

## Media release

*Wednesday 14 September 2011*

### House prices increase

The Real Estate Institute of Australia (REIA) has released the June quarter Real Estate Market Facts report which shows improved performance in the Australian residential property market compared to the previous quarter.

REIA Acting President Ms Pamela Bennett said, "House and other dwelling median prices increased by 1.2 per cent to \$541,188 and 0.5 per cent \$430,230 respectively. These are the largest increases recorded since the September quarter of 2010."

Canberra, Sydney and Melbourne recorded the highest median house prices while the lowest were evident in Brisbane, Adelaide and Hobart.

"Melbourne showed the greatest improvement over the quarter with the median price increasing 5.4 per cent to \$590,000. The largest decline was evident in Darwin with the median price down 6.4 per cent to \$515,000," Ms Bennett continued.

Rents for three bedroom houses remained unchanged in most capital cities, with the exception of Hobart and Darwin where median rents for three bedroom houses declined 8.3 per cent and increased 2.7 per cent respectively.

Rents for two bedroom other dwellings showed varied results across Australia; declining in Adelaide, Perth, Hobart and Darwin, increasing in Sydney and Canberra and remaining unchanged in Melbourne and Brisbane.

Darwin remains the most expensive capital city in which to rent a three bedroom house at \$540 per week.

Sydney is the most expensive city in which to rent a two bedroom other dwelling with a median rent of \$450 per week.

The property market's improved performance over the June quarter was accompanied by an increase in the value of owner occupier and investment loans; both recorded a significant recovery compared to the previous quarter, increasing 12.8 per cent and 19.3 per cent respectively.

"There are signs of some slowing in the pace of global economic growth which may pose some challenges to policy makers to maintain stable economic performance. Maintaining cash rates at the current level will provide respite to mortgage holders and stable economic growth," concluded Ms Bennett.

**The Real Estate Institute of Australia (REIA) is the national professional association for real estate agents in Australia. For further information or interview opportunities, please contact:**

Pamela Bennett  
Amanda Lynch  
Rhiannon McClelland

REIA Acting President  
REIA CEO  
REIA Manager Communications

0412 212 313  
0419 123 862  
0421 422 919