ANU-ABS 2016 Census Data Symposium

Regional Housing Affordability Indicators from Census 2016

Associate Professor Ben Phillips
Centre for Social Research and Methods, ANU
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What Housing Data is in the Census?

- Number of persons/Bedrooms in household
- Tenure type (rental, mortgaged, owned outright, public housing)
- Dwelling structure (Detached/Unit etc)
- Dwelling type (Private dwelling/Occupied/Unocc)
- Housing Costs (rent/mortgage repayments)
- This data can be cross-tabulated with many other socioeconomic variables at the person or household level such as age, sex, region, family type, income
- All examples here using ABS ‘Datapacks’
Distribution of SA3 Median Rents

SA3 region Median Rent $pw 2016

Average = 317.3
Median = 320.0
## Growth in SA3 rents 2006-2016 (out of 330 SA3s)

<table>
<thead>
<tr>
<th>Highest Rent Growth</th>
<th>%</th>
<th>Lowest Rent Growth</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Serpentine - Jarrahdale</td>
<td>153%</td>
<td>Wangaratta - Benalla</td>
<td>43%</td>
</tr>
<tr>
<td>Far North</td>
<td>140%</td>
<td>Cairns - North</td>
<td>42%</td>
</tr>
<tr>
<td>Litchfield</td>
<td>129%</td>
<td>Gungahlin</td>
<td>41%</td>
</tr>
<tr>
<td>Palmerston</td>
<td>126%</td>
<td>Robina</td>
<td>41%</td>
</tr>
<tr>
<td>Bayswater - Bassendean</td>
<td>119%</td>
<td>Mildura</td>
<td>40%</td>
</tr>
<tr>
<td>Kwinana</td>
<td>118%</td>
<td>South Canberra</td>
<td>40%</td>
</tr>
<tr>
<td>Darwin City</td>
<td>116%</td>
<td>Broadbeach - Burleigh</td>
<td>38%</td>
</tr>
<tr>
<td>Bowen Basin - North</td>
<td>114%</td>
<td>Whitsunday</td>
<td>36%</td>
</tr>
<tr>
<td>Central Highlands (Qld)</td>
<td>113%</td>
<td>Surfers Paradise</td>
<td>29%</td>
</tr>
<tr>
<td>Mundaring</td>
<td>112%</td>
<td>Port Douglas - Daintree</td>
<td>21%</td>
</tr>
</tbody>
</table>
Change in median rents 2006-2016 SA3

SA3 region % Rent Growth distribution (2006 - 2016)

Average = 71.9
Median = 69.8
Rent Growth strong than mortgage repayment growth
Rent Growth vs Population Growth

SA3 region Rent Growth vs Population Growth Simple Regression Analysis (2006 - 2016)

Slope Coefficient = 0.188
P-Value = 0.002
Correlation = 0.167

Rent Growth vs Population Growth
Rent Growth / Income Growth, SA3

SA3 region % Rent to Income Growth distribution (2006 - 2016)

Average = 21.1
Median = 20.2

Percent

Rent to Income Growth
Rent Growth / Income Growth - Sydney
Combining Census data with Other Data


Slope Coefficient = 0.129
P-Value = 0.247
Correlation = 0.065

*House price data supplied by CoreLogic