

Housing Finance – January 2019

ABS Cat. No. 5601.0

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ACT
Government

Chief Minister, Treasury and
Economic Development

The value of housing finance commitments¹ fell in January 2019

ACT (seasonally adjusted²)

The **total value** of housing finance commitments for *owner occupiers*³ and *investors*⁴ decreased by 9.6 per cent in January 2019. Through the year⁵ to January 2019, the total value of housing finance commitments for both owner occupation and individual investors decreased by 14.1 per cent.

The **value** of housing finance commitments for *owner occupiers* decreased by 12.2 per cent in January 2019. Through the year to January 2019, the value of housing finance commitments for owner occupiers decreased by 12.3 per cent.

The **value** of housing finance commitments for *investors* decreased by 1.7 per cent in January 2019. Through the year to January 2019, the value of new investor housing finance decreased by 18.6 per cent.

Nationally (seasonally adjusted)

The **total value** of housing finance commitments for *owner occupiers* and *investors* decreased by 2.1 per cent in January 2019. Through the year to January 2019, the total value of housing finance commitments both owner occupation and individual investors decreased by 20.6 per cent.

The **value** of housing finance commitments for *owner occupiers* decreased by 1.3 per cent in January 2019. Through the year to January 2019, the value of housing finance commitments for owner occupation decreased by 17.1 per cent.

The **value** of housing finance commitments for *investors* decreased by 4.1 per cent in January 2019. Through the year to January 2019, the value of individual investor housing finance decreased by 28.6 per cent.

Housing Finance Commitments, Seasonally Adjusted, January 2019

	Level	Change (%)	
		Monthly	tty ⁵
ACT – Seasonally adjusted			
<i>Housing Finance for Owner Occupiers</i>			
No. of commitments	729	-7.5	-11.0
Value of commitments (\$'m)	283	-12.2	-12.3
<i>Housing Finance for Investors</i>			
Value of commitments (\$'m)	105	-1.7	-18.6
Total value of commitments for owner occupiers and investors	388	-9.6	-14.1
Australia – Seasonally adjusted			
<i>Housing Finance for Owner Occupiers</i>			
No. of commitments	31,801	-1.2	-14.7
Value of commitments (\$'m)	12,450	-1.3	-17.1
<i>Housing Finance for Investors</i>			
Value of commitments (\$'m)	4,670	-4.1	-28.6
Total value of commitments for owner occupiers and investors	17,120	-2.1	-20.6

Source: ABS Cat. No. 5601.0; Excluding refinancing

¹ Excluding refinancing

² Seasonally adjusted data takes into account calendar effects so that the effects of other influences on the series may be clearly recognised.

³ *Housing finance for owner occupiers* measures secured loans made by significant lenders to households for the construction or purchase of owner occupied dwellings, including newly erected dwellings and established dwellings.

⁴ *Housing finance for investors* measures secured loans made by significant lenders to households for investment. The investors need not be an ACT resident.

⁵ Through the year (tty) is the percentage change from the same period in the previous year.

Commentary

Housing Finance for Owner Occupiers

Types of Housing Loan (original data)⁶

In January 2019, housing finance commitments for owner occupation in the ACT consisted of 452 loans for the purchase of established dwellings, and 125 loans for the construction of new dwellings and the purchase of new dwellings.

First Home Buyer (Seasonally adjusted data)

There were 135 first home buyer commitments in the ACT in January 2019 with a total value of \$45.0 million. First home buyers represented 11.6 per cent of the value of total housing finance commitments in January 2019, which is 3.6 of a percentage point lower than its share in January 2018 (15.2 per cent).

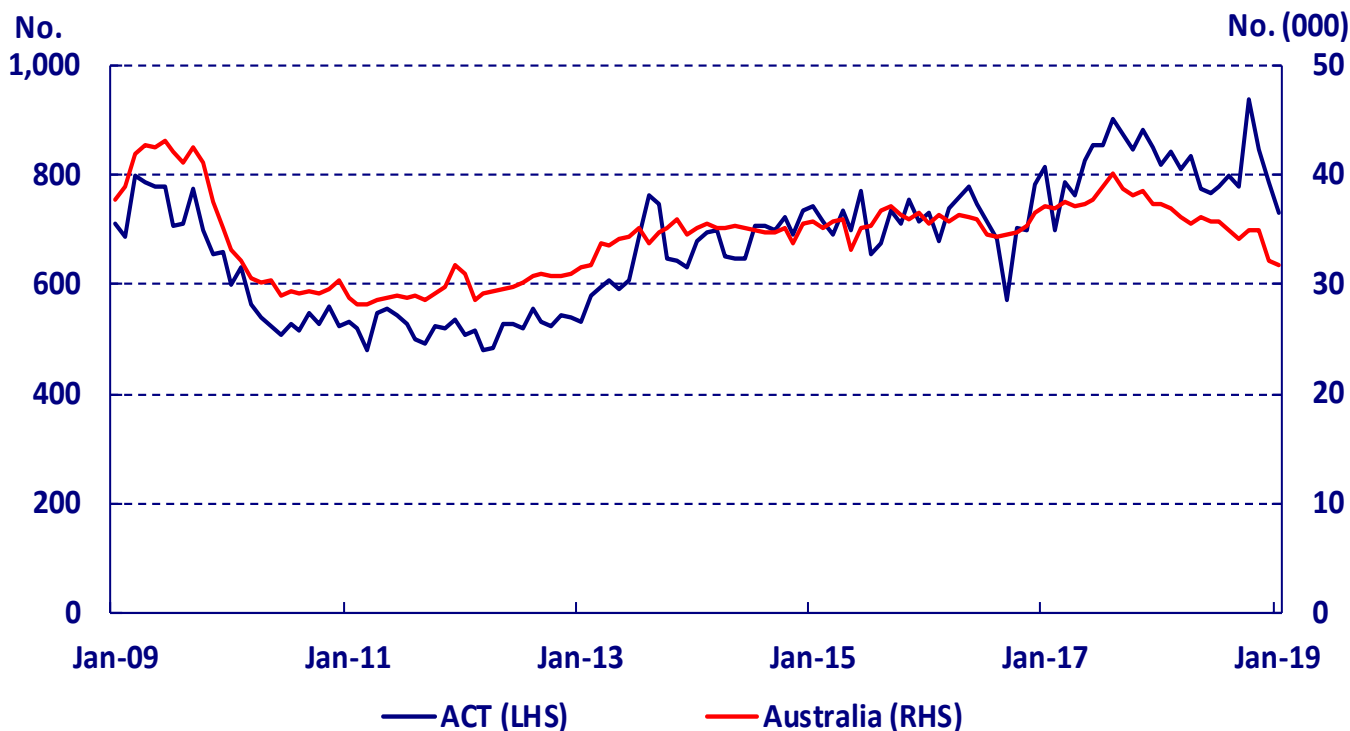
Nationally, first home buyers accounted for 16.8 per cent of the value of housing finance commitments in January 2019.

Housing Finance for Investors (Seasonally adjusted data)

ACT investor loans as a share of total loans, in terms of value, was 27.1 per cent in January 2019, lower than the five year average of 31.4 per cent.

Nationally, the investor to total loan ratio, in terms of value, was 27.3 per cent in January 2019, below the national five year average of 34.9 per cent.

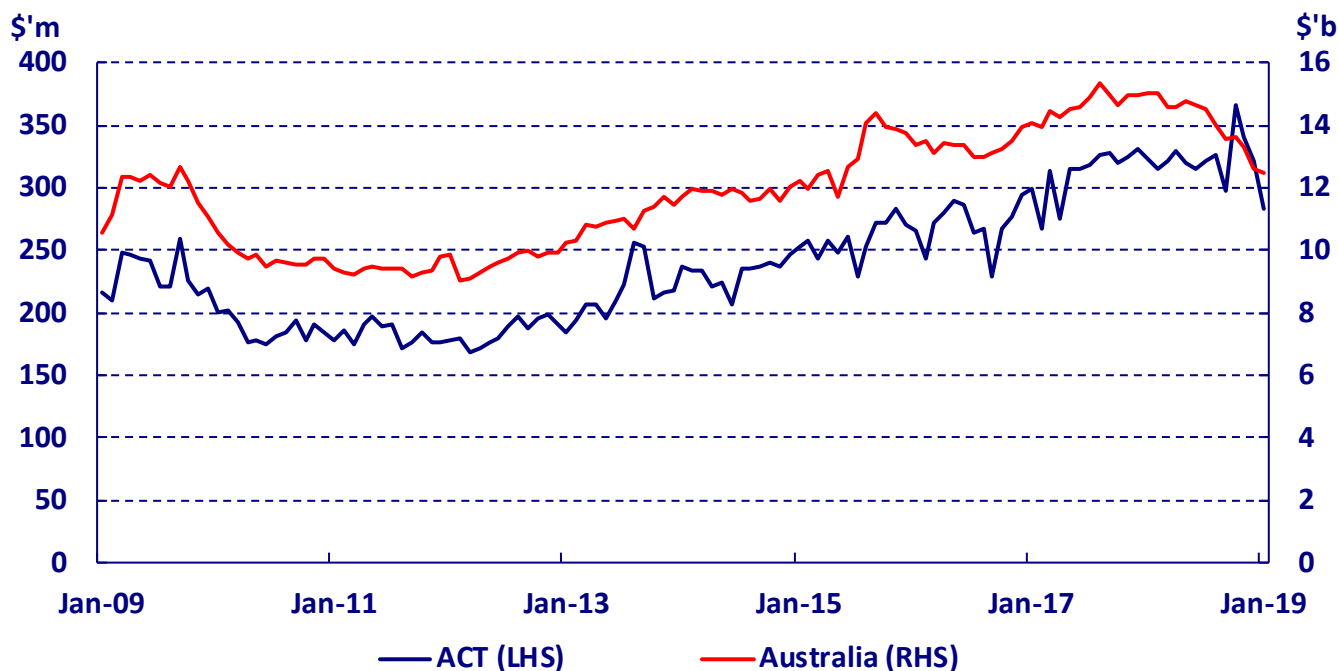
**Number of New Housing Finance Commitments for Owner Occupiers,
Monthly Seasonally Adjusted Data, ACT and Australia**



Source: ABS Cat. No. 5601.0

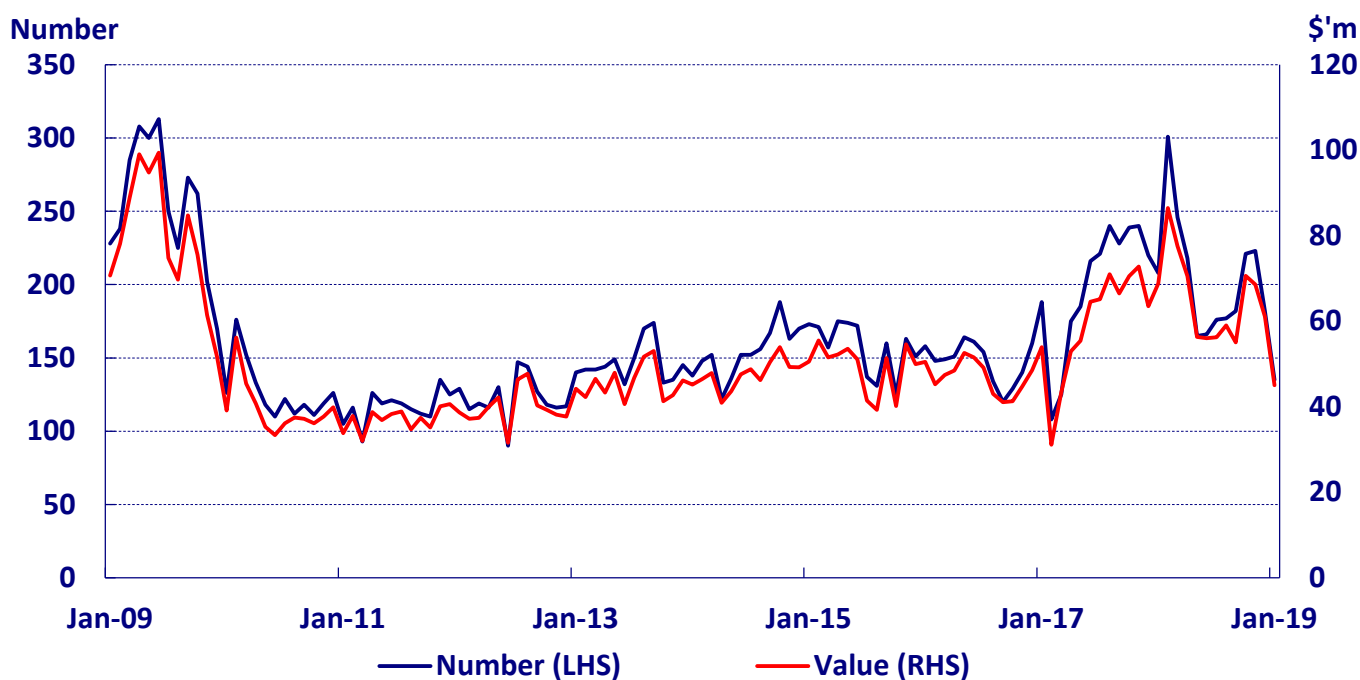
⁶ Original data should be used with caution due to its volatility.

Value of New Housing Finance Commitments for Owner Occupiers, Monthly Seasonally Adjusted Data, ACT and Australia



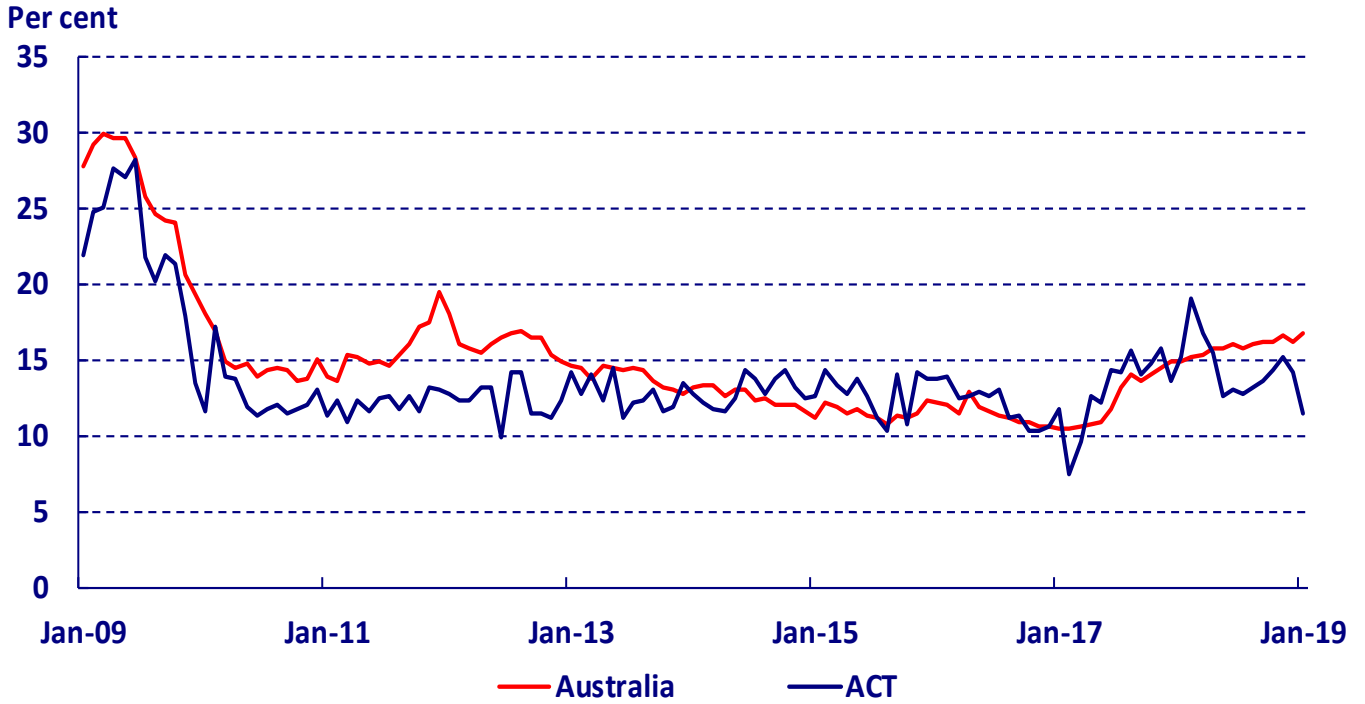
Source: ABS Cat. No. 5609.0

Number and Value of New Loans to First Home Buyers, Monthly Seasonally Adjusted Data, ACT



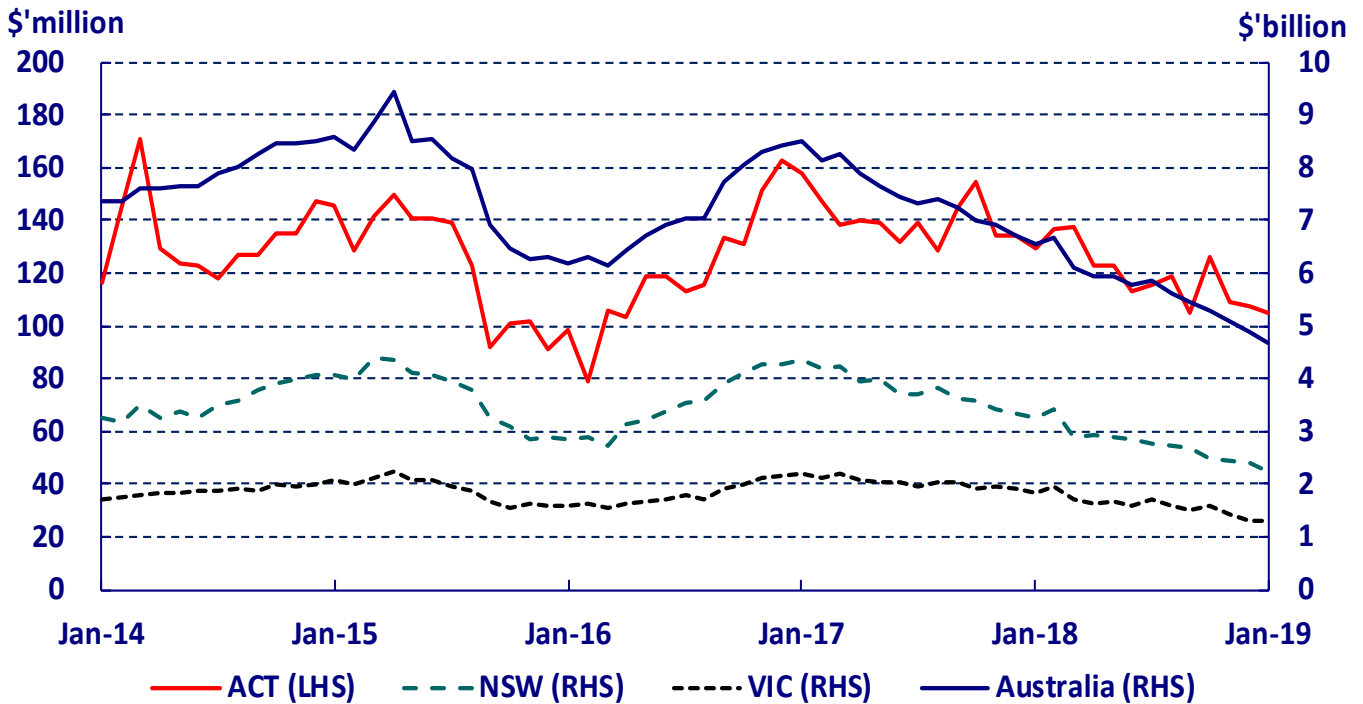
Source: ABS Cat. No. 5609.0

**Ratio of First Home Buyer Commitments to Total Value of Housing Finance Commitments,
Monthly Seasonally Adjusted Data**



Source: ABS Cat. No. 5609.0

**Value of New Investor Housing Finance, Monthly Seasonally Adjusted Data,
ACT, NSW, VIC and Australia**

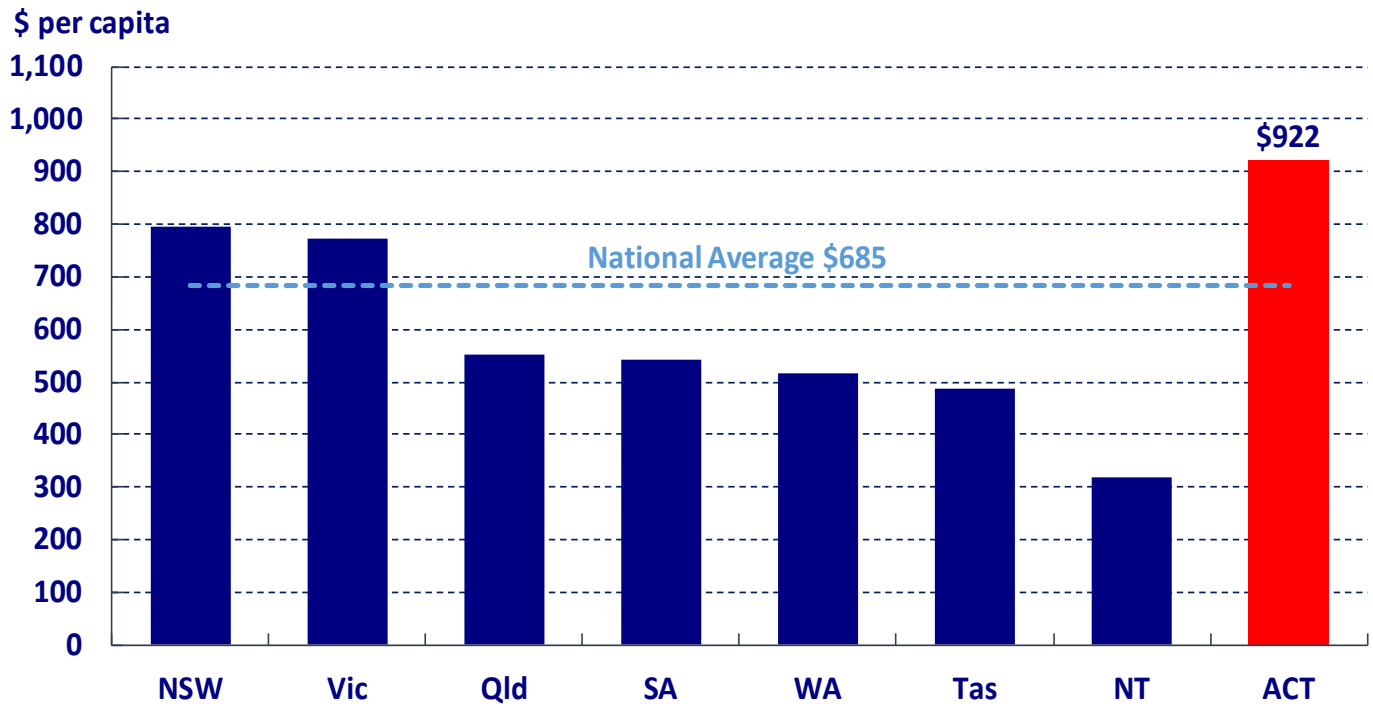


Source: ABS Cat. No. 5609.0

Per Capita Value of Housing Finance Commitments for Owner Occupiers and Investors

In January 2019, the ACT recorded the highest per capita value of new housing finance of any State and Territory, at \$922. The national average was \$685 per capita.

Value of Housing Finance Commitments for Owner Occupiers and Investors per capita by State/Territory, Seasonally Adjusted, January 2019



Source: ACT Treasury calculation based on ABS Cat. No. 5601.0 and 3101.0