



UDIA WA

Urban Intelligence

July 2021

Monthly economic & WA property market analysis

UDIA Principal Research Partners



Economy		Freq.	Current M/Q	Current Figure	M/Q Change	3 M/Q Rolling Av.	YOY Change
Official Cash Rate Target (RBA)	■	M	Aug-21	0.10	0	0.10	-15 bps
Owner Occupier Variable Mortgage Rate (RBA)	■	M	Aug-21	4.52	0.0	4.52	0 bps
Retail Turnover - WA, total industry (ABS, seasonally adjusted)	▲	M	Jun-21	\$3.42b	0.1%	\$3.40b	3.6%
Unemployment Rate - WA (ABS, seasonally adjusted)	▲	M	Jun-21	5.1%	0.5%	4.9%	-3.4%
Underemployment Rate - WA* (ABS, seasonally adjusted)	▲	M	Jun-21	7.6%	0.1%	7.5%	-4.1%
Estimated Resident Population - WA (ABS)	▲	Q	Dec-20	2,670,241	0.1%	2,668,614	0.9%
WA State Final Demand (ABS)	▲	Q	Mar-21	\$53.86b	3.0%	\$51.56b	3.8%
Consumer Price Index - Greater Perth (ABS)	▲	Q	Jun-21	116.8	2.2	114.8	4.7
Consumer Price Index - Greater Perth Housing (ABS)	▲	Q	Jun-21	114.1	7.0	108.3	3.5
Wage Price Index - WA (ABS)	▲	Q	Mar-21	134.7	0.5	134.2	1.9

Residential Land Development		Freq.	Current M/Q	Current Figure	M/Q Change	3 M/Q Rolling Av.	YOY Change
Average weekly sales for the month (UDIA Land Snapshot)	▲	M	Jul-21	108	16.9%	93	-54.6%

Residential Construction		Freq.	Current M/Q	Current Figure	M/Q Change	3 M/Q Rolling Av.	YOY Change
Total Number of Dwelling Unit Approvals - WA (total residential)* (ABS)	▼	M	Jun-21	1,985	-31.4%	2,550	84.1%
Number of House Approvals, all sectors - WA* (ABS)	▼	M	Jun-21	1,796	-14.7%	2,058	98.7%
Number of Semi-detached Approvals, all sectors - WA* (ABS)	▼	M	Jun-21	24	-75.0%	67	-48.9%
Number of Multi-res. Approvals, all sectors - WA* (ABS)	■	M	Jun-21	165	-76.1%	425	29.9%
Dwelling Commencements - WA, New Houses, all sectors* (ABS)	▲	Q	Mar-21	5,940	11.4%	4,739	136.5%
Dwelling Completions - WA, New Houses, all sectors* (ABS)	▼	Q	Mar-21	2,546	-8.2%	2,531	-14.7%

Property Finance		Freq.	Current M/Q	Current Figure	M/Q Change	3 M/Q Rolling Av.	YOY Change
Construction of New Owner Occupier Dwellings - WA*^ (ABS)	▼	M	Jun-21	1,013	-18.2%	1,155	80.2%
Purchase of New Build Owner Occupier Dwellings - WA*^ (ABS)	▲	M	Jun-21	236	4.0%	228	43.9%
Purchase of Owner Occupier Residential Land - WA*^ (ABS)	▲	M	Jun-21	385	11.0%	341	69.6%
FHOG Applications - WA* (WA Treasury)	▼	M	Jun-21	763	-17.2%	919	51.7%
FHOG Paid - WA* (WA Treasury)	▼	M	Jun-21	1,150	-2.3%	1,086	156.1%

Residential Property Market		Freq.	Current M/Q	Current Figure	M/Q Change	3 M/Q Rolling Av.	YOY Change
Residential Property Price Index - Perth (ABS)	▲	Q	Mar-21	109	5.2	105	9.0
House and Unit Listings - Perth (REIWA)	▲	Q	Jun-21	8,570	3.7%	8,340	-16.9%
Average Selling Days - Perth (REIWA)	▲	Q	Jun-21	18	12.5%	19	-64.0%
Median House Price - Perth (Landgate/REIWA)	▲	Q	Jun-21	515,000	2.2%	503,000	8.4%
House Sales - Perth (Landgate/REIWA)	▼	Q	Jun-21	5,246	-41.8%	7,773	-2.7%
Median Unit Price - Perth (Landgate/REIWA)	▲	Q	Jun-21	400,000	2.6%	390,000	6.7%
Unit Sales - Perth (Landgate/REIWA)	▼	Q	Jun-21	1,283	-43.3%	1,889	15.2%
Median Land Price - Perth (Landgate/REIWA)	▲	Q	Jun-21	240,000	2.1%	236,333	0.8%
Land Sales - Perth (Landgate/REIWA)	▼	Q	Jun-21	385	-79.0%	1,818	-92.1%

Residential Rental Market		Freq.	Current M/Q	Current Figure	M/Q Change	3 M/Q Rolling Av.	YOY Change
Median House Rent (per week) - Perth (REIWA)	▲	Q	Jun-21	\$450	4.65%	\$430	21.62%
Median Unit Rent (per week) - Perth (REIWA)	▲	Q	Jun-21	\$400	2.56%	\$387	19.40%
Vacancy Rate - Perth (REIWA)	▲	Q	Jun-21	1.2%	0.30%	1.0%	-0.80%

NOTE: Grey shading indicates current data with no available update since previous month

Data is correct as of 11th August, 2021.

Landgate data is based on settlements with a land area of under 2,000sqm,

Landgate data is correct at the time of publication yet may not represent all settlements during the period.

*Original numbers

^ Finance Commitments, excluding refinancing

The Return of the Investor?

In UDIA WA and Urbis's recent Home Purchaser Sentiment Survey (HPSS), 41% of respondents were positive about the idea of purchasing property for investment purposes in the current property market. This follows strong growth in both the value and total number of new mortgage commitments amongst investors in recent months.

With record low interest rates, increasing rents and capital growth returning, it's hardly surprising to see investor activity has increased along with the heightened activity in the broader housing market. In June, new investor loan commitments reached the highest monthly total (1,338) since the establishment of the data series by the ABS in July 2019.

Whilst acknowledging the short period of time of this data series, the total value of investment loan commitments has also been growing consistently on a YoY basis since June 2020, following a short dip in April & May 2020 triggered by the onset the COVID-19 pandemic. In June, the total value of monthly loan commitments reached \$547.7 million, the highest monthly total since August 2015 when it stood at \$686.8 million.

However, it is important to put this growth into context. As a proportion of the overall market, investor activity has remained relatively subdued, accounting for just 25% of the value of all new loans in June. This compares to investment loans accounting for 36% of the value of all new housing loans in WA in January 2017. The encouraging sign is that investor loans as a portion of all new mortgages have been increasing since February this year when they accounted for just 16% of the value of new loans. Nevertheless, despite recent improvements, if investor loan commitments were at the equivalent level ratio to owner occupier loans as they were in January 2017, they would total \$768m rather than the current total of \$547m.

One area of concern is the lack of data regarding the number of investors exiting the market by selling their properties to owner occupiers.

With many investors exposed to the fall in rental returns and property prices prior to the recent upturn, there is strong anecdotal evidence to suggest many investors have left the market. Indeed, the significant tightening of the rental vacancy rate over recent months despite only modest population growth with the international border closed, suggests investors have left the market.

Another key trend to examine regarding investment activity is the relationship between new investment loan commitments, the iron ore price and mineral exploration investment. As the charts on page 3 demonstrate, in WA, housing investor activity has typically followed iron ore price fluctuations, with typically an 18–24 month time lag between changes in iron-ore prices and a corresponding change in the value of new investor loan commitments.

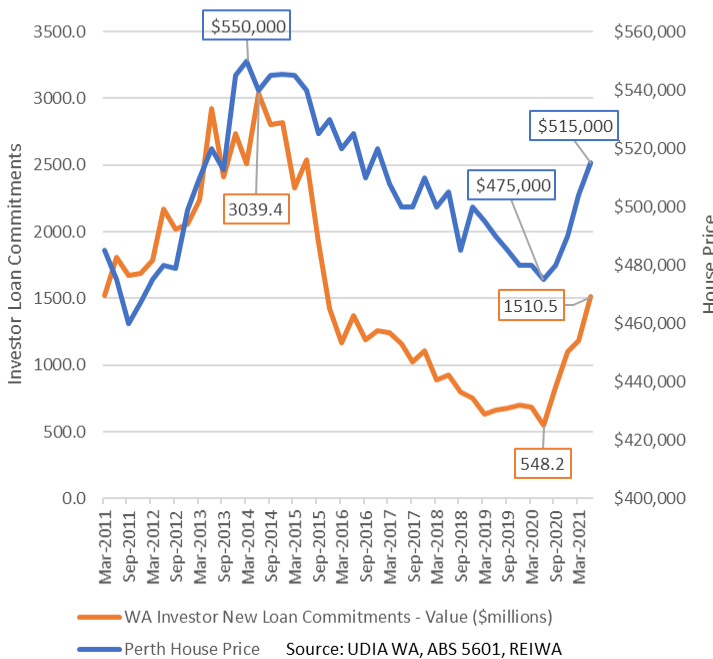
Encouragingly, iron ore prices have been climbing for five straight years now from a low point in December 2016, with the current price of \$2.16 per dry metric tonne (as at the March 2021 quarter), some 50% up on the previous \$1.45 peak in December 2013. Similarly, mineral exploration expenditure has mirrored this, increasing steadily from a similar low point of March 2016, with the current quarterly investment total of \$480m close to levels seen at the peak of the previous resources boom between 2011 and 2013.

However, despite the iron ore price and exploration expenditure growth, investment loans only increased following the announcement of the Federal and State Government stimulus programs. Furthermore, the current level of housing investment activity remains well below previous ratios to iron ore prices.

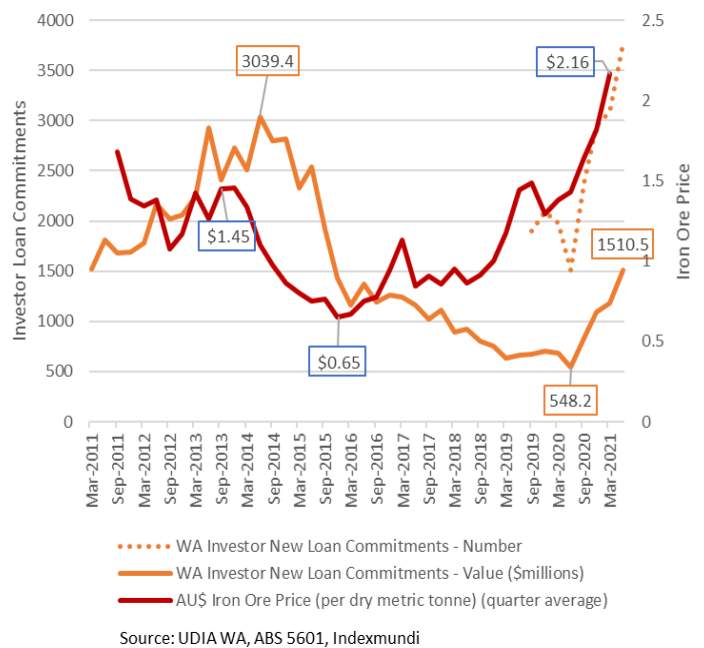
Given this broader context, whilst investor activity has been improving, this segment of the market is still underperforming. Looking ahead, the return of overseas migration is likely to be key to supporting further investment and it is encouraging that WA appears to be on track to achieve the 80% vaccination rate by Christmas required for the Commonwealth to consider reopening the international border.

However, enticing investors back to the market ahead of this will be crucial if we are to avoid further rental pressures. As such, UDIA WA and UDIA National will be advocating for a population and skills strategy at both levels of Government as well as measures to encourage housing investment, to build capacity in both the rental sector and in the housing construction industry to deliver homes to the market to accommodate growth.

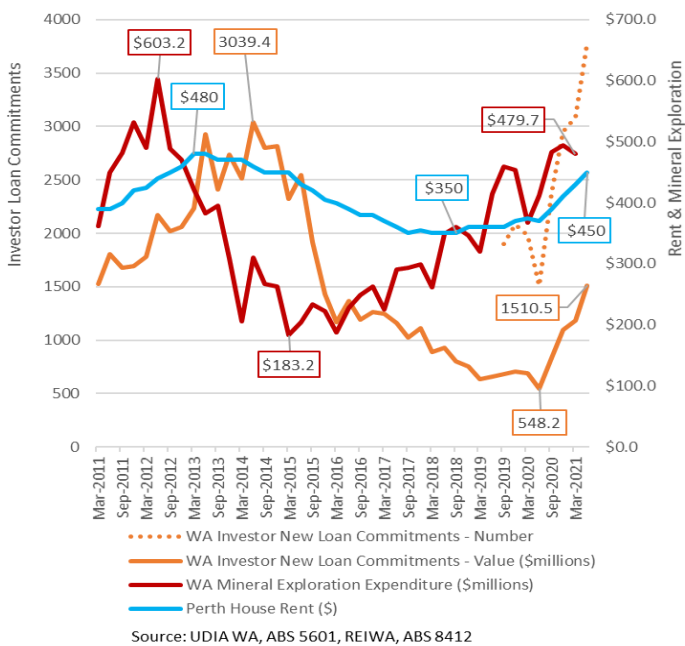
Perth House Price & Investor Activity - Quarterly basis



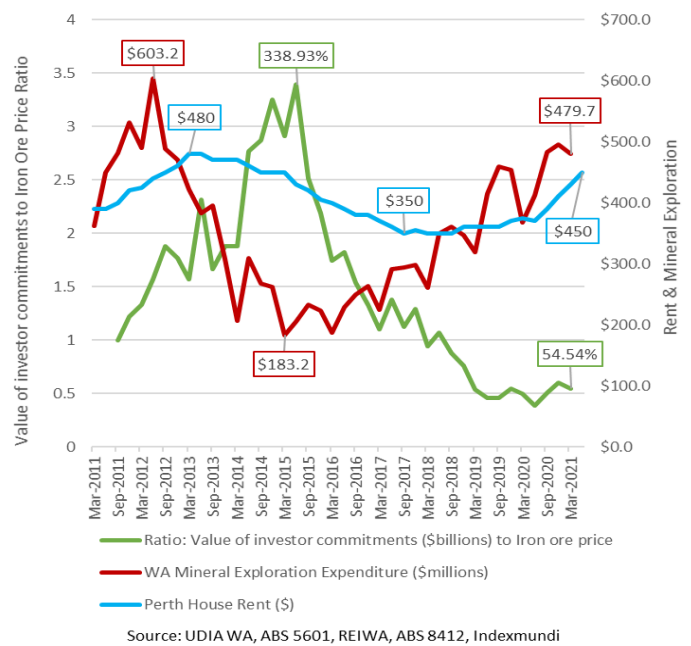
Iron Ore Price & Investor Activity - Quarterly basis



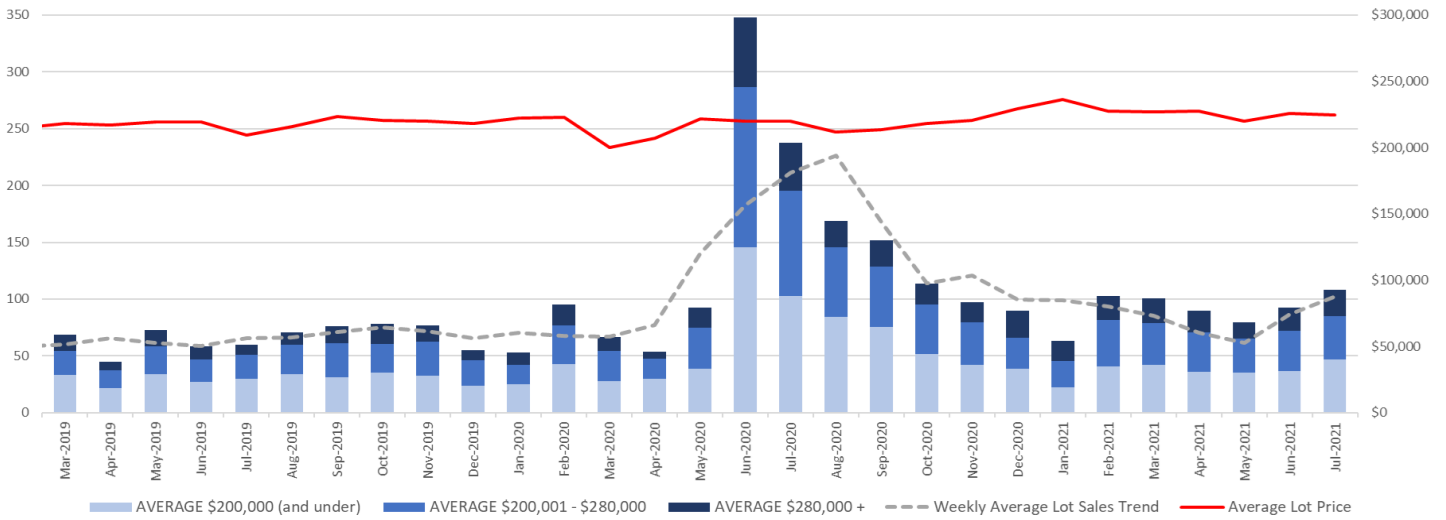
Investor Activity, Rents & Mining - Quarterly basis



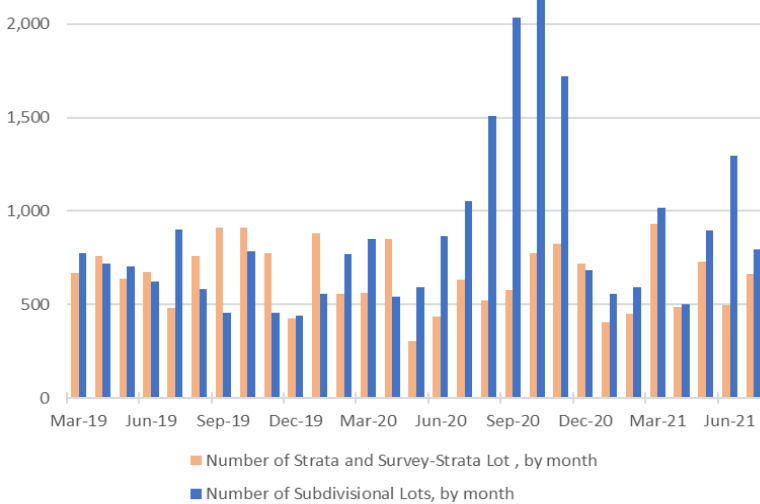
Investor Activity, Rents & Mining - Quarterly basis



UDIA WA Monthly Land Snapshot Sales Data - Average Weekly Sales Per Month



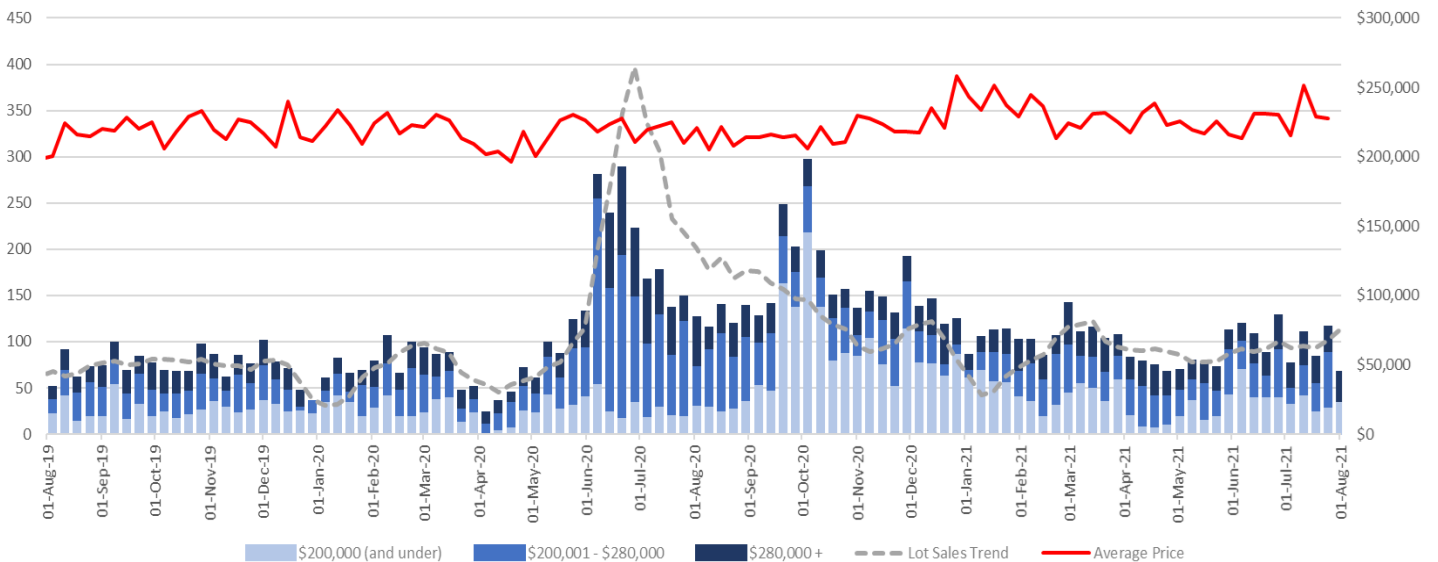
Landgate - Number of Strata and Subdivisional Lot Titles Processed



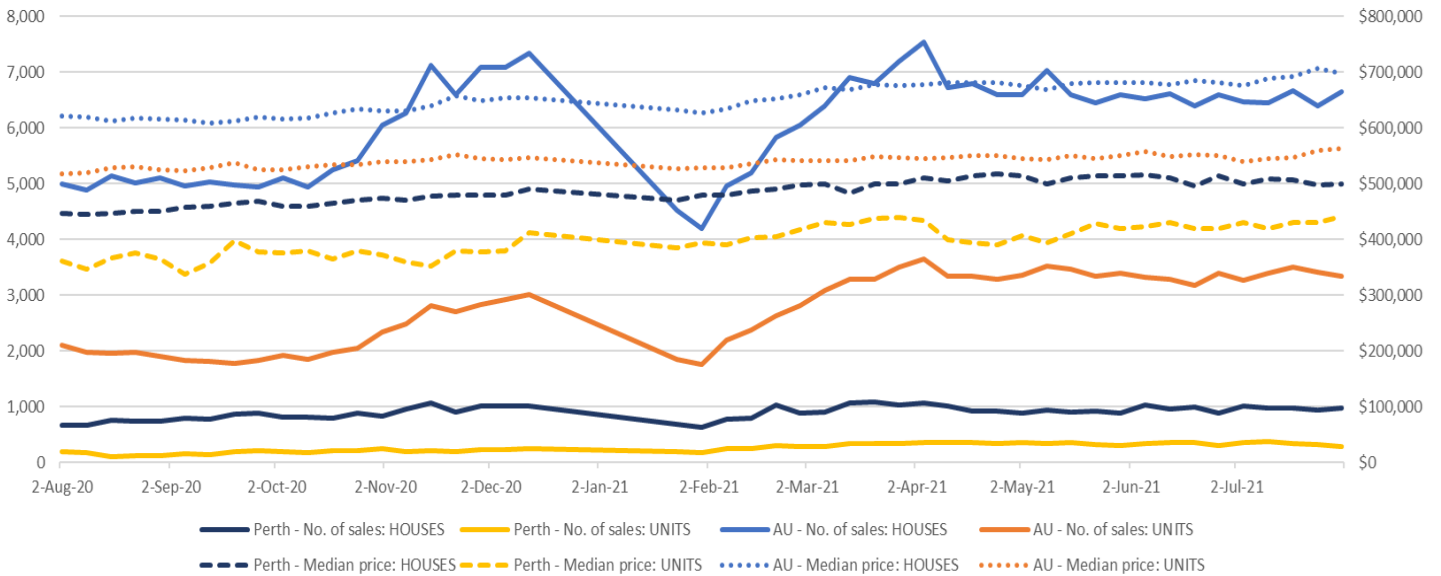
UDIA WA Land Snapshot Survey

- UDIA WA's Land Snapshot survey for July recorded an average of 108 weekly sales across the month, increasing 16.9% MoM and down 54.6% YoY, although this is in comparison to the second highest month of market activity in 2020.
- The average weekly number of lot sales for July priced \$200,000 (and under) increased 26.8% MoM and declined 54.8% YoY; average weekly sales priced \$200,001-\$280,000 lifted 9.7% MoM and were down 58.4% YoY; and those priced \$280,000+ were also up 11.2% MoM and decreased 46.0% YoY.
- The monthly average lot price fell 0.7% MoM to \$224,434, and increased 2.1% from the same time the year prior.

UDIA WA Weekly Land Snapshot Sales Data



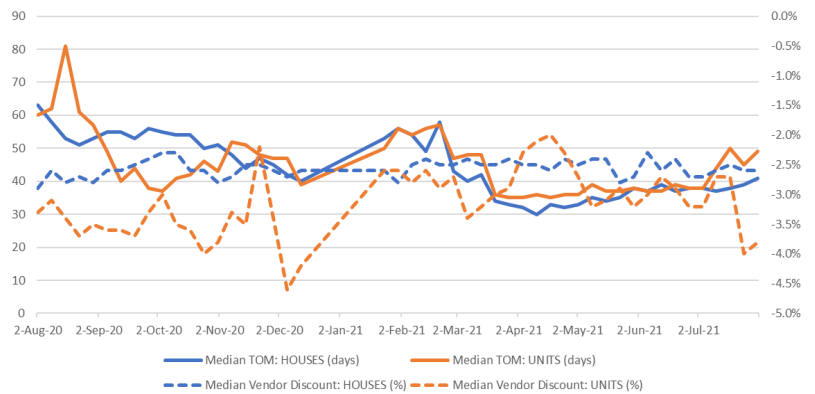
Capital City Private Treaty Median Prices (CoreLogic)



Weekly Property Listings (CoreLogic)

- In the first week of August 2021, combined weekly house sales across the national capitals (SYD, MEL, BRI, ADL, PER, HOB, DAR, CAN) totalled 6,659 (+3.0% MoM (1st week of July 2021); +33.4% YoY (1st week of August 2020)), with a median house price of \$697,827 (+3.1% MoM; +12.3% YoY). Combined sales of units came to 3,344 (+2.0% MoM; +58.9% YoY) with a median price of \$562,733 (+4.3% MoM; +8.8% YoY).
- Perth weekly house sales for the first week of August fell 2.1% MoM to 987 (+45.6% YoY), with a median house price of \$500,000 (0.0% MoM; +12.1% YoY), representative of 15% of total national capital city sales. Perth weekly unit sales decreased 22.1% MoM to sit at 282 (+43.9% YoY), with a median unit price of \$441,000 (+2.6% MoM; +22.1% YoY), making up 8% of the national capital city total.
- Perth houses stayed on the market for a median time of 41 days (+7.9% MoM; -34.9% YoY) in the first week of August, subject to a median of minus 2.6% vendor discounting upon sale. Units in Perth remained on the market for a median of 49 days (+28.9% MoM; -18.3% YoY), subject to a median of minus 3.8% vendor discounting upon sale.
- In the first week of August 3,569 new properties were listed for sale in Perth (+5.1% MoM; +29.2% YoY), bringing total listings in the capital to 14,281 (-0.4% MoM; +2.5% YoY). New property listings for the combined capitals totalled 20,753 for the first week of July (-14.1% MoM; +4.4% YoY), bringing total listings to 77,245 (-5.6% MoM; -7.9% YoY).

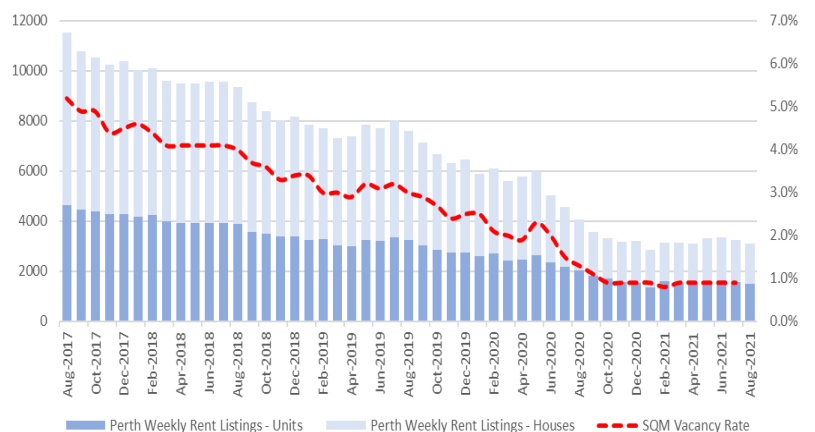
PERTH - Time on Market (TOM) & Vendor Discounts (CoreLogic)



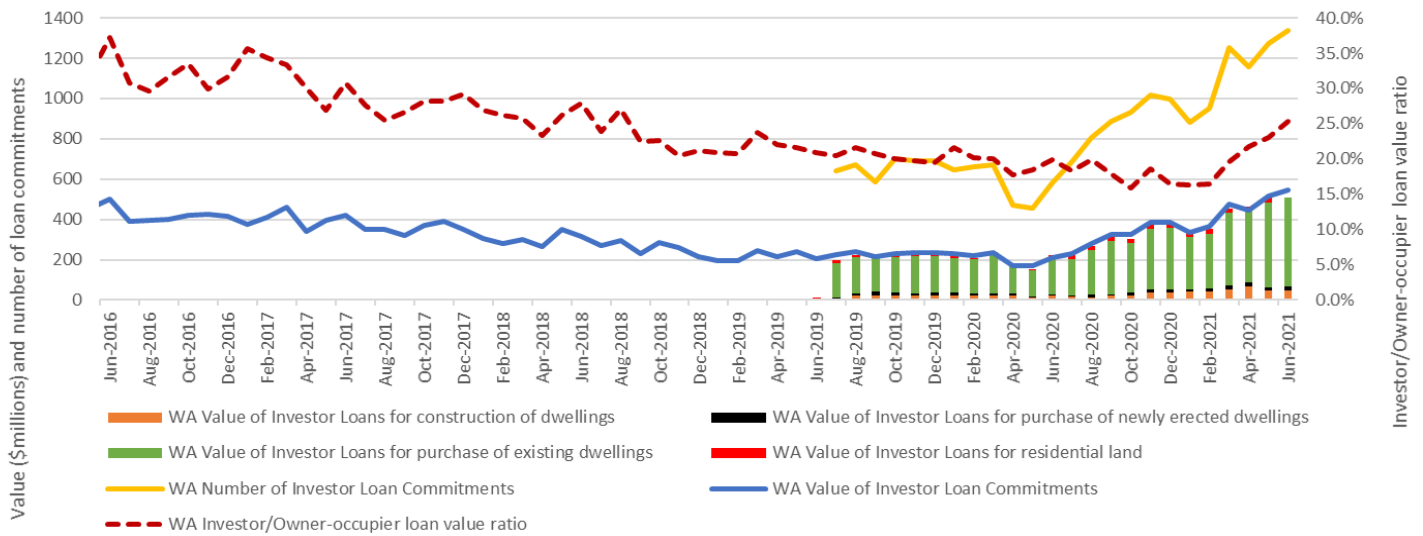
Weekly Rent Listings (SQM)

- In the first week of August 2021, Perth weekly rental listings for houses were down 4.4% MoM to 1,625 (from the first week of July) and 20.6% lower than the same point last year.
- Weekly rental listings for units similarly decreased 4.8% MoM and 26.9% YoY to sit at 1,478.

SQM Weekly Rent Listings



WA Investor Activity (ABS 5601)



Investor Activity (ABS5601)

- In Australia, new loan commitments made by investors in June increased 8.2% MoM to 18,625 (+76.1% YoY), with the value of these commitments up 7.5% MoM to sit at \$9.729 billion (98.3% YoY). Investor loan commitments in WA also rose 4.9% MoM to 1,338 (+131.1% YoY), the value of which was 6.2% MoM higher at \$547.7 million (+158.2% YoY). Both these numbers of investor commitments are at their highest points since the series began in July 2019.

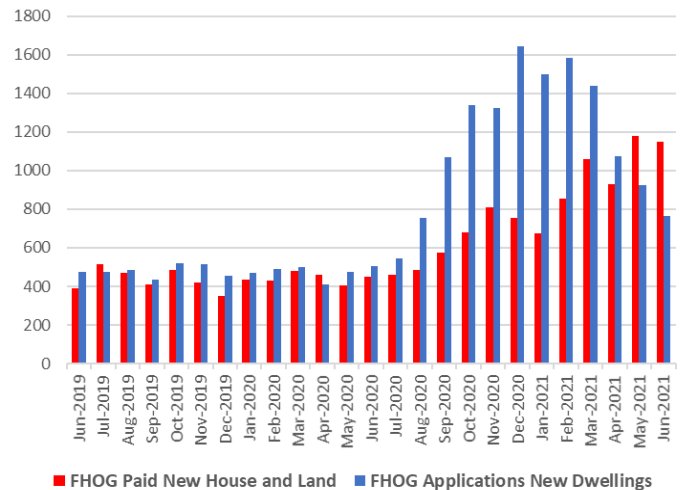
FHOG (Treasury)

- The number of First Home Owner Grants (FHOGs) paid in June fell 2.3% MoM to 1,150, but remained 156.1% above levels at the same time last year and was the second highest monthly number of grants paid for new dwellings since records began in July 2000.
- FHOG applications made in June 2021 were 17.2% MoM down at 763, but continued to be elevated in comparison to last year with a YoY increase of 51.7%.

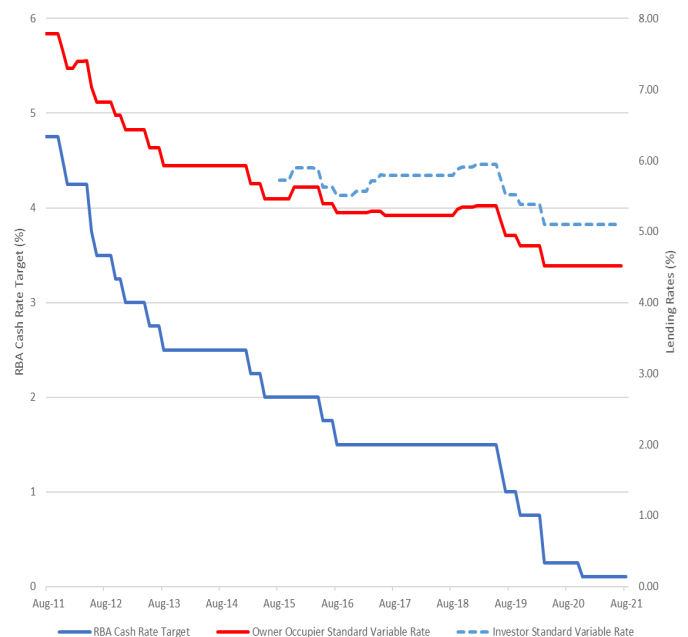
RBA Cash Rate

- Standard variable lending rates in July for owner-occupiers and investors remained level at 4.52% and 5.10% respectively, continuing to remain unchanged since March 2020 when both rates fell from 4.80% for owner-occupiers and 5.38% for investors.
- The RBA Board maintained the cash rate target at 0.1% at its August meeting, noting that while Australia's economic recovery had been stronger than expected, GDP decline in the September quarter was anticipated with the interruption of the recent virus outbreaks. However, while the outlook for the short-term is uncertain due to the health situation, economic growth of just over 4.0% in 2022 and 2.5% in 2023 is expected, although this forecast is resting on a successful vaccination program and gradual international border openings from mid-2022. More information is available in the RBA's August Monetary Policy Decision [here](#).

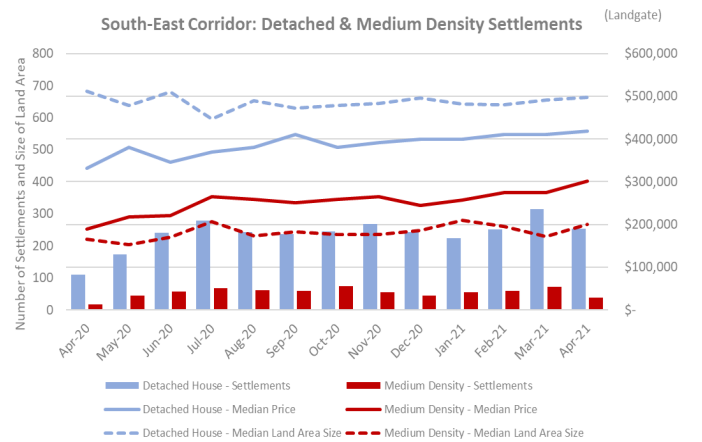
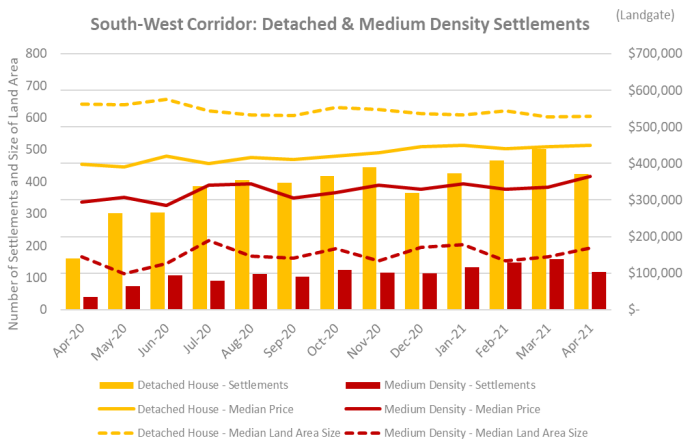
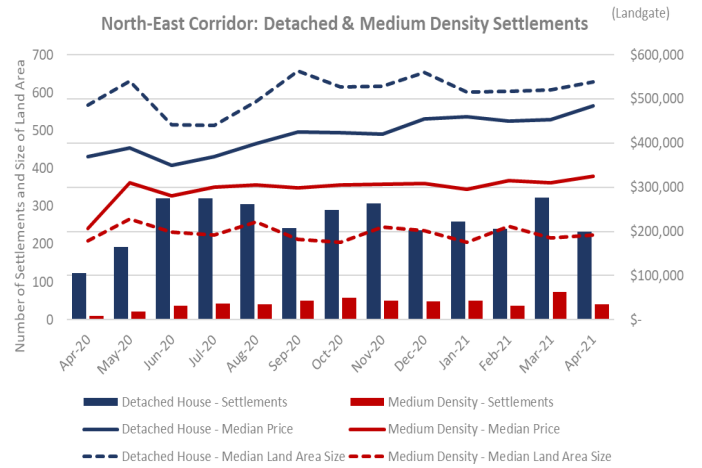
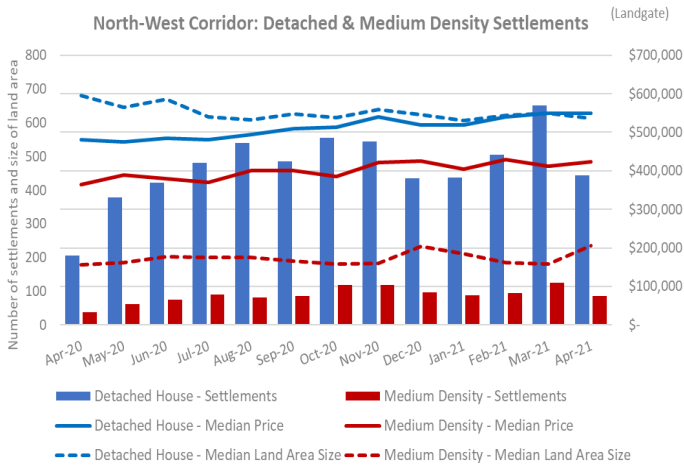
First Home Owners Grant (Treasury)



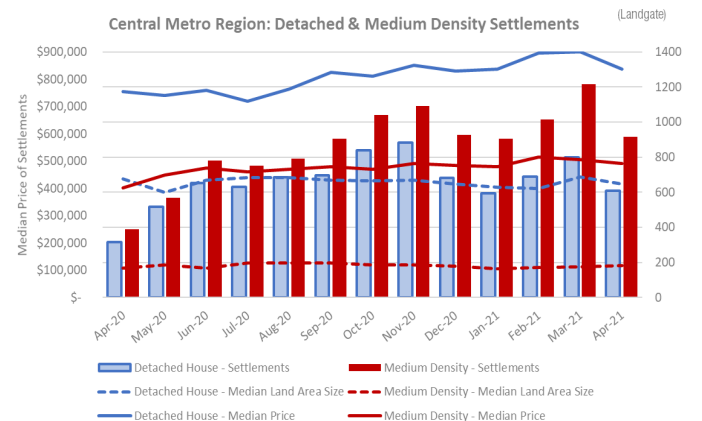
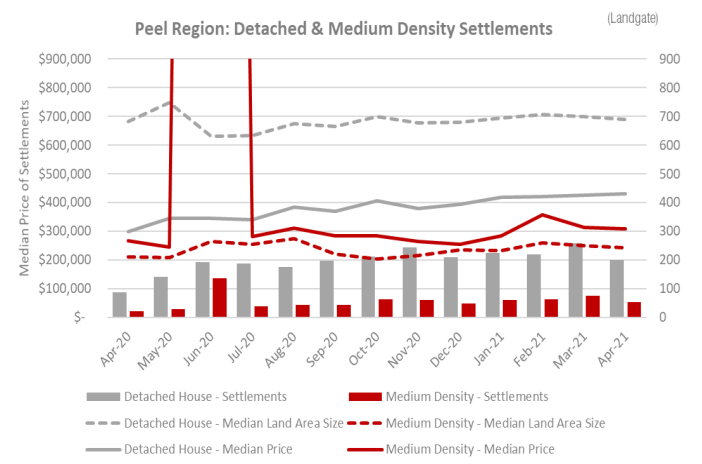
RBA Cash Rate & Indicator Lending Rates



Residential Property Settlements



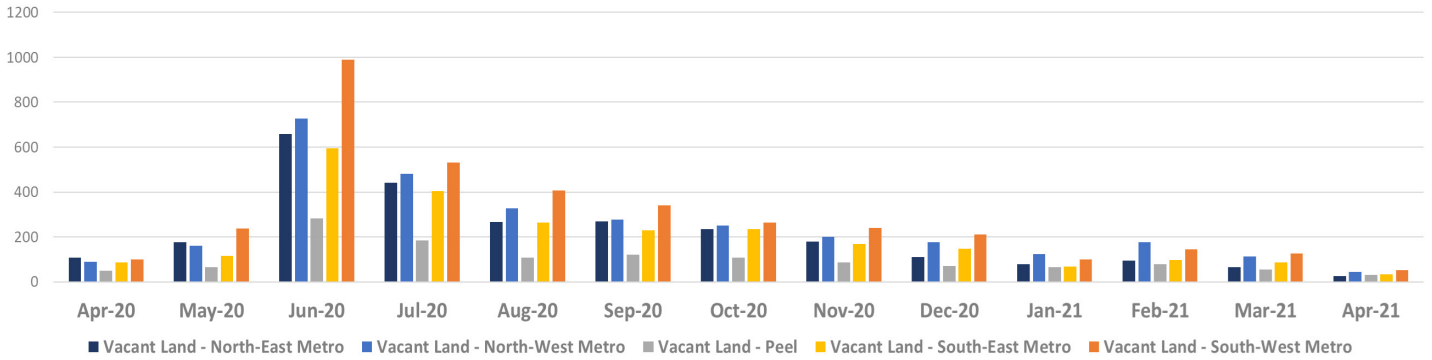
April 2021: Monthly Settlements by Metropolitan Corridor			
	Settlements	Median Land Area Size	Median Price
Central Metro	1584	296	\$595,000
Detached House	608	649	\$836,928
Medium Density	914	181	\$490,000
Vacant Land	62	413	\$440,000
North-East Metro	299	545	\$440,000
Detached House	233	629	\$485,000
Medium Density	40	224	\$325,000
Vacant Land	26	409	\$256,000
North-West Metro	573	551	\$517,000
Detached House	444	612	\$550,000
Medium Density	86	235	\$423,750
Vacant Land	43	355	\$295,000
Peel	283	626	\$389,000
Detached House	200	690	\$430,000
Medium Density	52	242	\$309,000
Vacant Land	31	639	\$225,000
South-East Metro	324	583	\$380,000
Detached House	254	663	\$419,000
Medium Density	38	267	\$301,000
Vacant Land	32	365	\$246,950
South-West Metro	595	510	\$425,000
Detached House	424	605	\$450,000
Medium Density	119	192	\$365,000
Vacant Land	52	375	\$327,500



Note: Settlement figures are based on Landgate data available at the time of publication and may not represent all settlements during the period. Date is based on settlements with a land area of 2,000sqm and under.

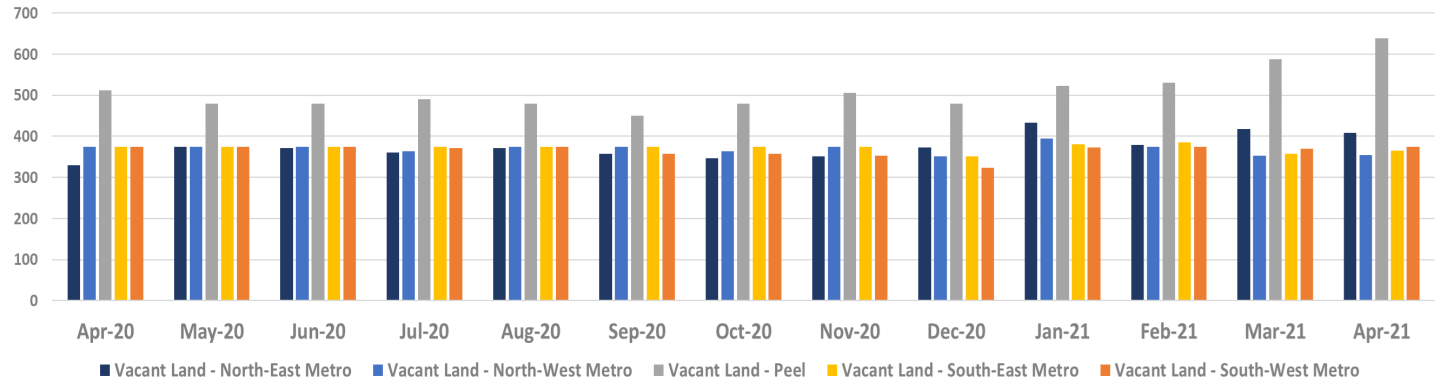
Vacant Land Settlements

Source: Landgate

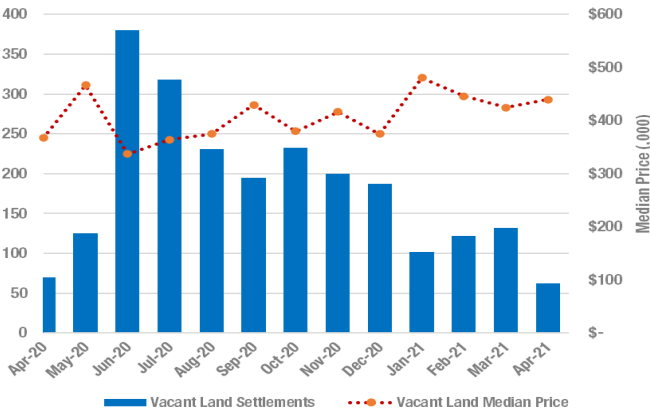


Source: Landgate

Median Size of Vacant Land Settlements

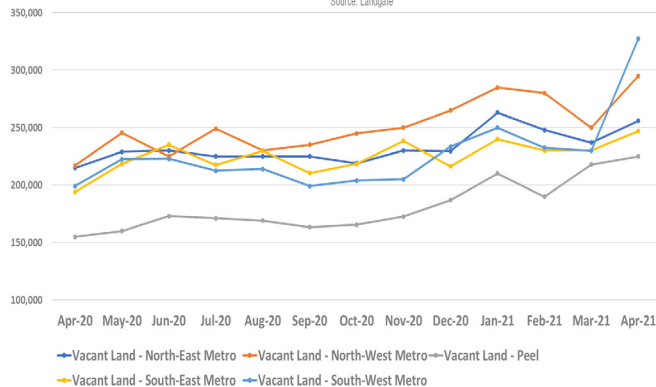


Central Metro (Landgate)



Median Price of Vacant Land Settlements

Source: Landgate

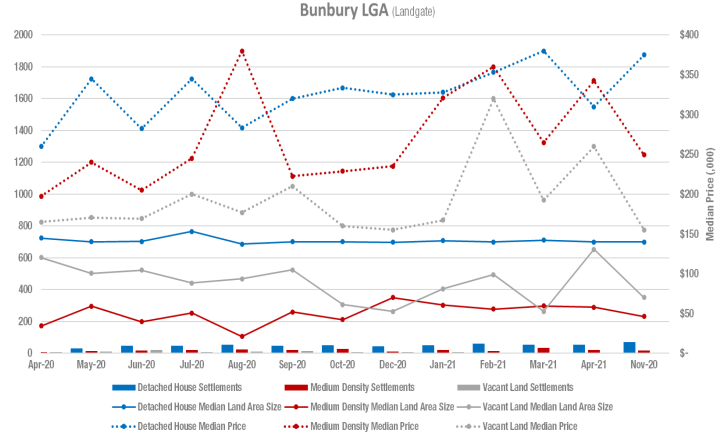
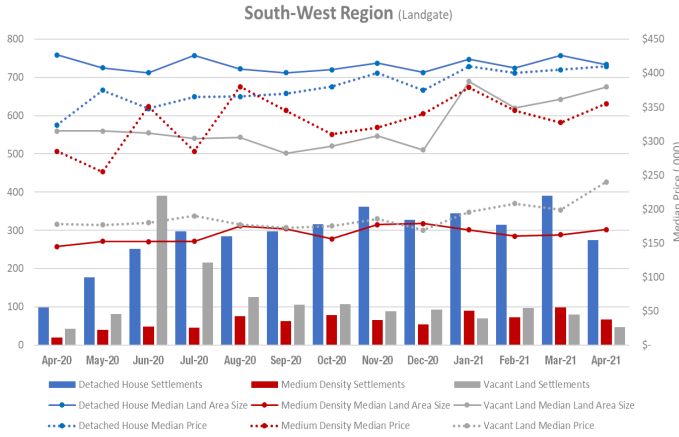


Three Months to April 2021: WA Regional Property Settlements

	Settlements	Median Land Area Size	Median Price
Gascoyne	72	803	\$392,500
Detached House	49	850	\$425,000
Medium Density	10	291	\$307,500
Vacant Land	13	700	\$250,000
Goldfields Esperance	368	779	\$290,000
Detached House	266	810	\$320,000
Medium Density	62	327	\$237,500
Vacant Land	40	706	\$96,500
Great Southern	507	724	\$380,000
Detached House	360	761	\$409,000
Medium Density	69	363	\$330,000
Vacant Land	78	769	\$237,500
Kimberley	10	882	\$230,000
Detached House	8	936	\$285,000
Medium Density	2	440	\$225,000
Mid West	416	800	\$250,000
Detached House	280	815	\$305,000
Medium Density	56	286	\$210,000
Vacant Land	80	685	\$78,000
Pilbara	366	558	\$560,000
Detached House	145	705	\$435,000
Medium Density	69	223	\$270,000
Vacant Land	152	479	\$258,564,389
South West	1440	684	\$375,000
Detached House	979	739	\$405,000
Medium Density	238	287	\$338,500
Vacant Land	223	640	\$215,000
Wheatbelt	307	1,009	\$175,000
Detached House	216	1,007	\$247,000
Medium Density	8	495	\$166,000
Vacant Land	83	1,012	\$36,000

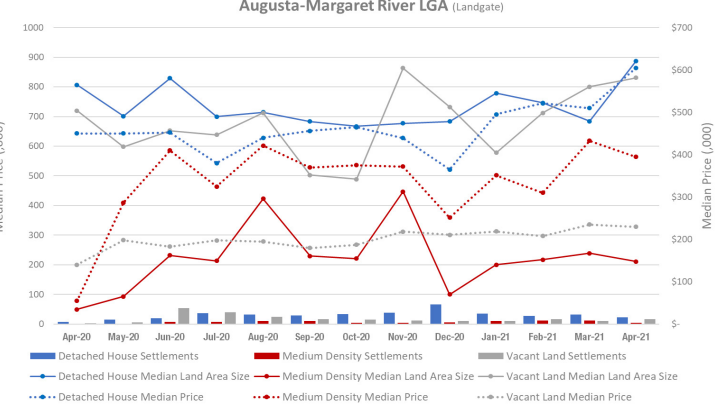
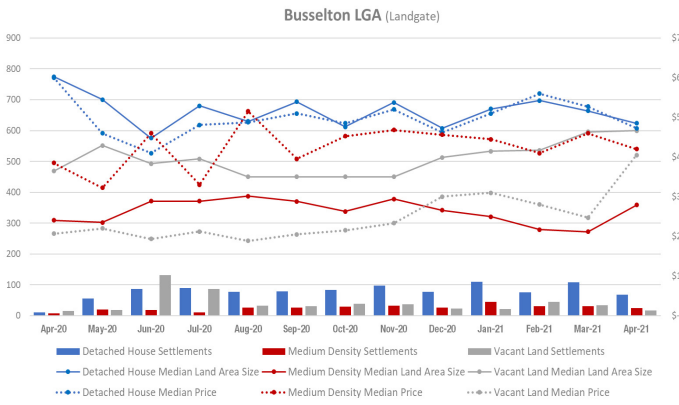
Note: Settlement figures are based on Landgate data available at the time of publication and may not represent all settlements during the period. Date is based on settlements with a land area of 2,000sqm and under.

(Landgate)



South-West Regional Snapshot

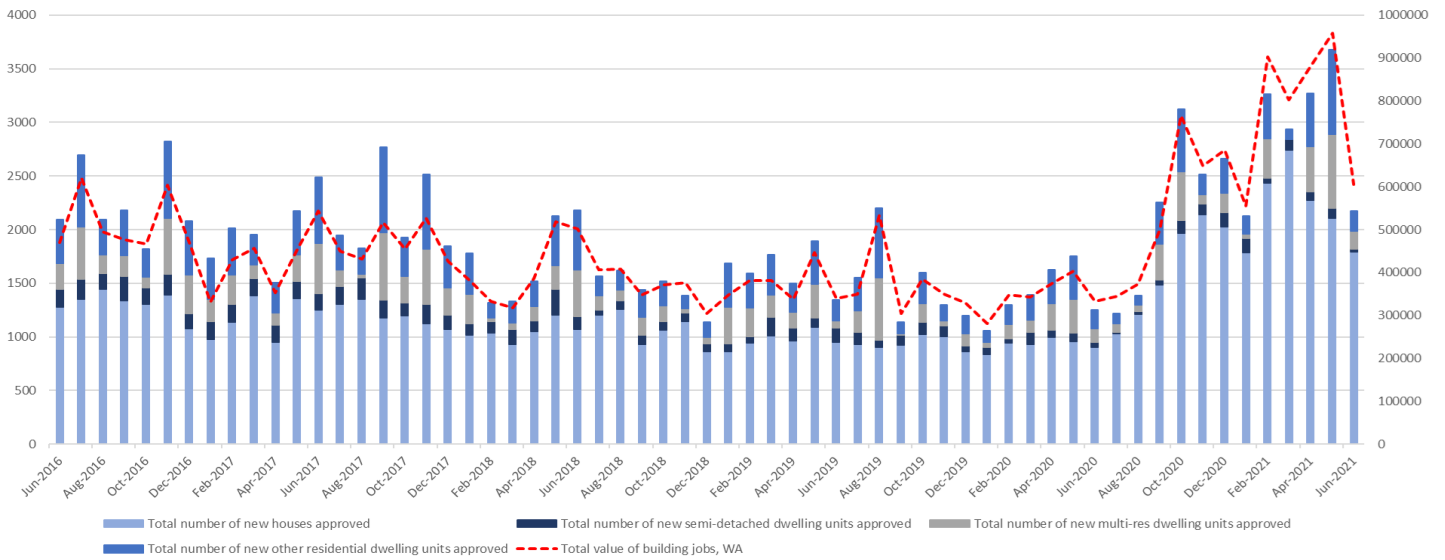
- Over the twelve months to April 2021, total settlements made in the South-West region increased 58.1% YoY to sit at 5,927, 31.2% of which were located in the City of Busselton (1,847). The median price lifted 8.2% over this period to \$330,000, while the median land area decreased 2.2% to 665sqm.
- The settlement total consisted of 3,635 detached houses (+52.4% YoY), 795 medium density settlements (+35.7% YoY) and 1,497 vacant lots (+92.7% YoY).
- The Augusta-Margaret River LGA had the largest increase in total settlements in this timeframe (+238.0% YoY). This was followed by Waroona (+165.4% YoY), Bridgetown-Greenbushes (156.7% YoY) and Boyup Brook (+85.7% YoY), although these were off quite small bases. Other LGAs in the South-West Region recorded YoY settlement number increases of 85.0% for Nannup; 67.9% for Capel; 56.9% for Busselton; 51.6% for Dardanup; 39.3% for Harvey; 30.6% for Collie; 22.8% for Bunbury; and 20.2% for Manjimup.



	South-West Region: 12 months to April 2021			12 months to April 2020			YOY COMPARISON		
	Settlements	Median Land Area (sqm)	Median Price	Settlements	Median Land Area (sqm)	Median Price	Settlements	Median Land Area (sqm)	Median Price
Total South-West Region	5,927	665	330,000	3,748	680	305,000	58.1%	-2.2%	8.2%
Detached House	3,635	731	385,000	2,385	747	345,000	52.4%	-2.1%	11.6%
Medium Density	795	293	336,000	586	295	300,000	35.7%	-0.5%	12.0%
Vacant Land	1,497	556	181,000	777	564	180,000	92.7%	-1.4%	0.6%
Augusta-Margaret River	720	651	365,000	213	694	365,000	238.0%	-6.2%	0.0%
Detached House	393	700	465,000	108	758	440,000	263.9%	-7.7%	5.7%
Medium Density	92	225	363,250	43	289	350,000	114.0%	-22.1%	3.8%
Vacant Land	235	675	195,000	62	700	185,500	279.0%	-3.6%	5.1%
Bunbury	954	609	310,000	777	625	285,000	22.8%	-2.6%	8.8%
Detached House	612	701	332,500	489	719	310,000	25.2%	-2.5%	7.3%
Medium Density	246	262	280,000	210	257	250,000	17.1%	2.1%	12.0%
Vacant Land	96	489	173,000	78	435	185,000	23.1%	12.4%	-6.5%
Busselton	1,847	554	425,000	1,177	566	380,000	56.9%	-2.1%	11.8%
Detached House	1,011	653	490,000	637	700	455,000	58.7%	-6.7%	7.7%
Medium Density	321	338	445,000	238	312	379,000	34.9%	8.3%	17.4%
Vacant Land	515	507	215,000	302	554	211,000	70.5%	-8.5%	1.9%

Note: Settlement figures are based on Landgate data available at the time of publication and may not represent all settlements during the period. Data is based on settlements with a land area of 2,000sqm and under.

Number & Value of Dwelling Units Approved in New Residential Buildings (ABS8731)



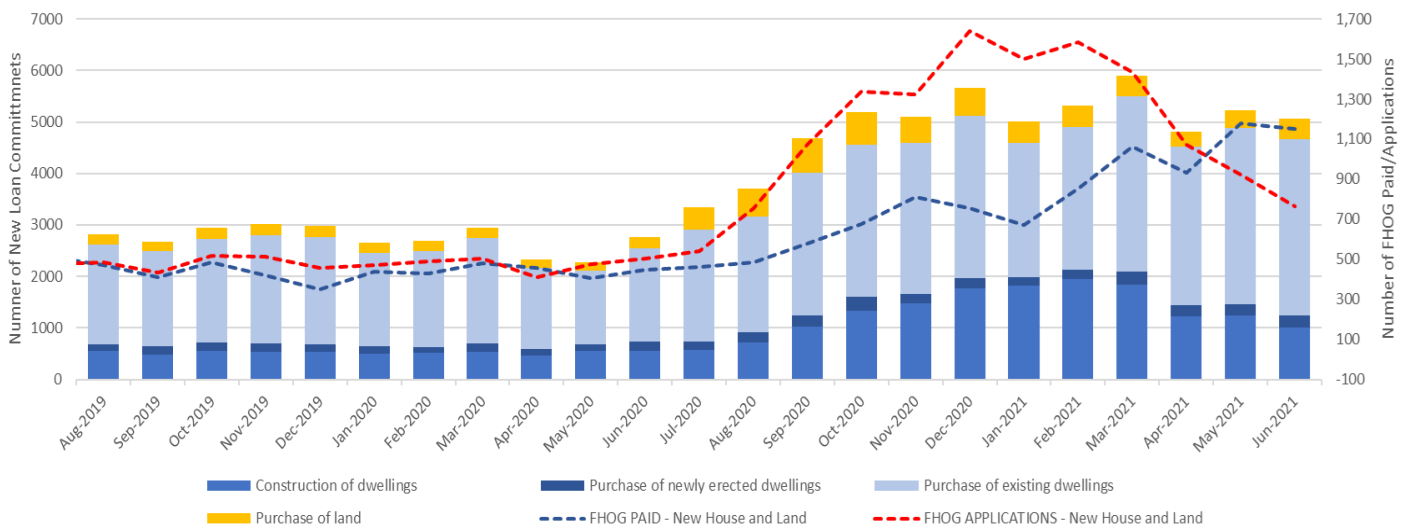
Lending Indicators (ABS5601)

- The national number of new loan commitments made by first home buyers (FHB) in June decreased 1.2% MoM to 15,460 (+50.5% YoY). Commitments made in WA represented 13.1% of this total, with 2,026 new FHB commitments recorded (-11.6% MoM; +66.2% YoY).
- New loan commitments made nationally by non-residents rose in number by 4.8% MoM to 328 (-3.8% YoY) and the value of these commitments for June was \$236.9 million (+11.4% MoM; +10.4% YoY).
- In WA, new housing commitments for dwelling construction were down 18.2% MoM to 1,013 (+80.2%); commitments for the purchase of newly erected dwellings lifted 4.0% MoM to 236 (+43.9% YoY); and commitments for the purchase of residential land rose 11.0% MoM to sit at 385 (+69.6% YoY).

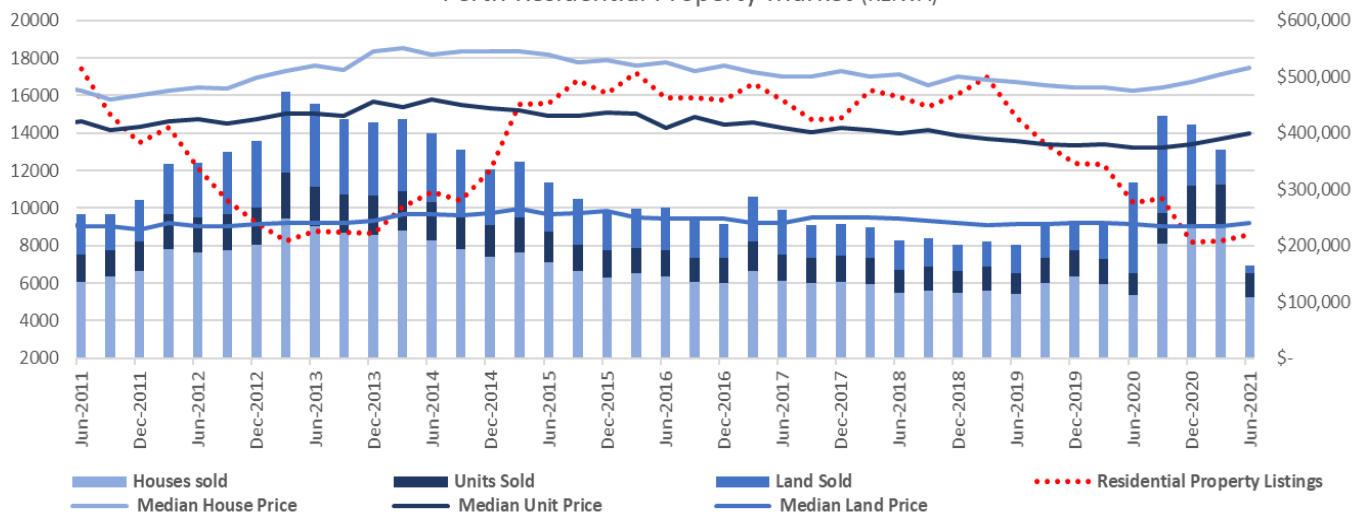
Building Approvals (ABS8731)

- Total dwelling approvals for Australia in June fell 6.8% MoM to 19,629 (+49.6% YoY). Of this total, 13,169 were for houses (-6.8% MoM; +46.2% YoY) and 6,460 were for dwellings excluding houses (-6.6% MoM; 57.1% YoY).
- All states saw higher YoY approvals numbers, while the territories recorded decreasing YoY figures with the NT reporting falling dwelling unit approvals, declining 58.4% YoY to 52 (-13.3% MoM), and those for the ACT down 14.6% YoY to 327 (+31.3% MoM). The states had increases of 83.1% YoY to 1,990 for WA (-31.3% MoM); 53.3% YoY to 5,026 for NSW (-21.3% MoM); 52.5% YoY to 1,459 for SA (-2.3% MoM); 49.8% YoY to 6,957 for Victoria (+14.4% MoM); 46.4% YoY to 369 for Tasmania (-1.1% MoM); and 43.9% YoY to 3,449 for Queensland (-2.0% MoM).
- In WA, the number of dwelling units approved in new residential buildings fell 31.4% MoM to 1,985 (+84.1% YoY), following four consecutive months of higher figures. This total consisted of 1,796 new houses (-14.7% MoM; +98.7% YoY), 165 apartments (-76.1% MoM; +29.9% YoY) and 24 semi-detached/row or terrace houses/townhouses (-75.0% MoM; -48.9% YoY).
- The total value of new residential building jobs in WA decreased 36.8% MoM to \$604.78 million, consistent with the lower approvals figures this month, but remained 81.2% above levels at the same time last year.

Number of New WA Owner-Occupier Housing Loan Commitments (ABS5601 & Treasury)



Perth Residential Property Market (REIWA)



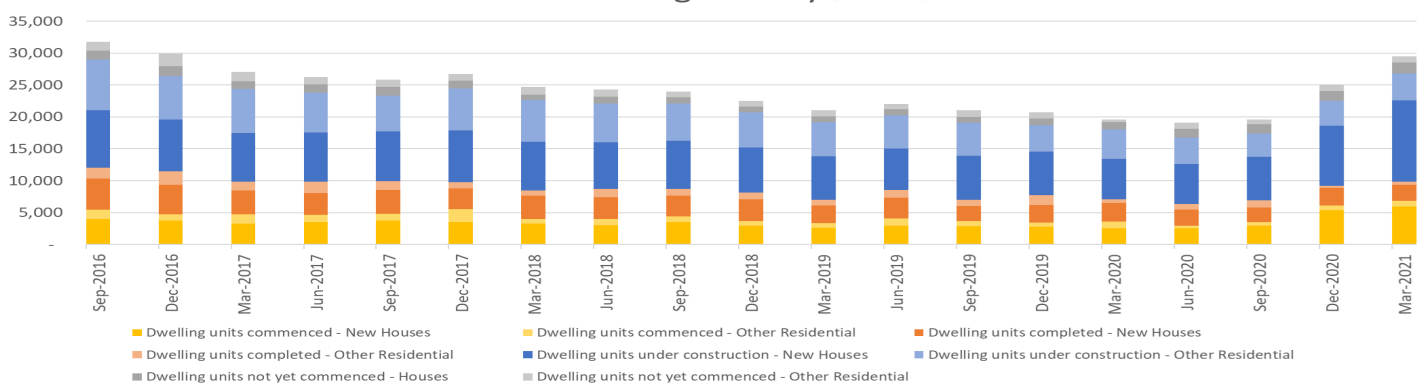
REIWA

- A total of 5,246 houses were sold in the June quarter (to date), representing a 41.8% QoQ decrease from the 9,008 houses sold in the March quarter and 2.7% lower than at the same point in 2020. The median house price was up 2.2% QoQ to \$515,000, which was 8.4% higher YoY.
- In the June quarter, 1,283 sales of units were recorded (to date) (-43.3% QoQ; +15.2% YoY) with a median unit price of \$400,000, 2.6% higher QoQ and 6.7% above levels at the same time last year.
- Sales of lots numbered 385 (to date) in the quarter (-79.0% QoQ; -92.1% YoY) with a median land price of \$240,000, which was 2.1% higher on a quarterly basis and 0.8% above figures at the same point in 2020.
- Residential property listings lifted 3.7% QoQ to sit at 8,570, but remained 16.9% down YoY. Average selling days increased to 18 after falling to a low of 16 in the previous quarter, and were 32 days lower than at the same time last year.
- The rental vacancy rate continued to lift to 1.2% in the June quarter, up from 0.8% in December 2020, but remained 80pts below the 2.0% recorded in June 2020. Median rents continued upward trajectories, with house rents up 4.7% QoQ to \$450 per week (+21.6% YoY) and unit rents up 2.6% to \$400 per week (+19.4% YoY).

Building Activity (ABS8752)

- The total number of national dwelling commencements made in the March 2021 quarter fell 7.7% QoQ to 48,471 (+11.7% YoY), with 33,314 of these being for houses (-4.9% QoQ; +40.9% YoY) and 14,973 (-13.6% QoQ; -23.5% YoY) being for other residential dwellings. In WA, the number of dwelling units commenced in the quarter totalled 6,801 (+11.7% QoQ, +91.0% YoY), of which 5,940 were for houses (+11.4% QoQ; +136.5% YoY) and 851 were for other residential dwellings (+13.8% QoQ; -17.5% YoY).
- In March, national dwelling unit completions fell 15.3% QoQ to sit at 40,764 (+1.1% YoY), consisting of 22,692 house completions (-18.5% QoQ; -2.8% YoY) and 17,766 completions of other residential dwellings (-11.4% QoQ; +6.1% YoY). Of this national total, 7.5% or 3,060 were located in WA (-2.3% QoQ; -14.2% YoY), with these made up of 2,546 house completions (-8.2% QoQ; -14.7% YoY) and 504 other residential dwelling completions (+42.8% QoQ; -10.3% YoY).
- The number of residential dwelling units under construction in WA as at the March quarter increased 27.3% QoQ to 17,031, and was up 54.7% from the same time the year prior. This total was made up of 12,771 houses (+35.5% QoQ; +102.3% YoY) and 4,211 other residential dwellings (+8.0% QoQ; -9.2% YoY).
- WA residential units (approved but not yet commenced) rose 6.5% QoQ in number to total 2,688, an increase of 71.1% YoY. This consisted of 1,683 houses (+11.8% QoQ; +52.7% YoY) and 988 other residential dwellings (-1.2% QoQ; +119.6% YoY).

WA Building Activity (ABS8752)

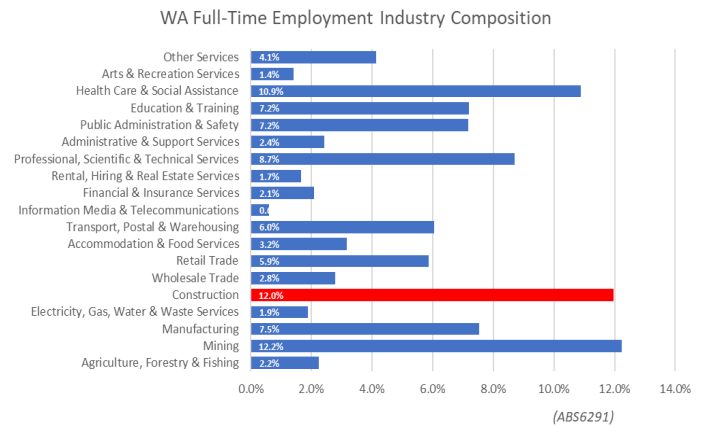
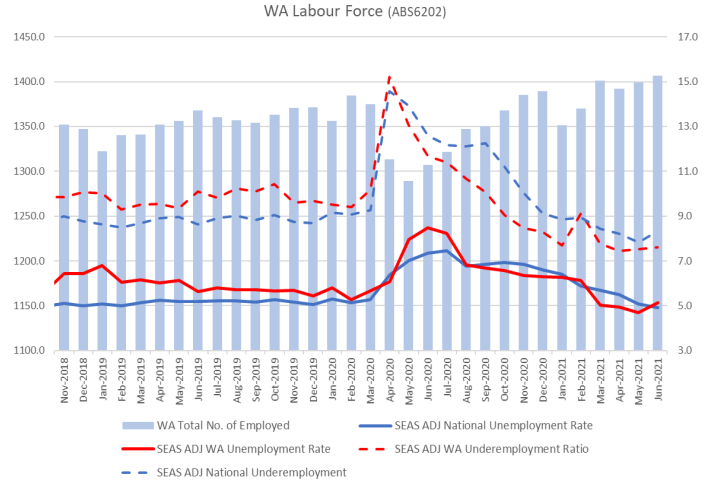


Labour Force (ABS6202)

- The seasonally-adjusted Australian unemployment rate fell 0.2ppts MoM in June to 4.9% (-2.4ppts YoY from 7.4%), the lowest rate recorded since June 2011. For WA, the unemployment rate for June increased 0.5ppts MoM to 5.1% (-3.4ppts YoY from 8.5%), but remained lower than the 5.4% rate seen in December 2019.
- The national participation rate remained steady at 66.2% on a monthly basis in June (+2.1ppts YoY from 64.1%), while WA's participation rate lifted 0.9ppts MoM to 68.7% (+2.1ppts YoY from 66.6%).
- The underemployment ratio for Australia rose 0.5ppts MoM in June to 8.3% (-4.3ppts YoY from 12.6%) and WA's underemployment ratio was up 0.1ppts MoM to 7.6% (-4.1ppts YoY from 11.7%).
- The underutilisation rates for Australia and WA increased 0.3ppts and 0.5ppts respectively on a monthly basis, lifting to sit at 12.8% nationally (-6.2ppts YoY from 19.0%) and 12.3% for WA (-6.8ppts YoY from 19.2%).
- In June, aggregate monthly hours worked nationally fell 1.8% MoM and 6.8% YoY, while in WA aggregate hours worked increased 0.8% MoM and 7.5% YoY.

Labour Force Detailed (ABS6291)

- For the three months to May 2021 the total number of full-time workers in the WA construction industry increased 12.6% QoQ to 109,700, 2.4% higher than at the same time last year. This represents 12.0% of total WA full time employees and is the second highest industry total following mining (12.2%).

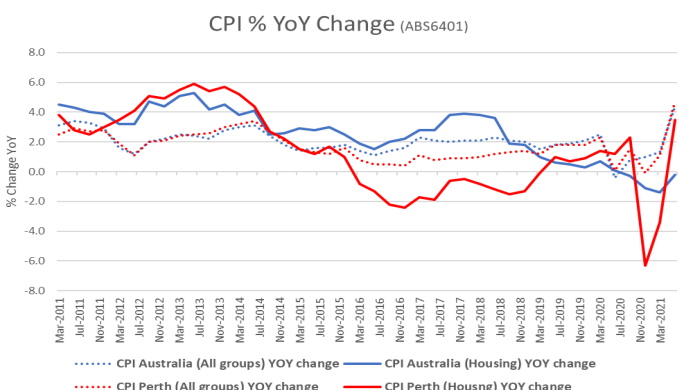
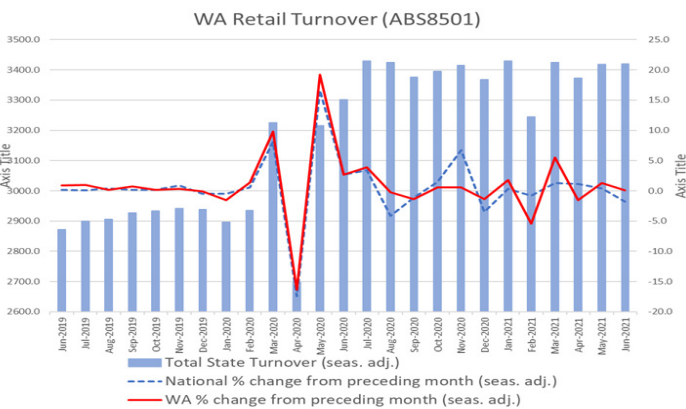


Retail Trade (ABS8501)

- National retail turnover (seasonally adjusted) for June fell 1.8% MoM to \$30.591 billion, 2.9% up from the same time last year. WA retail turnover lifted 0.1% MoM to sit at \$3.420 billion, accounting for 11.2% of national turnover and 3.6% up YoY.

Consumer Price Index (ABS6401)

- In June, the weighted average of eight capital cities Consumer Price Index (CPI) rose 0.8% QoQ.
 - While all states and territories saw a quarterly increase in June, Perth had the highest increase at 1.9%. This was followed by (in order) Hobart (1.1%), Darwin (1.0%), Brisbane (0.8%), Canberra (0.8%), Sydney (0.8%), Adelaide (0.5%) and Melbourne (0.3%).
- Over the twelve months to the June 2021 quarter the national CPI increased 3.8% and the Perth CPI was up 4.2% for the same timeframe.
- The index for housing was down 0.2% YoY nationally, while in Perth the index increased 3.2% YoY.
- Changes of note in Perth included:
 - Electricity (+91.2%)
 - Automotive fuel (+7.3%)
 - Rents (+2.6), driven by strong demand as demonstrated by lower (+) vacancy rates, in addition to the moratorium end on rental reviews.





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