



RELM

THE NORTHERN TERRITORY REAL ESTATE LOCAL MARKET REPORT
SEPTEMBER QUARTER 2019



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Where Have The Buyers Gone?

After two reasonably strong quarters in the Darwin housing market, the September Quarter has shown a large retreat to negative figures.

Looking firstly at the Detached Dwelling or House market, the September Quarter has seen a sizeable fall in volumes –the amount of houses sold in the quarter. Volumes in this quarter are down by 7.8 percent against the June quarter and down by 4.5 percent against this time last year. This quarter has also seen a further fall in the median price of a house in Darwin, dropping by a further 8 percent this quarter, taking the median price to just \$460,000. While that is good news for buyers, for those looking to sell in this market it has taken prices back to the equivalent of March and June 2009. In the Palmerston market house prices have retreated to the same levels as 2008. The Inner Darwin area and Alice Springs were the only markets that improved over the quarter. Inner Darwin lifted in both sales volumes and median price, with the price jumping 18.5 percent for the quarter, driven by 18 house sales over \$600,000. Alice did see a fall in volumes, and quite a sizeable fall of 7.9 percent, but the median price lifted by 2.9 percent.



Interestingly the Unit or Townhouse market was where the activity was in the September Quarter. Sales volumes lifted across almost all jurisdictions with the Greater Darwin market up by 4.1 percent, which is 31.9 percent higher than at this time last year. This is the third consecutive quarter of sales growth in the Unit market, but at the same time as we are seeing sales volumes grow, the median price continues to fall substantially. The median for Greater Darwin fell another 9.5 percent for the quarter, which puts it at 16.6 percent lower than this time last year and now equivalent to March 2007. Palmerston Unit sales jumped by 25 percent from the June quarter, but keep in mind that is based on a total sales volume of 20 properties, and this was coupled with a 21.8 percent slide in median price, taking the median price of a 2 bedroom Unit in Palmerston to just \$239,250. Alice Springs, on the other hand, showed a lift of 20 percent in sales from the last quarter and a lift of 0.5 percent in the median price. With the Darwin median Unit price at \$294,000 and the Alice Springs median Unit price at \$327,000, it now costs more to purchase a Unit in Alice Springs than in Darwin. This is the first time this has occurred in the 19 years that the REINT has been producing the RELM reports. It also means that the Darwin Unit market median has fallen \$58,500 since this time last year; \$111,000 since this time in 2017; \$166,000 since September quarter 2016 and \$200,500 since September Quarter 2015. Sobering statistics.

For Landlords rents did not fare any better in this Quarter. Rent for 3 bedroom houses in Greater Darwin dropped a further 4.9 percent in the quarter, however 2 bedroom Unit rents lifted by 1.6 percent. This was driven predominantly by higher asking's in Inner Darwin and Darwin North areas.

The overall vacancy rate for Greater Darwin fell slightly, but this was due almost entirely to a greater take up of rental properties in Palmerston which saw its Vacancy Rate fall by 1.4 percent. What is a little concerning is the additional number of properties that are being reported on as 'under management' in the rental market. This number has grown quite substantially in the last quarter and the REINT will be monitoring this figure over the coming months to see if it was an anomaly in the reporting or if this is a trend.

We can assume by the figures that we have a number of people choosing to put their properties into the rental market at present, rather than trying to sell them. Which in itself would not be an issue, but this market condition is being driven by a continuous exodus of population from the Top End, and that is an issue. An issue that the REINT has raised time and again as it not only affects the property market but impacts on the entire economy of the Territory.

As we head towards an election in the near future, it is important for all sides of politics in the Territory to look at these sobering housing numbers. While cheaper house prices are great for buyers, and in particular first home buyers – and we wholeheartedly encourage buyers to take full advantage of this current market – it is impacting very heavily on sellers and those looking at cashing out for their retirement.

We have currently seen over a decade of capital value removed from the housing market in Darwin due to a continuing diminishing demand. The issue is not an oversupply of stock as this has not increased greatly in the past 4 to 5 years, but the buyers (demand side of the equation) have disappeared. We must regrow the population of Darwin to correct the balance. Yes that increase in demand will cause prices to rise, but that also creates better long term value in your purchase and it creates jobs in the construction sector as the demand puts pressure on supply. To put this in perspective, according to leading indicators, Darwin has seen the value of housing fall by 30.2 percent in the past 5 years. Perth has seen a 20 percent drop in 5 years and every other capital city has seen between 7 percent and 37 percent growth.

Quentin Kilian
REINT Chief Executive Officer

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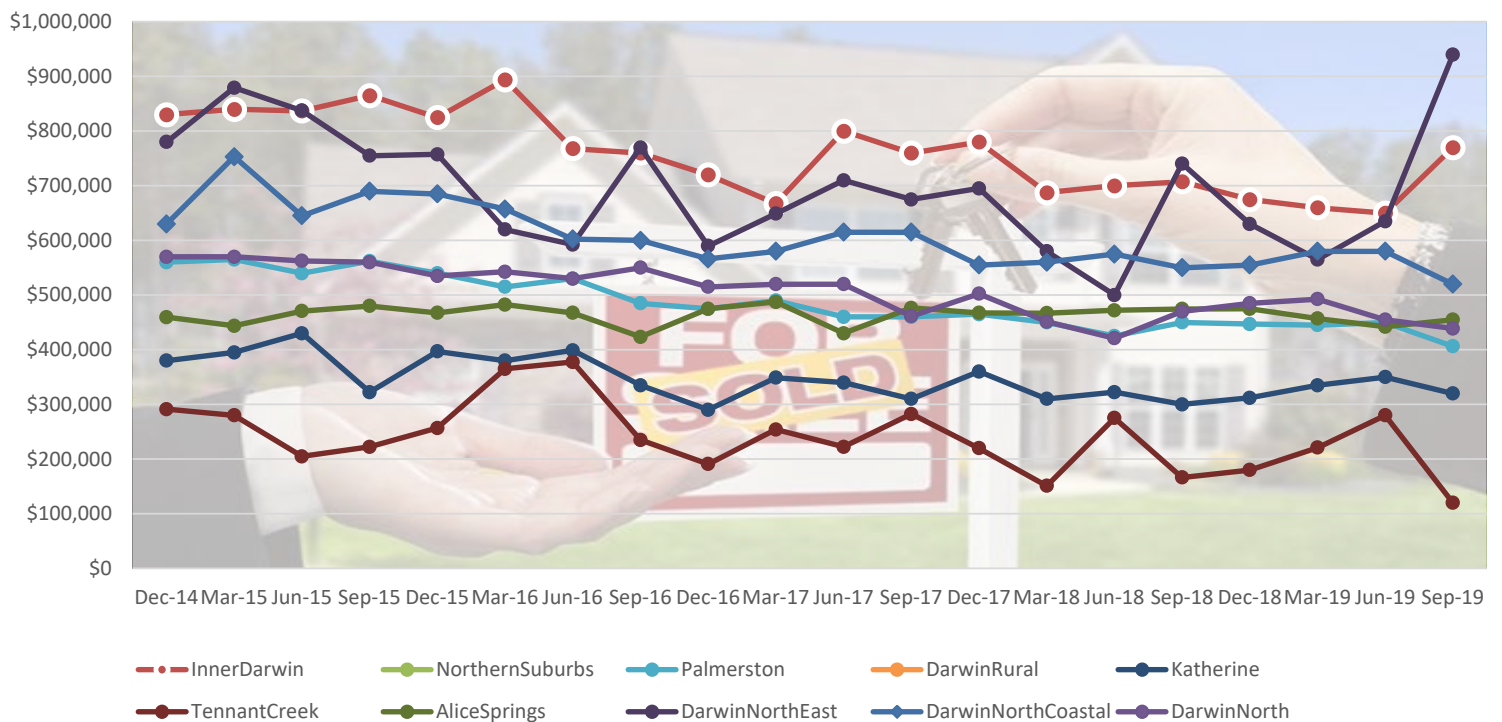
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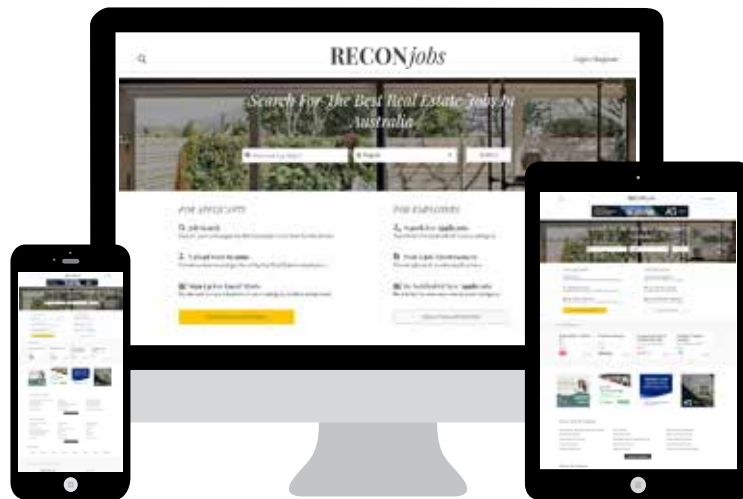
RESIDENTIAL HOUSE SALES - September Quarter 2019

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Overall Darwin	189	-7.8%	-4.5%	\$95,898,000	\$460,000	-8.0%	-7.5%	33	60	58	38
Darwin Inner	25	13.6%	25.0%	\$19,915,000	\$770,000	18.5%	8.8%	1	2	4	18
Darwin North East	1	-75.0%	-50.0%	\$940,000	\$940,000	48.0%	26.9%	0	0	0	1
Darwin North Coastal	55	-15.4%	-5.2%	\$28,691,000	\$520,000	-10.3%	-5.5%	5	15	21	14
Darwin North	36	-5.3%	-2.7%	\$15,951,000	\$438,750	-3.6%	-6.6%	8	13	14	1
Palmerston	72	-5.3%	-11.1%	\$30,401,000	\$406,250	-9.7%	-9.7%	19	30	19	4
Katherine	9	-30.8%	0.0%	\$3,187,000	\$320,000	-8.6%	6.7%	6	1	2	0
Tennant Creek	5	66.7%	-16.7%	\$965,000	\$120,000	-57.1%	-27.8%	5	0	0	0
Alice Springs	58	-7.9%	-12.1%	\$28,444,700	\$455,000	2.9%	-4.1%	5	24	19	10

Median House Sale Price



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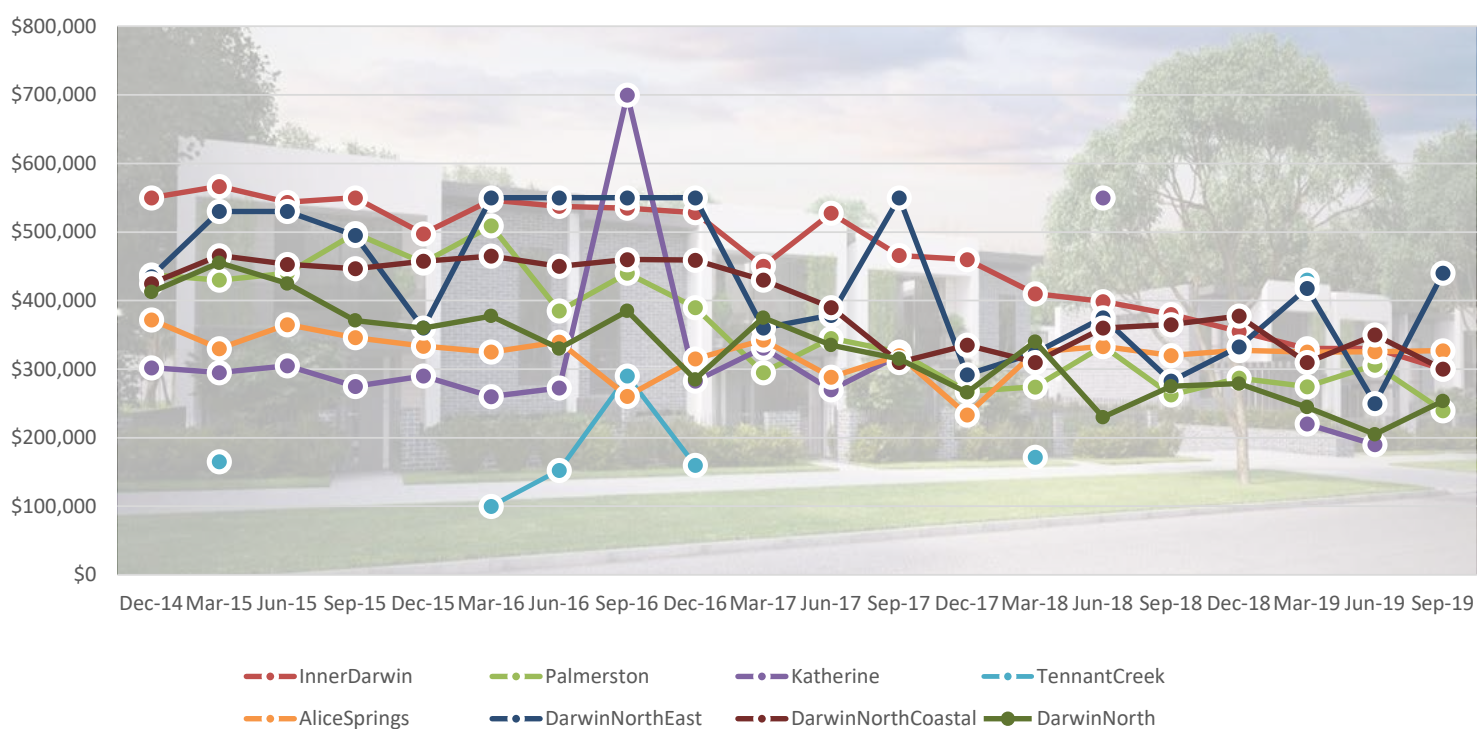
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RESIDENTIAL UNIT / TOWNHOUSE SALES - September Quarter 2019

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Overall Darwin	153	4.1%	31.9%	\$46,371,600	\$294,000	-9.5%	-16.6%	106	28	12	7
Darwin Inner	91	1.1%	30.0%	\$28,196,500	\$300,000	-9.1%	-21.1%	59	17	9	6
Darwin North East	3	200.0%	50.0%	\$1,190,000	\$440,000	76.0%	55.8%	1	2	0	0
Darwin North Coastal	28	-6.7%	33.3%	\$9,047,600	\$300,000	-14.3%	-17.8%	18	6	3	1
Darwin North	11	10.0%	57.1%	\$2,883,500	\$253,500	23.7%	-7.8%	10	1	0	0
Palmerston	20	25.0%	25.0%	\$5,054,000	\$239,250	-21.8%	-8.9%	18	2	0	0
Katherine	0			\$-				0	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Alice Springs	30	20.0%	-30.2%	\$9,469,520	\$327,000	0.5%	2.2%	21	7	2	0

Median Unit Sale Price



RESIDENTIAL LAND SALES - September Quarter 2019 - UNDER 600 SQM

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Overall Darwin	32	-61.9%	-8.6%	\$6,552,564	\$196,000	7.1%	-12.9%	32	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North East	7	-12.5%	75.0%	\$1,814,500	\$260,000	0.0%	15.6%	7	0	0	0
Darwin North Coastal	1	-92.3%	-93.3%	\$287,500	\$287,500	-2.5%	-2.5%	1	0	0	0
Darwin North	0			\$-				0	0	0	0
Palmerston	24	-61.9%	50.0%	\$4,450,564	\$190,500	13.4%	8.2%	24	0	0	0
Katherine	0			\$-				0	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Alice Springs	0			\$-				0	0	0	0

RESIDENTIAL LAND SALES - September Quarter 2019 - 601 TO 800 SQM

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Overall Darwin	10	-56.5%	42.9%	\$2,605,500	\$269,000	2.7%	1.5%	10	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North East	2	100.0%	100.0%	\$582,500	\$291,250	0.4%	-13.6%	2	0	0	0
Darwin North Coastal	2	-71.4%	100.0%	\$550,000	\$275,000	-21.2%	-29.5%	2	0	0	0
Darwin North	0			\$-				0	0	0	0
Palmerston	6	-60.0%	50.0%	\$1,473,000	\$249,000	0.4%	2.5%	6	0	0	0
Katherine	0			\$-				0	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Alice Springs	0			\$-				0	0	0	0

RESIDENTIAL LAND SALES - September Quarter 2019 - 801 TO 2000 SQM

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Overall Darwin	2	-33.3%	100.0%	\$664,000	\$332,000	39.5%	29.7%	2	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North East	0			\$-				0	0	0	0
Darwin North Coastal	1			\$350,000	\$350,000			1	0	0	0
Darwin North	0			\$-				0	0	0	0
Palmerston	1	-66.7%	0.0%	\$314,000	\$314,000	31.9%	22.7%	1	0	0	0
Katherine	1	-50.0%	0.0%	\$77,500	\$77,500	-77.2%	-3.1%	1	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Alice Springs	3	50.0%	200.0%	\$699,000	\$175,000	0.0%	-2.8%	3	0	0	0

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RURAL HOUSE SALES - September Quarter 2019 - UP TO 2ha

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Alice Springs	1	-66.7%	-50.0%	\$860,000	\$860,000	12.4%	41.6%	0	0	0	1
Tennant Creek	0			\$-				0	0	0	0
Belyuen	0			\$-				0	0	0	0
Central Desert	0			\$-				0	0	0	0
Coomalie	0			\$-				0	0	0	0
Darwin East	0			\$-				0	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North	0			\$-				0	0	0	0
Darwin North Coastal	1	-66.7%	0.0%	\$610,000	\$610,000	0.0%	-39.0%	0	0	0	1
Darwin North East	1			\$1,155,000	\$1,155,000			0	0	0	1
Dundee	0			\$-				0	0	0	0
East Arnhem	0			\$-				0	0	0	0
East Arm	0			\$-				0	0	0	0
Katherine	1			\$345,000	\$345,000			1	0	0	0
Litchfield	21	16.7%	-12.5%	\$11,904,500	\$555,000	-12.6%	-12.3%	2	3	8	8
MacDonnell	0			\$-				0	0	0	0
Margaret River	0			\$-				0	0	0	0
Marrakai	0			\$-				0	0	0	0
Palmerston	1	0.0%		\$670,000	\$670,000	9.7%		0	0	0	1
Roper Gulf	0			\$-				0	0	0	0
Tiwi Islands	0			\$-				0	0	0	0
Victoria Daly	0			\$-				0	0	0	0
Wagait	2	100.0%	0.0%	\$770,000	\$385,000	185.2%	83.3%	0	2	0	0
West Arnhem	0			\$-				0	0	0	0

RURAL HOUSE SALES - September Quarter 2019 - OVER 2ha - 8ha

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Alice Springs	2			\$1,395,000	\$697,500			0	0	0	2
Tennant Creek	0			\$-				0	0	0	0
Belyuen	0			\$-				0	0	0	0
Central Desert	0			\$-				0	0	0	0
Coomalie	0			\$-				0	0	0	0
Darwin East	0			\$-				0	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North	0			\$-				0	0	0	0
Darwin North Coastal	0			\$-				0	0	0	0
Darwin North East	0			\$-				0	0	0	0
Dundee	0			\$-				0	0	0	0
East Arnhem	0			\$-				0	0	0	0
East Arm	0			\$-				0	0	0	0
Katherine	2	100.0%		\$1,070,000	\$535,000	-20.1%		0	0	2	0
Litchfield	15	-21.1%	-40.0%	\$8,930,000	\$585,000	0.9%	8.3%	0	2	6	7
MacDonnell	0			\$-				0	0	0	0
Margaret River	0			\$-				0	0	0	0
Marrakai	1	0.0%		\$150,000	\$150,000	-31.8%		1	0	0	0
Palmerston	0			\$-				0	0	0	0
Roper Gulf	0			\$-				0	0	0	0
Tiwi Islands	0			\$-				0	0	0	0
Victoria Daly	1	0.0%		\$530,000	\$530,000	51.4%		0	0	1	0
Wagait	0			\$-				0	0	0	0
West Arnhem	0			\$-				0	0	0	0

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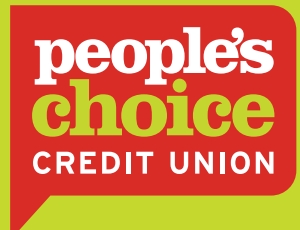
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Casuarina 8999 0401

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Alice Springs 8958 5400

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RURAL HOUSE SALES - September Quarter 2019 - OVER 8ha

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Alice Springs	0			\$-				0	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Belyuen	0			\$-				0	0	0	0
Central Desert	0			\$-				0	0	0	0
Coomalie	0			\$-				0	0	0	0
Darwin East	0			\$-				0	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North	0			\$-				0	0	0	0
Darwin North Coastal	0			\$-				0	0	0	0
Darwin North East	0			\$-				0	0	0	0
Dundee	0			\$-				0	0	0	0
East Arnhem	0			\$-				0	0	0	0
East Arm	0			\$-				0	0	0	0
Katherine	1	-50.0%	-66.7%	\$1,006,500	\$1,006,500	139.6%	93.6%	0	0	0	1
Litchfield	5	-37.5%	-16.7%	\$2,325,000	\$495,000	-18.5%	-19.5%	1	0	4	0
MacDonnell	0			\$-				0	0	0	0
Margaret River	0			\$-				0	0	0	0
Marrakai	0			\$-				0	0	0	0
Palmerston	0			\$-				0	0	0	0
Roper Gulf	0			\$-				0	0	0	0
Tiwi Islands	0			\$-				0	0	0	0
Victoria Daly	1		0.0%	\$360,000	\$360,000		-44.6%	0	1	0	0
Wagait	0			\$-				0	0	0	0
West Arnhem	0			\$-				0	0	0	0

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RURAL LAND SALES - September Quarter 2019 - UNDER 2ha

Recorded Sales				Median Price			Sales Range				
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Alice Springs	0			\$-				0	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Belyuen	0			\$-				0	0	0	0
Central Desert	0			\$-				0	0	0	0
Coomalie	0			\$-				0	0	0	0
Darwin East	0			\$-				0	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North	0			\$-				0	0	0	0
Darwin North Coastal	0			\$-				0	0	0	0
Darwin North East	0			\$-				0	0	0	0
Dundee	0			\$-				0	0	0	0
East Arnhem	0			\$-				0	0	0	0
East Arm	0			\$-				0	0	0	0
Katherine	0			\$-				0	0	0	0
Litchfield	3	-62.5%	50.0%	\$820,000	\$260,000	-10.5%	-7.5%	2	0	1	0
MacDonnell	0			\$-				0	0	0	0
Margaret River	0			\$-				0	0	0	0
Marrakai	0			\$-				0	0	0	0
Palmerston	0			\$-				0	0	0	0
Roper Gulf	0			\$-				0	0	0	0
Tiwi Islands	0			\$-				0	0	0	0
Victoria Daly	0			\$-				0	0	0	0
Wagait	3		200.0%	\$627,500	\$150,000		42.9%	3	0	0	0
West Arnhem	0			\$-				0	0	0	0

RURAL LAND SALES - September Quarter 2019 - 2ha - 8ha

Recorded Sales				Median Price			Sales Range				
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Alice Springs	0			\$-				0	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Belyuen	0			\$-				0	0	0	0
Central Desert	0			\$-				0	0	0	0
Coomalie	0			\$-				0	0	0	0
Darwin East	0			\$-				0	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North	0			\$-				0	0	0	0
Darwin North Coastal	0			\$-				0	0	0	0
Darwin North East	0			\$-				0	0	0	0
Dundee	0			\$-				0	0	0	0
East Arnhem	0			\$-				0	0	0	0
East Arm	0			\$-				0	0	0	0
Katherine	0			\$-				0	0	0	0
Litchfield	2	0.0%	0.0%	\$640,000	\$320,000	13.8%	-15.8%	1	1	0	0
MacDonnell	0			\$-				0	0	0	0
Margaret River	0			\$-				0	0	0	0
Marrakai	0			\$-				0	0	0	0
Palmerston	0			\$-				0	0	0	0
Roper Gulf	0			\$-				0	0	0	0
Tiwi Islands	0			\$-				0	0	0	0
Victoria Daly	0			\$-				0	0	0	0
Wagait	0			\$-				0	0	0	0
West Arnhem	0			\$-				0	0	0	0

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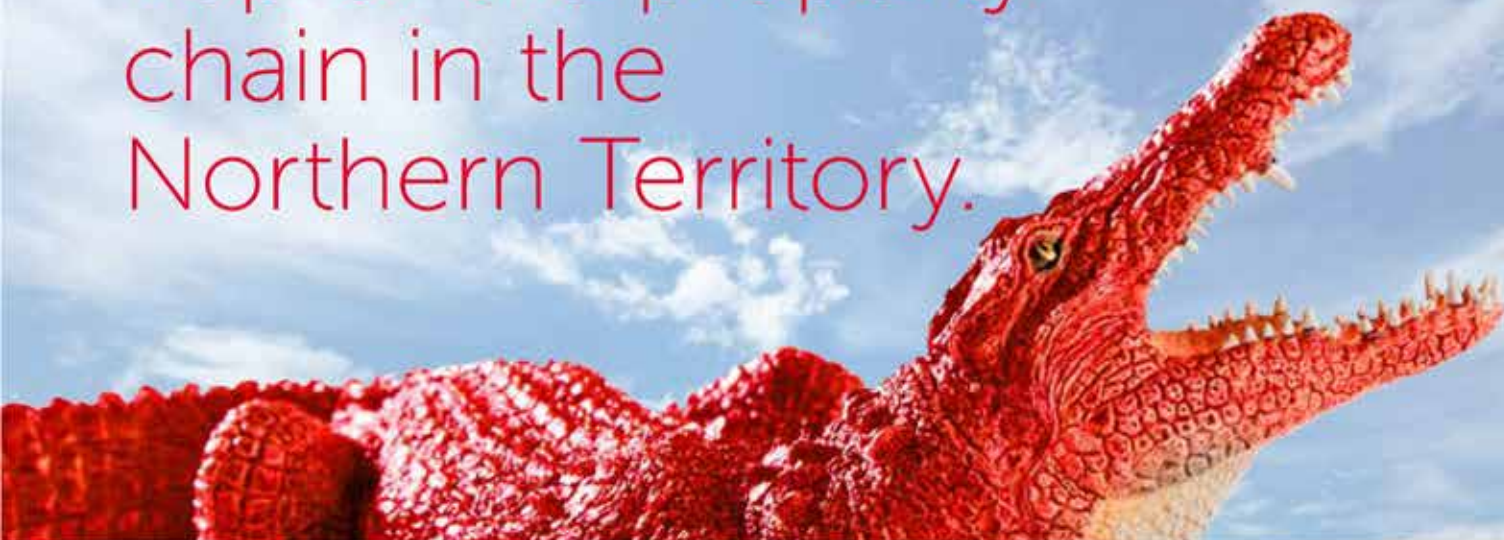
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1. Omniture Internal Data, December 2014 - December 2015.
2. Nielsen Market Intelligence, visits for realestate.com.au compared to Domain.com.au in the Northern Territory for December 2014 - December 2015.

RURAL LAND SALES - September Quarter 2019 - OVER 8ha

Recorded Sales				Median Price			Sales Range				
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Alice Springs	0			\$-				0	0	0	0
Tennant Creek	0			\$-	\$-			0	0	0	1
Belyuen	0			\$-				0	0	0	0
Central Desert	0			\$-				0	0	0	0
Coomalie	1	0.0%		\$309,100	\$309,100	56.1%		1	0	0	0
Darwin East	0			\$-				0	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North	0			\$-				0	0	0	0
Darwin North Coastal	0			\$-				0	0	0	0
Darwin North East	0			\$-				0	0	0	0
Dundee	0			\$-				0	0	0	0
East Arnhem	0			\$-				0	0	0	0
East Arm	0			\$-				0	0	0	0
Katherine	0			\$-				0	0	0	0
Litchfield	0			\$-				0	0	0	0
MacDonnell	0			\$-				0	0	0	0
Margaret River	0			\$-				0	0	0	0
Marrakai	1	-50.0%	0.0%	\$130,000	\$130,000	-98.7%	23.8%	1	0	0	0
Palmerston	0			\$-				0	0	0	0
Roper Gulf	0			\$-				0	0	0	0
Tiwi Islands	0			\$-				0	0	0	0
Victoria Daly	0	0.0%		\$-	\$-	-1.2%		0	0	0	1
Wagait	0			\$-				0	0	0	0
West Arnhem	0			\$-				0	0	0	0

LITCHFIELD RURAL HOUSE SALES - September Quarter 2019

	UP TO 2 HA				2-8 HA				OVER 8 HA			
Location	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr
Acacia Hills	\$-	0			\$-	0			\$495,000	1	\$495,000	-12.4%
Bees Creek	\$1,660,000	3	\$560,000	1.8%	\$650,000	1	\$650,000		\$-	0		
Berry Springs	\$-	0			\$-	0			\$-	0		
Black Jungle	\$-	0			\$-	0			\$-	0		
Blackmore	\$-	0			\$-	0			\$-	0		
Channel Island	\$-	0			\$-	0			\$-	0		
Coolalinga	\$-	0			\$-	0			\$-	0		
Daly	\$-	0			\$-	0			\$-	0		
Darwin River	\$-	0			\$-	0			\$460,000	1	\$460,000	-4.2%
Fly Creek	\$-	0			\$-	0			\$230,000	1	\$230,000	-43.2%
Freds Pass	\$-	0			\$-	0			\$-	0		
Girraween	\$1,365,000	2	\$682,500	-25.0%	\$1,435,000	2	\$717,500	14.8%	\$-	0		
Gunn Point	\$-	0			\$-	0			\$-	0		
Herbert	\$550,000	1	\$550,000	-12.7%	\$1,780,000	3	\$585,000	6.8%	\$-	0		
Holtze	\$-	0			\$-	0			\$-	0		
Howard Springs	\$1,095,000	2	\$547,500	-11.7%	\$1,170,000	2	\$585,000	11.4%	\$-	0		
Hughes	\$-	0			\$-	0			\$-	0		
Humpty Doo	\$1,752,000	4	\$441,000	-11.4%	\$2,055,000	4	\$515,000	-8.0%	\$-	0		
Knuckey Lagoon	\$650,000	1	\$650,000	-42.2%	\$-	0			\$-	0		
Lambells Lagoon	\$-	0			\$-	0			\$-	0		
Livingstone	\$-	0			\$-	0			\$600,000	1	\$600,000	
Lloyd Creek	\$-	0			\$635,000	1	\$635,000		\$-	0		
Manton	\$-	0			\$-	0			\$-	0		
Mcmminns Lagoon	\$-	0			\$1,205,000	2	\$602,500		\$-	0		
Mickett Creek	\$-	0			\$-	0			\$-	0		
Middle Point	\$-	0			\$-	0			\$-	0		
Noonamah	\$-	0			\$-	0			\$540,000	1	\$540,000	-16.8%
Shoal Bay	\$-	0			\$-	0			\$-	0		
Southport	\$318,000	1	\$318,000		\$-	0			\$-	0		
Tumbling Waters	\$-	0			\$-	0			\$-	0		
Virginia	\$4,514,500	7	\$555,000	-18.4%	\$-	0			\$-	0		
Wak Wak	\$-	0			\$-	0			\$-	0		
Weddell	\$-	0			\$-	0			\$-	0		
Wickham	\$-	0			\$-	0			\$-	0		

LITCHFIELD RURAL LAND SALES - September Quarter 2019

	UP TO 2 HA				2-8 HA				OVER 8 HA			
Location	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr
Acacia Hills	\$-	0			\$-	0			\$-	0		
Bees Creek	\$-	0			\$-	0			\$-	0		
Berry Springs	\$-	0			\$-	0			\$-	0		
Black Jungle	\$-	0			\$-	0			\$-	0		
Blackmore	\$260,000	1	\$260,000		\$-	0			\$-	0		
Channel Island	\$-	0			\$-	0			\$-	0		
Coolalinga	\$-	0			\$-	0			\$-	0		
Daly	\$-	0			\$-	0			\$-	0		
Darwin River	\$-	0			\$-	0			\$-	0		
Fly Creek	\$-	0			\$-	0			\$-	0		
Freds Pass	\$-	0			\$-	0			\$-	0		
Girraween	\$-	0			\$-	0			\$-	0		
Gunn Point	\$-	0			\$-	0			\$-	0		
Herbert	\$-	0			\$-	0			\$-	0		
Holtze	\$-	0			\$-	0			\$-	0		
Howard Springs	\$-	0			\$-	0			\$-	0		
Hughes	\$-	0			\$-	0			\$-	0		
Humpty Doo	\$-	0			\$390,000	1	\$390,000	38.7%	\$-	0		
Knuckey Lagoon	\$-	0			\$-	0			\$-	0		
Lambells Lagoon	\$-	0			\$-	0			\$-	0		
Livingstone	\$-	0			\$-	0			\$-	0		
Lloyd Creek	\$500,000	1	\$500,000		\$250,000	1	\$250,000		\$-	0		
Manton	\$-	0			\$-	0			\$-	0		
Mcminns Lagoon	\$-	0			\$-	0			\$-	0		
Mickett Creek	\$-	0			\$-	0			\$-	0		
Middle Point	\$-	0			\$-	0			\$-	0		
Noonamah	\$-	0			\$-	0			\$-	0		
Shoal Bay	\$-	0			\$-	0			\$-	0		
Southport	\$60,000	1	\$60,000	0.0%	\$-	0			\$-	0		
Tumbling Waters	\$-	0			\$-	0			\$-	0		
Virginia	\$-	0			\$-	0			\$-	0		
Wak Wak	\$-	0			\$-	0			\$-	0		
Weddell	\$-	0			\$-	0			\$-	0		
Wickham	\$-	0			\$-	0			\$-	0		



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COOMALIE RURAL HOUSE SALES - September Quarter 2019

	UP TO 2 HA				2-8 HA				OVER 8 HA			
Location	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr
Adelaide River	\$-	0			\$-	0			\$-	0		
Batchelor	\$-	0			\$-	0			\$-	0		
Camp Creek	\$-	0			\$-	0			\$-	0		
Charlotte	\$-	0			\$-	0			\$-	0		
Collett Creek	\$-	0			\$-	0			\$-	0		
Coomalie Creek	\$-	0			\$-	0			\$-	0		
Darwin River Dam	\$-	0			\$-	0			\$-	0		
Eva Valley	\$-	0			\$-	0			\$-	0		
Finniss Valley	\$-	0			\$-	0			\$-	0		
Lake Bennett	\$-	0			\$-	0			\$-	0		
Robin Falls	\$-	0			\$-	0			\$-	0		
Rum Jungle	\$-	0			\$-	0			\$-	0		
Stapleton	\$-	0			\$-	0			\$-	0		
Tortilla Flats	\$-	0			\$-	0			\$-	0		

COOMALIE RURAL LAND SALES - September Quarter 2019

	UP TO 2 HA				2-8 HA				OVER 8 HA			
Location	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr
Adelaide River	\$-	0			\$-	0			\$-	0		
Batchelor	\$-	0			\$-	0			\$-	0		
Camp Creek	\$-	0			\$-	0			\$-	0		
Charlotte	\$-	0			\$-	0			\$-	0		
Collett Creek	\$-	0			\$-	0			\$-	0		
Coomalie Creek	\$-	0			\$-	0			\$-	0		
Darwin River Dam	\$-	0			\$-	0			\$-	0		
Eva Valley	\$-	0			\$-	0			\$309,100	1	\$309,100	
Finniss Valley	\$-	0			\$-	0			\$-	0		
Lake Bennett	\$-	0			\$-	0			\$-	0		
Robin Falls	\$-	0			\$-	0			\$-	0		
Rum Jungle	\$-	0			\$-	0			\$-	0		
Stapleton	\$-	0			\$-	0			\$-	0		
Tortilla Flats	\$-	0			\$-	0			\$-	0		



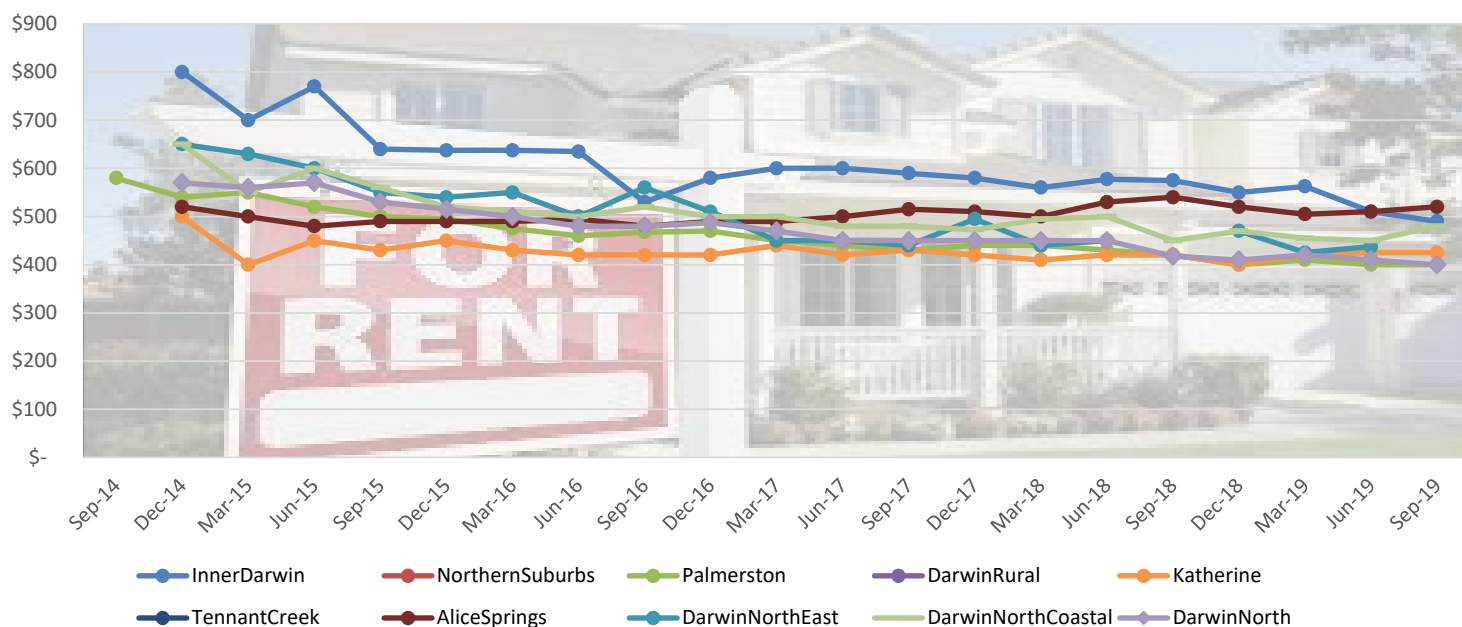
MEDIAN WEEKLY HOUSE RENTAL - September Quarter 2019

Location & Dwelling	Price	% Change per Quarter	% Change per Annum
Inner Darwin			
3 Bedroom	490.00	-3.9%	-14.8%
4 Bedroom	800.00	0.3%	14.3%
Darwin North Coastal			
3 Bedroom	480.00	6.7%	6.7%
4 Bedroom	597.50	1.3%	-0.4%
Darwin North East			
3 Bedroom		0.0%	0.0%
4 Bedroom	400.00	-2.4%	-27.3%
Darwin North			
3 Bedroom	400.00	-2.4%	-4.2%
4 Bedroom	570.00	3.6%	3.6%
Palmerston			
3 Bedroom	400.00	0.0%	-4.8%
4 Bedroom	520.00	2.0%	0.0%
Katherine			
3 Bedroom	425.00	0.0%	1.2%
4 Bedroom	637.50	-8.3%	41.7%
Alice Springs			
2 Bedroom	470.00	2.2%	10.6%
3 Bedroom	520.00	2.0%	-3.7%
4 Bedroom	650.00	3.2%	0.0%

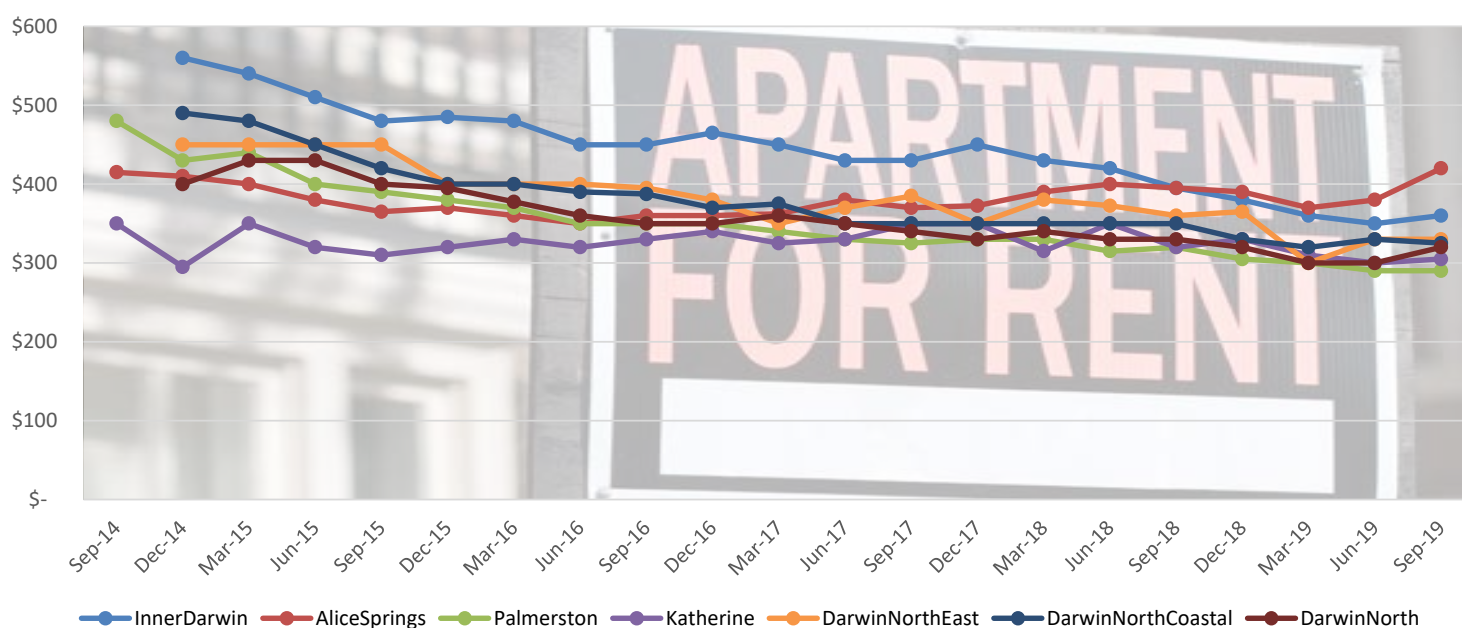
MEDIAN WEEKLY UNIT / TOWNHOUSE RENTAL - September Quarter 2019

Location & Dwelling	Price	% Change per Quarter	% Change per Annum
Inner Darwin			
1 Bedroom	280.00	-1.8%	-6.7%
2 Bedroom	360.00	2.9%	-8.9%
3 Bedroom	480.00	2.1%	-4.0%
Darwin North Coastal			
1 Bedroom	245.00	6.5%	-2.0%
2 Bedroom	325.00	-1.5%	-7.1%
3 Bedroom	420.00	5.0%	-12.5%
Darwin North East			
1 Bedroom		0.0%	0.0%
2 Bedroom	330.00	0.0%	-8.3%
3 Bedroom	460.00	5.7%	10.8%
Darwin North			
1 Bedroom	240.00	6.7%	3.9%
2 Bedroom	320.00	6.7%	-3.0%
3 Bedroom	350.00	-7.9%	-22.2%
Palmerston			
1 Bedroom		0.0%	0.0%
2 Bedroom	290.00	0.0%	-9.4%
3 Bedroom	380.00	5.6%	-5.0%
Katherine			
1 Bedroom		0.0%	0.0%
2 Bedroom	305.00	1.7%	-4.7%
3 Bedroom		0.0%	0.0%
Alice Springs			
1 Bedroom	300.00	0.0%	-1.6%
2 Bedroom	420.00	10.5%	6.3%
3 Bedroom	437.50	-4.9%	-12.5%

3 Bedroom House Median Rent



2 Bedroom Unit Median Rent





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Median Overall Weekly Rental			
Location & Dwelling	Price	% Change per Quarter	% Change per Annum
Darwin Overall	(Includes Inner Darwin, Northern Suburbs & Palmerston)		
3 Bedroom House	420.0	-4.9%	-2.3%
2 Bedroom Unit	325.0	1.6%	-7.4%
Rental Yield			
Darwin Overall	Yield %	% Change per Quarter	% Change per Annum
3 Bedroom House	4.0%	-0.6%	0.1%
2 Bedroom Unit	5.7%	0.6%	0.6%
House Rental Yield - 3 Bedroom House			
Location & Dwelling	Yield %	% Change per Quarter	% Change per Annum
Darwin Inner	3.3%	-0.8%	-0.9%
Darwin North Coastal	4.8%	0.8%	0.5%
Darwin North East			
Darwin North	4.7%	0.1%	0.1%
Palmerston	5.1%	0.5%	0.3%
Katherine	6.9%	0.6%	-0.4%
Alice Springs	5.9%	-0.1%	0.0%
Unit/Townhouse Rental Yield - 2 Bedroom Unit			
Location & Dwelling	Yield %	% Change per Quarter	% Change per Annum
Darwin Inner	6.2%	0.7%	0.8%
Darwin North Coastal	5.6%	0.7%	0.6%
Darwin North East			
Darwin North	6.6%	-1.0%	0.3%
Palmerston	6.3%	1.4%	-0.0%
Katherine			
Alice Springs	6.7%	0.6%	0.3%

VACANCY RATES - ALL DWELLINGS

Location & Dwelling	Rate	Rate - % Change per Quarter	Rate - % Change per Annum
Greater Darwin (Darwin, N/S, Palmerston)	5.90%	-0.2%	N/A
Darwin (including Northern Suburbs)	6.6%	0.3%	-1.6%
Palmerston	4.1%	-1.4%	-3.0%
Rural	8.6%	-2.2%	0.7%
Katherine	3.9%	-0.2%	-3.3%
Alice Springs	3.0%	-0.5%	-0.1%

VACANCY RATES - HOUSES

Location & Dwelling	Rate	Rate - % Change per Quarter	Rate - % Change per Annum
Greater Darwin (Darwin, N/S, Palmerston)	5.0%	-0.1%	N/A
Darwin (including Northern Suburbs)	5.9%	0.7%	-0.8%
Palmerston	3.8%	-1.2%	-2.4%
Rural	8.2%	-1.4%	0.0%
Katherine	3.8%	-1.7%	-3.1%
Alice Springs	2.6%	-0.5%	-1.0%

VACANCY RATES - UNITS & TOWNHOUSES

Location & Dwelling	Rate	Rate - % Change per Quarter	Rate - % Change per Annum
Greater Darwin (Darwin, N/S, Palmerston)	4.70%	-2.0%	N/A
Darwin (including Northern Suburbs)	6.9%	0.2%	-1.2%
Palmerston	4.7%	-1.8%	-4.2%
Rural	10.5%	-3.1%	4.4%
Katherine	4.1%	-3.0%	-3.6%
Alice Springs	3.2%	0.5%	0.3%

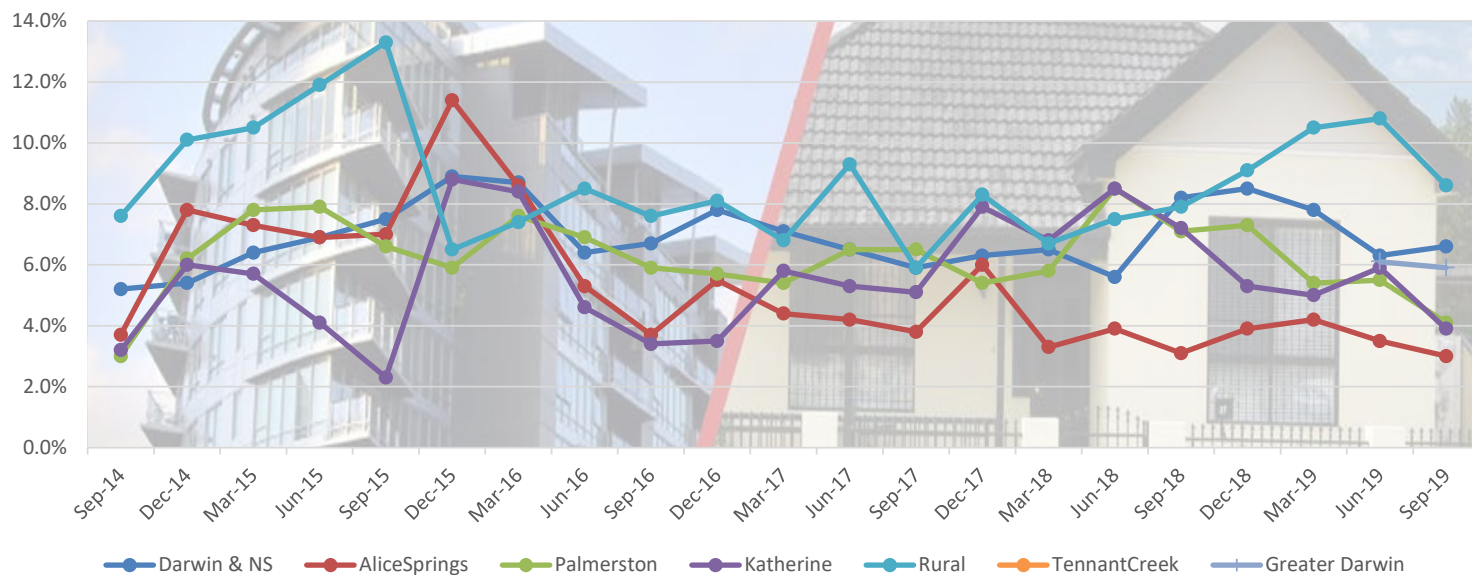
House Rental Vacancy Rates



Unit Rental Vacancy Rates

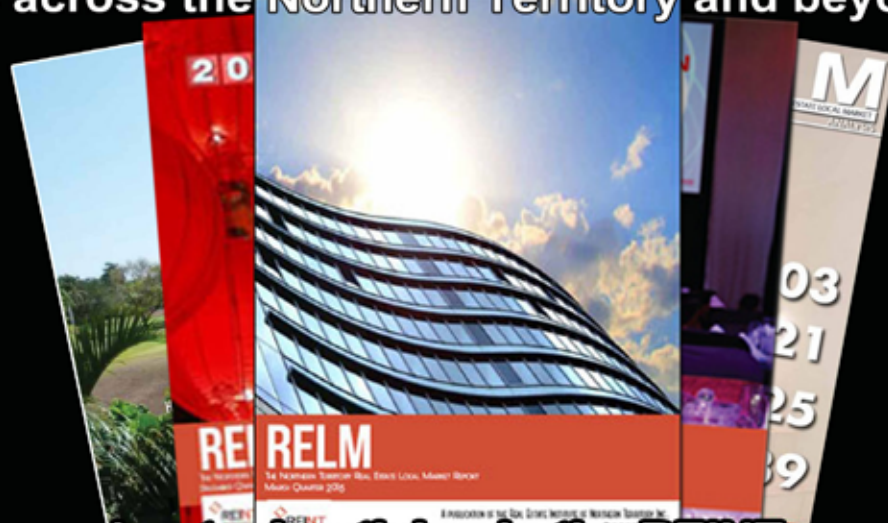


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A QUARTERLY LOOK AT SALES FIGURES IN YOUR SUBURB

DARWIN & NORTHERN SUBURBS HOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Alawa	6	0.0%	-33.3%	\$2,678,000	\$410,000	-8.7%	3.8%
Anula	5	66.7%	-50.0%	\$1,816,500	\$340,000	-15.0%	-27.3%
Bayview	5	0.0%	25.0%	\$5,395,000	\$1,225,000	63.3%	31.4%
Berrimah	0			\$-			
Brinkin	0			\$-			
Casuarina	0			\$-			
Coconut Grove	2	-50.0%	100.0%	\$1,130,000	\$565,000	4.8%	-7.4%
Darwin	0			\$-			
Fannie Bay	4	100.0%	33.3%	\$3,200,000	\$792,500	-11.2%	-36.6%
Jingili	5	0.0%	25.0%	\$2,492,000	\$465,000	-13.9%	-20.5%
Karama	11	83.3%	22.2%	\$4,066,500	\$360,000	-4.0%	-5.3%
Larrakeyah	3	50.0%	200.0%	\$3,230,000	\$1,000,000	-33.3%	-50.0%
Leanyer	9	-35.7%	28.6%	\$4,530,000	\$542,000	9.4%	2.8%
Ludmilla	5	0.0%	150.0%	\$2,635,000	\$525,000	-19.2%	-0.9%
Lyons	2	-33.3%	-71.4%	\$1,445,000	\$722,500	-4.9%	1.8%
Malak	5	-37.5%	25.0%	\$2,574,000	\$550,000	17.0%	11.7%
Marrara	1	-75.0%	-50.0%	\$940,000	\$940,000	48.0%	26.9%
Millner	2	100.0%	-50.0%	\$1,080,000	\$540,000	28.6%	7.5%
Moil	5	0.0%	66.7%	\$2,176,000	\$430,000	-14.0%	0.0%
Muirhead	4	-33.3%	-20.0%	\$2,755,000	\$642,500	1.2%	-4.8%
Nakara	4	-20.0%	-33.3%	\$2,050,000	\$525,000	2.9%	1.9%
Nightcliff	5	-28.6%	25.0%	\$2,794,000	\$554,000	-19.5%	-12.4%
Parap	0			\$-			
Rapid Creek	2	-75.0%	-33.3%	\$1,205,000	\$602,500	-18.6%	20.5%
Stuart Park	5	25.0%	66.7%	\$3,770,000	\$745,000	28.4%	35.7%
The Gardens	0			\$-			
The Narrows	3	200.0%	200.0%	\$1,685,000	\$460,000	24.3%	70.4%
Tiwi	6	100.0%	0.0%	\$2,922,000	\$428,500	0.8%	-12.6%
Wagaman	6	0.0%	200.0%	\$2,700,000	\$417,500	-7.1%	-20.1%
Wanguri	6	0.0%	200.0%	\$3,264,000	\$537,500	-4.0%	-7.3%
Winnellie	0			\$-			
Woolner	0			\$-			
Wulagi	6	-14.3%	-14.3%	\$2,964,000	\$455,000	-5.2%	-3.2%

DARWIN & NORTHERN SUBURBS UNITS & TOWNHOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Alawa	0			\$-			
Anula	1			\$309,000	\$309,000		
Bayview	2	-50.0%	-77.8%	\$750,000	\$375,000	12.8%	-4.8%
Berrimah	0			\$-			
Brinkin	0			\$-			
Casuarina	0			\$-			
Coconut Grove	6	200.0%	20.0%	\$1,918,000	\$290,000	-19.4%	-22.1%
Darwin	44	-8.3%	76.0%	\$12,081,000	\$292,000	8.1%	-27.0%
Fannie Bay	6	200.0%	50.0%	\$2,192,000	\$267,500	-38.4%	-44.3%
Jingili	0			\$-			
Karama	2	-50.0%	0.0%	\$550,000	\$275,000	39.2%	27.9%
Larrakeyah	15	36.4%	25.0%	\$5,575,500	\$420,000	-2.3%	-7.7%
Leanyer	5	25.0%	0.0%	\$1,376,500	\$253,500	-8.6%	-9.5%
Ludmilla	2		100.0%	\$366,000	\$183,000		-2.1%
Lyons	1	0.0%		\$485,000	\$485,000	3.2%	
Malak	2	0.0%		\$338,000	\$169,000	-8.6%	
Marrara	3	200.0%	50.0%	\$1,190,000	\$440,000	76.0%	55.8%
Millner	5	66.7%	150.0%	\$1,826,000	\$270,000	-25.0%	-4.4%
Moil	0			\$-			
Muirhead	0			\$-			
Nakara	1			\$245,000	\$245,000		
Nightcliff	7	-22.2%	16.7%	\$1,841,600	\$215,000	-36.8%	-41.5%
Parap	7	16.7%	0.0%	\$1,840,000	\$185,000	-36.2%	-43.1%
Rapid Creek	7	-30.0%	16.7%	\$2,572,000	\$345,000	1.5%	-16.9%
Stuart Park	8	-50.0%	0.0%	\$3,242,000	\$361,000	8.2%	4.8%
The Gardens	2	100.0%	100.0%	\$605,000	\$302,500	-34.9%	-25.3%
The Narrows	2			\$580,000	\$290,000		
Tiwi	0			\$-			
Wagaman	1			\$160,000	\$160,000		
Wanguri	0			\$-			
Winnellie	0			\$-			
Woolner	3	50.0%	0.0%	\$965,000	\$340,000	-23.6%	-1.4%
Wulagi	1			\$310,000	\$310,000		

PALMERSTON HOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Bakewell	6	20.0%	0.0%	\$2,311,000	\$389,500	9.7%	-2.4%
Bellamack	3	-50.0%	-50.0%	\$1,676,000	\$556,000	-0.7%	-11.9%
Driver	8	100.0%	166.7%	\$3,386,500	\$386,000	-3.1%	10.6%
Durack	8	-38.5%	-42.9%	\$3,446,000	\$412,500	-13.3%	-17.2%
Farrar	4	0.0%	0.0%	\$1,900,000	\$505,000	2.3%	-20.0%
Gray	2	-60.0%	-66.7%	\$700,000	\$350,000	-3.4%	0.0%
Gunn	13	18.2%	18.2%	\$5,488,000	\$430,000	14.7%	0.0%
Johnston	4	-33.3%	0.0%	\$2,250,000	\$543,500	-2.9%	-9.4%
Marlow Lagoon	0			\$-			
Moulden	5	150.0%	-37.5%	\$1,505,000	\$310,000	1.6%	-0.3%
Palmerston City	0			\$-			
Pinelands	0			\$-			
Rosebery	8	-46.7%	14.3%	\$3,517,500	\$411,250	-9.1%	-20.9%
Woodroffe	7	133.3%	-12.5%	\$2,228,000	\$300,000	-24.1%	-21.1%
Yarrowonga	0			\$-			
Zuccoli	4	100.0%	0.0%	\$1,993,000	\$462,500	6.9%	-3.6%

PALMERSTON UNITS & TOWNHOUSES

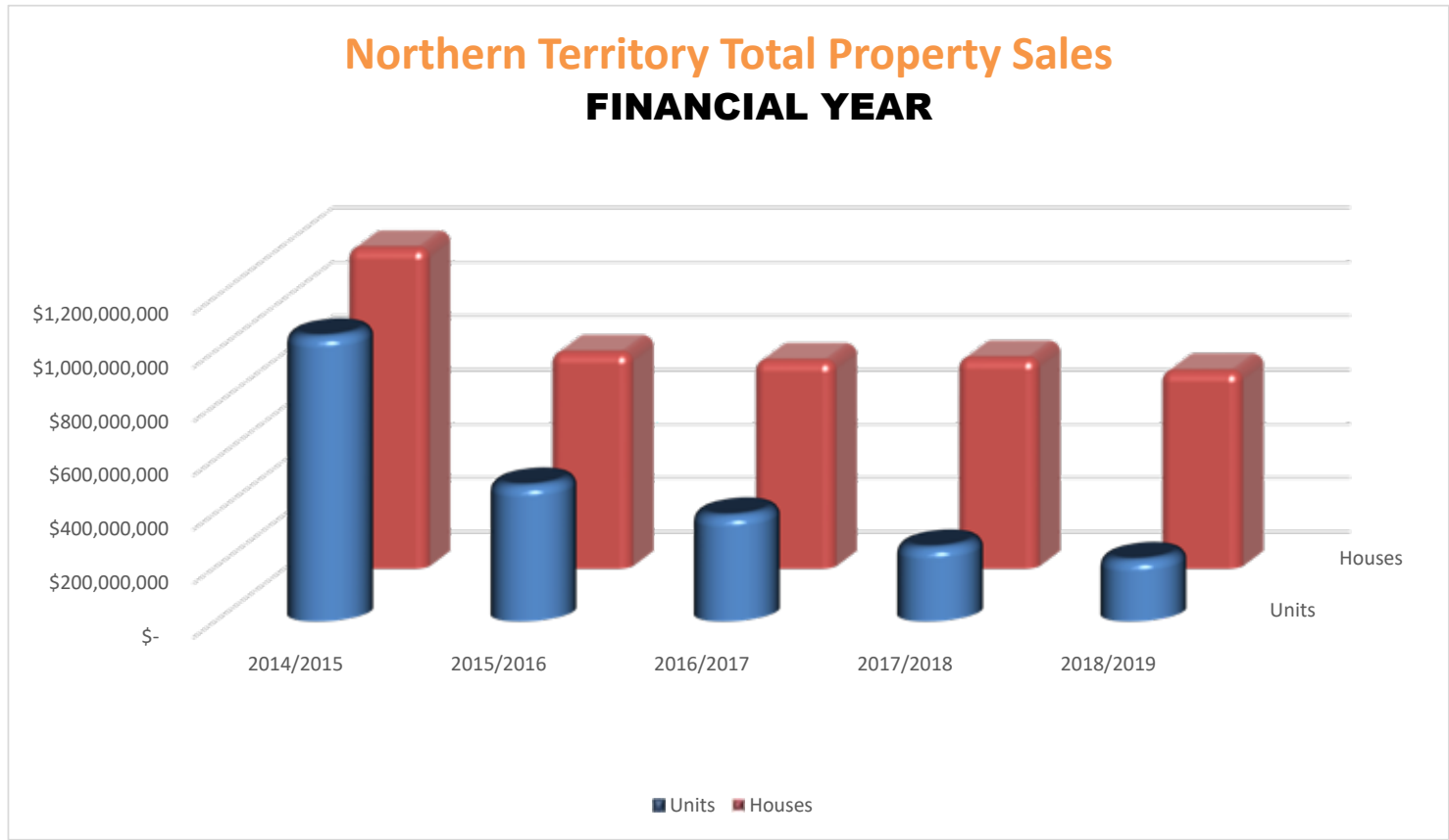
Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Bakewell	7	40.0%	133.3%	\$1,685,500	\$259,000	-0.4%	-5.8%
Bellamack	0			\$-			
Driver	2		-33.3%	\$555,000	\$277,500		50.0%
Durack	0			\$-			
Farrar	0			\$-			
Gray	2	100.0%	0.0%	\$360,000	\$180,000	-42.3%	-18.4%
Gunn	1			\$335,000	\$335,000		
Johnston	1	0.0%		\$240,000	\$240,000	-20.0%	
Marlow Lagoon	0			\$-			
Moulden	2	100.0%	0.0%	\$355,000	\$177,500	-15.5%	-23.7%
Palmerston City	0			\$-			
Pinelands	0			\$-			
Rosebery	4	0.0%	100.0%	\$1,138,500	\$269,250	-20.8%	-3.0%
Woodroffe	0			\$-			
Yarrowonga	0			\$-			
Zuccoli	1	0.0%		\$385,000	\$385,000	8.5%	

ALICE SPRINGS HOUSES

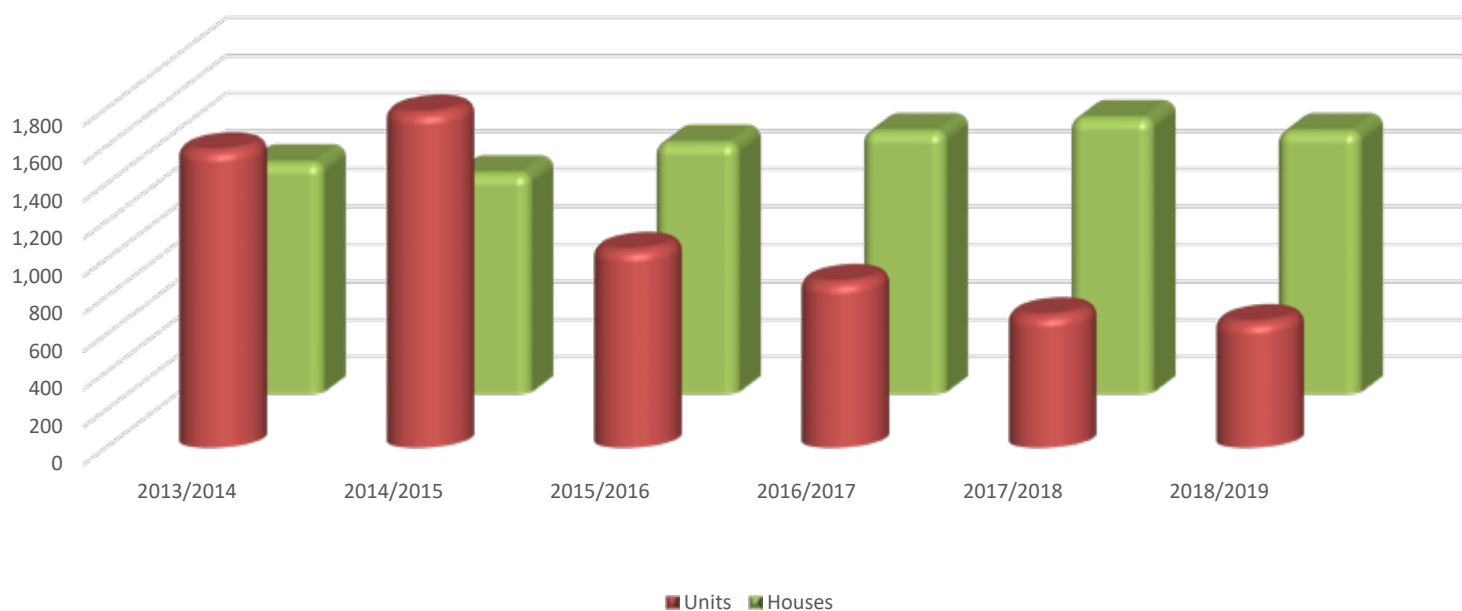
Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Alice Springs	0			\$-			
Araluen	3	0.0%	-70.0%	\$1,519,900	\$504,900	-27.4%	-6.1%
Arumbera	0			\$-			
Braitling	11	10.0%	-26.7%	\$4,920,500	\$448,000	6.0%	4.2%
Ciccone	0			\$-			
Connellan	0			\$-			
Desert Springs	8	0.0%	300.0%	\$5,300,300	\$685,000	2.5%	2.2%
East Side	10	25.0%	-28.6%	\$5,538,000	\$478,500	-11.4%	-2.1%
Flynn	0			\$-			
Gillen	11	-45.0%	0.0%	\$4,660,000	\$435,000	3.6%	-6.5%
Hugh	0			\$-			
Ilparpa	0			\$-			
Irlpme	0			\$-			
Larapinta	7	16.7%	0.0%	\$3,213,000	\$395,000	5.2%	1.3%
Mount Johns	0			\$-			
Ross	0			\$-			
Sadadeen	5	66.7%	-16.7%	\$2,004,000	\$389,000	-5.6%	-3.7%
Stuart	0			\$-			
The Gap	2	-33.3%	100.0%	\$719,000	\$359,500	-14.2%	-0.1%
White Gums	0			\$-			

ALICE SPRINGS UNITS & TOWNHOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Alice Springs	0			\$-			
Araluen	5	400.0%	25.0%	\$1,620,500	\$275,000	-46.1%	-18.5%
Arumbera	0			\$-			
Braitling	0			\$-			
Ciccone	0			\$-			
Connellan	0			\$-			
Desert Springs	2	-50.0%		\$697,000	\$348,500	-1.8%	
East Side	5	150.0%	-28.6%	\$1,630,000	\$300,000	37.9%	-13.4%
Flynn	0			\$-			
Gillen	4	100.0%	-71.4%	\$1,438,000	\$365,000	34.9%	18.1%
Hugh	0			\$-			
Ilparpa	0			\$-			
Irlpme	0			\$-			
Larapinta	2	0.0%	-33.3%	\$655,000	\$327,500	-16.1%	26.0%
Mount Johns	2	100.0%	-50.0%	\$639,000	\$319,500	66.8%	-23.4%
Ross	0			\$-			
Sadadeen	1	-66.7%	0.0%	\$225,000	\$225,000	-15.1%	-42.3%
Stuart	3	50.0%		\$995,000	\$329,000	12.7%	
The Gap	6	20.0%	20.0%	\$1,570,020	\$248,500	-27.6%	-12.8%
White Gums	0			\$-			



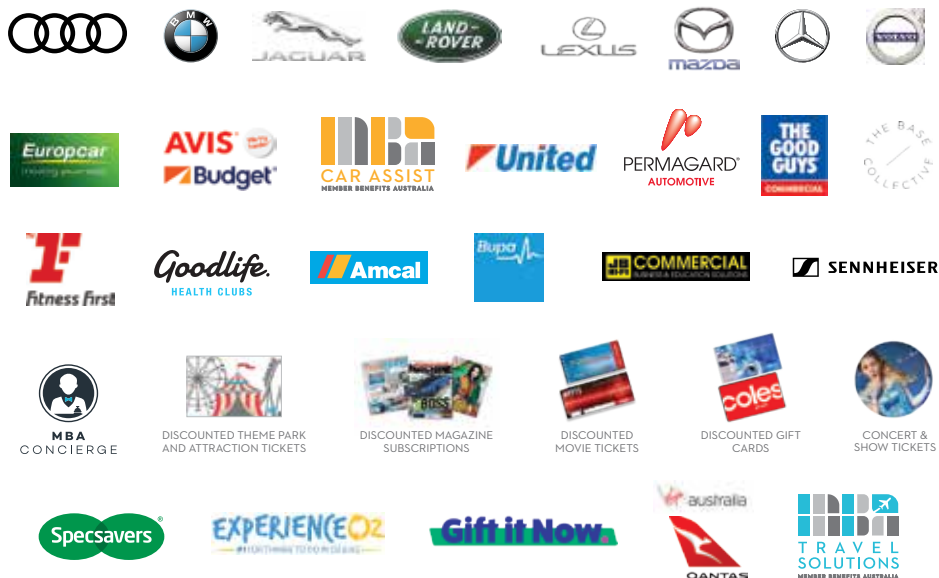
Darwin Overall Recorded Sales



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RELM COVERAGE

To best report on and express the values of rental data, including rental yields, the REINT and its partners Global Property Analytics have devised a robust reporting regime and have renamed the zones previously reported as Nightcliff, Marrara and Sanderson, to better reflect the nature of the areas.

From the December 2014 issue of RELM we instituted the following definitions. The REINT feels these better describe the areas covered rather than identifying through a mix of a single suburb and electoral zones.

- Inner Darwin remained as is and covers the suburbs indicated in this list;
- Nightcliff is now reported as Darwin North Coastal and covers the suburbs indicated in this list;
- Marrara is now reported as Darwin North East and covers the suburbs indicated in this list;
- Sanderson is now reported as Darwin North and covers the suburbs indicated in this list; and
- Palmerston, Rural areas, Katherine, Tennant Creek and Alice Springs remain unchanged.

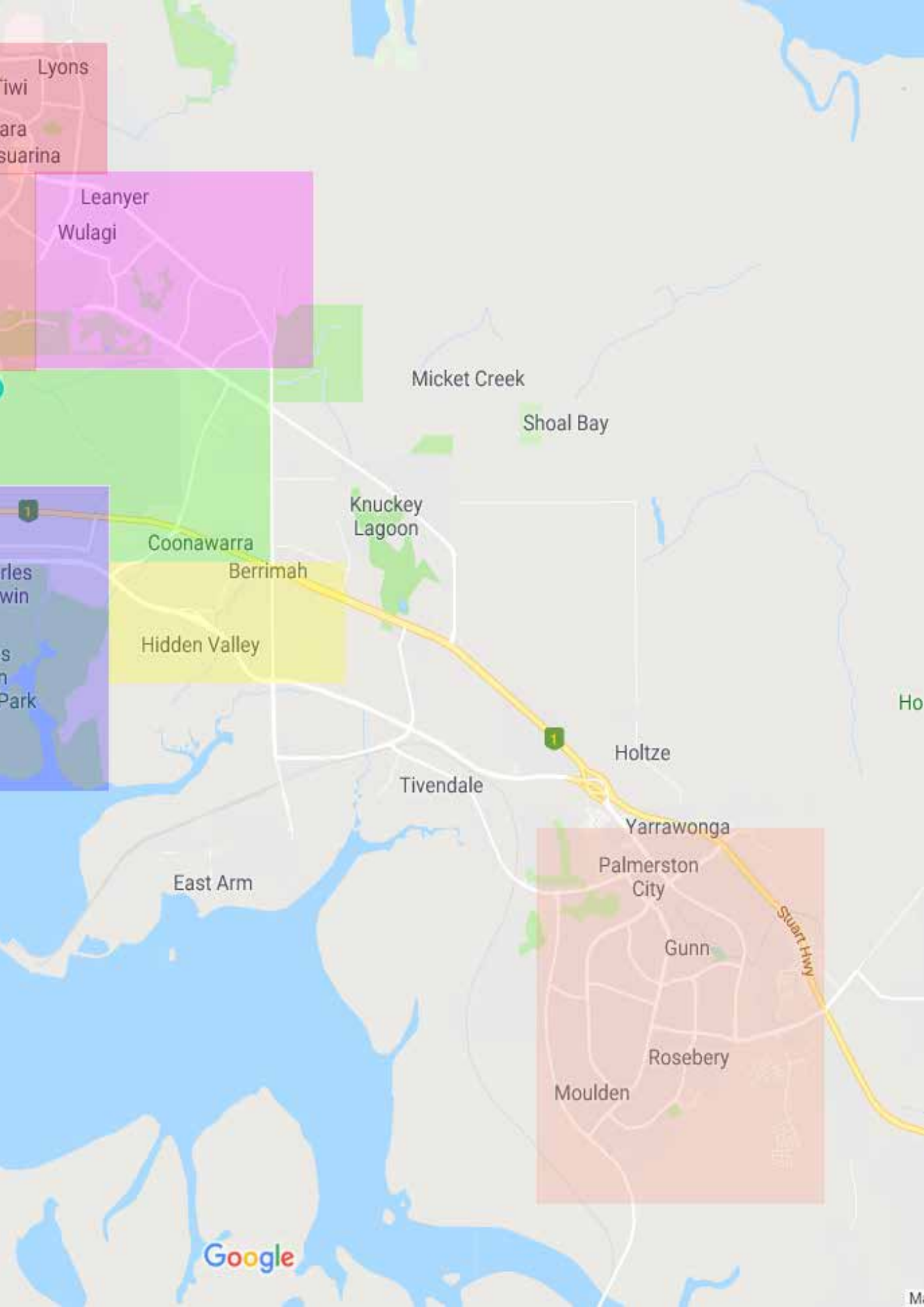


- INNER DARWIN**
- Bayview
 - Cullen Bay
 - Darwin (inc. DC & MC)
 - East Point
 - Eaton
 - Fannie Bay
 - Larrakeyah
 - Ludmilla
 - Parap
 - RAAF Base Darwin
 - Stuart Park
 - The Gardens
 - The Narrows
 - Tipperary Waters
 - Woolner

- DARWIN NORTH COASTAL**
- Alawa
 - Brinkin
 - Casuarina
 - Coconut Grove
 - Jingili
 - Lyons
 - Milner
 - Moil
 - Muirhead
 - Nakara
 - Nightcliff
 - Rapid Creek
 - Tiwi
 - Wagaman
 - Wanguri

- DARWIN NORTH**
- Anula
 - Bagot
 - Buffalo Creek
 - Charles Darwin University
 - Holmes
 - Karama
 - Leanyer
 - Lee Point
 - Malak
 - Northlakes
 - Sanderson
 - Woodleigh Gardens
 - Wulagi

- DARWIN NORTH EAST**
- Berrimah
 - Marrara
 - Winnellie
- DARWIN EAST**
- Coonwarra
 - Darwin Airport



Lyons

Wulagi

Wulagi

Wulagi

Leanyer

Wulagi

Micket Creek

Shoal Bay

Knuckey Lagoon

Coonawarra

Berrimah

Hidden Valley

Charles
win

s
Park

Ho

Tivendale

Holtze

Yarrowonga

Palmerston
City

Gunn

Rosebery

Moulden

East Arm

Stuart Hwy

Google

RELM

THE NORTHERN TERRITORY REAL ESTATE LOCAL MARKET REPORT

IS PRODUCED IN COLLABORATION WITH
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SYDNEY | DARWIN | ADELAIDE | NEWCASTLE | BIRMINGHAM | HONG KONG | SHANGHAI



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