



RELM

THE NORTHERN TERRITORY
REAL ESTATE LOCAL MARKET REPORT



SEPTEMBER QUARTER 2022

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RELM

2022 | SEPTEMBER QUARTER

from the desk of the ceo.



Is the "Storm" at our doorstep.

Background

The real question is whether the Real Estate Market is as predictable as the Weather. The answer is not that simple.

We all know about the rising inflation and cost of living pressures. As a result, we all are feeling the pinch of Fuel price hikes, cost of construction increases coupled with interest rate moving north. In addition, businesses are in search of skilled staff more than ever before.

The numbers are relevant but equally importantly we need to pro-actively find answers to the question "how do we weather the storm" if we need to do so. There are many variables to consider both within the Territory, Nationally and Internationally.

Darwin dwelling values are now 10% lower than record high seen in May 2014. Days taken to sell a property in Darwin has marginally reduced to 47 days in this quarter from 50 days the previous quarter with no movement seen in regional NT.

Residential Sales

Volatility continues. Although the number of houses sold in Darwin have only reduced marginally the total sales volumes have dropped 13% as compared to previous quarter. Interestingly biggest drop regards sales range is above \$600,000 category.

Moving against trend, were transactions in Palmerston. 228 houses sold vs 187 in previous quarter. Housing sales volumes in North Coastal areas have witnessed a sharp decline both in terms volumes and values.

Alice Springs indicates a positive trend with number of transactions increased for quarter ending September as compared to previous quarter.

Rentals and Vacancy Rates

Given the current market trends evaluating rental yields are important. In Principle interest rate increases will push consumers in search of more rentals properties. But bottom line how much can the market absorb these pressures.

It is more important and relevant now than before to address fundamentals over ad hoc decision making. Need to prop availability of stock, in particular affordable housing starting in areas where demand have consistently outpaced supply.

Key barriers such as planning and land releases should be addressed now.

A quick glance of the Federal Budget presented last night, there was one noteworthy announcement. A National Housing Accord to be formed with the Private Sector – Institutional Investors, Superannuation Funds to be afforded incentives to assist in this Program in building 1Million new homes over 5 years from 2024. Need to convert this policy to action as soon as possible.

Analyzing the rental yields, it may not be a surprise that yields in both Katherine and Alice Springs is significantly higher than Darwin locations. A trend in both 3-bedroom houses and 2-bedroom units.

Vacancy rates are following a similar trend with lowest for the last five years across Territory. Needless to mention this trend will continue in the short term.

Aswin De Silva
CEO REINT Inc
26 October 2022

realestate.com.au

Northern Territory Snapshot

The number of property seekers visiting realestate.com.au in NT grew by 204% in May 2022 compared to the same time last year¹



+11% YoY

Increase in property views for Buy listings in NT²



+16% YoY

Increase in property views for Rent listings in NT²



+13% YoY

Increase in enquiries for Rent listings in NT²

Number 1 searched suburb in Northern Territory



BUY
Nightcliff, NT 0810³



RENT
Darwin City, NT 0800³

Visit agent.realestate.com.au/resources/audience-data for additional insights into Northern Territory.



1. Source: Nielsen Digital Content Planning, May 2021 vs May 2022, P2+, Digital C/M, text, Unique Audience, realestate.com.au

2. Adobe Analytics, property views and enquiries, June 2021 vs June 2022

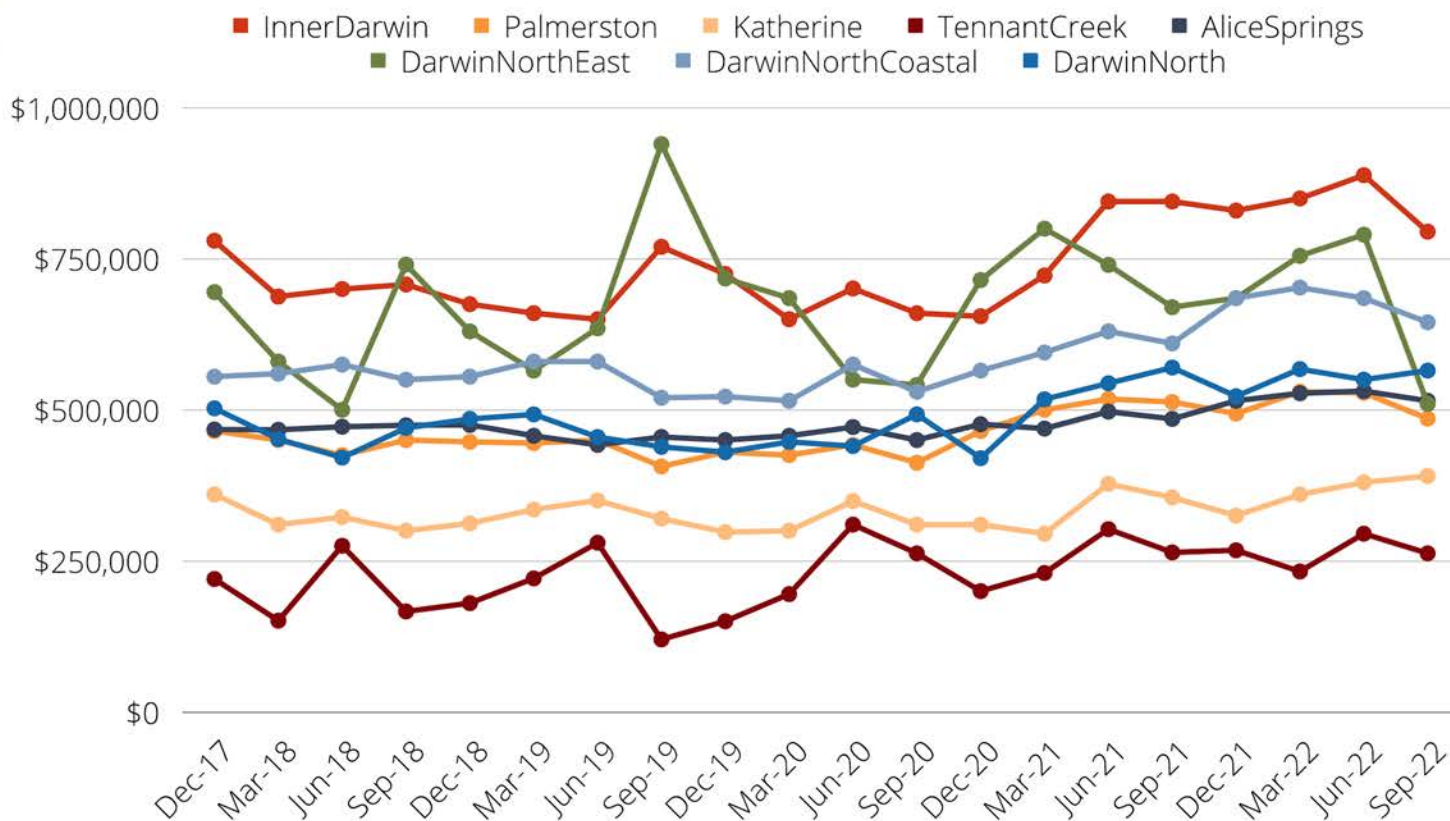
3. Internal REA Data, top searched suburbs, June 2021

residential house sales

2022 SEPTEMBER QUARTER

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	400	-1.8%	1.0%	\$ 230,991,900	\$ 550,000	-6.4%	-4.6%	53	49	158	140
Darwin Inner	33	-6.1%	-39.4%	\$ 31,467,250	\$ 795,000	-9.7%	-6.3%	0	0	3	30
Darwin North East	8	12.5%	50.0%	\$ 4,675,500	\$ 510,000	-64.2%	-31.4%	0	4	0	4
Darwin North Coastal	86	-43.0%	-47.7%	\$ 62,543,000	\$ 645,000	-6.2%	5.4%	2	2	29	53
Darwin North	45	-22.2%	-13.3%	\$ 26,335,000	\$ 565,000	2.7%	-0.9%	3	2	25	15
Palmerston	228	18.0%	26.3%	\$ 105,971,150	\$ 485,500	-8.7%	-5.7%	48	41	101	38
Katherine	24	-45.8%	-62.5%	\$ 9,587,000	\$ 390,500	2.7%	9.1%	7	10	5	2
Tennant Creek	8	-87.5%	-25.0%	\$ 2,437,000	\$ 262,500	-18.1%	-0.6%	6	2	0	0
Alice Springs	76	6.6%	-35.5%	\$ 40,614,250	\$ 515,000	-3.1%	5.8%	6	16	33	21

MEDIAN HOUSE SALE PRICE



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The AON logo, consisting of the letters 'AON' in a bold, red, sans-serif font.

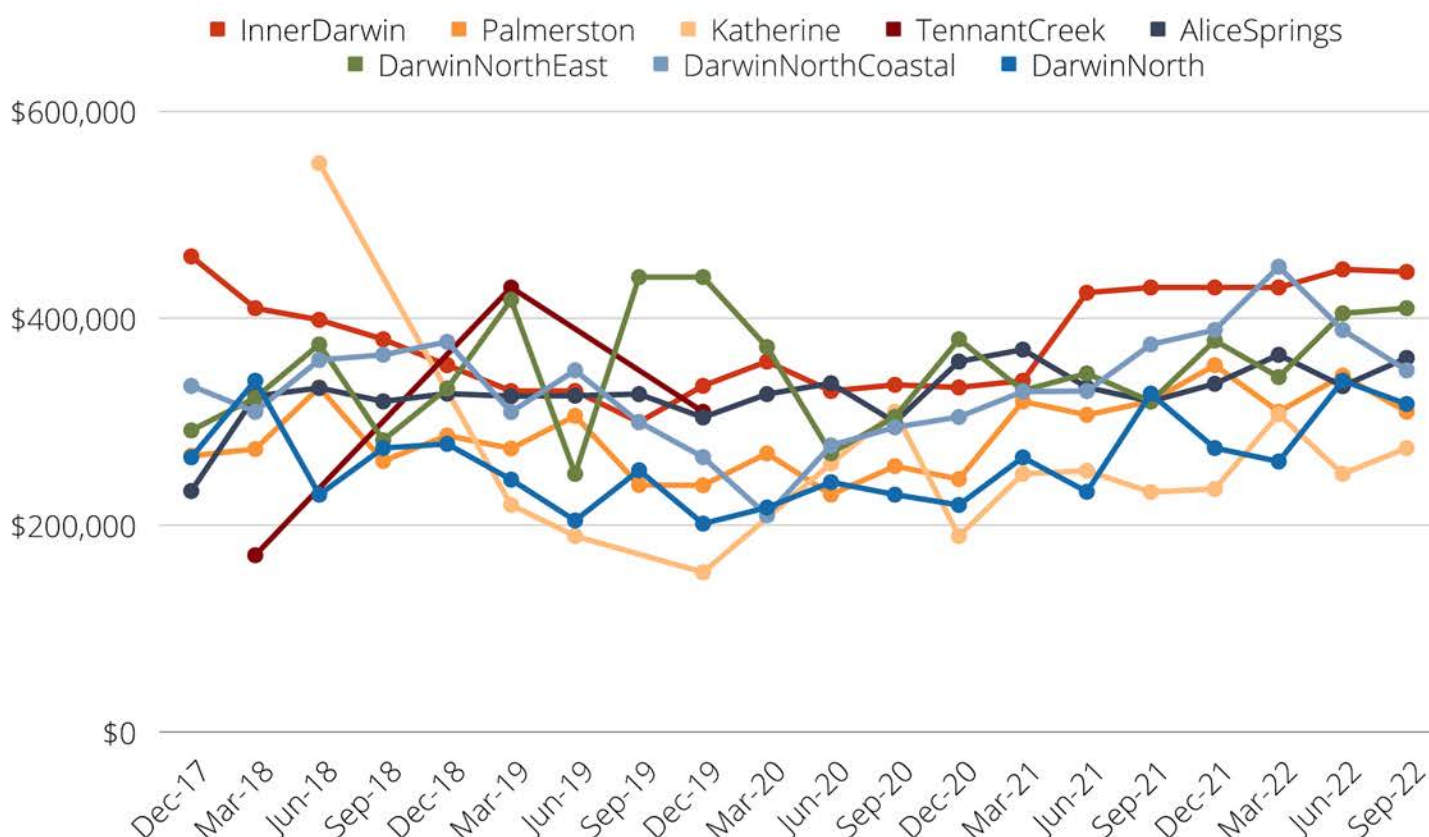
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residential unit/townhouse sales

2022 SEPTEMBER QUARTER

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	333	-8.7%	0.6%	\$ 147,012,681	\$ 403,500	-2.9%	3.3%	124	89	70	50
Darwin Inner	195	-7.7%	-7.2%	\$ 96,515,570	\$ 445,000	-0.6%	3.4%	50	54	47	44
Darwin North East	15	86.7%	66.7%	\$ 6,217,500	\$ 410,000	1.2%	22.0%	3	6	6	0
Darwin North Coastal	72	-18.1%	18.1%	\$ 27,611,111	\$ 350,000	-11.1%	-7.1%	37	17	12	6
Darwin North	12	16.7%	-41.7%	\$ 3,928,000	\$ 317,500	-7.1%	-3.1%	8	4	0	0
Palmerston	39	-41.0%	-5.1%	\$ 12,740,500	\$ 310,000	-11.3%	-3.2%	26	8	5	0
Katherine	3	-33.3%	-100.0%	\$ 845,000	\$ 275,000	9.1%	15.5%	3	0	0	0
Tennant Creek	0			-				0	0	0	0
Alice Springs	41	-7.3%	-39.0%	\$ 14,667,000	\$ 362,000	7.5%	11.6%	19	15	6	1

MEDIAN UNIT SALE PRICE



quarterly look at sales figures in your neighbourhood

DARWIN & NORTHERN SUBURBS HOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Alawa	4	-25.0%	-200.0%	\$ 2,226,000	\$ 575,500	-0.3%	7.9%
Anula	8	12.5%	-12.5%	\$ 4,564,500	\$ 547,500	1.4%	-5.3%
Bayview	3	-33.3%	33.3%	\$ 2,965,000	\$ 960,000	-3.8%	-48.4%
Berrimah	5	20.0%	80.0%	\$ 2,267,500	\$ 359,000	-128.1%	-106.1%
Brinkin	1			\$ 980,000	\$ 980,000	7.9%	-22.4%
Casuarina	0			-			
Coconut Grove	4	-50.0%	-125.0%	\$ 3,740,000	\$ 920,000	15.2%	25.0%
Darwin	0			-			
Fannie Bay	4	-75.0%		\$ 4,095,000	\$ 912,500	-77.5%	-38.1%
Jingili	9	33.3%	11.1%	\$ 4,813,000	\$ 570,000	-21.1%	0.8%
Karama	12	-16.7%	-16.7%	\$ 5,846,500	\$ 488,750	-9.0%	2.3%
Larrakeyah	4	75.0%		\$ 6,950,000	\$ 1,800,000	-6.9%	22.2%
Leanyer	13	-15.4%	7.7%	\$ 8,681,500	\$ 650,000	11.5%	8.1%
Ludmilla	7	42.9%	-42.9%	\$ 5,228,250	\$ 660,000	-24.9%	-15.9%
Lyons	10	20.0%	10.0%	\$ 8,182,000	\$ 800,000	3.4%	18.8%
Malak	6	-83.3%	-66.7%	\$ 3,555,500	\$ 575,000	5.2%	0.3%
Marrara	3			\$ 2,408,000	\$ 788,000	-10.4%	23.9%
Millner	5	-20.0%	-80.0%	\$ 3,281,000	\$ 650,000	20.6%	
Moil	7	-42.9%	-42.9%	\$ 3,486,500	\$ 520,000	-12.0%	-8.7%
Muirhead	6	-266.7%	-266.7%	\$ 4,661,000	\$ 747,500		12.5%
Nakara	5	-80.0%	20.0%	\$ 3,409,000	\$ 604,000	-2.6%	5.5%
Nightcliff	8	-12.5%	-12.5%	\$ 8,487,500	\$ 1,031,250	-12.5%	15.2%
Parap	5	-120.0%	-80.0%	\$ 4,391,000	\$ 795,000	-13.8%	
Rapid Creek	8	-87.5%	-37.5%	\$ 8,249,000	\$ 982,000	19.6%	31.8%
Stuart Park	8	62.5%	-75.0%	\$ 6,435,000	\$ 775,000	-40.6%	-11.9%
The Gardens	0			-			
The Narrows	1	100.0%	-100.0%	\$ 778,000	\$ 778,000	100.0%	27.3%
Tiwi	9	22.2%	11.1%	\$ 4,938,500	\$ 580,000	10.3%	9.3%
Wagaman	5	-100.0%		\$ 3,064,500	\$ 625,000	1.0%	11.7%
Wanguri	5	-80.0%	-100.0%	\$ 3,025,000	\$ 617,000	10.0%	-1.6%
Winnellie	0			-			
Woolner	1	-400.0%		\$ 625,000	\$ 625,000	-28.0%	-4.0%
Wulagi	6	-33.3%		\$ 3,687,000	\$ 626,000	5.0%	8.1%



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DARWIN & NORTHERN SUBURBS UNITS & TOWNHOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Alawa	1	100.0%	100.0%	\$ 375,000	\$ 375,000	100.0%	100.0%
Anula	0			-			
Bayview	9	55.6%		\$ 5,004,000	\$ 520,000	12.0%	3.8%
Berrimah	8	87.5%	100.0%	\$ 3,580,000	\$ 475,000	13.7%	100.0%
Brinkin	3	-66.7%	100.0%	\$ 1,158,000	\$ 393,000	0.1%	100.0%
Casuarina	0			-			
Coconut Grove	14	-28.6%	42.9%	\$ 4,625,500	\$ 325,000	-6.2%	-6.9%
Darwin	0			-			
Fannie Bay	10	10.0%	-40.0%	\$ 4,237,500	\$ 462,500	-51.4%	4.9%
Jingili	0			-			
Karama	3	66.7%		\$ 930,000	\$ 280,000	12.5%	-30.4%
Larrakeyah	22	-36.4%	-54.5%	\$ 9,967,000	\$ 397,000	1.5%	-22.4%
Leanyer	7		-57.1%	\$ 2,387,000	\$ 325,000	-23.1%	-0.8%
Ludmilla	1	-400.0%		\$ 312,350	\$ 312,350	-10.5%	4.0%
Lyons	2	-100.0%	50.0%	\$ 1,270,000	\$ 635,000	0.5%	7.9%
Malak	2	50.0%		\$ 611,000	\$ 305,500	-8.0%	15.2%
Marrara	6	83.3%	16.7%	\$ 2,227,500	\$ 357,500	-11.9%	10.5%
Millner	10		-30.0%	\$ 2,940,000	\$ 303,500	-9.9%	19.3%
Moil	0			-			
Muirhead	6	16.7%	100.0%	\$ 3,736,000	\$ 605,000	4.1%	100.0%
Nakara	0			-			
Nightcliff	19	-21.1%		\$ 6,732,111	\$ 310,000	-41.6%	-33.1%
Parap	17	-29.4%	47.1%	\$ 5,815,000	\$ 329,000	-29.2%	2.7%
Rapid Creek	13	-30.8%		\$ 5,179,500	\$ 375,000	-12.0%	-1.3%
Stuart Park	29	6.9%	-3.4%	\$ 15,709,000	\$ 475,000	8.4%	10.5%
The Gardens	11	18.2%	72.7%	\$ 5,273,220	\$ 412,500	0.6%	0.6%
The Narrows	0			-			
Tiwi	4	50.0%	25.0%	\$ 1,595,000	\$ 402,500	2.7%	10.6%
Wagaman	0			-			
Wanguri	0			-			
Winnellie	1	100.0%	100.0%	\$ 410,000	\$ 410,000	100.0%	100.0%
Woolner	2	-200.0%	-350.0%	\$ 725,000	\$ 362,500	-24.1%	-21.4%
Wulagi	0			-			



WINNER
2022 Achievement Award

Simon Connelly
O'Donoghues First National Real Estate





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Our national model can provide REINT members with full service capability, value for money and access to technical specialists nationally. The partners and lawyers in our Darwin office have had a long term association with the REINT, having operated within the community for over 50 years. We understand the local market and would welcome the opportunity to meet with you to discuss your legal needs.

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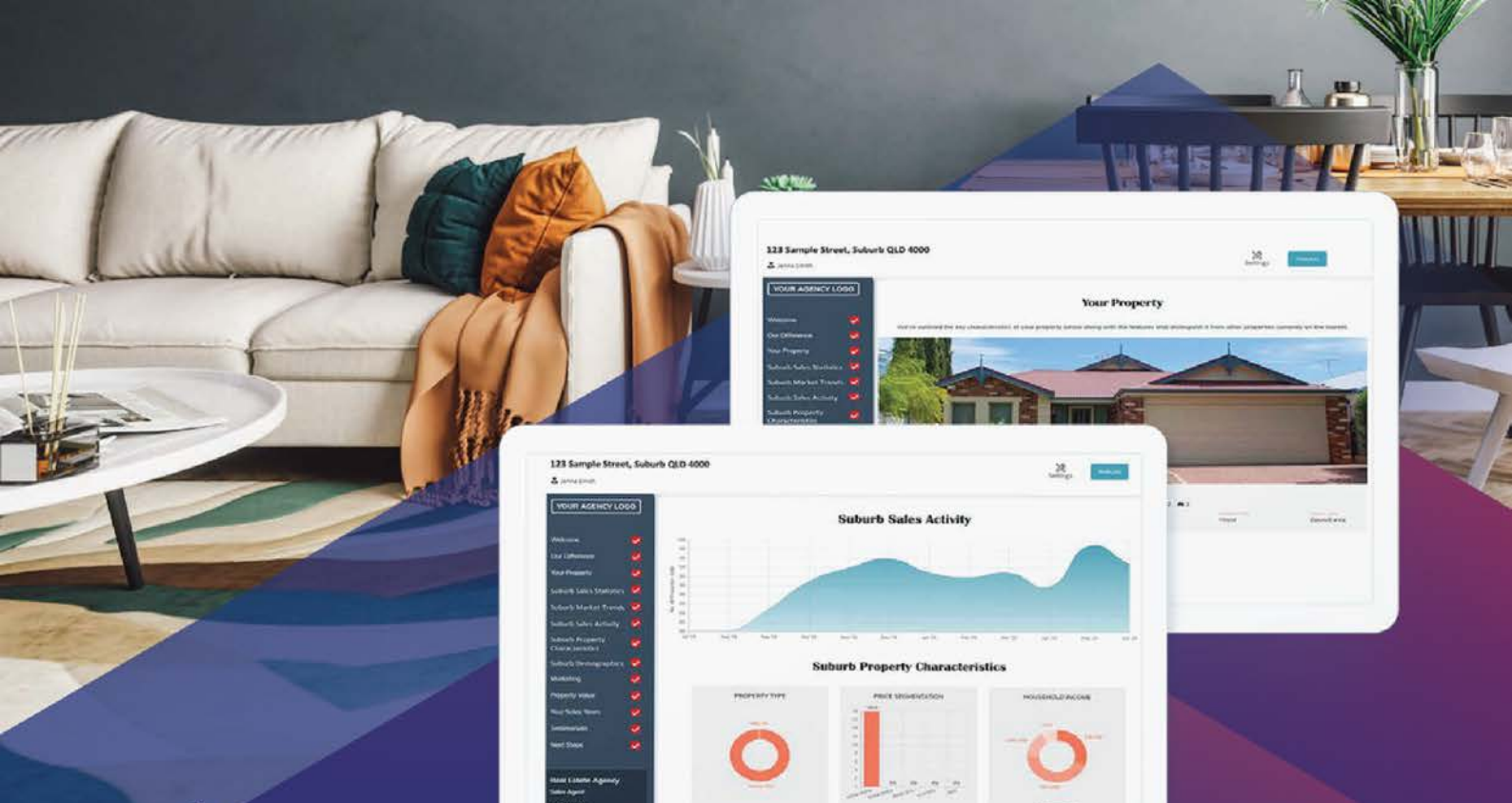
E: rsanders@hwle.com.au

PALMERSTON HOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Bakewell	18	50.0%	50.0%	\$ 8,887,150	\$ 482,500	0.5%	4.2%
Bellamack	10	-30.0%	-20.0%	\$ 6,461,000	\$ 686,000	6.7%	11.3%
Driver	15	40.0%	26.7%	\$ 7,272,000	\$ 486,000	-2.8%	1.2%
Durack	25	-4.0%		\$ 14,100,500	\$ 530,000	-5.7%	2.8%
Farrar	10	20.0%		\$ 5,808,500	\$ 571,250	5.5%	4.2%
Gray	7	42.9%	-57.1%	\$ 3,313,500	\$ 475,000	-1.3%	18.9%
Gunn	22	22.7%	13.6%	\$ 11,687,000	\$ 537,500	-4.2%	10.3%
Johnston	10		-20.0%	\$ 6,331,000	\$ 642,500	3.1%	3.4%
Marlow Lagoon	0			-			
Moulden	10	-10.0%		\$ 4,108,500	\$ 402,500	3.1%	-8.9%
Palmerston City	0			-			
Pinelands	0			-			
Rosebery	15	-86.7%	-40.0%	\$ 7,974,000	\$ 570,000	-0.4%	7.0%
Woodroffe	23	34.8%	26.1%	\$ 10,209,000	\$ 450,000	-6.7%	1.1%
Yarrowonga	0			-			
Zuccoli	64	42.2%	82.8%	\$ 21,109,300	\$ 198,000	-10.1%	-190.4%

PALMERSTON UNITS & TOWNHOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Bakewell	14	-14.3%	42.9%	\$ 4,139,000	\$ 275,000	-30.5%	-1.1%
Bellamack	1	-100.0%	-500.0%	\$ 460,000	\$ 460,000	28.3%	31.5%
Driver	7		42.9%	\$ 1,799,000	\$ 234,000	-35.7%	-70.9%
Durack	2	50.0%	50.0%	\$ 900,000	\$ 450,000	-1.1%	11.1%
Farrar	0			-			
Gray	4	-25.0%		\$ 1,204,500	\$ 264,750	22.6%	2.2%
Gunn	0			-			
Johnston	3	-133.3%	-66.7%	\$ 1,059,000	\$ 339,000	-22.4%	11.5%
Marlow Lagoon	0			-			
Moulden	1	-100.0%	-100.0%	\$ 350,000	\$ 350,000	8.6%	36.2%
Palmerston City	0			-			
Pinelands	0			-			
Rosebery	5	-140.0%		\$ 1,792,500	\$ 385,000	7.8%	16.4%
Woodroffe	0			-			
Yarrowonga	0			-			
Zuccoli	2	50.0%	50.0%	\$ 1,036,500	\$ 518,250	13.4%	19.0%



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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	7	-57.1%	-57.1%	\$ 4,084,850	\$ 530,000	-25.5%	-3.8%
Arumbera	0			-			
Braitling	14	35.7%	-71.4%	\$ 7,355,500	\$ 530,000	3.8%	9.0%
Cicccone	0			-			
Connellan	0			-			
Desert Springs	6	-16.7%	-16.7%	\$ 4,555,000	\$ 746,500	-7.0%	8.9%
East Side	11	9.1%	45.5%	\$ 5,827,000	\$ 510,000	-22.5%	-2.0%
Flynn	0			-			
Gillen	15	-33.3%	-86.7%	\$ 7,400,500	\$ 475,000	-7.4%	3.5%
Hugh	0			-			
Ilparpa	0			-			
Irlpme	0			-			
Larapinta	3	-33.3%	-333.3%	\$ 1,513,000	\$ 469,000	0.2%	7.2%
Mount Johns	1	100.0%		\$ 1,150,000	\$ 1,150,000	100.0%	39.1%
Ross	1	100.0%	100.0%	\$ 817,500	\$ 817,500	100.0%	100.0%
Sadadeen	6	-16.7%	-100.0%	\$ 3,038,500	\$ 525,000	6.7%	11.0%
Stuart	0			-			
The Gap	5	60.0%	100.0%	\$ 2,283,400	\$ 450,000	-6.3%	100.0%
White Gums	0			-			

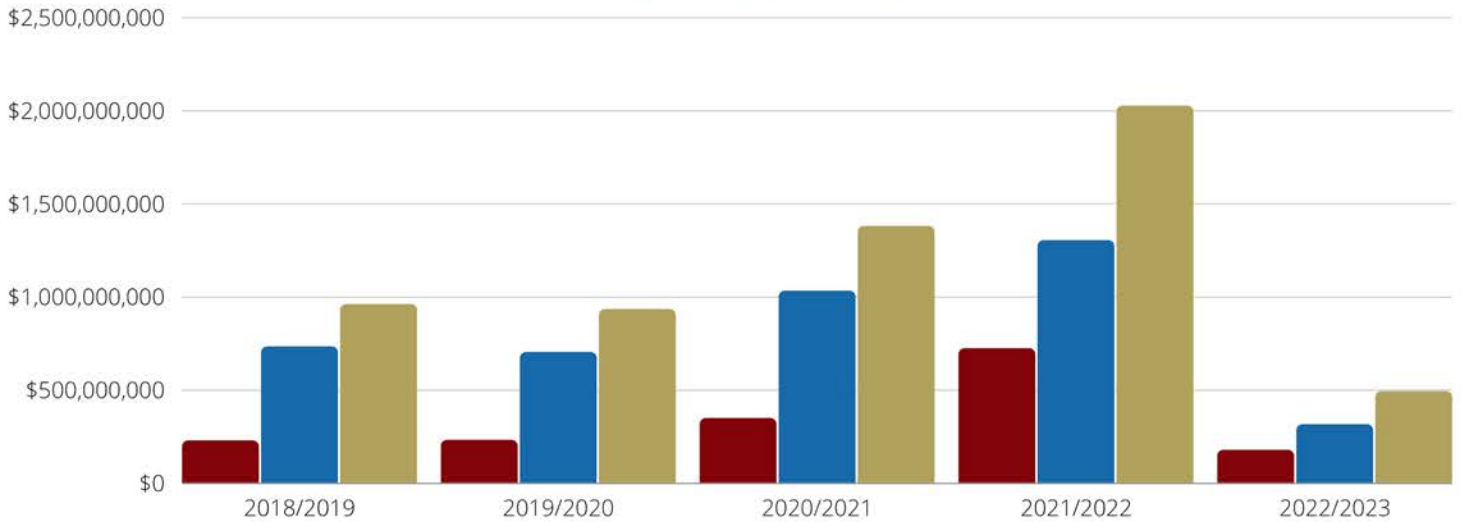
ALICE SPRINGS UNITS & TOWNHOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Alice Springs	1		100.0%	\$ 325,000	\$ 325,000		100.0%
Araluen	7	14.3%	42.9%	\$ 2,817,000	\$ 400,000	11.2%	-11.1%
Arumbera	0			-			
Braitling	1			\$ 425,000	\$ 425,000	51.8%	18.8%
Cicccone	1	100.0%	100.0%	\$ 365,000	\$ 365,000	100.0%	100.0%
Connellan	0			-			
Desert Springs	4	-25.0%	-100.0%	\$ 1,667,000	\$ 401,000	2.8%	0.2%
East Side	4	-25.0%	-75.0%	\$ 1,058,000	\$ 265,000	7.5%	-22.6%
Flynn	0			-			
Gillen	7		-100.0%	\$ 1,887,000	\$ 254,000	-20.1%	-17.5%
Hugh	0			-			
Ilparpa	0			-			
Irlpme	0			-			
Larapinta	5	40.0%	20.0%	\$ 1,655,000	\$ 325,000	5.7%	-25.3%
Mount Johns	2		-50.0%	\$ 1,128,000	\$ 564,000	19.3%	68.5%
Ross	1			\$ 385,000	\$ 385,000	3.1%	-1.3%
Sadadeen	2	-300.0%	-200.0%	\$ 785,000	\$ 392,500	21.1%	35.0%
Stuart	2			\$ 1,070,000	\$ 535,000	27.5%	23.4%
The Gap	4	25.0%	-75.0%	\$ 1,100,000	\$ 275,000	-12.4%	7.3%
White Gums	0			-			

NORTHERN TERRITORY TOTAL VALUE OF SALES

Financial Year Reporting

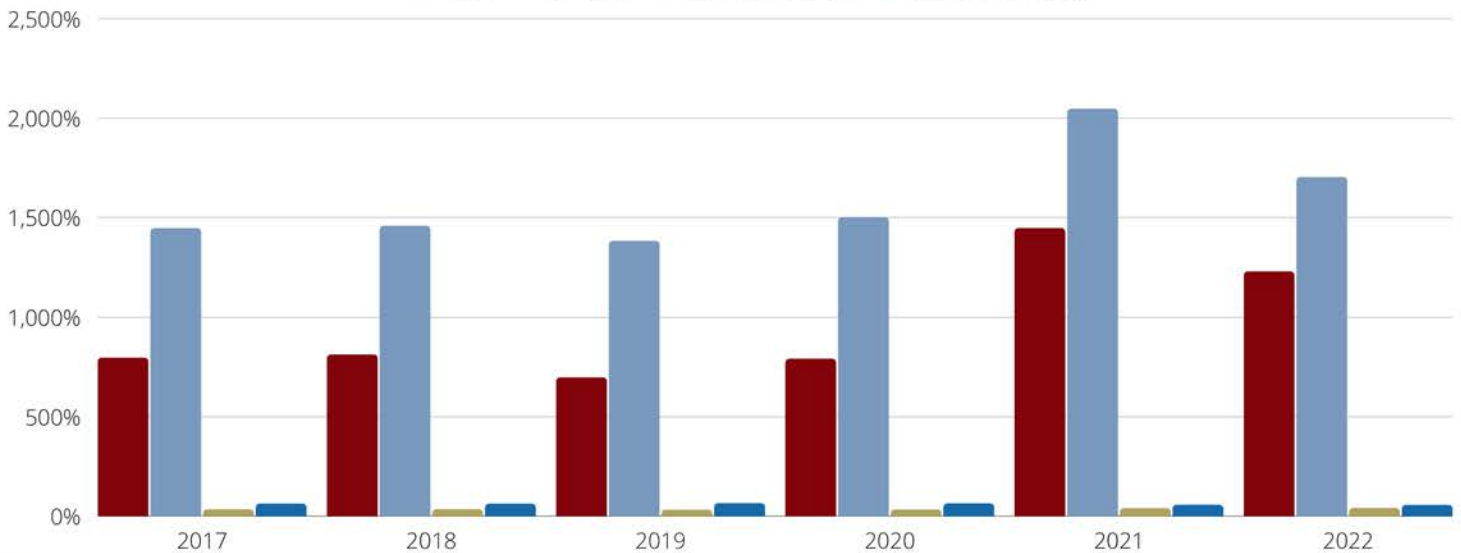
■ Units ■ Houses ■ Total



NORTHERN TERRITORY TOTAL PROPERTY SALES

Calendar Year Reporting

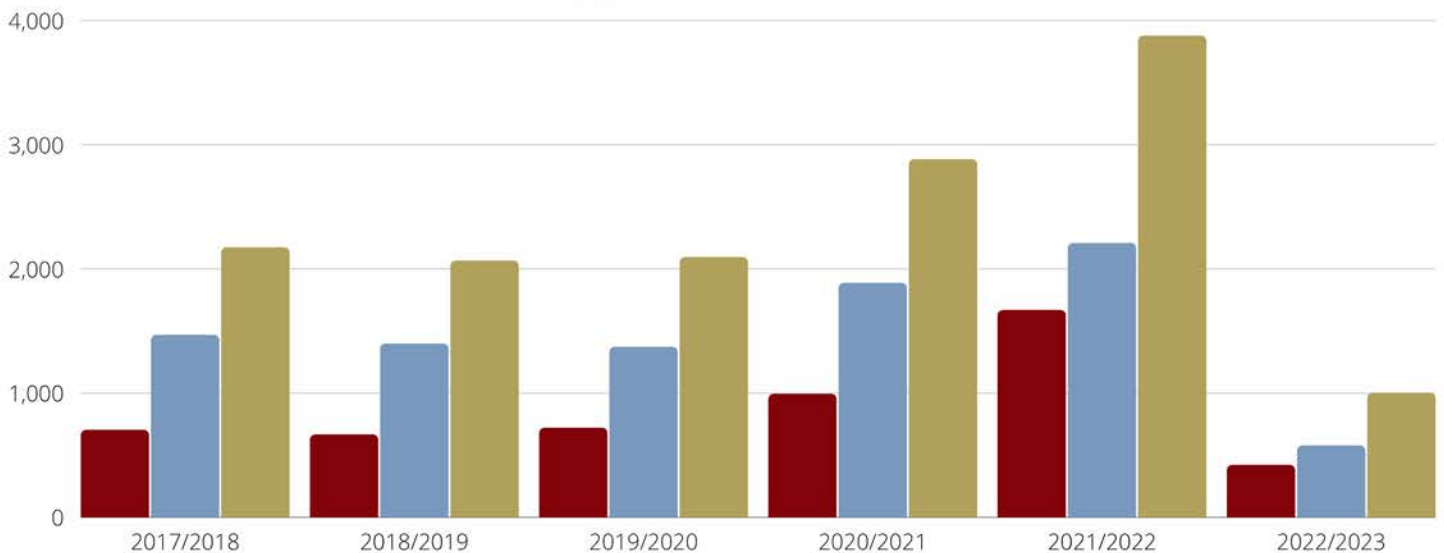
■ Units ■ Houses ■ UnitsPercentage ■ HousesPercentage



NORTHERN TERRITORY TOTAL PROPERTY SALES

Financial Year Reporting

■ Units ■ Houses ■ Total



**RESIDENTIAL LAND SALES
Under 600sqm**

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	20	5.0%	30.0%	\$ 9,970,209	\$ 371,000	51.2%	54.0%	14	2	0	4
Darwin Inner	2		-50.0%	\$ 776,000	\$ 371,000		2.3%	0	2	0	0
Darwin North East	18	11.1%	94.4%	\$ 9,194,209	\$ 225,000	-9.3%	-1.5%	14	0	0	4
Darwin North Coastal	0			-				0	0	0	0
Darwin North	0			-				0	0	0	0
Palmerston	0			-				0	0	0	0
Katherine	1		-800.0%	\$ 113,600	\$ 113,600		-12.7%	1	0	0	0
Tennant Creek	0			-				0	0	0	0
Alice Springs	0			-				0	0	0	0

RESIDENTIAL LAND SALES - 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	1	-100.0%	-400.0%	\$ 1,581,000	\$ 1,581,000	83.0%	74.7%	0	0	0	1
Darwin Inner	0			-				0	0	0	0
Darwin North East	1			\$ 1,581,000	\$ 1,581,000	80.4%		0	0	0	1
Darwin North Coastal	0			-				0	0	0	0
Darwin North	0			-				0	0	0	0
Palmerston	0			-				0	0	0	0
Katherine	1			\$ 158,500	\$ 158,500			1	0	0	0
Tennant Creek	0			-				0	0	0	0
Alice Springs	0			-				0	0	0	0

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	3		-100.0%	\$ 2,296,000	\$ 405,000	17.1%	-14.2%	1	1	0	1
Darwin Inner	1		-200.0%	\$ 405,000	\$ 405,000		-270.4%	0	1	0	0
Darwin North East	1			\$ 1,581,000	\$ 1,581,000	74.0%		0	0	0	1
Darwin North Coastal	0			-				0	0	0	0
Darwin North	0			-				0	0	0	0
Palmerston	1	-100.0%	-100.0%	\$ 310,000	\$ 310,000	16.1%	-1.5%	1	0	0	0
Katherine	2	50.0%		\$ 671,300	\$ 536,300	69.2%		1	0	1	0
Tennant Creek	0			-				0	0	0	0
Alice Springs	1			\$ 240,000	\$ 240,000			1	0	0	0



The Real Estate Institute of the Northern Territory Inc. hosted their annual Awards for Professional Excellence on 8 October 2022 in Darwin city with newly appointed Chief Executive Officer, Aswin De Silva, at the helm of the flagship event.

"I am delighted to state that the event, 2022 REINT's Awards for Professional Excellence was an all round success. It was a night of recognition and celebration and an opportunity for fellowship amongst colleagues of the Real Estate Industry. We saw most Franchisee holders and Independent Agencies come together for the occasion" Mr De Silva said.

With representation from Real Estate professionals Territory wide they saw entries from Alice Springs, Katherine, Gove, East Arnhem Land, Palmerston and Darwin taking out some of the top awards of the evening.

Amongst 270 attendees were Hon Chansey Paech MLA, Attorney General and Minister for Justice and Mrs Lia Finocchiaro MLA, Leader of Opposition. Also participating in the celebrations were leading Solicitors and Bankers.

Naming partner realestate.com.au and supporting partners Aon, CoreLogic, Terri Sheer, RAMS Home Loans, REI Super, Dreamedia, ICACNT and Mindil Beach Casino Resort. Media Partners were NT News, 10 Darwin and Territory FM.

*Congratulations
to the winners.*

LITCHFIELD RURAL HOUSE SALES

Location	UP TO 2 HA				2-8 HA				OVER 8 HA			
	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			\$ 1,060,000	2	\$ 530,000	-35.8%
Bees Creek	\$ 10,825,000	28	\$ 350,000		\$ 2,695,000	4	\$ 690,000		\$ 1,635,000	2	\$ 817,500	
Berry Springs	\$ 710,000	1	\$ 710,000		\$ 1,150,000	2	\$ 575,000		\$ 435,000	1	\$ 435,000	-62.1%
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			\$ 1,240,000	2	\$ 620,000	11.9%
Fly Creek	-	0			-	0			\$ 320,000	1	\$ 320,000	-95.3%
Freds Pass	-	0			-	0			-	0		
Girraween	\$ 2,420,000	3	\$ 750,000	-71.0%	\$ 2,640,000	4	\$ 665,000	-9.4%	-	0		
Gunn Point	-	0			-	0			-	0		
Herbert	\$ 2,645,000	4	\$ 642,500	-15.2%	\$ 1,673,000	3	\$ 550,000	-17.3%	-	0		
Holtze	-	0			-	0			-	0		
Howard Springs	\$ 4,851,500	7	\$ 621,500	-20.4%	\$ 6,807,000	9	\$ 750,000	-9.0%	-	0		
Hughes	-	0			-	0			\$ 485,000	1	\$ 485,000	
Humpty Doo	\$ 8,665,750	13	\$ 665,000	9.8%	\$ 5,907,000	10	\$ 535,000	-33.6%	\$ 1,000,000	1	\$ 1,000,000	32.0%
Knuckey Lagoon	\$ 1,700,000	1	\$ 1,700,000		\$ 4,300,000	2	\$ 2,150,000		-	0		
Lambells Lagoon	-	0			-	0			-	0		
Livingstone	-	0			-	0			-	0		
Lloyd Creek	\$ 510,000	1	\$ 510,000		\$ 1,740,000	2	\$ 870,000	2.3%	-	0		
Manton	-	0			-	0			\$ 630,000	1	\$ 630,000	
Mcmminns Lagoon	-	0			\$ 1,240,000	2	\$ 620,000	-8.1%	-	0		
Mickett Creek	-	0			-	0			-	0		
Middle Point	-	0			-	0			-	0		
Noonamah	-	0			-	0			\$ 320,000	1	\$ 320,000	
Shoal Bay	-	0			-	0			-	0		
Southport	\$ 595,000	2	\$ 297,500		-	0			-	0		
Tumbling Waters	-	0			-	0			-	0		
Virginia	\$ 2,332,000	3	\$ 800,000	2.8%	\$ 1,685,000	2	\$ 842,500	-9.8%	-	0		
Wak Wak	-	0			-	0			-	0		
Weddell	-	0			-	0			-	0		
Wickham	-	0			-	0			-	0		



LITCHFIELD RURAL LAND SALES

Location	UP TO 2 HA				2-8 HA				OVER 8 HA			
	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	\$ 480,000	1	\$ 480,000	37.5%	-	0			-	0		
Black Jungle	-	0			-	0			-	0		
Blackmore	-	0			-	0			\$ 220,000	1	\$ 220,000	
Channel Island	-	0			-	0			-	0		
Coolalinga	-	0			-	0			-	0		
Daly	-	0			-	0			-	0		
Darwin River	-	0			-	0			\$ 740,000	3	\$ 240,000	24.2%
Fly Creek	-	0			-	0			\$ 1,210,000	1	\$ 1,210,000	84.7%
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	\$ 295,000	1	\$ 295,000		\$ 530,000	2	\$ 265,000	-54.7%	\$ 517,500	1	\$ 517,500	41.1%
Knuckey Lagoon	-	0			-	0			-	0		
Lambells Lagoon	-	0			-	0			-	0		
Livingstone	-	0			-	0			-	0		
Lloyd Creek	\$ 295,000	1	\$ 295,000		-	0			-	0		
Manton	-	0			-	0			-	0		
Mcminns Lagoon	-	0			-	0			-	0		
Mickett Creek	-	0			-	0			-	0		
Middle Point	-	0			-	0			-	0		
Noonamah	-	0			\$ 415,000	1	\$ 415,000		-	0		
Shoal Bay	-	0			-	0			-	0		
Southport	\$ 277,000	3	\$ 85,000	-2.9%	-	0			-	0		
Tumbling Waters	-	0			-	0			-	0		
Virginia	-	0			\$ 600,000	1	\$ 600,000	-1.7%	\$ 600,000	1	\$ 600,000	
Wak Wak	-	0			-	0			-	0		
Weddell	-	0			-	0			-	0		
Wickham	-	0			-	0			-	0		



WINNER
2022 Business Development Manager
Hayley Hosking
Real Estate Central



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COOMALIE RURAL HOUSE SALES

Location	UP TO 2 HA				2-8 HA				OVER 8 HA			
	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			\$ 525,000	1	\$ 525,000	
Collett Creek	-	0			-	0			-	0		
Coomalie Creek	-	0			-	0			-	0		
Darwin River Dam	-	0			-	0			-	0		
Eva Valley	-	0			-	0			\$ 150,000	1	\$ 150,000	-56.7%
Finniss Valley	-	0			-	0			-	0		
Lake Bennett	-	0			-	0			-	0		
Robin Falls	-	0			-	0			\$ 3,400,000	2	\$ 1,700,000	84.2%
Rum Jungle	-	0			\$ 190,000	1	\$ 190,000		-	0		
Stapleton	-	0			-	0			-	0		
Tortilla Flats	-	0			-	0			-	0		

COOMALIE RURAL LAND SALES

Location	UP TO 2 HA				2-8 HA				OVER 8 HA			
	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			\$ 135,000	1	\$ 135,000	3.7%
Finniss Valley	-	0			-	0			-	0		
Lake Bennett	-	0			-	0			-	0		
Robin Falls	-	0			-	0			\$ 764,000	2	\$ 382,000	22.8%
Rum Jungle	-	0			-	0			-	0		
Stapleton	-	0			-	0			-	0		
Tortilla Flats	-	0			-	0			-	0		

quarterly look at residential rentals



MEDIAN WEEKLY HOUSE RENTAL

Location & Dwelling	Price	% Change per Quarter	% Change per Annum
Inner Darwin			
3 Bedroom	650.0	3.2%	-1.5%
4 Bedroom	900.0	2.9%	12.5%
Darwin North Coastal			
3 Bedroom	600.0	0.0%	9.1%
4 Bedroom	750.0	5.6%	1.4%
Darwin North East			
3 Bedroom	620.0	15.9%	3.3%
4 Bedroom	290.0	-50.8%	-60.0%
Darwin North			
3 Bedroom	560.0	1.8%	1.8%
4 Bedroom	660.0	4.8%	1.5%
Palmerston			
3 Bedroom	550.0	3.8%	1.9%
4 Bedroom	650.0	0.0%	3.2%
Katherine			
3 Bedroom	550.0	18.9%	19.6%
4 Bedroom	725.0	0.0%	20.8%
Alice Springs			
2 Bedroom	410.0	-14.6%	-10.9%
3 Bedroom	531.0	-0.8%	-3.5%
4 Bedroom	682.0	-3.3%	4.8%



WINNER
Residential Property Management
Team of the Year Award 2022

residential rentals.



MEDIAN WEEKLY UNIT / TOWNHOUSE RENTAL

Location & Dwelling	Price	% Change per Quarter	% Change per Annum
Inner Darwin			
1 Bedroom	\$420.0	2.4%	5%
2 Bedroom	\$510.0	2%	2%
3 Bedroom	\$650.0	1.6%	4.8%
Darwin North Coastal			
1 Bedroom	\$310.0	3.3%	6.9%
2 Bedroom	\$450.0	0.0%	12.5%
3 Bedroom	\$600.0	4.3%	1.7%
Darwin North East			
1 Bedroom	\$380.0	8.6%	8.6%
2 Bedroom	\$480.0	6.7%	21.5%
3 Bedroom	\$560.0	-5.1%	16.7%
Darwin North			
1 Bedroom		0.0%	0.0%
2 Bedroom	\$450.0	4.7%	12.5%
3 Bedroom	\$550.0	15.2%	10%
Palmerston			
1 Bedroom	\$300.0	-18.9%	-21.6%
2 Bedroom	\$430.0	2.4%	7.5%
3 Bedroom	\$500.0	-2%	2%
Katherine			
1 Bedroom	\$320.0	-2.3%	14.3%
2 Bedroom	\$412.5	3.1%	8.6%
3 Bedroom	\$450.0	-2.2%	28.6%
Alice Springs			
1 Bedroom	\$325.0	-1.5%	4.8%
2 Bedroom	\$410.0	-1.2%	0.0%
3 Bedroom	\$510.5	-10.8%	2.1%



WINNER

Residential Property Manager of the Year 2022

Tamika Edwards

Raine & Horne Darwin

Raine & Horne
Darwin



terri scheer

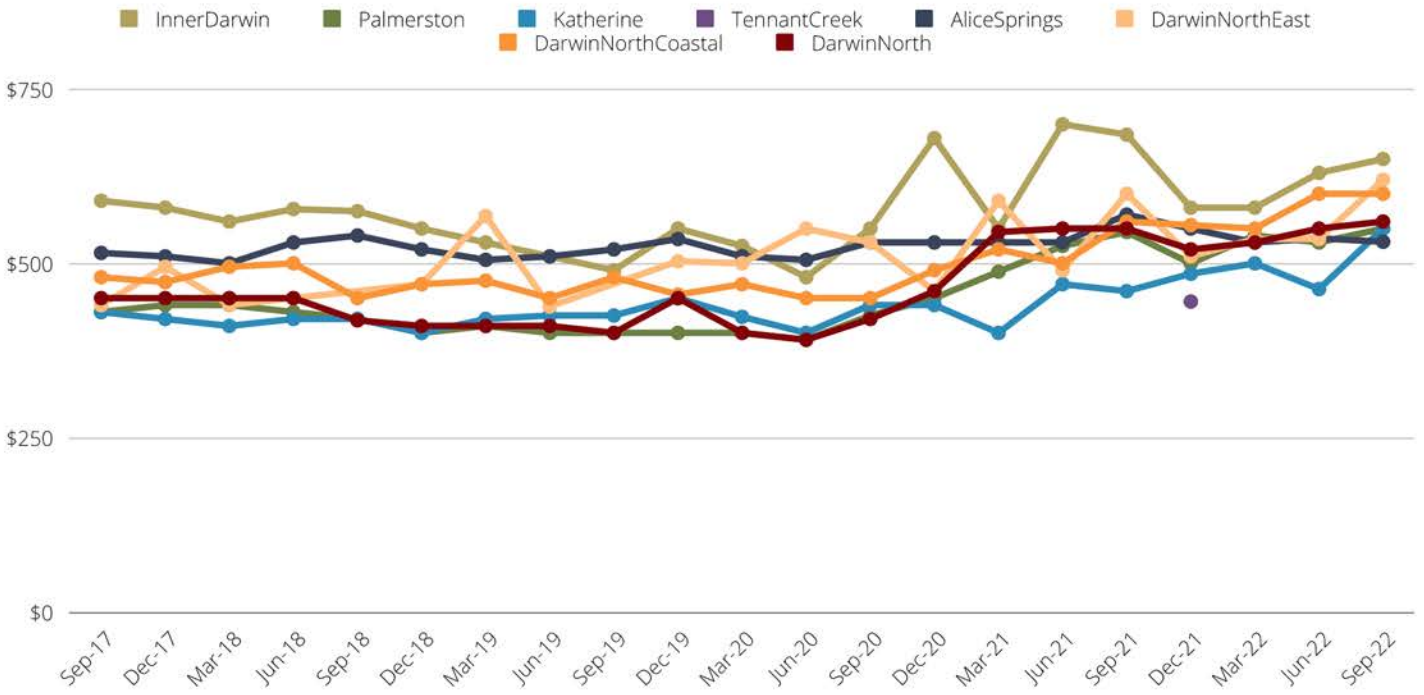
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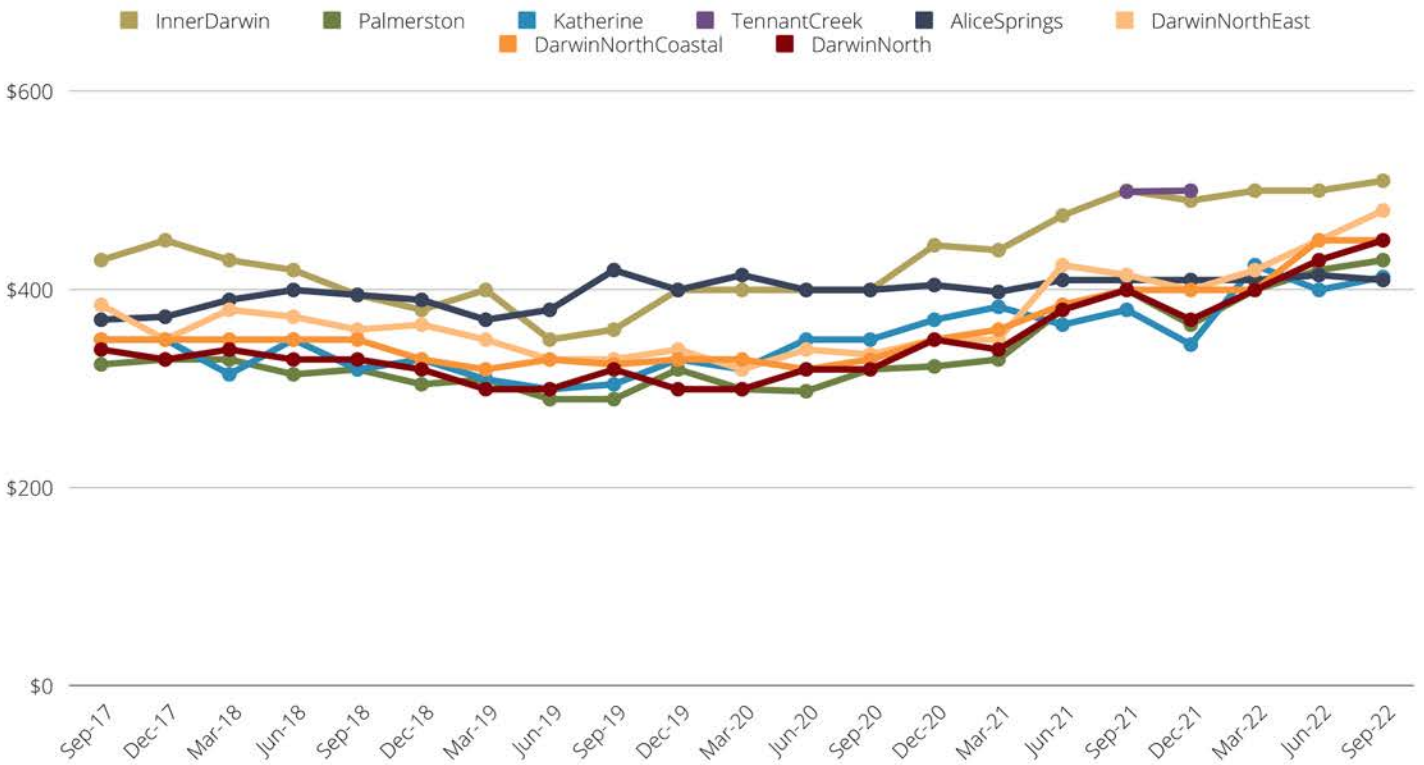
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3 BEDROOM HOUSE MEDIAN WEEKLY RENT



2 BEDROOM UNIT MEDIAN WEEKLY RENT



WINNER
Marketing & Communications
Award 2022

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Power Protection - have power during a black out



\$6,600 Battery Voucher from NTG (HBBS Scheme)



Support Local workers



MEDIAN OVERALL WEEKLY RENTAL

Location & Dwelling	Price	% Change per Quarter	% Change per Annum
Darwin Overall	(Includes Inner Darwin, Northern Suburbs & Palmerston)		
3 Bedroom House	\$596.0	4.7%	2.8%
2 Bedroom Unit	\$464.0	3.1%	10.7%

Rental Yield

Location & Dwelling	Yield %	% Change per Quarter	% Change per Annum
Darwin Overall			
3 Bedroom House	5.6%	0.6%	0.4%
2 Bedroom Unit	6.0%	0.3%	0.4%

HOUSE RENTAL YIELD - 3 BEDROOM HOUSE

Location & Dwelling	Yield %	% Change per Quarter	% Change per Annum
Darwin Inner	4.3%	0.5%	0.2%
Darwin North Coastal	4.9%	0.3%	0.3%
Darwin North East	9.0%	5.6%	4.3%
Darwin North	5.3%	0.1%	0.3%
Palmerston	5.9%	0.7%	0.4%
Katherine	7.3%	0.6%	0.6%
Alice Springs	5.4%	-0.1%	-0.5%

UNIT/TOWNHOUSE RENTAL YIELD - 2 BEDROOM UNIT

Location & Dwelling	Yield %	% Change per Quarter	% Change per Annum
Darwin Inner	6.0%	0.1%	-0.1%
Darwin North Coastal	6.7%	0.9%	1.1%
Darwin North East	6.3%	0.5%	-0.1%
Darwin North	7.9%	1.5%	1.6%
Palmerston	7.2%	0.9%	0.7%
Katherine	7.8%	-0.5%	-0.7%
Alice Springs	6.0%	-0.5%	-0.6%



WINNER
2022 Operational Support Award
Johsi Sigakole
North Property NT





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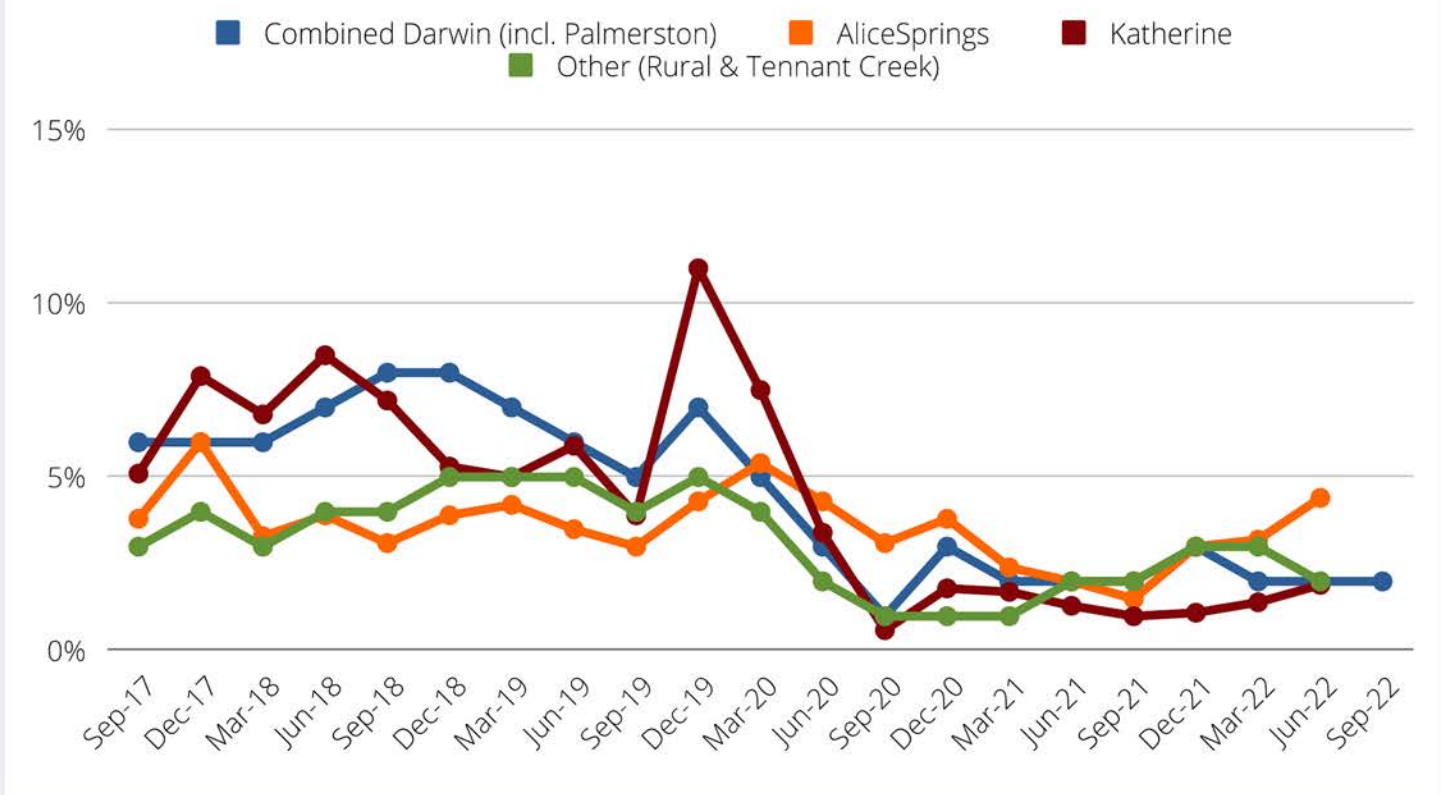
vacancy rates.



VACANCY RATES - OVERALL DWELLINGS

Location & Dwelling	Rate	Rate - % Change per Quarter	Rate - % Change per Annum
Greater Darwin (inc DWN, N/S, PALM)	1.9%	0.0%	0.0%
Darwin (including Northern Suburbs)	2.4%	0.0%	0.6%
Palmerston	0.6%	0.0%	-1.3%
Rural	0.0%	0.0%	0.0%
Katherine	0.0%	0.0%	0.0%
Alice Springs	0.0%	0.0%	0.0%

OVERALL VACANCY RATES



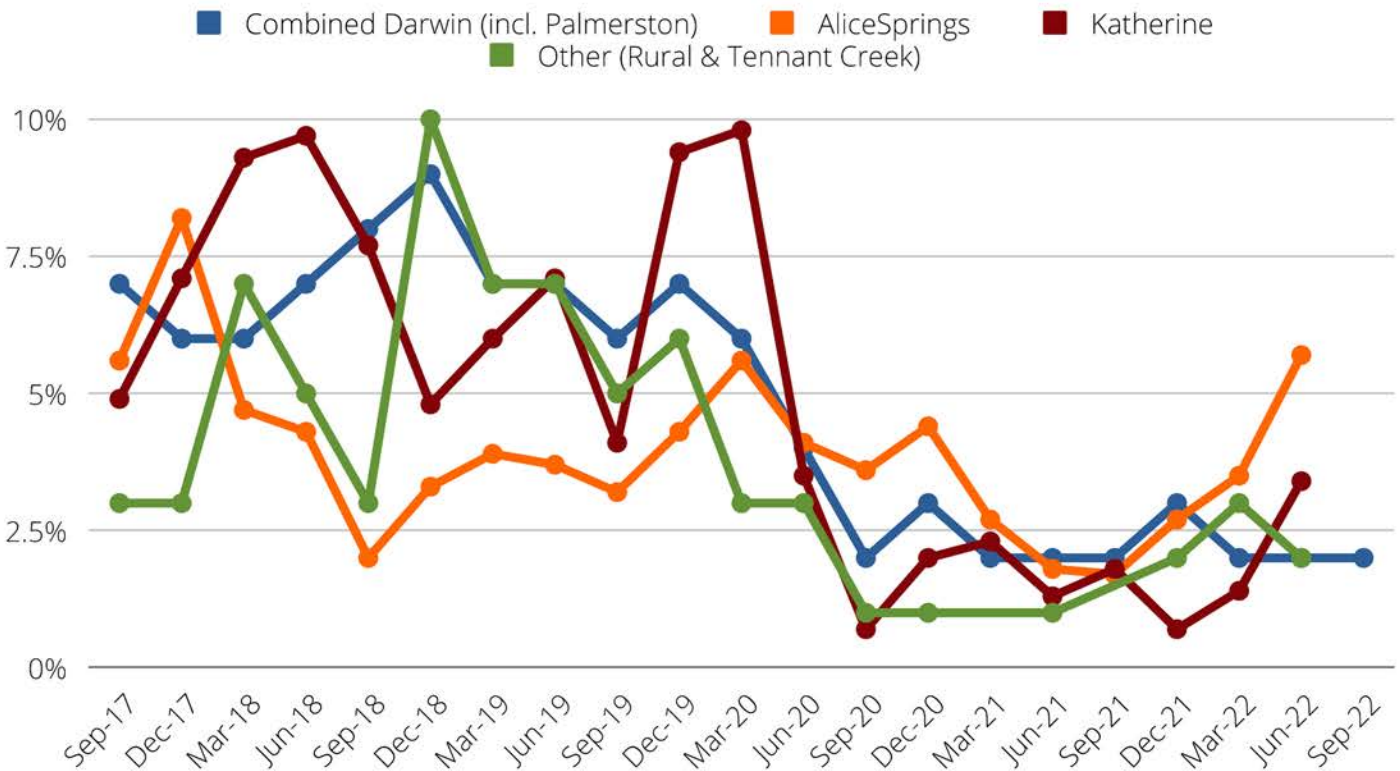
unit & townhouses vacancy rates.



VACANCY RATES - UNITS & TOWNHOUSES

Location & Dwelling	Rate	Rate - % Change per Quarter	Rate - % Change per Annum
Greater Darwin (inc DWN, N/S, PALM)	2.5%	0.0%	0.7%
Darwin (including Northern Suburbs)	2.9%	0.0%	1.1%
Palmerston	1.1%	0.0%	-0.9%
Rural	0.0%	0.0%	0.0%
Katherine	0.0%	0.0%	0.0%
Alice Springs	0.0%	0.0%	0.0%

UNIT RENTAL VACANCY RATES

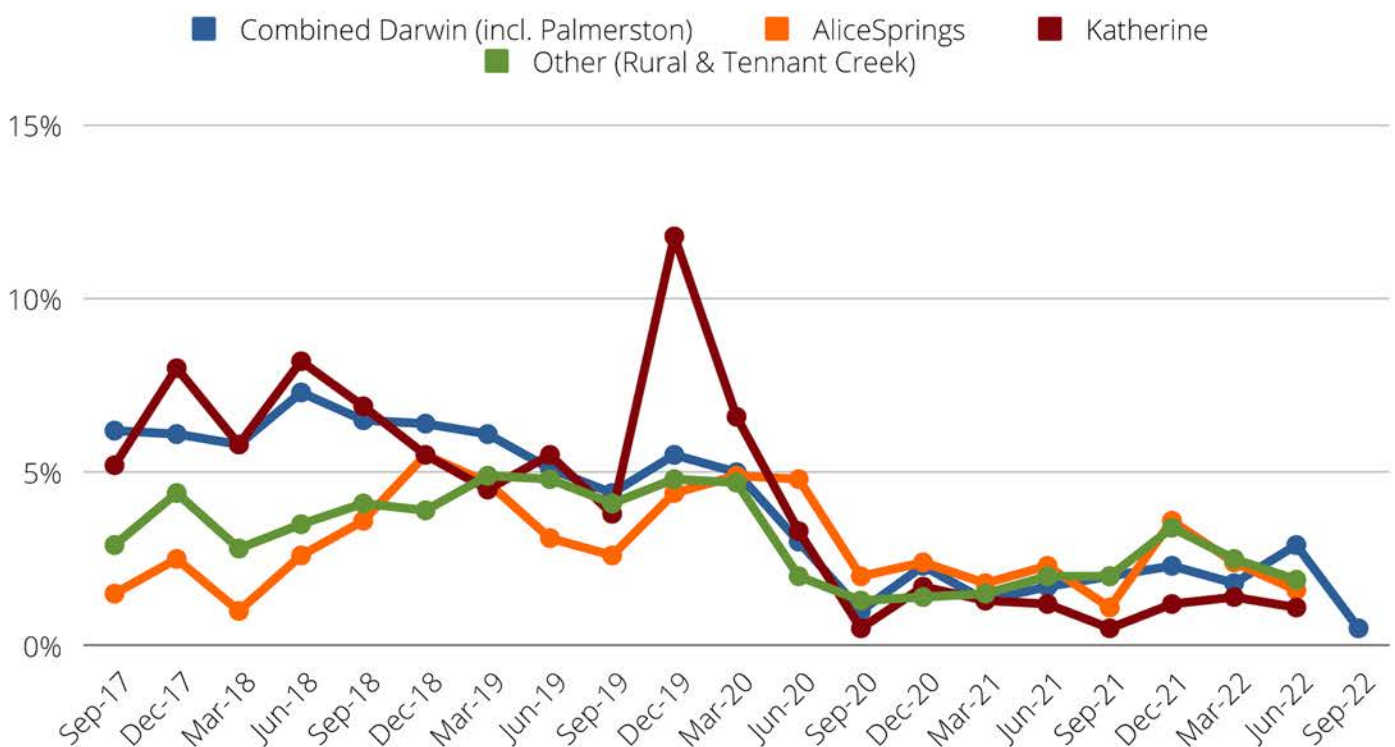


house rental vacancy rates.

VACANCY RATES - HOUSES

Location & Dwelling	Rate	Rate - % Change per Quarter	Rate - % Change per Annum
Greater Darwin (inc DWN, N/S, PALM)	0.6%	0.0%	-1.3%
Darwin (including Northern Suburbs)	0.9%	0.0%	-1.1%
Palmerston	0.0%	0.0%	0.0%
Rural	0.0%	0.0%	0.0%
Katherine	0.0%	0.0%	0.0%
Alice Springs	0.0%	0.0%	0.0%

HOUSE RENTAL VACANCY RATES



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RELM

REAL ESTATE LOCAL MARKET REPORT

NORTHERN TERRITORY

2022 SEPTEMBER QUARTER



REINT

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NORTHERN TERRITORY

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