

## HOBART: HOUSES

TABLE A31 HOBART ANNUAL MEDIAN HOUSE PRICES (1971-81, 84-2003)

| Year | Abelson 1982          | PC          | REIA           | CBA                                |                                  |
|------|-----------------------|-------------|----------------|------------------------------------|----------------------------------|
|      | (avg of qrtly)<br>(a) | REIA<br>(b) | (avg of qrtly) | exist hse<br>(avg of qrtly)<br>(c) | new hse<br>(avg of qrtly)<br>(d) |
| 1970 |                       |             |                |                                    |                                  |
| 1971 | 12,900                |             |                |                                    |                                  |
| 1972 | 13,725                |             |                |                                    |                                  |
| 1973 | 16,550                |             |                |                                    |                                  |
| 1974 | 22,300                |             |                |                                    |                                  |
| 1975 | 28,100                |             |                |                                    |                                  |
| 1976 | 34,325                |             |                |                                    |                                  |
| 1977 | 37,525                |             |                |                                    |                                  |
| 1978 | 37,000                |             |                |                                    |                                  |
| 1979 | 37,750                |             |                |                                    |                                  |
| 1980 | 39,400                |             |                |                                    |                                  |
| 1981 | 40,350                |             |                |                                    |                                  |
| 1982 |                       |             |                |                                    |                                  |
| 1983 |                       |             |                |                                    |                                  |
| 1984 |                       |             |                | 45,619                             |                                  |
| 1985 |                       |             |                | 56,938                             |                                  |
| 1986 |                       |             |                | 58,188                             |                                  |
| 1987 |                       |             |                | 65,088                             |                                  |
| 1988 |                       |             |                | 69,694                             |                                  |
| 1989 |                       |             |                | 79,313                             |                                  |
| 1990 |                       |             |                | 84,125                             |                                  |
| 1991 |                       | 89,650      | 89,650         | 92,000                             |                                  |
| 1992 |                       | 95,825      | 95,825         | 97,125                             |                                  |
| 1993 |                       | 104,250     | 104,250        | 105,500                            |                                  |
| 1994 |                       | 110,500     | 110,500        | 110,813                            |                                  |
| 1995 |                       | 106,750     | 106,750        | 117,625                            |                                  |
| 1996 |                       | 108,000     | 108,000        | 117,413                            |                                  |
| 1997 |                       | 108,750     | 108,750        | 125,938                            |                                  |
| 1998 |                       | 107,250     | 107,250        | 130,250                            |                                  |
| 1999 |                       | 112,225     | 112,225        | 135,638                            |                                  |
| 2000 |                       | 117,750     | 117,750        | 128,813                            | 88,083                           |
| 2001 |                       | 120,575     | 120,575        | 129,875                            | 109,852                          |
| 2002 |                       | 137,150     | 137,150        | 156,272                            | 169,875                          |
| 2003 |                       | 172,500     | 191,975        | 201,000                            | 117,500                          |

TABLE A32 NOMINAL HOBART ANNUAL HOUSE PRICE INDICES (1971-81, 84-2003)

| Year | Abelson 1982 | PC                 | REIA       | CBA                   |                       | ABS                               |
|------|--------------|--------------------|------------|-----------------------|-----------------------|-----------------------------------|
|      | 1981=45.8    | REIA<br>1991=107.3 | 1991=107.3 | exist hse<br>1990=100 | new hse<br>2001=154.4 | (avg of qrtly)<br>1990=100<br>(f) |
| 1970 |              |                    |            |                       |                       | 17.0                              |
| 1971 | 14.6         |                    |            |                       |                       | 18.1                              |
| 1972 | 15.6         |                    |            |                       |                       | 19.1                              |
| 1973 | 18.8         |                    |            |                       |                       | 20.9                              |
| 1974 | 25.3         |                    |            |                       |                       | 24.1                              |
| 1975 | 31.9         |                    |            |                       |                       | 27.8                              |
| 1976 | 39.0         |                    |            |                       |                       | 31.5                              |
| 1977 | 42.6         |                    |            |                       |                       | 35.4                              |
| 1978 | 42.0         |                    |            |                       |                       | 38.2                              |
| 1979 | 42.8         |                    |            |                       |                       | 41.6                              |
| 1980 | 44.7         |                    |            |                       |                       | 45.9                              |
| 1981 | 45.8         |                    |            |                       |                       | 50.3                              |
| 1982 |              |                    |            |                       |                       | 55.9                              |
| 1983 |              |                    |            |                       |                       | 61.5                              |
| 1984 |              |                    |            |                       |                       | 64.0                              |
| 1985 |              |                    |            |                       | 54.2                  | 68.3                              |
| 1986 |              |                    |            |                       | 67.7                  | 74.5                              |
| 1987 |              |                    |            |                       | 69.2                  | 80.8                              |
| 1988 |              |                    |            |                       | 77.4                  | 86.7                              |
| 1989 |              |                    |            |                       | 82.8                  | 93.2                              |
| 1990 |              |                    |            |                       | 94.3                  | 100.0                             |
| 1991 |              | 107.3              | 107.3      | 100.0                 | 109.4                 | 103.2                             |
| 1992 |              | 114.7              | 114.7      | 115.5                 | 109.4                 | 104.2                             |
| 1993 |              | 124.8              | 124.8      | 125.4                 | 115.5                 | 106.1                             |
| 1994 |              | 132.3              | 132.3      | 131.7                 | 116.5                 | 108.1                             |
| 1995 |              | 127.8              | 127.8      | 139.8                 | 123.2                 | 113.2                             |
| 1996 |              | 129.3              | 129.3      | 139.6                 | 126.3                 | 116.1                             |
| 1997 |              | 130.2              | 130.2      | 149.7                 | 126.7                 | 116.4                             |
| 1998 |              | 128.4              | 128.4      | 154.8                 | 122.6                 | 117.4                             |
| 1999 |              | 134.3              | 134.3      | 161.2                 | 121.9                 | 119.1                             |
| 2000 |              | 140.9              | 140.9      | 153.1                 | 123.8                 | 124.4                             |
| 2001 |              | 144.3              | 144.3      | 154.4                 | 154.4                 | 129.9                             |
| 2002 |              | 164.2              | 164.2      | 185.8                 | 238.8                 | 133.8                             |
| 2003 |              | 206.5              | 229.8      | 238.9                 | 165.1                 | 137.5                             |

- (a) Data are mean values.
- (b) PC uses REIA's data. For 2003, PC is the average of the first two quarters (REIA quarterly data), while REIA is the average of the four quarters.
- (c) For 2003, the value is the average of the first two quarters.
- (d) For 2000, the value is the average of the last three quarters; for 2003, the value is the first two quarters.
- (e) All groups weighted, average eight capital cities.
- (f) For 1986, the value is the average of the last three quarters.

## HOBART: UNITS

TABLE A33 HOBART ANNUAL MEDIAN UNIT PRICES (1984-2003)

| Year | REIA           | CBA                                 |                                   |
|------|----------------|-------------------------------------|-----------------------------------|
|      | (avg of qrtly) | exist unit<br>(avg of qrtly)<br>(a) | new unit<br>(avg of qrtly)<br>(b) |
| 1970 |                |                                     |                                   |
| 1971 |                |                                     |                                   |
| 1972 |                |                                     |                                   |
| 1973 |                |                                     |                                   |
| 1974 |                |                                     |                                   |
| 1975 |                |                                     |                                   |
| 1976 |                |                                     |                                   |
| 1977 |                |                                     |                                   |
| 1978 |                |                                     |                                   |
| 1979 |                |                                     |                                   |
| 1980 |                |                                     |                                   |
| 1981 |                |                                     |                                   |
| 1982 |                |                                     |                                   |
| 1983 |                |                                     |                                   |
| 1984 | 40,200         |                                     |                                   |
| 1985 | 47,750         |                                     |                                   |
| 1986 | 62,100         |                                     |                                   |
| 1987 | 59,908         |                                     |                                   |
| 1988 | 60,896         |                                     |                                   |
| 1989 | 73,833         |                                     |                                   |
| 1990 | 71,208         |                                     |                                   |
| 1991 | 72,775         |                                     |                                   |
| 1992 | 76,817         |                                     |                                   |
| 1993 | 80,771         |                                     |                                   |
| 1994 | 84,542         |                                     |                                   |
| 1995 | 88,292         |                                     |                                   |
| 1996 | 84,404         |                                     |                                   |
| 1997 | 77,375         |                                     |                                   |
| 1998 | 79,017         |                                     |                                   |
| 1999 | 85,500         |                                     |                                   |
| 2000 | 88,850         | 118,933                             | 242,221                           |
| 2001 | 88,525         | 168,750                             | 792,750                           |
| 2002 | 95,625         | 173,750                             | 362,000                           |
| 2003 | 148,625        | 146,528                             | 125,000                           |

TABLE A34 NOMINAL HOBART ANNUAL UNIT PRICE INDICES (1984-2003)

| Year | REIA     | CBA                      |                        |
|------|----------|--------------------------|------------------------|
|      | 1990=100 | exist unit<br>2002=134.3 | new unit<br>2002=134.3 |
| 1970 |          |                          |                        |
| 1971 |          |                          |                        |
| 1972 |          |                          |                        |
| 1973 |          |                          |                        |
| 1974 |          |                          |                        |
| 1975 |          |                          |                        |
| 1976 |          |                          |                        |
| 1977 |          |                          |                        |
| 1978 |          |                          |                        |
| 1979 |          |                          |                        |
| 1980 |          |                          |                        |
| 1981 |          |                          |                        |
| 1982 |          |                          |                        |
| 1983 |          |                          |                        |
| 1984 | 56.5     |                          |                        |
| 1985 | 67.1     |                          |                        |
| 1986 | 87.2     |                          |                        |
| 1987 | 84.1     |                          |                        |
| 1988 | 85.5     |                          |                        |
| 1989 | 103.7    |                          |                        |
| 1990 | 100.0    |                          |                        |
| 1991 | 102.2    |                          |                        |
| 1992 | 107.9    |                          |                        |
| 1993 | 113.4    |                          |                        |
| 1994 | 118.7    |                          |                        |
| 1995 | 124.0    |                          |                        |
| 1996 | 118.5    |                          |                        |
| 1997 | 108.7    |                          |                        |
| 1998 | 111.0    |                          |                        |
| 1999 | 120.1    |                          |                        |
| 2000 | 124.8    | 91.9                     | 89.9                   |
| 2001 | 124.3    | 130.4                    | 294.1                  |
| 2002 | 134.3    | 134.3                    | 134.3                  |
| 2003 | 208.7    | 113.3                    | 46.4                   |

(a) For 2000, the value is the average of the last three quarters; for 2003, the value is the average of the first two quarters.

(b) For 2000, the value is the average of the last two quarters; for 2001, the value is the average of the 2nd and 4th quarters; for 2003, the value is the 2nd quarter.

(c) All groups weighted, average eight capital cities.

## Tasmania: HOUSES AND UNITS

TABLE A35 TAS ANNUAL MEDIAN PRICES (1985-2003)

| Year | CBA/HIA (Rest of Tasmania) |  | CPI(ABS)<br>1990=100<br>(b) |
|------|----------------------------|--|-----------------------------|
|      | house                      |  |                             |
|      | (avg of qrtly)<br>(a)      |  |                             |
| 1970 |                            |  | 17.0                        |
| 1971 |                            |  | 18.1                        |
| 1972 |                            |  | 19.1                        |
| 1973 |                            |  | 20.9                        |
| 1974 |                            |  | 24.1                        |
| 1975 |                            |  | 27.8                        |
| 1976 |                            |  | 31.5                        |
| 1977 |                            |  | 35.4                        |
| 1978 |                            |  | 38.2                        |
| 1979 |                            |  | 41.6                        |
| 1980 |                            |  | 45.9                        |
| 1981 |                            |  | 50.3                        |
| 1982 |                            |  | 55.9                        |
| 1983 |                            |  | 61.5                        |
| 1984 |                            |  | 64.0                        |
| 1985 | 49,450                     |  | 68.3                        |
| 1986 | 57,025                     |  | 74.5                        |
| 1987 | 57,450                     |  | 80.8                        |
| 1988 | 61,700                     |  | 86.7                        |
| 1989 | 67,075                     |  | 93.2                        |
| 1990 | 74,600                     |  | 100.0                       |
| 1991 | 76,925                     |  | 103.2                       |
| 1992 | 82,475                     |  | 104.2                       |
| 1993 | 85,950                     |  | 106.1                       |
| 1994 | 91,950                     |  | 108.1                       |
| 1995 | 96,450                     |  | 113.2                       |
| 1996 | 97,675                     |  | 116.1                       |
| 1997 | 105,450                    |  | 116.4                       |
| 1998 | 106,600                    |  | 117.4                       |
| 1999 | 106,475                    |  | 119.1                       |
| 2000 | 101,525                    |  | 124.4                       |
| 2001 | 99,525                     |  | 129.9                       |
| 2002 | 109,225                    |  | 133.8                       |
| 2003 | 147,067                    |  | 137.5                       |

TABLE A36 NOMINAL TAS ANNUAL PRICE INDICES (1985-2003)

| Year | CBA/HIA (Rest of Tasmania) |       |
|------|----------------------------|-------|
|      | house                      |       |
|      | 1990=100                   |       |
| 1970 |                            |       |
| 1971 |                            |       |
| 1972 |                            |       |
| 1973 |                            |       |
| 1974 |                            |       |
| 1975 |                            |       |
| 1976 |                            |       |
| 1977 |                            |       |
| 1978 |                            |       |
| 1979 |                            |       |
| 1980 |                            |       |
| 1981 |                            |       |
| 1982 |                            |       |
| 1983 |                            |       |
| 1984 |                            |       |
| 1985 |                            | 66.3  |
| 1986 |                            | 76.4  |
| 1987 |                            | 77.0  |
| 1988 |                            | 82.7  |
| 1989 |                            | 89.9  |
| 1990 |                            | 100.0 |
| 1991 |                            | 103.1 |
| 1992 |                            | 110.6 |
| 1993 |                            | 115.2 |
| 1994 |                            | 123.3 |
| 1995 |                            | 129.3 |
| 1996 |                            | 130.9 |
| 1997 |                            | 141.4 |
| 1998 |                            | 142.9 |
| 1999 |                            | 142.7 |
| 2000 |                            | 136.1 |
| 2001 |                            | 133.4 |
| 2002 |                            | 146.4 |
| 2003 |                            | 197.1 |

- (a) For 2003, the value is the average of the first three quarters.  
 (b) All groups weighted, average of eight capital cities.