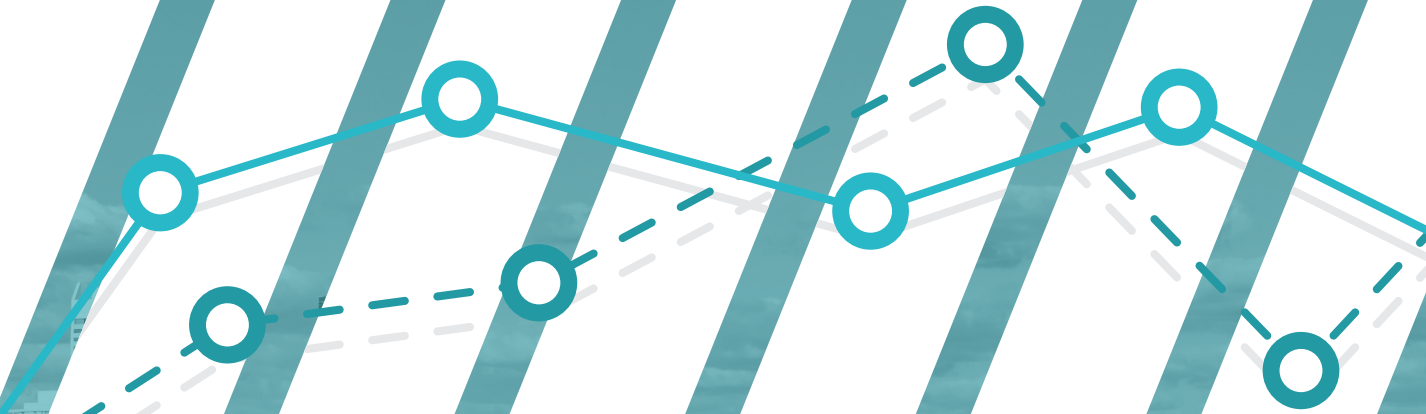


EDITION 24.4



PERTH CAPITAL CITY REVIEW

 **PERFORMANCE**
PROPERTY RESEARCH

DISCLAIMER

The data presented in this report are sourced from 3rd party resources that we have selected due to their reliability and availability over the historical periods that we require for our research to be relevant. Due to the fact that the current year is not yet complete, data presented for the current year are estimated to represent a full year.

PERTH AT A GLANCE

CURRENT MEDIAN HOUSE

\$745,000

CURRENT MEDIAN UNIT

\$500,000

In the current stage of cycle

The Perth house market has a **Buy Momentum Rating** while the unit market has a **Buy Value Rating**.

If buying houses, it would be best suited to a **Trading Strategy**.

If buying units, it would be best suited to a **Trading Strategy**.

We classify the Perth house market currently as a **Medium Risk Investment**, and the Perth unit market as **Medium Risk Investment** based on the stage of cycle.

Legend

Trading Strategy = **6 to 9 years**

Foundation Strategy = **10+ years**



Average Days
on Market

Houses : **09**

Units : **12**



POPULATION



Current: **2,289,366**

Current Growth Rate: **3.65%**

Avg 10 Yr Growth Rate: **1.74%**

UNEMPLOYMENT
RATE

3.7%

LONG TERM COMPOUNDED
GROWTH PA (1980) IS **7.53%** FOR
HOUSES & **6.50%** FOR UNITS.

Houses the last 3 years have seen 11.46%
PA growth, units 6.84%.

7.53%

HOUSE
YIELD

5.7%






UNIT
YIELD

6.3%

EXECUTIVE SUMMARY





KEY MARKET INDICATORS

Positive

	Affordability Index HOUSE V. Price Movement.....	08
	WA Monthly Housing Finance.....	09
	Stock on Market V. Avg Days on Market.....	10
	Vacancy Rate V. Median Rent.....	11
	Job Creation Index.....	12






SUPPLY & DEMAND - Positive

Does Demand Exceed Supply?

	Change in Population.....	13
	State Population Movement Type.....	14
	Iron Ore V Median House Price.....	15
	Dwelling Approvals V. Population % Change.....	16






AFFORDABILITY - Neutral

Is Property Affordable?

	Affordability Index HOUSE V. Price Movement.....	08
	Affordability Index UNITS V. Price Movement.....	17
	Price to Income Ratio.....	18
	Rent as % of Income V. Affordability Index.....	19
	FHBs as % of Population.....	20

CONFIDENCE - Positive

Is There Confidence In The Market?

	Retail Turnover Growth.....	21
	Mortgage Arrears.....	22
	Unemployment Rate	23
	Business Investment	24
	WA Mineral Exploration Expenditure.....	25






MONEY SUPPLY - Positive

Will There Be More or Less Money Into The Economy?

	Gross State Product V. Median Price Movement.....	26
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INVESTMENT VALUE - Positive

Is This Market Showing Value?

	Current Investment Value - Per Capital City.....	27
	Yield V. Interest Rates	28
	Long Term Trends	29
	House V Unit Price Comparison.....	06
	Perth V. Sydney HOUSE Price Movement.....	30

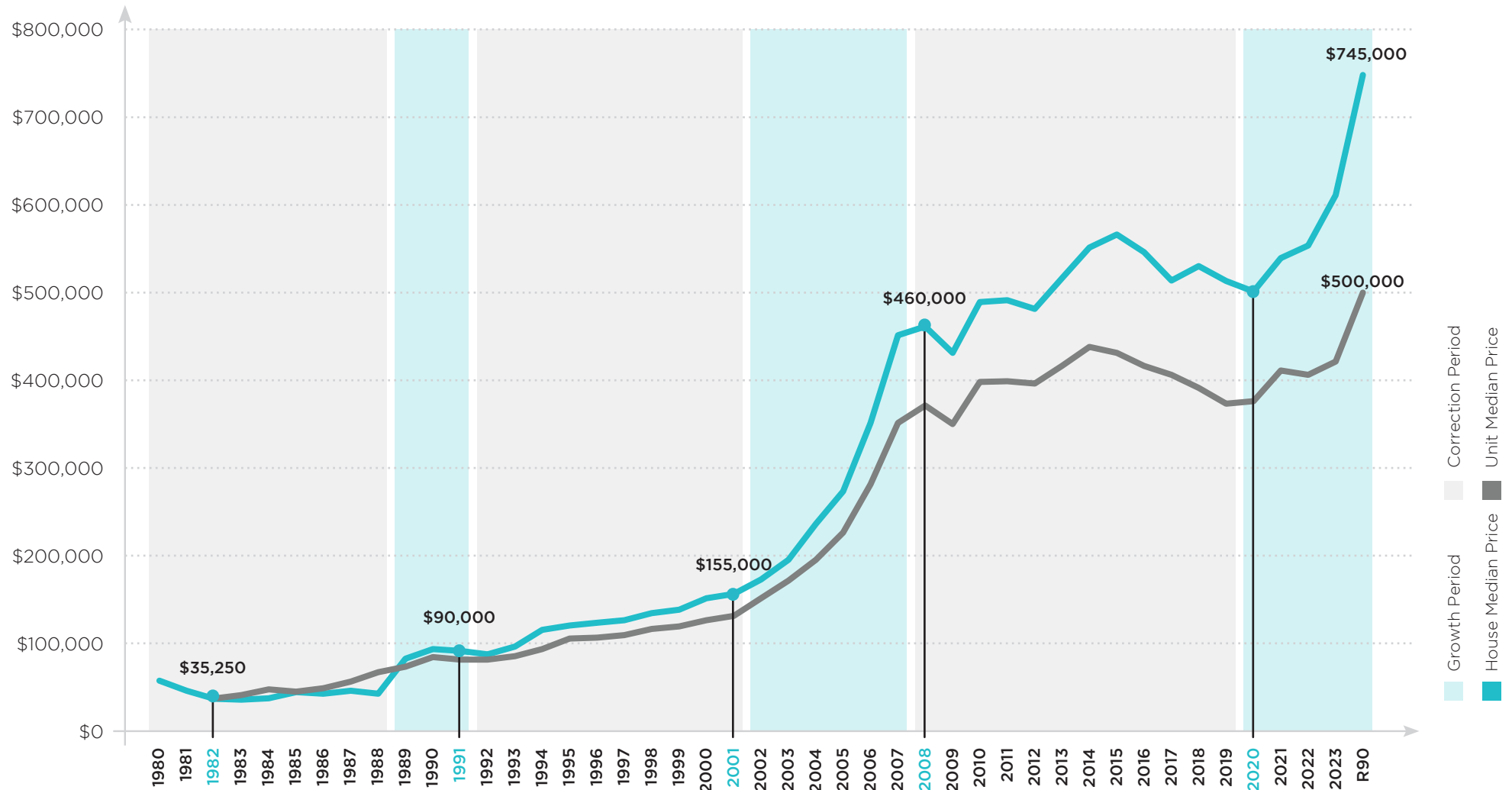
RISK - Neutral

Is There Potentially Downside Volatility?

	Affordability Index HOUSE V. Price Movement.....	08
	Price to Income Ratio	18
	Industry Value Added	31
	Population Pyramid.....	32

Positive
Slightly Positive
Neutral
Slightly Negative
Negative

PERTH HOUSE & UNIT PRICE MOVEMENT



1982
Severe Recession
Cash Rate 16.3%
Inflation 12.4%
Unemployment 11.3%

1991
Major Recession
Cash Rate 8.5%
Inflation 4.8%
Unemployment 11.3%

2001
Dot Com Crash
Cash Rate 4.5%
Inflation 6.1%
Unemployment 6.9%

2008
GFC
Cash Rate 5.3%
Inflation 5%
Unemployment 6.2%

2020
Covid-19
Cash Rate 0.25%
Inflation 1.8%
Unemployment 7.9%

OUR VIEW OF THE PERTH HOUSE MARKET

PEAK

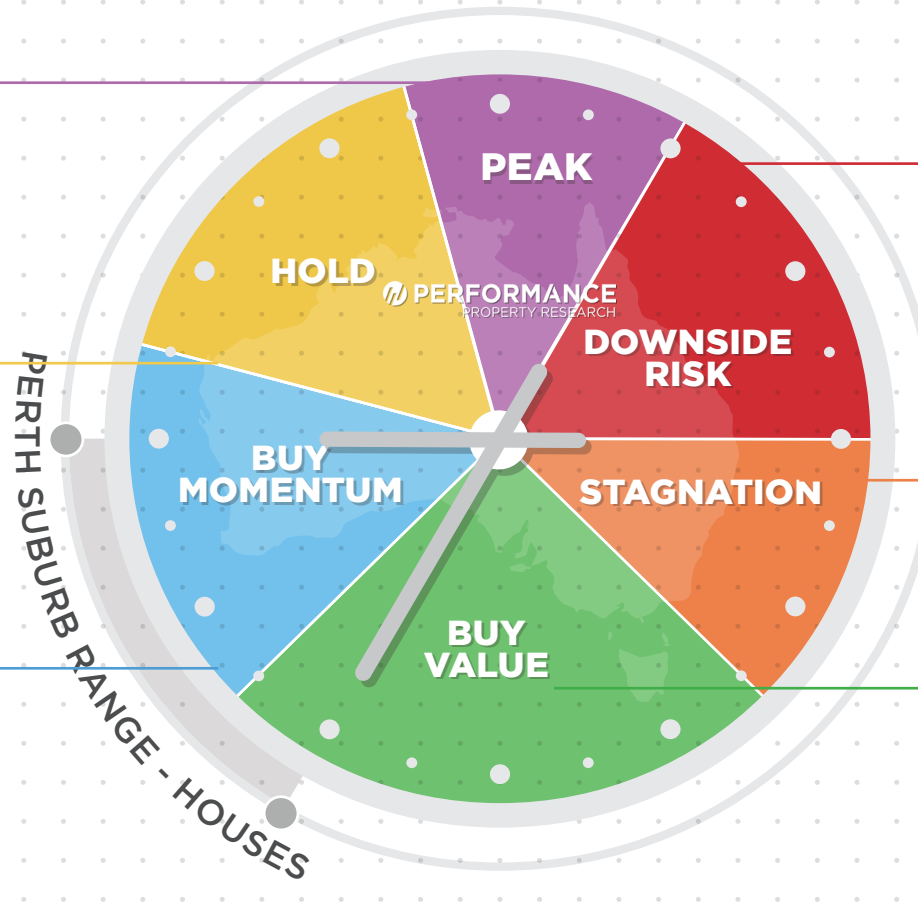
The market has peaked based on its historic performance. Consider selling in this market after consultation with your financial planner or property investment adviser.

HOLD

This market is only appropriate to enter with a long term property strategy. Growth in the short term is expected to be limited, but quality assets held long term will continue to perform.

BUY MOMENTUM

On a macro level the market is at or close to halfway through this growth cycle and demand for quality property is strong and rising. Macro fundamentals are present to support growth in the short term.



DOWNSIDE RISK

The market has moved past its peak historic performance. There is a significant risk for the market to experience a downturn in the near future.

STAGNATION

The market is moving through a correction stage. We see minimal opportunity for growth in the short to medium term.

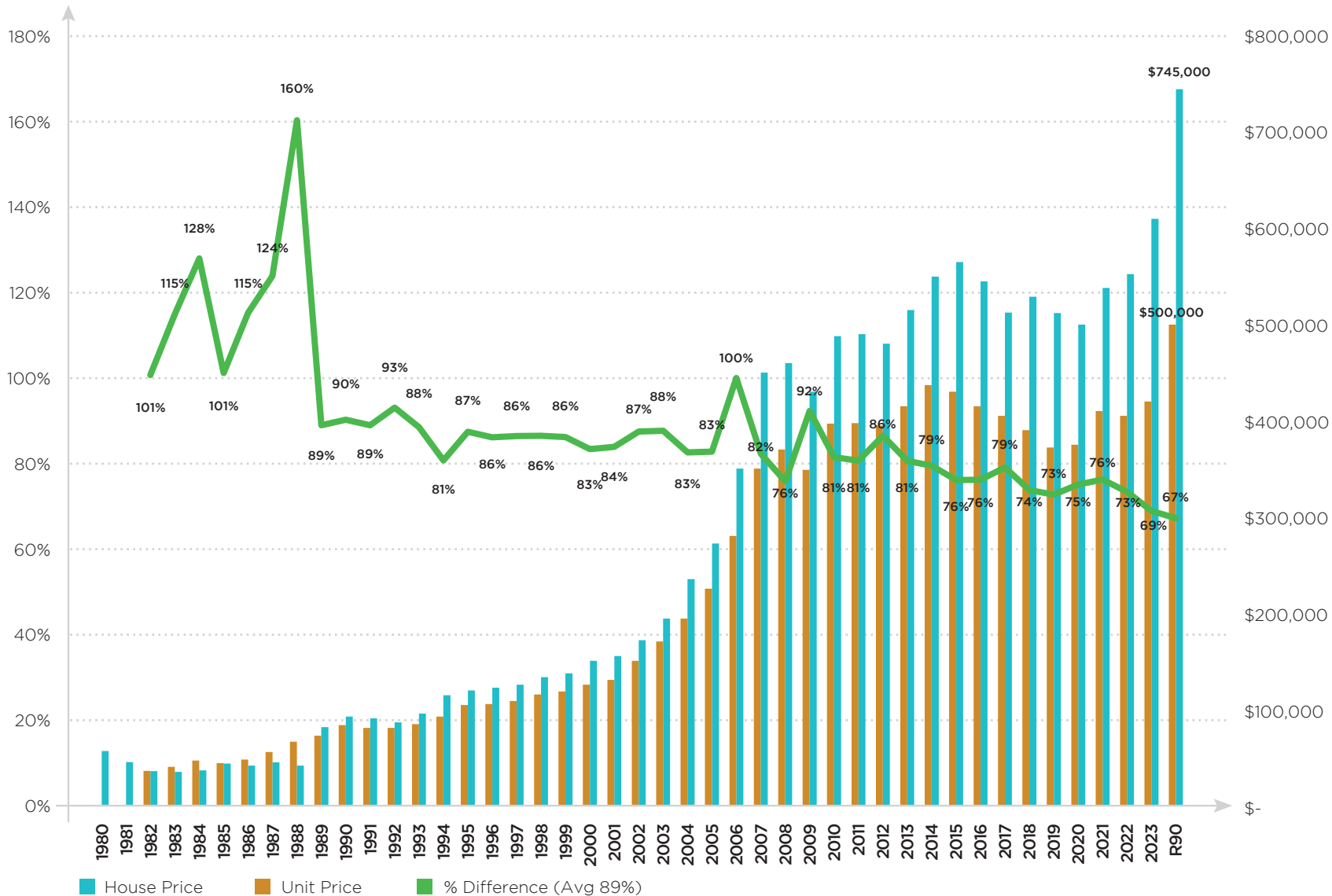
BUY VALUE

This market offers good investment value with macro fundamentals present to support growth in the short to medium term. Buy at the true market bottom to take advantage of the full growth upswing, with cyclical risk at its lowest.

For more information on the Perth market, including individual property and suburb information, call to speak to one of our professional property advisors on (03) 8539 0300.

PERTH HOUSE V. UNIT PRICE COMPARISON

This graph shows the comparison between house and unit price movements and the percentage difference for each year.



POSITIVE

OUR VIEW OF THE PERTH UNIT MARKET

PEAK

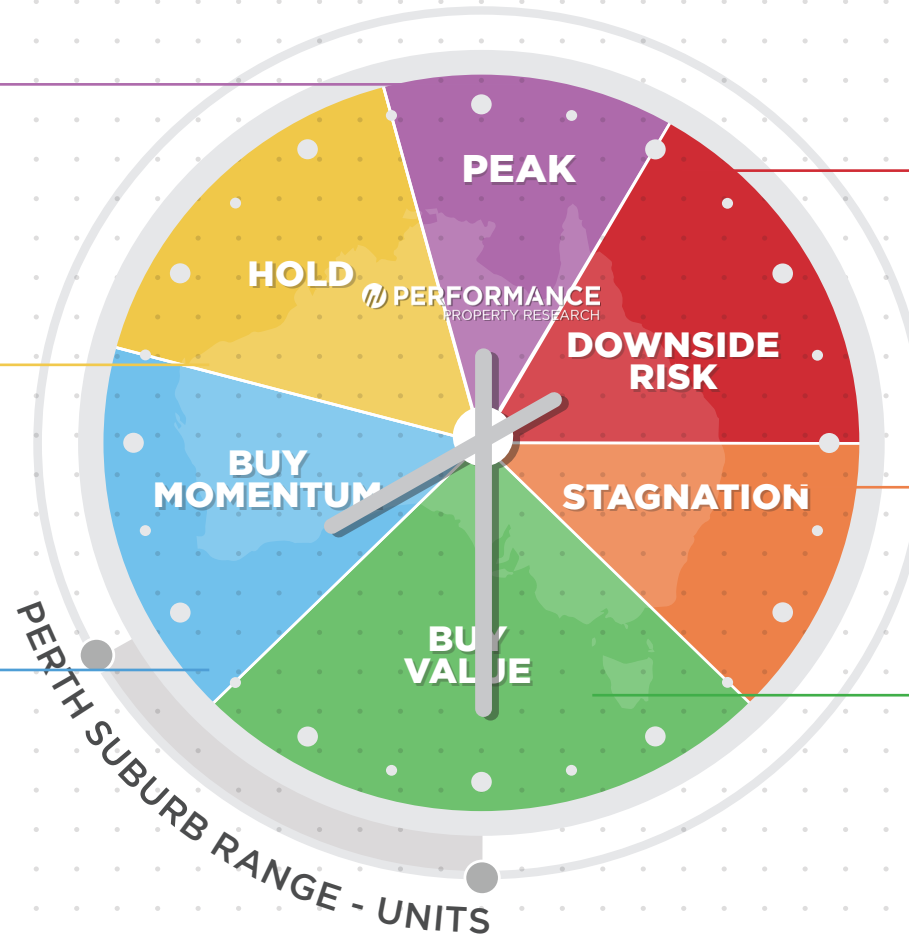
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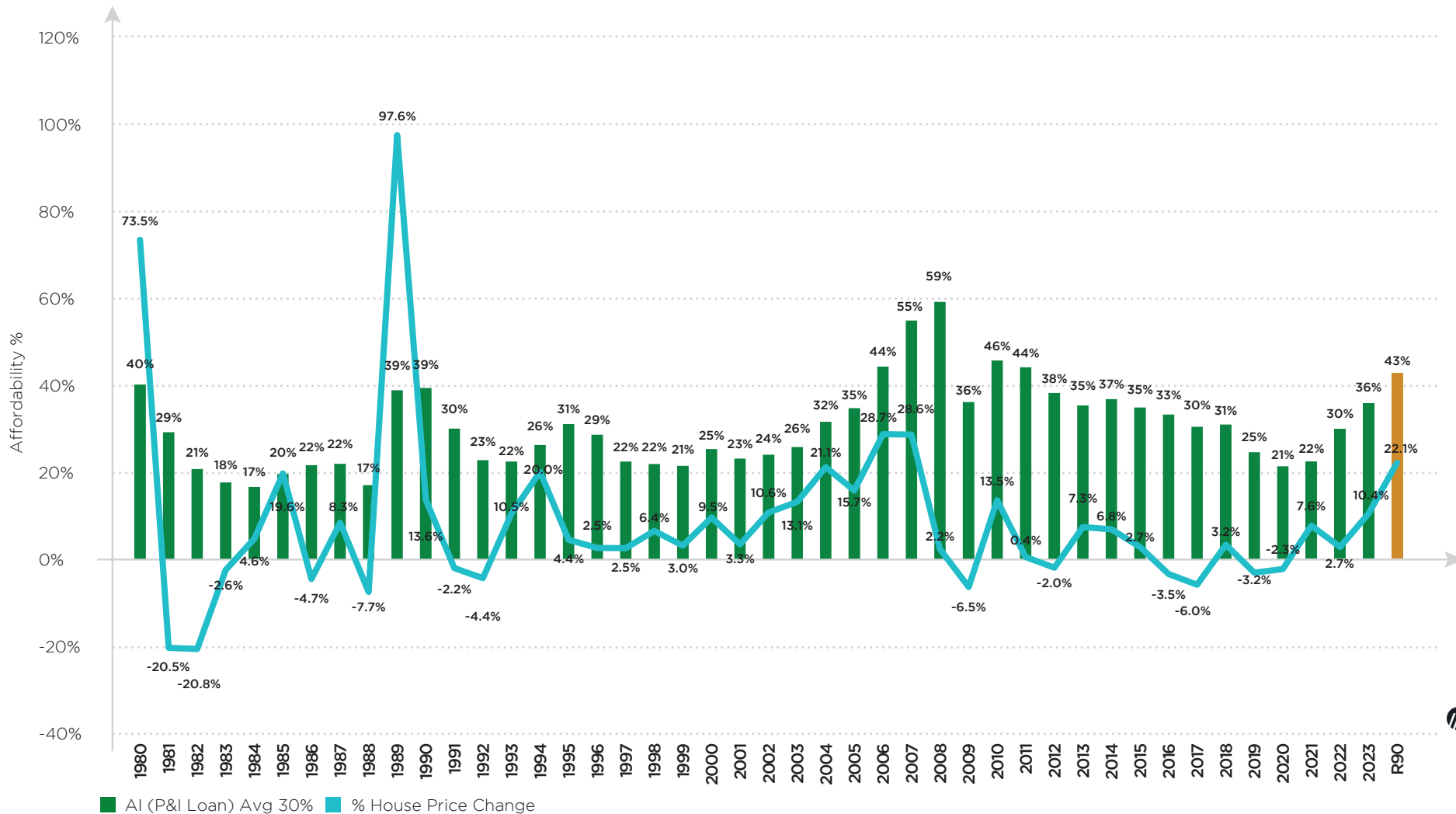
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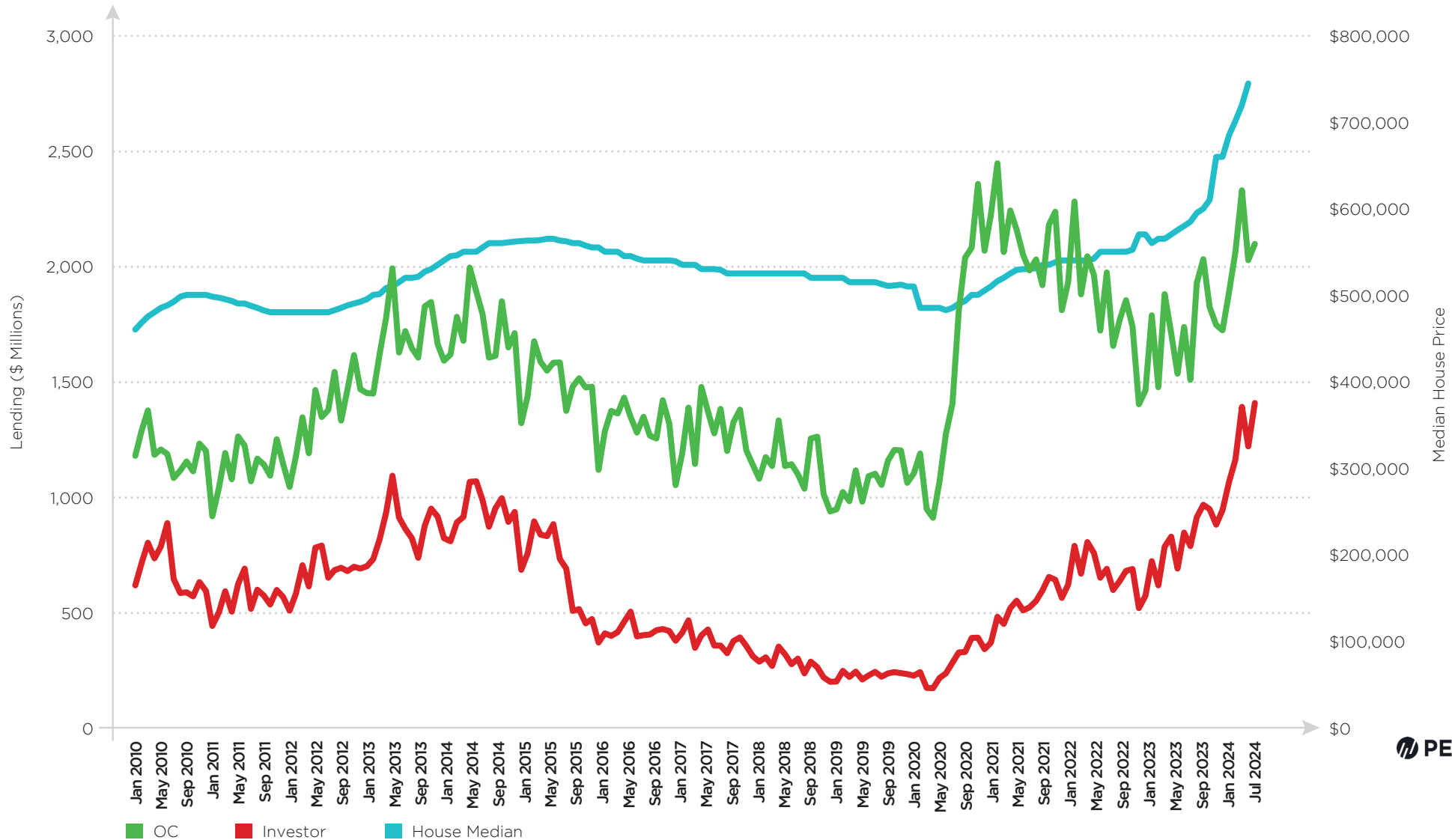
AFFORDABILITY INDEX V. PRICE MOVEMENT - HOUSE

This graph displays the impact interest rates have on house price movements. Performance Property's Gross Affordability Index (AI) is a measure of the average new mortgage repayments versus the average income. The AI is calculated using the median price, average wage (before tax), assumes a 20% deposit, the current variable interest rate and Principle & Interest repayments over a 30 year loan term. For the current year, the rolling 90 days (R90) is shown to convey latest market status.



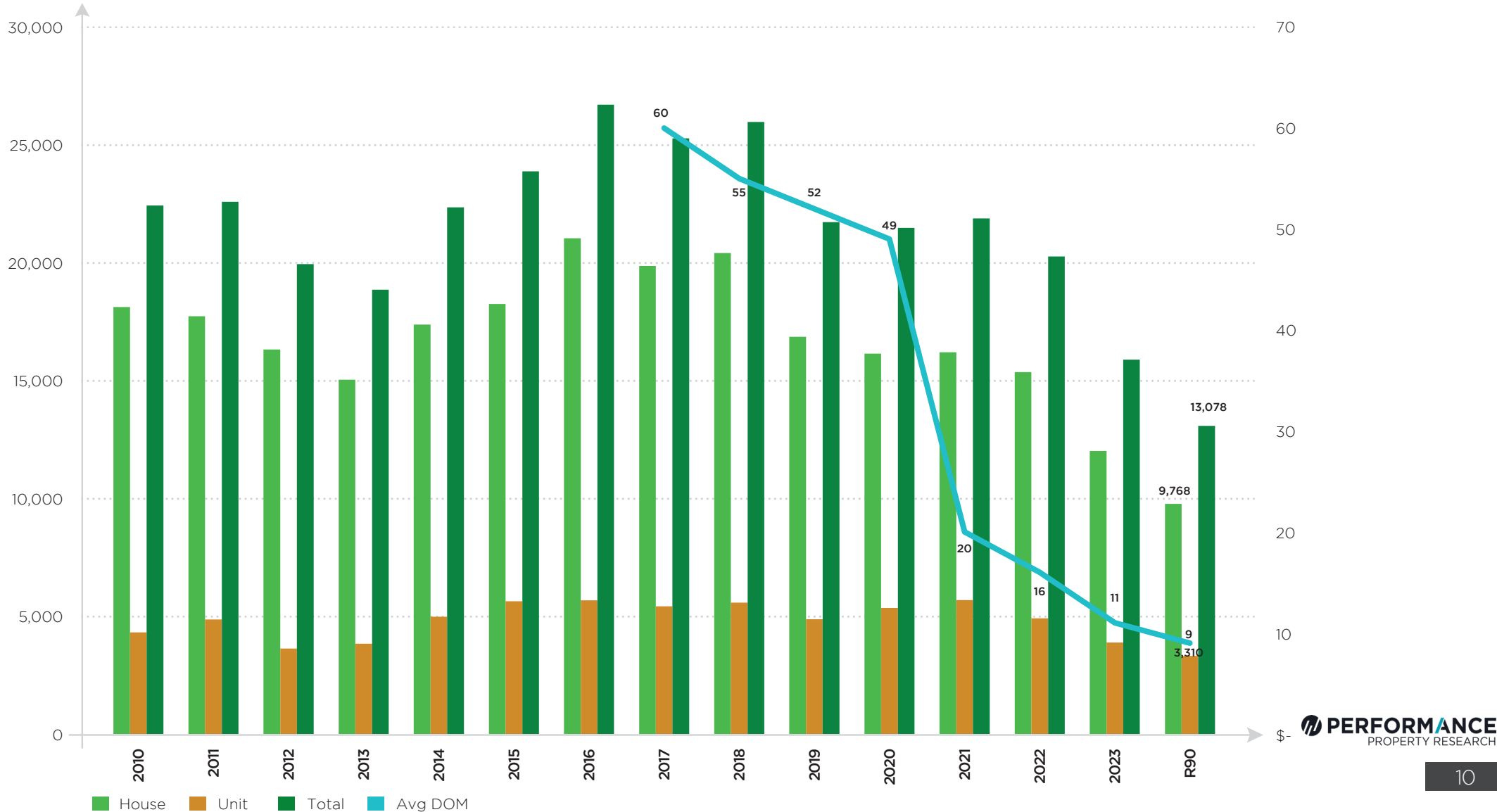
WA MONTHLY HH LENDING TO OC V. MEDIAN HOUSE PRICE

This graph displays the value of housing finance for the state each month for owner occupiers and investors versus the median house price.



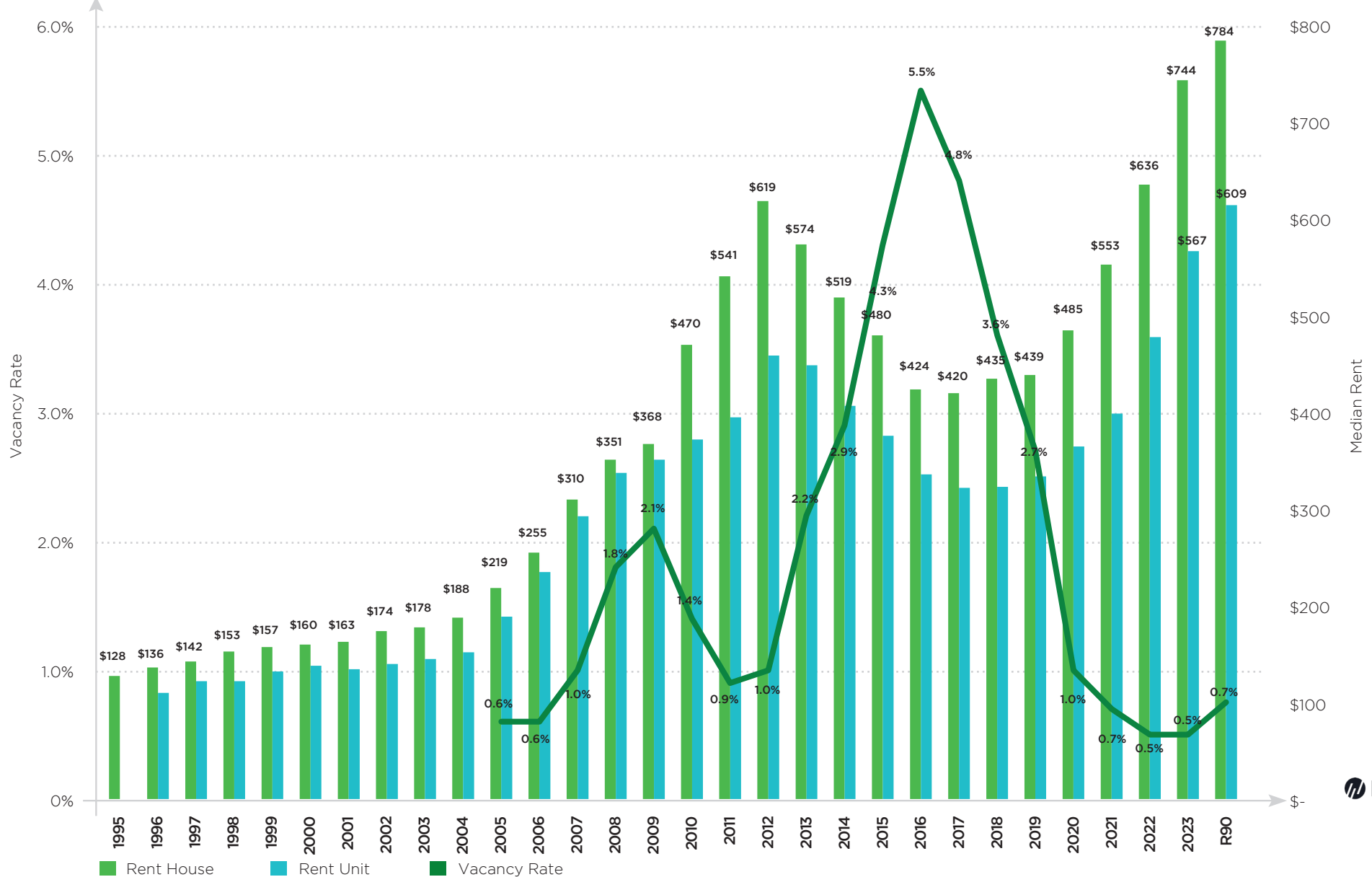
STOCK ON MARKET V. AVG DAYS ON MARKET

This graph displays the average days on market and stock on market in one month of each year.



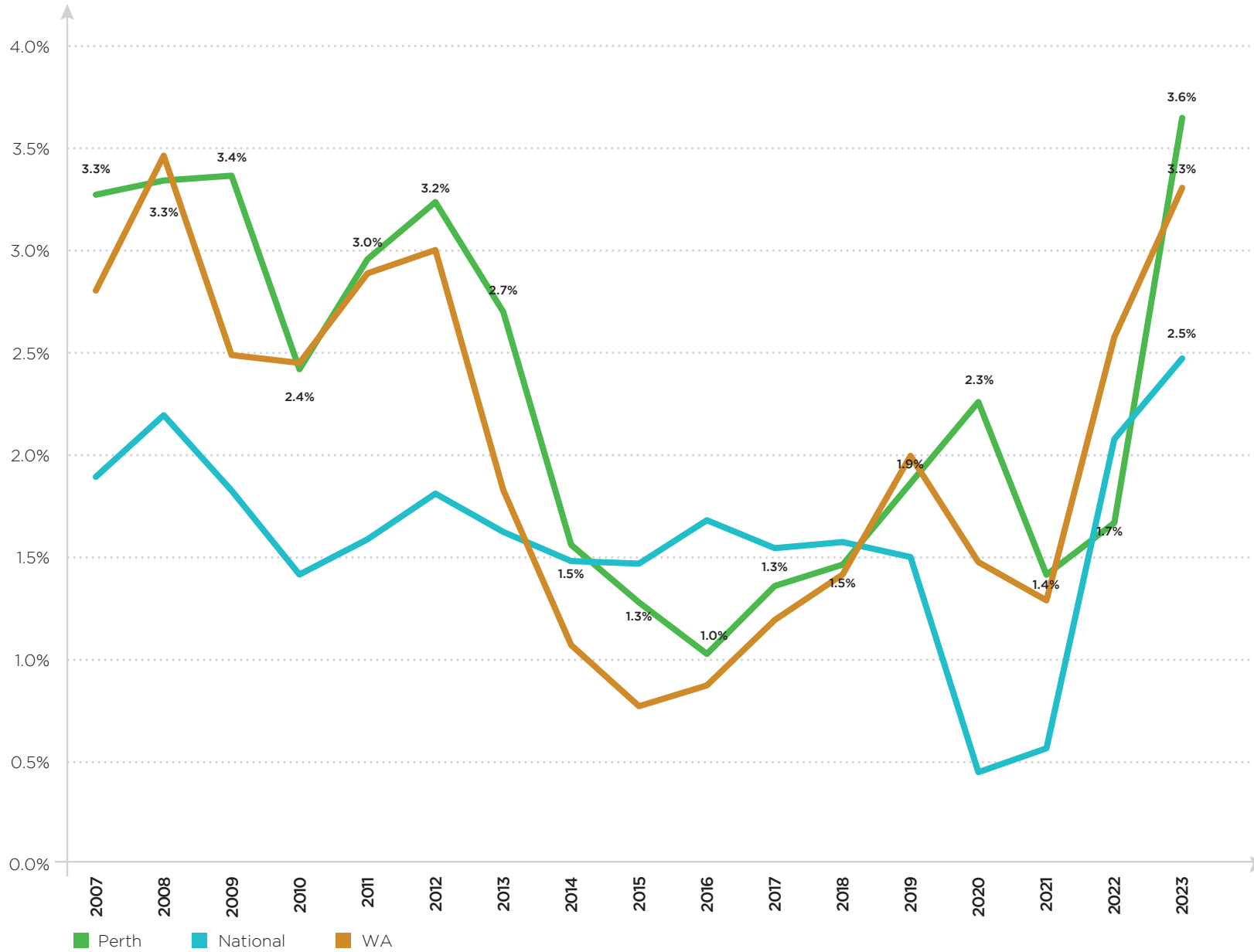
VACANCY RATE V. RENT

This graph displays the relationship between rental growth for both houses and units and the vacancy rate.

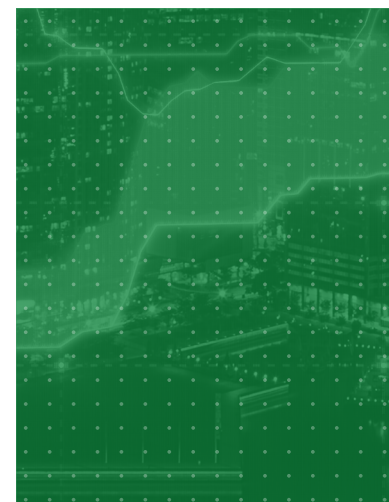


CHANGE IN POPULATION

This graph shows the percentage change in the population growth rate for the city, state and Australia.

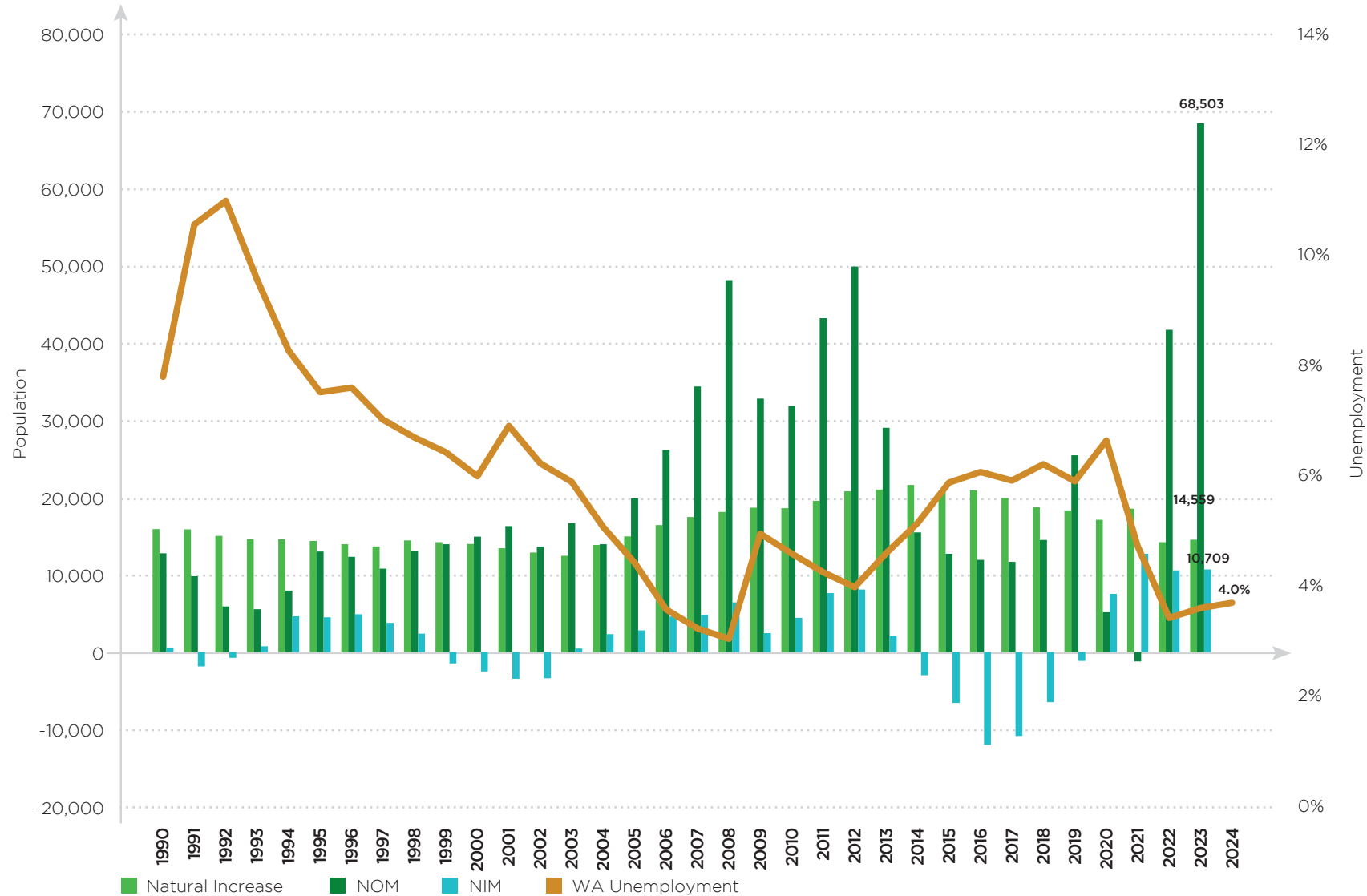


POSITIVE



WESTERN AUSTRALIA POPULATION MOVEMENT TYPE

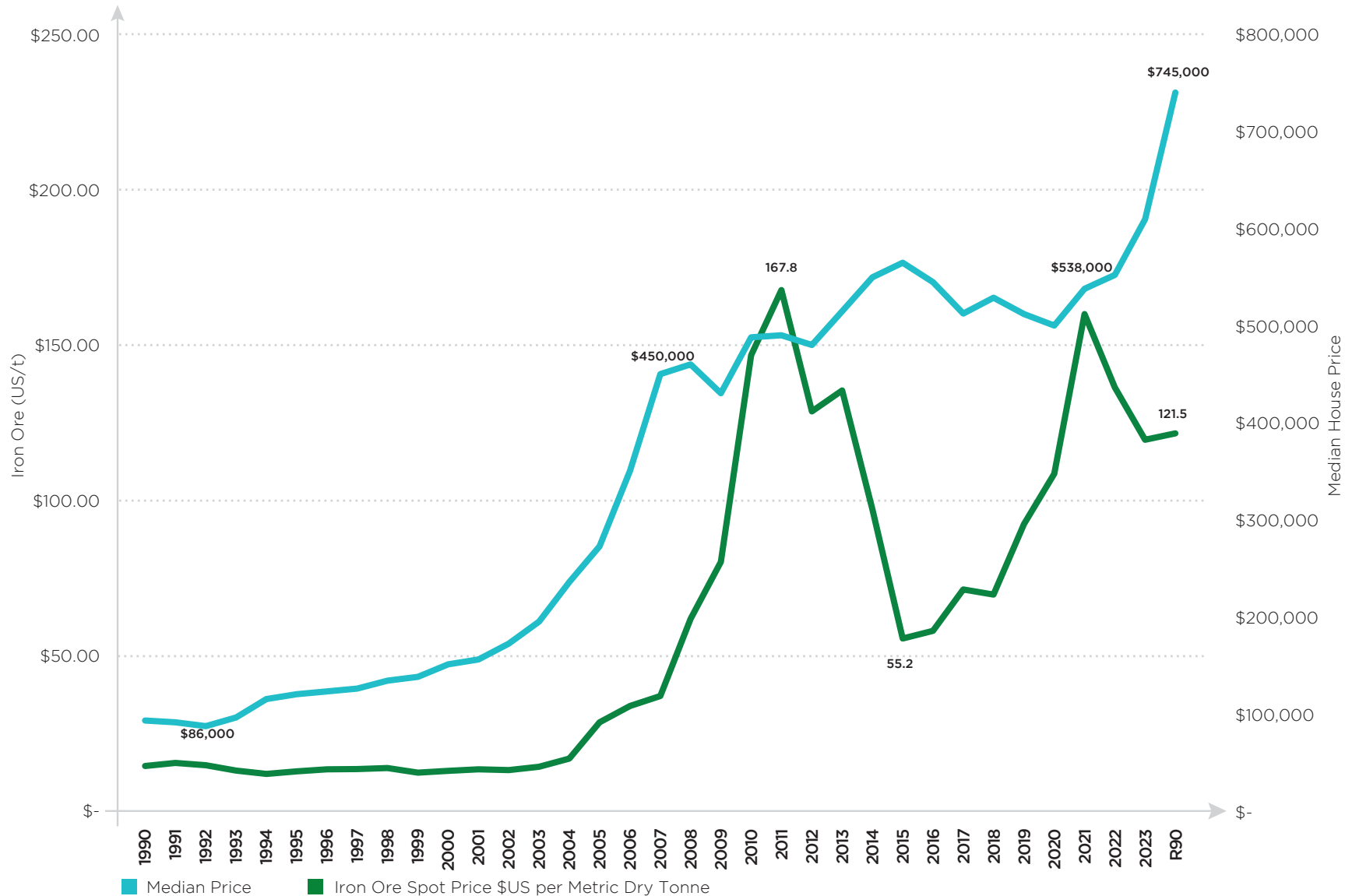
This graph demonstrates the breakdown of Natural Increase, Net Overseas Migration (NOM) and Net Interstate Migration (NIM) for the state.



POSITIVE

IRON ORE PRICE V. MEDIAN HOUSE PRICE

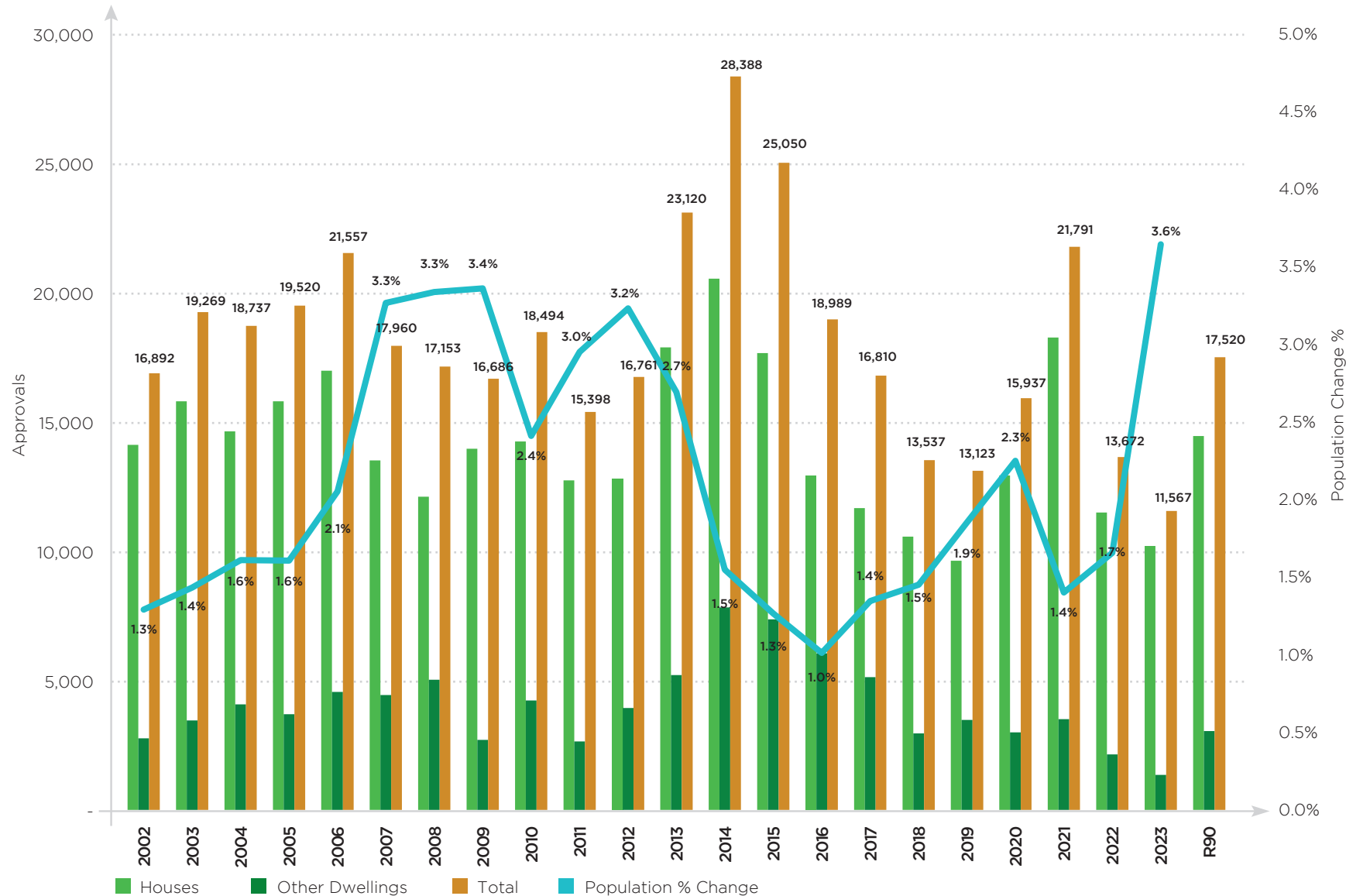
This graph displays the relationship between the iron ore price and median house price.



SLIGHTLY
NEGATIVE

DWELLING APPROVALS V. POPULATION % CHANGE

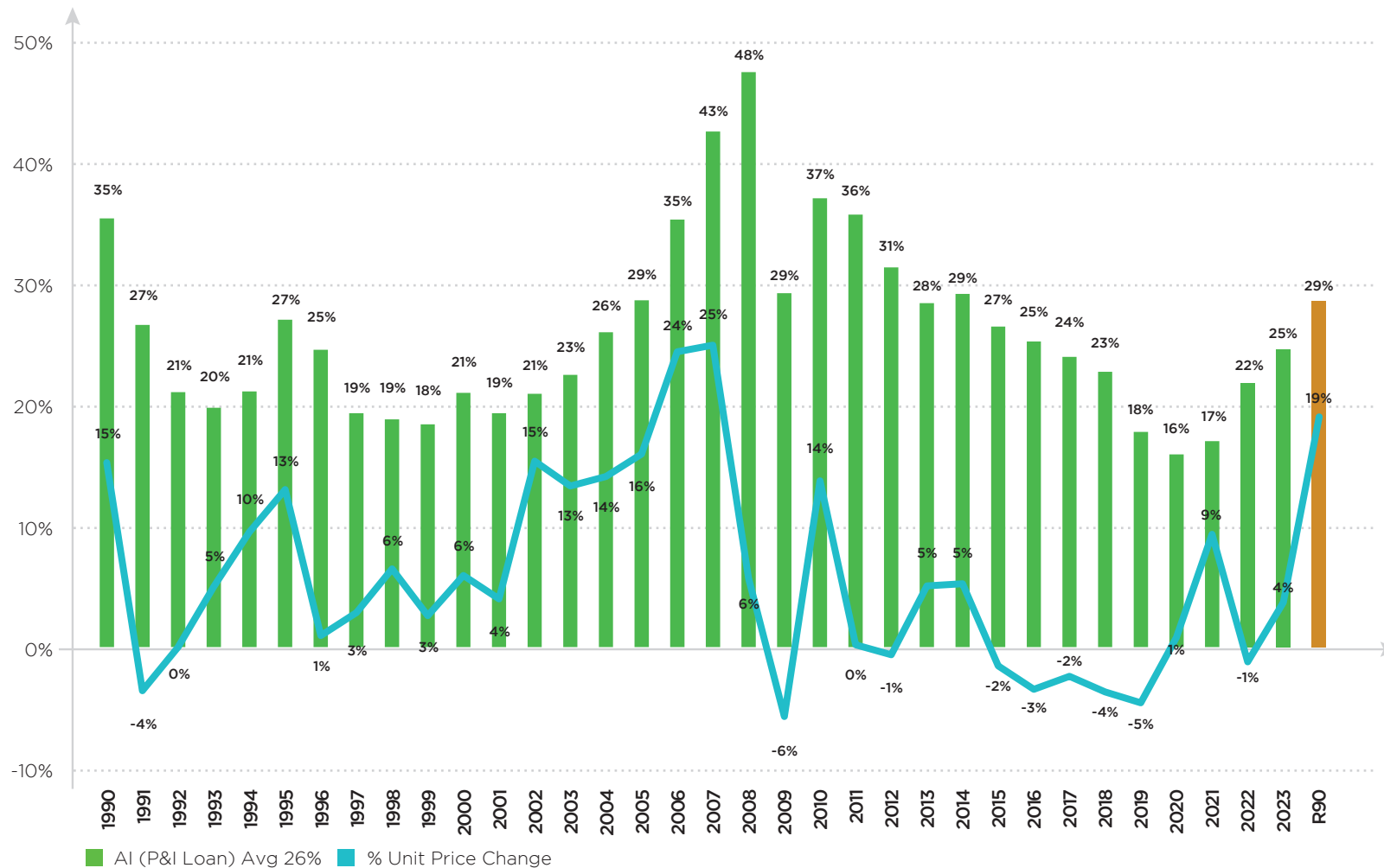
This graph shows the relationship between population growth and dwelling approvals in the Greater City region.



SLIGHTLY
NEGATIVE

AFFORDABILITY INDEX V. PRICE MOVEMENT - UNIT

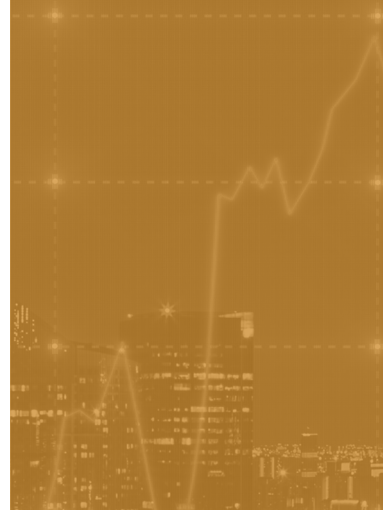
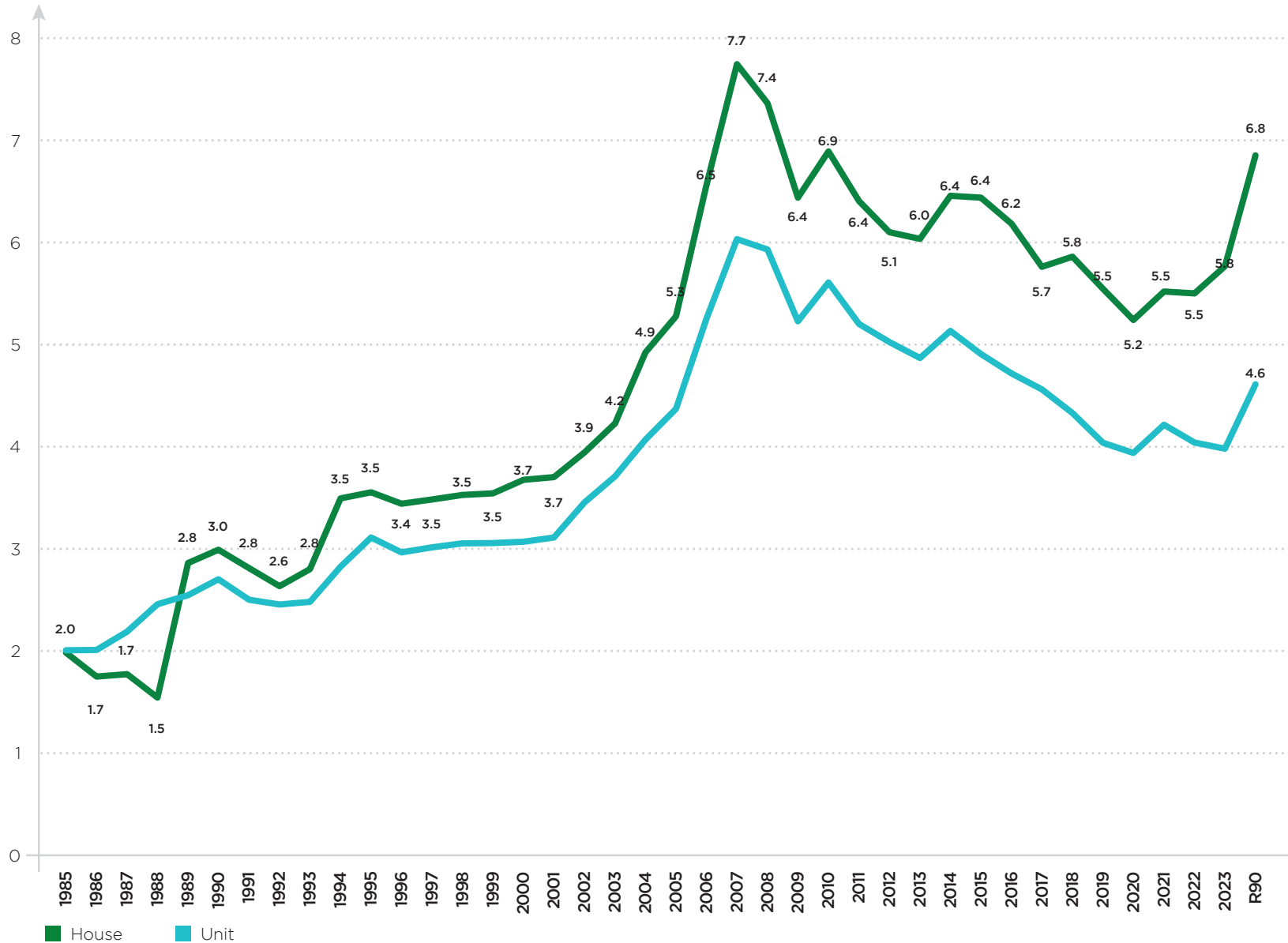
This graph displays the impact interest rates have on unit price movements. Performance Property's Gross Affordability Index (AI) is a measure of the average new mortgage repayments versus the average income. The AI is calculated using the median price, average wage (before tax), assumes a 20% deposit, the current variable interest rate and Principle & Interest repayments over a 30 year loan term. For the current year, the rolling 90 days (R90) is shown to convey latest market status.



SLIGHTLY
POSITIVE

PRICE TO INCOME RATIO

This graph displays the price to income ratio which is the relationship between the median house price and the average annual income. This also represents the average time taken to save a 20% deposit when assuming 20% of the average wage is saved.

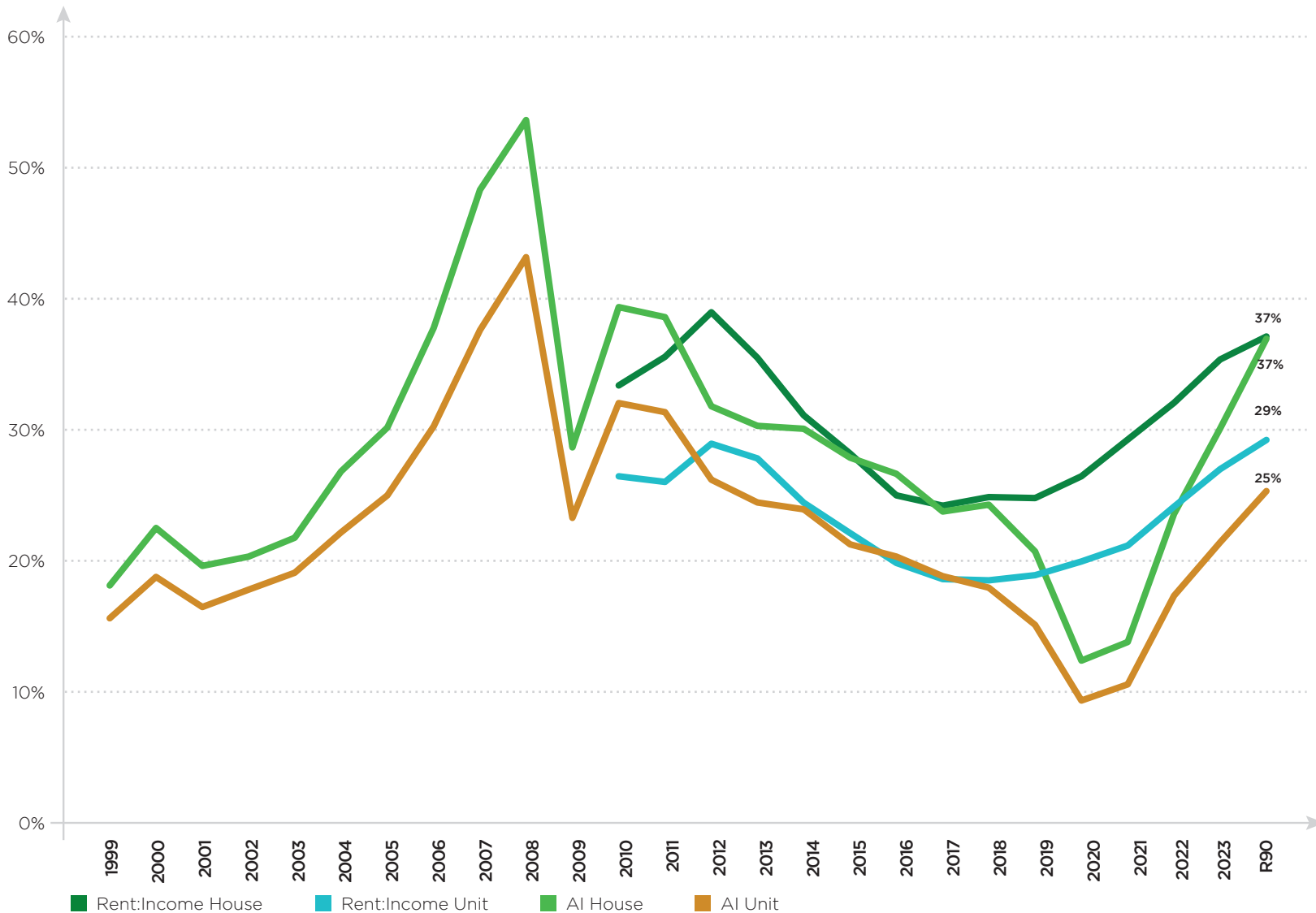


**SLIGHTLY
NEGATIVE**



RENT AS % OF INCOME V. AFFORDABILITY INDEX

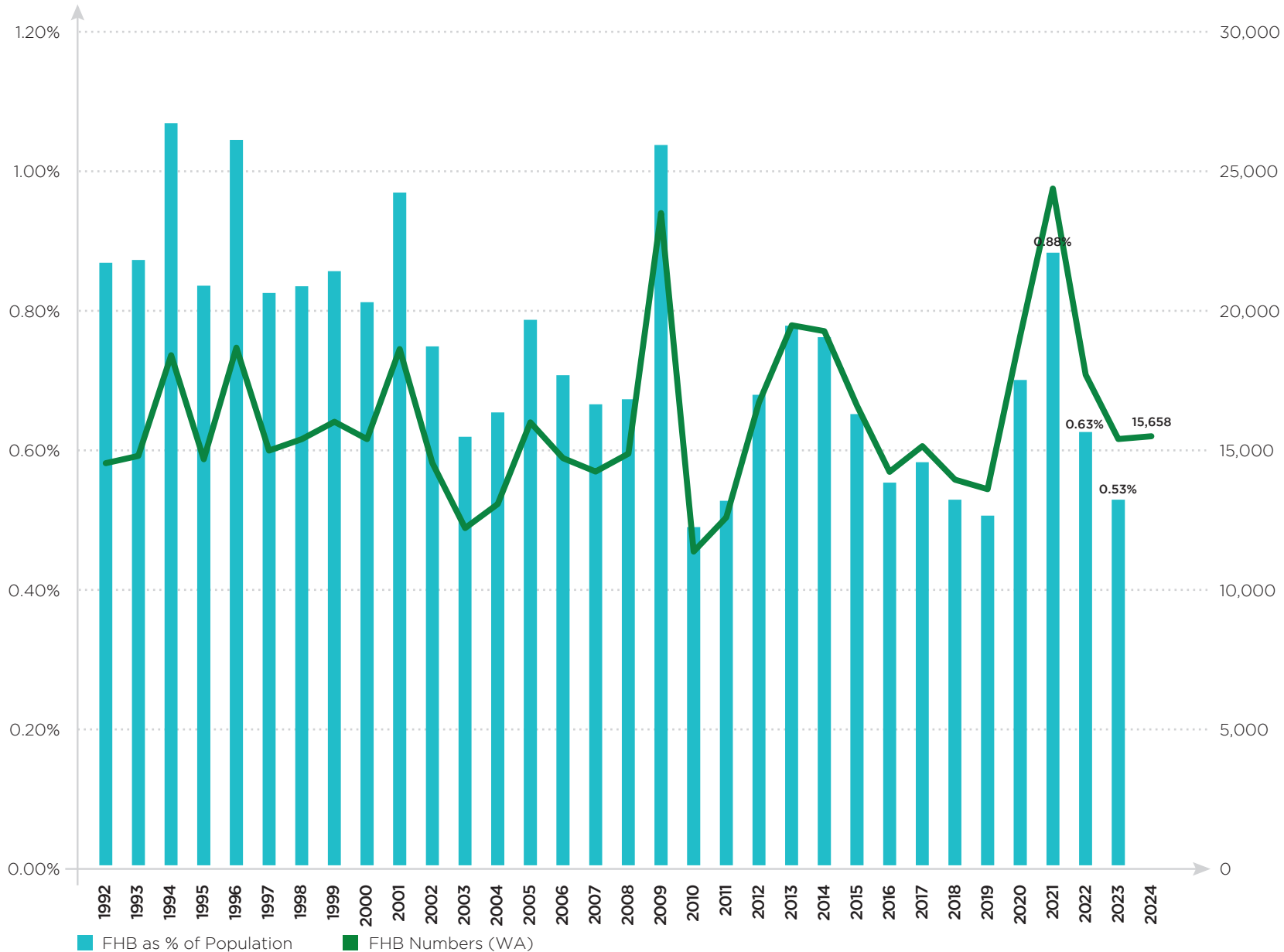
This graph displays the percentage of the average wage that pays the median rent versus the Performance Property Affordability Index for houses and units.



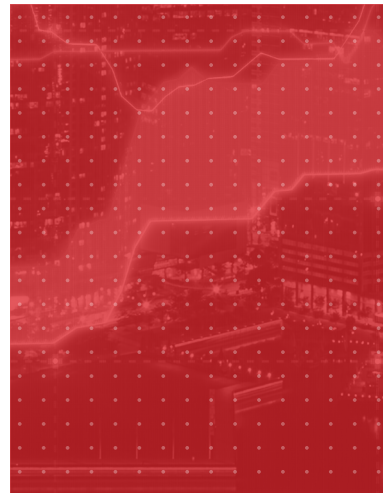
NEUTRAL

FHBS AS A % OF POPULATION

This graph shows the percentage of first home buyers (FHB) relative to the state population.

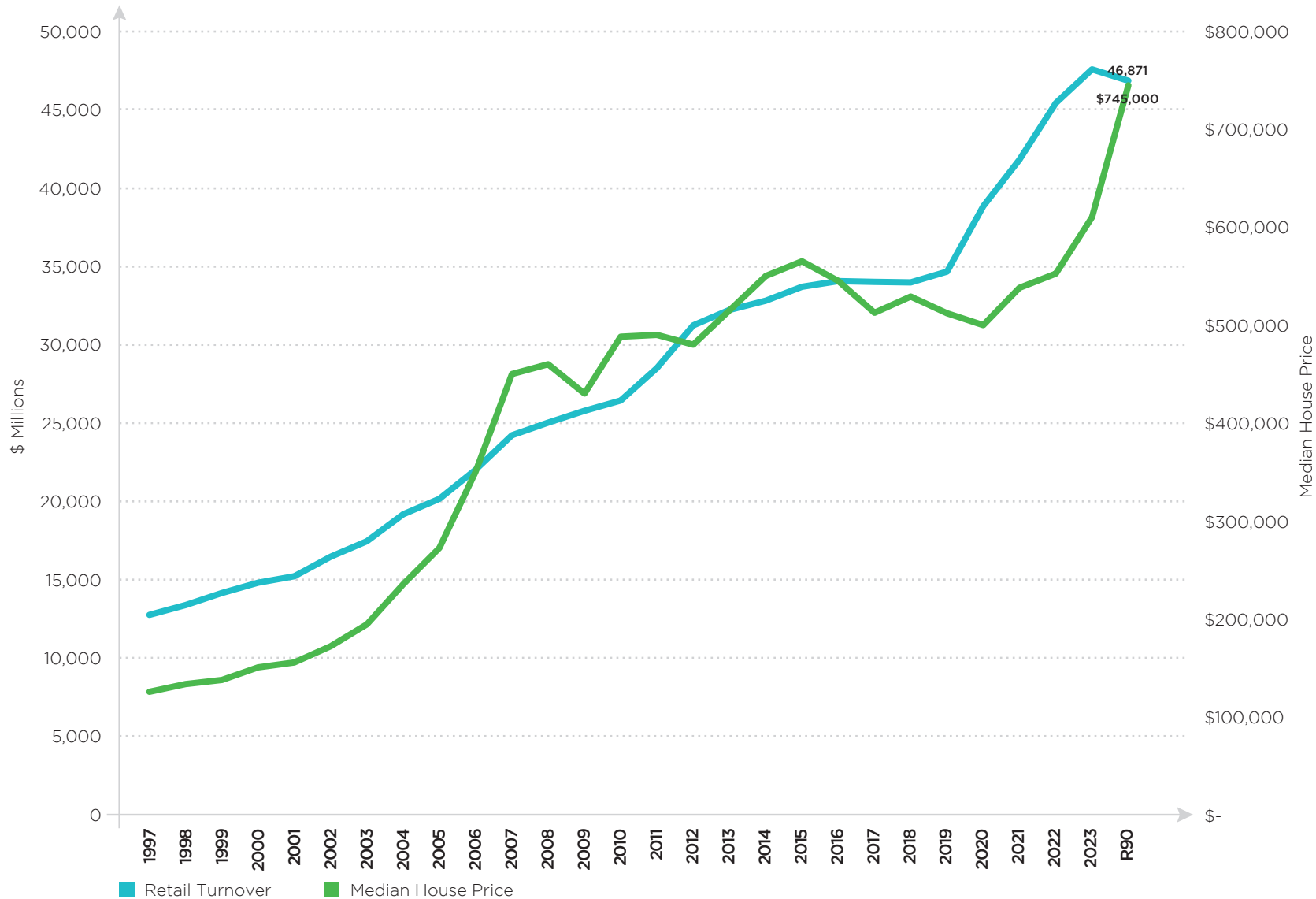


NEGATIVE



RETAIL TURNOVER GROWTH

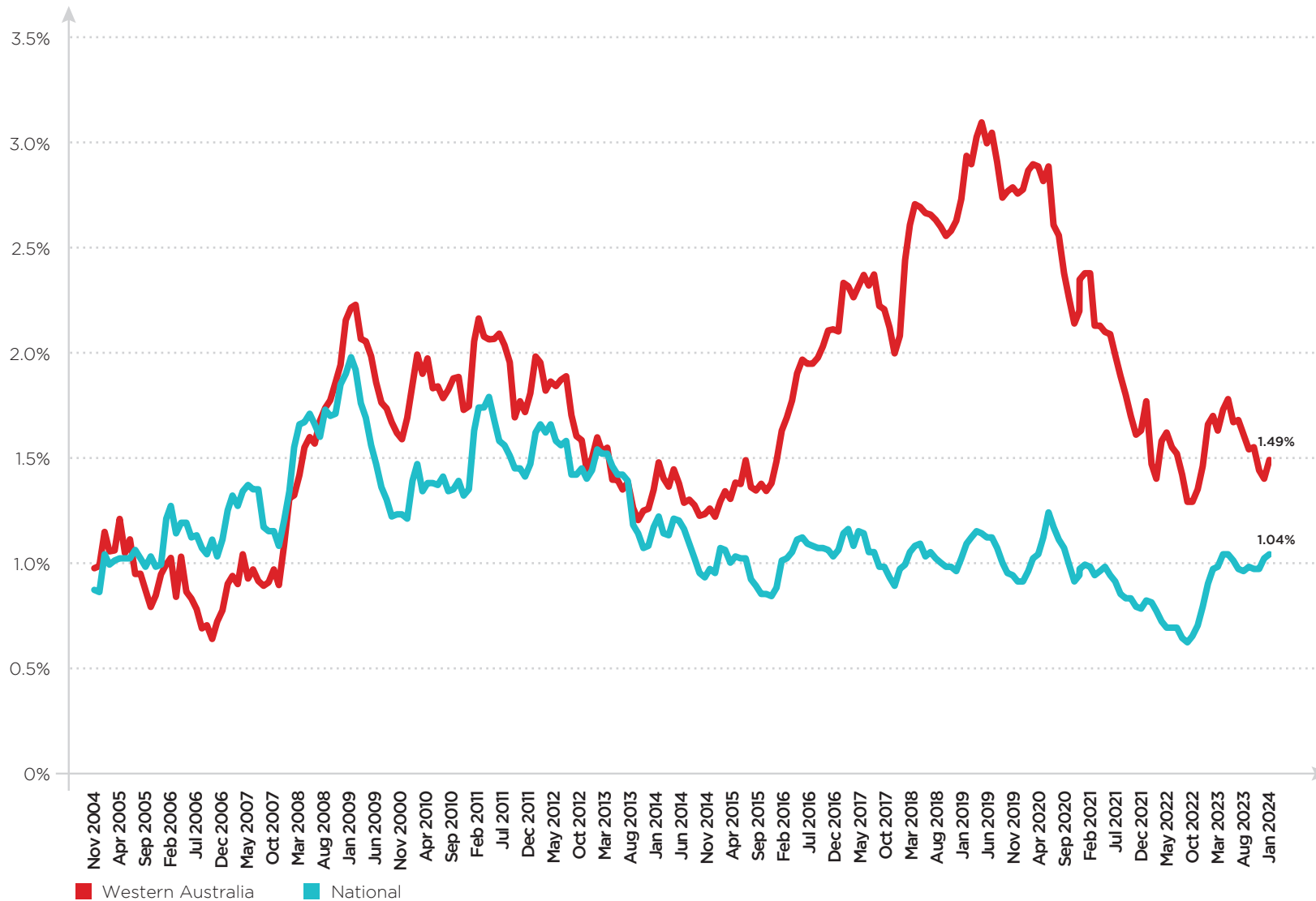
This graph displays levels of retail turnover for the state charted against the median house price. The current year is still incomplete thus, it is represented by the R90 axis instead which stands for “recent 90 days”. This is specifically shown to give emphasis to the latest house price movement.



**SLIGHTLY
NEGATIVE**

WESTERN AUSTRALIAN MORTGAGE ARREARS

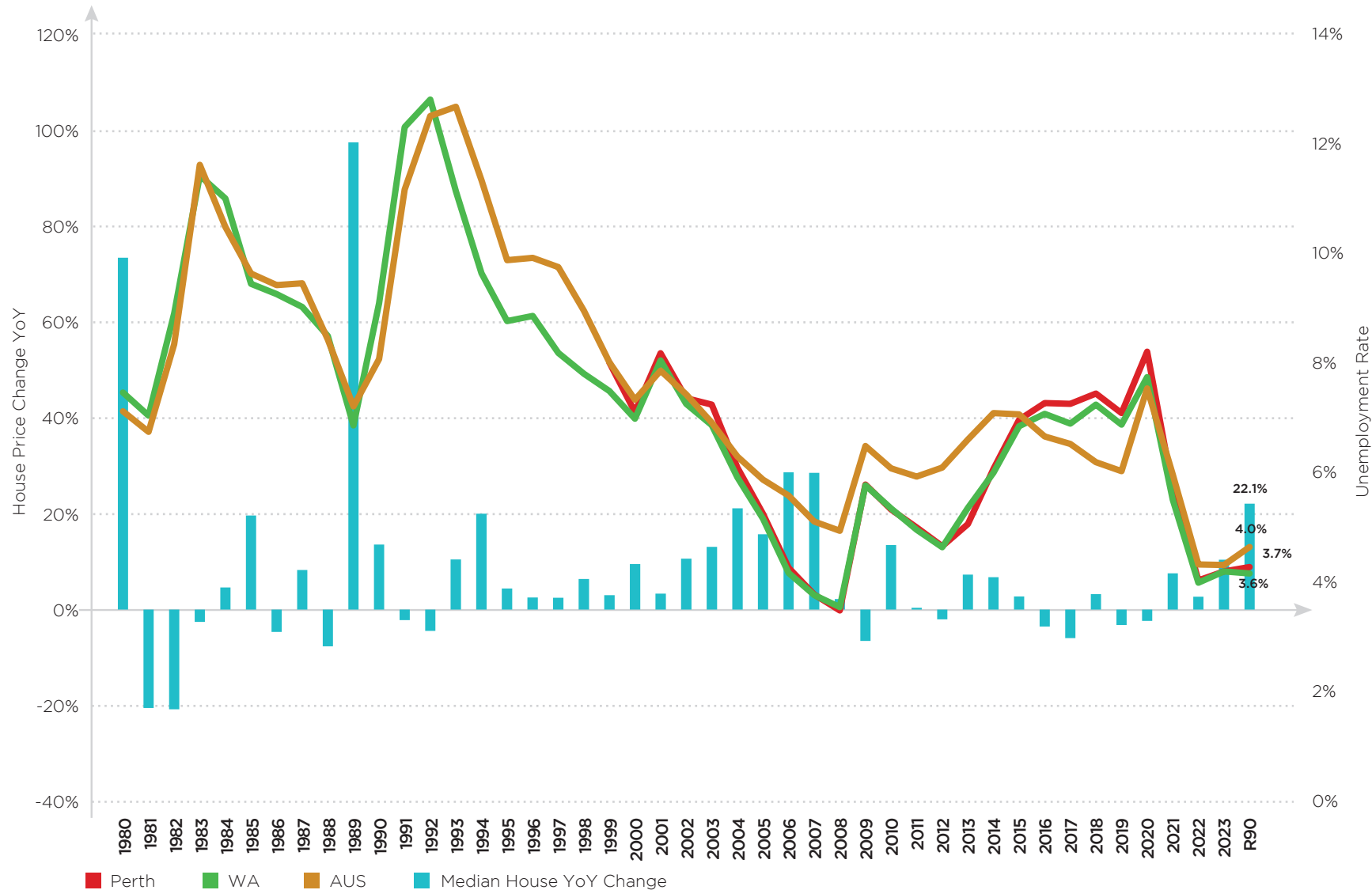
This graph displays the percentage of mortgages that are 30+ days in arrears in the state and Nationally. Supplied by Standard and Poor's Global Ratings.



SLIGHTLY
POSITIVE

UNEMPLOYMENT V. MEDIAN HOUSE PRICE CHANGE

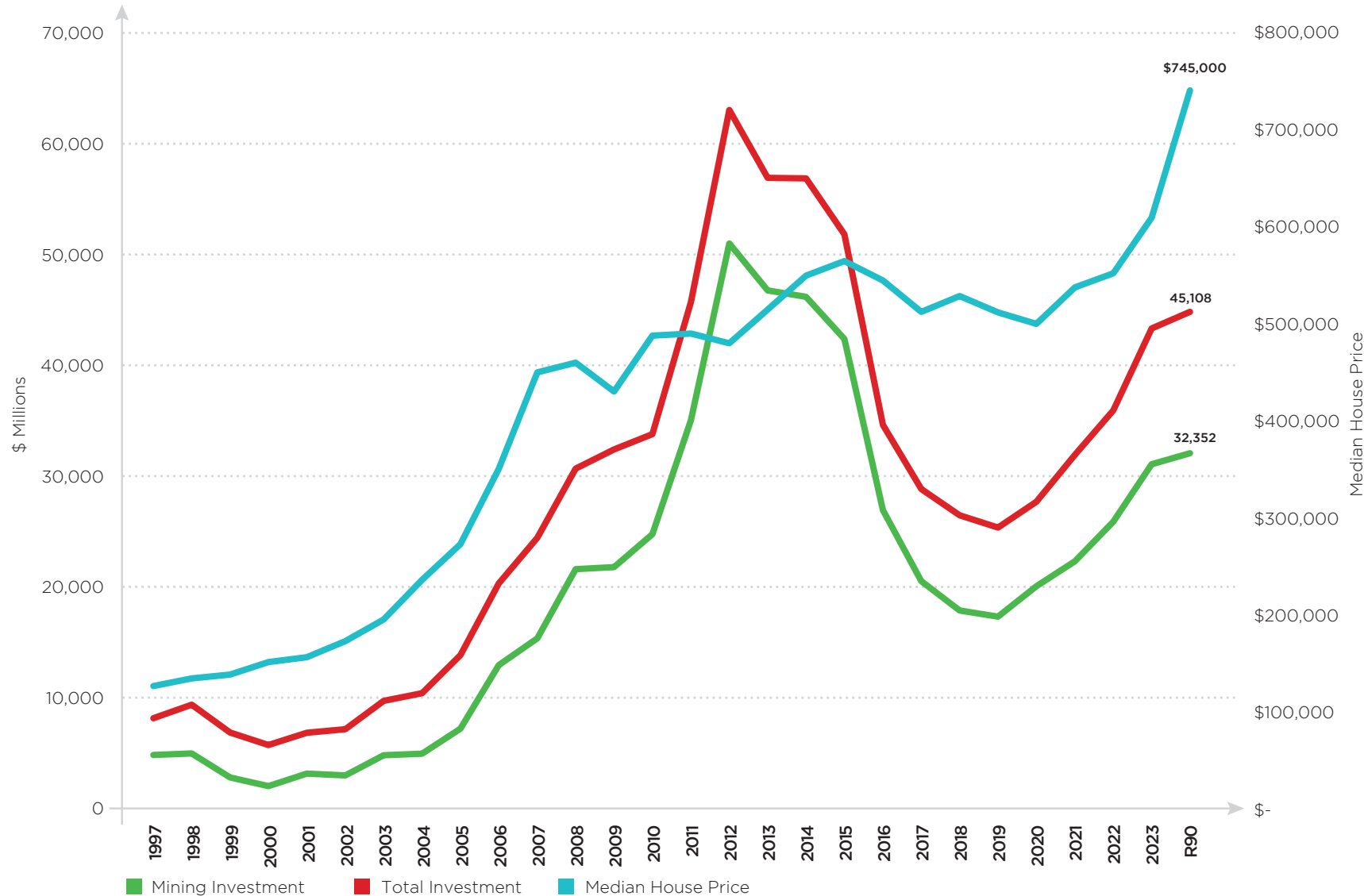
This graph shows the relationship between the state and national unemployment rate as a yearly average from 1980 and the current rate.



POSITIVE

WESTERN AUSTRALIAN PRIVATE BUSINESS INVESTMENT

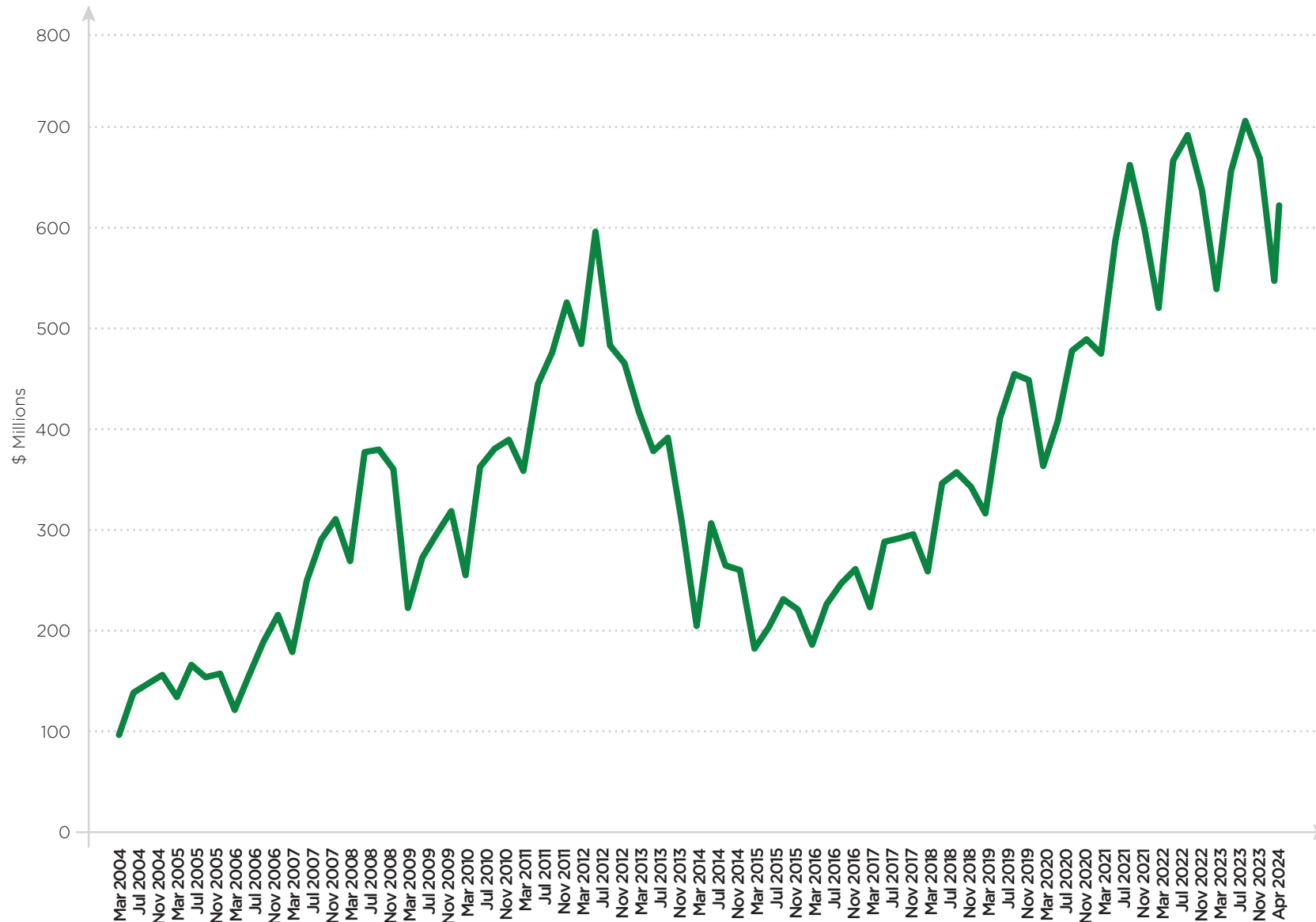
This graph displays private business investment into the state charted against the median house price. For the current year, the rolling 90 days (R90) is specifically shown to give emphasis on current median house price movement.



POSITIVE

WESTERN AUSTRALIAN MINERAL EXPLORATION EXPENDITURE

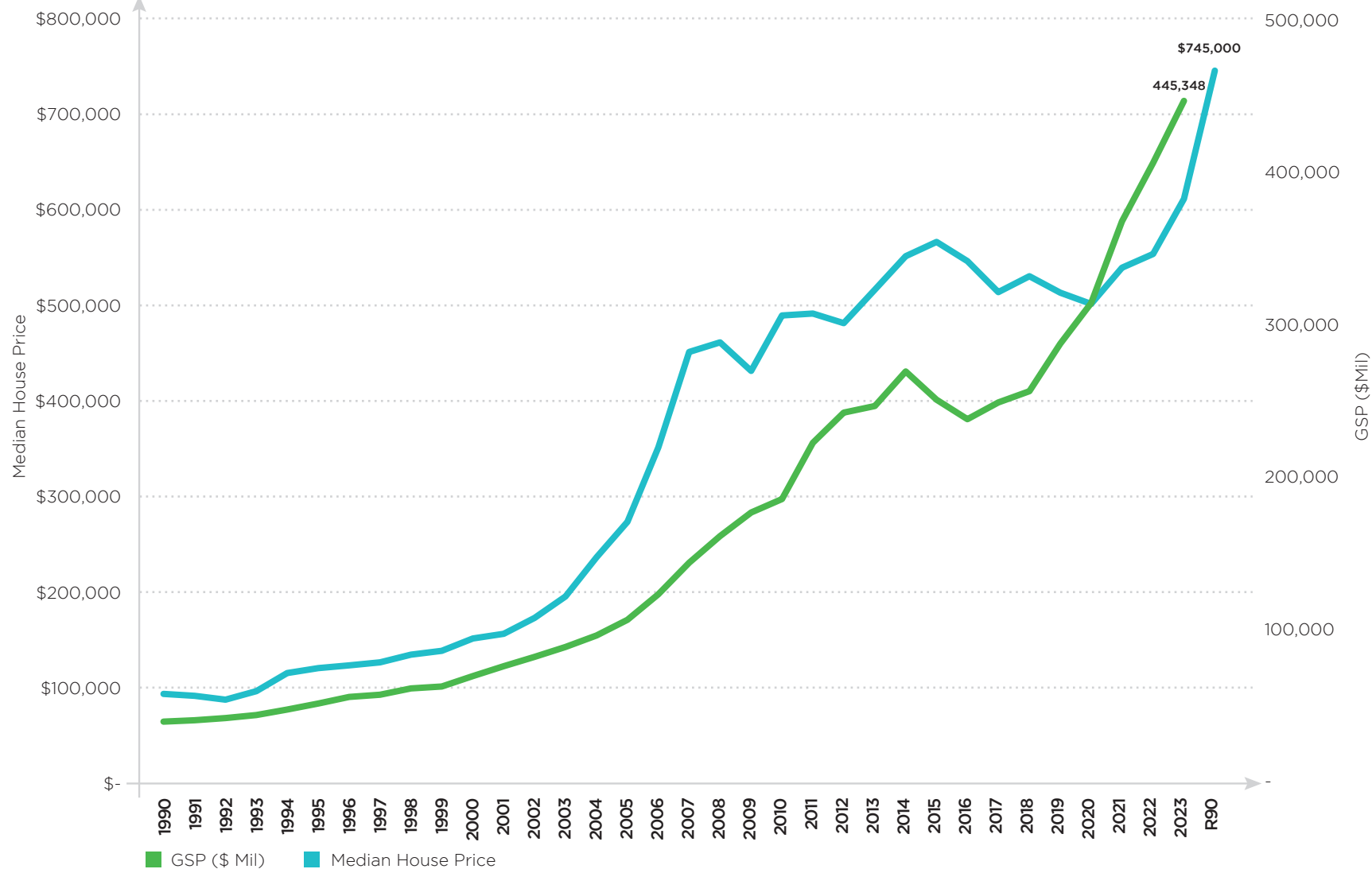
This graph displays the private sector exploration statistics compiled by the ABS for the state.



POSITIVE

GROSS STATE PRODUCT V. MEDIAN HOUSE PRICE

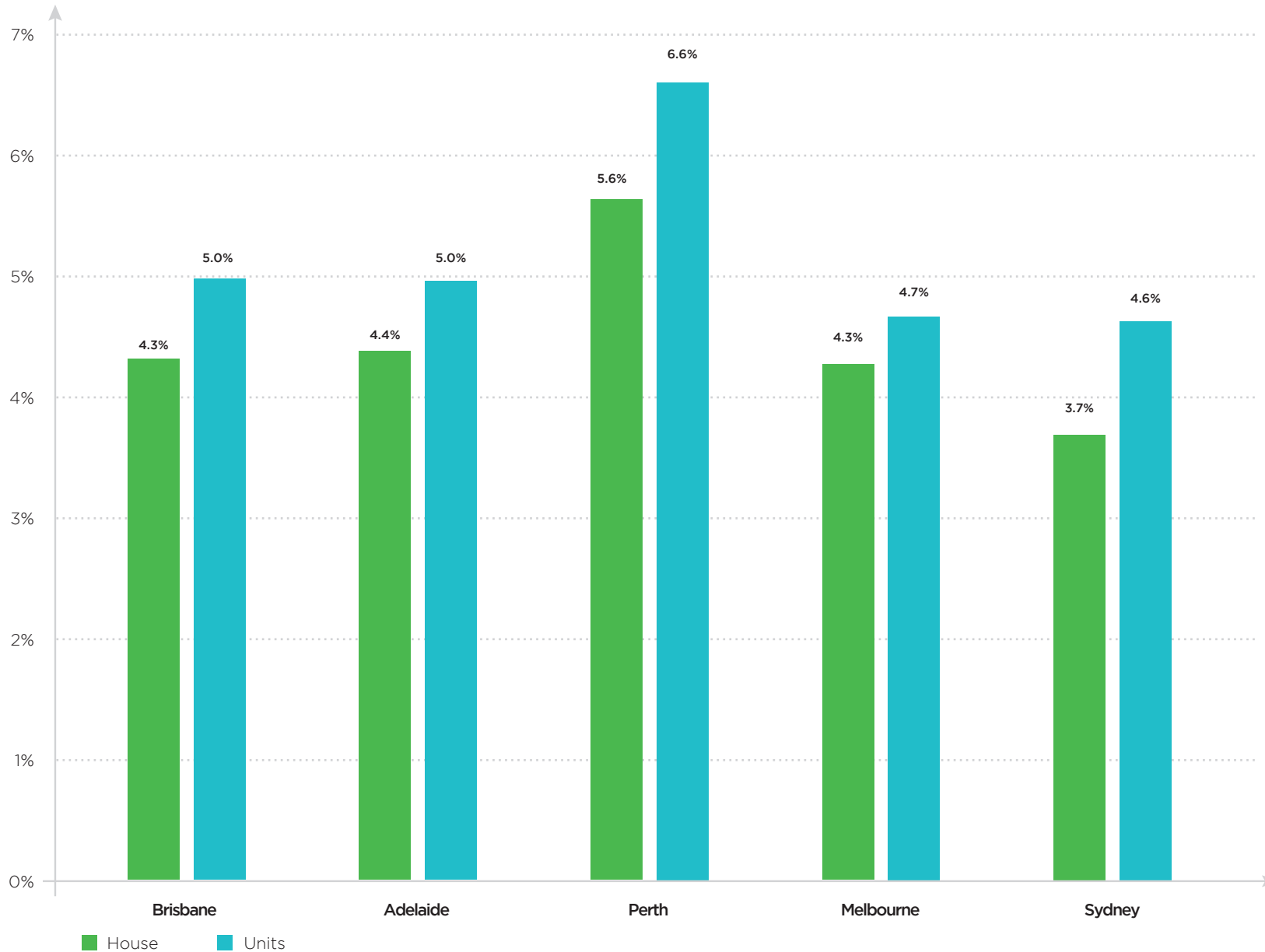
This graph displays Gross State Product charted against the median house price. Gross State Product is the measure of final goods and services produced in the state in a period of time. The current year is still incomplete thus, it is represented by the R90 axis instead which stands for "recent 90 days". This is specifically shown to give emphasis to the latest house price movement.



POSITIVE

CURRENT INVESTMENT VALUE

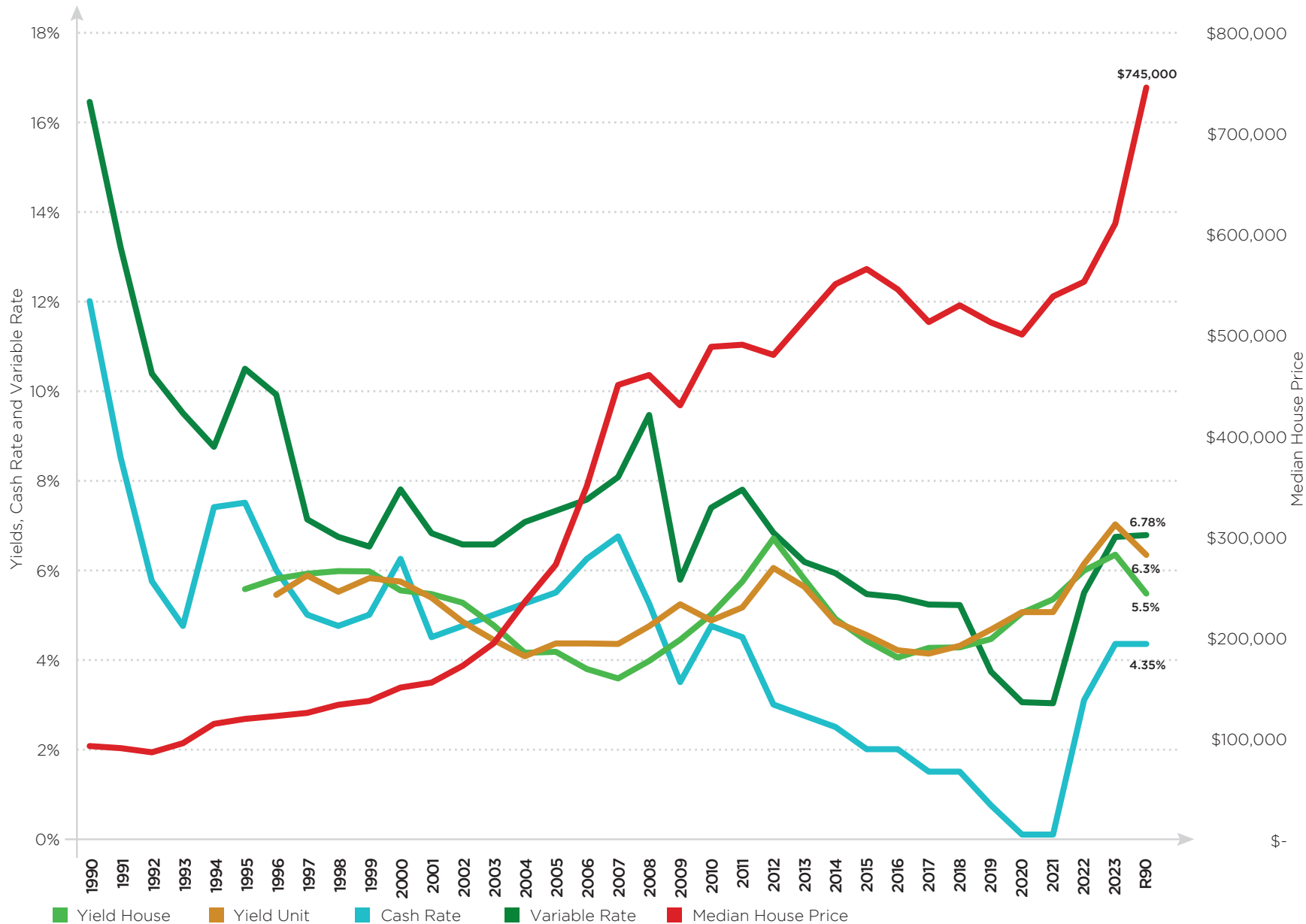
This graph compares the gross yield for houses and units in each of the five major capital cities.



POSITIVE

YIELD V. INTEREST RATES

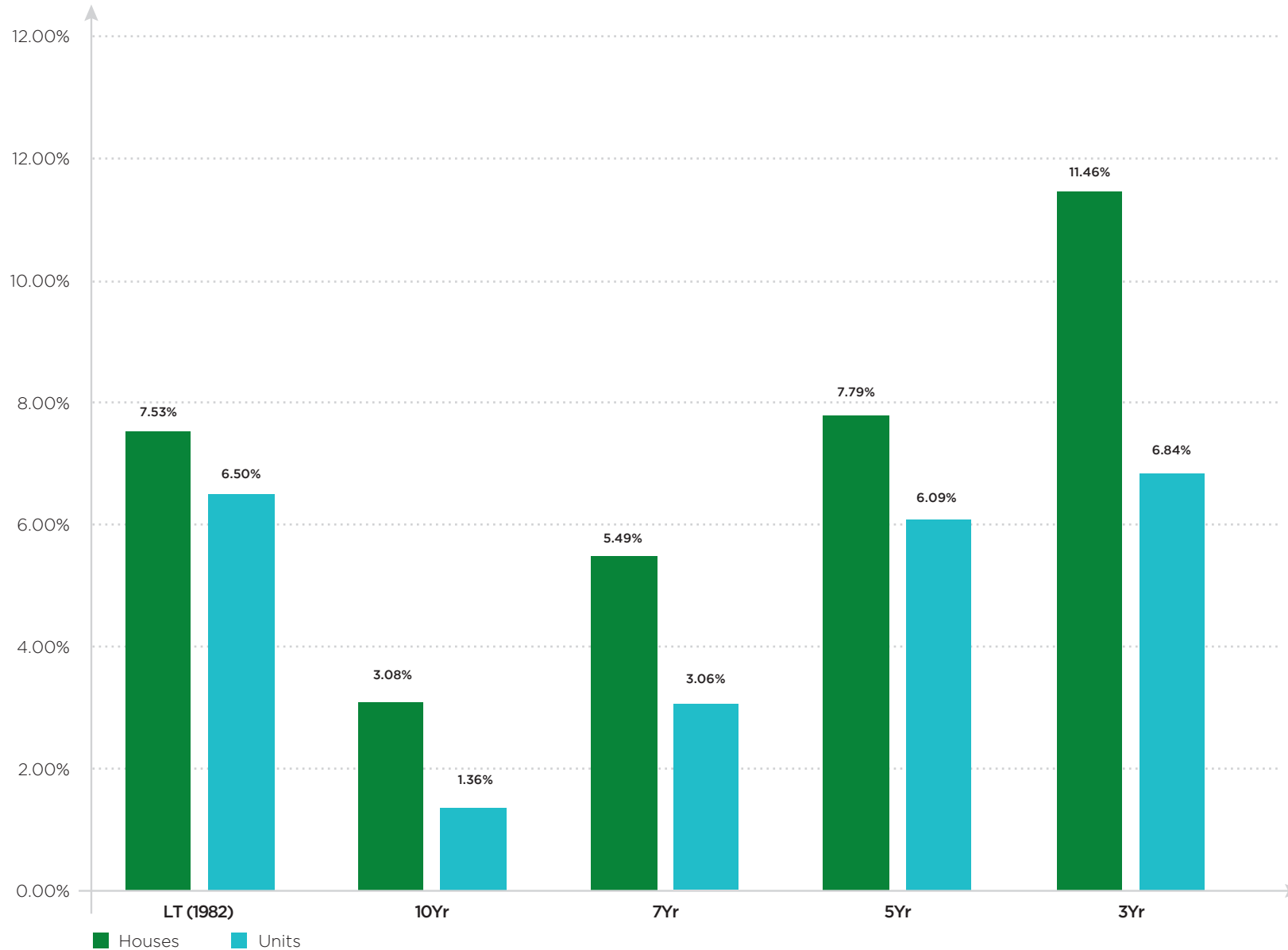
This graph displays house and unit yields against the variable and cash rates.



POSITIVE

LONG TERM TRENDS

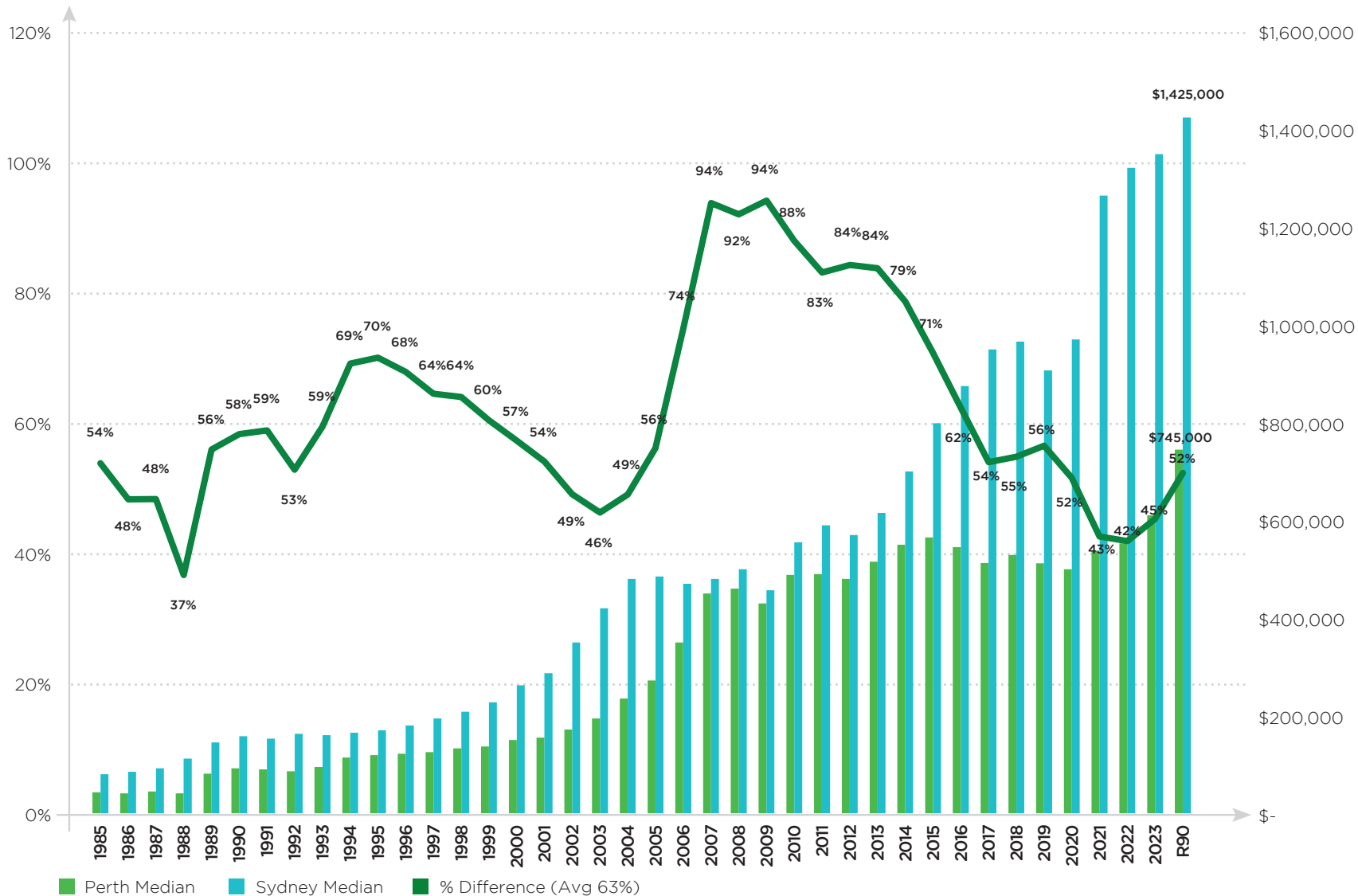
This graph displays the annual compounded growth rates for houses and units over the long term, and the last 10 years, 7 years, 5 years and 3 years.



NEUTRAL

PERTH V. SYDNEY HOUSE PRICE MOVEMENT

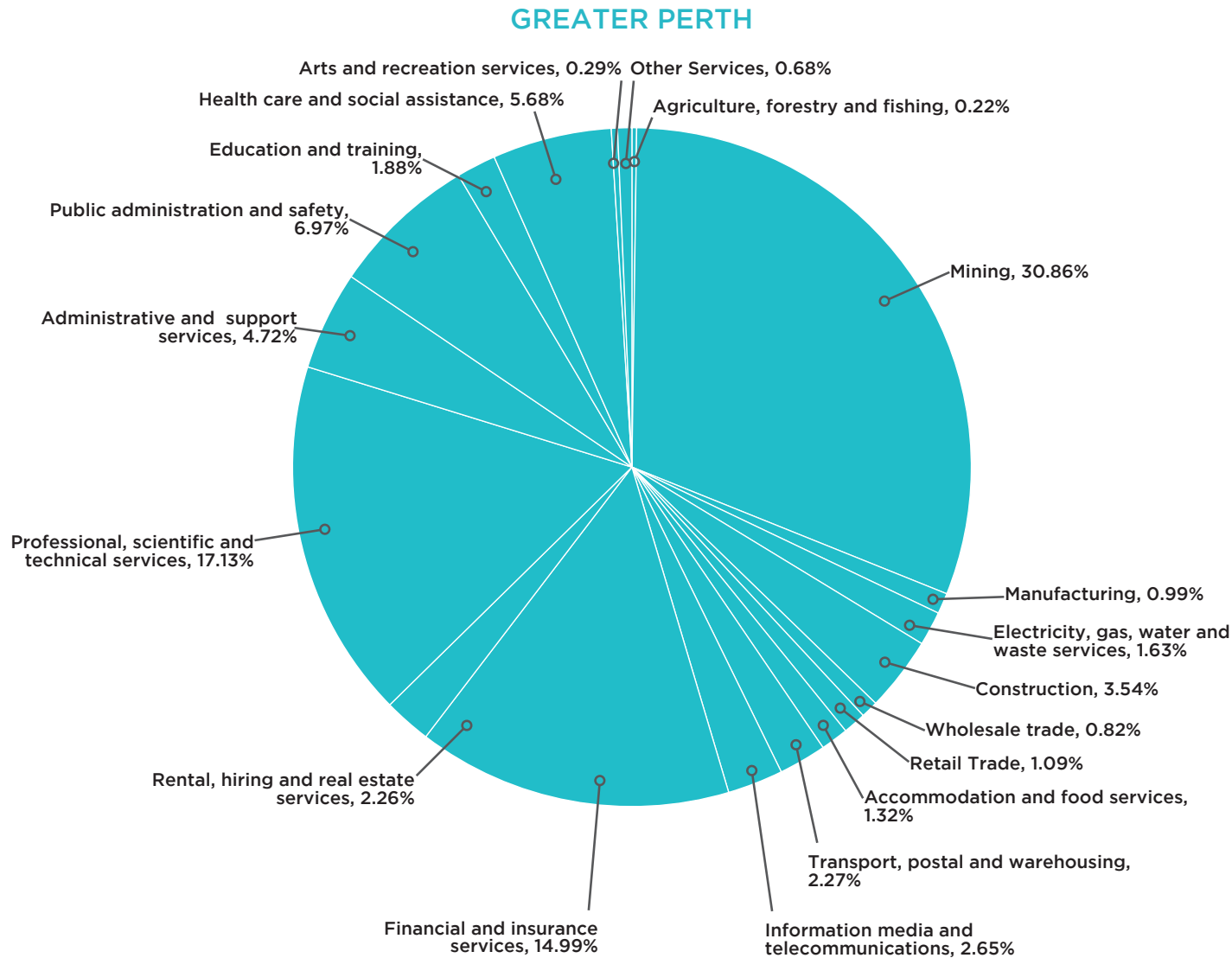
This graph shows a relationship between the Perth median and the Sydney median and the percentage difference between them for each year.



POSITIVE

INDUSTRY VALUE ADDED

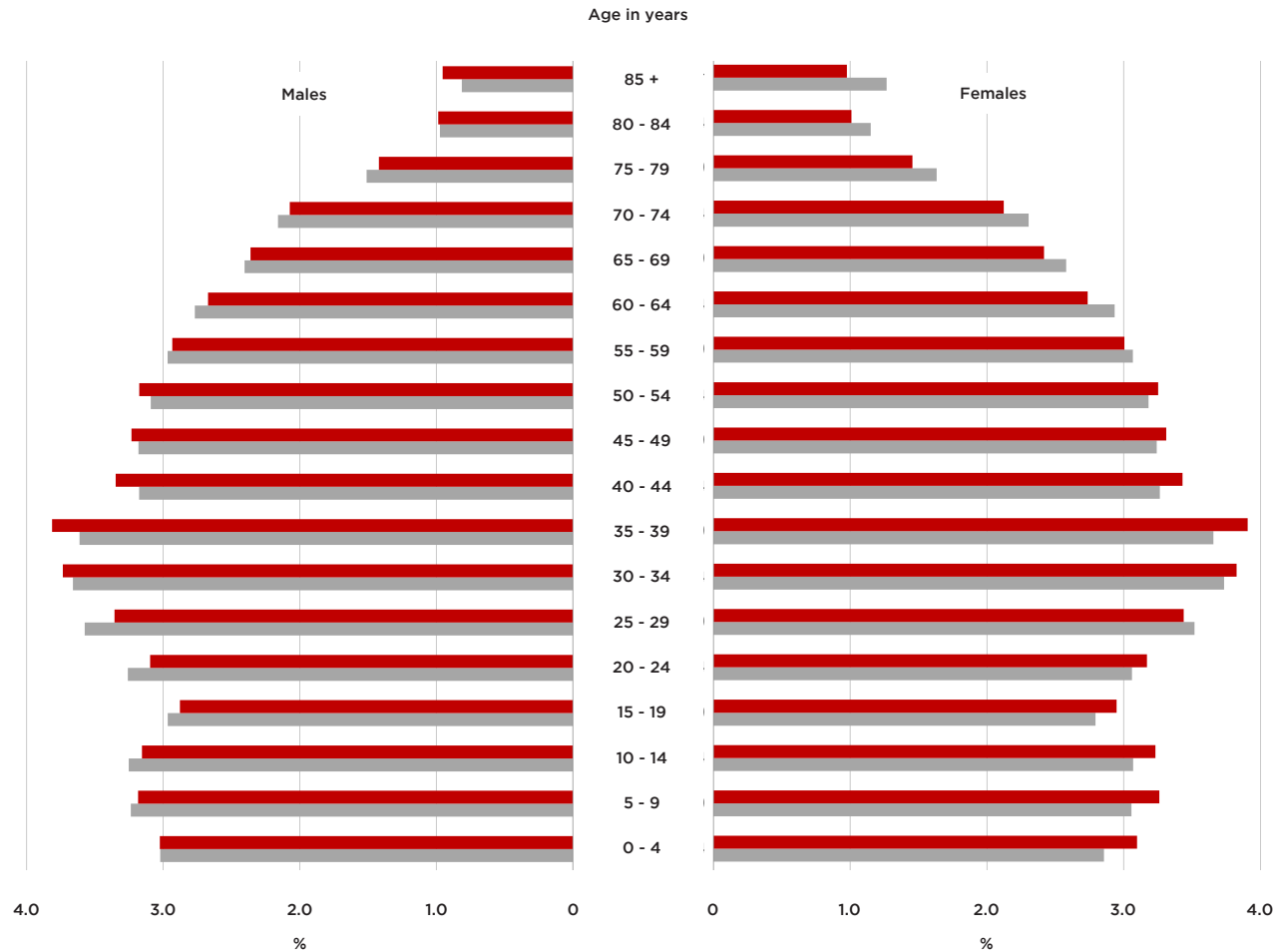
Industry Value Added is the total value of goods and services produced by an industry after deducting production costs.



NEGATIVE

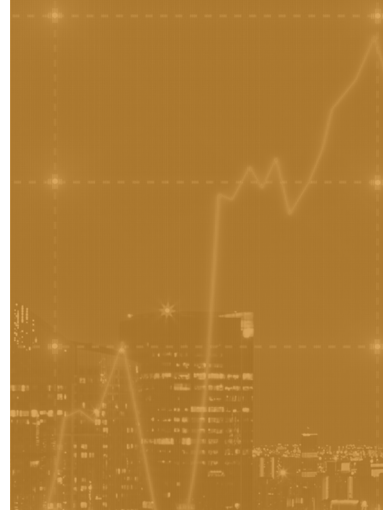
POPULATION PYRAMID

The population pyramid demonstrates the breakdown of the different ages and sex percentages of the population. The dominant consumer base of a population is the 35 to 49 age brackets and ideally we like to see the preceding age brackets larger as they age to replace the existing group.



Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 (Usual residence data).

■ Greater Perth ■ Australia



**SLIGHTLY
NEGATIVE**



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OUR PROCESS

RESEARCH

Macro Micro Property

ACQUIRE

Find Assess Negotiate

MANAGE

Property Management

REVIEW

Annual Portfolio Review

ADVISE

Hold Improve Dispose

PERFORMANCE PROPERTY ADVISORY SERVICES

- Property Acquisition
- Property Management
- Portfolio Review
- Sales Advisory / Vendor Advocacy

DATA SOURCES:

- Australian Bureau of Statistics
- BIS Shrapnel
- Residex
- SQM Research
- CoreLogic RP Data
- Foreign Investment Review Board
- Australian Trade & Investment Commission

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