



# Residential Property Prospects 2012 – 2015

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RESIDENTIAL PROPERTY

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Residential property is the major investment for most Australians. But without the information that allows you to judge correctly when to buy and when to sell, you can lose badly.

#### Success in residential property

As some investors have discovered residential property can be as risky as other investments. Timing is critical. Judging the best time to buy or sell requires an understanding of:

- interest rate and inflation prospects, short and longer term.
- the stage of the cycle – are houses under or over-priced?
- the balance between housing construction and underlying demand. Is the market in deficiency or oversupply, and by how much?
- prospects for regional population growth through natural increase, overseas and interstate migration, and patterns of household formation.

Most home-buyers consider only short term affordability when making their decision. Their short-sightedness creates opportunities for investors in residential property markets.

#### Today's key issues

- Will sentiment in residential markets improve in 2012?
- What are the prospects for economic growth and interest rates?
- What has been the impact of the deterioration in the world economy on Australia, and what is the outlook for the resources boom?
- Will the recent interest rate falls have an impact on affordability?
- How has the weaker economy impacted on overseas migration and migration between states?
- Will first home buyer activity return to long term levels now the pull forward effect of the Boost Scheme incentives has been played out?
- Will rental vacancy rates continue to remain tight and when will rising rents lead to a recovery in investor demand?
- Which city centres offer the best prospects for capital gain over the next three years?
- Is residential property no longer a good medium to long term investment, or will it still experience strong capital growth in the medium term?

#### The report...

- forecasts annual median house prices to June 2015 for capital cities (Sydney, Melbourne, Brisbane, Adelaide, Perth, Hobart, Canberra and Darwin).
- also provides forecasts for selected regional areas (Newcastle, Wollongong, Gold Coast, Sunshine Coast, Townsville and Cairns).
- forecasts annual rental growth for residential property.
- forecasts economic conditions, interest rate movements and timings
- provides forecasts for net overseas and interstate migration.
- estimates both underlying demand and pent-up demand or excess supply for each city.
- explains the residential property cycle.

#### Who should subscribe?

- Developers and builders
- Private investors
- Real estate agents
- Financial institutions
- Investment advisers
- Government departments and agencies.

#### Publication Date

The main report will be available in May 2012, together with an update bulletin in December 2012. This report is only available in hardcopy and the cost of the annual service is \$1,100.

We also encourage subscribers to contact our team of residential property consultants should they wish to discuss the forecasts further.

Further enquiries may be directed to our Subscriptions Client Services Manager, Joy Xenita on: 02 8458 4200 or [subscriptions@bis.com.au](mailto:subscriptions@bis.com.au)

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