

April 2021

UDIA Property Update

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The participation rate and overall employment are now at record levels.

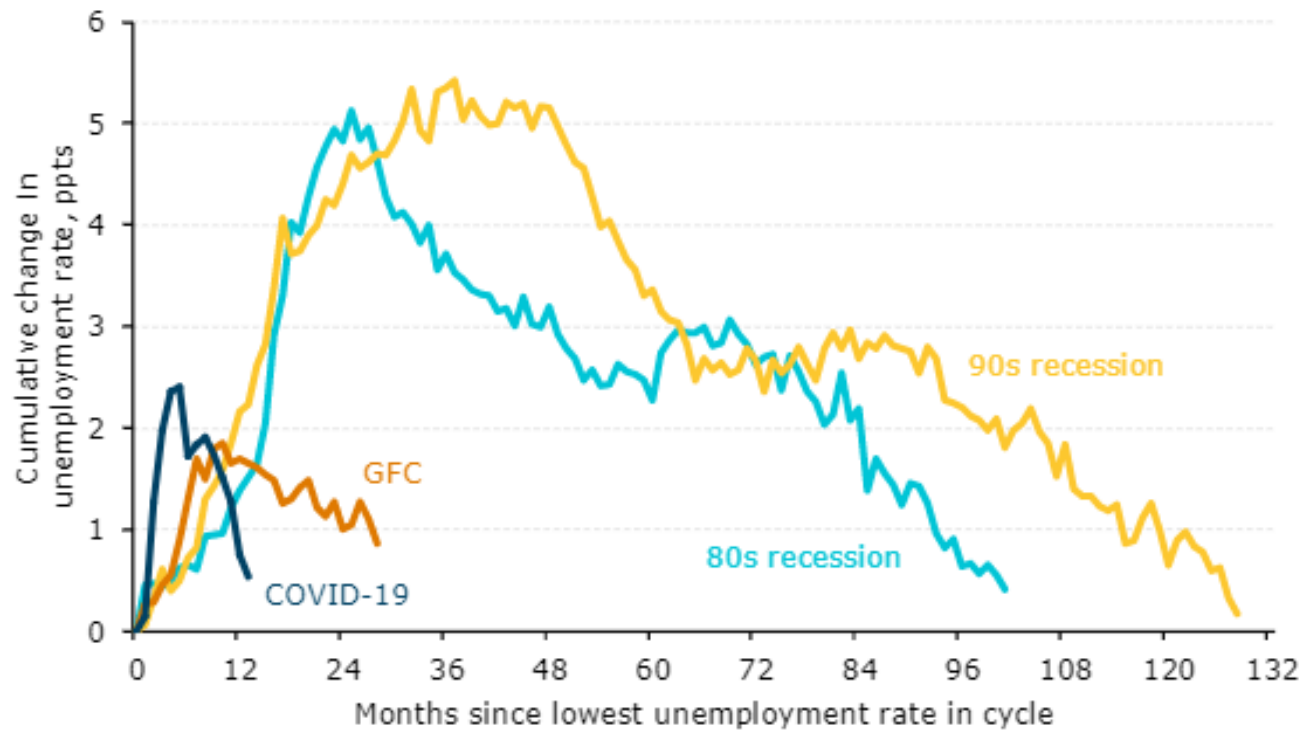
ANZ's measure of Job Ads is the strongest in over a decade

Suggests that the end of JobKeeper will be only a temporary setback



Employment results have been impressive

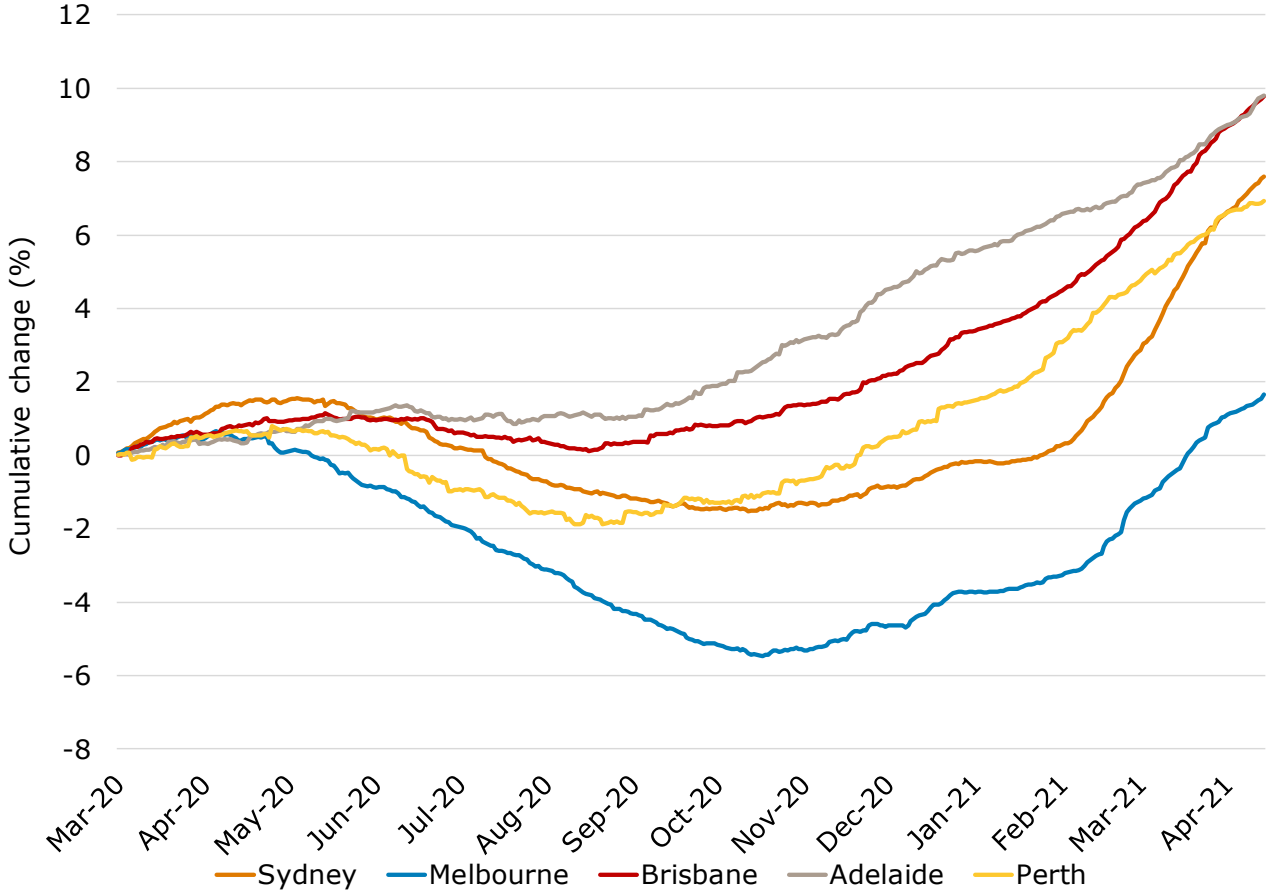
Unemployment recovery



Source: ABS, ANZ Research

Last time we said Melbourne prices had started to stabilise, and would catch up with other cities

Housing price movements during COVID



Source: CoreLogic, ANZ Property

Melbourne has now recovered all of the COVID price falls

Remember prices were rising strongly pre-COVID, on the back of 2019 rate cuts

Rapid growth raises the possibility of macro-prudential policies returning

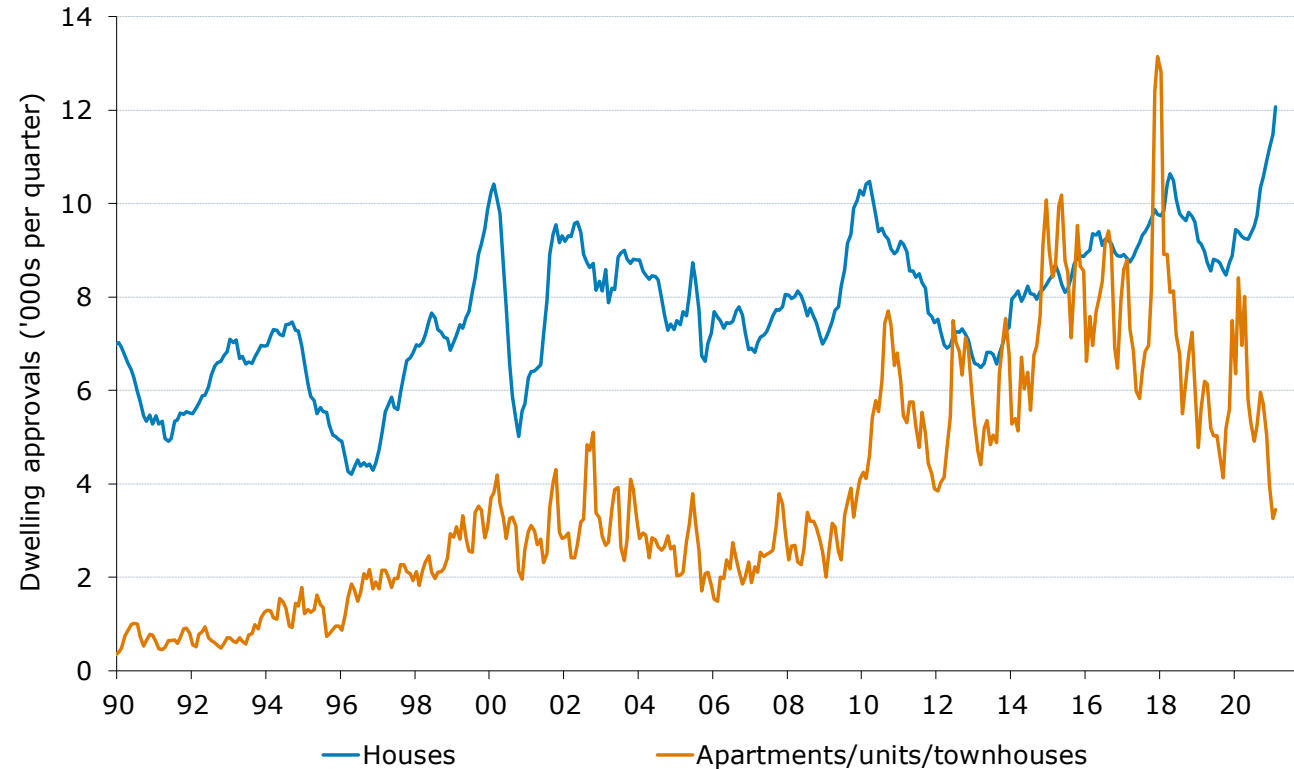
The response to HomeBuilder has been nothing short of incredible

Detached houses in particular are booming

80% of grants have been for new builds, leaving a sizeable chunk for large renovations as well

It's not just prices that are climbing – construction is also on the up

Victoria Building Approvals



Source: ABS, ANZ Property

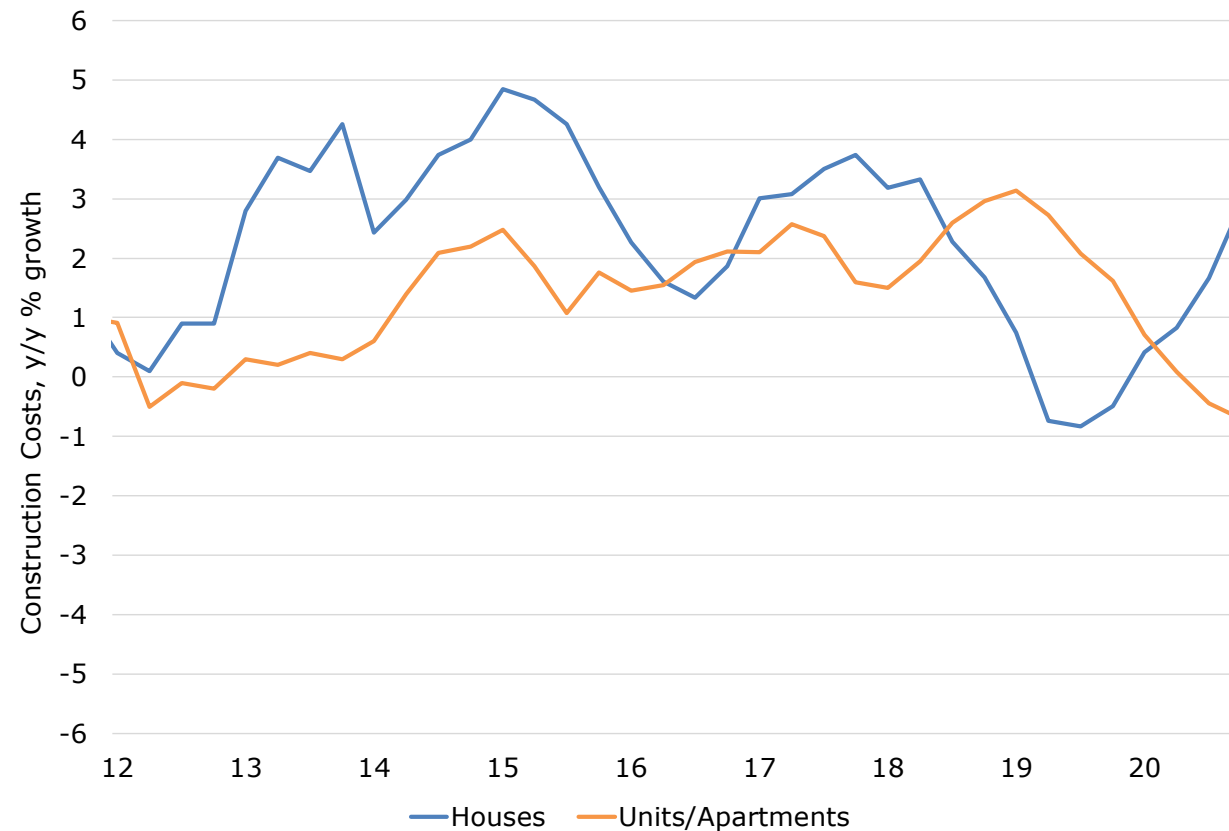
Overall, Construction is at high levels with engineering projects (road and rail) and mining adding to the housing work

Also some ongoing COVID impact – in particular timber supply chains are challenging at present

House construction costs are rising much faster than Units, reflecting the Construction growth

The downside of the construction boom is rising costs

Residential Construction Costs - Australia



Source: ABS, ANZ Property

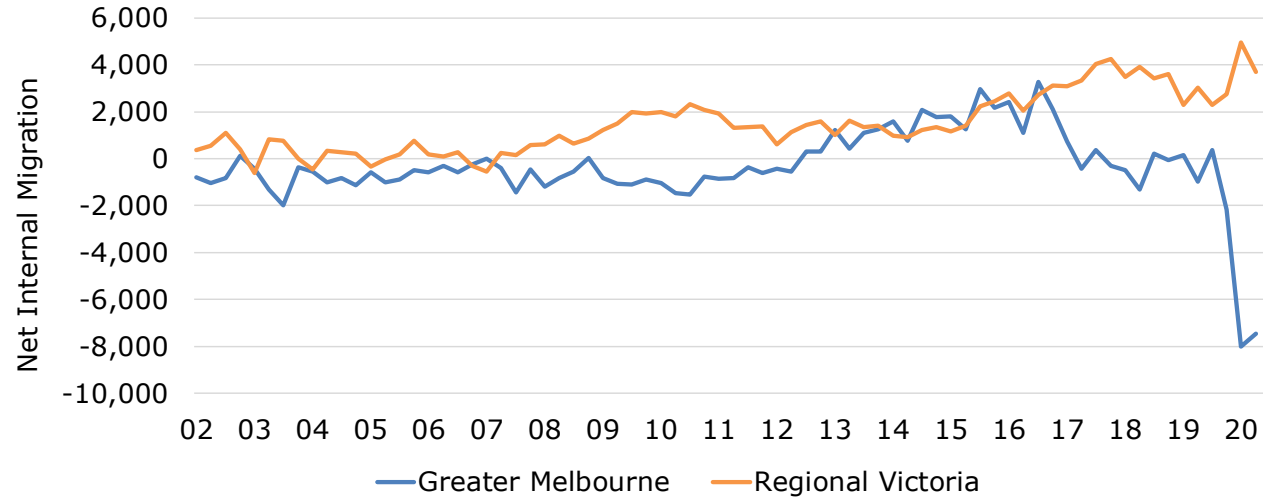
Regional Victoria continues to expand population much faster than Melbourne

It isn't just Melburnians leaving – it's also people in the Regions staying

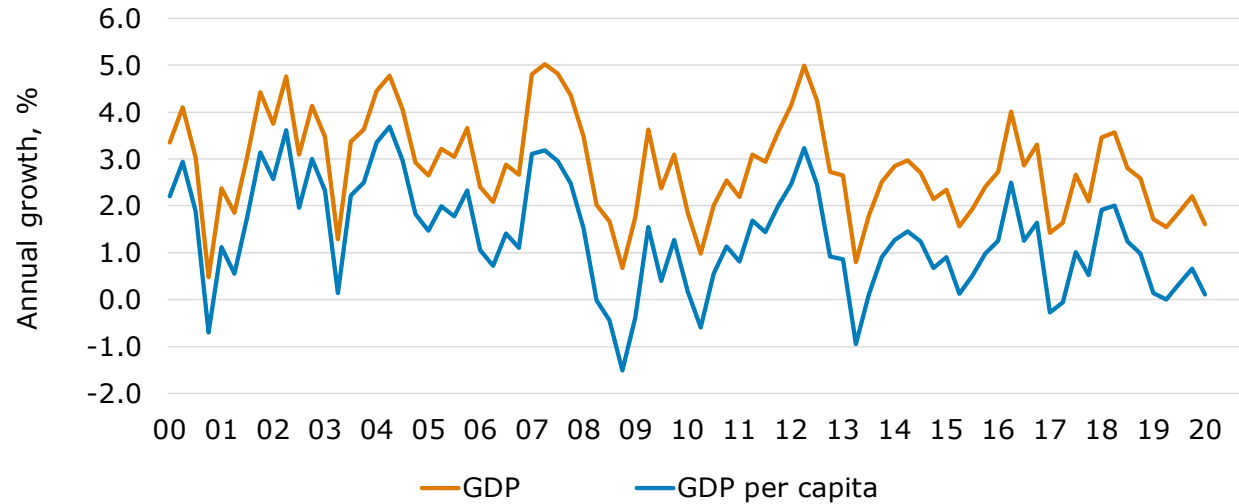
Overseas migration is a much larger population dynamic. Likely to (eventually) return strongly as the fastest way to boost economic growth

Population and migration story has more chapters to come

Net Internal Migration



GDP growth





ANZ Commercial Property

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