RELM

The Northern Territory Real Estate Local Market Report
June Quarter 2015

A publication of the Real Estate Institute of Northern Territory Inc.

in this ISSUE

If you wish to contact the REINT please write to reception@reint.com.au or call +618 8981 8905.

A RECORD YEAR FOR SALES

Despite the drop-off in the last two quarters of this past financial year it yielded a record amount of $1.94 Billion dollars in sales across the Northern Territory. That is up 3 percent on the previous financial year with Unit/Townhouse sales up by 12 percent but houses down by 4 percent. 2014/15 produced 113 more sales than the previous year with the bulk of these in the Unit market. Sales volume was up 4 percent on the previous year. It is not expected that the calendar year sales for 2015 will be as strong, but it shows that while there has been a correction in the market it still remains a robust property market in the Territory.

Turning to this quarter's data, the biggest impacts appear in the rental market with both vacancy rates rising in most areas and rents, for much of the Territory, taking a slight dip again. Overall rent in Darwin showed a slight rise in the House market by 2.3 percent but 2 bedrooms units were attracting 4.3 percent less rental than the previous quarter. However, overall rents are around 7 percent lower than at the same time last year.

The largest drop in rents was in Palmerston with 2 bedroom room units attracting 9.1 percent less rent in the last quarter and 13.6 percent less than the previous year, and 3 bedroom houses dropped in rent by 5.5 percent for the quarter which is 11.7 percent lower than the past year.

The one area that bucked the trend on declining rents for this quarter was 3 bedroom units in Darwin city. They rose in rent by 4.3 percent for quarter, but still remain 16.5 percent lower than at the same time a year ago. Alice Springs rent attraction was fairly steady with just a small drop for the quarter but they remain 5 percent lower than the previous year.

Vacancy rates in Darwin have drifted out to 6.9 percent this Quarter. That is fairly steady against the last quarter but is 2.5 percent higher than this time last year. In Palmerston the vacancy rates for Units/ Townhouses are quite bit higher. They rose a further 2.4 percent this quarter which is up 6.5 percent from this time last year. Overall the vacancy rates in Palmerston moved up less than 1 percent but that is still 4.5 percent higher than the previous year.

Alice Springs saw an easing in the house vacancy rates, coming back by 2 percent, but the Unit / Townhouse vacancy rate continued to climb.

Median house prices in Darwin were down by 2.4 percent for the quarter to $610,000. Again this quarter the bulk of the sales remained above the $600,000 mark with only 27 sales below $450,000. This tend to provide a higher median. Palmerston's median house price dropped by a further 4.4 percent for the quarter to $540,000. That's now 8.5 percent lower than this time last year.

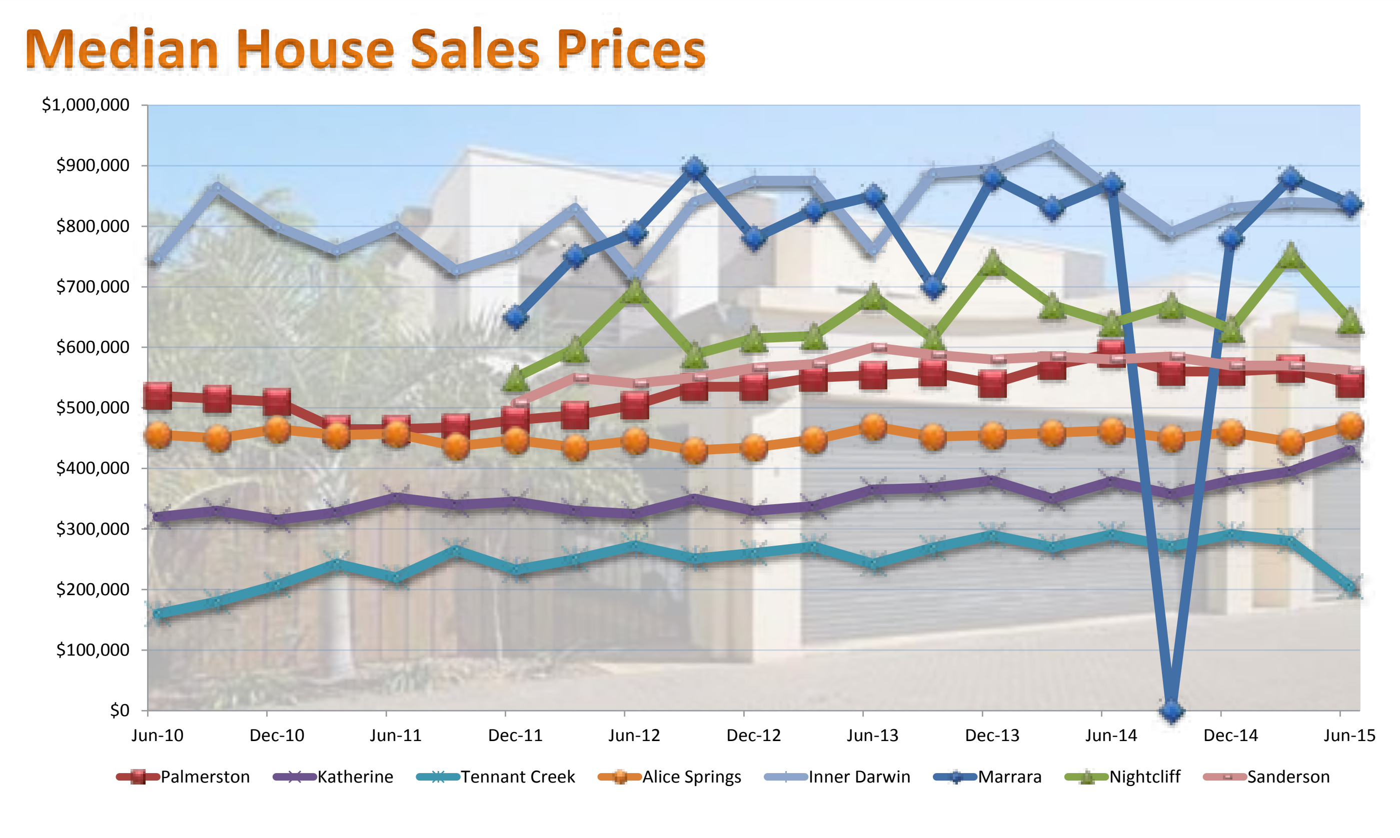
In fact the median house price was down in every jurisdiction except Katherine and Alice Springs. While Alice Springs saw a rise in the median house price of 6.1 percent this quarter that was coupled with a very large fall in sales volumes of 28.4 percent for the quarter, putting sales volumes at 27 percent lower than this time last year. Alice Springs recorded a median house price of $470,750, however like Darwin this is mainly due to the bulk of the sales being in a higher price bracket and the reason for this is as the departure from the market place of first home buyers who would normally make up the bulk of buyers at the lower end of the market.

In the Unit / Townhouse market the median price dropped in Darwin by 4 percent to $480,000. The Unit median rose by 2.3 percent in Palmerston buoyed by new developments, and in Alice Springs the unit median was up by 10.6 percent for the quarter.

Quentin Kilian
REINT Chief Executive Officer

RESIDENTIAL HOUSE SALES

RESIDENTIAL HOUSE SALES – JUNE QUARTER 2015											
Recorded Sales					Median Price			Sales Range			
Location	No. Sold	% Change Quarter	% Change Annual	Total Sales Volume	Median Price	% Change Quarter	% Change Annual	Sales below $350,000	Sales $350,001 to $450,000	Sales $450,001 to $600,000	Sales above $600,000
Darwin Overall	254	-7.6%	-19.4%	$164,530,065	$610,000	-2.4%	-1.7%	10	17	97	130
Inner Darwin	32	18.5%	-3.0%	$29,644,000	$837,000	-0.4%	-2.7%	0	0	2	30
Darwin North East [Formerly reported as Marrara]	2	-50.0%	-50.0%	$1,675,000	$837,500	-4.8%	-3.7%	0	0	0	2
Darwin North Coastal [Formerly reported as Nightcliff]	89	3.5%	3.5%	$60,295,000	$645,000	-14.3%	0.8%	3	6	26	54
Darwin North [Formerly reported as Sanderson]	48	2.1%	-11.1%	$28,070,500	$562,500	-1.3%	-3.0%	0	3	28	17
Palmerston	83	-25.2%	-39.9%	$44,845,565	$540,000	-4.4%	-8.5%	7	8	41	27
Katherine	11	-42.1%	-45.0%	$4,405,000	$430,000	8.9%	13.6%	2	6	3	0
Tennant Creek	2	-60.0%	-77.8%	$410,000	$205,000	-26.8%	-29.6%	2	0	0	0
Alice Springs	53	-28.4%	-27.4%	$26,082,650	$470,750	6.1%	1.8%	5	18	18	12



Want some premium exposure for a property?

Then put it on the front page of our property guide and online for just $1550! inc.

This price includes the following:

- Photo of property on front cover of guide
- Article & pictures inside guide
- Professional photography & editorial
- Exclusive online positioning: 'Property of the week'

Deadlines

- Booking deadline – 12pm Monday
- Ad copy deadline – COB Tuesday

Requirements

- 200-500 words of text that will be professionally edited at no extra cost
- 2-6 high quality pictures (at least 1MB & 300dpi)

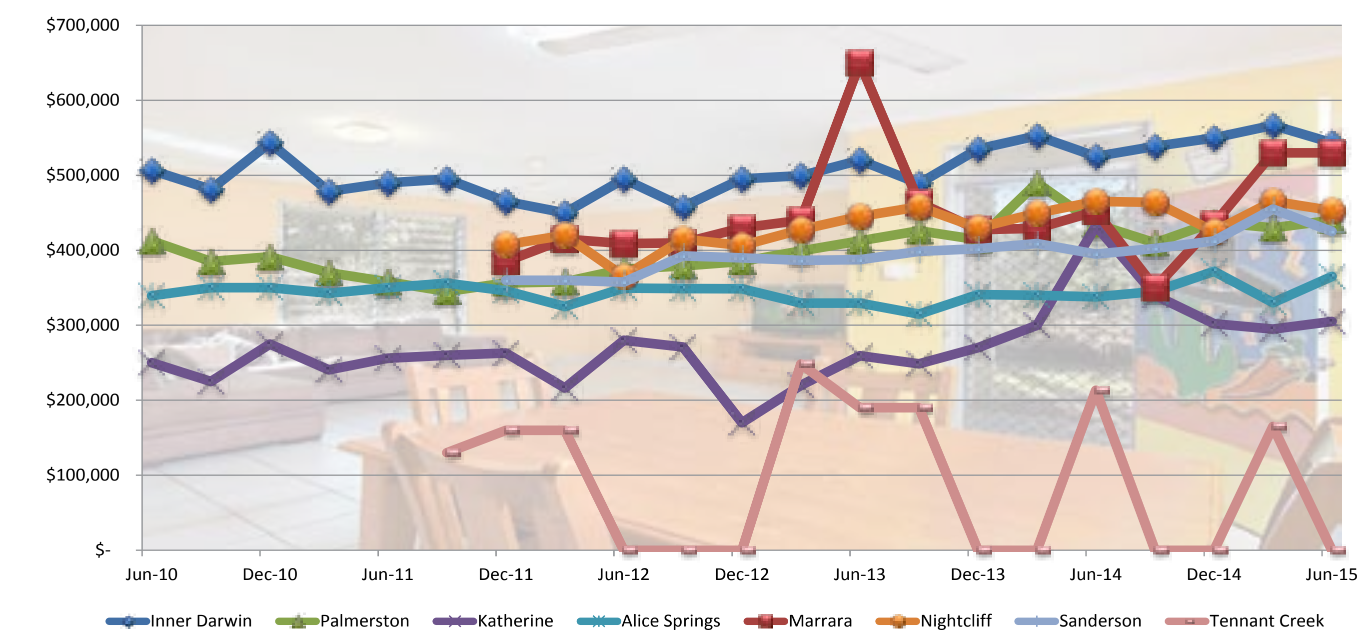
Contact details:
Gemma Koch-Laurie Ph: (08) 8944 9846 E: gemma.kochlaurie@news.com.au
Aaron Leach Ph: (08) 8944 9826 E: aaron.leach@news.com.au

NT News

RESIDENTIAL UNIT/TOWNHOUSE SALES

RESIDENTIAL UNIT/TOWNHOUSE SALES – JUNE QUARTER 2015											
Recorded Sales					Median Price			Sales Range			
Location	No. Sold	% Change Quarter	% Change Annual	Total Sales Volume	Median Price	% Change Quarter	% Change Annual	Sales below $350,000	Sales $350,001 to $450,000	Sales $450,001 to $600,000	Sales above $600,000
Darwin Overall	349	6.4%	-28.0%	$181,626,290	$480,000	-4.0%	-1.0%	27	90	158	74
Inner Darwin	196	-4.9%	-31.2%	$111,753,990	$543,355	-4.1%	3.5%	14	24	87	71
Darwin North East [Formerly reported as Marrara]	8	-38.5%	-27.3%	$3,917,000	$530,000	0.0%	17.3%	1	1	6	0
Darwin North Coastal [Formerly reported as Nightcliff]	36	-5.3%	-60.4%	$16,179,000	$453,000	-2.7%	-2.6%	5	13	16	2
Darwin North [Formerly reported as Sanderson]	10	-23.1%	-52.4%	$4,412,000	$425,000	-6.6%	7.6%	2	3	5	0
Palmerston	99	70.7%	25.3%	$45,364,300	$440,000	2.3%	1.1%	5	49	44	1
Katherine	3	0.0%	50.0%	$882,000	$305,000	3.4%	-29.5%	3	0	0	0
Tennant Creek	0	-	-	-	-	-	-	-	-	-	-
Alice Springs	35	6.1%	-25.5%	$12,610,110	$365,000	10.6%	8.0%	15	17	1	2

Median Unit Sales Prices



RESIDENTIAL LAND SALES

RESIDENTIAL LAND SALES – JUNE QUARTER 2015 – UNDER 600 SQM

Recorded Sales					Median Price			Sales Range			
Location	No. Sold	% Change Quarter	% Change Annual	Total Sales Volume	Median Price	% Change Quarter	% Change Annual	Sales below $350,000	Sales $350,001 to $450,000	Sales $450,001 to $600,000	Sales above $600,000
Darwin Overall	64	-17.9%	20.8%	$14,272,893	$219,000	-24.5%	-8.8%	0	62	2	0
Inner Darwin	0	-	-	-	-	-	-	0	0	0	0
Darwin North East [Formerly reported as Marrara]	0	-	-	-	-	-	-	0	0	0	0
Darwin North Coastal [Formerly reported as Nightcliff]	2	-95.6%	-1.4%	$645,000	$322,500	5.7%	4.0%	0	0	2	0
Darwin North [Formerly reported as Sanderson]	0										
Palmerston	62	87.9%	24.0%	$13,627,893	$217,000	1.9%	-9.0%	0	62	0	0
Katherine	0	-	-	-	-	-	-	0	0	0	0
Tennant Creek	0	-	-	-	-	-	-	0	0	0	0
Alice Springs	0	-	-	-	-	-	-	0	0	0	0

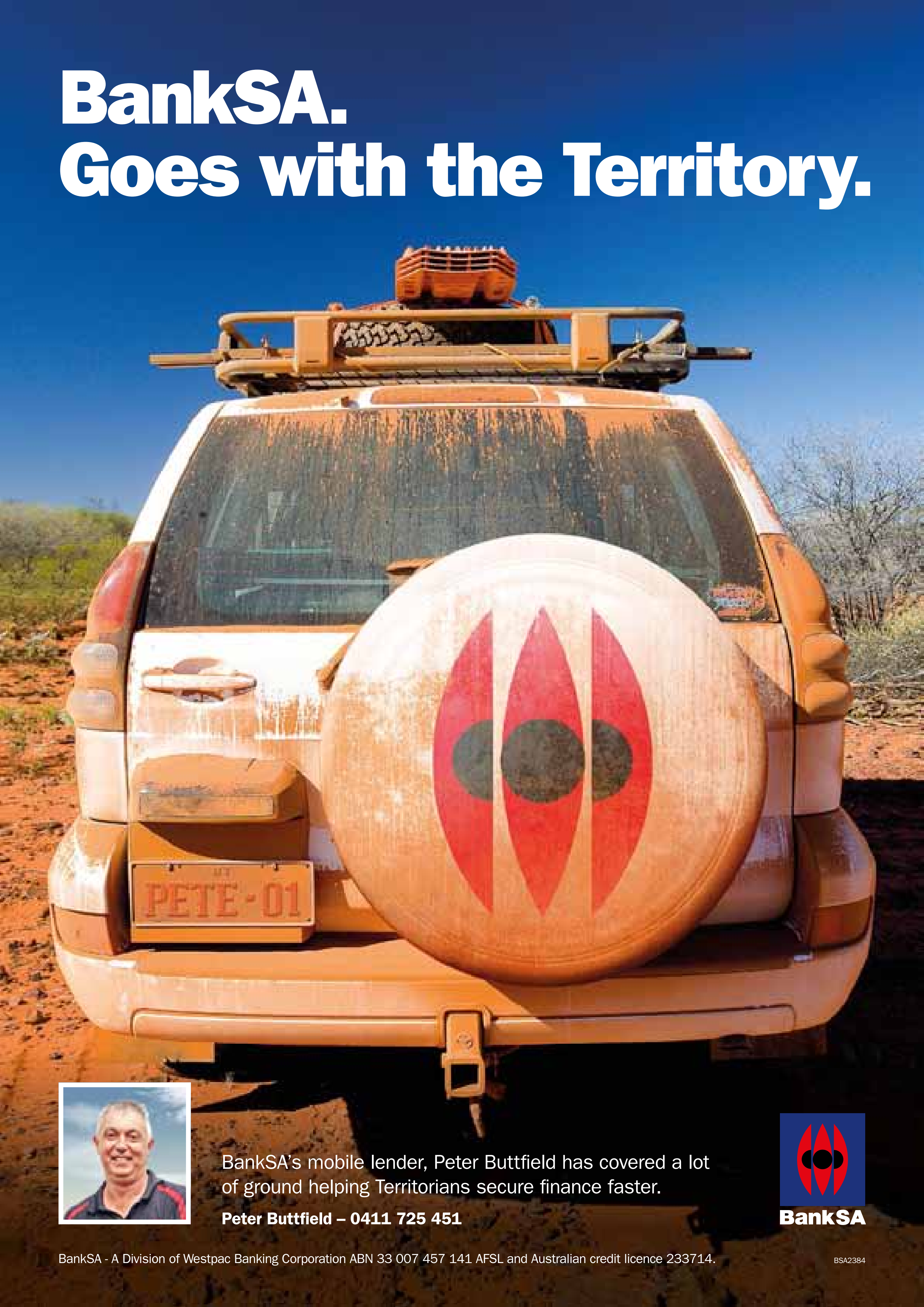
RESIDENTIAL LAND SALES – MARCH QUARTER 2015 – 601 TO 800 SQM

Recorded Sales					Median Price			Sales Range			
Location	No. Sold	% Change Quarter	% Change Annual	Total Sales Volume	Median Price	% Change Quarter	% Change Annual	Sales below $350,000	Sales $350,001 to $450,000	Sales $450,001 to $600,000	Sales above $600,000
Darwin Overall	24	-74.2%	-20.0%	$6,520,000	$260,000	-23.5%	-10.3%	0	20	4	0
Inner Darwin	0	-	-	-	-	-	-	0	0	0	0
Darwin North East [Formerly reported as Marrara]	0	-	-	-	-	-	-	0	0	0	0
Darwin North Coastal [Formerly reported as Nightcliff]	3	-94.3%	-25.0%	$1,020,000	$335,000	-4.3%	0.8%	0	0	3	0
Darwin North [Formerly reported as Sanderson]	0	-	-	-	-	-	-	0	0	0	0
Palmerston	21	-47.5%	-19.2%	$5,500,000	$260,000	0.0%	-8.3%	0	20	1	0
Katherine	0	-	-	-	-	-	-	0	0	0	0
Tennant Creek	0	-	-	-	-	-	-	0	0	0	0
Alice Springs	0	-	-	-	-	-	-	0	0	0	0

RESIDENTIAL LAND SALES

RESIDENTIAL LAND SALES – MARCH QUARTER 2015 –801 TO 2000 SQM

	Recorded Sales				Median Price			Sales Range			
Location	No. Sold	% Change Quarter	% Change Annual	Total Sales Volume	Median Price	% Change Quarter	% Change Annual	Sales below $350,000	Sales $350,001 to $450,000	Sales $450,001 to $600,000	Sales above $600,000
Darwin Overall	7	-66.7%	-93.1%	$2,145,000	$305,000	-7.6%	5.2%	0	3	4	0
Inner Darwin	0	-	-	-	-	-	-	0	0	0	0
Darwin North East [Formerly reported as Bagot]	0	-	-	-	-	-	-	0	0	0	0
Darwin North Coastal [Formerly reported as Nightcliff]	0	-	-	-	-	-	-	0	0	0	0
Darwin North [Formerly reported as Sanderson]	0	-	-	-	-	-	-	0	0	0	0
Palmerston	7	-46.2%	-92.9%	$2,145,000	$305,000	-7.6%	5.4%	0	3	4	0
Katherine	0	-	-	-	-	-	-	0	0	0	0
Tennant Creek	0	-	-	-	-	-	-	0	0	0	0
Alice Springs	0	-	-	-	-	-	-	0	0	0	0


BankSA.
Goes with the Territory.
PETE-01
BankSA's mobile lender, Peter Buttfield has covered a lot of ground helping Territorians secure finance faster.
Peter Buttfield – 0411 725 451
BankSA
BankSA - A Division of Westpac Banking Corporation ABN 33 007 457 141 AFSL and Australian credit licence 233714.
BSA2384

RURAL HOUSE SALES

RURAL HOUSE SALES – JUNE QUARTER 2015 - UP TO 2ha											
Recorded Sales					Median Price			Sales Range			
Location	No. Sold	% Change Quarter	% Change Annual	Total Sales Volume	Median Price	% Change Quarter	% Change Annual	Number of sales below $350,000	Number of Sales $350,001 to $450,000	Number of Sales $450,001 to $600,000	Number of Sales above $600,000
Alice Springs	0	-	-	-	-	-	-	0	0	0	0
Bagot (Darwin Shire Only)	0	-	-	-	-	-	-	0	0	0	0
Nightcliff	0	-	-	-	-	-	-	0	0	0	0
Sanderson	0	-	-	-	-	-	-	0	0	0	0
Palmerston	2	-	-	$2,380,000	$1,190,000	-	-	0	0	0	2
Litchfield	5	-54.5%	-75.0%	$2,945,000	$520,000	-21.1%	-25.7%	0	2	1	2
Coomalie	0	-	-	-	-	-	-	0	0	0	0
Katherine	0	-	-	-	-	-	-	0	0	0	0
NT Portions (Outside LGA's)	0	-	-	-	-	-	-	0	0	0	0
Hundred of Berinka	0	-	-	-	-	-	-	0	0	0	0
Hundred of Blyth	0	-	-	-	-	-	-	0	0	0	0
Hundred of Bray	0	-	-	-	-	-	-	0	0	0	0
Hundred of Finniss	0	-	-	-	-	-	-	0	0	0	0
Hundred of Glyde	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hart	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hawkshaw	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hughes	0	-	-	-	-	-	-	0	0	0	0
Hundred of Milne	0	-	-	-	-	-	-	0	0	0	0
Hundred of Playford	0	-	-	-	-	-	-	0	0	0	0
Hundred of Waterhouse	0	-	-	-	-	-	-	0	0	0	0
Cox Peninsular	0	-	-	-	-	-	-	0	0	0	0

RURAL HOUSE SALES

RURAL HOUSE SALES –MARCH QUARTER 2015 - 2ha – 8ha											
Recorded Sales					Median Price			Sales Range			
Location	No. Sold	% Change Quarter	% Change Annual	Total Sales Volume	Median Price	% Change Quarter	% Change Annual	Number of sales below $350,000	Number of Sales $350,001 to $450,000	Number of Sales $450,001 to $600,000	Number of Sales above $600,000
Alice Springs	6	-	50.0%	$4,008,000	$581,500	-46.2%	-17.2%	0	0	3	3
Litchfield	46	27.8%	27.8%	$34,499,500	$734,500	6.9%	10.2%	0	2	8	36
Coomalie	0	-	-	-	-	-	-	0	0	0	0
Katherine	0	-	-	-	-	-	-	0	0	0	0
NT Portions (Outside LGA's)	1	-50.0%	-	$357,500	$357,500	-28.4%	-	0	1	0	0
Hundred of Berinka	0	-	-	-	-	-	-	0	0	0	0
Hundred of Blyth	0	-	-	-	-	-	-	0	0	0	0
Hundred of Bray	0	-	-	-	-	-	-	0	0	0	0
Hundred of Finniss	0	-	-	-	-	-	-	0	0	0	0
Hundred of Glyde	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hart	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hawkshaw	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hughes	0	-	-	-	-	-	-	0	0	0	0
Hundred of Milne	0	-	-	-	-	-	-	0	0	0	0
Hundred of Playford	0	-	-	-	-	-	-	0	0	0	0
Hundred of Waterhouse	0	-	-	-	-	-	-	0	0	0	0
Cox Peninsular	0	-	-	-	-	-	-	0	0	0	0

RURAL HOUSE SALES

RURAL HOUSE SALES – MARCH QUARTER 2015 - Over 8ha											
Recorded Sales					Median Price			Sales Range			
Location	No. Sold	% Change Quarter	% Change Annual	Total Sales Volume	Median Price	% Change Quarter	% Change Annual	Number of sales below $350,000	Number of Sales $350,001 to $450,000	Number of Sales $450,001 to $600,000	Number of Sales above $600,000
Alice Springs	0	-	-	-	-	-	-	0	0	0	0
Litchfield	5	-37.5%	-54.5%	$3,340,000	$640,000	-0.8%	12.3%	0	0	1	4
Coomalie	0	-	-	-	-	-	-	0	0	0	0
Katherine	1	0.0%	-	$200,000	$200,000	-69.2%	-	1	0	0	0
NT Portions (Outside LGA's)	0	-	-	-	-	-	-	0	0	0	0
Hundred of Berinka	0	-	-	-	-	-	-	0	0	0	0
Hundred of Blyth	0	-	-	-	-	-	-	0	0	0	0
Hundred of Bray	0	-	-	-	-	-	-	0	0	0	0
Hundred of Finniss	0	-	-	-	-	-	-	0	0	0	0
Hundred of Glyde	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hart	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hawkshaw	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hughes	0	-	-	-	-	-	-	0	0	0	0
Hundred of Milne	0	-	-	-	-	-	-	0	0	0	0
Hundred of Playford	0	-	-	-	-	-	-	0	0	0	0
Hundred of Waterhouse	0	-	-	-	-	-	-	0	0	0	0
Cox Peninsular	0	-	-	-	-	-	-	0	0	0	0

RURAL LAND SALES

RURAL LAND SALES – JUNE QUARTER 2015 – UNDER 2Ha											
Recorded Sales					Median Price			Sales Range			
Location	No. Sold	% Change Quarter	% Change Annual	Total Sales Volume	Median Price	% Change Quarter	% Change Annual	Number of sales below $350,000	Number of Sales $350,001 to $450,000	Number of Sales $450,001 to $600,000	Number of Sales above $600,000
Alice Springs	0	-	-	-	-	-	-	0	0	0	0
Bagot (Darwin Shire Only)	0	-	-	-	-	-	-	0	0	0	0
Nightcliff	0	-	-	-	-	-	-	0	0	0	0
Sanderson	0	-	-	-	-	-	-	0	0	0	0
Palmerston	0	-	-	-	-	-	-	0	0	0	0
Litchfield	6	0.0%	0.0%	$2,315,000	$380,000	3.1%	83.1%	2	2	1	1
Coomalie	0	-	-	-	-	-	-	0	0	0	0
Katherine	0	-	-	-	-	-	-	0	0	0	0
Victoria - Daly	0	-	-	-	-	-	-	0	0	0	0
NT Portions (Outside LGA's)	0	-	-	-	-	-	-	0	0	0	0
Hundred of Berinka	0	-	-	-	-	-	-	0	0	0	0
Hundred of Blyth	0	-	-	-	-	-	-	0	0	0	0
Hundred of Bray	1	0.0%	-	$190,000	$190,000	24.0%	-	1	0	0	0
Hundred of Finniss	0	-	-	-	-	-	-	0	0	0	0
Hundred of Glyde	6	100%	-25.0%	$1,069,500	$172,250	1.3%	-18.9%	6	0	0	0
Hundred of Hart	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hawkshaw	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hughes	0	-	-	-	-	-	-	0	0	0	0
Hundred of Milne	0	-	-	-	-	-	-	0	0	0	0
Hundred of Playford	0	-	-	-	-	-	-	0	0	0	0
Hundred of Waterhouse	0	-	-	-	-	-	-	0	0	0	0
Cox Peninsular	0	-	-	-	-	-	-	0	0	0	0

RURAL LAND SALES

RURAL LAND SALES – JUNE QUARTER 2015 – 2-8Ha											
Recorded Sales					Median Price			Sales Range			
Location	No. Sold	% Change Quarter	% Change Annual	Total Sales Volume	Median Price	% Change Quarter	% Change Annual	Number of sales below $350,000	Number of Sales $350,001 to $450,000	Number of Sales $450,001 to $600,000	Number of Sales above $600,000
Alice Springs	0	-	-	-	-	-	-	0	0	0	0
Litchfield	8	-63.6%	-38.5%	$2,805,000	$350,000	1.4%	10.1%	7	1	0	0
Coomalie	0	-	-	-	-	-	-	0	0	0	0
Katherine	0	-	-	-	-	-	-	0	0	0	0
Central Desert	0	-	-	-	-	-	-	0	0	0	0
NT Portions (Outside LGA's)	0	-	-	-	-	-	-	0	0	0	0
NT Portion	1	-80.0%	-	$150,000	$150,000	-30.2%	-	1	0	0	0
Hundred of Berinka	0	-	-	-	-	-	-	0	0	0	0
Hundred of Blyth	0	-	-	-	-	-	-	0	0	0	0
Hundred of Bray	1	-	-	$400,000	$400,000	-	-	0	1	0	0
Hundred of Finniss	0	-	-	-	-	-	-	0	0	0	0
Hundred of Glyde	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hart	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hawkshaw	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hughes	0	-	-	-	-	-	-	0	0	0	0
Hundred of Milne	0	-	-	-	-	-	-	0	0	0	0
Hundred of Playford	0	-	-	-	-	-	-	0	0	0	0
Hundred of Waterhouse	0	-	-	-	-	-	-	0	0	0	0
Cox Peninsular	0	-	-	-	-	-	-	0	0	0	0

RURAL LAND SALES

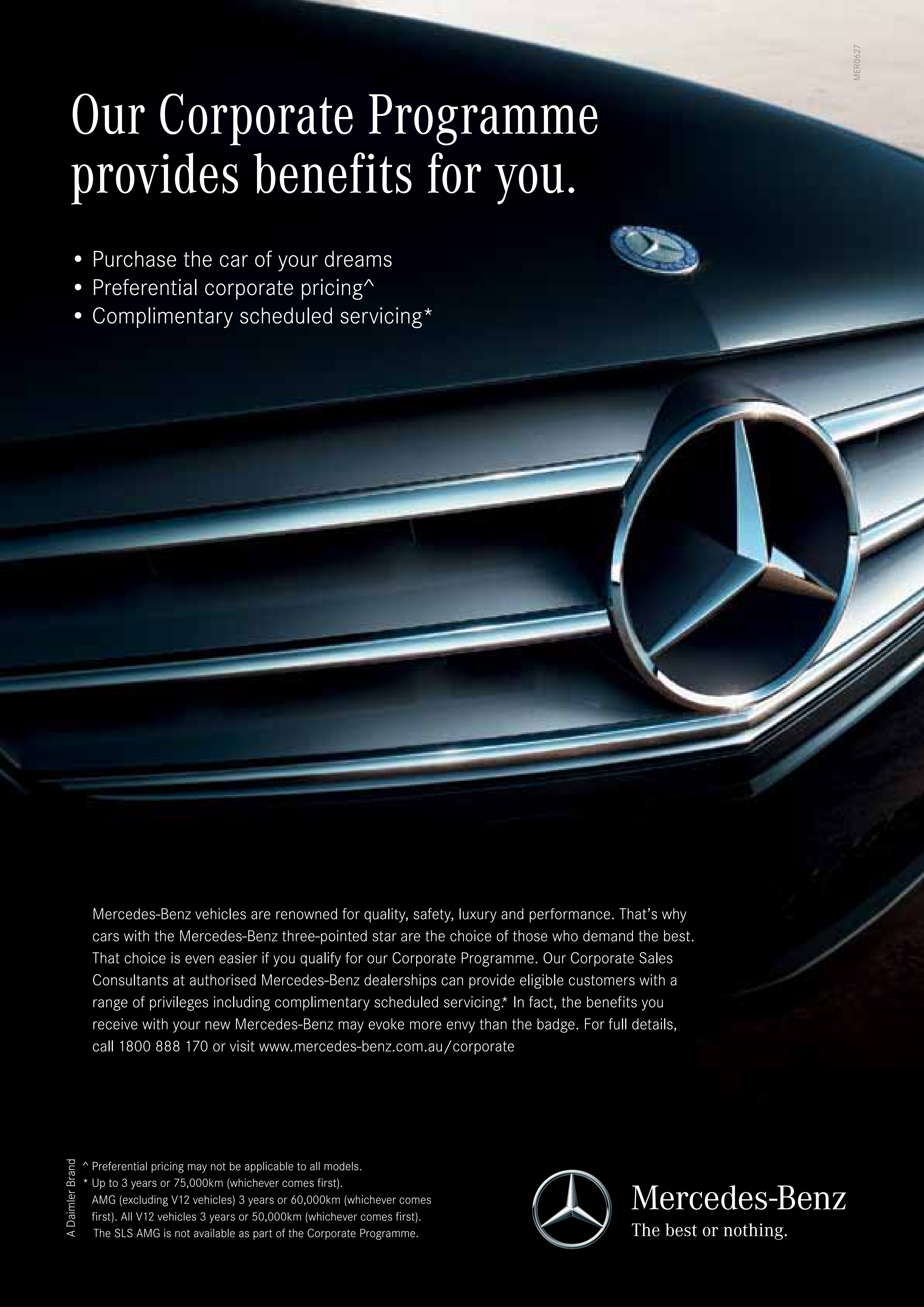
RURAL LAND SALES – JUNE QUARTER 2015 – OVER 8Ha											
Recorded Sales					Median Price			Sales Range			
Location	No. Sold	% Change Quarter	% Change Annual	Total Sales Volume	Median Price	% Change Quarter	% Change Annual	Number of sales below $350,000	Number of Sales $350,001 to $450,000	Number of Sales $450,001 to $600,000	Number of Sales above $600,000
Alice Springs	0	-	-	-	-	-	-	0	0	0	0
Litchfield	6	20.0%	-62.5%	$2,080,000	$315,000	-16.0%	11.5%	4	1	1	0
Coomalie	2	-	0.0%	$545,000	$272,500	-	57.0%	1	1	0	0
Katherine	1	-	-	$770,000	$770,000	-	-	0	0	0	1
NT Portions (Outside LGA's)	0	-	-	-	-	-	-	0	0	0	0
NT Portion	0	-	-	-	-	-	-	0	0	0	0
Hundred of Berinka	0	-	-	-	-	-	-	0	0	0	0
Hundred of Blyth	0	-	-	-	-	-	-	0	0	0	0
Hundred of Bray	0	-	-	-	-	-	-	0	0	0	0
Hundred of Finniss	0	-	-	-	-	-	-	0	0	0	0
Hundred of Glyde	2	0.0%	-60.0%	$480,000	$240,000	26.3%	42.9%	2	0	0	0
Hundred of Hart	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hawkshaw	0	-	-	-	-	-	-	0	0	0	0
Hundred of Hughes	0	-	-	-	-	-	-	0	0	0	0
Hundred of Milne	1	-	-	$210,000	$210,000	-	-	1	0	0	0
Hundred of Playford	0	-	-	-	-	-	-	0	0	0	0
Hundred of Waterhouse	1	-	-50.0%	$175,000	$175,000	-	0.8%	1	0	0	0
Cox Peninsular	0	-	-	-	-	-	-	0	0	0	0

LITCHFIELD HOUSE SALES

LITCHFIELD RURAL HOUSE SALES – JUNE QUARTER 2015												
	UP TO 2HA				2-8HA				OVER 8HA			
Location	Total Sales Volume	No. Sold	Median Price	% Change Quarter	Total Sales Volume	No. Sold	Median Price	% Change Quarter	Total Sales Volume	No. Sold	Median Price	% Change Quarter
Acacia Hills	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$520,000	1	$520,000	21.6%
Bees Creek	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$830,000	1	$830,000	-54.9%
Berry Springs	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Black Jungle	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Blackmore	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Channel Island	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Coolalinga	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Daly	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Darwin River	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Fly Creek	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Freds Pass	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Girraween	$520,000	1	$520,000	-13.4%	$1,150,000	2	$575,000	-24.3%	$0.00	0	$0.00	N/A
Gunn Point	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Herbert	$0.00	0	$0.00	N/A	$5,770,500	8	$670,000	2.3%	$0.00	0	$0.00	N/A
Holtze	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Howard Springs	$1,200,000	2	$600,000	-13.0%	$4,429,000	5	$905,000	-25.8%	$630,000	1	$630,000	N/A
Hughes	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Humpty Doo	$775,000	1	$775,000	17.4%	$12,471,000	17	$739,000	16.8%	$720,000	1	$720,000	-28.0%
Knuckey Lagoon	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Lambells Lagoon	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Livingstone	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Lloyd Creek	$0.00	0	$0.00	N/A	$530,000	1	$530,000	N/A	$0.00	0	$0.00	N/A
Manton	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
McMinns Lagoon	$0.00	0	$0.00	N/A	$2,170,000	3	$800,000	-20.0%	$0.00	0	$0.00	N/A
Mickett Creek	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Middle Point	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Noonamah	$0.00	0	$0.00	N/A	$525,000	1	$525,000	N/A	$0.00	0	$0.00	N/A
Shoal Bay	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Southport	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Tumbling Waters	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$640,000	1	$640,000	-18.2%
Virginia	$450,000	1	$450,000	N/A	$7,454,000	9	$830,000	-22.4%	$0.00	0	$0.00	N/A
Wakwak	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Weddell	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
Wickham	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A

LITCHFIELD LAND SALES

LITCHFIELD RURAL LAND SALES – JUNE QUARTER 2015												
	UP TO 2HA				2-8HA				OVER 8HA			
Location	Total Sales Volume	No. Sold	Median Price	% Change Quarter	Total Sales Volume	No. Sold	Median Price	% Change Quarter	Total Sales Volume	No. Sold	Median Price	% Change Quarter
Acacia Hills	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Bees Creek	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Berry Springs	$0	-	$0	N/A	$665,500	2	$332,500	N/A	$0	-	$0	N/A
Black Jungle	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Blackmore	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Channel Island	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Coolalinga	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Daly	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Darwin River	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Fly Creek	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Freds Pass	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Girraween	$480,000	1	$480,000	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Gunn Point	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Herbert	$360,000	1	$360,000	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Holtze	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Howard Springs	$765,000	1	$765,000	N/A	$410,000	1	$410,000	N/A	$0	-	$0	N/A
Hughes	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Humpty Doo	$400,000	1	$400,000	N/A	$330,000	1	$330,000	N/A	$0	-	$0	N/A
Knuckey Lagoon	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Lambells Lagoon	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Livingstone	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Lloyd Creek	$0	-	$0	N/A	$1,400,000	4	$350,000	N/A	$0	-	$0	N/A
Manton	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
McMinns Lagoon	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Mickett Creek	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Middle Point	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Noonamah	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Shoal Bay	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Southport	$310,000	2	$155,000	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Tumbling Waters	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Virginia	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Wakwak	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Weddell	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A
Wickham	$0	-	$0	N/A	$0	-	$0	N/A	$0	-	$0	N/A


MER0627
Our Corporate Programme provides benefits for you.
• Purchase the car of your dreams
• Preferential corporate pricing^
• Complimentary scheduled servicing*
Mercedes-Benz vehicles are renowned for quality, safety, luxury and performance. That's why cars with the Mercedes-Benz three-pointed star are the choice of those who demand the best. That choice is even easier if you qualify for our Corporate Programme. Our Corporate Sales Consultants at authorised Mercedes-Benz dealerships can provide eligible customers with a range of privileges including complimentary scheduled servicing.* In fact, the benefits you receive with your new Mercedes-Benz may evoke more envy than the badge. For full details, call 1800 888 170 or visit www.mercedes-benz.com.au/corporate
A Daimler Brand
^ Preferential pricing may not be applicable to all models.
* Up to 3 years or 75,000km (whichever comes first). AMG (excluding V12 vehicles) 3 years or 60,000km (whichever comes first). All V12 vehicles 3 years or 50,000km (whichever comes first). The SLS AMG is not available as part of the Corporate Programme.
Mercedes-Benz
The best or nothing.

COOMALIE HOUSE & LAND SALES

COOMALIE RURAL HOUSE SALES – JUNE QUARTER 2015

	UP TO 2HA				2-8HA				OVER 8HA			
Location	Total Sales Volume	No. Sold	Median Price	% Change Quarter	Total Sales Volume	No. Sold	Median Price	% Change Quarter	Total Sales Volume	No. Sold	Median Price	% Change Quarter
ADELAIDE RIVER	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
BATCHELOR	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
CAMP CREEK	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
CHARLOTTE	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
COLLETT CREEK	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
COOMALIE CREEK	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
DARWIN RIVER DAM	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
EVA VALLEY	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
FINNISS VALLEY	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
LAKE BENNETT	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
ROBIN FALLS	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
RUM JUNGLE	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
STAPLETON	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
TORTILLA FLATS	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A

COOMALIE RURAL LAND SALES – JUNE QUARTER 2015

	UP TO 2HA				2-8HA				OVER 8HA			
Location	**Total Sales Volume**	**No. Sold**	**Median Price**	**% Change Quarter**	**Total Sales Volume**	**No. Sold**	**Median Price**	**% Change Quarter**	**Total Sales Volume**	**No. Sold**	**Median Price**	**% Change Quarter**
ADELAIDE RIVER	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
BATCHELOR	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
CAMP CREEK	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
CHARLOTTE	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
COLLETT CREEK	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
COOMALIE CREEK	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$370,000	1	$370,000	N/A
DARWIN RIVER DAM	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
EVA VALLEY	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$175,000	1	$175,000	N/A
FINNISS VALLEY	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
LAKE BENNETT	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
ROBIN FALLS	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
RUM JUNGLE	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
STAPLETON	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A
TORTILLA FLATS	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A	$0.00	0	$0.00	N/A

WEEKLY HOUSE RENTAL

MEDIAN WEEKLY HOUSE RENTAL

Location & Dwelling	Price	%Change per Quarter	%Change per Annum
Inner Darwin	As at 30 June 2015		
3 bedroom	$770.00	10.0%	0.0%
4 bedroom	$900.00	0.0%	-2.2%
Darwin North Coastal			
3 bedroom	$600.00	-4.8%	-4.6%
4 bedroom	$730.00	-1.4%	-13.8%
Darwin North East			
3 bedroom	$600.00	9.1%	-17.5%
4 bedroom	$700.00	-20.5%	7.7%
Darwin North			
3 bedroom	$570.00	1.8%	-5.2%
4 bedroom	$680.00	0.0%	-10.3%
Palmerston			
3 Bedroom	$520.00	-5.5%	-11.7%
4 Bedroom	$660.00	1.5%	-8.6%
Katherine			
3 Bedroom	$450.00	12.5%	-7.2%
4 Bedroom	$530.00	-1.9%	-1.9%
Alice Springs			
2 Bedroom	$370.00	-15.9%	-
3 Bedroom	$480.00	-4.0%	-4.6%
4 Bedroom	$630.00	0.0%	-5.0%

Source: Global Property Analytics.

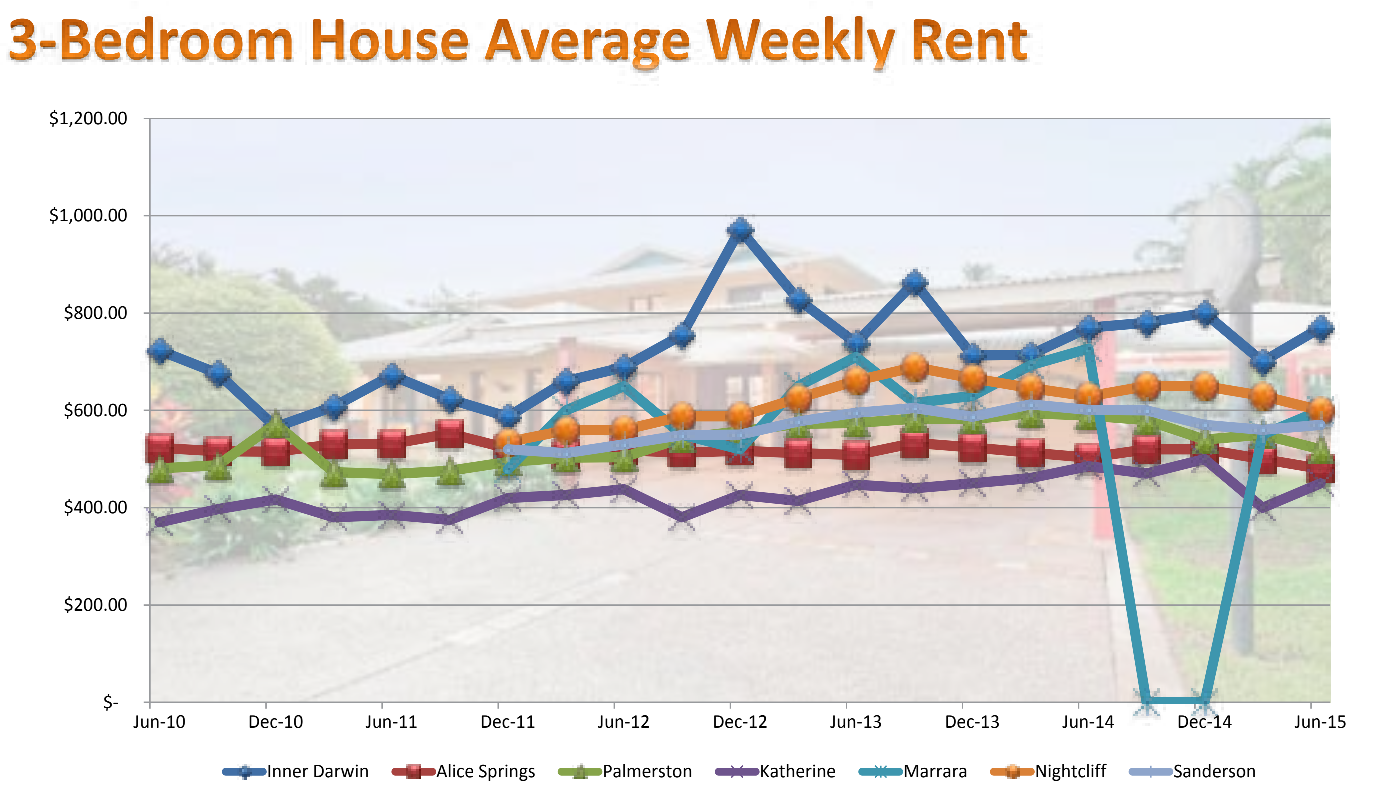
WEEKLY UNIT/TOWNHOUSE RENTAL

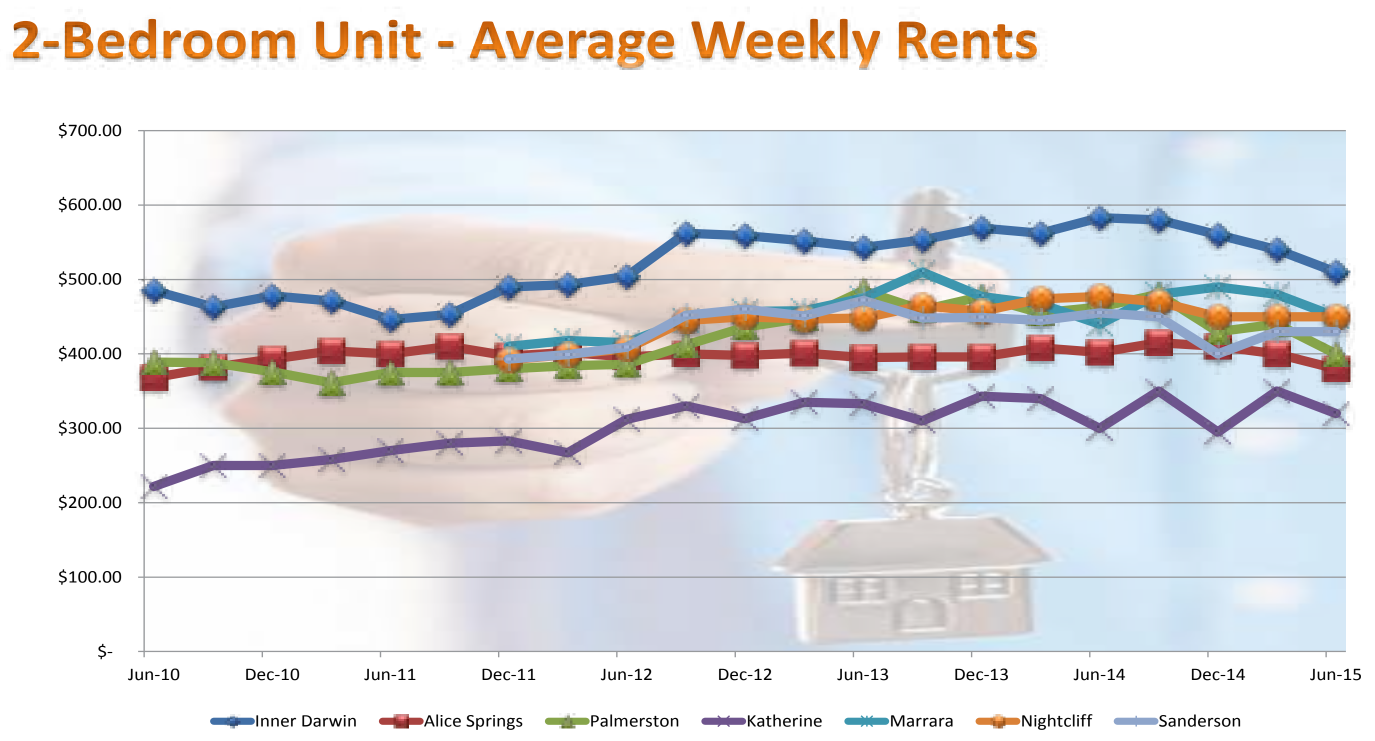
MEDIAN WEEKLY UNIT / TOWNHOUSE RENTAL

Location & Dwelling	Price	%Change per Quarter	%Change per Annum
Inner Darwin	As at 30 June 2015		
1 Bedroom	$420.00	-1.2%	-9.5%
2 Bedroom	$510.00	-5.6%	-12.5%
3 Bedroom	$720.00	4.3%	-16.5%
Darwin North Coastal			
1 Bedroom	$320.00	0.0%	-7.8%
2 Bedroom	$450.00	0.0%	-5.7%
3 Bedroom	$620.00	-0.8%	-7.3%
Darwin North East			
1 Bedroom	$390.00	-	-1.8%
2 Bedroom	$450.00	-6.3%	2.3%
3 Bedroom	$550.00	0.0%	-15.2%
Darwin North			
1 Bedroom	$350.00	-	-13.6%
2 Bedroom	$430.00	0.0%	-5.5%
3 Bedroom	$450.00	-13.5%	0.0%
Palmerston			
2 Bedroom	$400.00	-9.1%	-13.6%
3 Bedroom	$500.00	0.0%	-6.9%
Katherine			
1 Bedroom	$260.00	13.0%	0.0%
2 Bedroom	$320.00	-8.6%	6.7%
3 Bedroom	$380.00	-9.5%	-
Alice Springs			
1 Bedroom	$300.00	0.0%	-1.3%
2 Bedroom	$380.00	-5.0%	-5.5%
3 Bedroom	$510.00	2.0%	-0.4%

Source: Global Property Analytics.

WEEKLY HOUSE & UNIT RENTAL





RENTAL YIELDS

AVERAGE OVERALL WEEKLY RENTAL			
Location & Dwelling	**Price**	**%Change per Quarter**	**%Change per Annum**
Darwin Overall	*(Includes Inner Darwin, Northern Suburbs & Palmerston)*		
3 Bedroom Houses	$612.00	2.3%	-7.7%
2 Bedroom Units	$448.00	-4.3%	-7.4%

RENTAL YIELD			
Darwin Overall	**Yield %**	**%Change per Quarter**	**%Change per Annum**
3 Bedroom Houses	5.2%	0.2%	-0.3%
2 Bedroom Units	4.9%	0.0%	-0.3%

HOUSE RENTAL YIELD

Based on rental of a 3 Bedroom House at 30 June 2015

Location	Yield %	%Change per Quarter	%Change per Annum
Inner Darwin	4.8%	0.5%	0.1%
Darwin North Coastal	5.9%	0.8%	-1.0%
Darwin North East	4.3%	-0.9%	0.5%
Darwin North	6.3%	0.1%	-0.5%
Palmerston	5.0%	-0.1%	-0.2%
Katherine	5.4%	0.2%	-1.2%
Alice Springs	5.3%	-0.6%	-0.4%

UNIT/TOWNHOUSE RENTAL YIELD

Based on the rental of a 2 Bedroom Unit at 30 June 2015

Location	Yield %	%Change per Quarter	%Change per Annum
Inner Darwin	4.9%	-0.1%	-0.9%
Darwin North Coastal	5.2%	0.1%	-0.2%
Darwin North East	4.4%	-0.3%	-0.6%
Darwin North	5.3%	0.3%	-0.7%
Palmerston	4.7%	-0.6%	-0.8%
Katherine	5.5%	-0.7%	1.8%
Alice Springs	5.4%	-0.9%	-0.8%

VACANCY RATES

VACANCY RATES - OVERALL DWELLINGS

As of 30 June 2015

Location	Rate	%Change per Quarter	%Change per Annum
Darwin (including Northern Suburbs)	6.9%	0.5%	2.5%
Palmerston	7.9%	0.1%	4.5%
Rural	11.9%	1.4%	8.1%
Katherine	4.1%	-1.6%	2.8%
Alice Springs	6.9%	- 0.4%	1.6%

VACANCY RATES - HOUSES

As of 30 June 2015

Location	Rate	%Change per Quarter	%Change per Annum
Darwin (including Northern Suburbs)	6.9%	0.2%	0.2%
Palmerston	7.0%	-0.9%	3.7%
Rural	8.2%	-1.2%	4.8%
Katherine	5.2%	-0.8%	4.9%
Alice Springs	4.4%	-2.0%	0.5%

VACANCY RATES - UNITS & TOWNHOUSES

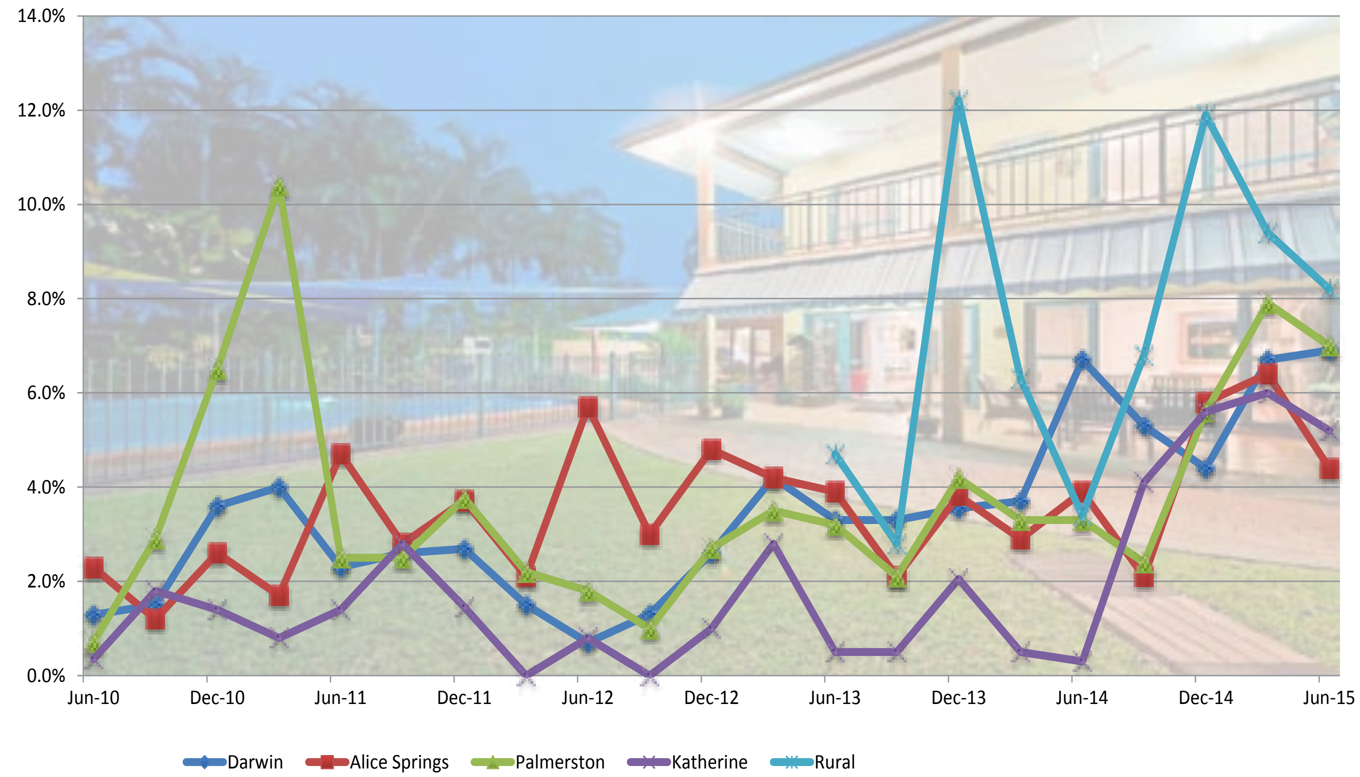
As of 30 June 2015

Location	Rate	%Change per Quarter	%Change per Annum
Darwin (including Northern Suburbs)	6.9%	0.6%	3.6%
Palmerston	10.0%	2.4%	6.5%
Rural	22.1%	6.4%	13.0%
Katherine	2.0%	-2.1%	-1.0%
Alice Springs	8.2%	0.4%	2.0%

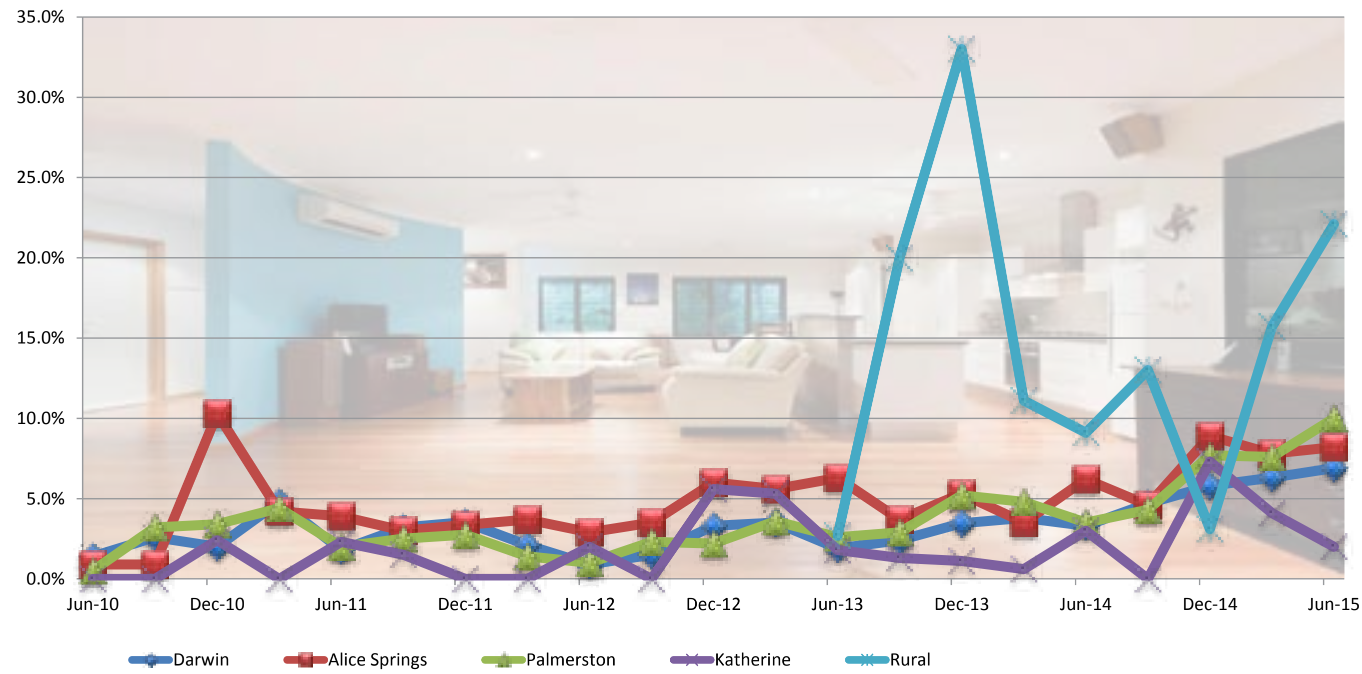
[The figures for quarterly vacancy rates are only indicative of the vacancy rate in each jurisdiction and should not be considered otherwise. The percentages are drawn from information supplied to the REINT by its member firms.]

VACANCY RATES

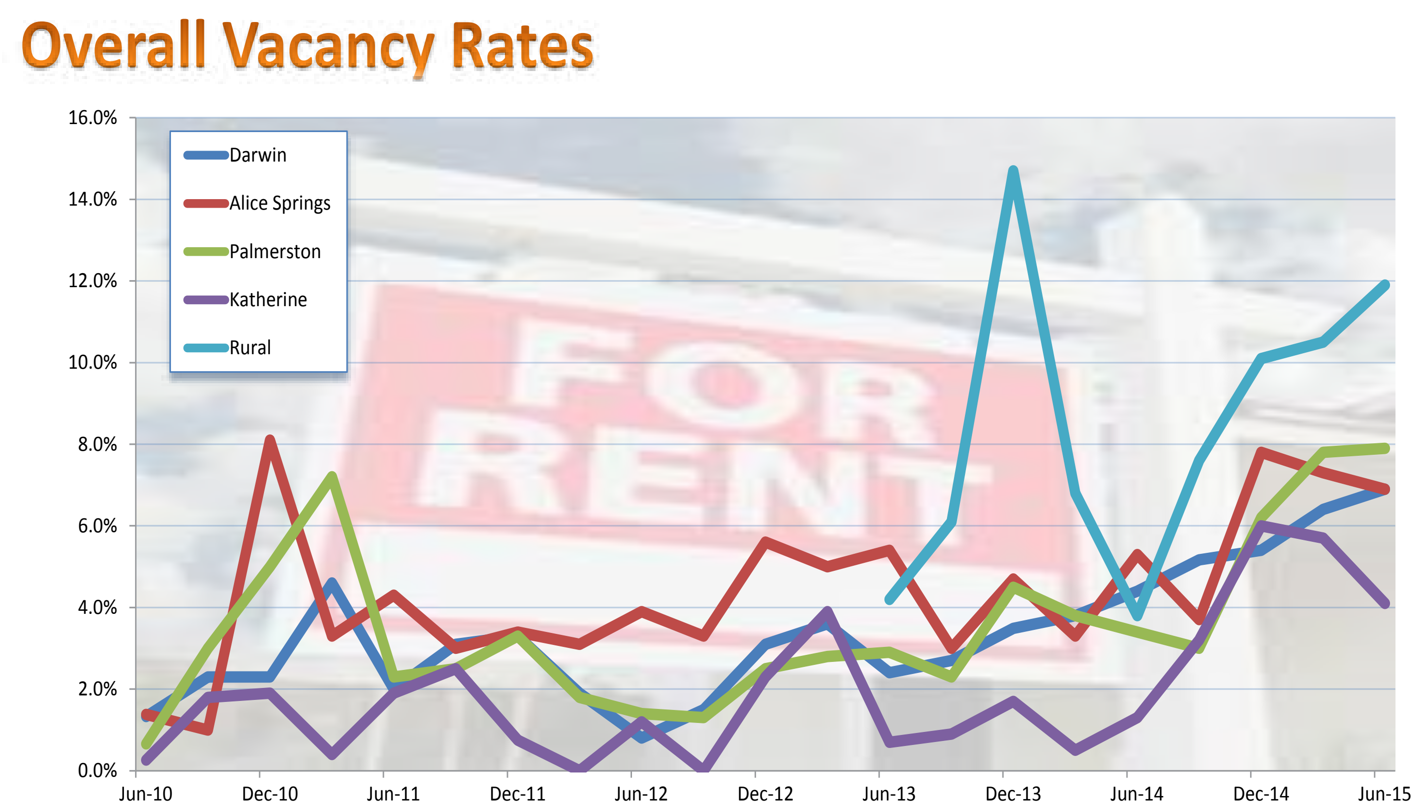
House Rental Vacancy Rates



Unit Rental Vacancy Rates



VACANCY RATES



A QUARTERLY LOOK AT SALES FIGURES IN YOUR SUBURB

Darwin & Northern Suburbs Houses

LOCATION	TOTAL NUMBER OF SALES	% CHANGE QUARTERLY	% CHANGE ANNUALLY	TOTAL SALE AMOUNT	MEDIAN PRICE OF SALE	% CHANGE QUARTERLY	% CHANGE ANNUALLY
Alawa	9	28.6%	-25.0%	$5,562,000.00	$617,000.00	19.8%	-2.8%
Anula	7	-30.0%	-30.0%	$3,705,000.00	$545,000.00	-0.9%	-6.0%
Bayview	6	20.0%	0.0%	$5,635,000.00	$862,500.00	-52.3%	-1.6%
Berrimah	0	-100%	-	$0.00	$0.00	-100%	-
Brinkin	2	100%	100%	$1,545,000.00	$772,500.00	-39.4%	5.8%
Casuarina	0	-	-	$0.00	$0.00	-	-
Coconut Grove	3	-	-40.0%	$2,500,000.00	$750,000.00	-	2.0%
Darwin City	0	-	-	$0.00	$0.00	-	-
Fannie Bay	4	100%	-20.0%	$5,645,000.00	$1,162,500.00	14.0%	1.1%
Jingili	10	233.3%	11.1%	$5,809,500.00	$595,500.00	4.0%	-15.0%
Karama	12	140.0%	33.35	$6,545,000.00	$540,000.00	-14.1%	-3.6%
Larrakeyah	2	-50.0%	0.0%	$1,950,000.00	$975,000.00	-45.1%	-8.4%
Leanyer	11	0.0%	-26.7%	$7,450,000.00	$635,000.00	10.9%	-3.1%
Ludmilla	6	20.0%	20.0%	$3,960,000.00	$650,000.00	18.2%	-9.7%
Lyons	3	-82.4%	-50.0%	$2,625,000.00	$880,000.00	8.6%	-1.1%
Malak	8	0.0%	-27.3%	$4,553,000.00	$582,500.00	8.2%	5.9%
Marrara	2	0.0%	-50.0%	$1,675,000.00	$837,500.00	1.5%	-3.7%
Millner	4	-20.0%	100%	$1,965,000.00	$442,500.00	-29.2%	-30.2%
Moil	11	175%	22.2%	$5,977,500.00	$550,000.00	-1.9%	-4.3%
Muirhead	10	-52.4%	233.3%	$7,710,000.00	$770,000.00	-2.5%	-4.9%
Nakara	9	-	12.5%	$5,250,000.00	$618,000.00	-	7.5%
Nightcliff	13	160%	30.0%	$11,803,000.00	$840,000.00	-9.2%	-9.7%
Parap	8	300%	33.3%	$7,939,000.00	$889,500.00	14.0%	-0.6%
Rapid Creek	6	20.0%	-25.0%	$4,463,000.00	$765,000.00	-1.3%	11.3%
Stuart Park	3	-50.0%	57.1%	$2,420,000.00	$740,000.00	13.0%	-11.4%
The Gardens	0	-	-	$0.00	$0.00	-	-
The Narrows	3	200%	200%	$2,095,000.00	$680,000.00	33.1%	17.2%
Tiwi	3	-62.5%	-50.0%	$1,675,000.00	$585,000.00	-6.8%	10.4%
Wagaman	2	-60.0%	-66.7%	$923,000.00	$461,500.00	-17.6%	-24.0%
Wanguri	4	-20.0%	300%	$2,487,000.00	$571,000.00	0.2%	26.9%
Winnellie	0	-	-	$0.00	$0.00	-	-
Woolner	0	-	-	$0.00	$0.00	-	-
Wulagi	10	-23.1%	11.1%	$5,817,500.00	$551,250.00	-2.1%	-4.1%

Darwin & Northern Suburbs Units and Townhouses

LOCATION	TOTAL NUMBER OF SALES	% CHANGE QUARTERLY	% CHANGE ANNUALLY	TOTAL SALE AMOUNT	MEDIAN PRICE OF SALE	% CHANGE QUARTERLY	% CHANGE ANNUALLY
Alawa	0	-	-	$0.00	$0	-	-
Anula	0	-	-	$0.00	$0	-	-
Bayview	6	-25.0%	200%	$4,718,000.00	$727,500	7.8%	8.3%
Berrimah	6	-45.5%	-	$3,180,000.00	$530,000	-1.9%	-
Brinkin	3	50.0%	-40.0%	$1,245,000.00	$407,000	-3.1%	13.8%
Casuarina	1	-	-	$525,000.00	$525,000	-	-
Coconut Grove	5	0.0%	-50.0%	$2,198,000.00	$449,000	6.9%	4.4%
Darwin City	123	-8.9%	12.8%	$66,641,690.00	$532,450	-3.9%	2.4%
Fannie Bay	6	-33.3%	-40.0%	$4,622,500.00	$702,500	17.1%	12.9%
Jingili	0	-	-	$0.00	$0	-	-
Karama	3	-57.1%	-62.5%	$1,152,000.00	$355,000	-22.0%	-8.7%
Larrakeyah	13	-35.0%	-83.3%	$7,718,500.00	$485,000	4.3%	-6.3%
Leanyer	6	50.0%	-25.0%	$2,870,000.00	$502,500	6.9%	26.6%
Ludmilla	1	-50.0%	-66.7%	$402,000.00	$402,000	38.1%	3.1%
Lyons	0	-	-	$0.00	$0	-	-
Malak	1	-50.0%	-75.0%	$390,000.00	$390,000	6.1%	2.0%
Marrara	2	0.0%	-81.8%	$737,000.00	$368,500	23.9%	-18.5%
Millner	4	33.3%	-33.3%	$1,395,000.00	$370,000	-55.7%	5.3%
Moil	1	0.0%	-50.0%	$510,000.00	$510,000	37.8%	39.3%
Muirhead	1	-50.0%	0.0%	$750,000.00	$750,000	19.0%	0.0%
Nakara	0	-	-	$0.00	$0	-	-
Nightcliff	7	-30.0%	-84.1%	$3,085,000.00	$457,000	4.3%	-3.3%
Parap	12	9.1%	-62.5%	$5,394,800.00	$466,150	-15.2%	-7.8%
Rapid Creek	5	-28.6%	-68.8%	$2,259,000.00	$426,500	4.0%	-25.3%
Stuart Park	23	91.7%	-30.3%	$13,980,500.00	$600,000	3.9%	9.1%
The Gardens	4	-33.3%	-42.9%	$3,870,000.00	$975,000	28.7%	50.0%
The Narrows	1	-50.0%	-50.0%	$406,000.00	$406,000	-12.7%	10.7%
Tiwi	2	0.0%	0.0%	$775,000.00	$387,500	-4.4%	7.9%
Wagaman	6	50.0%	200%	$3,090,000.00	$510,000	0.0%	74.4%
Wanguri	1	0.0%	0.0%	$347,000.00	$347,000	0.0%	54.2%
Winnellie	0	-	-	$0.00	$0	-	-
Woolner	7	600%	-22.2%	$4,000,000.00	$580,000	28.9%	12.6%
Wulagi	0	-	-	$0.00	$0	-	-

Palmerston Houses

LOCATION	TOTAL NUMBER OF SALES	% CHANGE QUARTERLY	% CHANGE ANNUALLY	TOTAL SALE AMOUNT	MEDIAN PRICE OF SALE	% CHANGE QUARTERLY	% CHANGE ANNUALLY
Bakewell	5	-114.4%	-54.5%	$2,770,000	$554,000	10.8%	6.0%
Bellamack	7	-30.0%	-46.2%	$4,062,065	$675,000	-3.2%	0.0%
Driver	9	-18.2%	200.0%	$4,442,500	$480,000	-7.7%	-15.6%
Durack	16	23.1%	77.8%	$8,729,000	$540,000	-6.3%	-18.4%
Farrar	1	-83.3%	-80.0%	$570,000	$570,000	-11.7%	-8.1%
Gray	6	20.0%	-40.0%	$2,927,000	$490,000	14.0%	1.2%
Gunn	11	-35.3%	-26.7%	$5,993,500	$535,000	-0.9%	-13.0%
Johnston	6	50.0%	100.0%	$3,058,000	$460,000	-50.7%	-31.3%
Marlow Lagoon	0	-	-	$0	$0	-	-
Moulden	5	-28.6%	-44.4%	$2,247,500	$417,500	-14.8%	-15.1%
Palmerston City	0	-	-	$0	$0	-	-
Pinelands	0	-	-	$0	$0	-	-
Rosebery	8	-11.1%	-57.9%	$4,920,000	$627,500	-3.5%	2.7%
Woodroffe	6	-33.3%	-62.5%	$3,176,000	$522,500	5.6%	4.0%
Yarrawonga	0	-	-	$0	$0	-	-
Zuccoli	3	-70.0%	-	$1,950,000	$635,000	-5.2%	-

Palmerston Units & Townhouses

LOCATION	TOTAL NUMBER OF SALES	% CHANGE QUARTERLY	% CHANGE ANNUALLY	TOTAL SALE AMOUNT	MEDIAN PRICE OF SALE	% CHANGE QUARTERLY	% CHANGE ANNUALLY
Bakewell	7	0.0%	16.7%	$2,683,000	$385,000	-1.3%	-5.9%
Bellamack	0	-	-	$0	$0	-	-
Driver	2	0.0%	-50.0%	$690,000	$345,000	7.5%	-10.2%
Durack	0	-	-	$0	$0	-	-
Farrar	24	41.2%	2300%	$10,185,000	$415,000	0.0%	-2.4%
Gray	2	-66.7%	100.0%	$667,500	$333,750	-6.0%	-0.4%
Gunn	0	-	-	$0	$0	-	-
Johnston	55	223.5%	511.1%	$25,081,800	$465,000	-14.7%	8.1%
Marlow Lagoon	0	-	-	$0	$0	-	-
Moulden	0	-	-	$0	$0	-	-
Palmerston City	0	-	-	$0	$0	-	-
Pinelands	0	-	-	$0	$0	-	-
Rosebery	2	-33.3%	-84.6%	$1,033,000	$516,500	20.1%	-0.7%
Woodroffe	1	-	-	$335,000	$335,000	-	-
Yarrawonga	0	-	-	$0	$0	-	-
Zuccoli	5	-	-	$2,764,000	$545,000	-	-

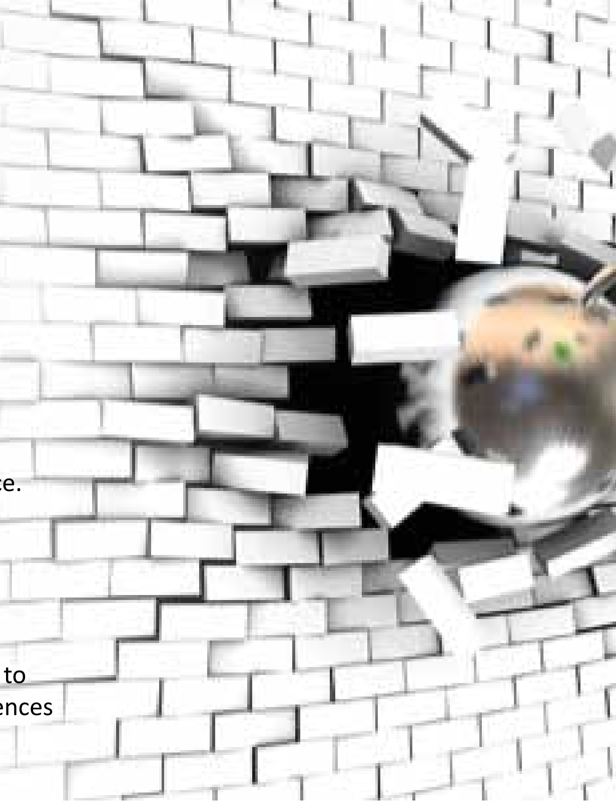
Alice Springs Houses

LOCATION	TOTAL NUMBER OF SALES	% CHANGE QUARTERLY	% CHANGE ANNUALLY	TOTAL SALE AMOUNT	MEDIAN PRICE OF SALE	% CHANGE QUARTERLY	% CHANGE ANNUALLY
ALICE SPRINGS	0	-	-	$0	$0	-	-
ARALUEN	10	150%	11.1%	$5,034,750	$490,375	-16.4%	11.4%
ARUMBERA	0	-	-	$0	$0	-	-
BRAITLING	10	-37.5%	-28.6%	$4,712,800	$442,500	3.1%	1.1%
CICCONE	0	-	-	$0	$0	-	-
CONNELLAN	0	-	-	$0	$0	-	-
DESERT SPRINGS	6	-	50.0%	$4,369,000	$710,000	-	16.9%
EAST SIDE	5	-64.3%	-50.0%	$2,369,000	$489,000	-7.3%	-15.1%
FLYNN	0	-	-	$0	$0	-	-
GILLEN	8	-57.9%	-52.9%	$3,704,400	$442,250	-1.7%	-0.4%
HUGH	0	-	-	$0	$0	-	-
ILPARPA	0	-	-	$0	$0	-	-
IRLPME	0	-	-	$0	$0	-	-
LARAPINTA	7	-30.0%	0.0%	$2,810,500	$393,000	-3.7%	-4.1%
MOUNT JOHNS	1	-	-	$729,200	$729,200	-	-
ROSS	0	-	-	$0	$0	-	-
SADADEEN	4	-33.3%	-60.0%	$1,683,000	$398,500	-7.3%	-15.2%
STUART	0	-	-	$0	$0	-	-
THE GAP	2	-50.0%	100%	$670,000	$335,000	-8.8%	-23.0%
WHITE GUMS	0	-	-	$0	$0	-	-

Alice Springs Units/Townhouses

LOCATION	TOTAL NUMBER OF SALES	% CHANGE QUARTERLY	% CHANGE ANNUALLY	TOTAL SALE AMOUNT	MEDIAN PRICE OF SALE	% CHANGE QUARTERLY	% CHANGE ANNUALLY
ALICE SPRINGS	0	-	-	$0	$0	-	-
ARALUEN	9	350%	12.5%	$3,558,500	$402,000	-4.9%	11.1%
ARUMBERA	0	-	-	$0	$0	-	-
BRAITLING	1	-50.0%	-75.0%	$340,000	$340,000	-0.7%	8.5%
CICCONE	0	-	-	$0	$0	-	-
CONNELLAN	0	-	-	$0	$0	-	-
DESERT SPRINGS	0	-	-	$0	$0	-	-
EAST SIDE	3	-50.0%	-70.0%	$793,000	$225,000	-22.1%	-30.7%
FLYNN	0	-	-	$0	$0	-	-
GILLEN	4	-33.3%	-42.9%	$920,360	$216,500	-11.5%	-25.3%
HUGH	0	-	-	$0	$0	-	-
ILPARPA	0	-	-	$0	$0	-	-
IRLPME	0	-	-	$0	$0	-	-
LARAPINTA	5	25.0%	150.0%	$2,000,000	$415,000	13.7%	31.7%
MOUNT JOHNS	2	0.0%	100%	$1,295,250	$647,625	34.2%	77.4%
ROSS	0	-	-	$0	$0	-	-
SADADEEN	2	-50.0%	-60.0%	$440,000	$220,000	-29.9%	-36.2%
STUART	1	0.0%	-50.0%	$450,000	$450,000	1.6%	25.9%
THE GAP	8	300%	-27.3%	$2,813,000	$343,750	9.1%	-8.3%
WHITE GUMS	0	-	-	$0	$0	-	-

Disruptive Technologies



Should your business use disruptive apps?
What are the risks in regulated industries?

It is now possible to hire a car or rent a room through the use of your mobile device. Downloading simple applications like Uber and Airbnb may seem like an easy and cheap alternative for employers, but should you use this for your business?

What are the risks of using these disruptive applications?

A "sharing economy" is based on an economic model in which individuals are able to borrow or rent assets owned by someone else. However, until the industry experiences more regulation, there may be pitfalls of using these applications in the 'course of employment'.

Regulatory Framework

An employer has a primary duty of care to ensure the health and safety of workers while at work. The definition of "workplace" includes <u>all places that a worker is required to go in the course of their employment including travel in between work and for the purpose of work</u>.

Services such as Uber and Airbnb are arguably bypassing the regulated industry. Whilst Airbnb customers are not paying the relevant industry taxes, their accommodation is unregulated and they are also exposing their customers to increased risks. As Airbnb is not a 'hotelier', it is not monitored in the same way as hotels are.

While Uber is popular with consumers, customers may be exposed to risks including non-adherence to government required checks for authorities, licences and insurance. While Uber maintains that they undertake licencing registration checks and each ride is covered by a $5 million insurance fund, this does not mean that the service complies with relevant laws.

Injury in the "course of work"

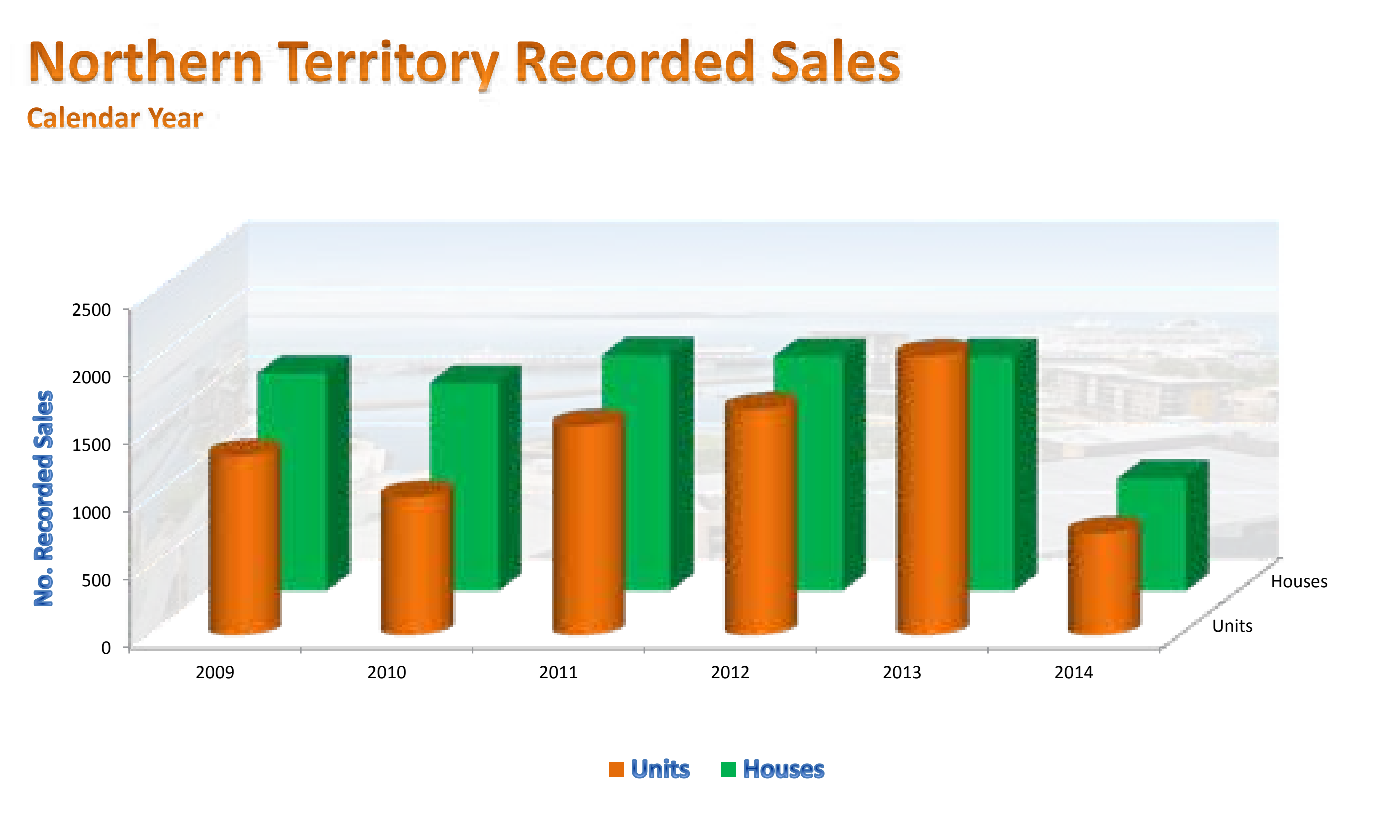
If an employer sends an employee in an Uber car to stay at accommodation provided by Airbnb and they are injured in the course of their employment, the employee can hold the employer liable for their injuries in accordance with various workers compensation schemes under state, territory and Commonwealth legislation. Employers may find insurance coverage compromised (depending upon insurance terms) if participation in the unregulated industries is found to be unlawful. Employers should seek legal advice in relation to the legality of any service prior to use.

While current market trends show that applications such as Uber or Airbnb are increasing in popularity, until both industries are better regulated, employer risks associated with the 'sharing economy' should be considered before permitting or encouraging your employees to use these types of applications.

HWL EBSWORTH LAWYERS

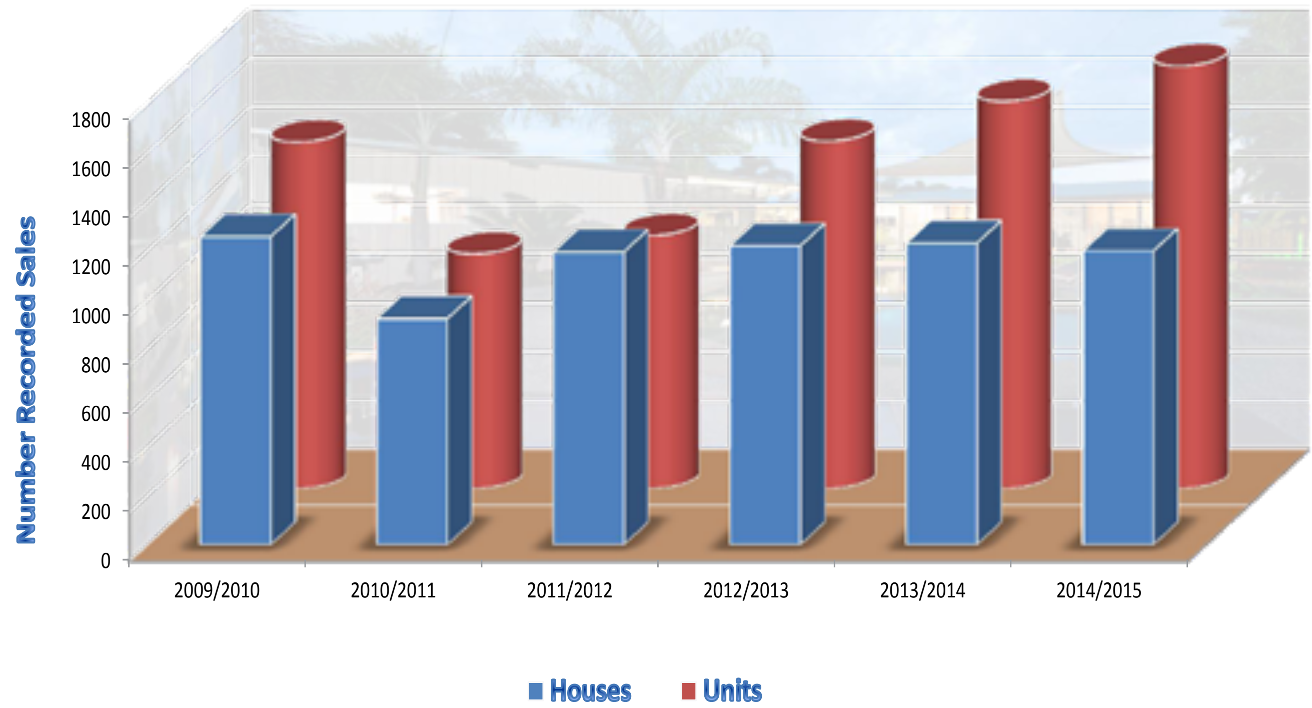
CHARTING


Northern Territory Total Property Sales
Financial Year Reporting
Total Value of Sales
$1,200,000,000
$1,000,000,000
$800,000,000
$600,000,000
$400,000,000
$200,000,000
$-
2010/2011
2011/2012
2012/2013
2013/2014
2014/2015
Units
Houses


Northern Territory Recorded Sales
Calendar Year
No. Recorded Sales
2500
2000
1500
1000
500
0
2009
2010
2011
2012
2013
2014
Houses
Units
Units
Houses

Darwin Overall Recorded Sales

Financial Year Reporting



NEW REPORTING AREAS

To better report on and express the values of rental data, including rental yields, the REINT and its partners Global Property Analytics have devised a more robust reporting regime and have renamed the zones previously reported as Nightcliff, Marrara and Sanderson, to better reflect the nature of the areas.

From the December 2014 issue of RELM we instituted the following definitions and will be using these from here-on. The REINT feels these better describe the areas covered rather than identifying through a mix of a single suburb and electoral zones.

- Inner Darwin will remain as is and will cover the suburbs indicated in this list.
- Nightcliff will be reported as Darwin North Coastal and covers the suburbs indicated in this list.
- Marrara will be reported as Darwin North East and will cover the suburbs indicated in this list.
- Sanderson will be reported as Darwin North and will cover the suburbs indicated in this list.
- Palmerston, Rural areas, Katherine, Tennant Creek and Alice Springs remain unchanged.

Suburb	Classification Region
Bayview	Inner Darwin
Cullen Bay	
Darwin	
Darwin DC	
Darwin MC	
East Point	
Eaton	
Fannie Bay	
Larrakeyah	
Ludmilla	
Parap	
RAAF Base Darwin	
Stuart Park	
The Gardens	
The Narrows	
Tipperary Waters	
Woolner	
Anula	Darwin North
Bagot	
Buffalo Creek	
Charles Darwin Uni	
Holmes	
Karama	
Leanyer	
Lee Point	
Malak	
Northlakes	
Sanderson	
Woodleigh Gardens	
Wulagi	
Alawa	Darwin North Coastal
Brinkin	
Casuarina	
Coconut Grove	
Jingili	
Lyons	

Suburb	Classification Region
Milner	
Moil	
Muirhead	
Nakara	
Nightcliff	
Rapid Creek	
Tiwi	
Wagaman	
Wanguri	
Berrimah	Darwin North East
Marrara	
Winnellie	
Coonawarra	Darwin East
Darwin Airport	

RELM

THE NORTHERN TERRITORY REAL ESTATE LOCAL MARKET REPORT
IS PRODUCED IN COLLABERATION WITH
GLOBAL PROPERTY ANALYTICS

Global Property Analytics Pty Ltd
Level 32, 1 Market Street
SYDNEY NSW 2000
W: globalpropertyanalytics.com.au

Global Property Analytics

SYDNEY | DARWIN | ADELAIDE | NEWCASTLE | BIRMINGHAM | HONG KONG | SHANGHAI

REINT
REAL ESTATE INSTITUTE
NORTHERN TERRITORY

The Real Estate Institute of Northern Territory Inc.

3/6 Lindsay Street, Darwin, NT, 0800
GPO Box 3869, Darwin, NT, 0801

Telephone: +618 8981 8905
Fax: +618 8981 3683
Email: reception@reint.com.au

Website: WWW.REINT.COM.AU