



Cost of Living Report No. 20 Part 2 - Housing July 2018

Appendices to Report

Appendix A: Comparison of NT vs Darwin All Expenditure and proportion of expenditure using Household Expenditure Survey (HES) Data (see Figure 4 above)

	NT (\$)	Darwin (\$)	NT (%)	Darwin (%)
Housing	379.13	377.08	22.3%	22.7%
Food	254.12	256.28	14.9%	15.4%
Recreation*	236.83	243.30	13.9%	14.7%
Transport	215.55	193.81	12.7%	11.7%
Miscellaneous goods & services	122.56	108.81	7.2%	6.6%
Medical care and health expenses	86.01	85.03	5.1%	5.1%
Household furnishings & equipment	76.65	78.82	4.5%	4.8%
Communication*	67.24	62.40	4.0%	3.8%
Household services & operation*	60.79	61.63	3.6%	3.7%
Domestic fuel and power	48.90	49.54	2.9%	3.0%
Alcoholic beverages	42.88	42.94	2.5%	2.6%
Clothing and footwear	31.99	26.00	1.9%	1.6%
Education	30.59	23.71	1.8%	1.4%
Tobacco	23.99	26.11	1.4%	1.6%
Personal care	24.25	23.76	1.4%	1.4%

Source: ABS 2017a, Table 13.2, 13.3A, 13.8, 13.9A

Appendix B: Residential House Median Sales Prices

Residential House Median Sales Prices – All Regions March 2013 & March 2018

Residential House Sales – Median Price	Mar-18	Mar-13	Price Change \$	% Change
Overall Darwin	\$505,000	\$592,000	-\$87,000	-14.7%
Inner Darwin	\$687,500	\$875,000	-\$187,500	-21.4%
Darwin North Coastal (Nightcliff)	\$560,000	\$618,750	-\$58,750	-9.5%
Darwin North East (Marara)	\$580,000	\$826,500	-\$246,500	-29.8%
Darwin North (Sanderson)	\$451,500	\$572,500	-\$121,000	-21.1%
Palmerston	\$450,000	\$550,000	-\$100,000	-18.2%
Katherine	\$310,000	\$337,500	-\$27,500	-8.1%
Tennant Creek	\$151,000	\$271,000	-\$120,000	-44.3%
Alice Springs	\$467,000	\$447,500	\$19,500	4.4%

Source: REINT 2013a, p. 3, REINT 2018a, p.5

Residential Unit & Townhouses Median Sales Prices –All Regions March 2013 & March 2018

Unit & Townhouse Sales – Median Price	Mar-18	Mar-13	Price Increase \$	% Increase \$
Overall Darwin	\$347,500	\$425,000	-\$77,500	-18.2%
Inner Darwin	\$410,000	\$499,500	-\$89,500	-17.9%
Darwin North Coastal (Nightcliff)	\$310,000	\$427,500	-\$117,500	-27.5%
Darwin North East (Marara)	\$323,500	\$440,000	-\$116,500	-26.5%
Darwin North (Sanderson)	\$340,000	\$386,500	-\$46,500	-12.0%
Palmerston	\$274,000	\$399,000	-\$125,000	-31.3%
Katherine (*average of March/June/Sep 2017*)	\$304,328	\$220,000	\$84,328	38.3%
Tennant Creek	\$171,500	\$248,380	-\$76,880	-31.0%
Alice Springs	\$325,000	\$329,500	-\$4,500	-1.4%

Source: REINT 2013a, p. 6, REINT 2018a, p.7

Appendix C: REINT Rental Prices Regional Data - The past 5 years

The following tables show changes for 3 and 4-bedroom houses across the NT

Table 18a: 3 Bedroom Houses Rental Price Changes over the past 5 years

Median Weekly Rental 3 BR House	Mar-13	Mar-18	Price Change \$	% Change
Inner Darwin	\$828	\$560	-\$268	-32.4%
Darwin North Coastal (Nightcliff)	\$625	\$495	-\$130	-20.8%
Darwin North East (Marara)	\$650	\$440	-\$210	-32.3%
Darwin North (Sanderson)	\$577	\$450	-\$127	-22.0%
Palmerston	\$572	\$440	-\$132	-23.1%
Katherine	\$414	\$410	-\$4	-1.0%
Alice Springs	\$512	\$500	-\$12	-2.3%

REINT 2013a, p. 26, 30; REINT 2013b, p. 30; REINT 2018, p.24, 29

Table 18b: 4 Bedroom Houses Rental Price Changes over the past 5 years

Median Weekly Rental 4 BR House	Mar-13	Mar-18	Price Change \$	% Change
Inner Darwin	\$1,097	\$700	-\$397	-36.2%
Darwin North Coastal (Nightcliff)	\$824	\$645	-\$179	-21.7%
Darwin North East (Marara)	\$694	\$675	-\$19	-2.7%
Darwin North (Sanderson)	\$780	\$580	-\$200	-25.6%
Palmerston	\$739	\$550	-\$189	-25.6%
Katherine	\$500	\$500	\$0	0.0%
Alice Springs	\$710	\$675	-\$35	-4.9%

REINT 2013a, p. 26, 30; REINT 2013b, p. 30; REINT 2018, p.24, 29

The following tables show changes for 1,2 and bedroom units/townhouses across the NT.

Table 18c: 1 Bedroom Unit/Townhouse Rental Price Changes over the past 5 years

Median Weekly Rental 1 BR Unit/Townhouse	Mar-13	Mar-18	Price Change \$	% Change
Inner Darwin	\$441	\$320	-\$121	-27.4%
Darwin North Coastal (Nightcliff)	\$321	\$250	-\$71	-22.1%
Darwin North East (Marara)	\$380	\$220	-\$160	-42.1%
Darwin North (Sanderson)	\$295	\$291	-\$5	-1.5%
Palmerston (Note: 1 BR not listed in 2013)	N/A	\$233	N/A	N/A
Katherine	\$260	\$265	\$5	1.9%
Alice Springs	\$284	\$300	\$16	5.6%

Sources: REINT 2013a, p. 26, 30; REINT 2018, p.24, 29

Table 18d: 2 Bedroom Units/Townhouses Rental Price Changes over the past 5 years

Median Weekly Rental 2 BR Unit/Townhouse	Mar-13	Mar-18	Price Change \$	% Change
Inner Darwin	\$552	\$430	-\$122	-22.1%
Darwin North Coastal (Nightcliff)	\$447	\$350	-\$97	-21.7%
Darwin North East (Marara)	\$458	\$380	-\$78	-17.0%
Darwin North (Sanderson)	\$451	\$340	-\$111	-24.6%
Palmerston	\$448	\$330	-\$118	-26.3%
Katherine	\$335	\$315	-\$20	-6.0%
Alice Springs	\$401	\$390	-\$11	-2.7%

Sources: REINT 2013a, p. 26, 30; REINT 2018, p.24, 29

Table 18e: 3 Bedroom Units/Townhouses Rental Price Changes over the past 5 years

Median Weekly Rental 3 BBR Unit/Townhouse	Mar-13	Mar-18	Price Change \$	% Change
Inner Darwin	\$836	\$550	-\$286	-34.2%
Darwin North Coastal (Nightcliff)	\$647	\$480	-\$167	-25.8%
Darwin North East (Marara)*	\$570	\$415	-\$155	-27.2%
Darwin North (Sanderson)	\$480	\$375	-\$105	-21.9%
Palmerston	\$550	\$400	-\$150	-27.3%
Katherine	\$360	\$350	-\$10	-2.8%
Alice Springs	\$511	\$492.50	-\$19	-3.6%

* No figure for March 2013 for Darwin North East (Marara) so June 2013 figure used instead, REINT 2013b p. 27. Sources: REINT 2013a, p. 26, 30; REINT 2013b, p. 30; REINT 2018, p.24, 29

Appendix D: Public Housing Wait Times for regions across the NT

Below are the estimated waiting times for public housing as of 31 December 2017.

2017 waiting times are based on actual waiting times of all general applicants housed in a region over the past 12 months. The 2017 list does not include wait times for priority applicants. *Due to limited stock and turnover, median value cannot be applied.

Areas are **shaded blue** where there has been no significant change between Oct 2013 and Dec 2013

Table 3a Public Housing Wait times - Months – Alice Springs – comparison Dec 2006, Oct 2013 & June 2017

Year	Dec 2005	Oct 2013	Dec 2017
1BR Pens	42	85	N/A
1BR Non Pens	21	69	48-72 months*
2 Bed	21	68	24-48 months
3 Bed	34	71	48-72 months*

Table 3b Public Housing Wait times - Months– Tennant Creek – comparison Dec 2006, Oct 2013 & June 2017

Year	Dec 2005	Oct 2013	Dec 2017
Alice Springs 1BR Pens	23	96	N/A
1BR Non Pens	22	60	48-72 months*
2 Bed	27	85	72-84 months*
3 Bed	27	83	48-72 months *

Table 3c Public Housing Wait times – Months - Casuarina/Darwin - comparison Dec 2006, Oct 2013 & Dec 2017

Year	Dec 2005	Oct 2013	Dec 2017
Alice Springs 1BR Pens	18	79	N/A
1BR Non Pens	23	88	72-84 months*
2 Bed	10	67	Less than 24 months
3 Bed	25	71	48-72 months *

Table 3d Public Housing Wait times – Months - Palmerston – comparison Dec 2006, Oct 2013 & Dec 2017

Year	Dec 2005	Oct 2013	Dec 2017
Alice Springs 1BR Pens	22	83	N/A
1BR Non Pens	21	70	48-72 months
2 Bed	9	59	Less than 24 months
3 Bed	18	29	24-48 months

Table 3e Public Housing Wait times – Months - Katherine – comparison Dec 2006, Oct 2013 & Dec 2017

Year	Dec 2005	Oct 2013	Dec 20017
Alice Springs 1BR Pens	6	58	N/A
1BR Non Pens	2	53	48-72 months*
2 Bed	3	41	48-72 months*
3 Bed	5	56	24-48 months*

Table 3f Public Housing Wait times – Months - Nhulunbuy – comparison Dec 2005 & Oct 2013

Year	Dec 2005	Oct 2013	Dec 20017
1BR Non Pens	37	141	24-48 months*
2 Bed	31	122	24-48 months*
3 Bed	25	125	24-48 months

Source NT Shelter (2013a) and (2013b) using information obtained from NT Government (2013); Dec 2017 Figures from NTG website