

ECONOMIC NOTE

Housing Finance Commitments, September 2008

Analysis

Western Australia's housing finance commitments have fallen sharply over the past year, similar to the falls in all other States and Territories.

The major sub-categories of commitments in Western Australian have fallen over the year (i.e. loans for established dwellings, new houses and refinancing), though the number of loans for first home-buyers has remained comparatively stable.

Key Facts

Seasonally Adjusted

Seasonally adjusted housing finance commitments in Western Australia decreased by 3.9% to 6,054 between August and September. Commitments fell by 27.4% over the year and dropped by 4.1% over the three months to September 2008.

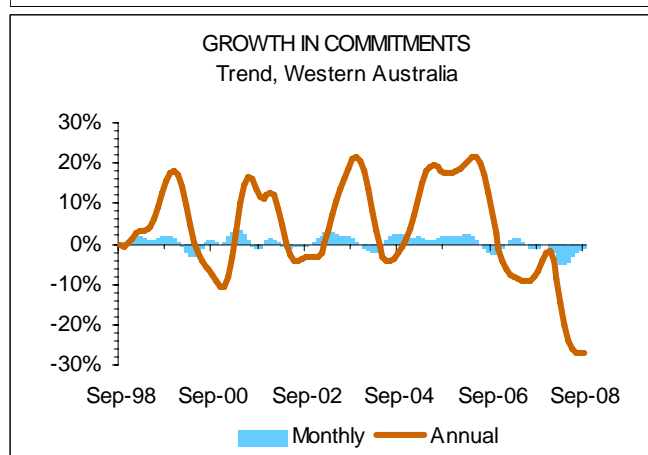
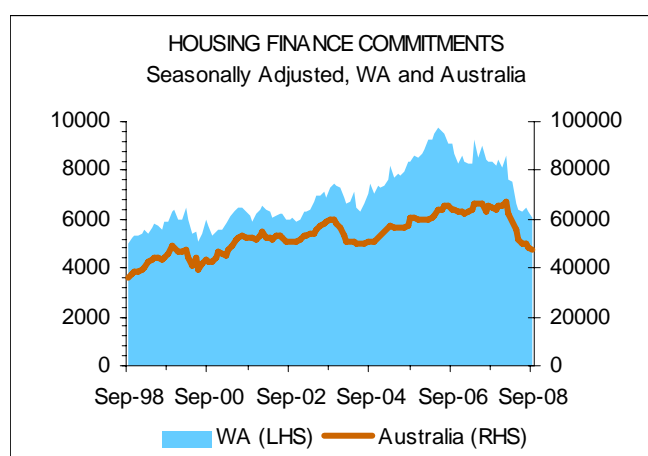
Australia's seasonally adjusted commitments fell by 2.7% to 47,435 between August and September. Commitments dropped by 26.9% over the 12 months and decreased by 5.9% in the three months ending in September.

Over the year to September, the smallest decrease in commitments by State was 10.8%, in the Australian Capital Territory. The largest decrease was 34.9%, in Queensland.

Trend

Trend housing finance commitments in Western Australia decreased by 1.2% between August and September. Commitments fell by 27.2% over the year and dropped by 4.8% over the three months to September 2008. Australia's trend commitments fell by 1.9% between August and September. Commitments dropped by 27.1% over the 12 months and decreased by 7.5% in the three months ending in September.

Over the year to September, the smallest decrease in trend commitments by State was 21.2%, in the Australian Capital Territory. The largest decrease was 36.2%, in Queensland.



HOUSING FINANCE COMMITMENTS BY STATE September 2008

	Seasonally Adjusted				Trend			
	000s	% Change Over:			000s	% Change Over:		
		1 Year	3 Months	1 Month		1 Year	3 Months	1 Month
New South Wales	14,290	-21.9%	-4.3%	-2.1%	14,177	-24.3%	-7.2%	-1.7%
Victoria	11,460	-22.9%	-7.5%	-2.5%	11,439	-22.8%	-8.1%	-1.9%
Queensland	9,769	-34.9%	-6.0%	0.4%	9,565	-36.2%	-9.1%	-2.1%
South Australia	3,966	-25.0%	-7.8%	-3.6%	4,017	-24.0%	-6.9%	-1.8%
Western Australia	6,054	-27.4%	-4.1%	-3.9%	6,102	-27.2%	-4.8%	-1.2%
Tasmania	947	-26.1%	-7.6%	-2.2%	931	-29.0%	-11.8%	-2.8%
Northern Territory	371	-27.3%	-0.5%	5.7%	358	-31.0%	-7.7%	-1.9%
Australian Capital Territory	695	-10.8%	0.0%	-0.9%	682	-21.2%	-3.3%	-0.6%
Australia	47,435	-26.9%	-5.9%	-2.7%	47,340	-27.1%	-7.5%	-1.9%