

Different measures of house price value

- In the Q&A, an indicative average first home buyer housing price of \$600,000 was used. This was inferred using ABS Lending Indicators data and is based on an indicative implied value of first home buyer housing prices using the number and value of new loan commitments for first home buyers in 2021. In reaching this figure we assumed a 20 per cent deposit and rounded values to an assumed upper bound.
- We also assumed that 30,000 first home buyers purchase a newly constructed home each year, estimated from ABS Lending Indicators data.
 - By way of comparison, the total number of new loan commitments to owner-occupier first home buyers was around 160,000 in 2021, compared with the ten-year average of around 100,000. The number of new loan commitments to owner-occupier first home buyers has been at an elevated level over the past year (to December 2021), albeit declining since January 2021.
- The housing market is currently valued at around \$9.9 trillion.

Combined value of first home buyer home purchases based on different house price measures

Measure	Value	Combined value of home purchases (to nearest billion), assuming 30,000 first home buyers
8 Capital Cities Combined, Median Sales, Houses (28/2/22)	\$913,759	\$27 billion
8 Capital Cities Combined, Median Sales, Units (28/2/22)	\$639,666	\$19 billion
8 Capital Cities Combined, Median Sales, Dwellings (28/2/22)	\$808,792	\$24 billion
Australia, Median Sales, Houses (28/2/22)	\$791,412	\$24 billion
Australia, Median Sales,	\$609,759	\$18 billion

Units (28/2/22)		
Australia, Median Sales, Dwellings (28/2/22)	\$728,034	\$22 billion

s 22



- On average, around 30,000 first home buyers purchase a newly constructed home each year¹. Assuming each buyer purchases a \$600,000 home, the combined value of their home purchases would be valued at approximately \$18 billion. To put this in context, the housing market is currently valued at around \$9.9 trillion.

s 22



¹ Estimated from ABS Lending Indicators

PROTECTED