

Senate Economics Legislation Committee

ANSWERS TO QUESTIONS ON NOTICE

Treasury Portfolio

Additional Estimates

2016 - 2017

Division/Agency: Macroeconomic Conditions Division

Question No: 278

Topic: House prices and birth rates

Reference: Written

Senator: Ketter, Chris

Question:

1. In the last 25 years:

a. What has been the increase or decrease in average and median house prices for each of the states and territories

b. What has been the increase or decrease in birth rates for each of the states and territories

Answer:

1.a.

Median house prices

Official data from the ABS for median house prices by state are not available for the last 25 years. Median house price data by state is available from CoreLogic for the past 25 years for all states and territories except South Australia and the Northern Territory.

Between March 1992 to March 2017,

- median house prices in New South Wales increased from \$131,000 to \$635,000,
- median house prices in Victoria increased from \$112,500 to \$550,000,
- median house prices in Queensland increased from \$115,000 to \$470,000,
- median house prices in Western Australia increased from \$79,000 to \$460,000,
- median house prices in Tasmania increased from \$75,500 to \$295,000,
- median house prices in the Australian Capital Territory increased from \$135,000 to \$680,000.

Mean dwelling prices

No official data from the ABS is available for mean dwelling prices by state for the last 25 years.

1.b.

Birth rate data are from the publication: Births, Australia (cat. no. 3301.0), available from the ABS website: <http://www.abs.gov.au/ausstats/abs@.nsf/mf/3301.0>.

The birth rate is defined as live births per 1000 of population per year.

Between 1990 and 2015,

- the birth rate in New South Wales decreased from 15.5 to 13.1,
- the birth rate in Victoria decreased from 15.3 to 12.4,
- the birth rate in Queensland decreased from 15.5 to 12.9,
- the birth rate in Western Australia decreased from 15.7 to 13.6,
- the birth rate in South Australia decreased from 13.9 to 11.5,
- the birth rate in Tasmania decreased from 15.2 to 11,
- the birth rate in the Australian Capital Territory decreased from 15.8 to 14.2,
- the birth rate in the Northern Territory decreased from 21.7 to 16.4.