



UDIA Housing Index

June Quarter 2024

UDIA National Research Partner

CoreLogic

Report Launch: September 2024



Contents

UDIA Housing Index June 2024 – Key Insights	3	UDIA Housing Index: South Australia	15
Executive Summary	4	UDIA Housing Index: ACT	16
Executive Summary	5	UDIA Housing Index: Tasmania	17
UDIA Housing Index: National	6	UDIA Housing Index: Northern Territory	18
UDIA Housing Demand Sub-Index: National	7	UDIA Housing Index	19
UDIA Housing Supply Sub-Index: National	8	Appendix i: Housing Dashboard - Demand	19
UDIA Housing Costs Sub-Index: National	9	Appendix ii: Housing Dashboard - Supply	20
UDIA Housing Index: State & Territory Overlay	10	Appendix iii: About the UHI & Dashboard	21
UDIA Housing Index: NSW	11	Appendix iv: UHI Methodology	22
UDIA Housing Index: Victoria	12	Appendix v: UHI Methodology Continued	23
UDIA Housing Index: Queensland	13	Appendix vi: UHI Scoring Band Explainer	24
UDIA Housing Index: Western Australia	14	Appendix vii: Demand/Supply Scoring Explainer	25



UDIA Housing Index June 2024 – Key Insights

1. The UDIA Housing Index (UHI) for the June Quarter 2024 highlights that supply into the national housing market continues to lag badly behind the record high demand for both sale and rental homes.
2. The UHI confirms the national housing market continues to be severely impacted by very high costs which is acting to suppress supply levels to near record low levels.
3. The high-cost environment (for developers and consumers) allied with the strong rebound in demand (underpinned by maintenance of historically high levels of population growth) versus a very weak national dwelling supply profile (with dwelling approvals and dwelling commencements remaining around decade lows) continues to drive the UDIA Housing Index to well below average levels of performance.
4. The current residential market dynamics are driving strong dwelling price growth and a further erosion of housing affordability. The lack of an adequate new dwelling supply response has contributed to the on-going crisis in the national rental market with stock availability remaining around record lows.
5. There is no indication that pressure is easing in the construction employment sector with job vacancies around 40% above the long run average. With a retracting forward supply pipeline and an inadequate workforce to service current levels of demand, let alone the elevated levels now emerging, the national housing market is set to remain mired in the current crisis conditions for at least the next two years.
6. These extremely challenging housing market conditions underscore the need for government authorities across the nation to work arm-in-arm with the residential development sector to devise many and varied (locally appropriate) solutions to help unlock new dwelling supply faster and increase the overall capacity of the Australian new build housing sector.
7. The Western Australian housing market remains the strongest performer across all States and Territories with a UDIA Housing Index result for the June quarter 13 points higher than the national average. While most markets experienced an improvement in aggregate performance in the June quarter all except WA and QLD are above the national average (driven by especially strong demand side drivers) with the ACT and Victorian markets remaining especially weak.
8. Weak supply continues to weigh heavily on all markets, including WA with no State or Territory markets above the above the long-run average.



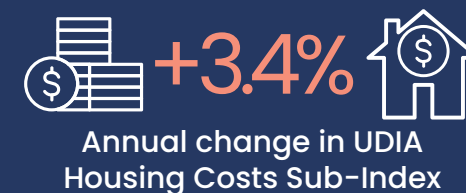
National UHI still 3% below long-run average



Demand profile continues to firm



Supply profile at historically low levels



Costs Index stabilised at record high level



Executive Summary

The UDIA Housing Index (UHI) June Quarter 2024 highlights*:

- The **national housing market** continues to be severely impacted by high costs, elevated demand and a low supply profile which are collectively contributing to the national UDIA Housing Index (UHI) recording a below average level of performance.
- The **UDIA Housing Index** for all of Australia improved by 4% in the June quarter to reach 95.1 points which is the strongest reading since the December Quarter 2022 (on seasonally adjusted terms).
- The modest improvement in the UHI in the June Quarter is however below the UHI long run national average (97.8) and 12% below the peak achieved in June 2021.
- The UDIA Housing **Demand Sub-Index** increased 6.7% in the June Quarter to 127 points which is the highest level recorded in almost a decade and is now 26% above the long run average.
- The UDIA Housing **Demand Sub-index's** performance remains underpinned by the maintenance of historically high rates of population growth, with a modest improvement in owner occupier lending activity in recent months providing additional buoyancy (noting there has also been a strong lift in investor lending across the quarter).
- The UDIA Housing **Supply Sub-Index** continues to languish at historically low levels of activity with an index reading of 88 points which is 12% below the long run average and 21% below peak performance.
- Weighing negatively on the UDIA Housing **Supply Sub-Index** is the on-going softness of dwelling approvals and dwelling commencements (currently 20% & 21% lower than the long run average respectively) and the ongoing paucity of rental listings.
- The UDIA Housing **Costs Sub-Index** remains at a series high level of 154 points having grown 36% over the last two years. Despite the dramatic increase (since September Quarter 2021) there has been a stabilisation in the Cost Sub-Index over the last three quarters reflecting a pause in interest rate rises and moderation to input cost inflation to housing construction.



* *Seasonally adjusted indexed data analysis*

Executive Summary

The UDIA Housing Index (UHI) June Quarter 2024 highlights:



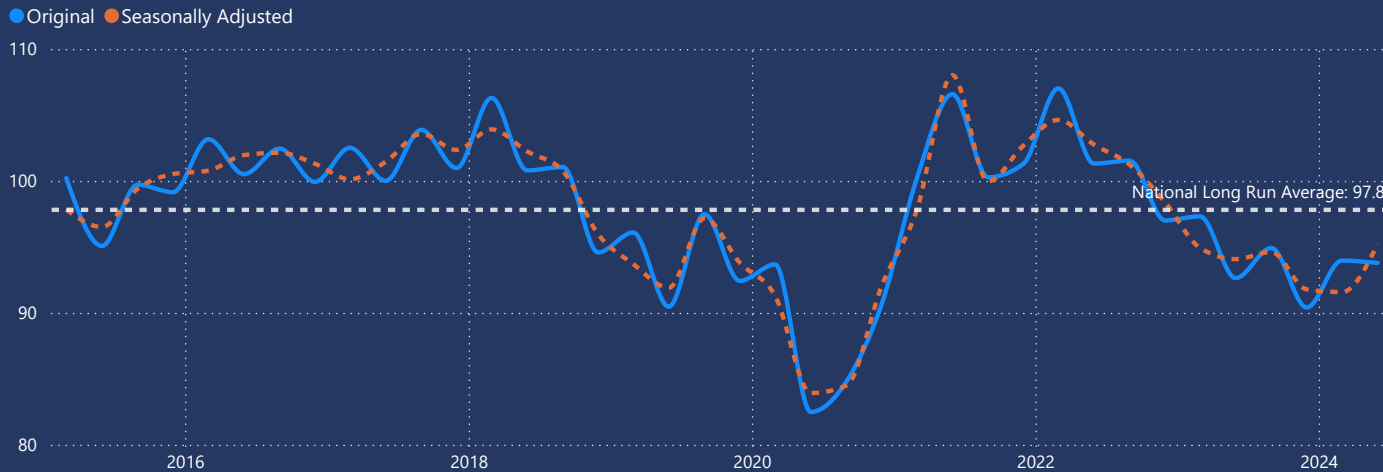
UDIA Housing Index: Quarter Ranking	Jurisdiction	UDIA Housing Index: June Quarter 2024*	UDIA Housing Index: Quarter Change	Housing Demand Sub-Index: Quarter Change	Housing Supply Sub-Index: Quarter Change	Housing Costs Sub-Index: Quarter Change	Demand/Supply/Costs Sub-Indexes Summary	UHI Housing Market -Demand-Supply Balance Assessment: June Quarter 2024
1.	Western Australia	108.3	↑	↑	↓	↑	Very Strong Demand/Weak Supply/High Costs	Moderately Above Average Supply-Demand Balance
2.	Queensland	96.3	↑	↑	↑	→	Very Strong Demand/Weak Supply/High Costs	Below Average Supply-Demand Balance
3.	South Australia	94.4	↑	↑	↑	→	Strong Demand/Below Average Supply/High Costs	Below Average Supply-Demand Balance
4.	New South Wales	92.7	↑	↑	↑	→	Very Strong Demand/Below Ave Supply/High Costs	Below Average Supply-Demand Balance
5.	Victoria	89.3	↑	↑	↓	→	Strong Demand/Weak Supply/High Costs	Weak Supply-Demand Balance
6.	Northern Territory	84.9	↑	↑	↑	→	Very Strong Demand/Very Weak Supply/High Costs	Weak Supply-Demand Balance
7.	Australian Capital Territory	82.7	↑	↑	↓	→	Below Average Demand/Weak Supply/High Costs	Weak Supply-Demand Balance
8.	Tasmania	79.2	↑	↑	↑	→	Weak Demand/Below Average Supply/High Costs	Very Weak Supply-Demand Balance
	Australia	95.2	↑	↑	→	→	Very Strong Demand/Weak Supply/High Costs	Below Average Demand-Supply Balance

Source: UDIA; ABS; RBA; CoreLogic; SQM

*Seasonally Adjusted Series

UDIA Housing Index: National

June Quarter 2024



Key findings

- **UDIA's Housing Index (UHI)** grew 3.6 index points to 95.2 for the June quarter (in seasonally adjusted terms) which whilst an improvement on the march quarter still positions the national housing market in a 'below average' band of supply/demand performance.
- The national UHI reading for the June quarter is 12% lower than the peak series index reading recorded in the June 2021 quarter and 3% lower than the long run average.
- The national housing market's performance for the June quarter is principally being driven by the on-going softness of supply-side indicators set against an on-going elevation of key cost side indicators.
- A modest increase in key demand indicators including lending for owner occupier dwelling purchases and a slight improvement of the national vacancy rate has contributed to the improvement in the national housing market's performance.
- Investor lending volumes improved by 29% in the June quarter (compared to 19% for owner occupier lending), and is currently 28% higher than the long run average. While investor lending isn't included as a key input metric to the UDIA Housing Demand Sub-Index, it does provide further evidence of an extremely elevated demand profile nationally.

[CLICK HERE TO ACCESS THE UDIA HOUSING INDEX ONLINE](#)

95.21
UHI (Seasonally Adjusted)

4.0% QoQ
1.2% YoY

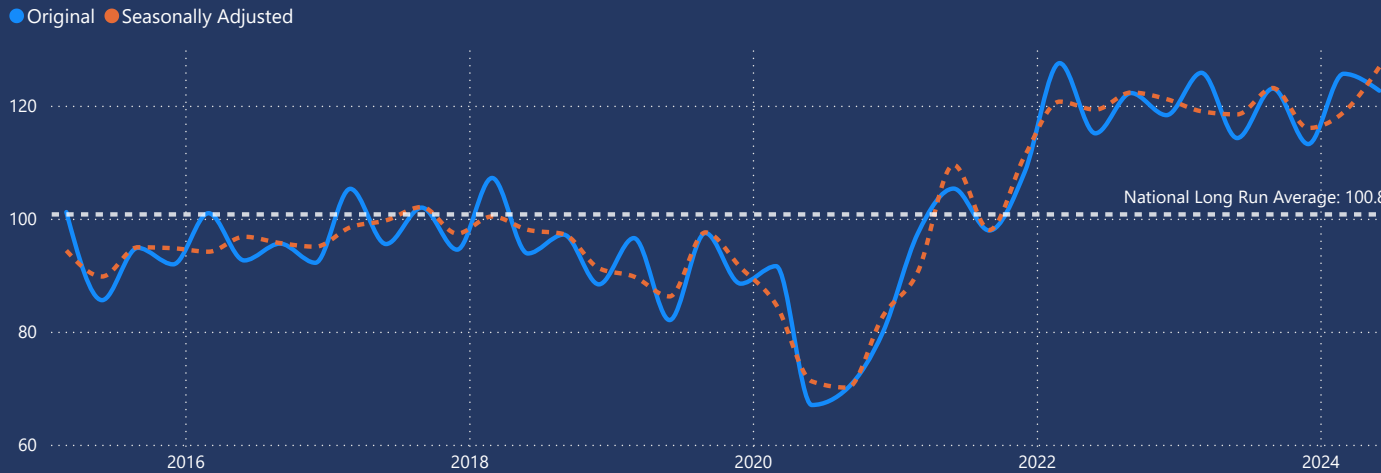
Quick UDIA Housing Index (UHI) Explainer

- The UHI benchmarks current quarterly performance against a base of 100 points which was derived as the average performance achieved across the time period 2015–2023.
- Positive changes in index reading indicate strengthening conditions, and negative changes indicate worsening/deteriorating/contracting conditions.
- UHI index readings below 100, and sharp downward movement in index readings imply demand is outweighing supply, and if well below 100, the housing market is also being weighed down by high costs.
- Index readings above 100 implies a healthier balance between demand and supply, up until a UHI of around 120 when supply is then beginning to outpace demand.
- Refer to Appendix vi & Appendix vii for more information on the UHI Scoring Band Explainers
- Further insights can be derived from the sub-indexes which help explain the relationship between demand and supply

UDIA Housing Demand Sub-Index: National



June Quarter 2024



126.84
Demand Sub-Index (Seasonally Adjusted)

6.7% QoQ	7.1% YoY
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167.66 Population Growth	92.63 Owner Occupier Dwelling Lending
-4.8% QoQ 4.0% YoY	3.4% QoQ 5.1% YoY

77.83 New Dwelling Sales	152.47 Rental Vacancy Rate
0.2% QoQ 5.3% YoY	-4.2% QoQ 14.0% YoY

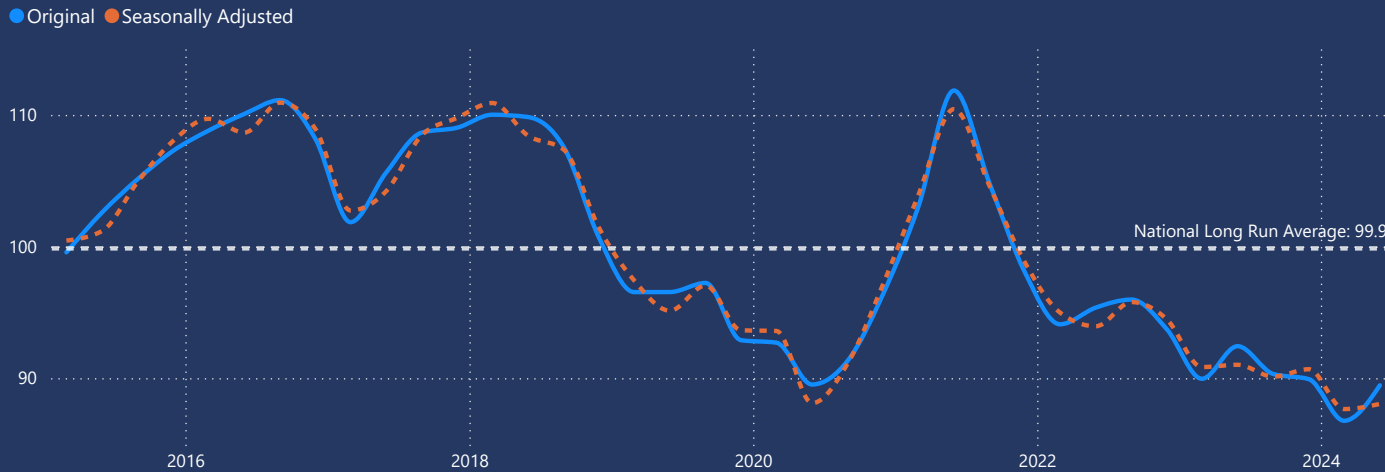
Key findings

- The **UDIA Housing Demand Sub-Index** increased by 8 index points (in seasonally adjusted terms) in the June Quarter to 126.8 which is 26% higher than the long run average, within a 'very strong performance' band and reflects the highest quarterly demand sub-index reading recorded observed over the last nine years.
- The UDIA Housing Demand Sub-Index's strong performance has been underpinned by the maintenance of historically high rates of population growth (+62% higher than the long run average) and a doggedly tight national rental vacancy rate - which averaged 1.3% in the June 2024 quarter (according to SQM).
- However, weighing negatively on the national new demand profile is the ongoing weakness in new dwelling sales (which is down 22% on the long run average of settled sales volumes) and lending for owner-occupier housing which is down 7% on the long run average - despite some increased activity across the June quarter.
- In summary the forward expectation is for demand to remain high and likely push higher over the coming quarter with the supply of established and new market housing remains muted while population based growth remains at historic highs.

CLICK HERE TO ACCESS THE UDIA HOUSING INDEX ONLINE

UDIA Housing Supply Sub-Index: National

June Quarter 2024



Key findings

- The **UDIA Housing Supply Sub-Index** for Australia for the June 2024 quarter was recorded at 88 index points which maintains the national housing market supply profile in a 'weak performance' band.
- The current level of the UDIA Supply Sub-Index performance is alarmingly low and is 12% lower than the long run average with the March and June 2024 quarter index readings the lowest on series record – even lower than the first two quarters of 2020 through the COVID pandemic when Australia's international and domestic borders were firmly clamped shut.
- Continuing to weigh particularly negatively on the Supply Sub-Index is the near record low levels of new dwelling approvals and dwelling commencements which are both 20% lower than the long run average (on indexed terms) and showing little sign of turning around anytime soon.
- The ongoing paucity of national rental listings (which are also down at near record low levels) is also having a demonstrable negative impact on the overarching Supply Sub-Index.
- With the forward supply pipeline looking increasingly challenged due to on-going cost and capacity pressures impacting the new-build sector there is limited expectation of a marked improvement in the performance of the UDIA Supply Sub-Index over the coming two quarters.

88.04

Supply Sub-Index (Seasonally Adjusted)

0.4%

QoQ

-3.3%

YoY

79.52

Dwelling Approvals

3.9%

QoQ

-2.8%

YoY

78.29

Dwelling Commencements

0.0%

QoQ

-4.8%

YoY

120.32

Resi Construction Work

6.9%

QoQ

-2.5%

YoY

79.69

Rental Listings

0.0%

QoQ

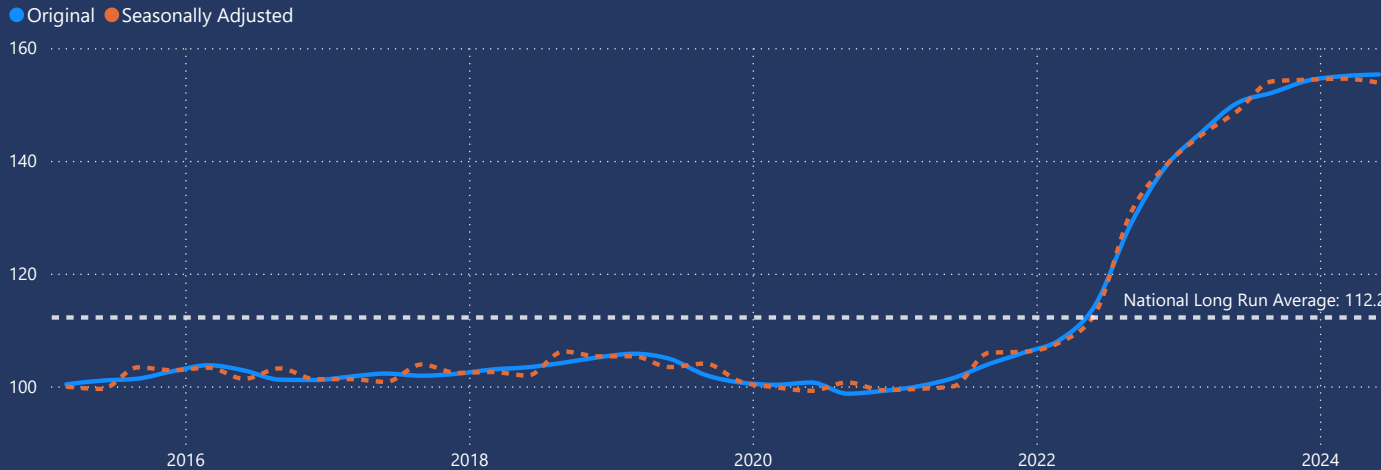
-3.2%

YoY

[CLICK HERE TO ACCESS THE UDIA HOUSING INDEX ONLINE](#)

UDIA Housing Costs Sub-Index: National

June Quarter 2024



155.32

Costs Sub-Index (Original)

-0.5%

QoQ

3.4%

YoY

Key findings

- The **UDIA Housing Costs Sub-Index** remained stable during the March and June Quarters after an unprecedented 55% index growth since March 2020, marking the start of the COVID-19 pandemic.
- Initially driven northward from June 2021 by rapidly rising input costs to housing construction, the UDIA Housing Costs Sub-Index, was further inflated by the rapid escalation in owner-occupier residential lending rates which reached 6.28% in January 2024 (the highest standard variable rate level since September 2008) but have remained at the same level through to June 2024.
- While many developers nationwide are now reporting a (relative) stability in building material cost growth pressures, it is assumed that rather than input costs retracting we may have instead found a new 'floor' and new residential project pricing will need to adjust to a 'new normal' cost base.

153.06

Cost of Finance

0.0%

QoQ

6.0%

YoY

157.58

Input Costs to Housing Construction

0.4%

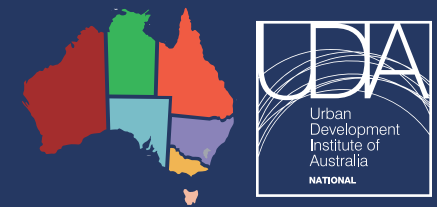
QoQ

1.0%

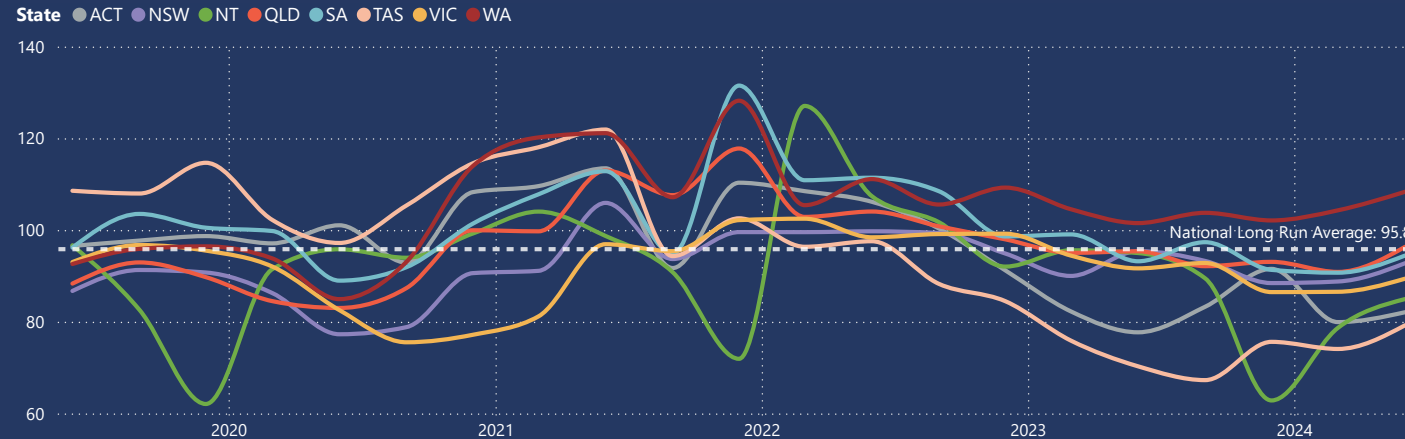
YoY

CLICK HERE TO ACCESS THE UDIA HOUSING INDEX ONLINE

UDIA Housing Index: State & Territory Overlay



June Quarter 2024



Key findings

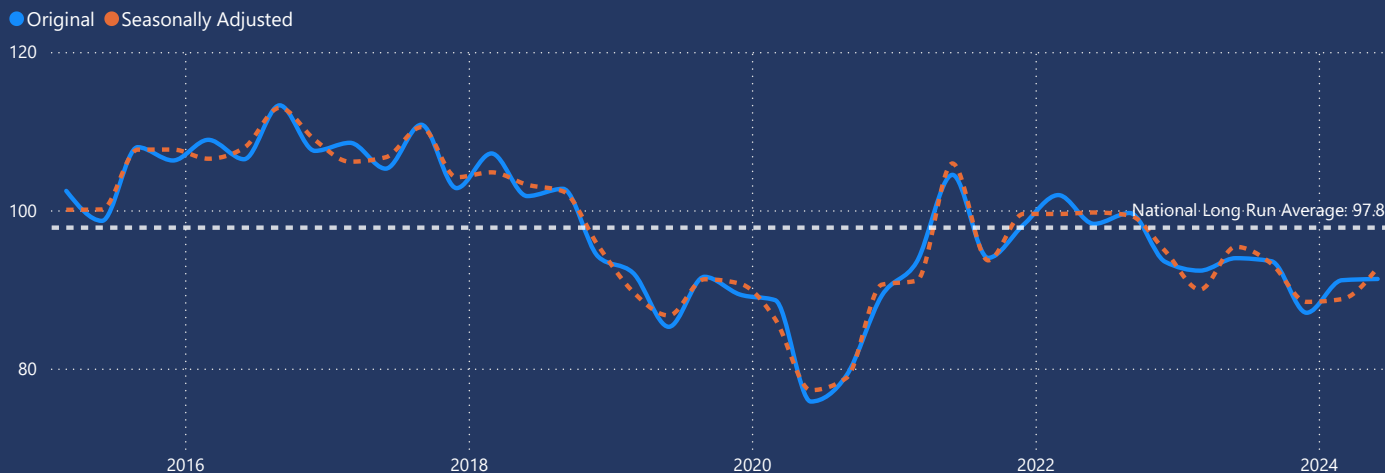
- There was strengthening in **UDIA Housing Index** readings across most jurisdictions which was underpinned by a further rise in demand-side indicators rather than supply-side indicators and aided by the on-going flat-lining of cost indicators.
- Western Australia once again recorded the highest UHI reading across the nation for the June 2024 quarter (13 points higher than the national average), which reflects the maintenance of an especially strong demand profile.
- Whilst there was nation wide improvement in overarching UHI readings in the June quarter, Western Australia and Queensland are the only jurisdictions with current market performance above the long run national average.
- The two largest housing markets in the nation, NSW and Victoria, both continue to record underwhelming aggregate market performance with Victoria's June Quarter UHI reading remaining within a 'weak' performance band and NSW's within a 'below average' performance band.
- Soft supply side indicators continue to weigh negatively on overall housing market performance across all jurisdictions but is most pronounced in Victoria, NSW, the ACT, and especially in the Northern Territory.

State	QoQ	YoY
ACT	2.7%	5.6%
VIC	3.3%	-2.5%
WA	3.9%	6.7%
SA	4.1%	1.3%
NSW	4.5%	-2.8%
QLD	6.0%	1.0%
TAS	7.0%	12.7%
NT	8.0%	-10.6%

[CLICK HERE TO ACCESS THE UDIA HOUSING INDEX ONLINE](#)

UDIA Housing Index: NSW

June Quarter 2024



Key findings

- The **NSW UDIA Housing Index** grew 4 points in the June quarter to 92.8 points which moves the NSW housing market from a 'weak' to a 'modestly below average' supply/demand balance band.
- Despite the quarterly improvement the NSW UHI is still down 5% on the long run average and 18% below the peak index reading recorded in the September Quarter 2016, which highlights that the aggregate performance of the NSW housing market remains very soft.
- The **UDIA Housing Supply Sub-Index** continues to weigh negatively on overall NSW housing market health with a June Quarter reading of 85 points which is squarely within a 'weak' performance band. Soft dwelling approvals and dwelling commencements (down 31% and 27% respectively on the long run average) are the principle supply side indicators dragging down the Supply-Index in addition to on-going weakness in rental listings.
- The **UDIA Housing Demand Index** firmed by 6.6 points in the June quarter with new dwelling sales trending upward and (modelled) population growth firming on the March quarter (in seasonally adjusted terms).
- The **UDIA Housing Costs Sub-Index** recorded 154.6 points for the June quarter which is fourth quarter in a row of minimal change to the Costs Sub-Index.
- The plateau in the costs profile (for both consumers and developers) for NSW reflects the on-going moderation in input-cost escalation to new home construction and maintenance of the cash rate at 4.35% since November 2023 and the Owner occupier variable lending rate at 6.28% since January 2024.
- In summary, the NSW housing market remains severely weighed down by supply side weakness set against an elevated (and firming) demand profile, with the expectation the overall UDIA Housing Index will remain below average for the coming two quarters.

92.76
UHI (Seasonally Adjusted)

4.5% QoQ
-2.8% YoY

124.08
Demand Sub-Index (Seasonally Adjusted)

5.6% QoQ
7.8% YoY

85.05
Supply Sub-Index (Seasonally Adjusted)

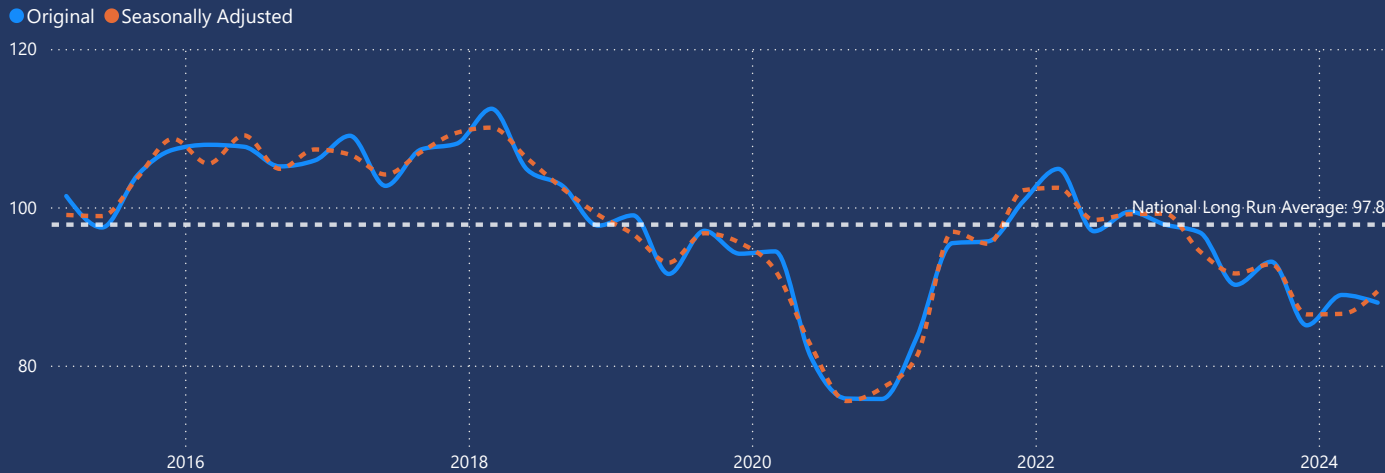
3.2% QoQ
-13.2% YoY

154.64
Costs Sub-Index (Seasonally Adjusted)

-0.4% QoQ
3.5% YoY

UDIA Housing Index: Victoria

June Quarter 2024



89.38
UHI (Seasonally Adjusted)

3.3% QoQ	-2.5% YoY
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Key findings

- The **Victorian UDIA Housing Index** grew 2.9 points in the June quarter to 89.4 points. Despite this the Victorian housing market remains in a 'weak' supply/demand balance band.
- Not-with-standing the modest quarterly improvement in the Victorian UHI reading for the June Quarter it is still down 8% on the long-run average and 19% below the peak index reading recorded in the March Quarter 2018. This highlights that the aggregate performance of the Victorian housing market remains very soft.
- The **UDIA Housing Supply Sub-Index** continues to weigh particularly negatively on the overall Victorian housing market health, with a June Quarter reading of 79.7 points which is within a 'very weak' performance band. Record low dwelling approvals and near record low dwelling commencements (down 58% and 19% respectively on the long run average) are the principle supply side indicators dragging down the Supply-Index in addition to on-going weakness in rental listings.
- The **UDIA Housing Demand Sub-Index** firmed by 9.2 points in the June quarter with owner occupier mortgage lending and new dwelling sales trending upward on the March quarter (in seasonally adjusted terms). The current demand profile is elevated by 20% on the long run average.
- The **UDIA Housing Costs Sub-Index** recorded 154.9 points for the June quarter which is fourth quarter in a row of minimal change to the Costs Sub-Index.
- The plateau in the costs profile (for both consumers and developers) for Victoria reflects the on-going moderation in input-costs escalation to new home construction and the maintenance since November 2023 of the cash rate at 4.35% and the Owner occupier variable rate at 6.28% since January 2024.
- In summary, the Victorian housing market remains severely impacted by supply side weakness set against an elevated (and firming) demand profile, with the expectation the overall UDIA Housing Index will remain below average for the coming three quarters.

121.14
Demand Sub-Index (Seasonally Adjusted)

8.9% QoQ	4.1% YoY
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79.70
Supply Sub-Index (Seasonally Adjusted)

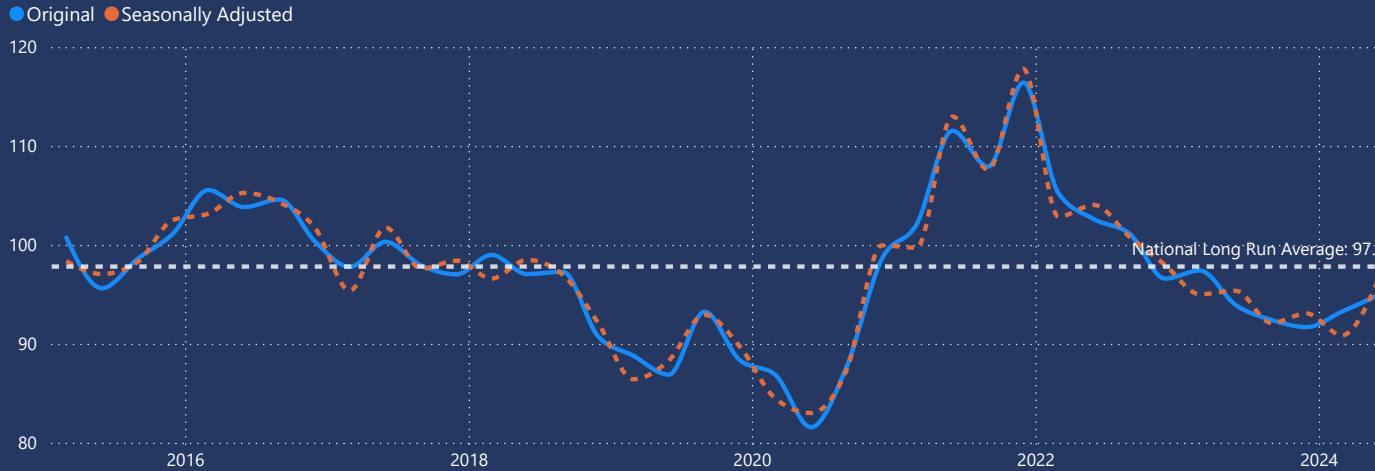
-4.1% QoQ	-9.2% YoY
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154.93
Costs Sub-Index (Seasonally Adjusted)

-0.4% QoQ	3.0% YoY
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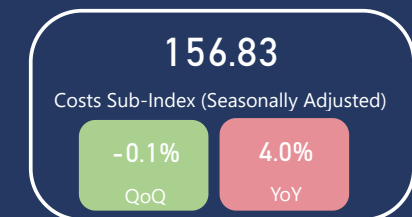
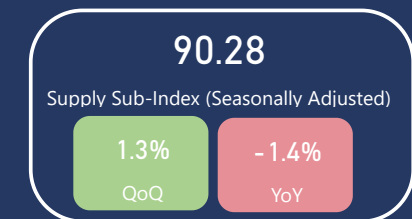
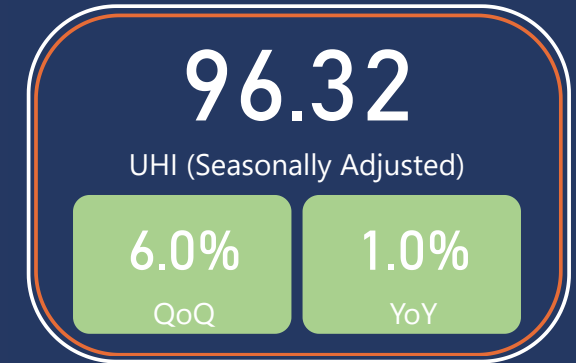
UDIA Housing Index: Queensland

June Quarter 2024



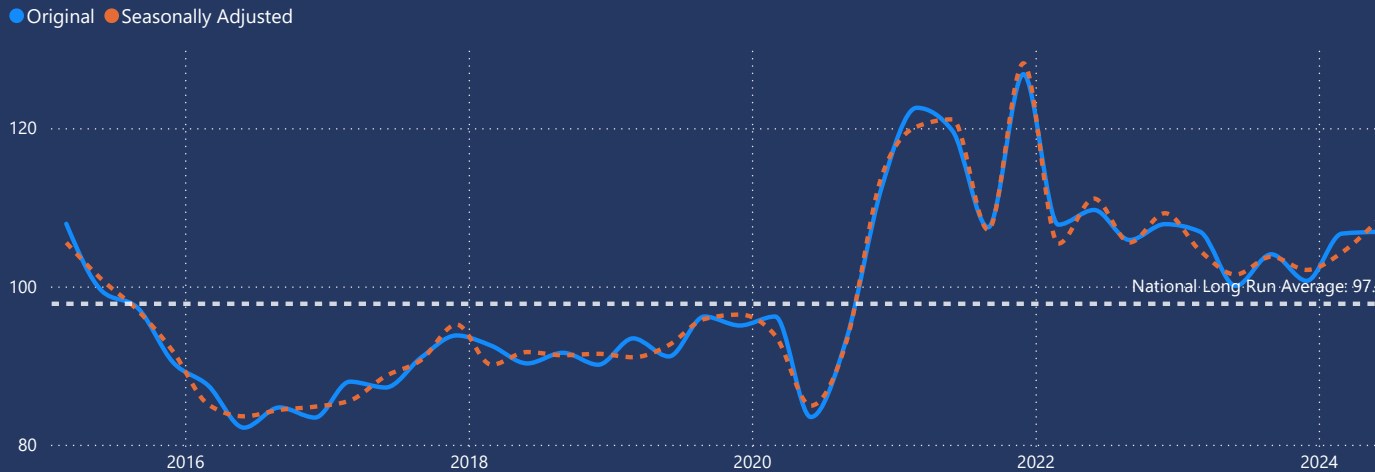
Key findings

- The **Queensland UDIA Housing Index** grew 5.5 points in the June quarter to 96.3 points which maintains the Queensland housing market in a 'modestly below average' supply/demand balance band.
- Despite the quarterly improvement the Queensland UHI remains below the long run average and is 19% below the peak index reading recorded in the March Quarter 2018.
- The **UDIA Housing Supply Sub-Index** continues to weigh negatively on the overall Queensland housing market health, with a June Quarter reading of 90.2 points which is within a 'below average' performance band. Low dwelling approvals and low dwelling commencements (down 14% and 17% respectively on the long run average) are the principle supply side indicators dragging down the Supply Sub-Index in addition to on-going near record lows in rental listings.
- The **UDIA Housing Demand Sub-Index** firmed by 12 points in the June quarter with owner occupier mortgage lending trending upward on the March quarter (in seasonally adjusted terms) in concert with the maintenance of historically high population growth and near record low rental vacancy rates. The current demand profile is elevated by 28% on the long run average.
- The **UDIA Housing Costs Sub-Index** recorded 156.8 points for the June quarter which is fourth quarter in a row of minimal change to the Costs Sub-Index.
- The plateau in the costs profile (for both consumers and developers) for Queensland reflects the on-going moderation in input-costs escalation to new home construction and the maintenance since November 2023 of the cash rate at 4.35% and the owner occupier variable rate at 6.28% since January 2024.
- In summary, the Queensland housing market remains weighed down by supply side weakness set against an elevated (and firming) demand profile, with the expectation the overall UDIA Housing Index will remain below average for the coming quarter.



UDIA Housing Index: Western Australia

June Quarter 2024



108.33
UHI (Seasonally Adjusted)

3.9% QoQ
6.7% YoY

156.17
Demand Sub-Index (Seasonally Adjusted)

6.6% QoQ
6.2% YoY

89.22
Supply Sub-Index (Seasonally Adjusted)

-1.0% QoQ
13.1% YoY

149.29
Costs Sub-Index (Seasonally Adjusted)

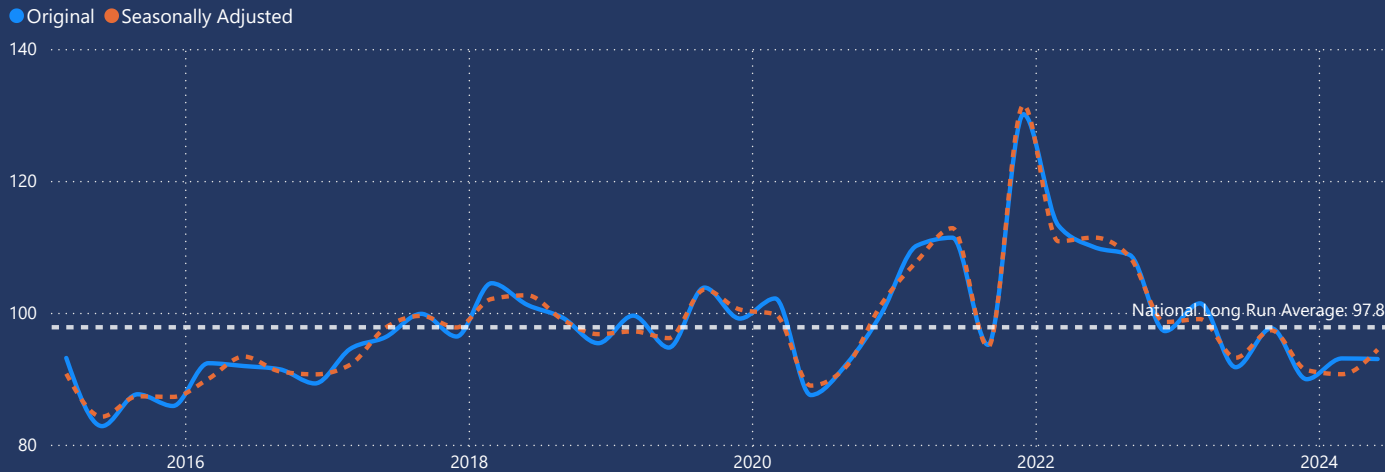
-1.4% QoQ
3.4% YoY

Key findings

- The **Western Australian UDIA Housing Index** grew 4 points in the June quarter to 108.3 points which maintains the WA housing market as the best performing in the nation (on UHI terms), albeit still only performing within a 'modestly above average' supply/demand balance band.
- The **UDIA Housing Supply Sub-Index** continues to weigh negatively on overall WA housing market health, with a June Quarter reading of 89.2 points which is within a 'weak' performance band. While dwelling approval volumes improved across the quarter, persistently low dwelling commencements and near record low rental listings continue to be the principle supply side indicators dragging down the Supply Sub-Index.
- The **UDIA Housing Demand Sub-Index** firmed by 10 points in the June quarter with owner occupier mortgage lending trending upward on the March quarter (in seasonally adjusted terms) in concert with the maintenance of historically very high population growth (+89% on the long-run average, and record low rental vacancy rates). The current demand profile is elevated by 54% on the long run average.
- The **UDIA Housing Costs Sub-Index** recorded 149.3 points for the June quarter which is fourth quarter in a row of minimal change to the Costs Sub-Index.
- The plateau in the costs profile (for both consumers and developers) for WA reflects the on-going moderation in input-costs escalation to new home construction and the maintenance since November 2023 of the cash rate at 4.35% and the owner occupier variable rate at 6.28% since January 2024.
- In summary, the Western Australian housing market remains weighed down by supply side weakness set against an extremely elevated demand profile, with the expectation the overall UDIA Housing Index will remain at or near to current levels for the coming quarter.

UDIA Housing Index: South Australia

June Quarter 2024



94.42
UHI (Seasonally Adjusted)

4.1% QoQ	1.3% YoY
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Key findings

- The **South Australian UDIA Housing Index** grew 3.7 points in the June quarter to 94.4 points which maintains the SA housing market in a 'modestly below average' supply/demand balance band.
- The **UDIA Housing Supply Sub-Index** continues to weigh negatively on overall SA housing market health, with a June Quarter reading of 95.5 points which is within a 'below average' performance band. While dwelling approvals volumes improved across the quarter, persistently low dwelling commencements and near record low rental listings continue to be the principle supply side indicators dragging down the Supply Sub-Index.
- The **UDIA Housing Demand Sub-Index** firmed by 6.6 points in the June quarter to 116.8 with owner occupier mortgage lending trending upward on the March quarter (in seasonally adjusted terms) in concert with the maintenance of historically high population growth (+37% on the long-run average), and near record low rental vacancy rates.
- The **UDIA Housing Costs Sub-Index** recorded 154.3 points for the June quarter which is fourth quarter in a row of minimal change to the Costs Sub-Index.
- The plateau in the costs profile (for both consumers and developers) for SA reflects the on-going moderation in input-costs escalation to new home construction and the maintenance since November 2023 of the cash rate at 4.35% and the owner occupier variable rate at 6.28% since January 2024.
- In summary, the South Australian housing market remains weighed down by supply side weakness set against an extremely elevated demand profile, with the expectation the overall UDIA Housing Index will remain at or near to current levels for the coming quarter.

116.87
Demand Sub-Index (Seasonally Adjusted)

6.0% QoQ	2.2% YoY
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95.54
Supply Sub-Index (Seasonally Adjusted)

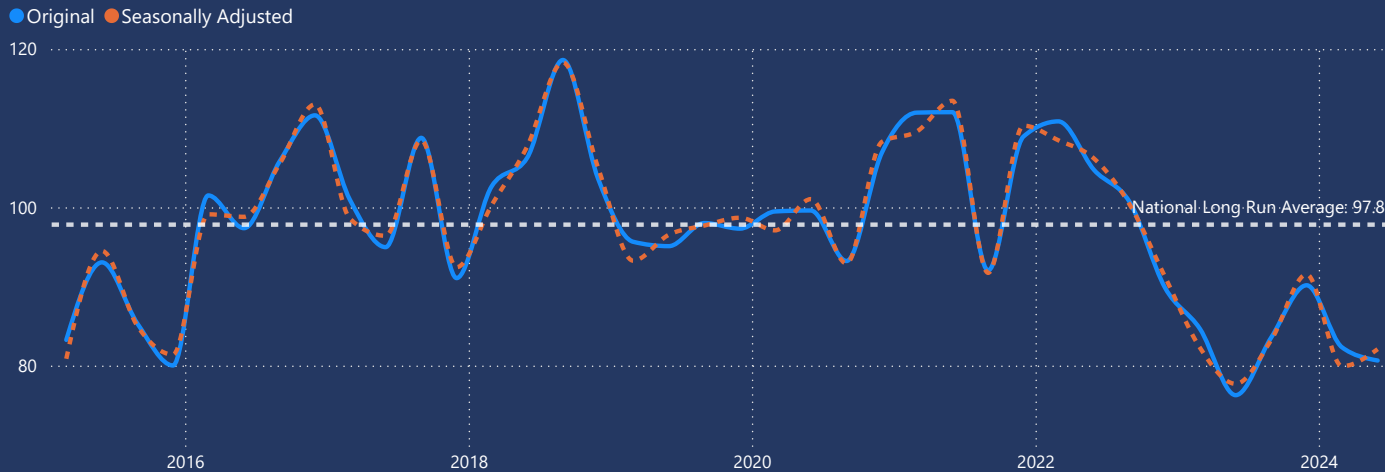
2.0% QoQ	3.4% YoY
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152.88
Costs Sub-Index (Seasonally Adjusted)

-0.7% QoQ	3.4% YoY
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UDIA Housing Index: ACT

June Quarter 2024



Key findings

- The **ACT UDIA Housing Index** grew 2.2 points in the June quarter 82.1 points which moves the ACT housing market from a 'very weak' to a 'weak' supply/demand balance band.
- The **UDIA Housing Supply Sub-Index** retracted by 3.6% in the quarter and continues to weigh negatively on overall ACT housing market health, with a June Quarter reading of 84.3 points which is within a 'weak' performance band. Dwelling approvals volumes further deteriorated across the quarter, and along with persistently low dwelling commencements were the principle supply side indicators dragging down the Supply Sub-Index.
- The **UDIA Housing Demand Sub-Index** firmed by 8.3 points in the June quarter to 97.6 underpinned by an uptick in new dwelling sales and owner occupier mortgage lending.
- The **UDIA Housing Costs Sub-Index** recorded 153.4 points for the June quarter which is fourth quarter in a row of minimal change to the Costs Sub-Index.
- The plateau in the costs profile (for both consumers and developers) for the ACT reflects the on-going moderation in input-costs escalation to new home construction and the maintenance since November 2023 of the cash rate at 4.35% and the owner occupier variable rate at 6.28% since January 2024.
- In summary, the ACT housing market remains weighed down by supply side weakness set against a firming demand profile, with the expectation the overall UDIA Housing Index will show further signs of improvement during the coming quarter.

82.07

UHI (Seasonally Adjusted)

2.7%

QoQ

5.6%

YoY

97.69

Demand Sub-Index (Seasonally Adjusted)

9.4%

QoQ

5.2%

YoY

84.38

Supply Sub-Index (Seasonally Adjusted)

-4.2%

QoQ

11.6%

YoY

153.96

Costs Sub-Index (Seasonally Adjusted)

-0.4%

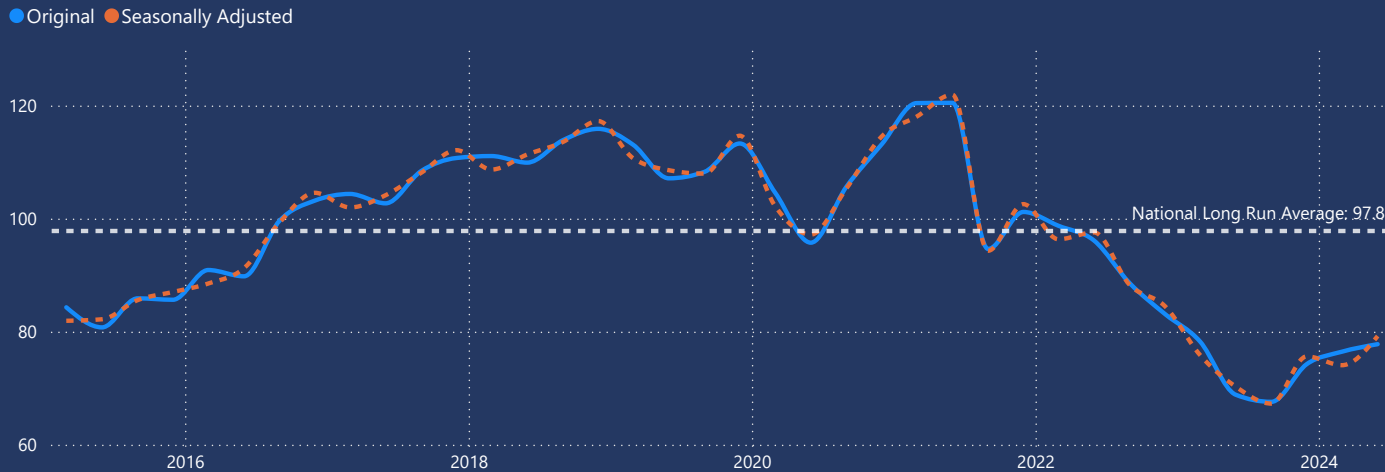
QoQ

3.6%

YoY

UDIA Housing Index: Tasmania

June Quarter 2024



Key findings

- The **Tasmanian UDIA Housing Index** grew 5.2 points in the June quarter 79.2 points which maintains the ACT housing market in a 'very weak' supply/demand balance band.
- While the **UDIA Housing Supply Sub-Index** increased by 4.1 points in the June Quarter to 94.3 it remains within a 'below average' performance band. An uptick in both dwelling commencements and the value of residential construction work were the principle supply side indicators providing positive growth to the Supply Sub-Index.
- While the **Tasmanian UDIA Housing Demand Sub-Index** firmed by 8.4 points in the June quarter the Sub-Index reading of 80.6 remains firmly in a 'weak' performance band and maintains the Apple Isle with the weakest demand profile in the nation.
- The **UDIA Housing Costs Sub-Index** recorded 154.4 points for the June quarter which is fourth quarter in a row of minimal change to the Costs Sub-Index.
- The plateau in the costs profile (for both consumers and developers) reflects the on-going moderation in input-costs escalation to new home construction and the maintenance since November 2023 of the cash rate at 4.35% and the owner occupier variable rate at 6.28% since January 2024.
- In summary, the Tasmanian housing market remains weighed down by both demand and supply side weakness, however it is expected that the overall Tasmanian UDIA Housing Index will show signs of improvement during the coming quarter on the back of population growth based demand picking up.

79.22

UHI (Seasonally Adjusted)

7.0%

QoQ

12.7%

YoY

80.65

Demand Sub-Index (Seasonally Adjusted)

11.8%

QoQ

75.3%

YoY

94.31

Supply Sub-Index (Seasonally Adjusted)

4.7%

QoQ

-8.9%

YoY

154.00

Costs Sub-Index (Seasonally Adjusted)

0.2%

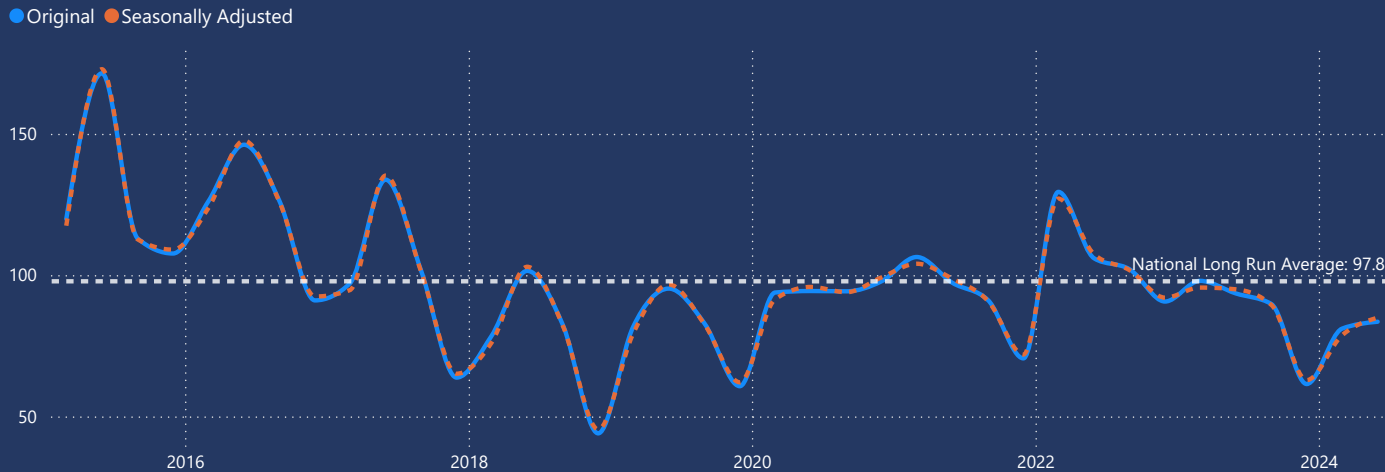
QoQ

4.1%

YoY

UDIA Housing Index: Northern Territory

June Quarter 2024



84.94
UHI (Seasonally Adjusted)

8.0% QoQ	-10.6% YoY
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Key findings

- The **Northern Territory UDIA Housing Index** grew 6.3 points in the June quarter 84.9 points which moved the ACT housing market from a 'very weak' to a 'weak' supply/demand balance band.
- The **UDIA Housing Supply Sub-Index** for the NT is the lowest in the country with a June Quarter reading of 58.8 which places it squarely in a 'very weak' performance band. All supply indicators are sitting at or near record lows with the current levels of dwelling commencements the lowest seen in over two decades.
- While the **UDIA Housing Demand Sub-Index** firmed by 10 points in the June quarter which maintains the NT demand profile into a 'very strong' performance band which reflects an uptick in owner occupier lending and robust population growth levels.
- The **UDIA Housing Costs Sub-Index** recorded 153.4 points for the June quarter which is fourth quarter in a row of minimal change to the Costs Sub-Index.
- The plateau in the costs profile (for both consumers and developers) reflects the on-going moderation in input-costs escalation to new home construction and the maintenance since November 2023 of the cash rate at 4.35% and the owner occupier variable rate at 6.28% since January 2024.
- In summary, the Northern Territory housing market remains weighed down by considerable supply side weakness, however it is expected that the overall NT UDIA Housing Index will show signs of improvement during the coming quarter with the improvement to key supply side indicators – especially dwelling approvals and commencements.

130.44
Demand Sub-Index (Seasonally Adjusted)

8.3% QoQ	-8.9% YoY
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58.80
Supply Sub-Index (Seasonally Adjusted)

9.2% QoQ	-14.1% YoY
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153.94
Costs Sub-Index (Seasonally Adjusted)

-0.6% QoQ	3.7% YoY
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UDIA Housing Index



Appendix i: UDIA Housing Dashboard (National) – Demand

Metric	Frequency	MoM	QoQ/3M change	YoY/Rolling 12M change	Current v Pre-Pandemic (Monthly/Quarterly)	Current v Long Run Average (Monthly/Quarterly)	Latest Headline Figure (Monthly/Quarterly)	Long Run Benchmark Figure	Latest Data	Source
New House Sales (Rolling 12 Month)	Monthly	-0%	2%	5%	-1%	-4%	54,161.00	56,506.30	May 2024	CoreLogic
New Apartment Sales (Rolling 12 Month)	Monthly	-1%	2%	6%	-31%	-51%	18,849.00	38,571.60	May 2024	CoreLogic
Owner Occupier Dwelling Loans (#) (Total)	Monthly	-13%	19%	-0%	1%	-9%	31,100.00	34,315.68	June 2024	ABS
Investor Dwelling Loans (Monthly) (#) (Total)	Monthly	-8%	29%	11%	74%	28%	19,371.00	15,165.97	June 2024	ABS
First Home Buyer Dwelling Loans (Monthly) (#) (Total)	Monthly	-12%	20%	6%	0%	-9%	10,362.00	11,386.03	June 2024	ABS
Construction of New Dwellings Loans (Owner Occupiers) (#)	Monthly	3%	11%	-13%	-13%	-27%	3,059.00	4,206.78	June 2024	ABS
Purchase of Newly Erected Dwellings Loans (Owner Occupiers) (#)	Monthly	-2%	7%	-3%	-21%	-20%	1,666.00	2,082.32	June 2024	ABS
Purchase of Existing Dwellings Loans (Owner Occupiers) (#)	Monthly	-1%	2%	2%	8%	-6%	21,796.00	23,071.38	June 2024	ABS
Average Weekly Asking Rent: Houses	Monthly	1%	3%	11%	35%	40%	583.38	460.35	May 2024	CoreLogic
Average Weekly Asking Rent: Multi-Unit	Monthly	1%	3%	3%	28%	36%	601.14	441.82	May 2024	CoreLogic
Residential Rental Vacancy Rate	Monthly	0%	0%	-0%	-2%	-1%	0.01	0.03	June 2024	SQM
Population Growth	Quarterly		0%	2%	20%	51%	129,357.00	85,467.64	December 2023	ABS

[CLICK HERE TO ACCESS THE LATEST UDIA HOUSING DASHBOARD DATA](#)

UDIA Housing Index



Appendix ii: UDIA Housing Dashboard (National) – Supply

Metric	Frequency	MoM	QoQ/3M change	YoY/Rolling 12M change	Current v Pre-Pandemic (Monthly/Quarterly)	Current v Long Run Average (Monthly/Quarterly)	Latest Headline Figure (Monthly/Quarterly)	Long Run Benchmark Figure	Latest Data	Source
Total Dwelling Approvals (#)	Monthly	-7%	4%	-8%	-12%	-19%	12,490.00	16,213.39	June 2024	ABS
Detached House Approvals	Monthly	-0%	6%	-1%	6%	-3%	8,963.00	9,429.07	June 2024	ABS
Multi-Unit Approvals (#)	Monthly	-18%	-1%	-18%	-36%	-41%	4,033.00	6,888.88	June 2024	ABS
Residential Rental Listings	Monthly	-0%	0%	-14%	-44%	-34%	96,723.53	145,679.33	June 2024	SQM
Total Dwelling Commencements (#)	Quarterly		0%	-12%	-15%	-12%	39,715.00	44,909.52	March 2024	ABS
Detached House Commencements (#)	Quarterly		5%	-15%	-1%	-8%	25,320.00	27,644.26	March 2024	ABS
Multi-Unit Commencements (#)	Quarterly		-5%	-6%	-32%	-15%	14,253.00	16,850.26	March 2024	ABS
Residential Construction Work Done (Value)	Quarterly		-5%	2%	30%	54%	22,187,542.00	14,428,900.03	March 2024	ABS

UDIA Housing Dashboard (National) – Industry Profile

Metric	Frequency	MoM	QoQ/3M change	YoY/Rolling 12M change	Current v Pre-Pandemic (Monthly/Quarterly)	Current v Long Run Average (Monthly/Quarterly)	Latest Headline Figure (Monthly/Quarterly)	Long Run Benchmark Figure	Latest Data	Source
New Detached House Median Sale Price	Monthly	0%	2%	5%	42%	40%	814,187.50	579,701.75	May 2024	CoreLogic
New Multi-Unit Median Sale Price	Monthly	0%	1%	5%	22%	22%	598,737.38	492,702.62	May 2024	CoreLogic
Permanent Skilled Visas (All Classes)	Monthly	26%	-15%	11%	98%	34%	40,630.00	30,308.80	July 2024	ABS
Temporary Skilled Visas (All Classes)	Monthly	19%	11%	33%	138%	21%	21,540.00	17,858.34	July 2024	ABS
Input Prices to House Construction (National Index)	Quarterly		0%	1%	34%	34%	159.20	118.80	June 2024	ABS
Construction Sector Jobs (Total Employed)	Quarterly		4%	4%	22%	16%	1,368.30	1,121.97	May 2024	ABS
Construction Sector Job Vacancies (National)	Quarterly		-11%	-25%	50%	38%	24,900.00	18,028.81	May 2024	ABS

[CLICK HERE TO ACCESS THE LATEST UDIA HOUSING DASHBOARD DATA](#)

UDIA Housing Index



Appendix iii: About the UDIA Housing Index (UHI) & UDIA Housing Dashboard

The UDIA Housing Index and UDIA Housing Dashboard is a key UDIA National research initiative that was first launched in May 2024 covering the March 2024 quarter.

The UDIA Housing Index (UHI) is a composite index which tracks change across 10 headline indicators for the new build home market which covers Residential Demand, Residential Supply and Costs (Construction & Consumer finance).

Informing the UHI is the UDIA Housing Dashboard which comprises of 32 headline metrics covering supply, demand, and industry profile indicators. The dashboard draws data from various sources including the Australian Bureau of Statistics and the Reserve Bank of Australia as well inclusion of exclusive and bespoke data provided by contributing Research Partner CoreLogic.

A key driver of the production of the Index is for UDIA to be able to provide robust and unique insights on the health of the national and individual State and Territory housing markets and avoid defaulting to providing one-dimensional commentary on the latest monthly release of ABS Building Approvals or lending finance data.

A key point of difference between the UDIA UHI and other composite indexes monitoring property market dynamics is our focus on the new build home segment – which speaks directly to the core interests of our developer members.

The UDIA Housing Index is released quarterly via a headline report as well as being freely available on the UDIA National website which features headline dashboards and interactive charts and summary insights.

In essence, the UDIA Housing Index and the UDIA Housing Dashboard are tools designed to both provide additional member value as well as assist in our policy and advocacy work and drive media interest and exposure.

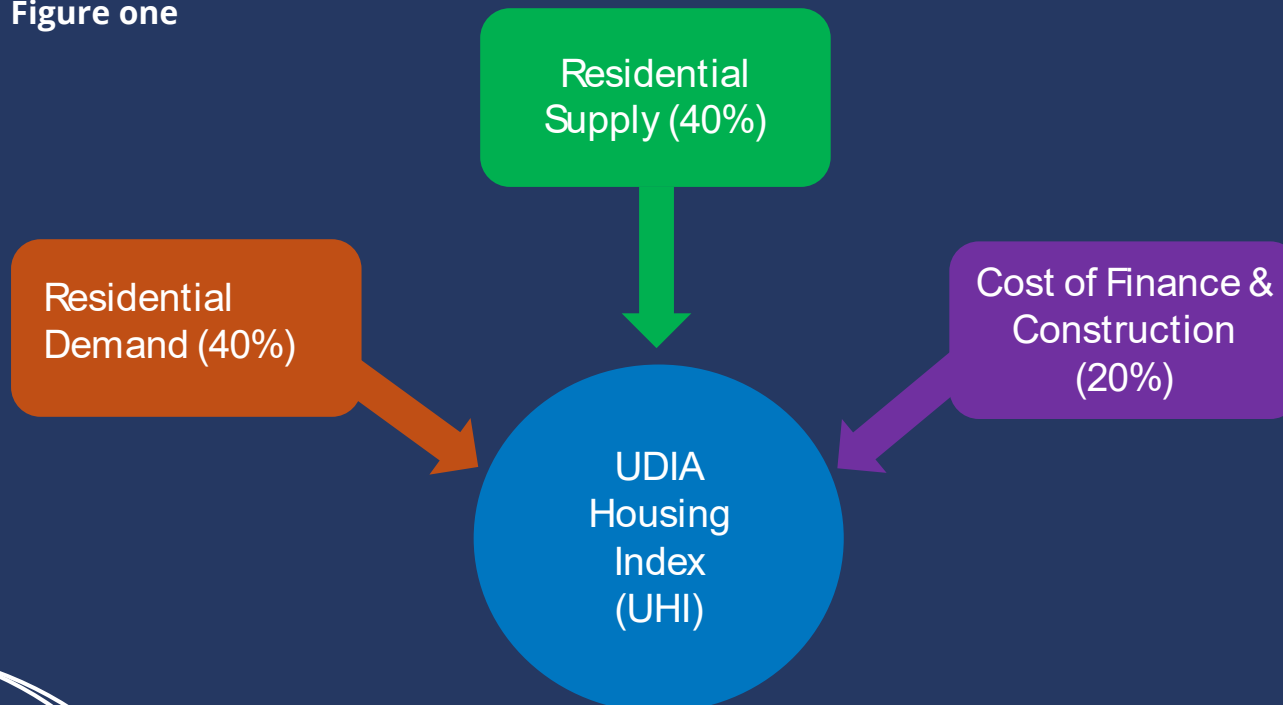
UDIA Housing Index



Appendix iv: UDIA Housing Index Methodology

- The UDIA Housing Index (UHI) is published by the Urban Development Institute of Australia (UDIA) quarterly. The UHI tracks the performance of the Australian housing market through a composite index comprised of three contributing sub-indices: the UDIA Housing Demand Sub-index, the UDIA Housing Supply Sub-Index and the UDIA Housing Costs Sub-Index which measures rates of change of residential market activity as well as benchmarked contributing factors to residential market activity.
- The UHI was launched by the Urban Development Institute of Australia (National) in May 2024 (March Quarter) as a 'simple' means of tracking the health of the National housing market as well as State and Territory housing markets. The UDIA Housing Index draws upon a range of monthly and quarterly reporting metrics sourced from the Australian Bureau of Statistics, CoreLogic and the Reserve Bank of Australia.
- The UHI is a 'Laseyres Index' which means it is a weighted average of recent changes in housing market metrics, where the weight given to each demand/supply/cost metric reflects its importance in highlighting current market activity against the base period.
- The UHI and the three sub-indices are benchmark indexed to 100 points against the quarterly average level of activity achieved across the years 2015 to 2023.
- The UHI is a composite index with the three sub-indices contributing weightings set out in Figure One. The UDIA Housing Demand Sub-Index and the UDIA Housing Supply Sub-Index have four contributing input metrics each weighted at 25% each, and the UDIA Housing Costs Sub-Index has two contributing metrics weighted at 50%, as set out in Table One (on next page).
- The UHI includes an inverted index series of the Housing Costs Sub-Index. This provides an appropriate contributing performance affect, whereby an increase in costs weighs negatively on the overarching composite UHI.

Figure one



UDIA Housing Index



Appendix v: UDIA Housing Index Methodology cont.

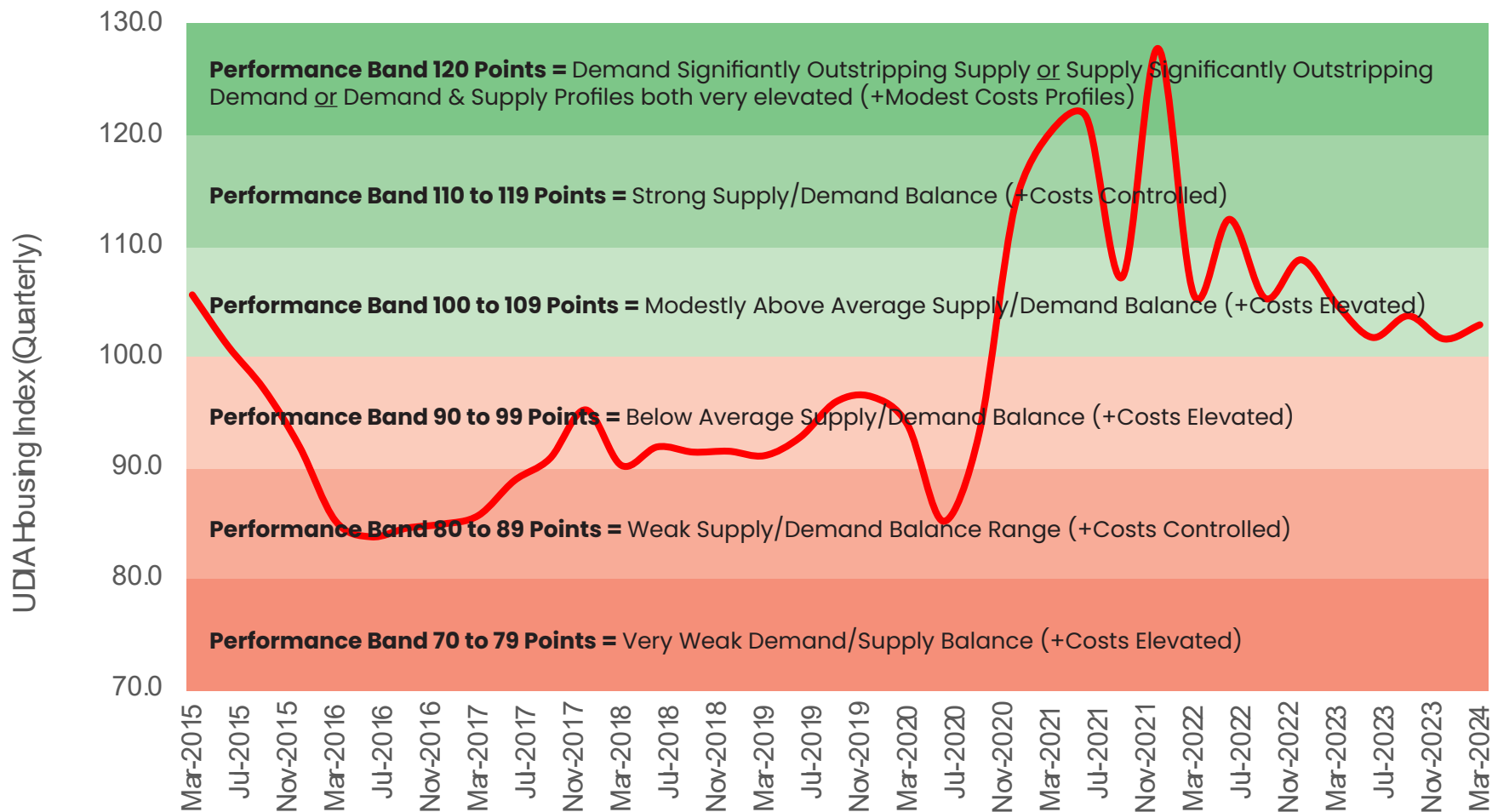
Table one

	#	Metric Type/Name	Metric Descriptor	Input Metric Weighting	UHI Weighting	Data Source	Data Update Frequency
UDIA Demand Sub-Index	1	Residential Demand	Population Growth	25%		ABS	Quarterly
	2	Residential Demand	New Dwelling Sales (settled)	25%		CoreLogic	Monthly
	3	Residential Demand	New Owner Occupier Residential Loan Commitments	25%		ABS	Monthly
	4	Residential Demand	Residential Vacancy Rate	25%		SQM	Monthly
UDIA Supply Sub-Index	5	Residential Supply	Total Dwelling Approvals	25%		ABS	Monthly
	6	Residential Supply	Total Dwelling Commencements	25%		ABS	Quarterly
	7	Residential Supply	Residential Construction Work Done (Value)	25%		ABS	Quarterly
	8	Residential Supply	Residential Rental listings	25%		CoreLogic	Monthly
UDIA Costs Sub-Index	9	Cost of Finance	Owner Occupier Variable Mortgage Rate	50%		RBA	Monthly
	10	Construction Costs	Input prices to house construction industry (ABS Index)	50%		ABS	Quarterly
	A	UDIA Demand Sub-Index	Composite Sub-Index		40%	UDIA	Monthly
	B	UDIA Supply Sub-Index	Composite Sub-Index		40%	UDIA	Monthly
	C	UDIA Costs Sub-Index	Composite Sub-Index		20%	UDIA	Monthly
	D	UDIA Housing Index	Overarching Composite Housing Market Performance Index			UDIA	Monthly



UDIA Housing Index

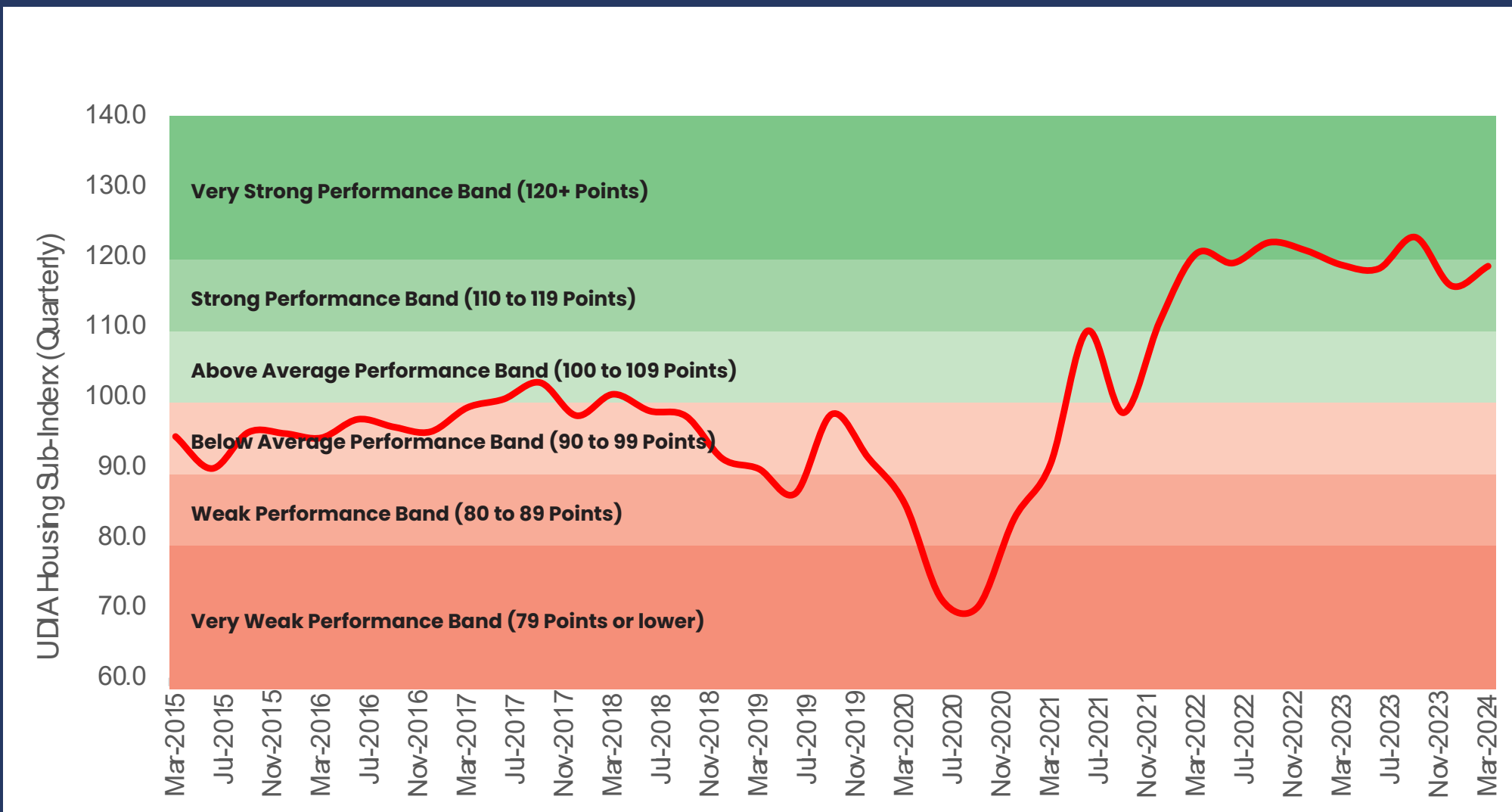
Appendix vi: UDIA Housing Index Scoring Band Explainer





UDIA Housing Index

Appendix vii: UDIA Housing Demand & Supply Sub-Index Scoring Band Explainer





UDIA National
12/120 Edward St,
Brisbane City
QLD 4000

T 02 4415 9170
E udia@udia.com.au
www.udia.com.au

Please contact **Toby Adams** for all
UDIA Housing Index technical queries:
tadams@udiawa.com.au

Please contact **Deanna Lane** for all
UDIA Housing Index media enquiries:
dlane@udiansw.com.au

Research Partner

CoreLogic



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