

SYDNEY: HOUSES

TABLE A1 SYDNEY ANNUAL MEDIAN HOUSE PRICES (1970-2003)

Year	Abelson 1991	PC/VG	REIA	CBA		CPI(ABS) (avg of qrtly) 1990=100 (e)
	AE/BS	(avg of qrtly)	(avg of qrtly)	exist hse	new hse	
	(a)	(b)	(c)	(d)	(d)	
1970	18,700	18,100				17.0
1971	21,200	20,500				18.1
1972	23,700	23,000				19.1
1973	27,400	26,500				20.9
1974	31,800	30,800				24.1
1975	34,300	33,200				27.8
1976	36,800	35,800				31.5
1977	39,200	38,100				35.4
1978	43,200	42,100				38.2
1979	50,700	50,700				41.6
1980	68,900	68,850	71,025			45.9
1981	77,800	78,900	82,725			50.3
1982	80,000	79,425	80,550			55.9
1983	82,200	81,425	82,675			61.5
1984	85,900	88,350	85,825	81,875		64.0
1985	91,900	92,200	93,525	82,750		68.3
1986	98,400	98,325	103,600	86,869		74.5
1987	120,200	120,025	120,550	95,500		80.8
1988	174,300	141,000	178,250	157,000		86.7
1989	195,300	170,850	199,250	177,425		93.2
1990		194,000	173,750	183,000		100.0
1991		182,000	181,250	187,000	191,125	103.2
1992		183,300	178,000	179,875	178,500	104.2
1993		188,000	178,000	181,250	185,625	106.1
1994		192,375 (g)	192,750	207,750	213,938	108.1
1995		196,750	200,700	223,000	203,780	113.2
1996		211,125	212,250	242,250	231,988	116.1
1997		233,250	235,000	279,875	253,250	116.4
1998		248,750	258,100	317,563	304,188	117.4
1999		272,500	286,325	371,750	349,250	119.1
2000		287,000	309,500	391,938	430,500	124.4
2001		322,500	325,250	417,875	379,138	129.9
2002		387,500	406,750	515,375	484,875	133.8
2003		454,250	473,750	595,000	522,625	137.5

- (a) 1970-75 are BS data; 1976-89 are AE data.
 (b) 1970-79 and 1991-94 are PC data; 1980-90 and 1995--03 are VG data (mostly provided by PC).
 (c) For 2003, the value is the average of the first two quarters.
 (d) For 2003, the value is the average of 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.
 (g) The value is the average of the 1993 and 1995.

TABLE A2 NOMINAL SYDNEY ANNUAL HOUSE PRICE INDICES (1970-2003)

Year	Abelson 1991	PC/VG	REIA	CBA		ABS
	AE/BS	(avg of qrtly)	(avg of qrtly)	exist hse	new hse	(avg of qrtly)
	1989=88.1	1990=100	1990=100	1990=100	1991=102.2	1990=100 (f)
1970	8.4	9.3				
1971	9.6	10.6				
1972	10.7	11.9				
1973	12.4	13.7				
1974	14.3	15.9				
1975	15.5	17.1				
1976	16.6	18.5				
1977	17.7	19.6				
1978	19.5	21.7				
1979	22.9	26.1				
1980	31.1	35.5	40.9			
1981	35.1	40.7	47.6			
1982	36.1	40.9	46.4			
1983	37.1	42.0	47.6			
1984	38.7	45.5	49.4	44.7		
1985	41.5	47.5	53.8	45.2		
1986	44.4	50.7	59.6	47.5		54.0
1987	54.2	61.9	69.4	52.2		58.2
1988	78.6	72.7	102.6	85.8		79.4
1989	88.1	88.1	114.7	97.0		101.0
1990		100.0	100.0	100.0		100.0
1991		93.8	104.3	102.2	102.2	103.1
1992		94.5	102.4	98.3	95.4	104.9
1993		96.9	102.4	99.0	99.3	107.0
1994		99.2	110.9	113.5	114.4	112.0
1995		101.4	115.5	121.9	109.0	114.9
1996		108.8	122.2	132.4	124.1	117.1
1997		120.2	135.3	152.9	135.4	122.3
1998		128.2	148.5	173.5	162.7	134.0
1999		140.5	164.8	203.1	186.8	144.9
2000		147.9	178.1	214.2	230.2	159.6
2001		166.2	187.2	228.3	202.7	175.1
2002		199.7	234.1	281.6	259.3	212.4
2003		234.1	272.7	325.1	279.5	251.2

SYDNEY: UNITS

TABLE A3 SYDNEY ANNUAL MEDIAN UNIT PRICES (1970-2003)

Year	Abelson 1991	VG	REIA	CBA	
	AE/BS (a)	(avg of qrtly)	(avg of qrtly)	exist unit (avg of qrtly) (b)	new unit (avg of qrtly) (b)
1970	13,490				
1971	15,127				
1972	17,363				
1973	20,145				
1974	24,981				
1975	26,470				
1976	28,400				
1977	30,600				
1978	33,000				
1979	40,400				
1980	56,500		55,946		
1981	67,300		64,125		
1982	70,200		63,979		
1983	66,000		63,733		
1984	67,800		66,313	66,063	
1985	70,500		67,413	66,000	
1986	72,300		72,200	67,125	
1987	86,200		83,558	71,375	
1988	118,400		120,000	114,375	
1989			141,146	135,900	
1990			135,063	136,375	
1991			137,188	141,375	160,000
1992			138,313	142,250	145,375
1993			142,875	142,625	163,500
1994			152,958	159,188	193,188
1995		173,625	154,333	174,688	197,125
1996		186,250	177,417	178,000	221,750
1997		214,250	196,000	201,188	240,313
1998		228,375	219,475	227,000	272,250
1999		243,375	236,000	251,250	310,000
2000		256,250	252,425	268,875	366,063
2001		291,250	287,750	287,875	355,625
2002		329,500	329,000	339,750	420,438
2003		360,500	362,400	369,500	456,250

- (a) 1970-78 are BS data; 1979-88 are AE data.
 (b) For 2003, the value is the average of the first two quarters.
 (c) All groups weighted, average eight capital cities.

TABLE A4 NOMINAL SYDNEY ANNUAL UNIT PRICE INDICES (1970-2003)

Year	Abelson 1991	VG	REIA	CBA	
	AE/BS 1988=83.9	1995=114.3	1990=100	exist unit 1990=100	new unit 1991=103.7
1970	9.6				
1971	10.7				
1972	12.3				
1973	14.3				
1974	17.7				
1975	18.8				
1976	20.1				
1977	21.7				
1978	23.4				
1979	28.6				
1980	40.0		41.4		
1981	47.7		47.5		
1982	49.7		47.4		
1983	46.8		47.2		
1984	48.0		49.1	48.4	
1985	50.0		49.9	48.4	
1986	51.2		53.5	49.2	
1987	61.1		61.9	52.3	
1988	83.9		88.8	83.9	
1989			104.5	99.7	
1990			100.0	100.0	
1991			101.6	103.7	103.7
1992			102.4	104.3	94.2
1993			105.8	104.6	106.0
1994			113.3	116.7	125.2
1995		114.3	114.3	128.1	127.8
1996		122.6	131.4	130.5	143.7
1997		141.0	145.1	147.5	155.8
1998		150.3	162.5	166.5	176.5
1999		160.2	174.7	184.2	200.9
2000		168.7	186.9	197.2	237.3
2001		191.7	213.0	211.1	230.5
2002		216.9	243.6	249.1	272.5
2003		237.3	268.3	270.9	295.7

NEW SOUTH WALES: HOUSES AND UNITS

TABLE A5 NSW ANNUAL MEDIAN PRICES (1985-2003)

Year	VG (All NSW)		CBA/HIA (Rest of NSW)
	nonstrata (avg of qrtly) (a)	strata (avg of qrtly) (a)	house (avg of qrtly) (b)
1970			
1971			
1972			
1973			
1974			
1975			
1976			
1977			
1978			
1979			
1980			
1981			
1982			
1983			
1984			
1985			70,175
1986			67,500
1987			71,550
1988			81,975
1989			96,375
1990			107,525
1991			115,825
1992			120,025
1993			119,175
1994			126,275
1995	157,875	161,500	131,625
1996	167,200	175,375	136,225
1997	178,625	200,450	143,375
1998	186,175	211,750	154,675
1999	200,000	224,000	170,150
2000	207,000	228,250	164,775
2001	234,250	262,250	169,900
2002	274,000	294,750	209,725
2003	314,500	321,500	273,200

(a) Provided by the PC; for 2003, the value is the average of the first two quarters.

(b) For 2003, the value is the average of the first three quarters.

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

TABLE A6 NOMINAL NSW ANNUAL PRICE INDICES (1985-2003)

Year	VG (All NSW)		CBA/HIA (Rest of NSW)
	nonstrata 1995=122.4	strata 1995=122.4	house 1990=100
1970			
1971			
1972			
1973			
1974			
1975			
1976			
1977			
1978			
1979			
1980			
1981			
1982			
1983			
1984			
1985			65.3
1986			62.8
1987			66.5
1988			76.2
1989			89.6
1990			100.0
1991			107.7
1992			111.6
1993			110.8
1994			117.4
1995	122.4	122.4	122.4
1996	129.6	132.9	126.7
1997	138.5	151.9	133.3
1998	144.3	160.5	143.9
1999	155.1	169.8	158.2
2000	160.5	173.0	153.2
2001	181.6	198.8	158.0
2002	212.4	223.4	195.0
2003	243.8	243.7	254.1

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TABLE A7 MELBOURNE ANNUAL MEDIAN HOUSE PRICES (1970-2003)

Year	Abelson 1991	PC/VG	REIA	CBA	
	VG/BS			exist hse	new hse
	(a)	(b)	(avg of qrtly)	(avg of qrtly)	(avg of qrtly)
1970	12,000	12,800			
1971	12,600	13,400			
1972	14,400	15,000			
1973	21,700	19,800			
1974	25,450	25,500			
1975	28,700	28,700			
1976	32,875	32,900			
1977	37,000	37,000			
1978	37,600	37,600			
1979	38,000	37,000			
1980	39,500	38,000	42,750		
1981	44,000	44,000	48,075		
1982	46,750	46,750	50,450		
1983	52,500	52,500	55,825		
1984	65,000	65,000	68,550	65,388	51,333
1985	75,000	75,200	78,275	75,475	60,006
1986	82,125	82,000	84,775	80,438	64,563
1987	89,000	89,500	89,400	86,375	66,063
1988	109,000	109,000	113,000	107,375	80,850
1989	132,625	132,000	135,125	135,250	99,375
1990		131,000	141,500	136,000	107,438
1991		127,000	138,000	133,250	106,875
1992		125,000	137,750	129,500	101,425
1993		126,000	142,250	130,500	103,813
1994		130,000	146,125	138,000	110,375
1995		129,000	144,500	136,250	111,000
1996		131,000	152,750	138,313	111,188
1997		142,000	175,500	154,000	125,875
1998		155,000	195,000	181,500	144,475
1999		175,000	227,875	205,750	160,812
2000		191,000	249,750	221,250	171,438
2001		225,000	296,750	248,637	210,125
2002		258,000	327,500	306,250	263,875
2003		276,000	361,250	340,250	286,125

- (a) 1970-73 are BS data; 1974-89 are VG data.
 (b) 1970-79 are PC data; 1980-03 are VG data provided by PC, with estimate for 2003 4th quarter.
 (c) For 2003, the value is the average of the first two quarters.
 (d) For 2003, the value is the average of 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.

TABLE A8 NOMINAL MELBOURNE ANNUAL HOUSE PRICE INDICES (1970-20003)

Year	Abelson 1991	PC/VG	REIA	CBA		ABS
	VG/BS			exist hse	new hse	(avg of qrtly)
	1989=100.8	1990=100	1990=100	1990=100	1990=100	1990=100
1970	9.1	9.8				
1971	9.6	10.2				
1972	10.9	11.5				
1973	16.5	15.1				
1974	19.3	19.5				
1975	21.8	21.9				
1976	25.0	25.1				
1977	28.1	28.2				
1978	28.6	28.7				
1979	28.9	28.2				
1980	30.0	29.0	30.2			
1981	33.4	33.6	34.0			
1982	35.5	35.7	35.7			
1983	39.9	40.1	39.5			
1984	49.4	49.6	48.4	48.1	47.8	
1985	57.0	57.4	55.3	55.5	55.9	
1986	62.4	62.6	59.9	59.1	60.1	65.4
1987	67.6	68.3	63.2	63.5	61.5	68.7
1988	82.8	83.2	79.9	79.0	75.3	79.8
1989	100.8	100.8	95.5	99.4	92.5	100.7
1990		100.0	100.0	100.0	100.0	100.0
1991		96.9	97.5	98.0	99.5	97.3
1992		95.4	97.3	95.2	94.4	93.9
1993		96.2	100.5	96.0	96.6	95.6
1994		99.2	103.3	101.5	102.7	98.1
1995		98.5	102.1	100.2	103.3	99.3
1996		100.0	108.0	101.7	103.5	100.8
1997		108.4	124.0	113.2	117.2	108.3
1998		118.3	137.8	133.5	134.5	122.4
1999		133.6	161.0	151.3	149.7	137.8
2000		145.8	176.5	162.7	159.6	152.0
2001		171.8	209.7	182.8	195.6	180.9
2002		196.9	231.4	225.2	245.6	208.0
2003		210.7	255.3	250.2	266.3	232.7

MELBOURNE: UNITS

TABLE A9 MELBOURNE ANNUAL MEDIAN UNIT PRICES (1974-2003)

Year	Abelson 1991	VG	REIA	CBA	
	VG	(a)	(avg of qrtly)	exist unit (avg of qrtly)	new unit (avg of qrtly)
1970					
1971					
1972					
1973					
1974	23,300				
1975	25,675				
1976	29,625				
1977	32,050				
1978	33,050				
1979	31,500				
1980	33,000		33,721		
1981	36,500		40,113		
1982	38,500		41,504		
1983	42,500		42,879		
1984	52,500		53,508		
1985	60,000	63,000	59,971		
1986	66,750	68,500	64,942		
1987	72,250	75,000	70,488		
1988	85,000	88,500	84,917		
1989	104,500	112,000	101,628		
1990		115,000	114,438		
1991		108,500	110,563	138,000	127,500
1992		110,000	104,708	130,414	121,250
1993		110,000	110,188	132,688	121,625
1994		115,000	112,425	142,167	127,817
1995		115,000	113,583	149,306	139,563
1996		115,000	115,808	153,250	148,375
1997		127,000	129,688	179,188	179,175
1998		140,000	146,500	224,300	209,325
1999		170,075	174,500	247,606	226,000
2000		184,000	191,875	277,125	258,938
2001		215,388	229,650	266,063	303,100
2002		240,075	262,175	310,549	308,637
2003		269,000	284,625	375,190	336,750

- (a) For 2003, the value is based on first three quarters provided by PC and estimate for 4th quarter.
 (b) Some data are missing. 1991 is the average of 1st, 3rd and 4th quarters; 1994 is the average of the first three quarters; 2003 is the average of the first two quarters.
 (c) Some data are missing. 1991 is the average of 1st, 3rd and 4th quarters; 1994 is the average of the first three quarters; 2003 is the average of the first two quarters.
 (d) All groups weighted, average eight capital cities.

TABLE A10 NOMINAL MELBOURNE UNIT PRICE INDICES (1974-2003)

Year	Abelson 1991	VG	REIA	CBA	
	VG 1989=97.4	1990=100	1990=100	exist unit 1992=95.7	new unit 1992=95.7
1970					
1971					
1972					
1973					
1974	21.7				
1975	23.9				
1976	27.6				
1977	29.9				
1978	30.8				
1979	29.4				
1980	30.8		29.5		
1981	34.0		35.1		
1982	35.9		36.3		
1983	39.6		37.5		
1984	48.9		46.8		
1985	55.9	54.8	52.4		
1986	62.2	59.6	56.7		
1987	67.3	65.2	61.6		
1988	79.2	77.0	74.2		
1989	97.4	97.4	88.8		
1990		100.0	100.0		
1991		94.3	96.6	101.3	100.6
1992		95.7	91.5	95.7	95.7
1993		95.7	96.3	97.4	96.0
1994		100.0	98.2	104.3	100.9
1995		100.0	99.3	109.6	110.2
1996		100.0	101.2	112.5	117.1
1997		110.4	113.3	131.5	141.4
1998		121.7	128.0	164.6	165.2
1999		147.9	152.5	181.7	178.4
2000		160.0	167.7	203.4	204.4
2001		187.3	200.7	195.2	239.2
2002		208.8	229.1	227.9	243.6
2003		233.9	248.7	275.3	265.8

CPI(ABS)
(avg of qrtly)
1990=100
(d)

17.0
18.1
19.1
20.9
24.1
27.8
31.5
35.4
38.2
41.6
45.9
50.3
55.9
61.5
64.0
68.3
74.5
80.8
86.7
93.2
100.0
103.2
104.2
106.1
108.1
113.2
116.1
116.4
117.4
119.1
124.4
129.9
133.8
137.5

Victoria: HOUSES AND UNITS

TABLE A11 VIC ANNUAL MEDIAN PRICES (1985-2003)

Year	VG (Victoria Country)		CBA/HIA (Rest of Victoria)
	hse	unit	house (avg of qrtly) (a)
1970			
1971			
1972			
1973			
1974			
1975			
1976			
1977			
1978			
1979			
1980			
1981			
1982			
1983			
1984			
1985	50,000	51,500	64,675
1986	55,500	57,000	66,825
1987	60,000	59,950	70,325
1988	67,000	65,000	81,225
1989	77,000	74,000	96,600
1990	80,000	78,500	100,475
1991	80,000	80,000	98,125
1992	82,000	80,800	98,675
1993	83,500	80,000	99,725
1994	86,000	82,350	103,175
1995	85,000	83,000	97,800
1996	85,500	82,000	96,625
1997	88,000	80,000	102,050
1998	91,000	83,000	118,500
1999	100,000	88,500	128,150
2000	105,000	96,600	127,525
2001	121,000	105,000	139,225
2002	144,000	122,250	177,850
2003			218,367

(a) For 2003, the value is the average of the first three quarters (provided by PC).

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

TABLE A12 NOMINAL VIC ANNUAL PRICE INDICES (1985-2003)

Year	VG (Victoria Country)		CBA/HIA (Rest of Victoria)
	hse 1990=100	unit 1990=100	house 1990=100
1970			
1971			
1972			
1973			
1974			
1975			
1976			
1977			
1978			
1979			
1980			
1981			
1982			
1983			
1984			
1985	62.5	65.6	64.4
1986	69.4	72.6	66.5
1987	75.0	76.4	70.0
1988	83.8	82.8	80.8
1989	96.3	94.3	96.1
1990	100.0	100.0	100.0
1991	100.0	101.9	97.7
1992	102.5	102.9	98.2
1993	104.4	101.9	99.3
1994	107.5	104.9	102.7
1995	106.3	105.7	97.3
1996	106.9	104.5	96.2
1997	110.0	101.9	101.6
1998	113.8	105.7	117.9
1999	125.0	112.7	127.5
2000	131.3	123.1	126.9
2001	151.3	133.8	138.6
2002	180.0	155.7	177.0
2003			217.3