

ACT Residential Property Market, July 2017

Source: ACT Government Access Canberra property transaction data

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ACT
Government

Chief Minister, Treasury and
Economic Development

The median price of residential properties increased by 2.1 per cent in July 2017

ACT (original data)¹

The median price² of all residential properties in the ACT increased 2.1 per cent to \$526,000 in July 2017. Through the year³ to July 2017, the median price of all residential properties fell by 0.8 per cent.

The average price of all residential properties in the ACT increased by 5.6 per cent to \$611,780 in July 2017. Through the year to July 2017, the average price of all residential properties increased by 3.8 per cent.

ACT Property Prices and Turnover, Original Data, July 2017

	Level	Change (%)	
		Monthly	tty ³
Houses⁴			
Median Price	670,000	0.8%	9.7%
Average Price	760,454	4.0%	13.2%
Turnover	507	146.1%	48.7%
Units⁴			
Median Price	450,000	2.3%	5.9%
Average Price	485,730	-1.0%	0.3%
Turnover	598	69.9%	123.1%
Total Residential			
Median Price	526,000	2.1%	-0.8%
Average Price	611,780	5.6%	3.8%
Turnover	1,105	98.0%	81.4%

Source: ACT Government, Access Canberra

Commentary

The median house price in the ACT increased by 0.8 per cent in July 2017 to \$670,000. Through the year to July 2017, the median house price increased by 9.7 per cent.

The median unit price increased by 2.3 per cent in July 2017 to \$450,000. Through the year to July 2017, the median unit price increased by 5.9 per cent.

Over the past 5 years, the median price of all properties increased by 17 per cent. Over this period, the median house price increased by 31 per cent, and the median unit price increased by 8 per cent.

¹ This brief is based on sales transaction data collected by the ACT Government. This data is in original terms, meaning that this data may be volatile and may be subject to seasonal and irregular factors. As such, original data should be interpreted with caution.

² Median, rather than average prices, are considered to be a more representative measure for the property market, as the average can be skewed by a small number of outliers.

³ Through the year (tty) is the percentage change from the same period in the previous year.

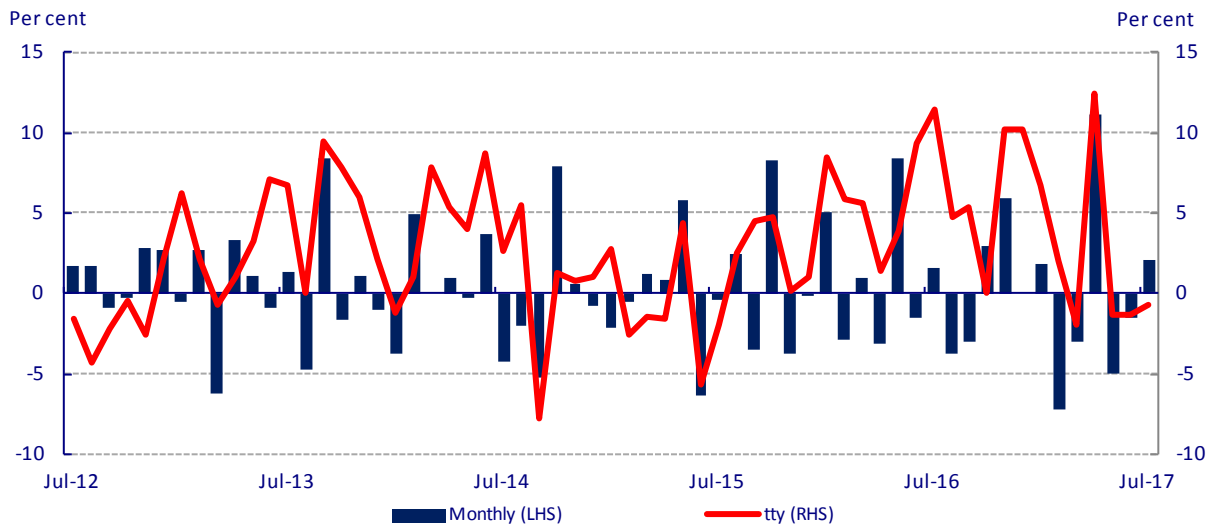
⁴ Houses refer to detached dwellings; Units include townhouses, apartments, duplexes and other non-detached dwellings.

ACT Property Prices and Turnover by District, Original Data, July 2017

District	Houses			Units		
	Turnover	Median Price	Average Price	Turnover	Median Price	Average Price
Belconnen	139	605,000	632,699	161	431,000	435,482
Gungahlin	141	667,500	676,551	81	429,900	419,478
Molonglo Valley	6	872,500	824,686	94	484,500	441,506
North Canberra	32	917,500	1,01,609	103	495,000	614,192
South Canberra	35	1,410,000	1,615,803	68	486,500	576,724
Tuggeranong	90	585,000	606,279	43	400,000	414,971
Weston Creek	26	692,500	693,414	10	570,000	528,402
Woden	37	810,000	869,189	38	459,000	507,045

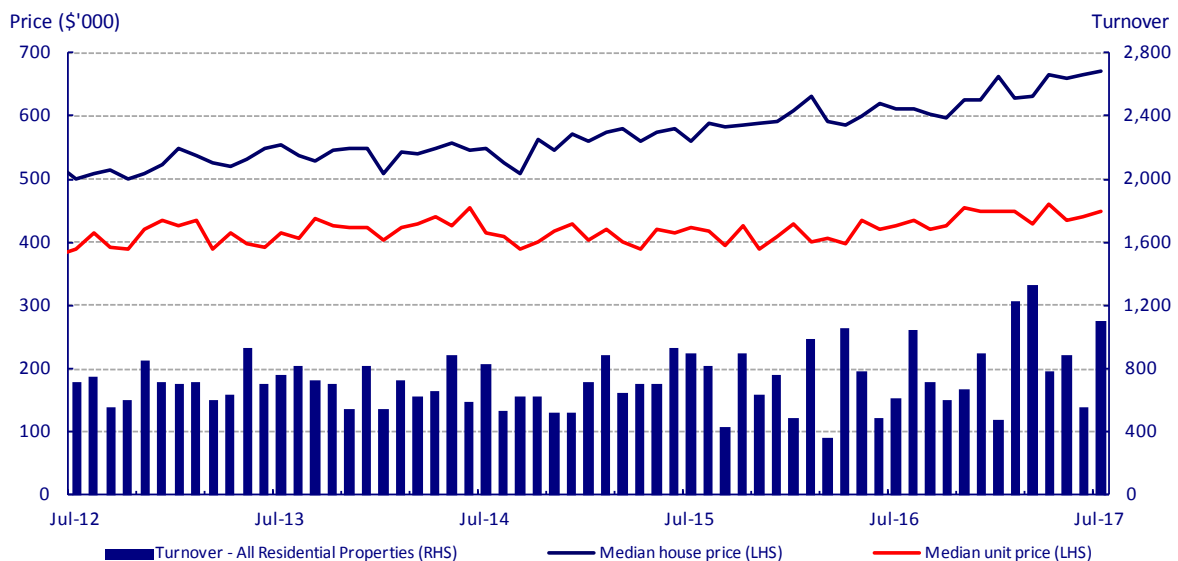
Source: ACT Government, Access Canberra

Growth in Median Prices of All Residential Properties, ACT, Original Data



Source: ACT Government, Access Canberra

Turnover for All Residential Properties, Median House Price and Median Unit Price, ACT, Original Data



Source: ACT Government, Access Canberra