indicators, ACT and Australia, September Quarter 2019

Indicator	Level	Change	
		Quarter	tty ¹
ACT			
Proportion of family income needed to meet average loan repayments (%)	19.5	-1.1ppts	-0.2ppts
Proportion of family income needed to meet median rent payments (%)	18.3	-0.6ppts	-0.1ppts
Median monthly family income (\$)²	12,060	1.1%	2.5%
Average monthly loan repayment (\$)	2,357	-4.3%	1.5%
Average loan (\$)	409,544	-0.9%	4.5%
Total number of new loans(a)	2,338	18.8%	2.5%
Australia			
Proportion of family income needed to meet average loan repayments (%)	30.5	-0.6ppts	-0.6ppts
Proportion of family income needed to meet median rent payments (%)	23.5	-0.3ppts	-0.4ppts
Median monthly family income (\$)²	7,796	0.9%	2.5%
Average monthly loan repayment (\$)	2,378	-1.0%	0.4%
Average loan (\$)	413,062	2.5%	3.3%
Total number of new loans(a)	102,007	10.0%	-3.0%

Source: Real Estate Institute of Australia. (a) Excludes refinancing ppts – percentage points

¹Through the year growth is the percentage change from the same period in the previous year.

²REIA median weekly family income data has been converted to monthly.

Commentary

ACT

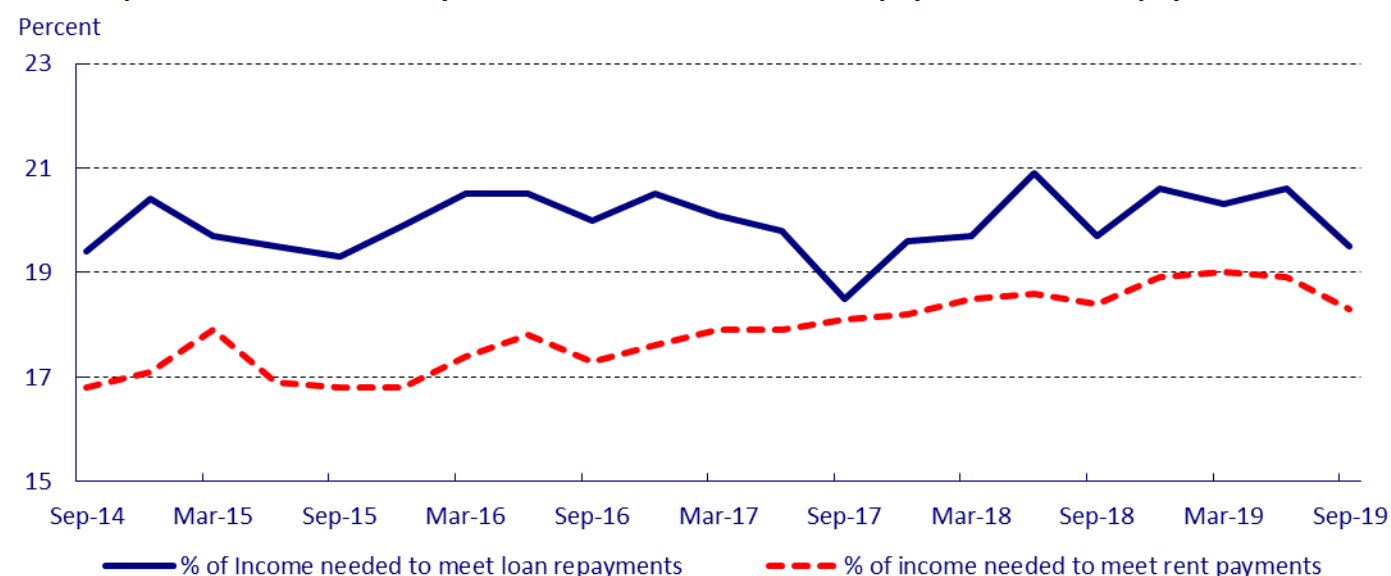
The *Home Loan Affordability Indicator* (HLAI)³ increased by 5.8 per cent (from 48.4 to 51.2) in the September quarter 2019. Through the year to the September quarter 2019, the HLAI increased by 1.0 per cent (from 50.7 to 51.2). The ACT's home loan affordability indicator remains the second highest of any state/territory in Australia, behind the Northern Territory.

In the September quarter 2019, the ACT was the second most affordable jurisdiction to buy, behind the Northern Territory. In terms of rental affordability, the ACT is the second most affordable state to rent, behind Western Australia.

National

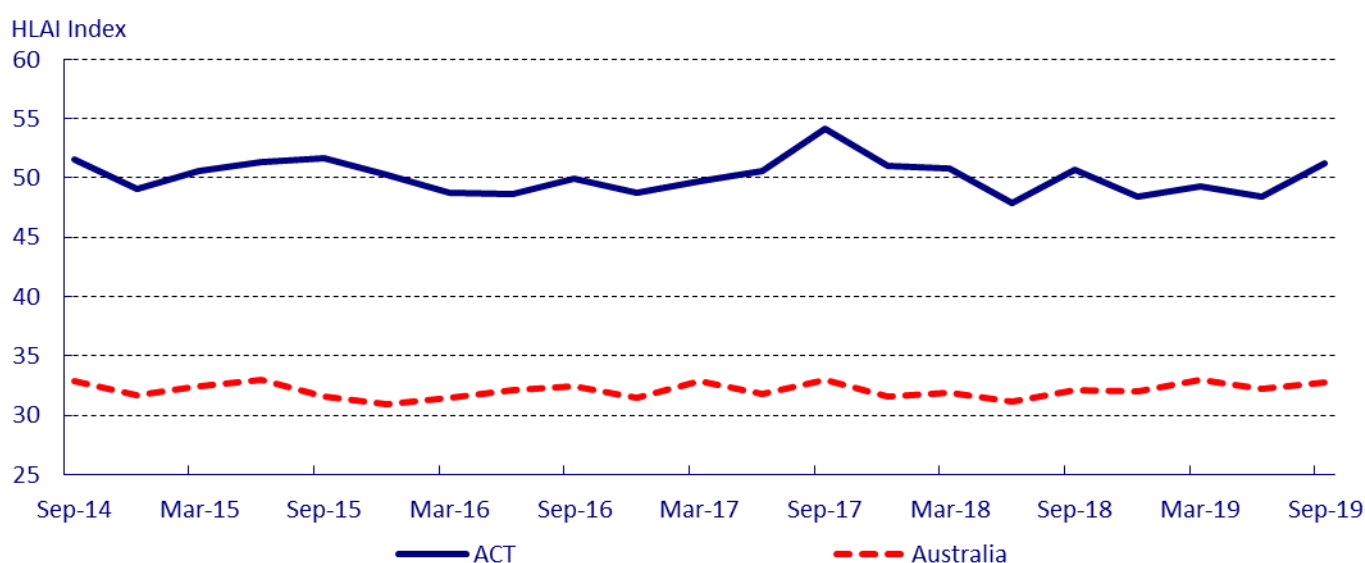
The HLAI increased by 1.9 per cent (from 32.2 to 32.8) in the September quarter 2019. Through the year to the September quarter 2019, the HLAI increased by 2.2 per cent (from 32.1 to 32.8).

Proportion of median family income needed to meet loan repayments and rent payments, ACT



Source: Real Estate Institute of Australia.

Real Estate Institute of Australia - Home Loan Affordability Indicator, ACT and Australia



Source: Real Estate Institute of Australia.

³ The Home Loan Affordability Indicator (HLAI) is calculated based on the ratio between family incomes and home loan repayments. Increased HLAI means an improvement in home loan affordability and vice versa.