

Housing Finance for Owner Occupation – October 2018

ABS Cat. No. 5609.0



ACT
Government

Chief Minister, Treasury and
Economic Development

Publication Release Date: 10 December 2018 | Brief Release Date: 10 December 2018 | Next Brief Release Date: 17 January 2019

The number of housing finance commitments increased in October 2018

ACT (seasonally adjusted¹)

The *number* of housing finance commitments for owner occupation² increased by 10.1 per cent in October 2018. Through the year³ to October 2018, the number of housing finance commitments increased by 8.1 per cent.

The *value* of housing finance commitments for owner occupation increased by 8.4 per cent in October 2018. Through the year to October 2018, the value of housing finance commitments increased by 9.5 per cent.

Nationally (seasonally adjusted)

The *number* of housing finance commitments for owner occupation increased by 2.2 per cent in October 2018. Through the year to October 2018, the number of housing finance commitments decreased by 4.8 per cent.

The *value* of housing finance commitments for owner occupation increased by 3.5 per cent in October 2018. Through the year to October 2018, the value of housing finance commitments decreased by 3.2 per cent.

Housing Finance Commitments, Seasonally Adjusted, October 2018

		Change (%)	
		Monthly	tty ³
ACT			
No. of commitments	1,245	10.1	8.1
Value of commitments (\$'m)	465	8.4	9.5
Australia			
No. of commitments	52,654	2.2	-4.8
Value of commitments (\$'m)	20,147	3.5	-3.2

Source: ABS Cat. No. 5609.0

Commentary

Types of Housing Loan (original data)⁴

In October 2018, housing finance commitments for owner occupation in the ACT consisted of 1,046 loans for the purchase of established dwellings, 98 loans for the construction of new dwellings, and 140 loans for the purchase of new dwellings.

Average Housing Loan (original data)

Through the year to October 2018, the average new ACT housing loan for an owner occupied home increased by 3.7 per cent to \$380,200. This is the third highest value of all jurisdictions, below New South Wales (average loan size of \$449,800) and Victoria (average loan size of \$396,500).

¹ Seasonally adjusted data takes into account calendar effects so that the effects of other influences on the series may be clearly recognised.

² Housing finance for owner occupation measures secured loans made by significant lenders for the construction or purchase of owner occupied dwellings. This includes finance commitments for newly erected dwellings, refinancing of existing loans, and loans taken out for the purchase of established dwellings.

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

⁴ Original data should be used with caution due to its volatility.

First Home Buyer (original data)

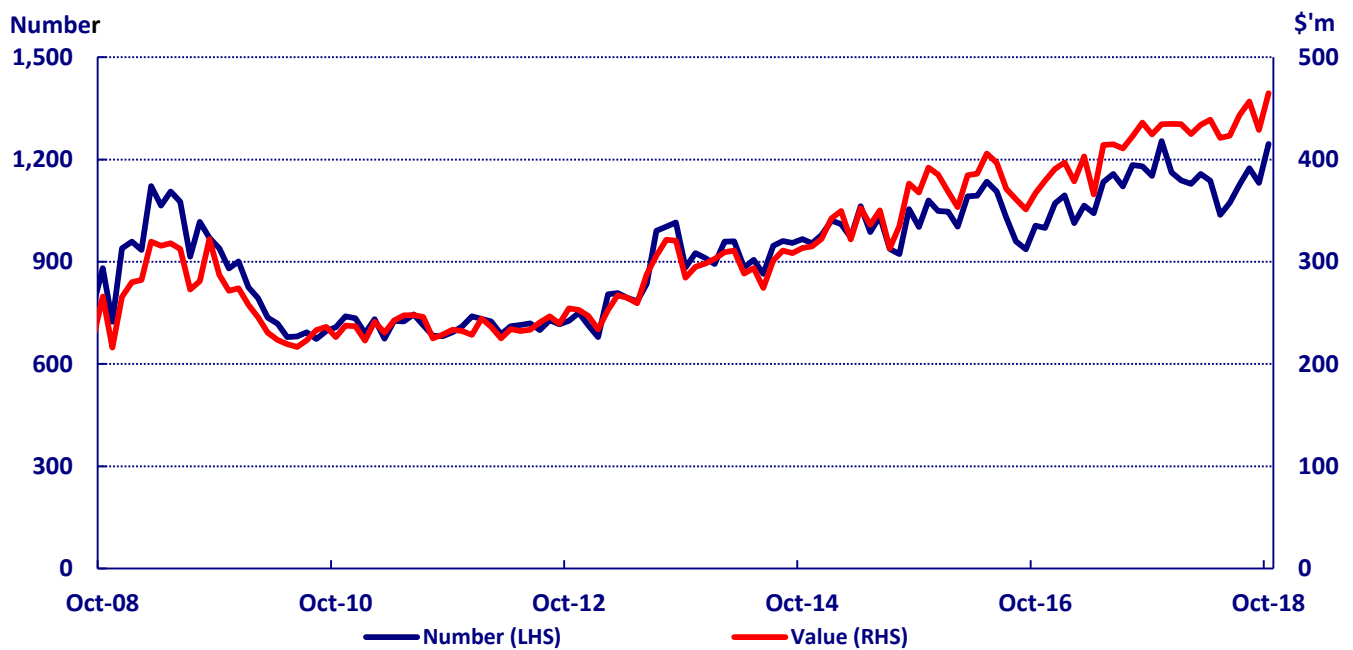
In October 2018, the number of first home buyer loans in the ACT was 217, which is higher than the five year average of 170 loans. First home buyers represented 16.9 per cent of total housing loans taken out in October 2018, which is 3.2 percentage points lower than its proportion in September 2017 (20.1 per cent).

Nationally, first home buyers accounted for 18.1 per cent of total housing loans in October 2018.

Changes to the ABS publication

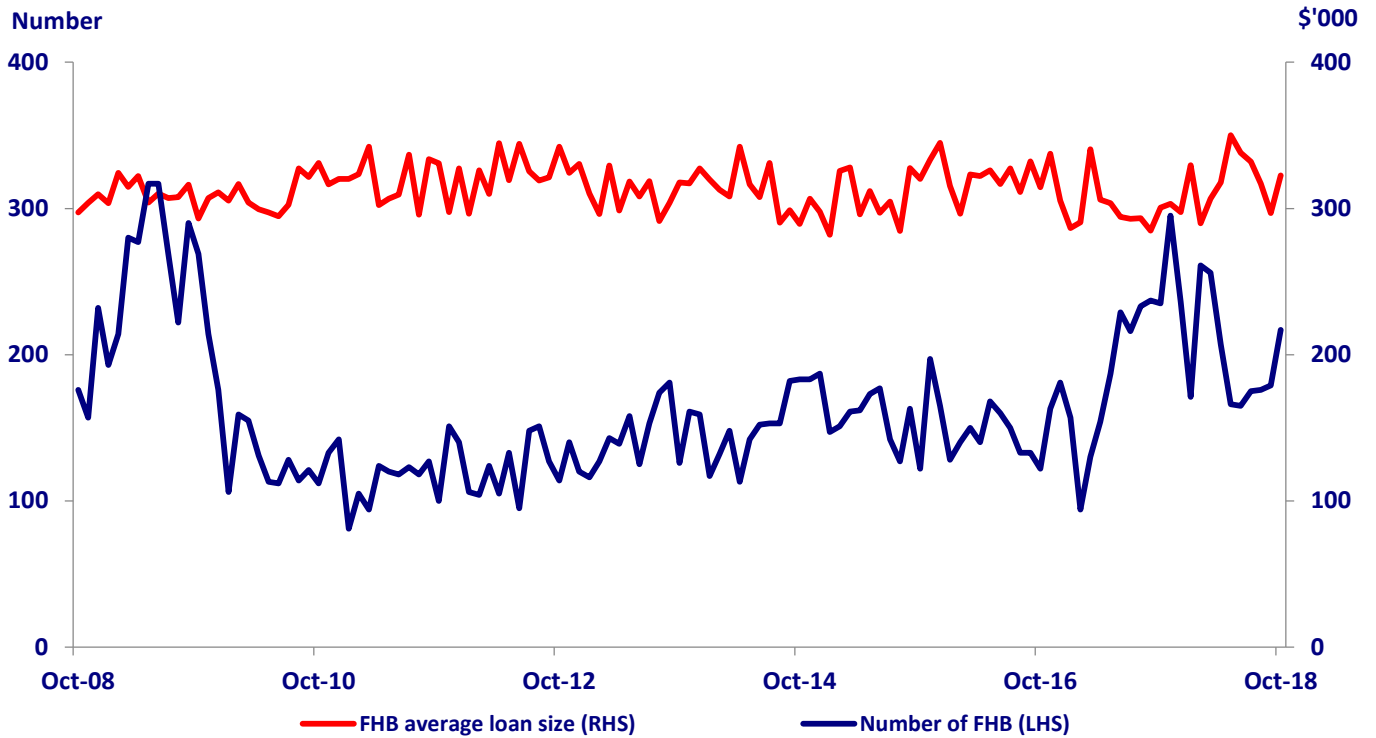
A new publication, Lending to Households and Businesses, Australia (ABS Cat. No. 5601.0), is expected to be released on 12 February 2019, which will see Housing Finance (ABS Cat. No. 5609.0) and Lending Finance (ABS Cat. No. 5671.0) combined into a single publication.

Number and Value of New Housing Finance Commitments, ACT, Seasonally Adjusted



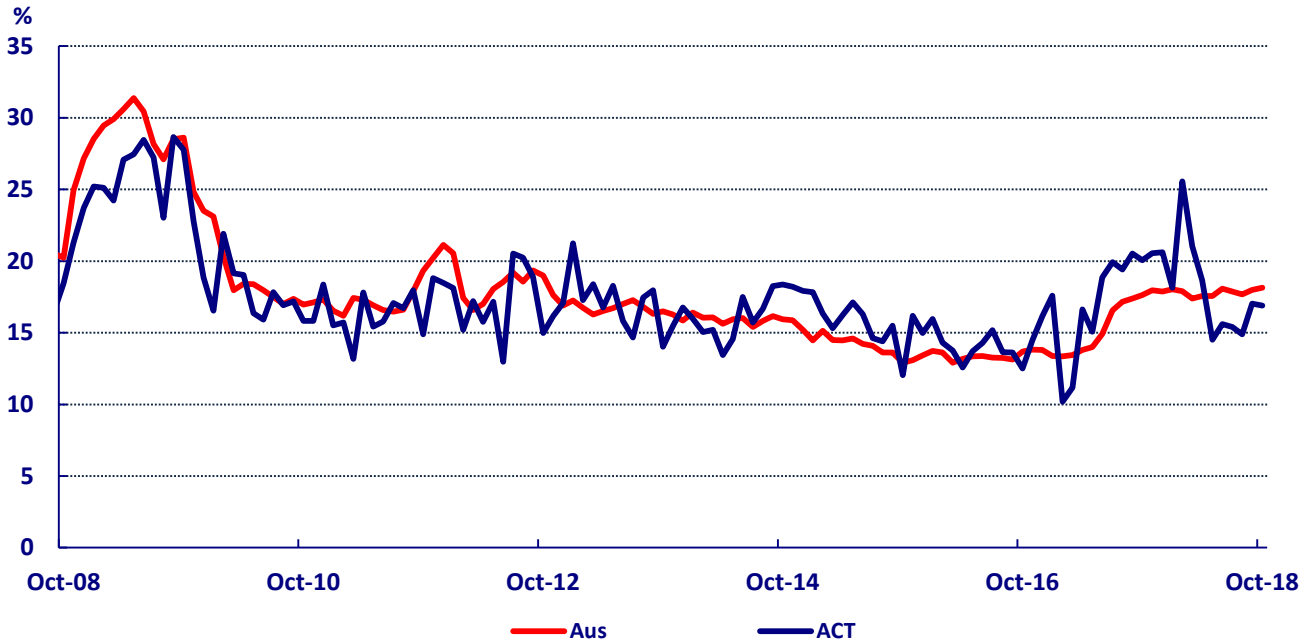
Source: ABS Cat. No. 5609.0

Number of New Loans to First Home Buyers and Average Loan Size, ACT, Original Data



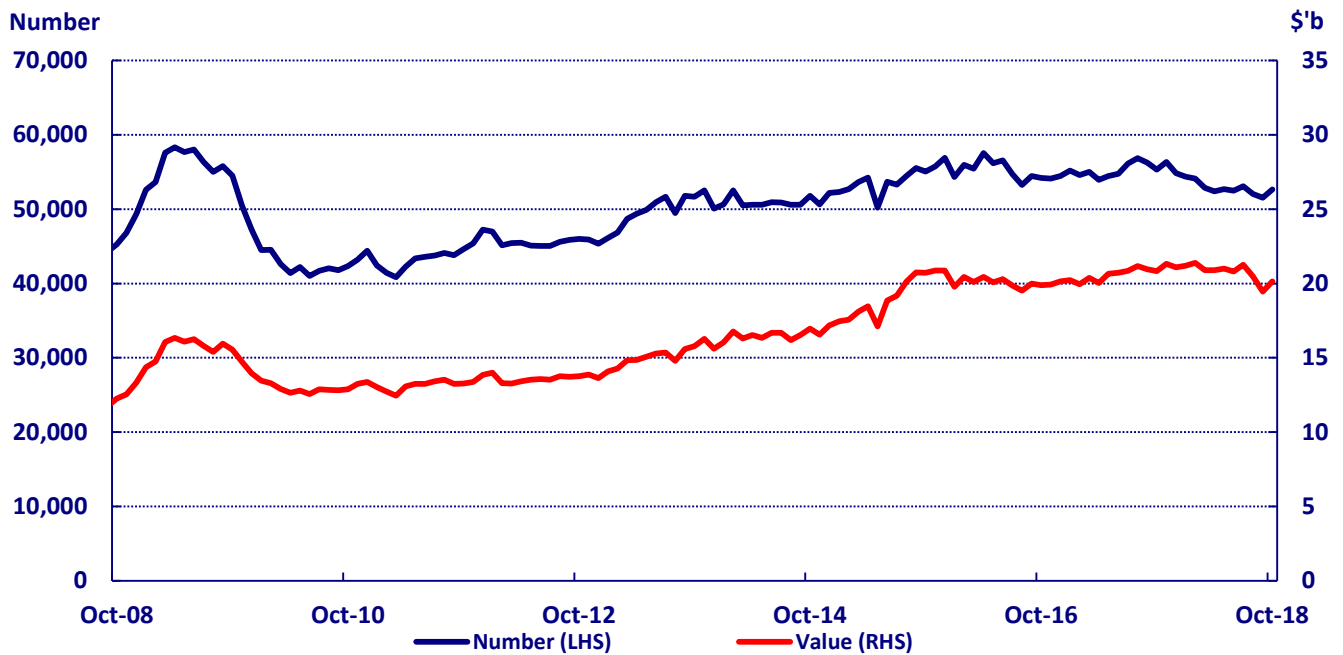
Source: ABS Cat. No. 5609.0

Ratio of First Home Buyers to Total Housing Finance Commitments



Source: ABS Cat. No. 5609.0

Number and Value of New Housing Finance Commitments, Australia, Seasonally Adjusted

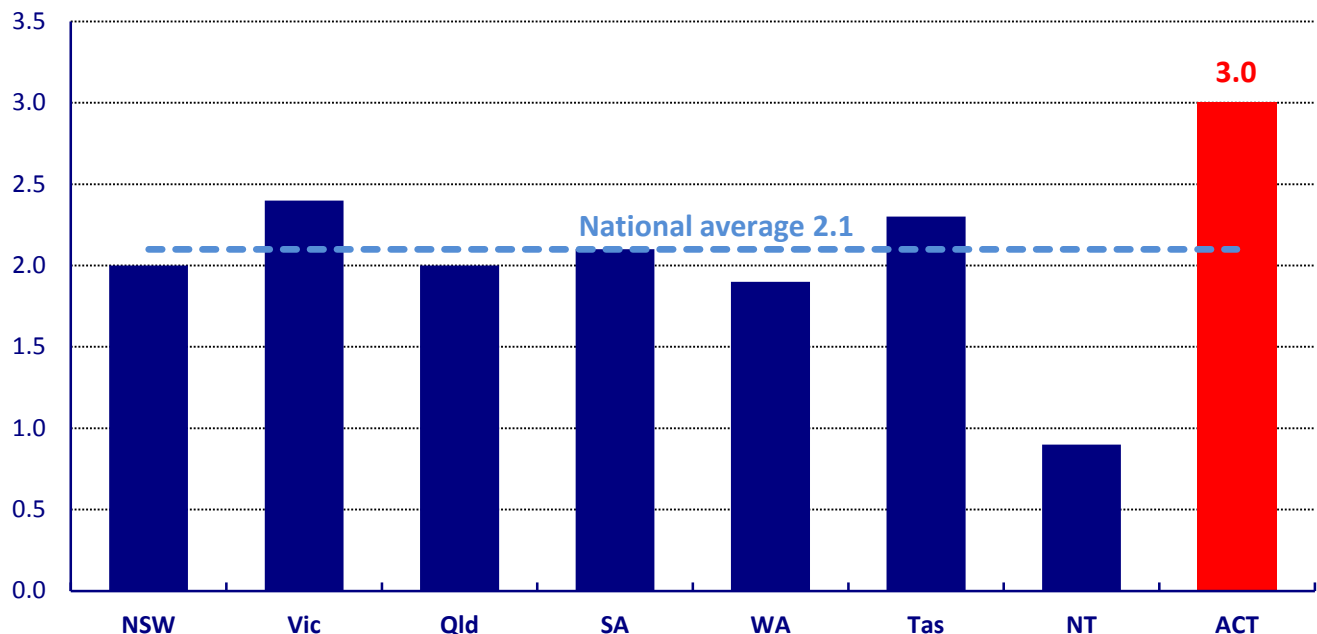


Source: ABS Cat. No. 5609.0

Number of Housing Loans per 1,000 Persons

In October 2018, the ACT recorded 3.0 new housing loans per 1,000 persons, the highest of all jurisdictions. The national average was 2.1 new housing loans per 1,000 persons.

Housing Finance Commitments per 1,000 persons by State/Territory, Seasonally Adjusted, September 2018



Source: ACT Treasury calculation based on ABS Cat. No. 5609.0 and 3101.0

Note: Housing finance commitments per 1,000 persons is calculated by dividing the estimates of housing finance commitments for owner occupation (ABS Cat. No. 5609.0) by the most recent estimate of ACT's resident population (ABS Cat No. 3101.0).