

City stakes

House and unit prices in most Australian capitals are expected to show solid growth over the next couple of years, with Perth being the main exception. This year and next, Brisbane is expected to show the strongest price growth,

while Sydney's top-end property market is also tipped to run hot. Overall, growth in Sydney's house and unit prices has remained subdued. But beneath the figures lies a two-tier market, with luxury house prices rising rapidly and those at the bottom end stagnating and even falling. In Brisbane, house prices are rising fast. "Brisbane is set to be the leader in terms of price growth this time around," says leading researcher Michael Matusik. "Strong immigration has created a high level of demand, but supply is constrained by the lack of available development sites."

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	MEDIAN PRICE SEP 2007	% GROWTH TO 2010
BRISBANE	\$399,755	24-30
HOBART	\$257,208	24-30
CANBERRA	\$485,262	21-27
MELBOURNE	\$435,064	21-27
ADELAIDE	\$359,581	18-24
DARWIN	\$420,923	18-24
SYDNEY	\$548,344	18-24
PERTH	\$510,245	8-14

SOURCES: APM AND MATUSIK PROPERTY INSIGHTS