

Australian states and territories snapshot

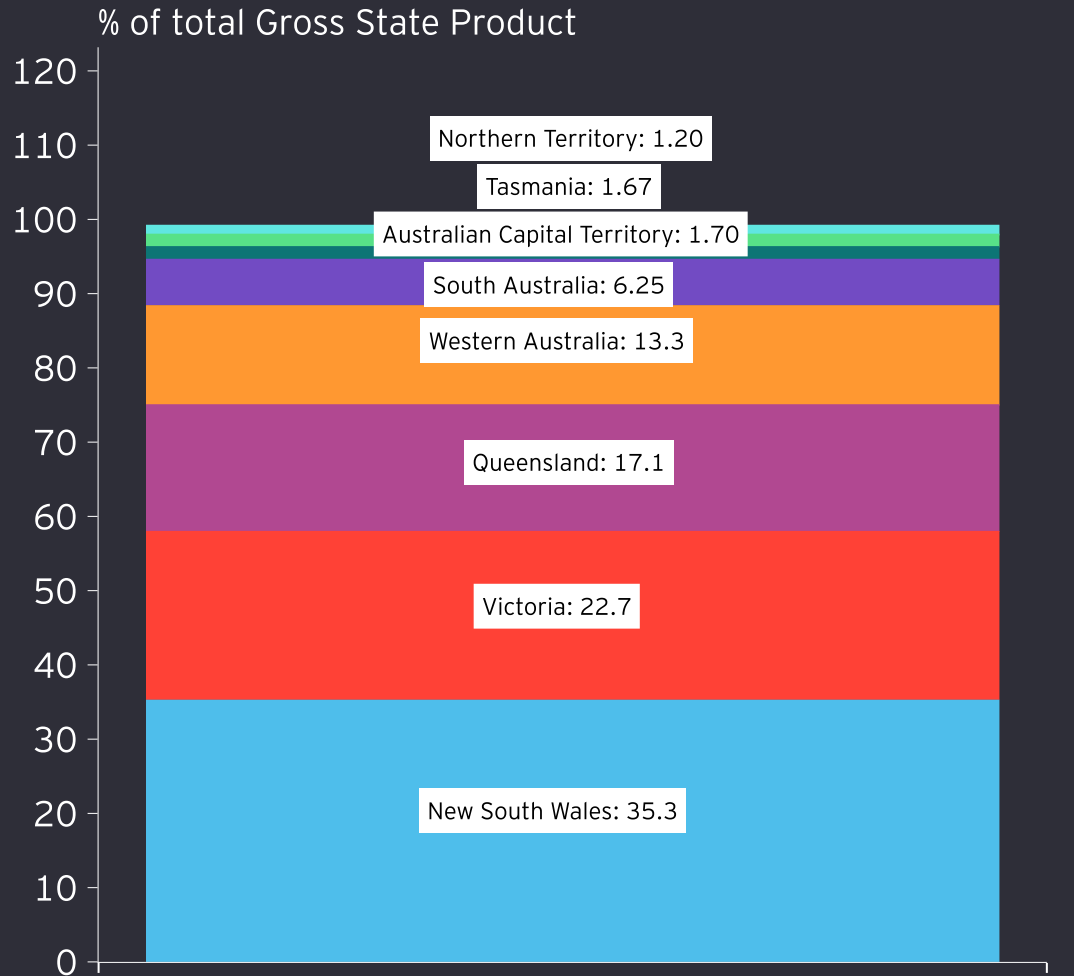
July 2024

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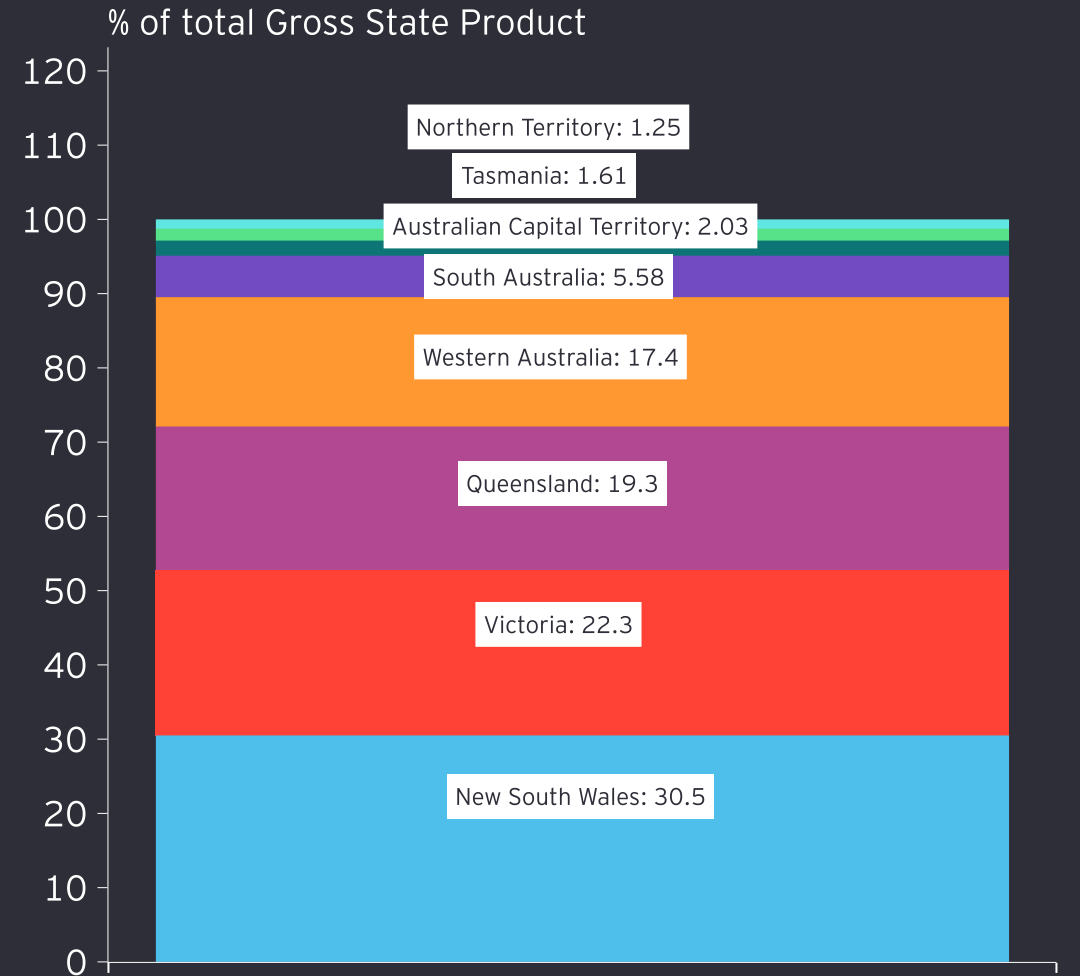
WA and Queensland have grown their share of the national economy over the past 20 years

FY 2000: Gross State Product by jurisdiction



Source: ABS, Macrobond, EY

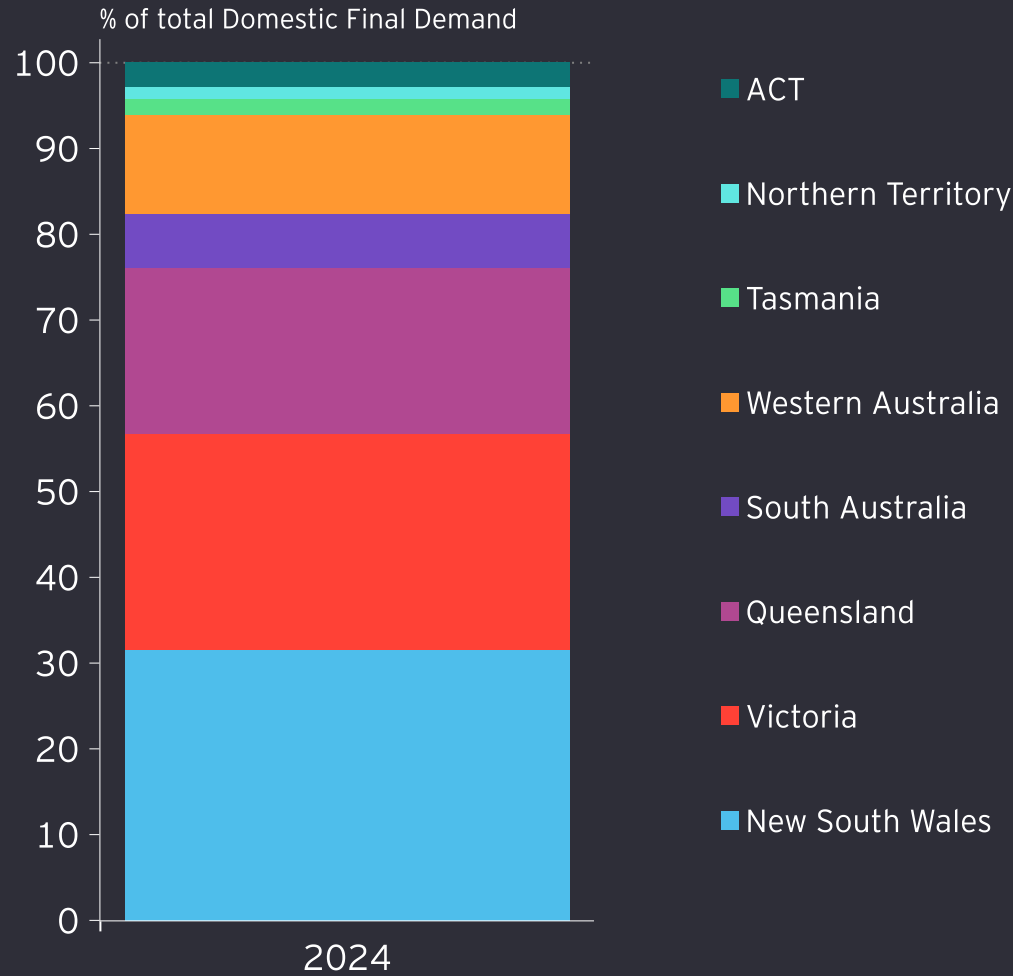
FY 2023: Gross State Product by jurisdiction



Source: ABS, Macrobond, EY

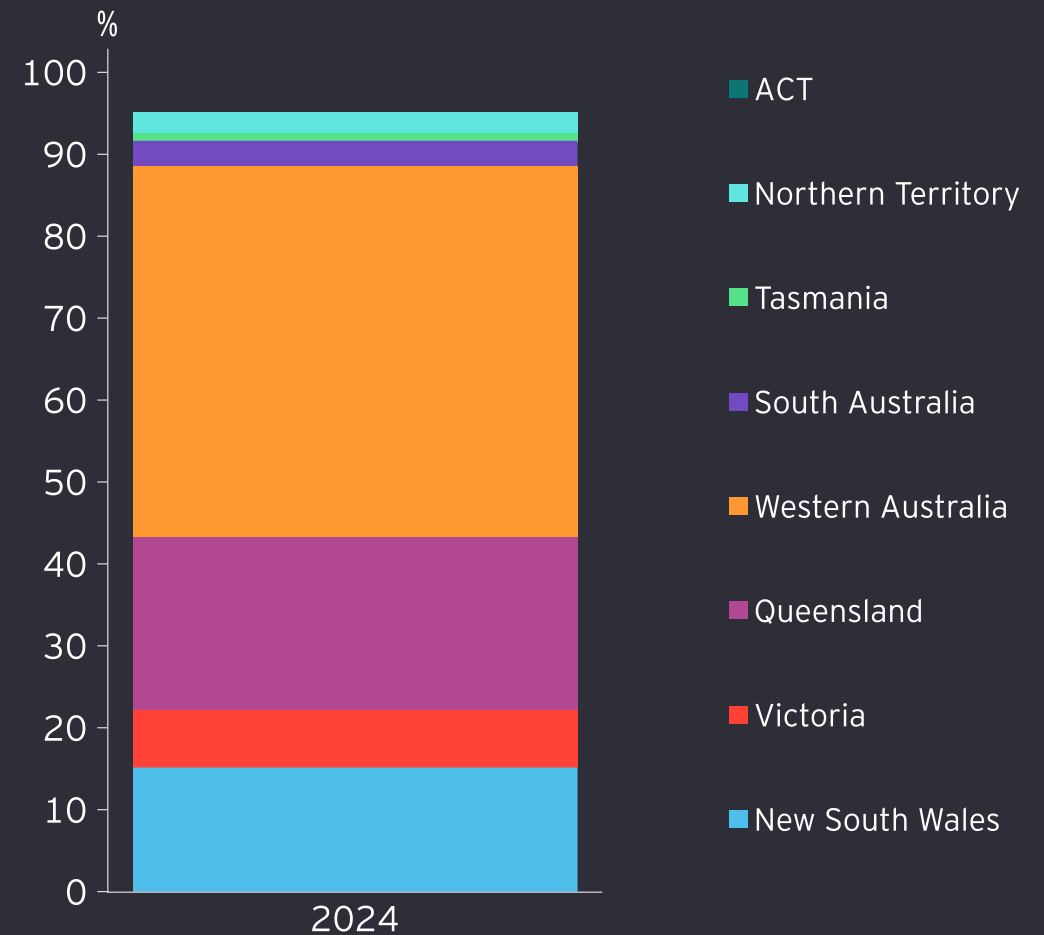
WA continues to be the export powerhouse of the nation, making up over 45 per cent of all Australian exports

Domestic Final Demand by jurisdiction



Source: ABS, Macrobond, EY

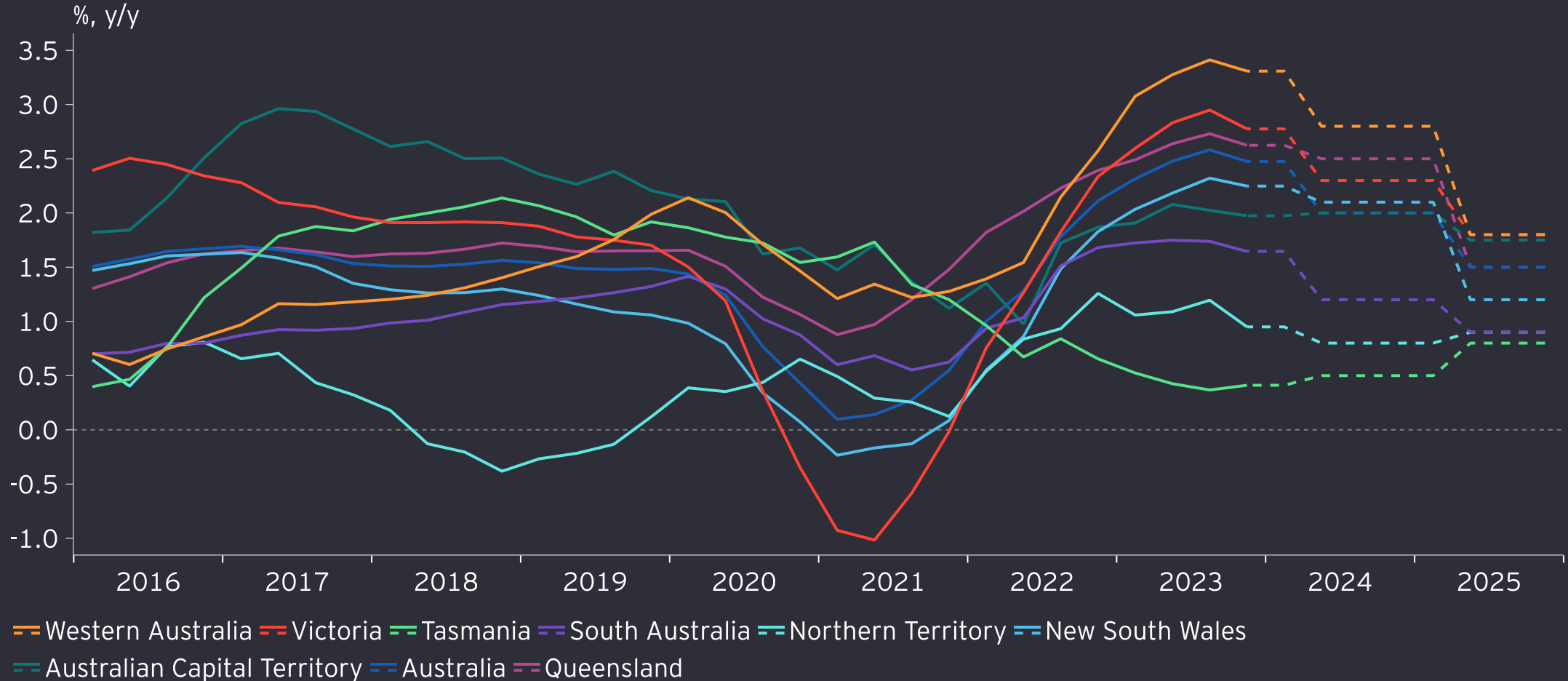
Proportion of Australian exports by state



Source: ABS, Macrobond, EY
*may not add to 100% due to exclusion of re-exports

WA is experiencing the strongest population growth, followed by Victoria, after a strong bounce back out of the pandemic period

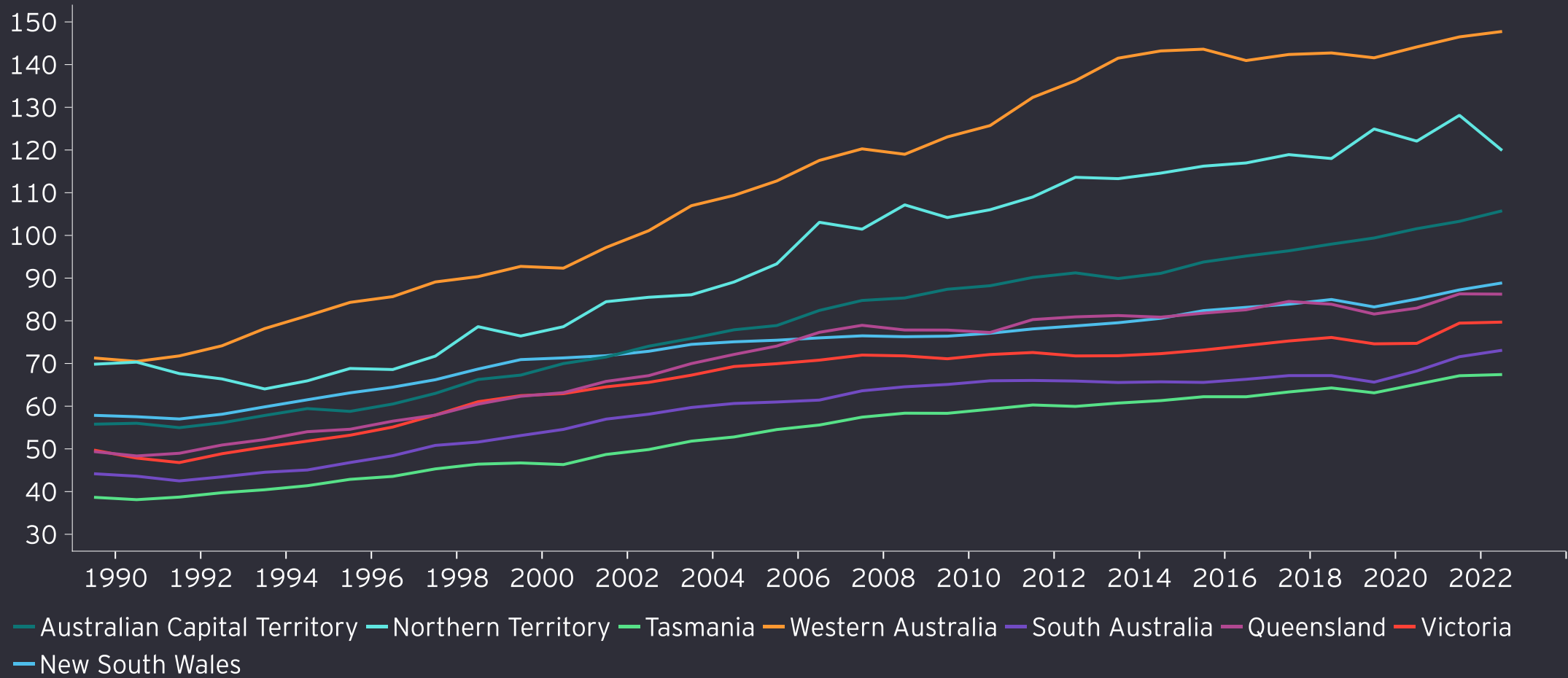
Estimated resident population, including budget update forecasts*



Source: ABS, Macrobond, State Budget Updates, EY
*TAS forecasts from 2024 PEFO as no Budget available

WA continues to have the highest GSP per capita

Gross State Product per capita
thousand

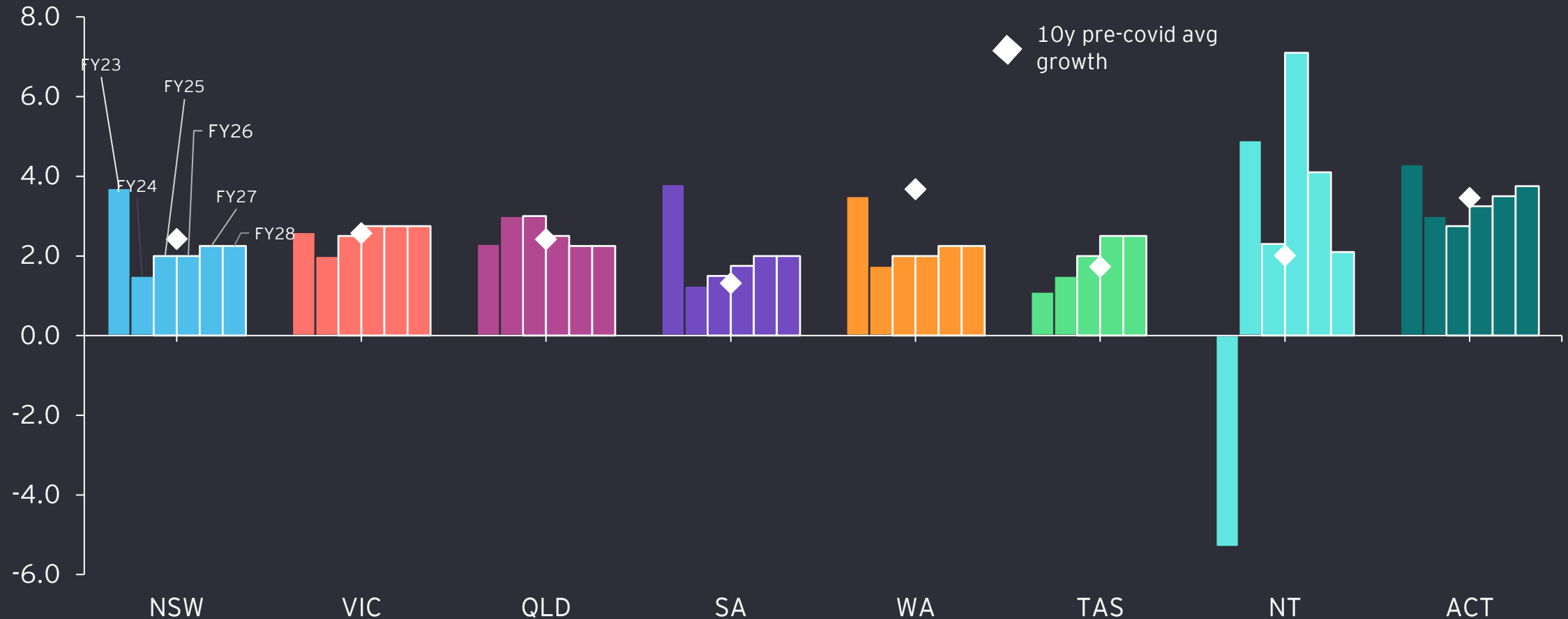


Source: ABS, Macrobond, EY

Most states are expected to grow a little stronger in FY25 compared to FY24, though weaker growth is expected in ACT and NT

Gross State Product

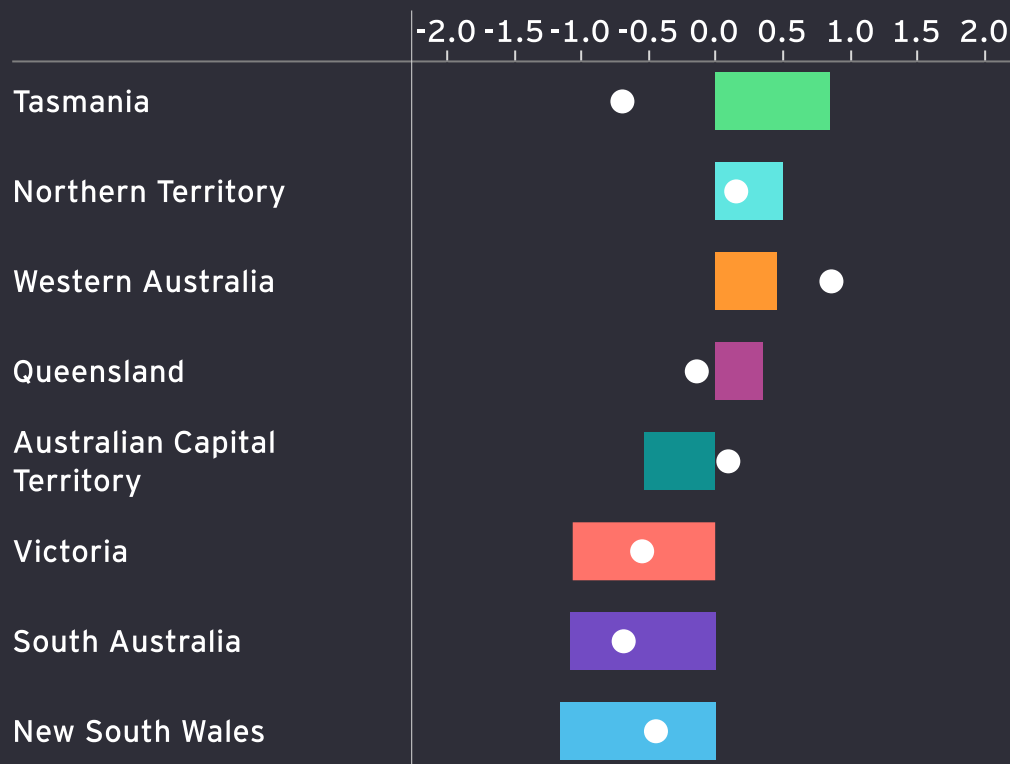
% y/y, FY23 (actuals) - FY28 (forecasts)



Source: ABS, State Budget Updates, EY
 *TAS forecasts from 2024 PEFO as no Budget available

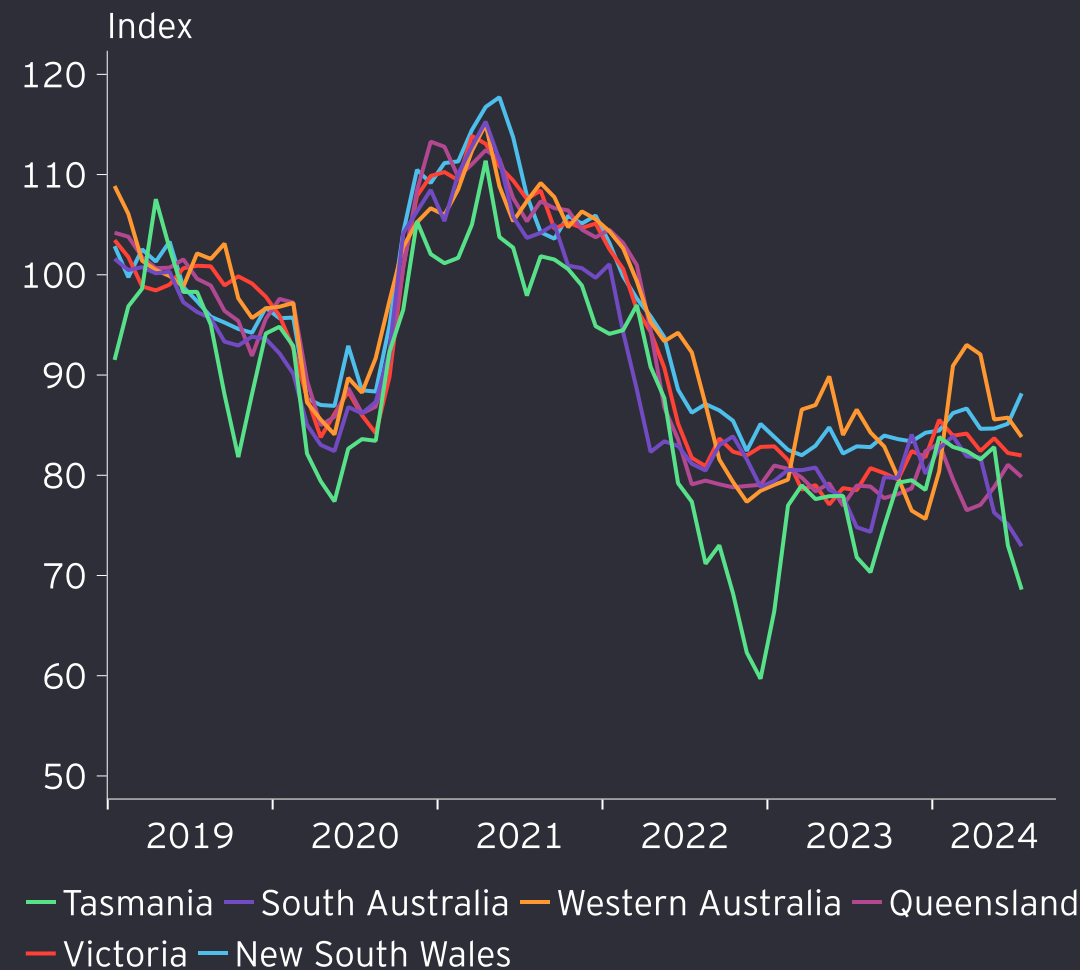
Only WA, ACT and NT saw retail trade improve in the June quarter, while consumer sentiment in SA and TAS have fallen the most

Retail Trade, Constant Prices; June 2024
y/y, % (bar); q/q, % (dot)



Source: ABS, Macrobond, EY

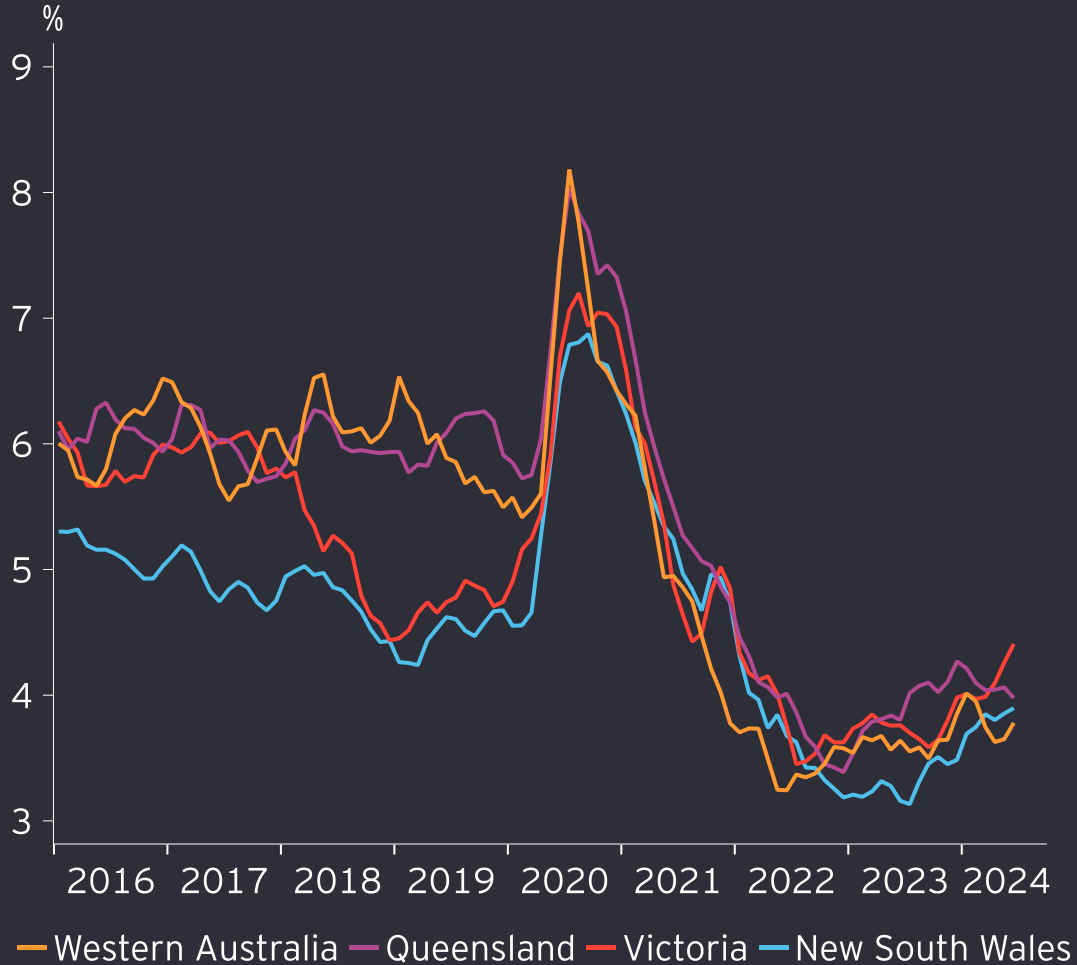
Melbourne Institute Consumer Sentiment Index



Source: Melbourne Institute, Macrobond, EY

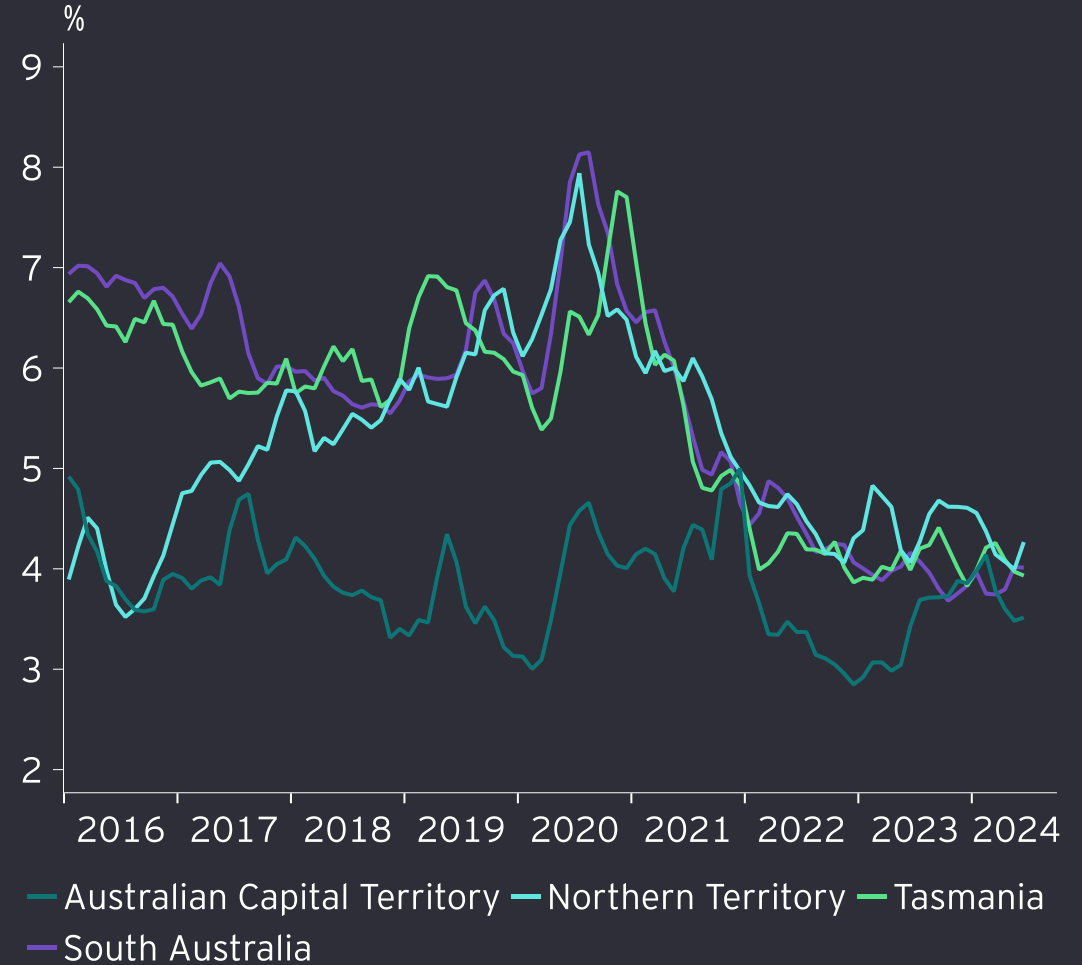
Most states and territories has seen a small rise in unemployment, but unemployment rates remain close to record lows

Unemployment Rate, 3-month moving average



Source: ABS, Macrobond, EY

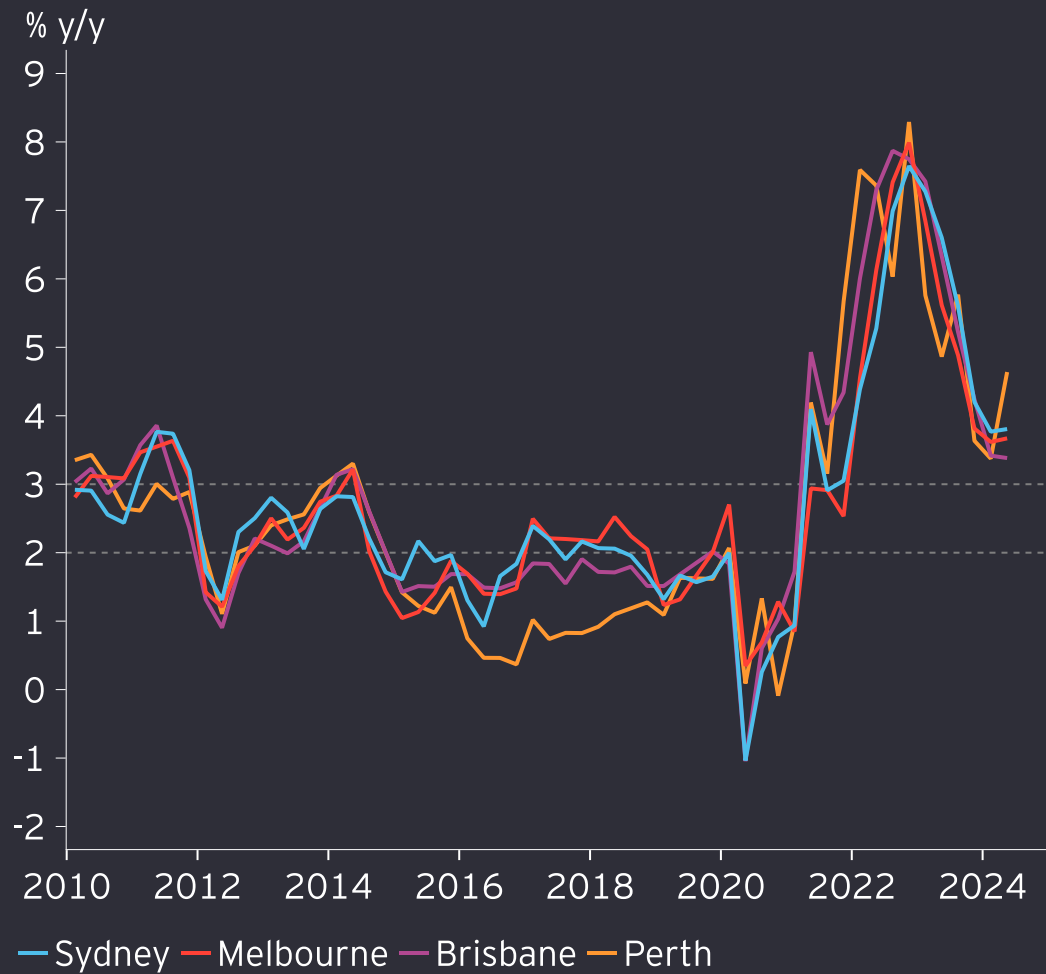
Unemployment Rate, 3-month moving average



Source: ABS, Macrobond, EY

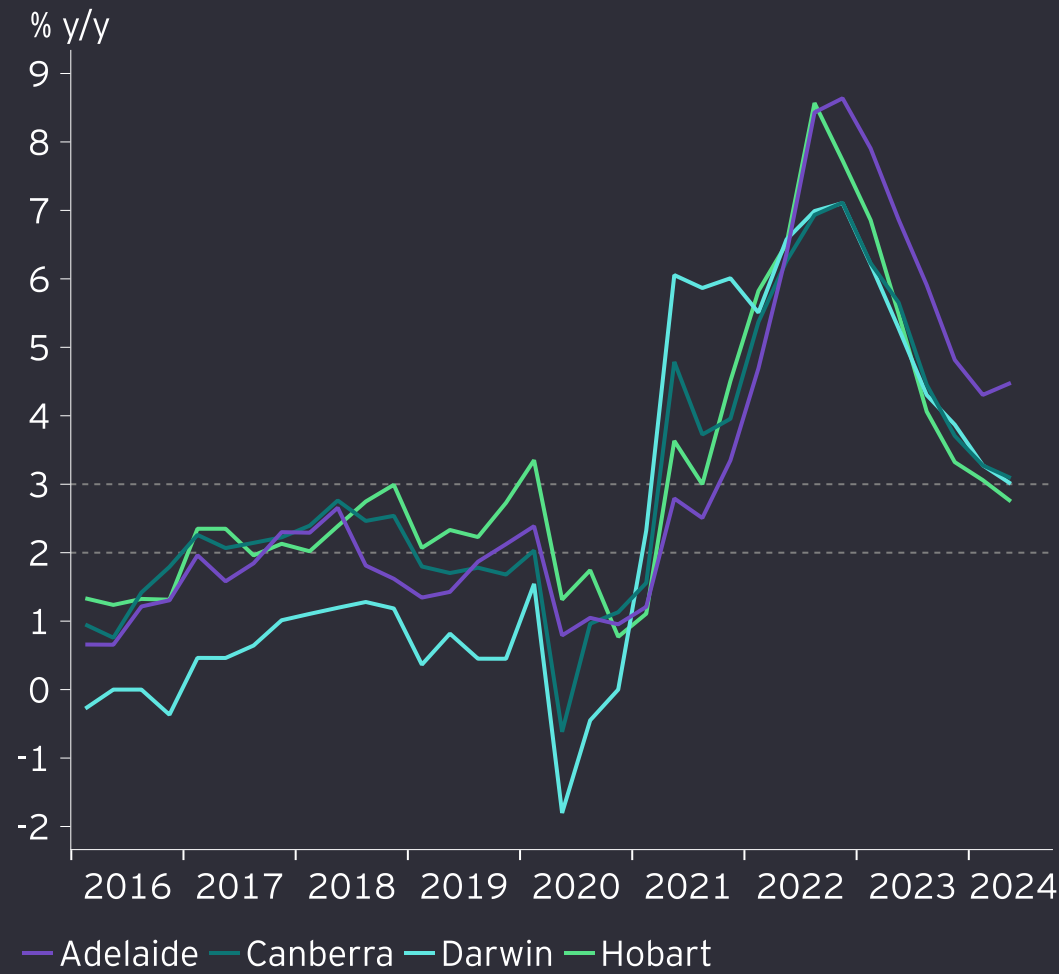
Inflation has moderated, but it remains too high. Prices are growing fastest in Perth and Adelaide, while inflation in Hobart is within the RBA's target

Consumer Price Index



Source: ABS, Macrobond, EY

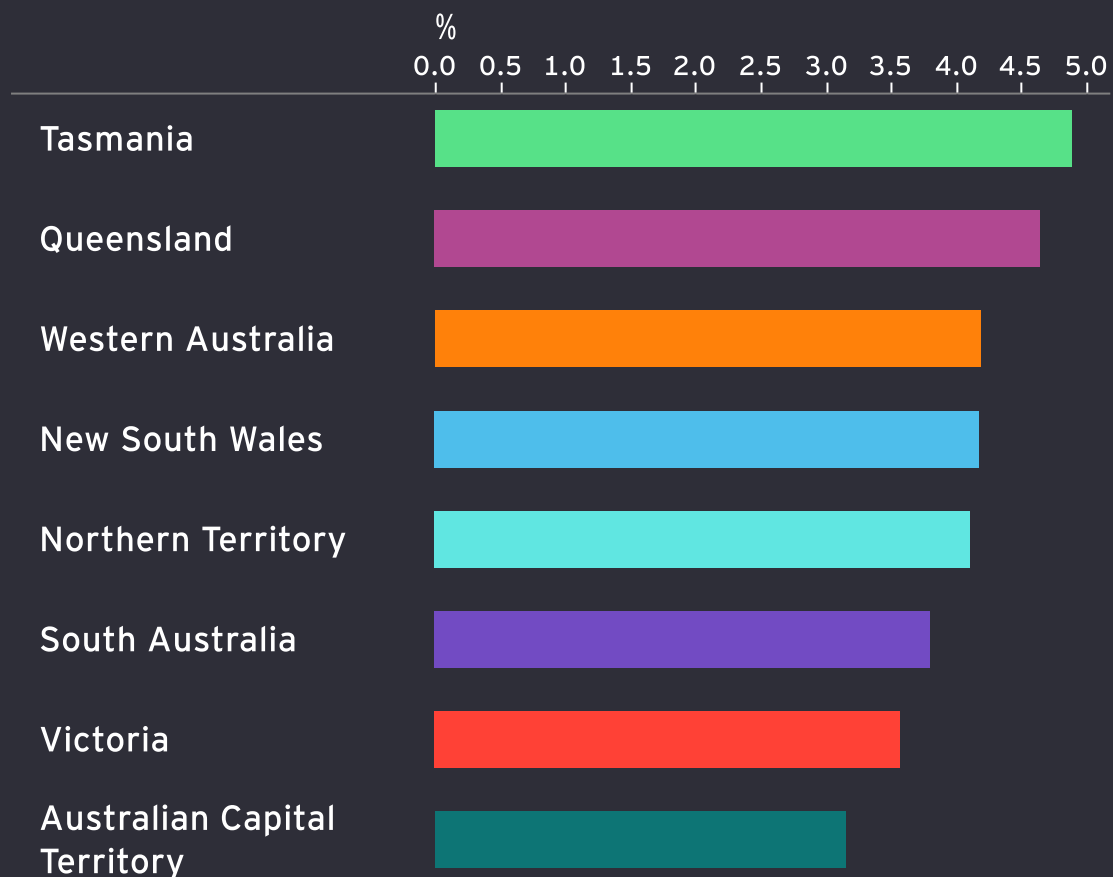
Consumer Price Index



Source: ABS, Macrobond, EY

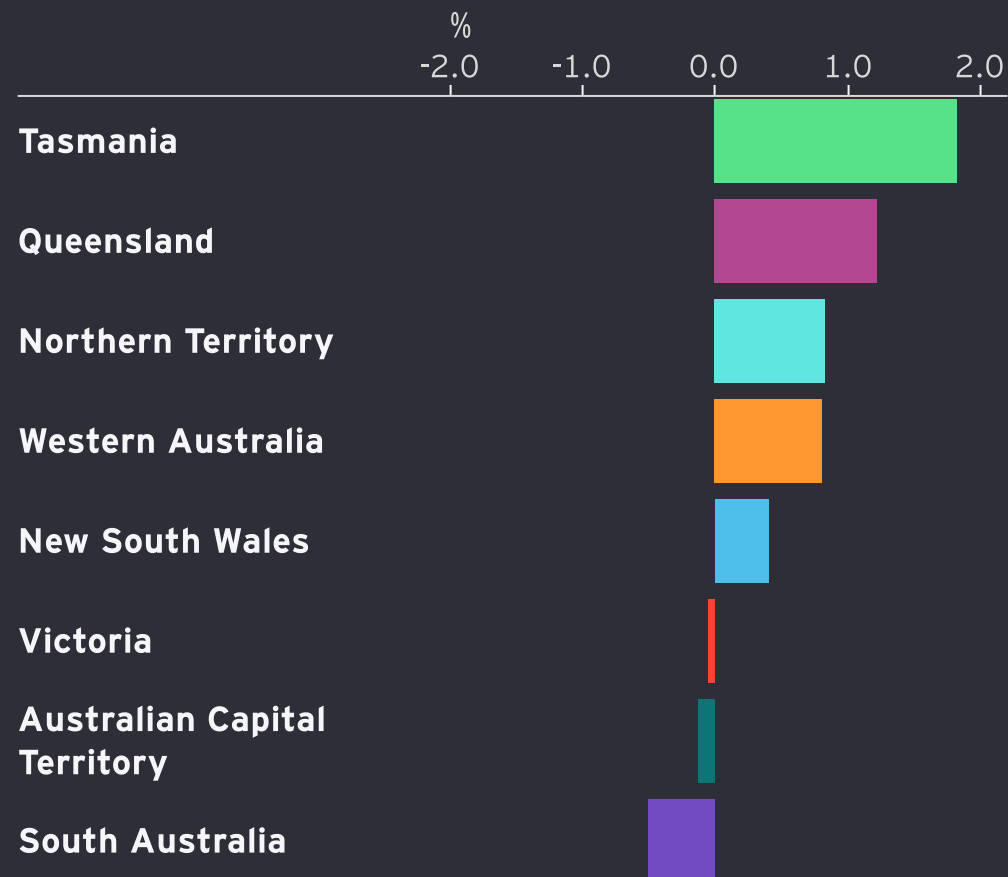
Nominal wages rose in every state and territory in the March quarter, and real wage growth is highest in Tasmania and Queensland

Wage Price Index, y/y, March 2024



Source: ABS, Macrobond, EY

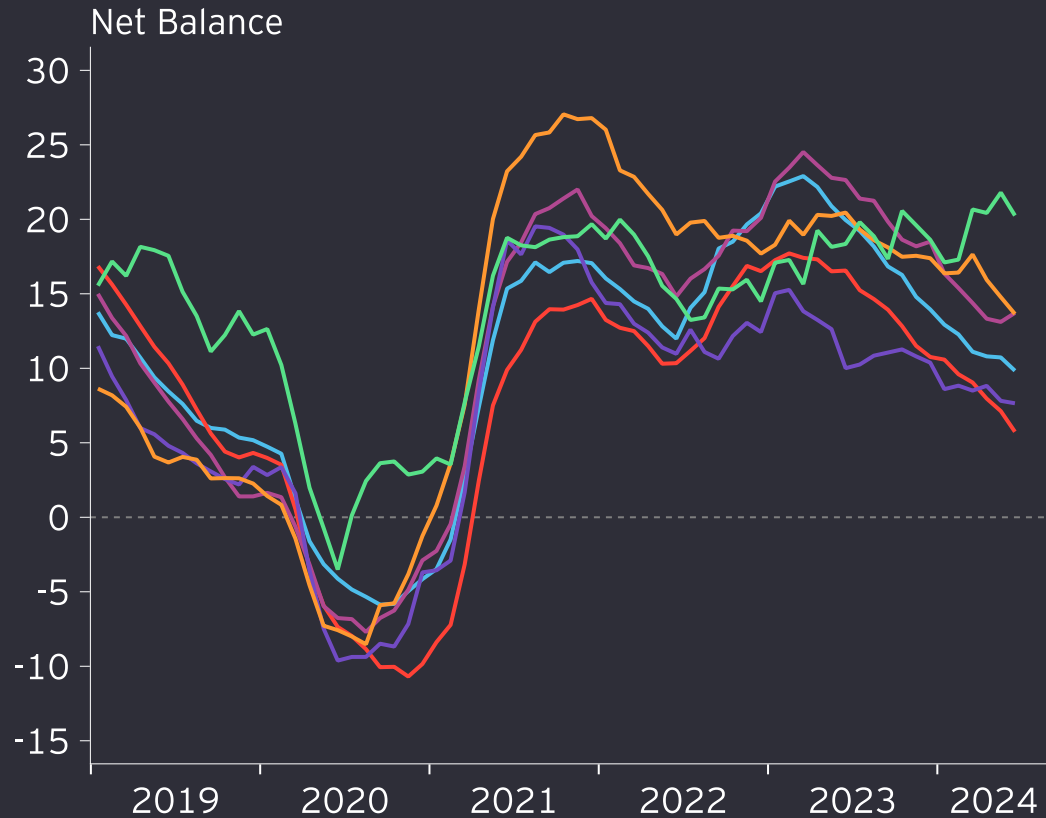
Real wages, y/y, March 2024



Source: ABS, Macrobond, EY

Business conditions remain positive in all states but are lower than a year ago. Confidence has stabilised in most states, with a strong recovery in Tasmania

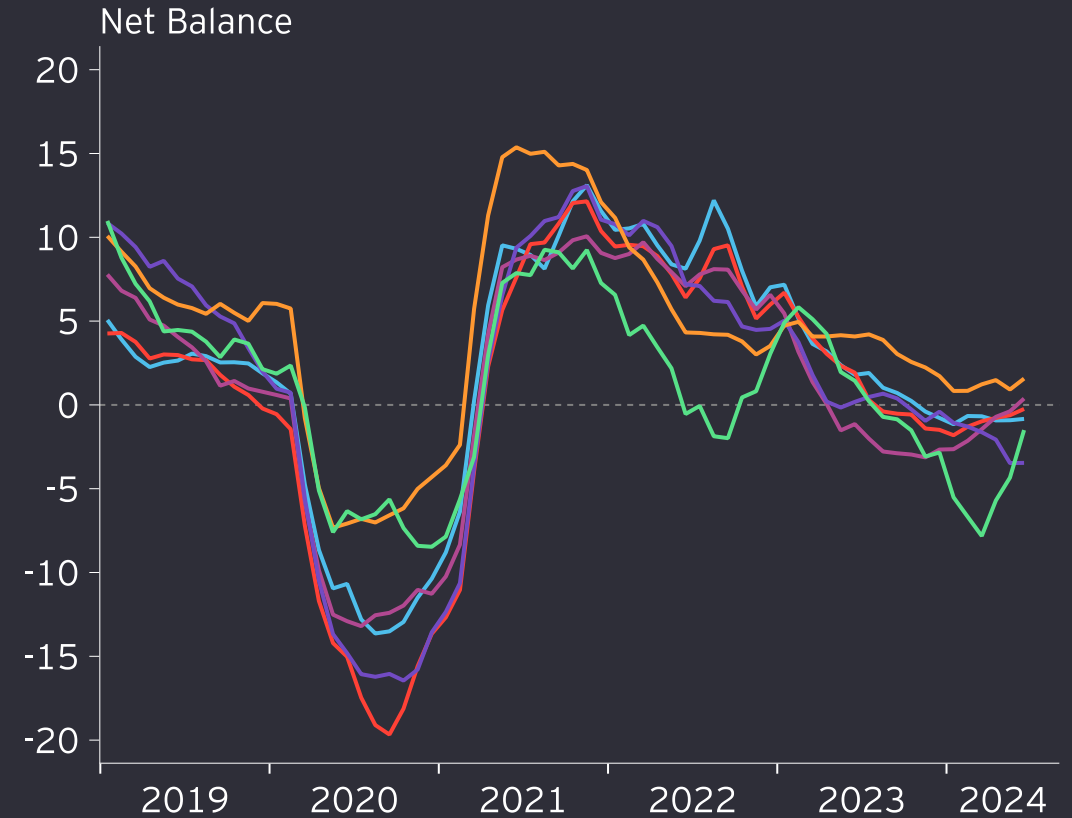
NAB Business Conditions



— Tasmania — Western Australia — South Australia — Queensland
 — Victoria — New South Wales

Source: ABS, Macrobond, EY
 *1 year moving average

NAB Business Confidence

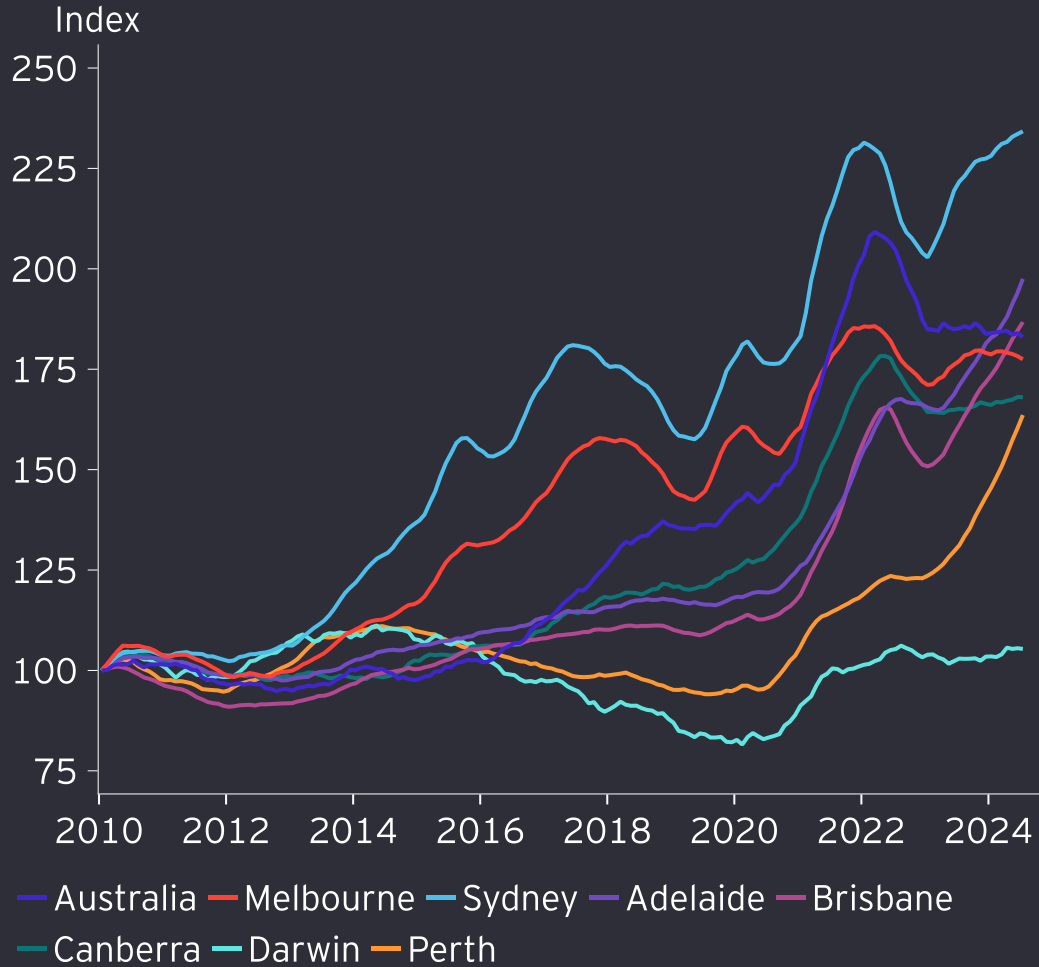


— Tasmania — Western Australia — South Australia — Queensland
 — Victoria — New South Wales

Source: NAB, Macrobond, EY
 *1 year moving average

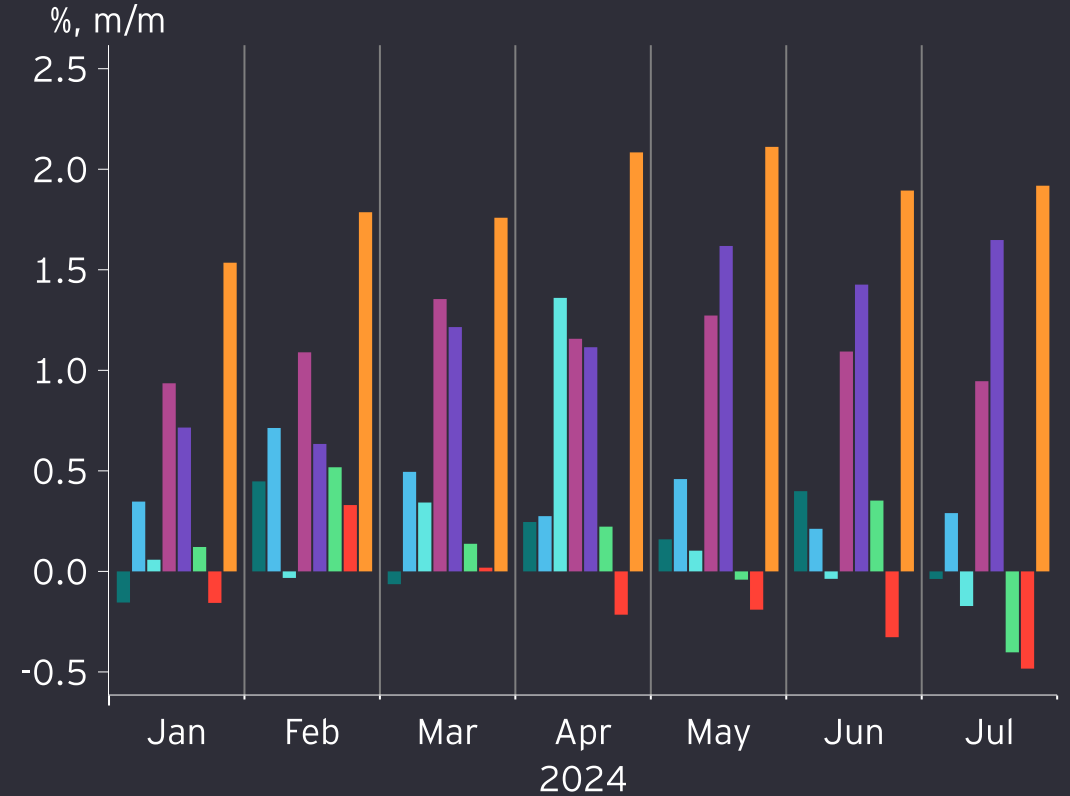
Since the pandemic, house price growth has been strongest in WA (70 per cent) and weakest in Victoria (13 per cent)*

Dwelling prices by capital city



Source: CoreLogic, Macrobond, EY

Dwelling prices by region; Jan-24 to Jul-24



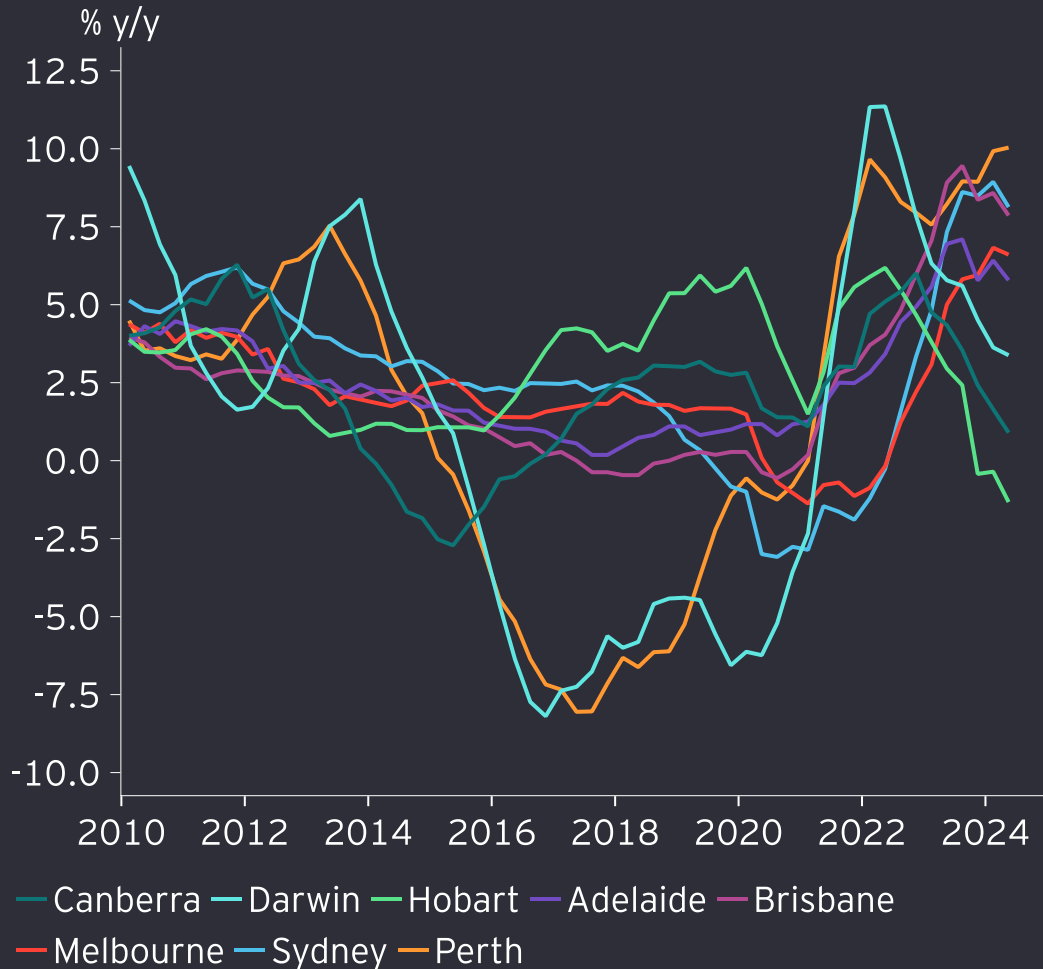
- Australian Capital Territory ■ New South Wales
- Northern Territory ■ Queensland ■ South Australia ■ Tasmania
- Victoria ■ Western Australia

Source: ABS, Macrobond, EY

* change in prices since February 2020

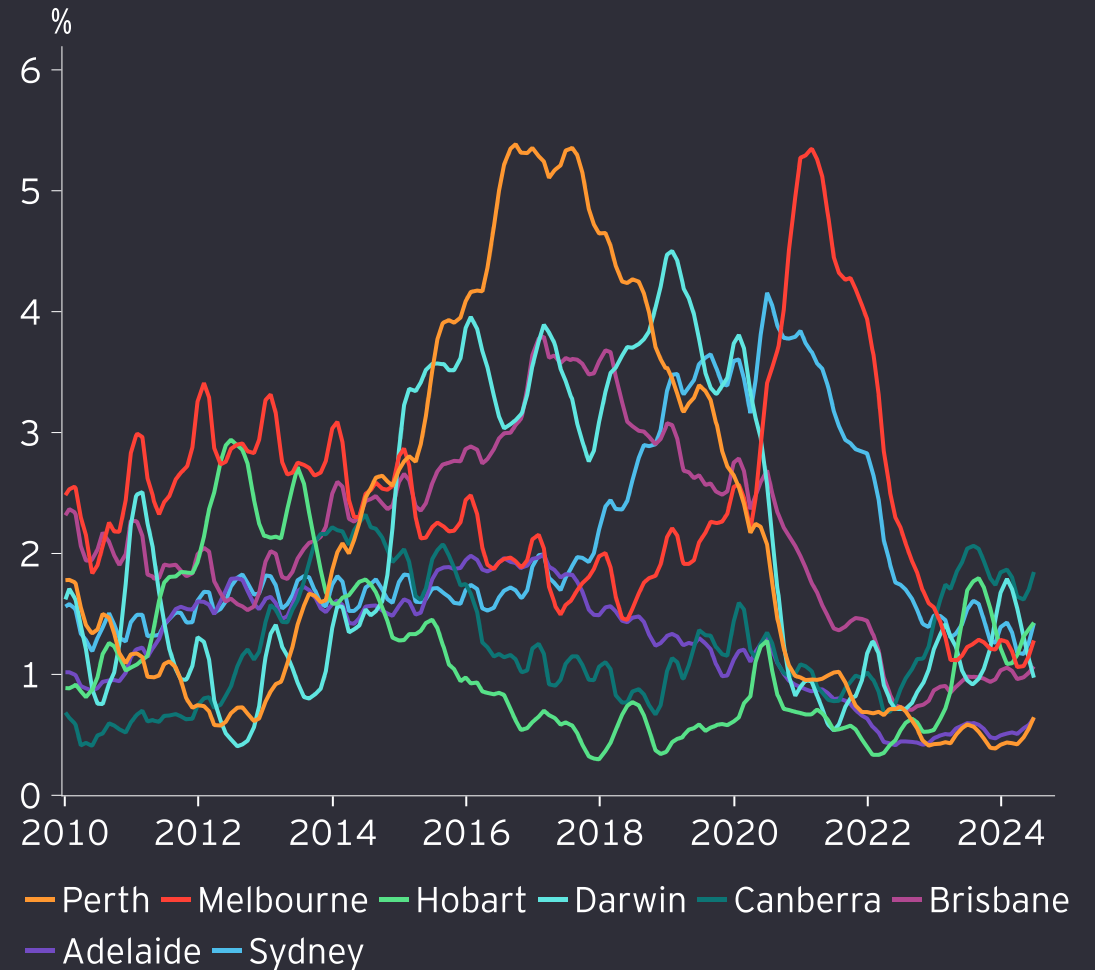
Rents have surged higher as vacancy rates remain close to record low levels, with minimal rental stock available

Consumer price index - rents



Source: ABS, Macrobond, EY

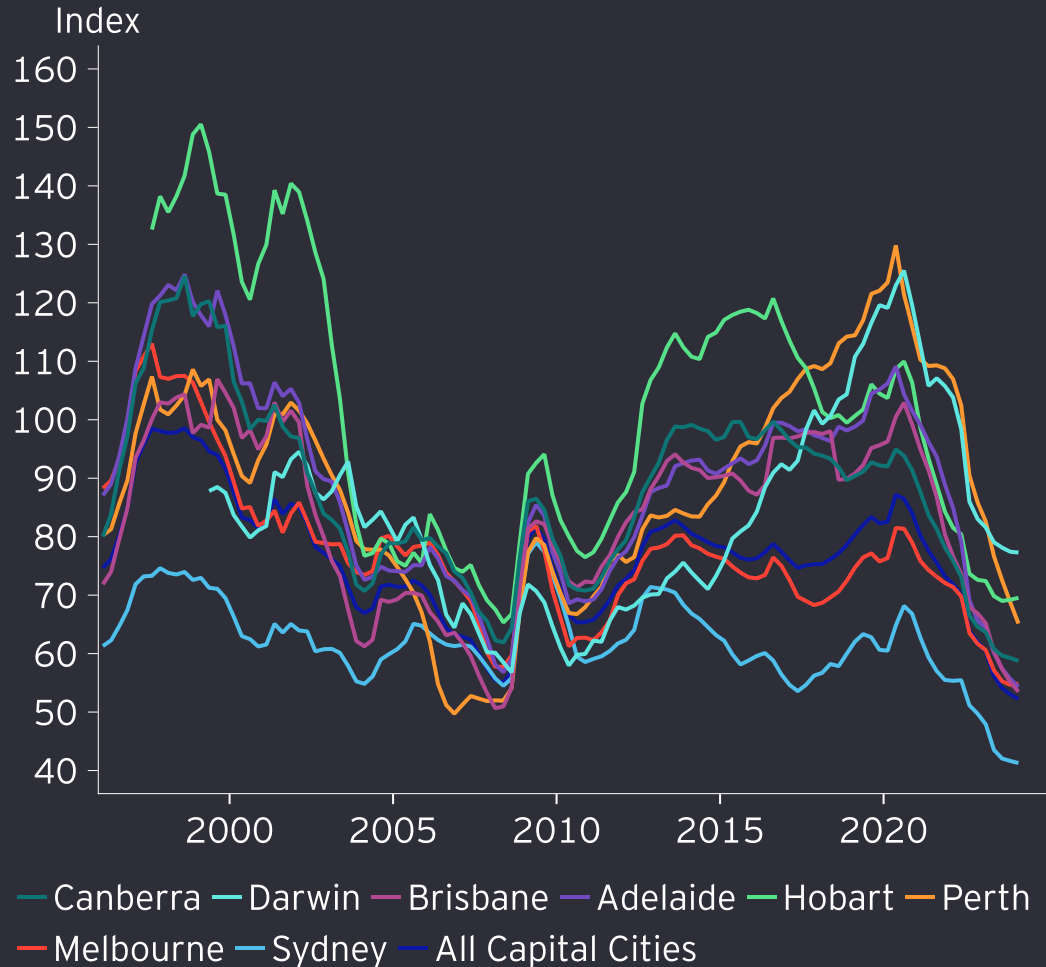
Vacancy rates by capital city



Source: SQM, Macrobond

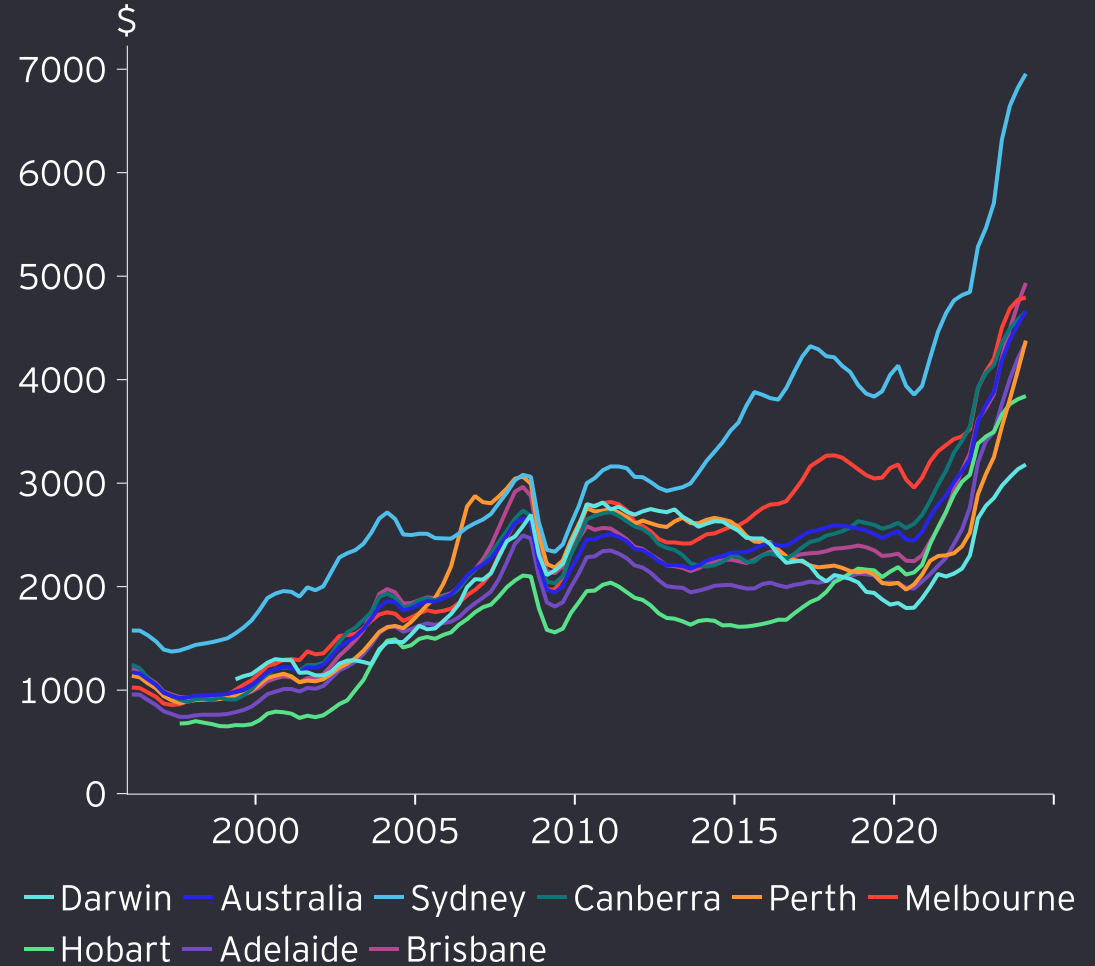
Housing affordability is at its worst levels in decades, with Sydney the least affordable capital city in Australia, while Darwin is the most affordable

Housing Affordability



Source: HIA, Macrobond, EY

Monthly Repayment by Capital City

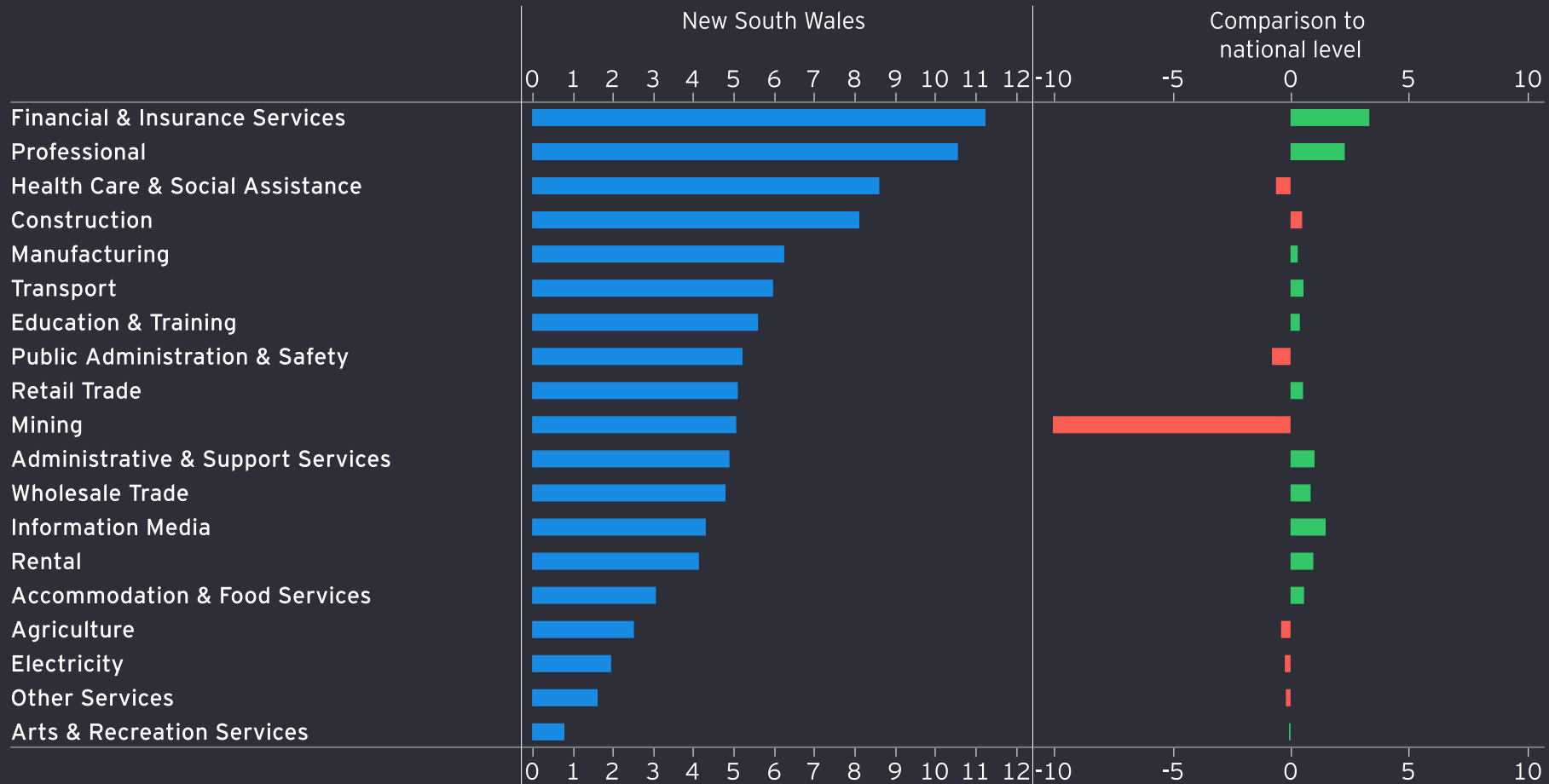


Source: HIA, Macrobond

New South Wales

Financial & Insurance Services is the biggest industry in NSW

NSW industry share (FY23) and comparison to national industry share (Q1 2024)

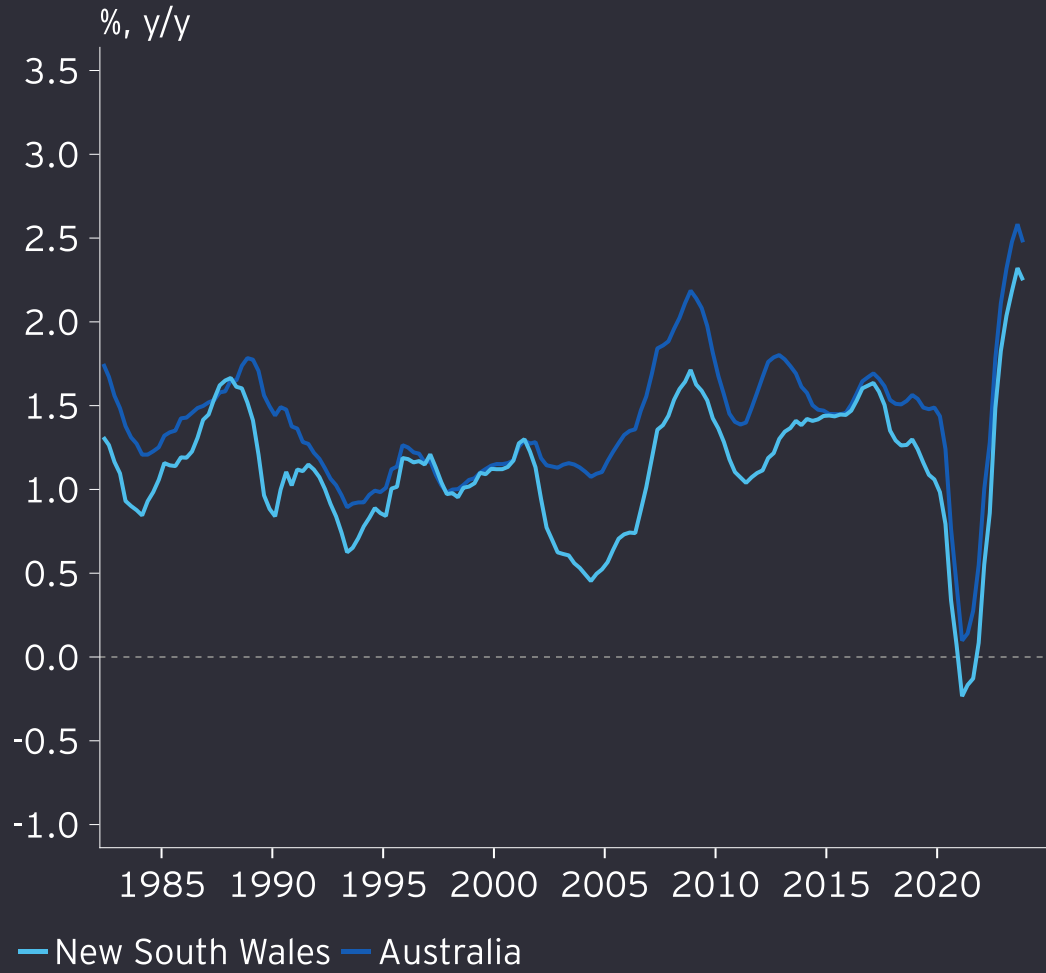


Source: ABS, Macrobond, EY

*green indicates the industry share is higher than national, red indicates the industry share is lower than national.

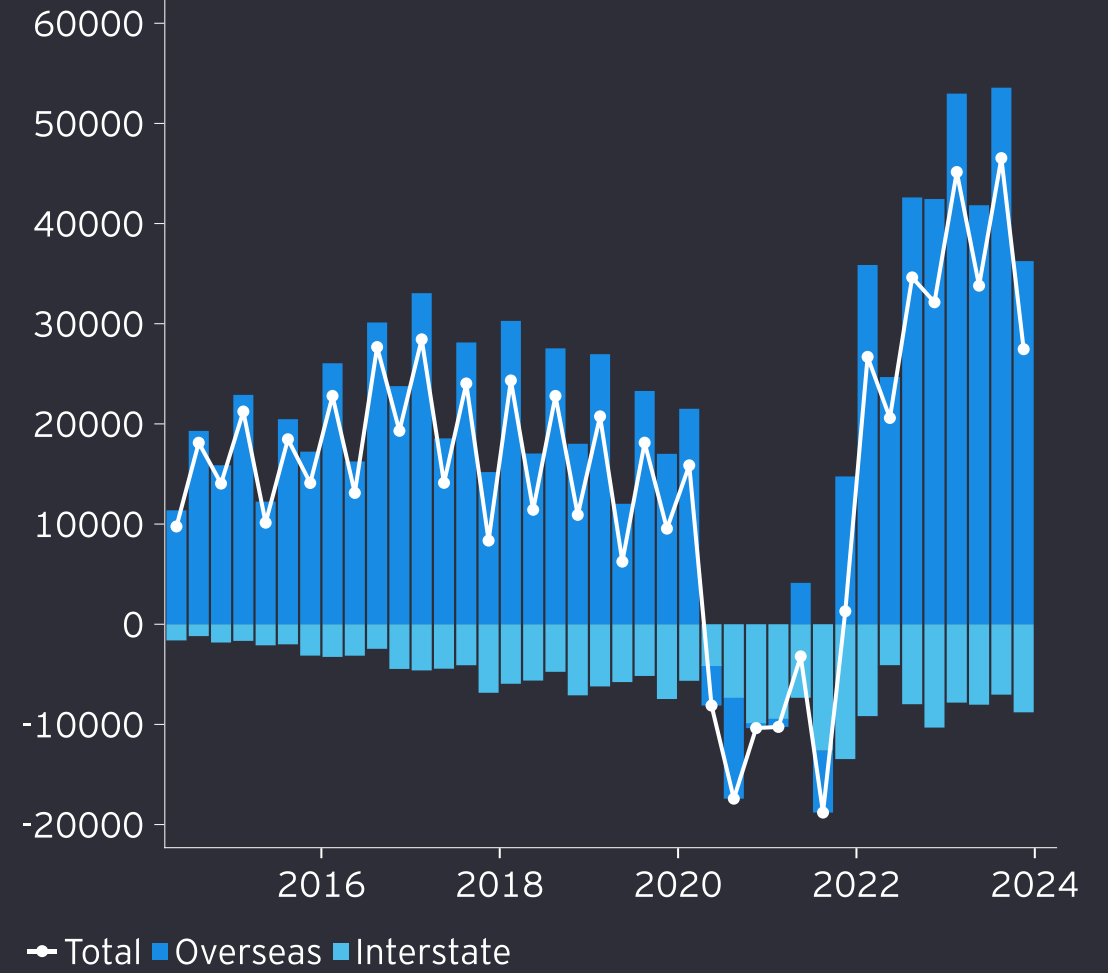
Population growth is strong as overseas migrants return, but net interstate migration is negative

Estimated resident population



Source: ABS, Macrobond, EY

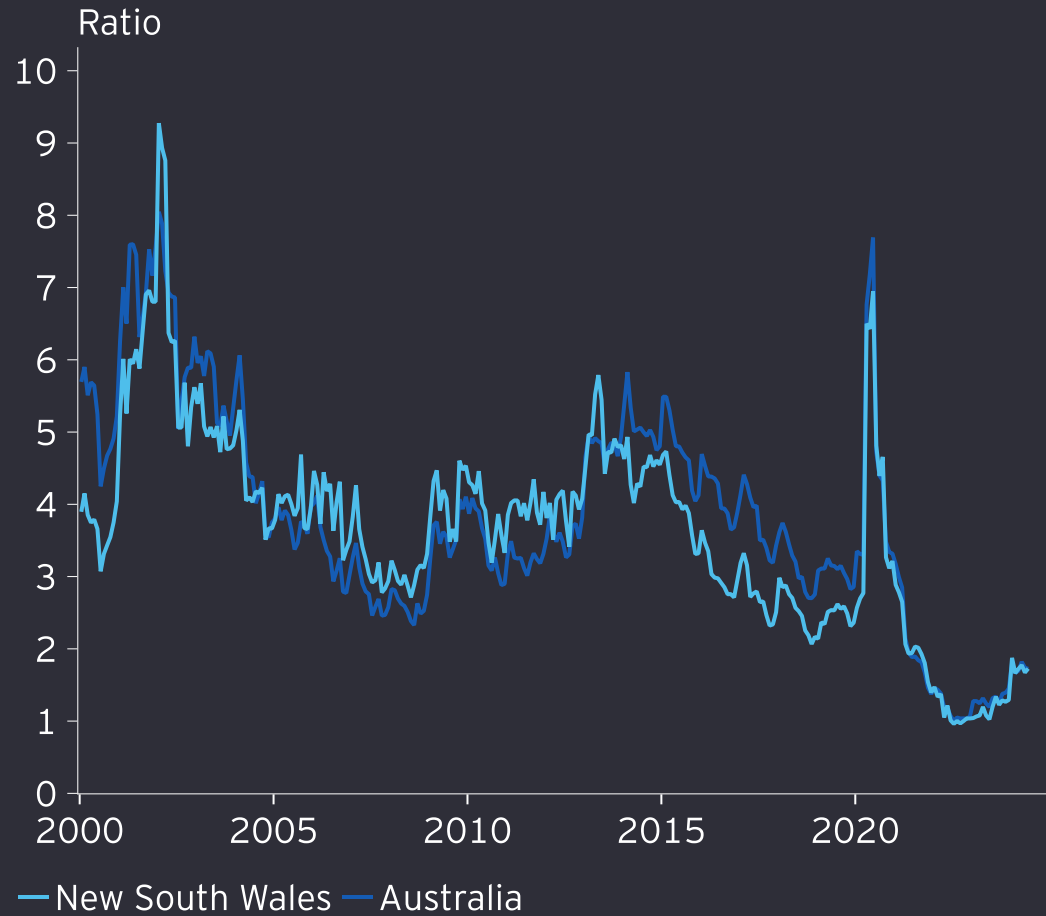
Net Migration, New South Wales



Source: ABS, Macrobond, EY

Labour market conditions have eased, while wages growth may have peaked

Number of unemployed people for each job vacancy, NSW



Source: ABS, Macrobond, EY

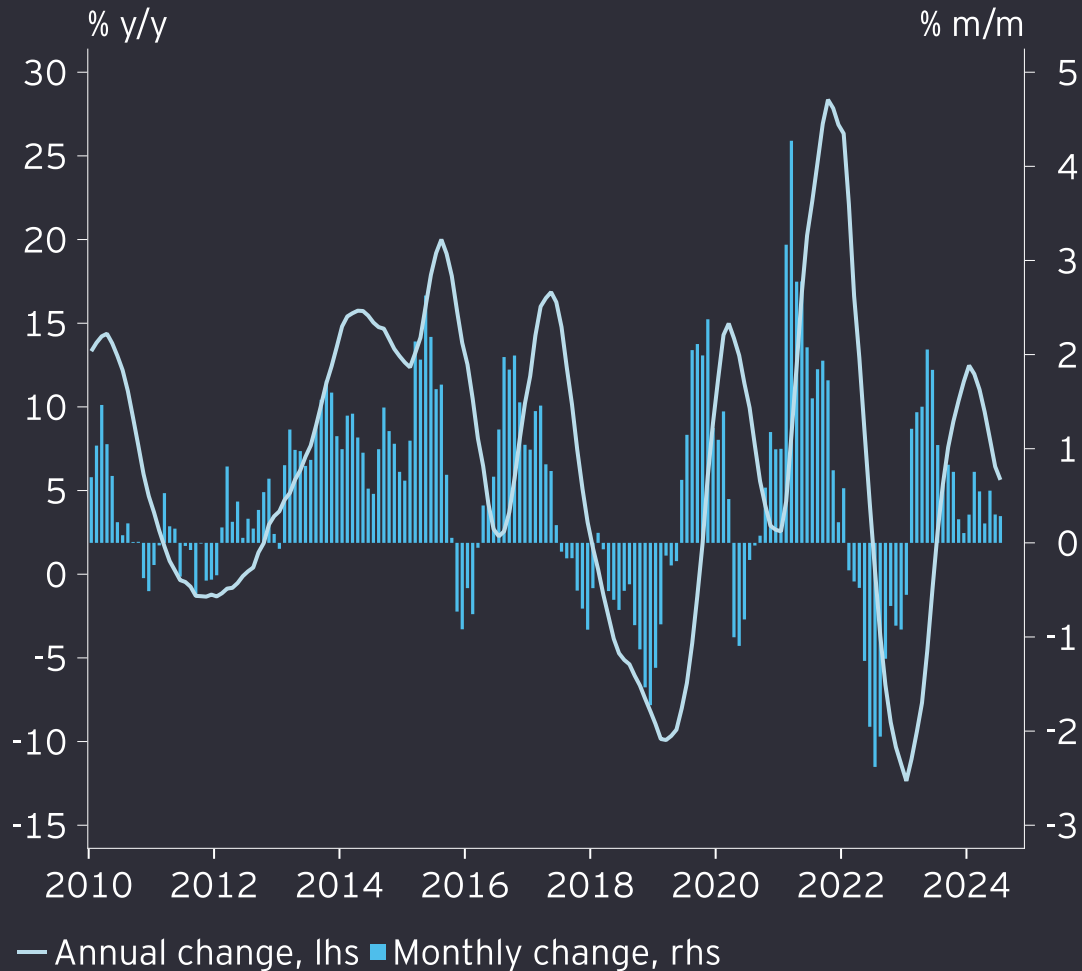
Wage Price Index, NSW



Source: ABS, Macrobond, EY

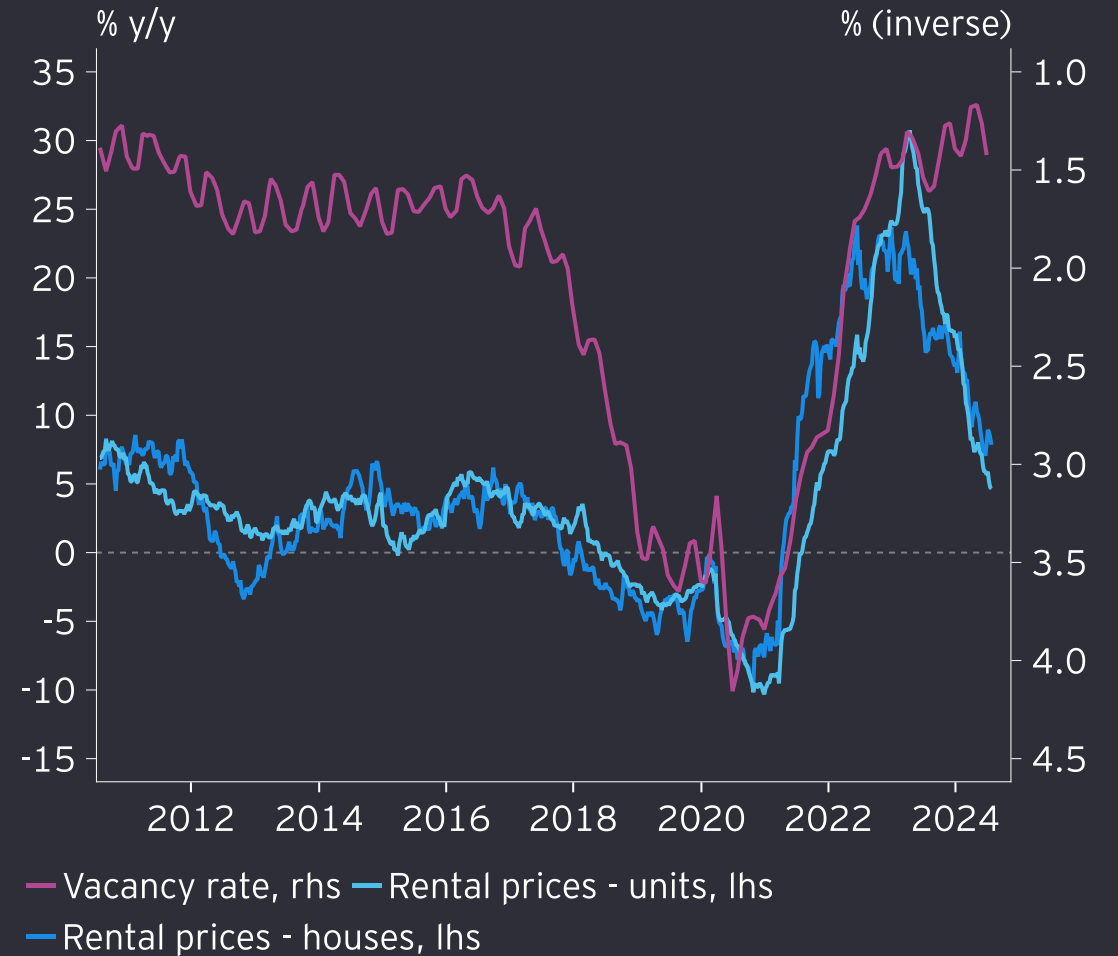
Sydney dwelling prices are up by 5.6 per cent since July last year. Monthly prices continue to grow. Asking rents continue to moderate from elevated levels

Greater Sydney dwelling prices



Source: CoreLogic, Macrobond, EY

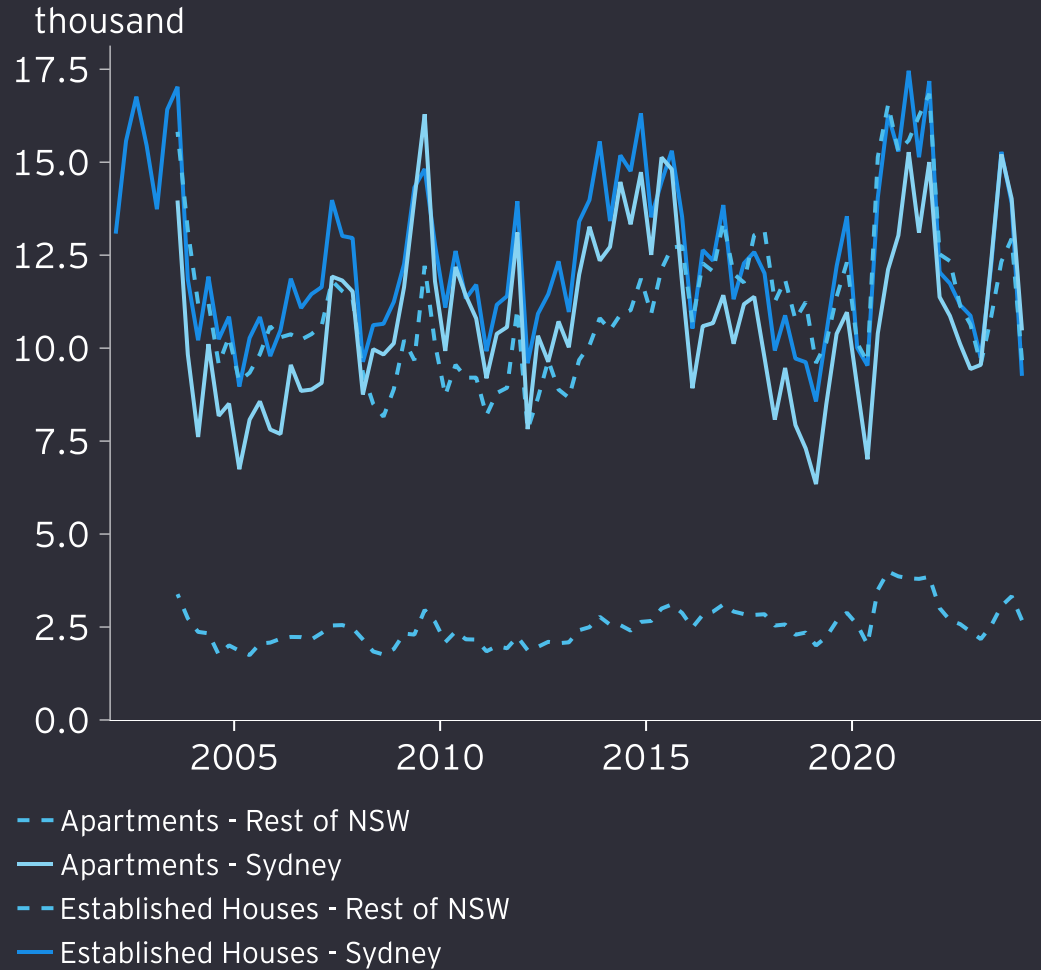
Sydney asking rents and vacancy rate



Source: SQM, Macrobond

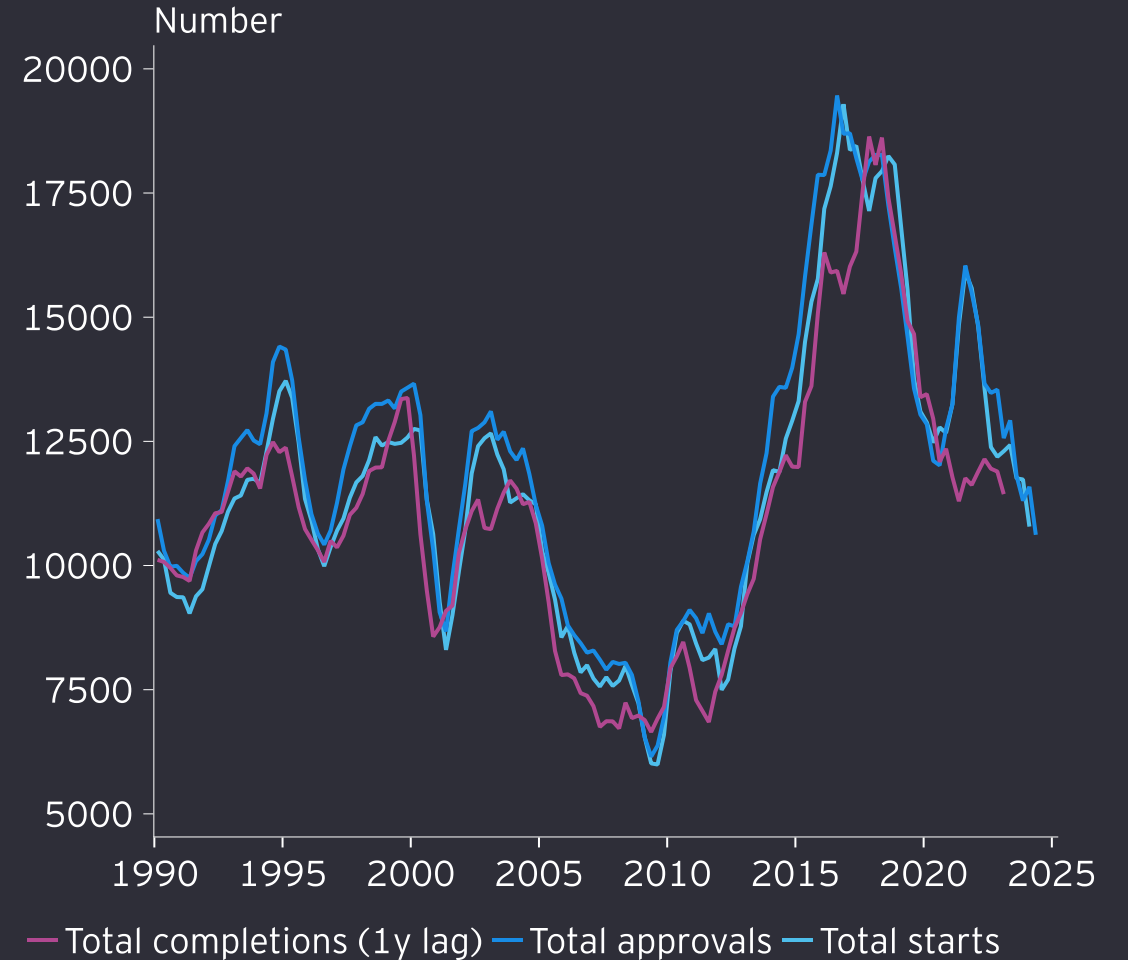
Dwelling completions continue to lag as skill shortages, especially in the latter stages of construction, persist. Approvals are at a 10-year low

House and attached dwelling transfers, NSW



Source: ABS, Macrobond, EY

Dwelling approvals, starts and completions - NSW

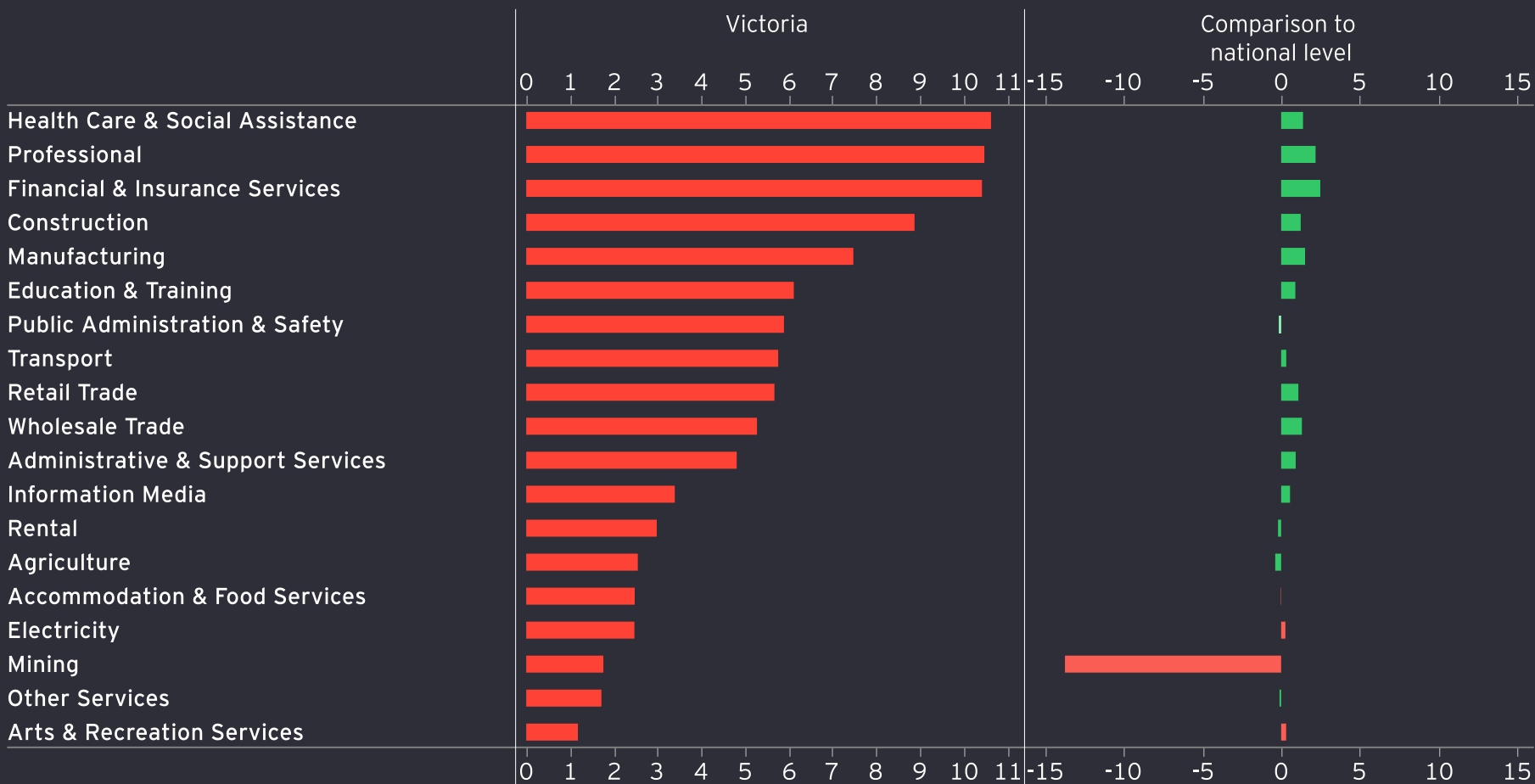


Source: ABS, Macrobond, EY

Victoria

Victoria's industry structure is broadly based

VIC industry share (FY23) and comparison to national industry share (Q1 2024)

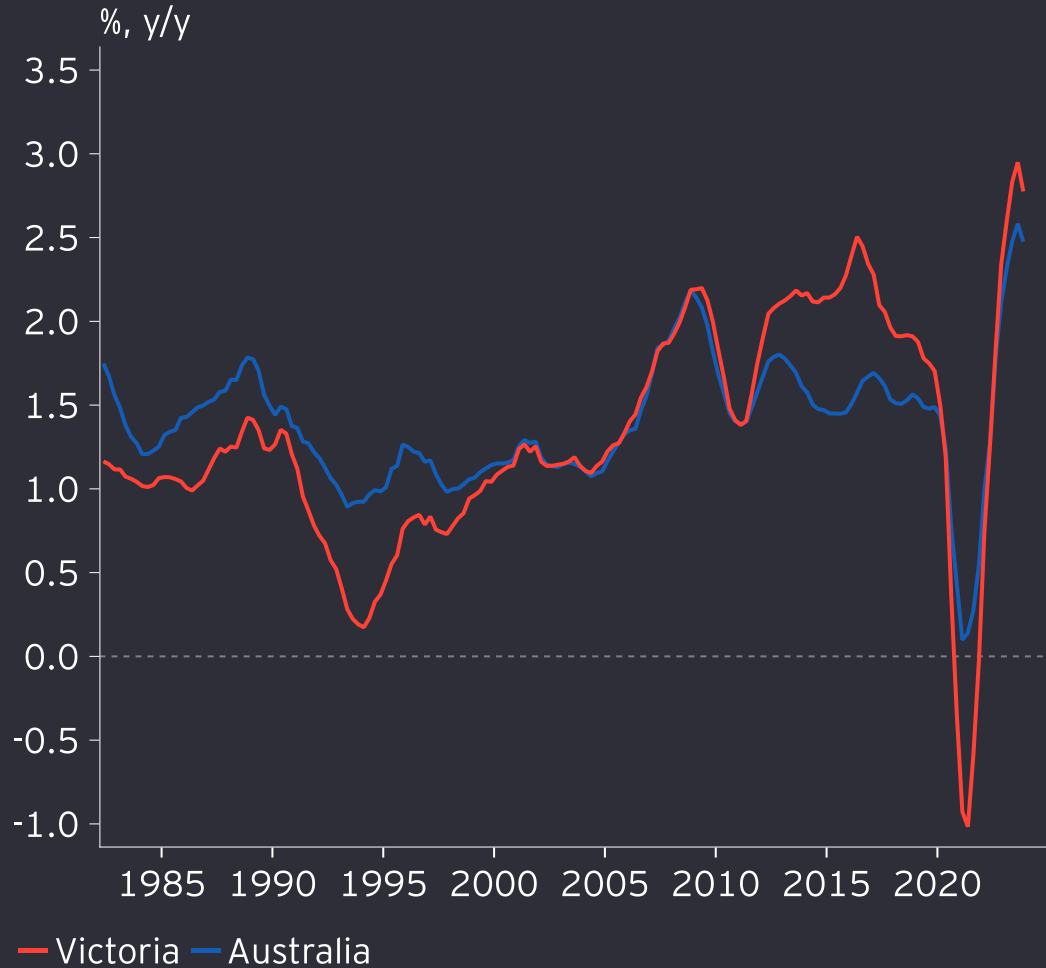


Source: ABS, Macrobond, EY

*green indicates the industry share is higher than national, red indicates the industry share is lower than national.

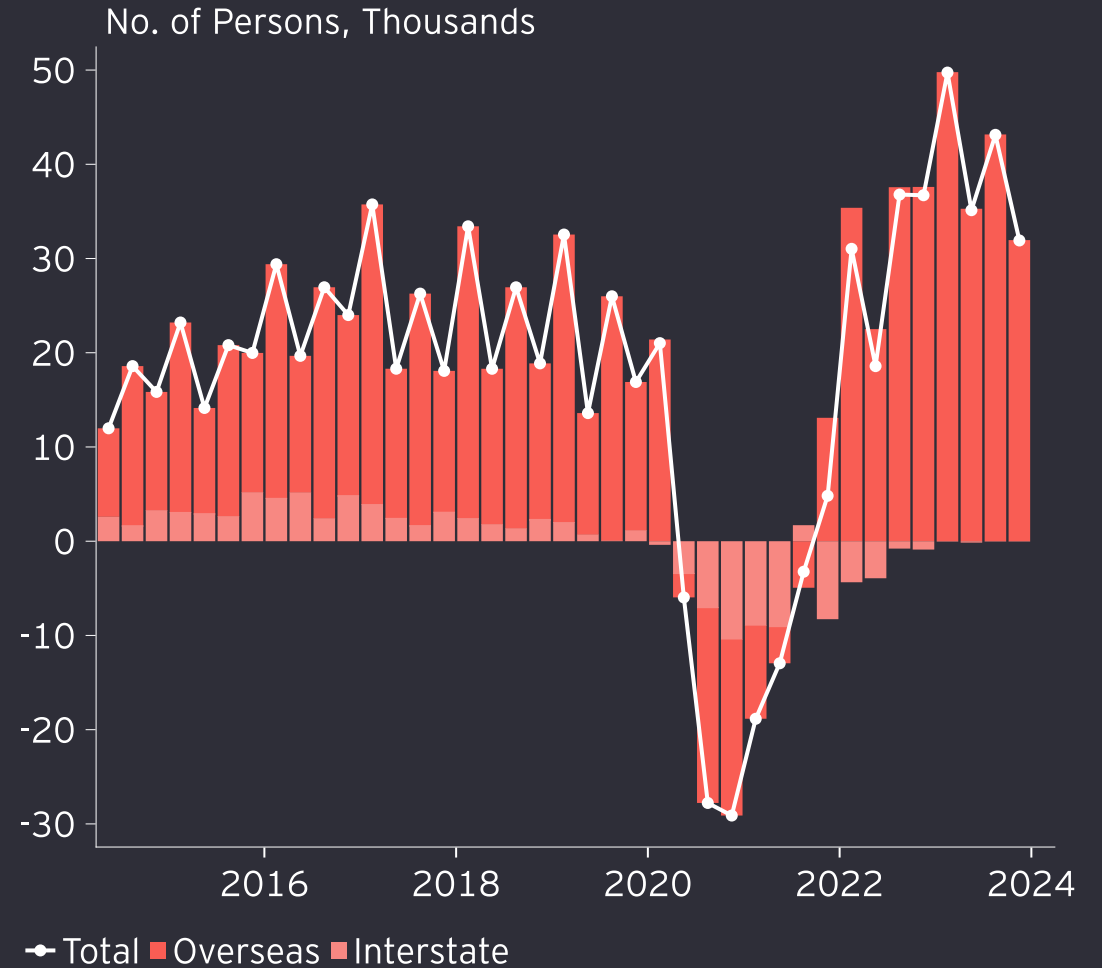
Victoria has the second fastest population growth in the nation. Interstate migration is a neutral influence

Estimated resident population



Source: ABS, Macrobond, EY

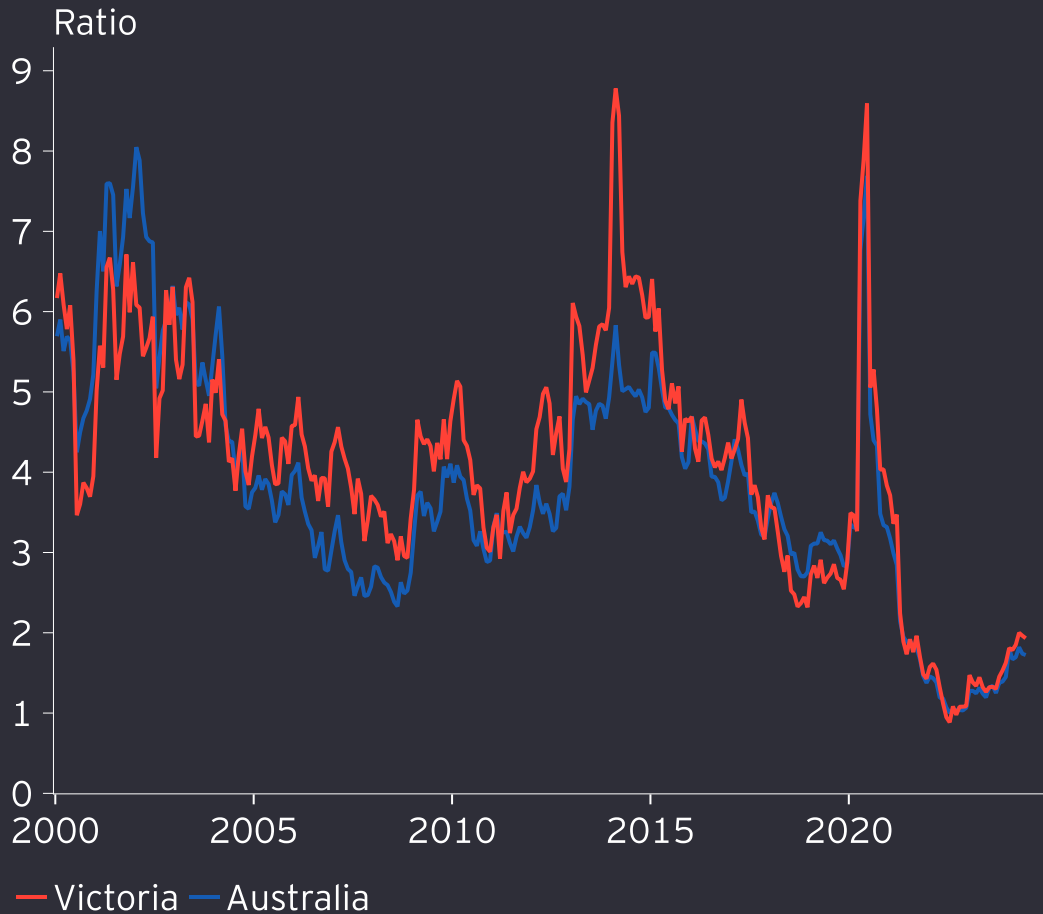
Net Migration, Victoria



Source: ABS, Macrobond, EY

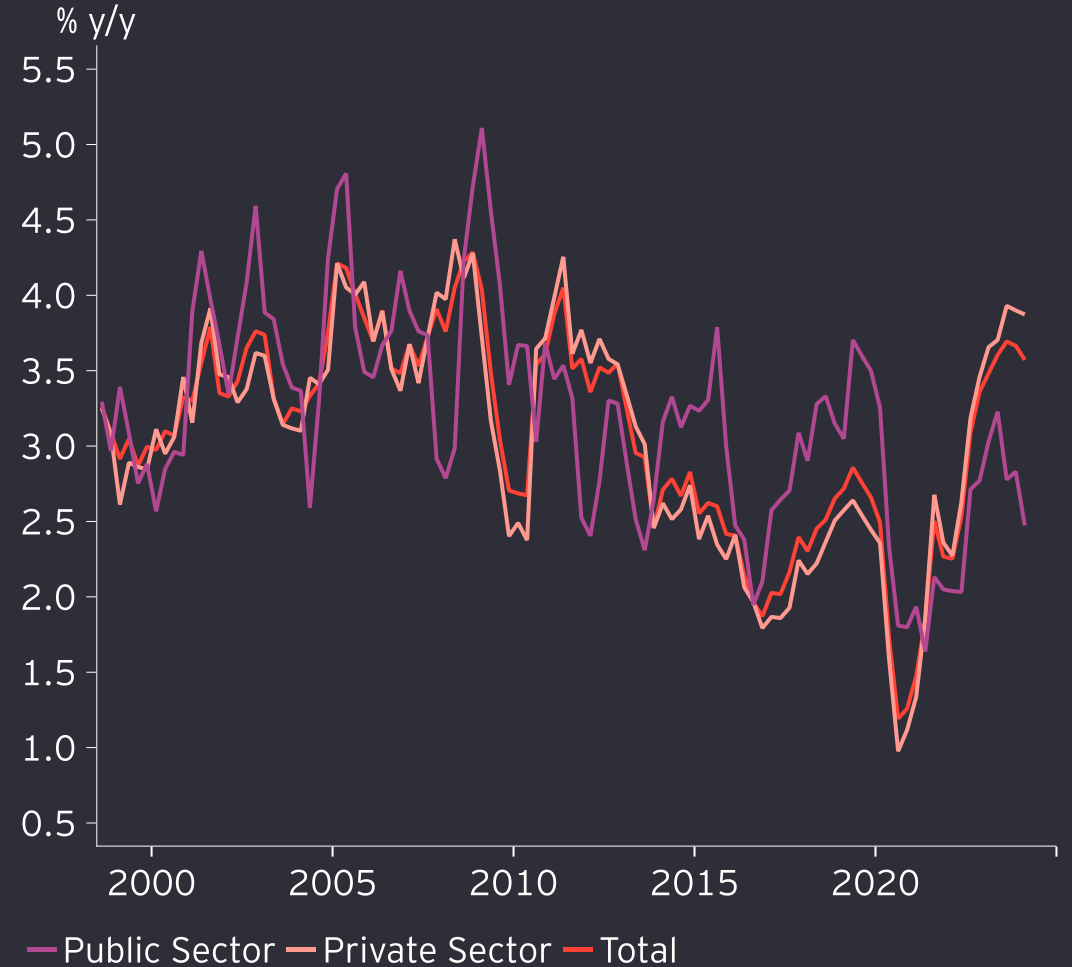
Victoria is experiencing the second lowest annual wage growth, despite a relatively tight labour market

Number of unemployed people for each job vacancy, Victoria



Source: ABS, Macrobond, EY

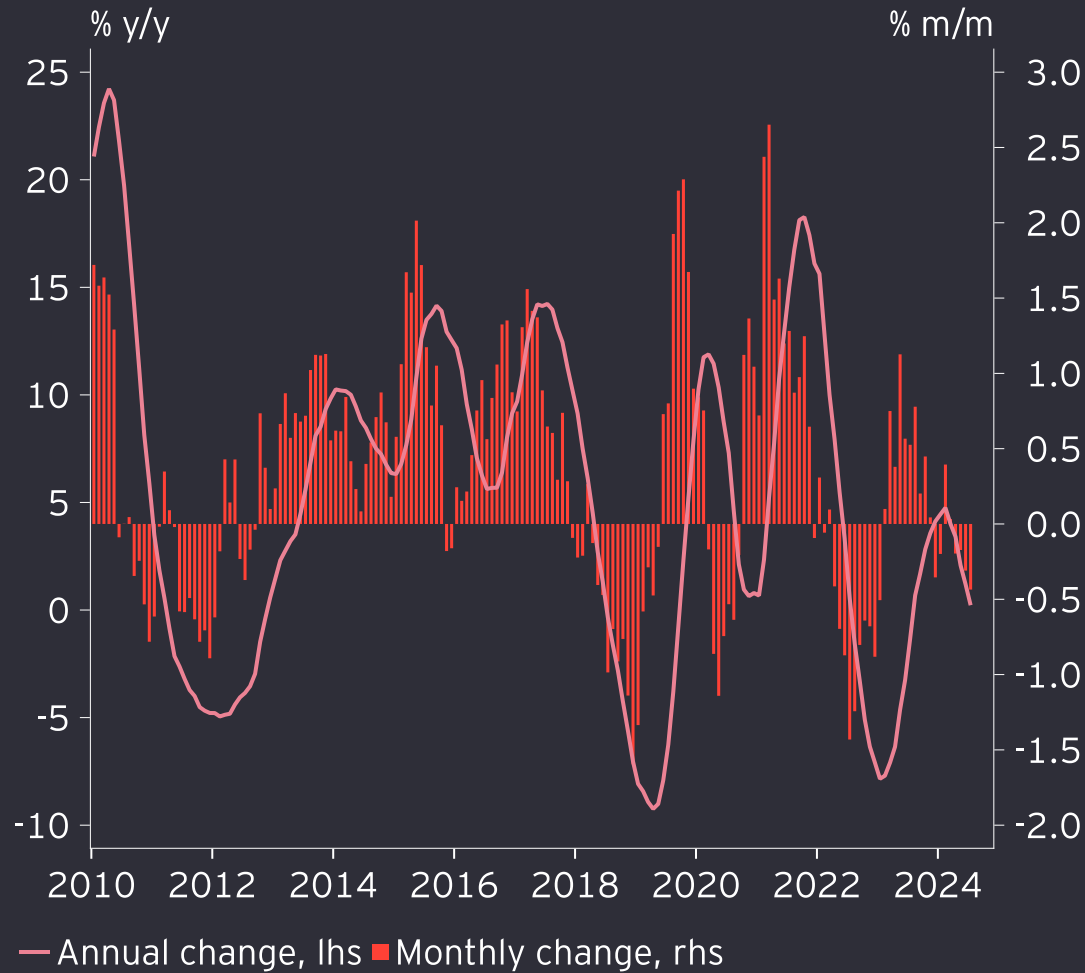
Wage Price Index, Victoria



Source: ABS, Macrobond, EY

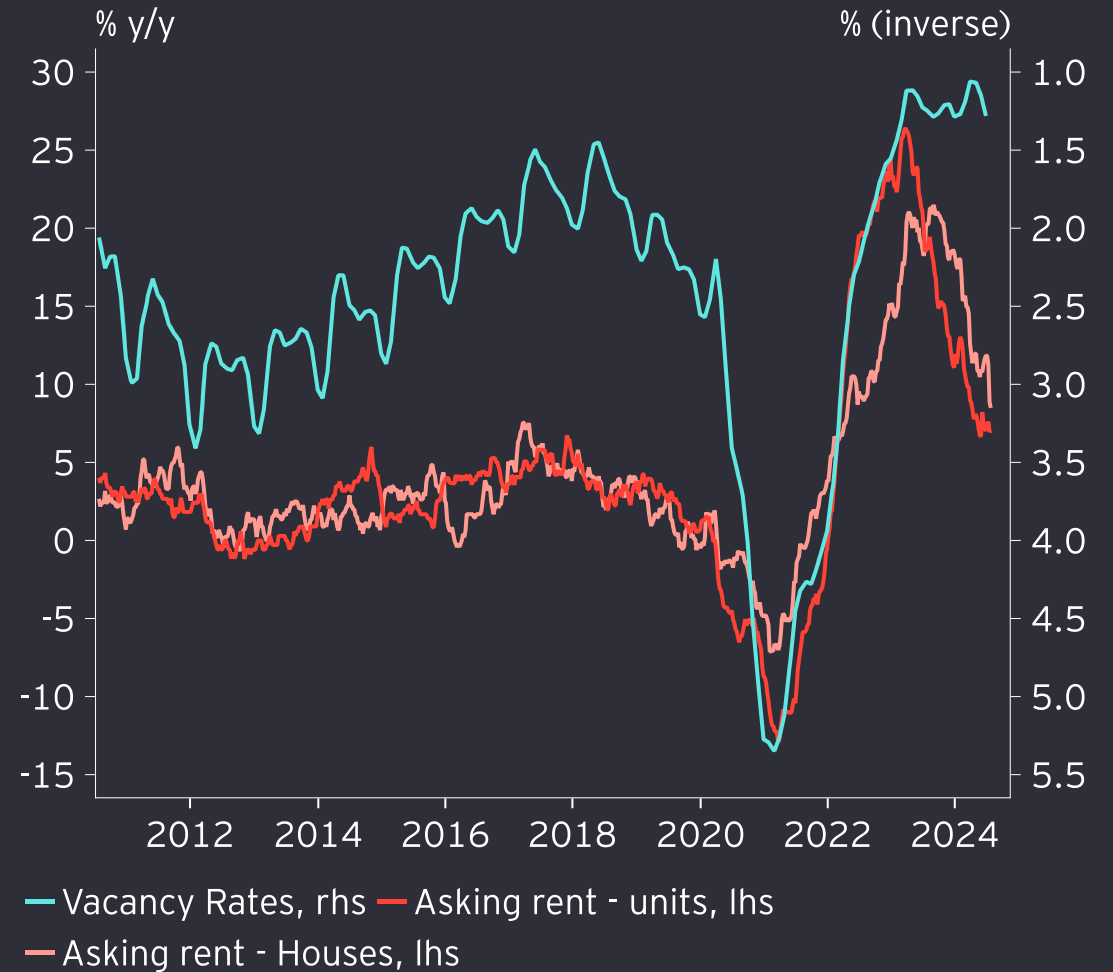
Dwelling prices increased 0.2 per cent in Melbourne over the year to July 2024, while the rise in asking rents continue to slow

Greater Melbourne dwelling prices



Source: CoreLogic, Macrobond, EY

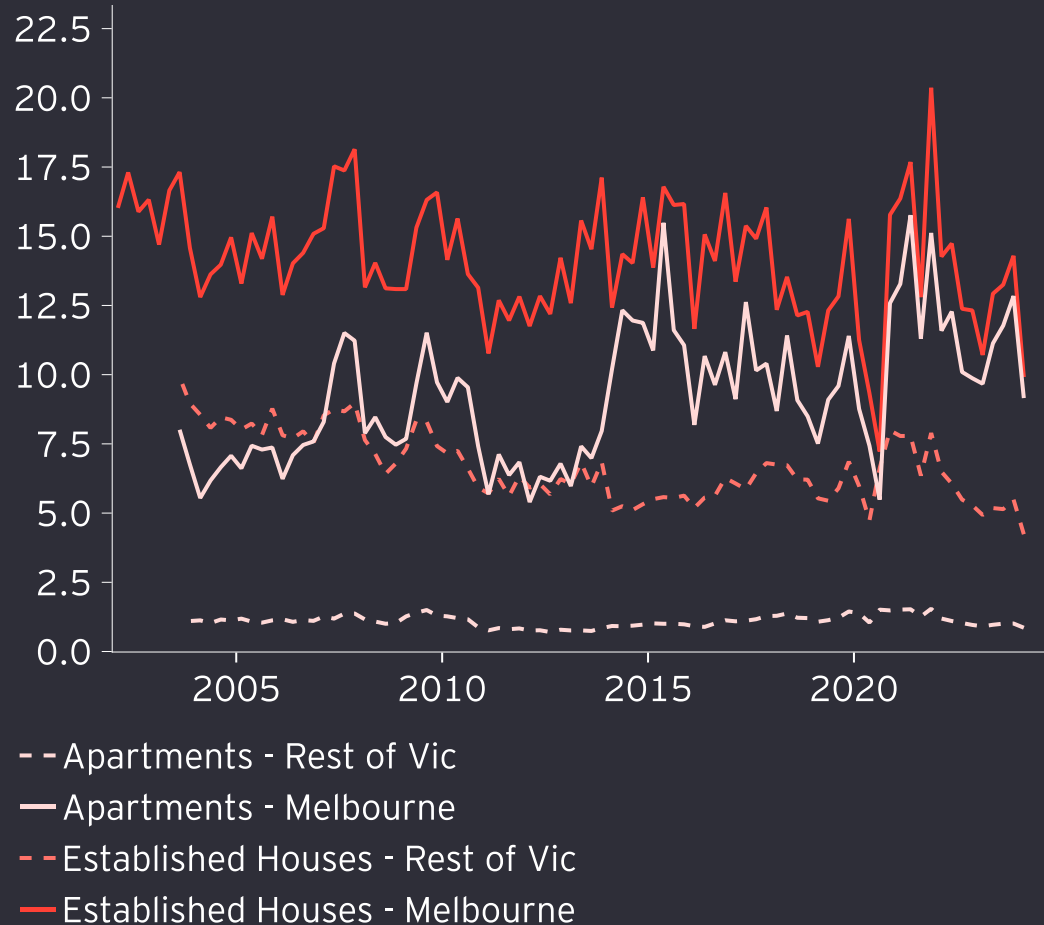
Melbourne asking rents and vacancy rate



Source: SQM, Macrobond, EY

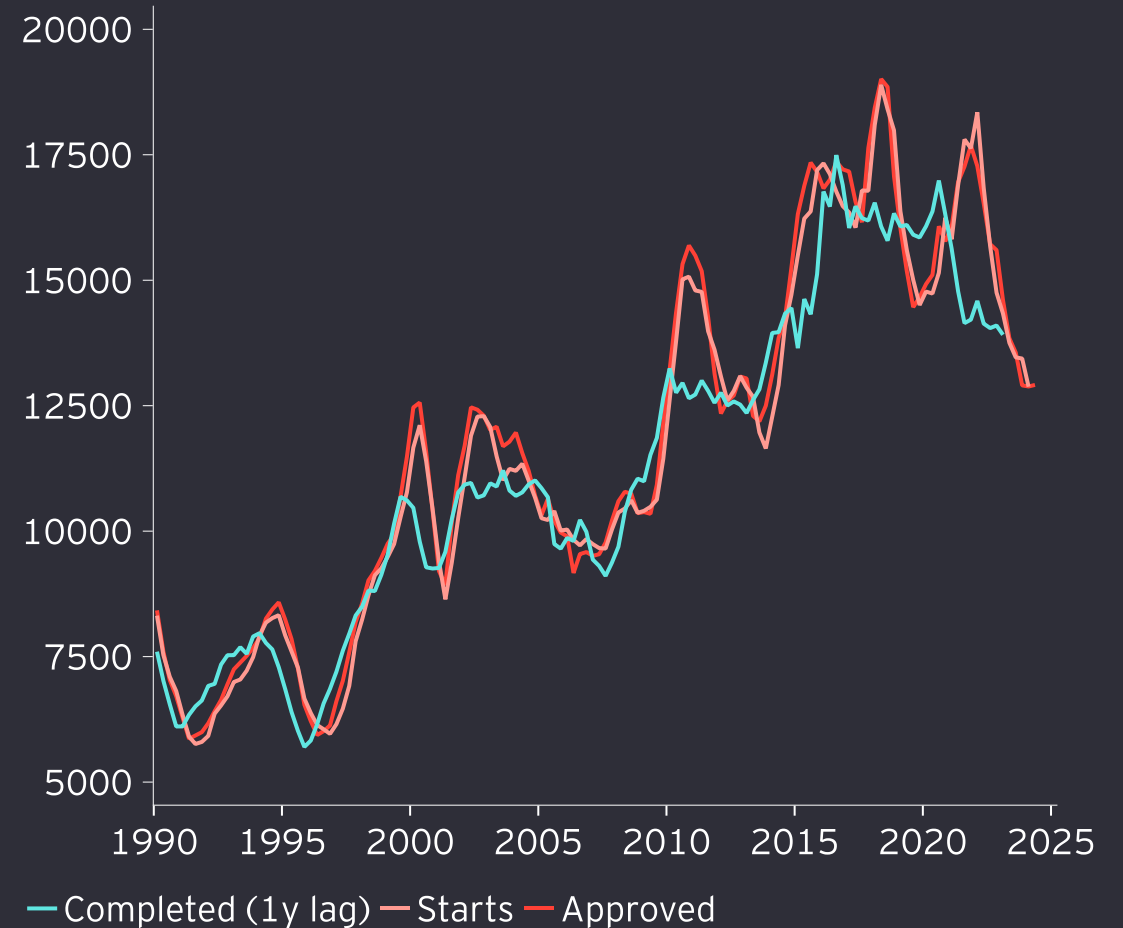
Dwelling starts and approvals continue to fall in Victoria as higher debt servicing costs and longer build lead times dampen demand

House and attached dwelling transfers, VIC
thousand



Source: ABS, Macrobond, EY

Dwelling approvals, starts and completions - VIC
Number

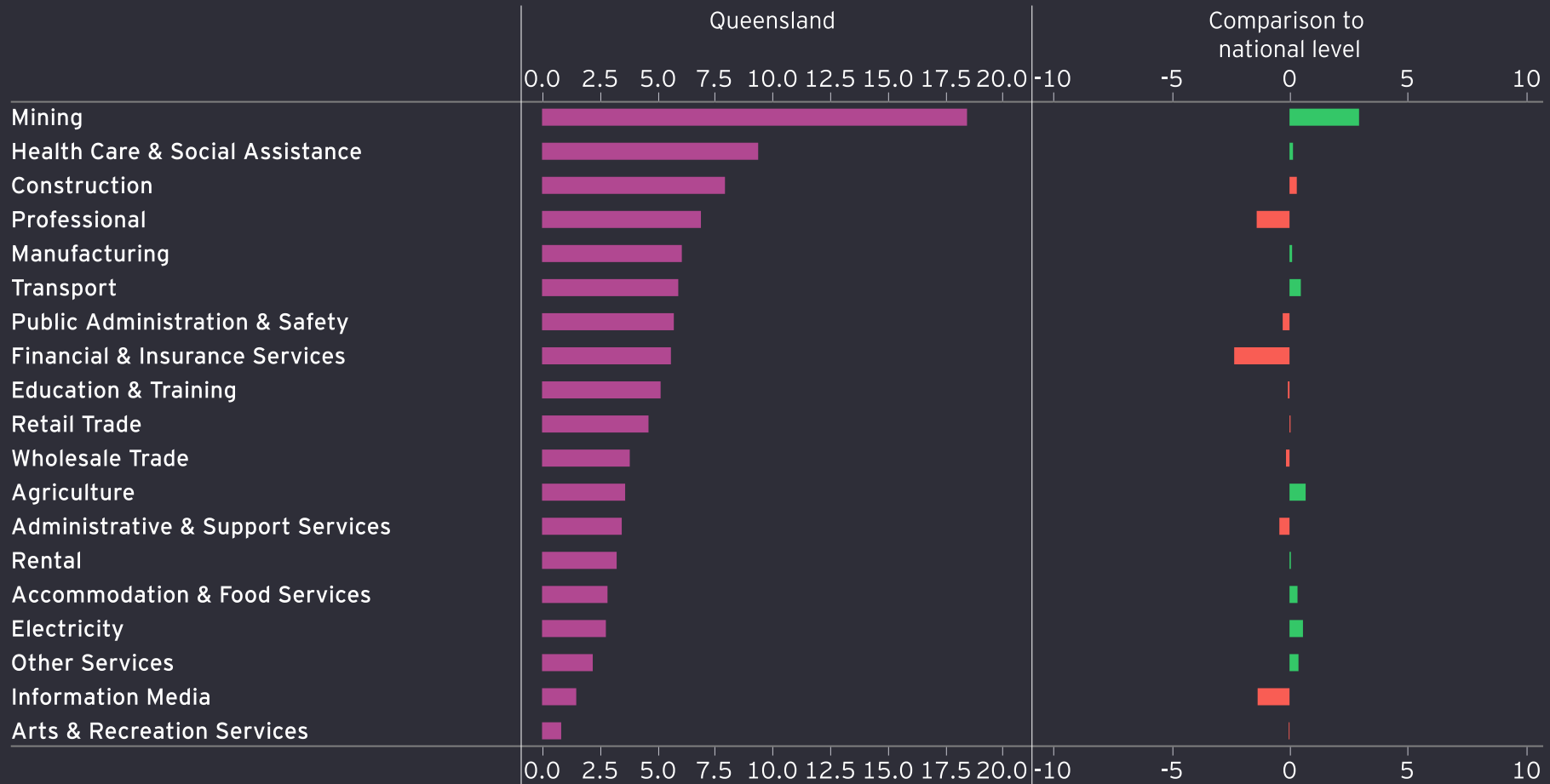


Source: ABS, Macrobond, EY

Queensland

Mining is the biggest single industry, making up more than 18 per cent of the Queensland economy

QLD industry share (FY23) and comparison to national industry share (Q1 2024)

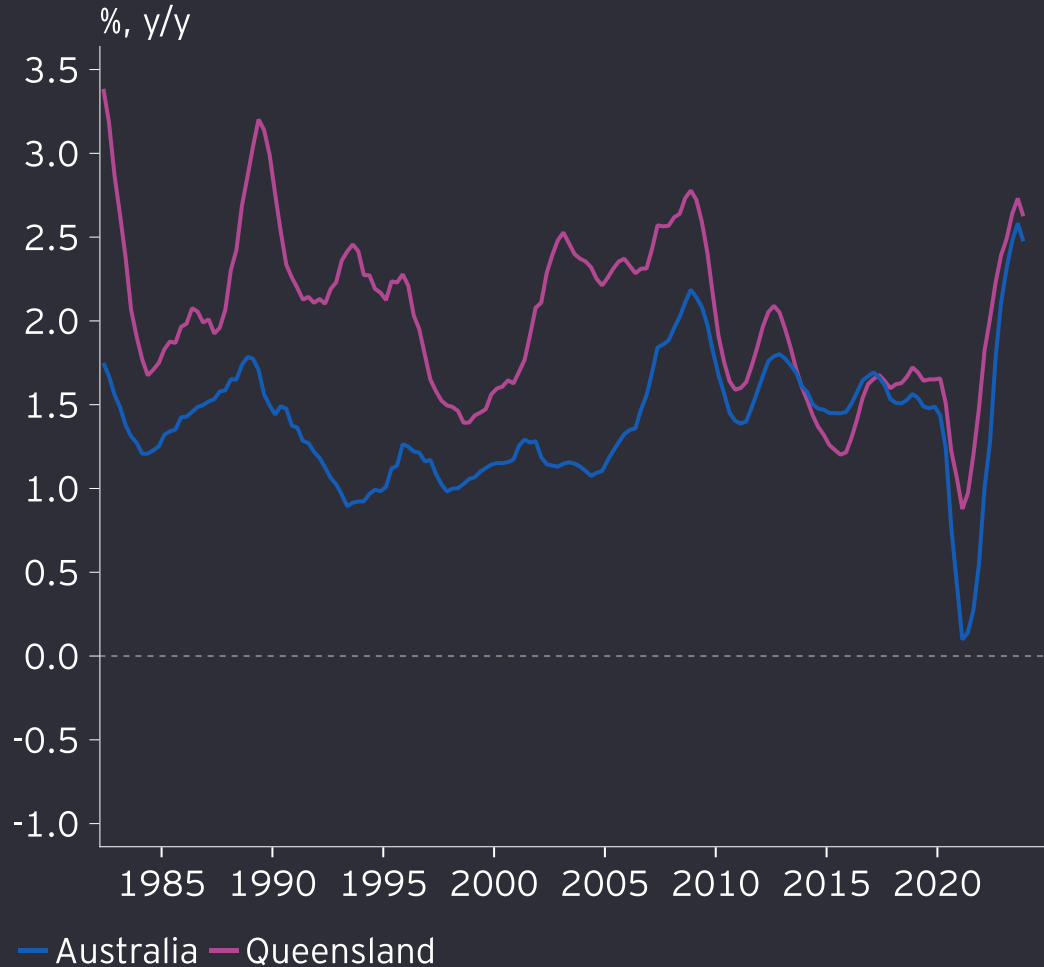


Source: ABS, Macrobond, EY

*green indicates the industry share is higher than national, red indicates the industry share is lower than national.

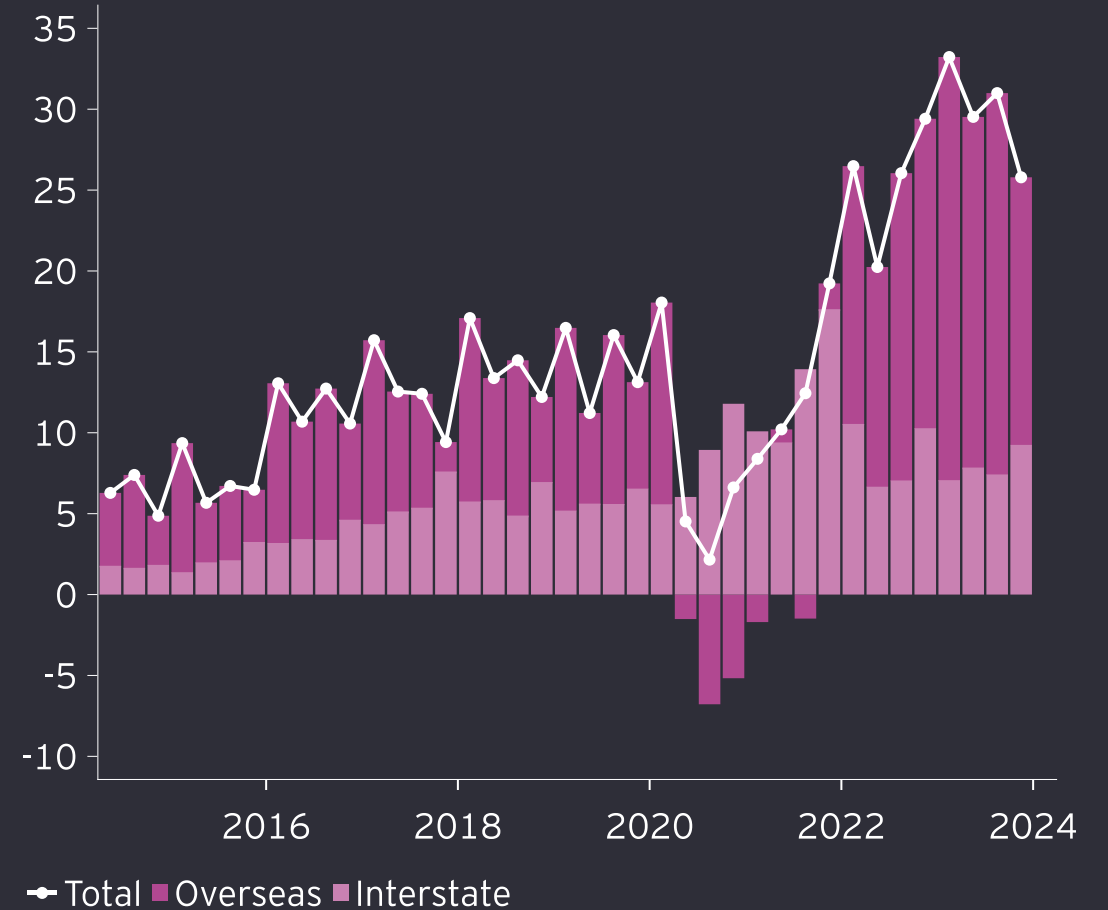
Queensland is experiencing the third fastest population growth, behind only WA and Victoria, driven by both overseas and interstate migration

Estimated resident population



Source: ABS, Macrobond, EY

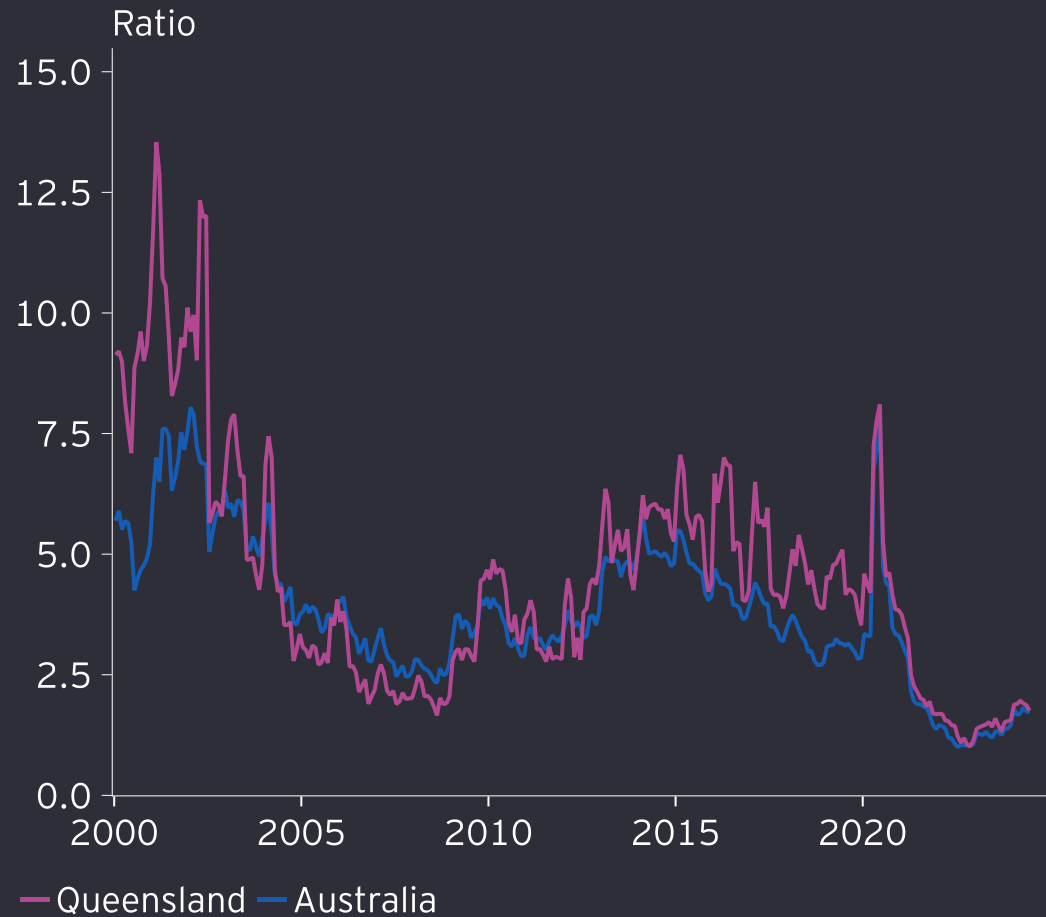
Net Migration, Queensland
No. of Persons, Thousands



Source: ABS, Macrobond, EY

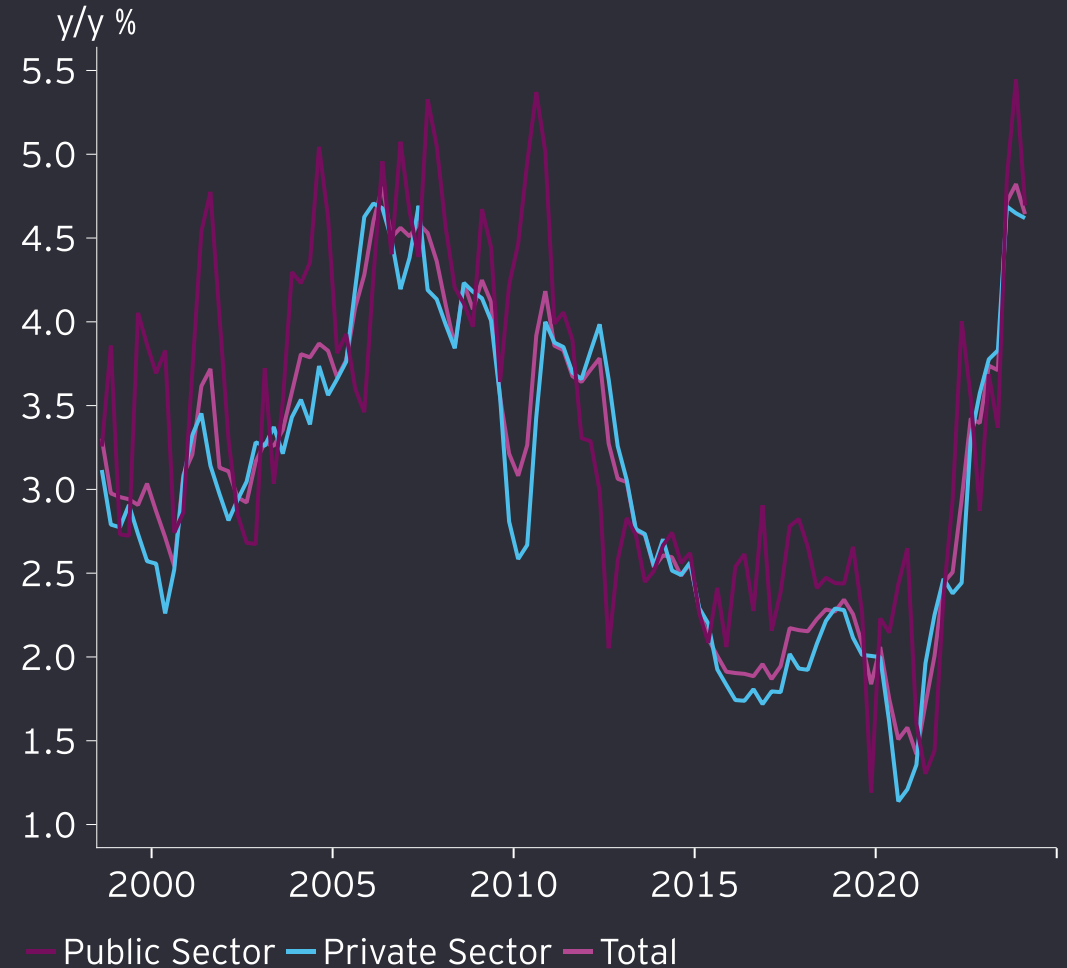
Queensland's annual wage growth is the second strongest, yet it has the second highest unemployed to job vacancy ratio in Australia

Number of unemployed people for each job vacancy, Queensland



Source: ABS, Macrobond, EY

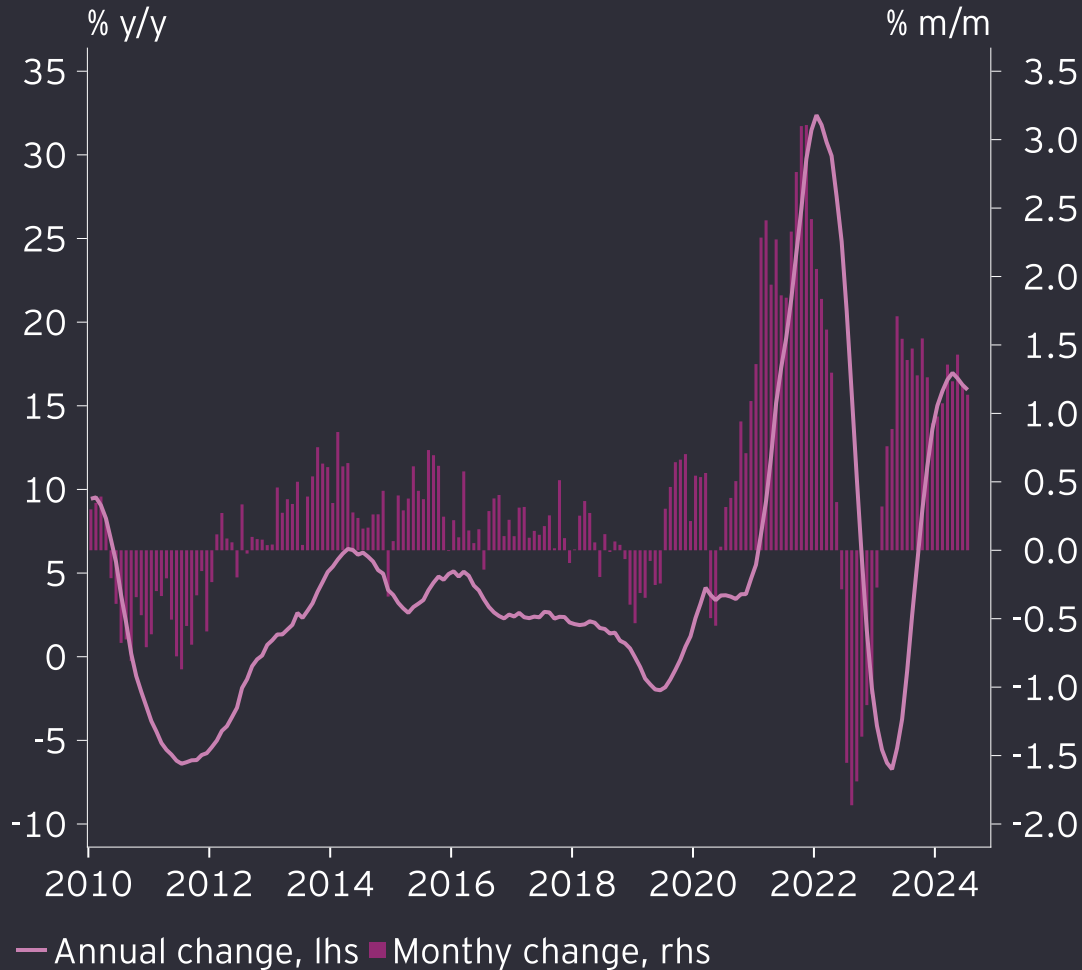
Wage Price Index, QLD



Source: ABS, Macrobond, EY

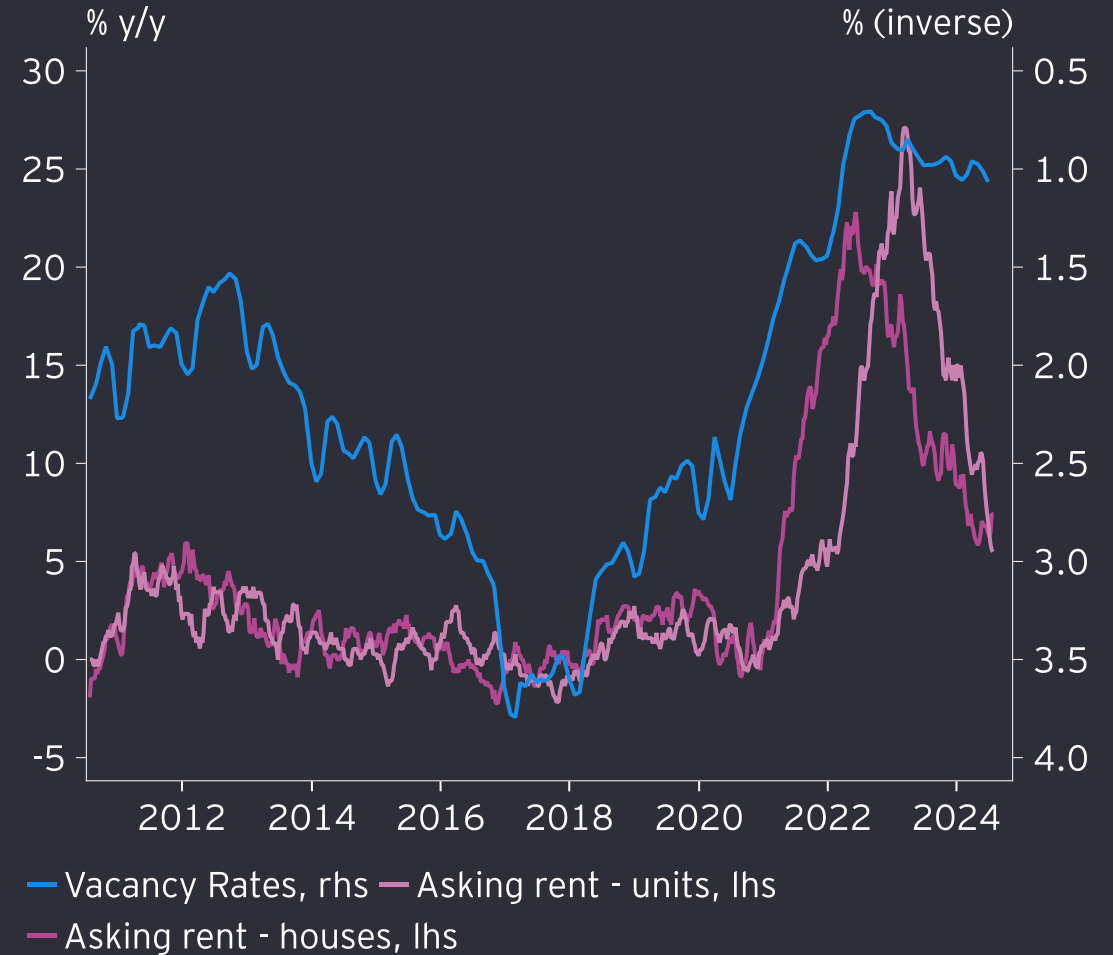
Brisbane's dwelling prices have the second strongest growth rate in the country, increasing by 16 per cent over the year to July 2024

Greater Brisbane dwelling prices



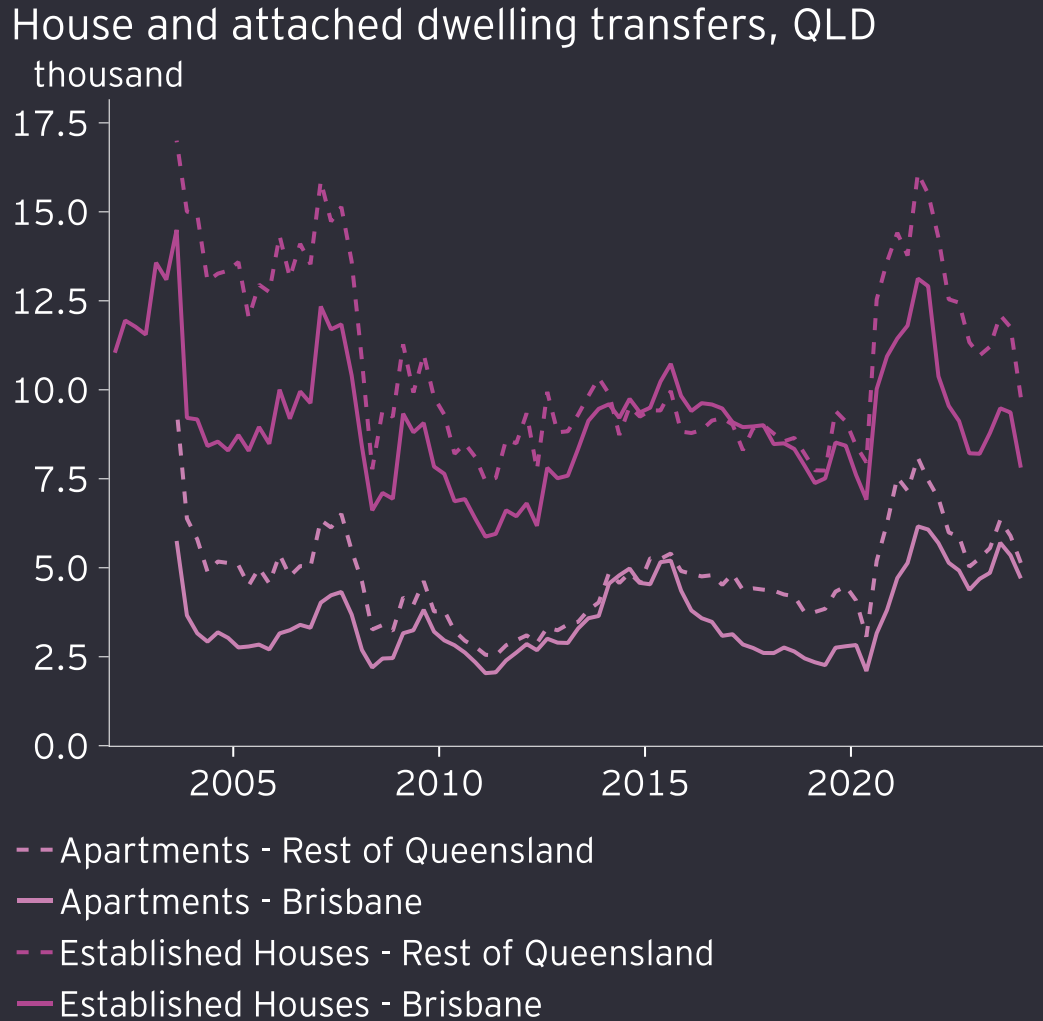
Source: CoreLogic, Macrobond, EY

Brisbane asking rents and vacancy rate

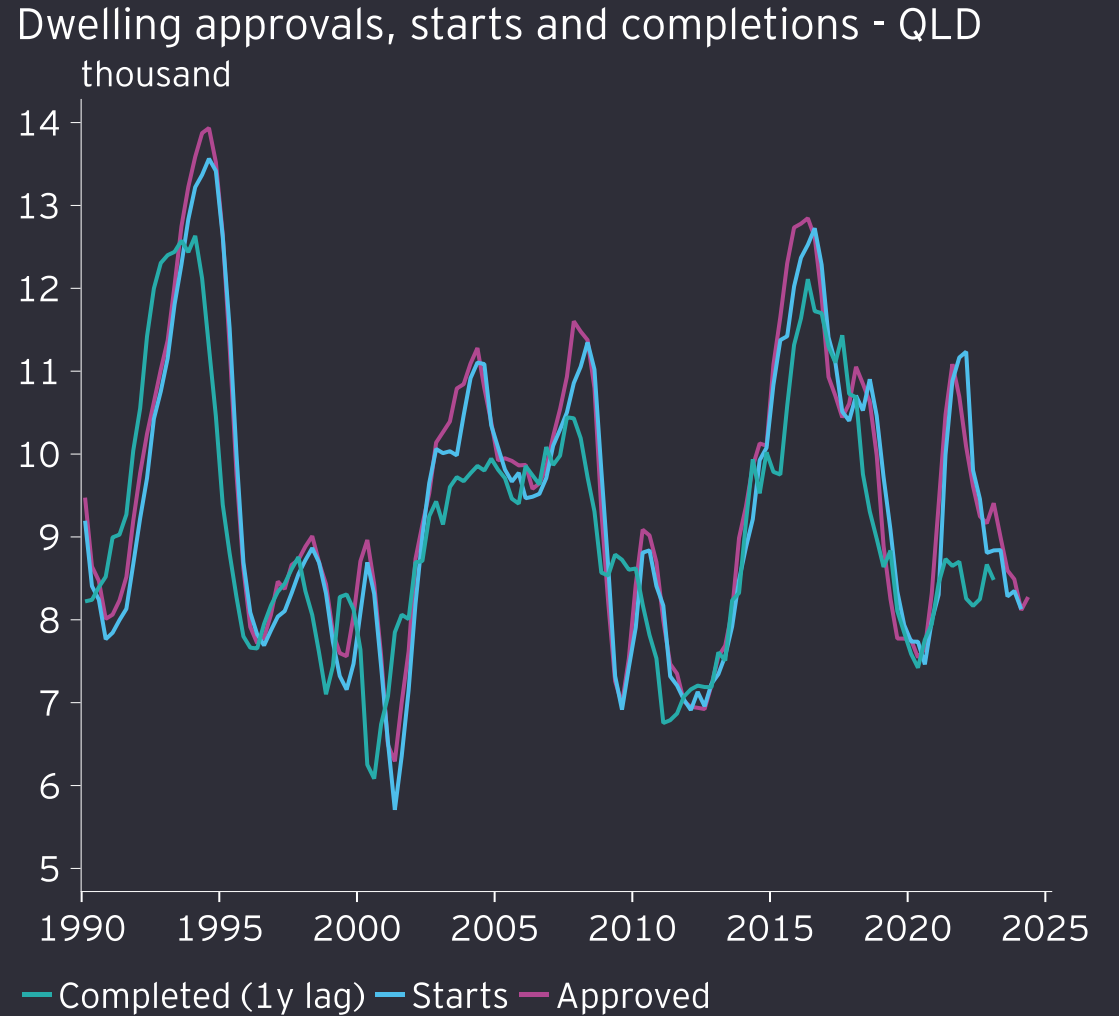


Source: SQM, Macrobond

Dwelling completions lag as construction skill shortages continue to persist



Source: ABS, Macrobond, EY

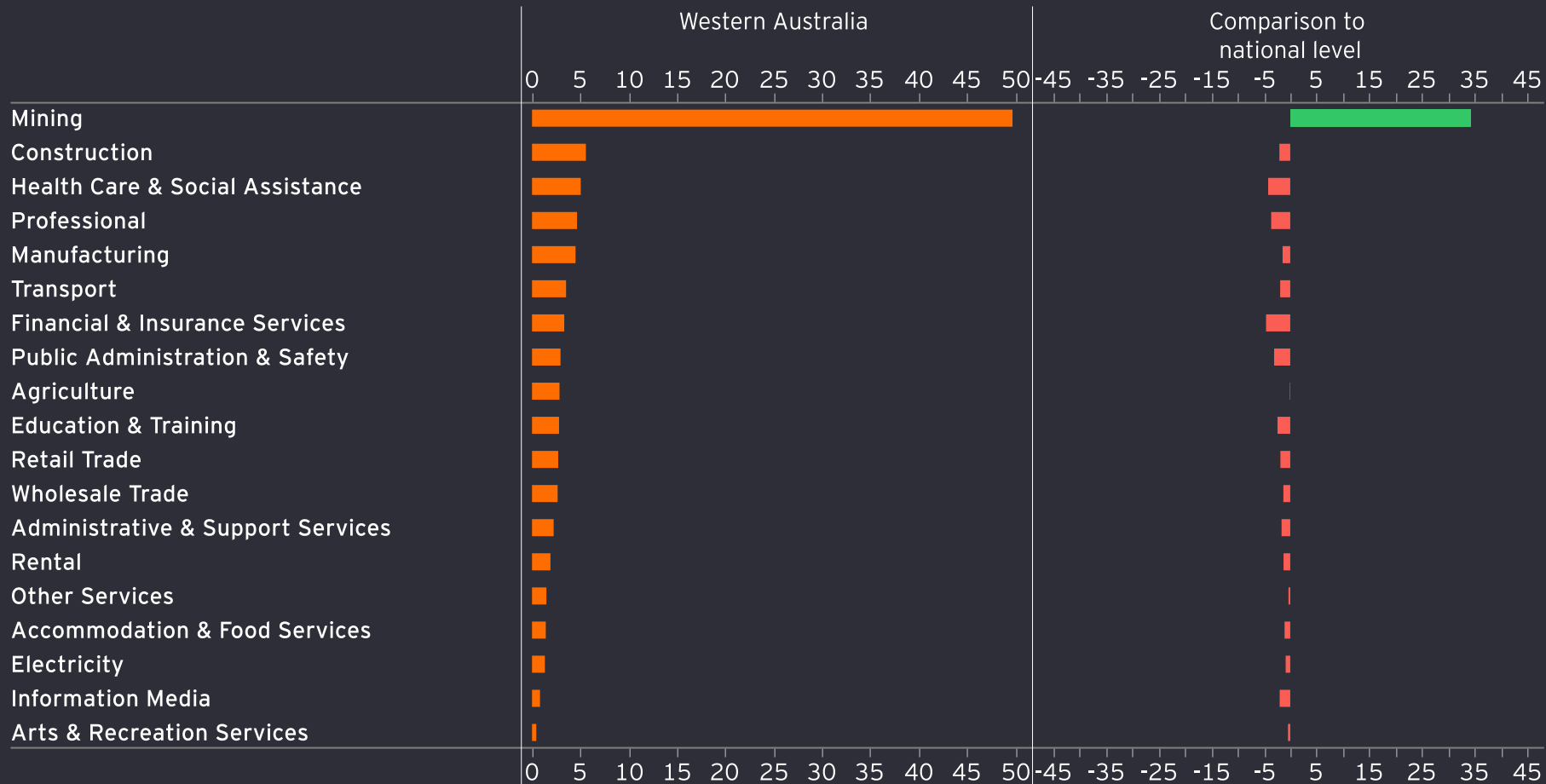


Source: ABS, Macrobond, EY

Western Australia

Mining makes up almost 50 per cent of the WA economy

WA industry share (FY23) and comparison to national industry share (Q1 2024)

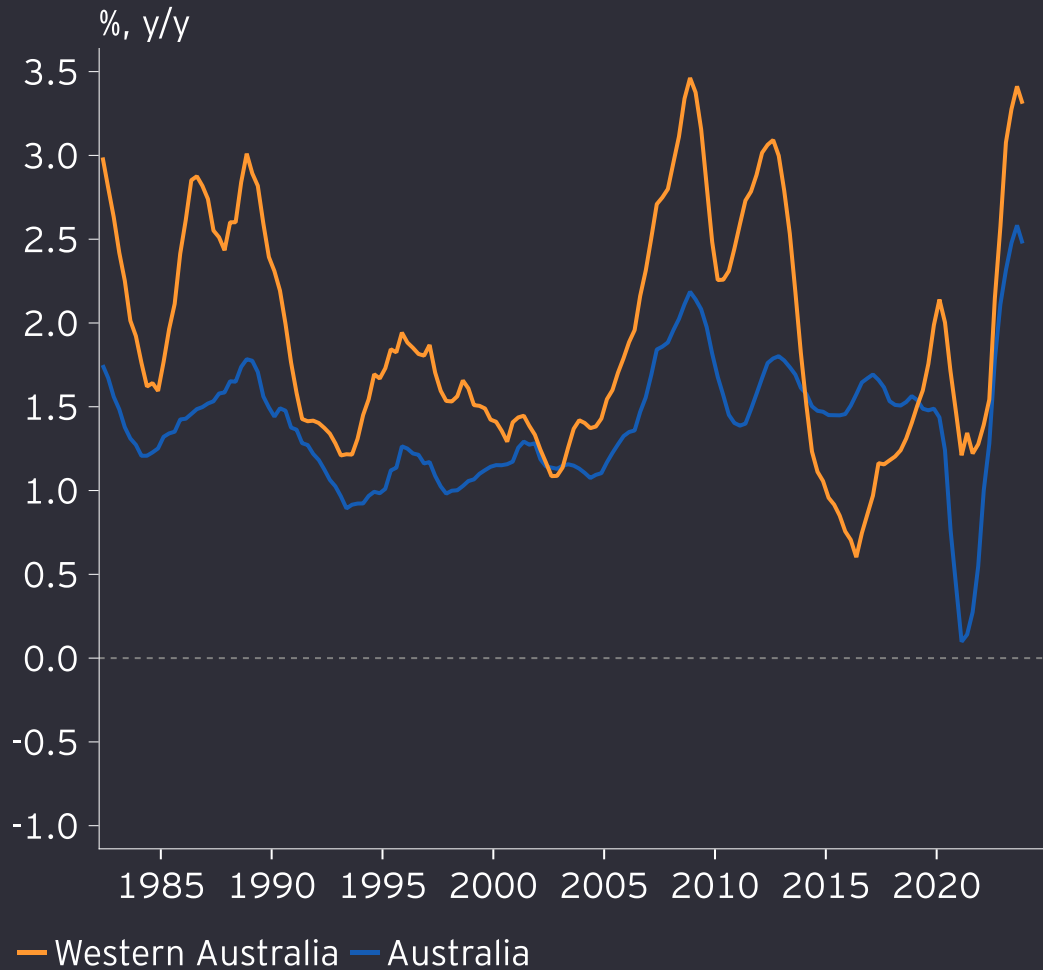


Source: ABS, Macrobond, EY

*green indicates the industry share is higher than national, red indicates the industry share is lower than national.

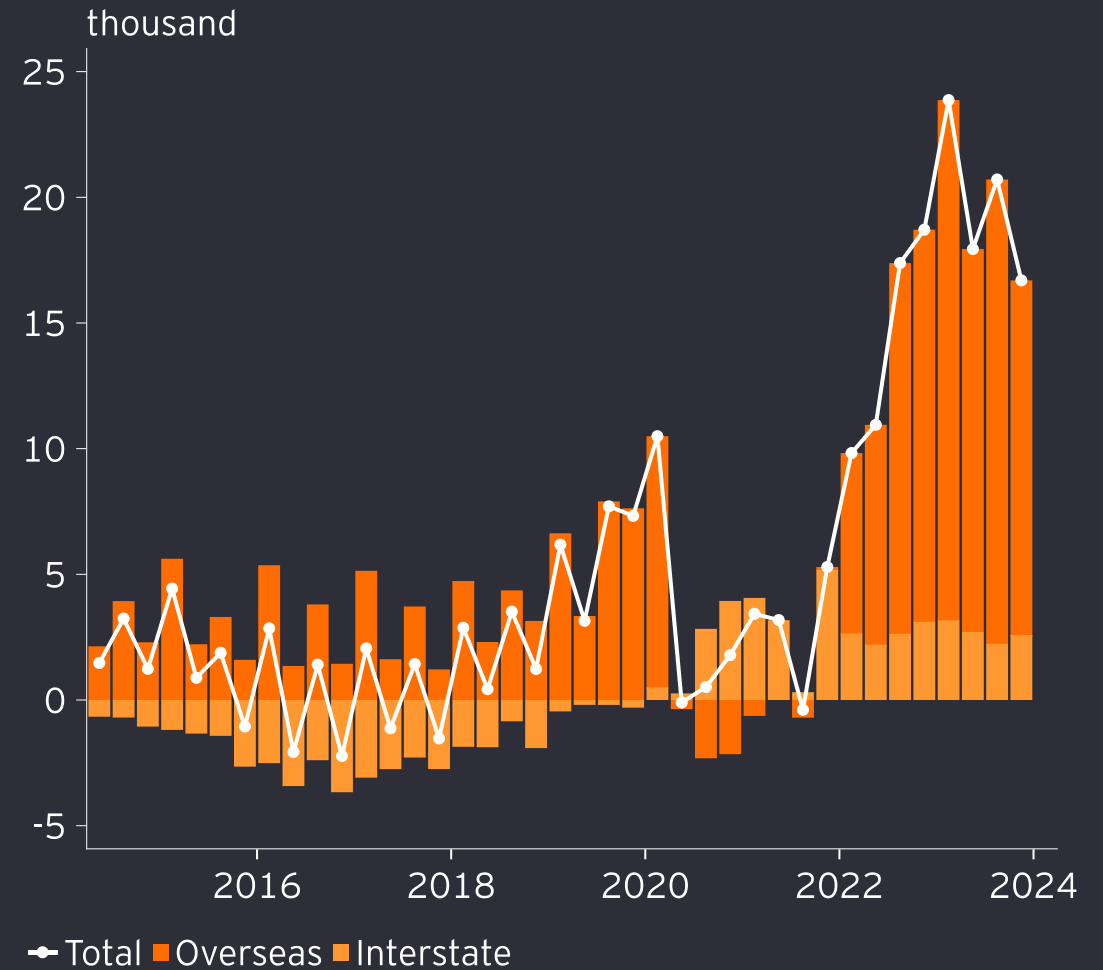
WA has the fastest growing population at 3.3 per cent in the year to December, the fastest rate since the mining boom

Estimated resident population



Source: ABS, Macrobond, EY

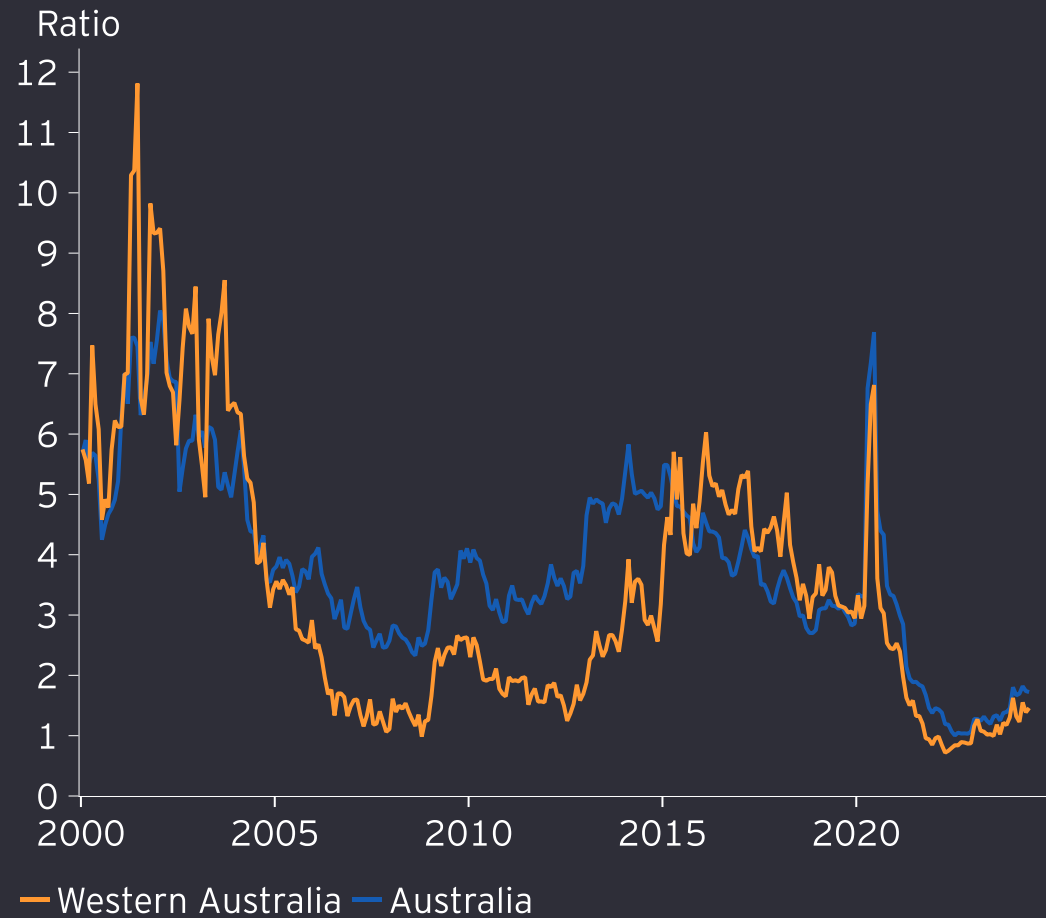
Net Migration, Western Australia



Source: ABS, Macrobond, EY

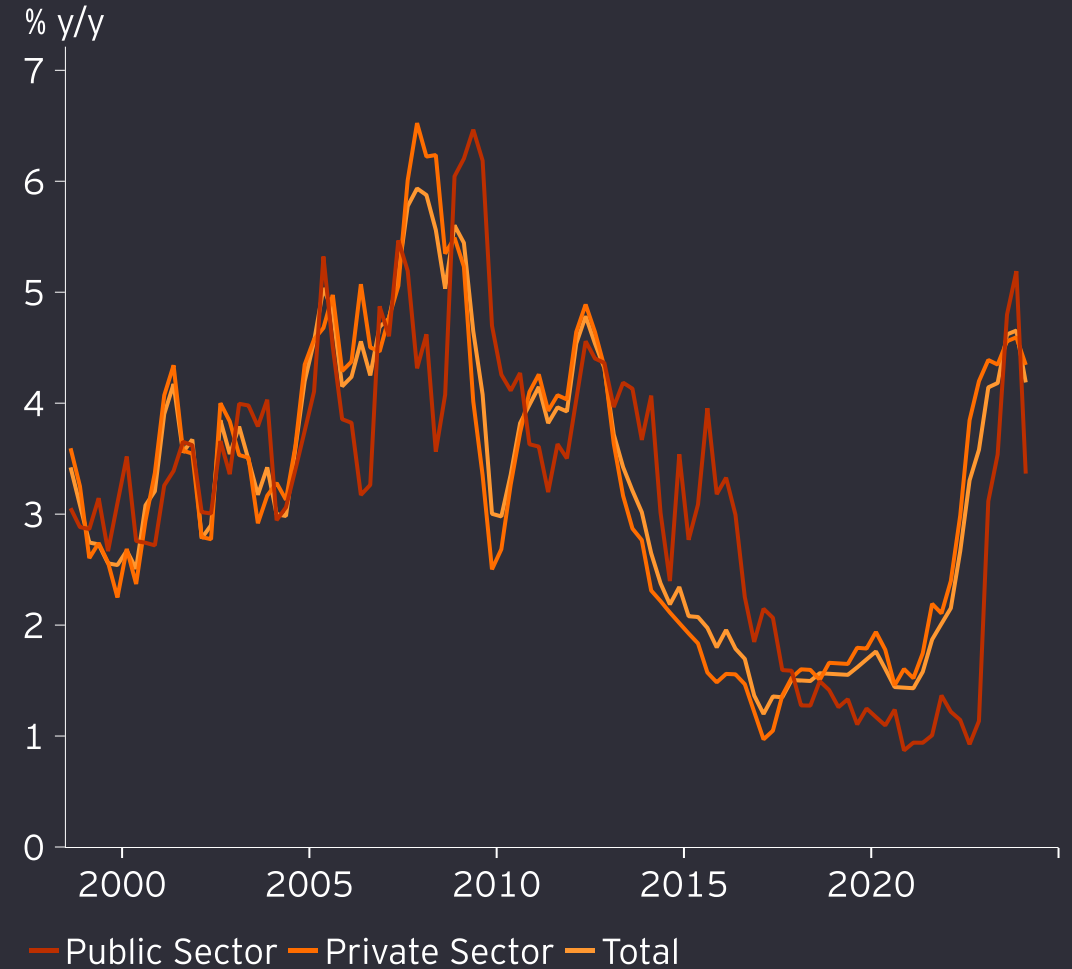
WA has the lowest unemployed to job vacancy ratio of the states and the third strongest wages growth

Number of unemployed people for each job vacancy, WA



Source: ABS, Macrobond, EY

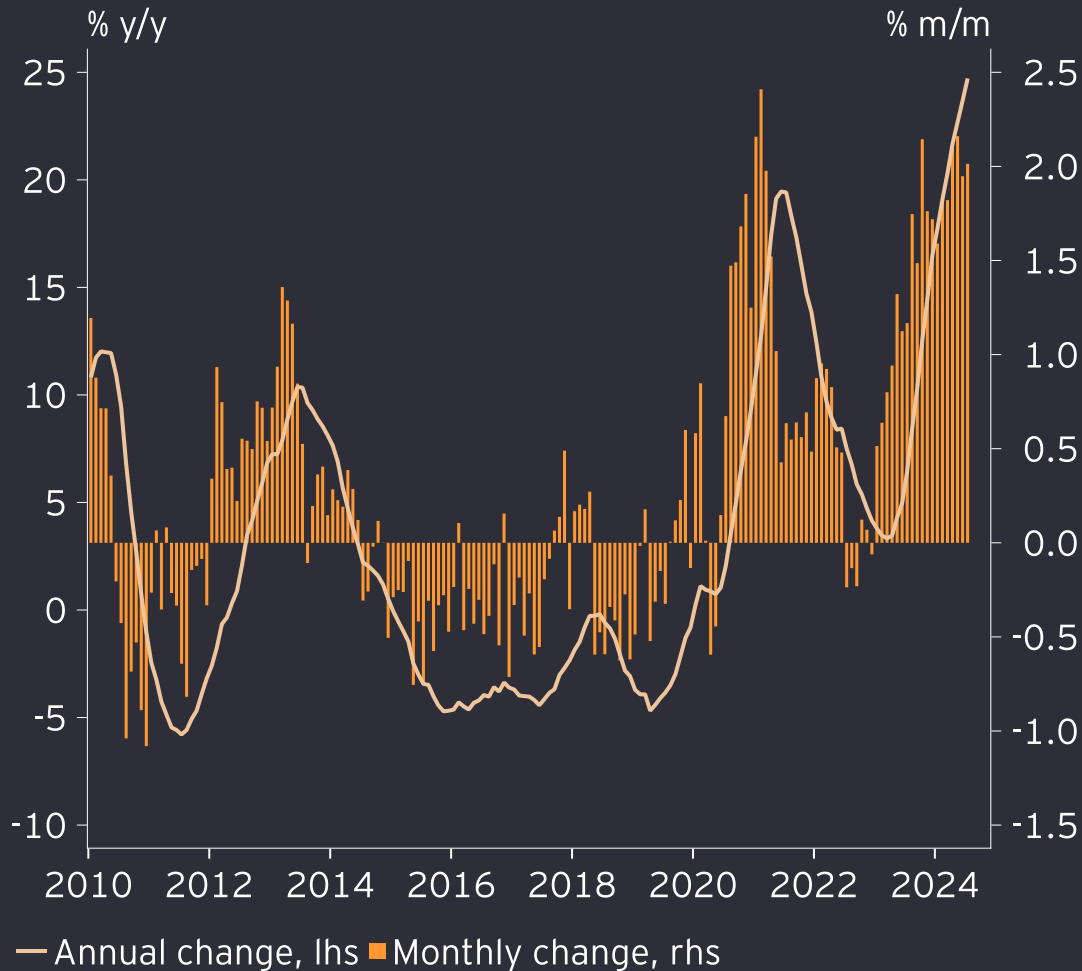
Wage Price Index, WA



Source: ABS, Macrobond, EY

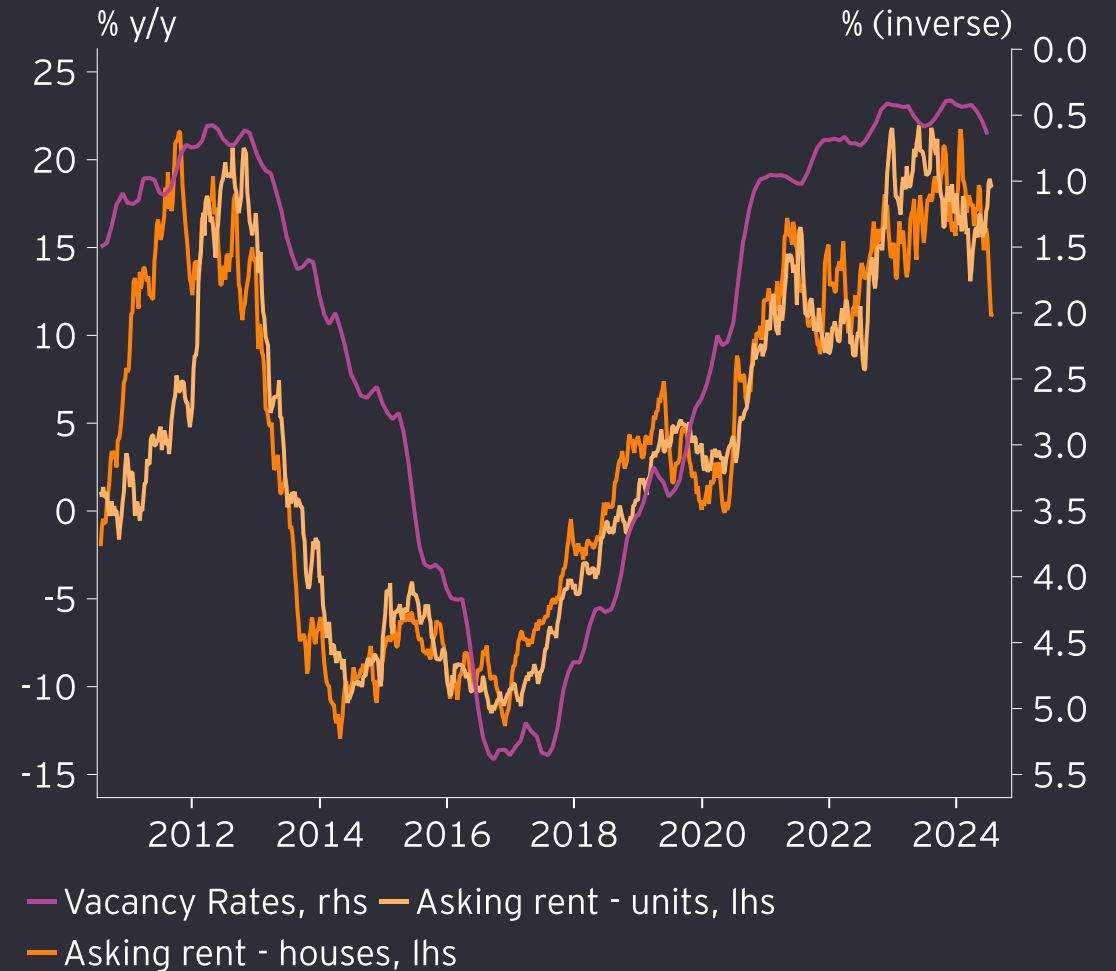
The Perth housing market is hot with house prices rising 24.7 per cent over the year to July 2024. The rental vacancy rate is the lowest in the country

Perth dwelling prices



Source: CoreLogic, Macrobond, EY

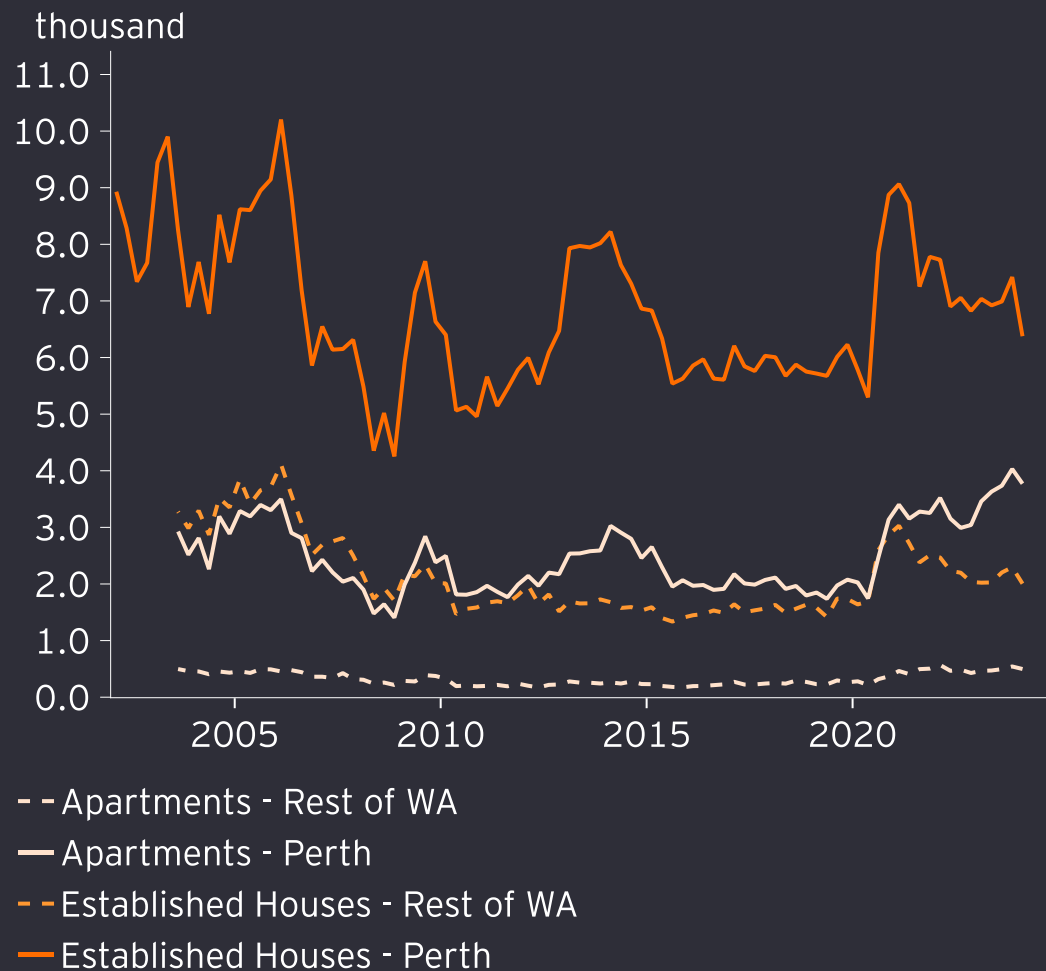
Perth asking rents and vacancy rate



Source: SQM, Macrobond, EY

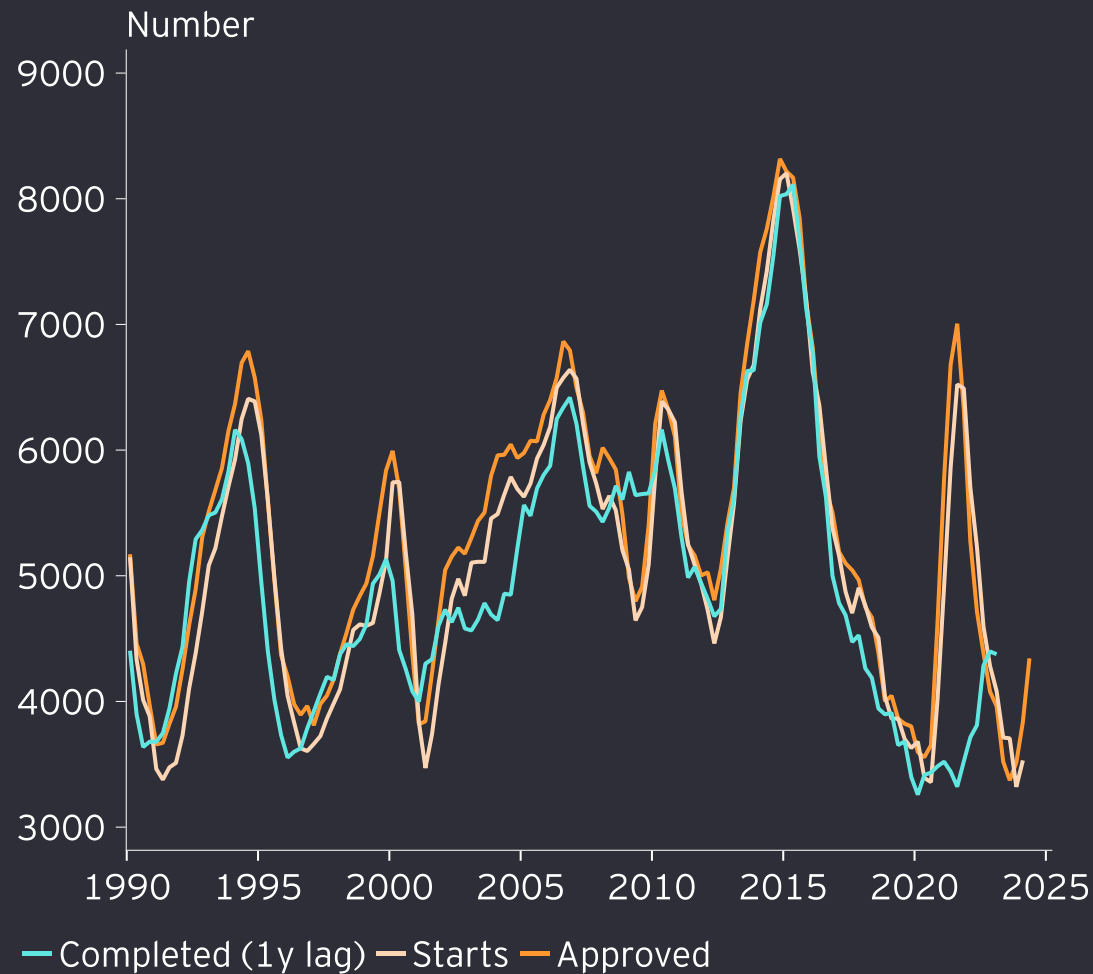
Residential construction completions have been rising and is the only state where building approvals have picked up

House and attached dwelling transfers, WA



Source: ABS, Macrobond, EY

Dwelling approvals, starts and completions - WA

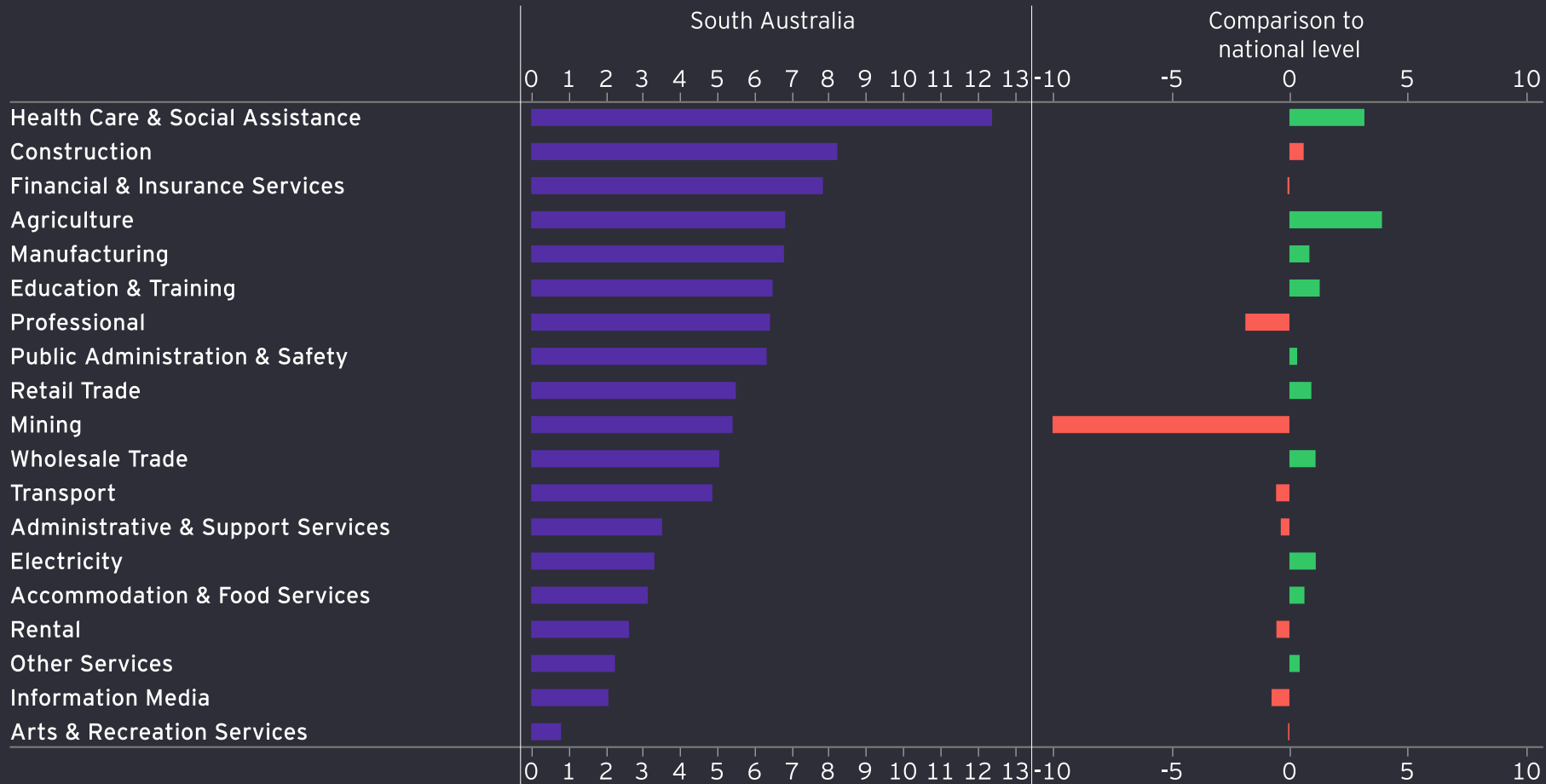


Source: ABS, Macrobond, EY

South Australia

South Australia has a relatively large health care and social assistance industry

SA industry share (FY23) and comparison to national industry share (Q1 2024)

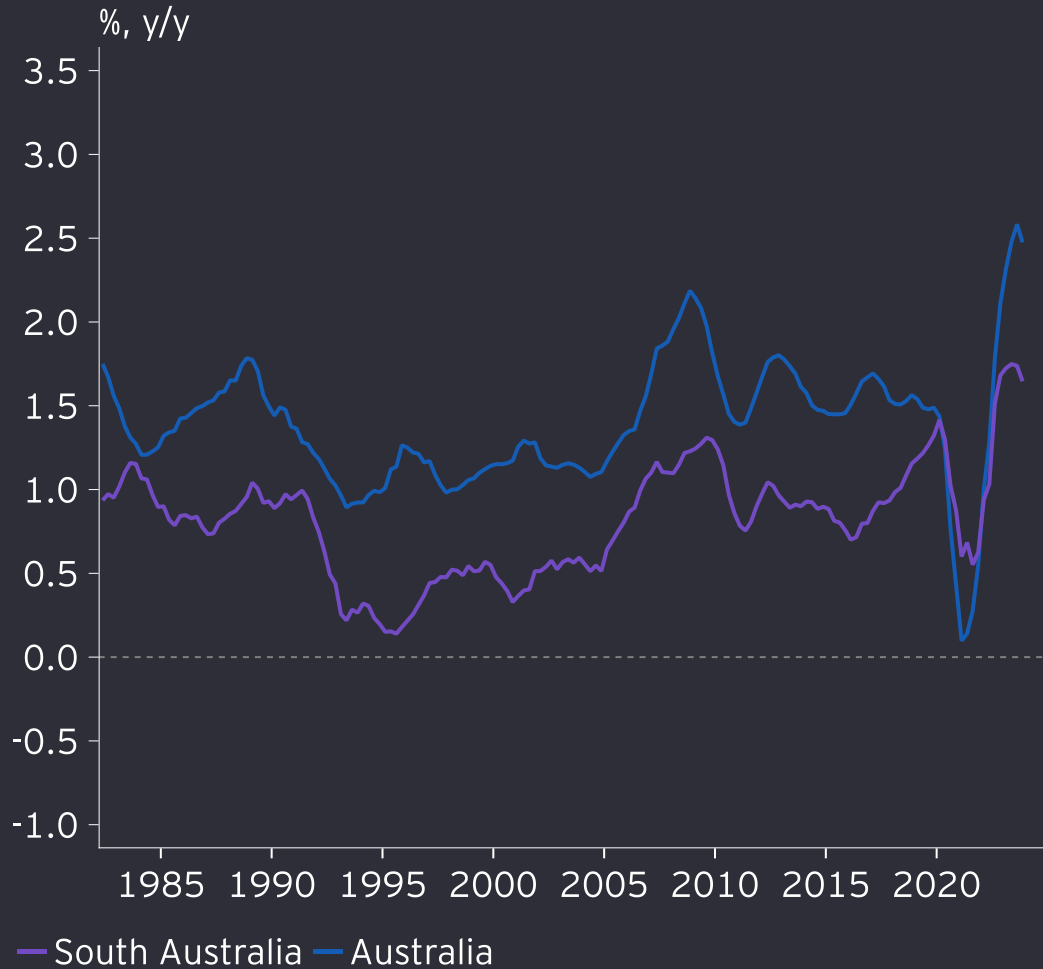


Source: ABS, Macrobond, EY

*green indicates the industry share is higher than national, red indicates the industry share is lower than national.

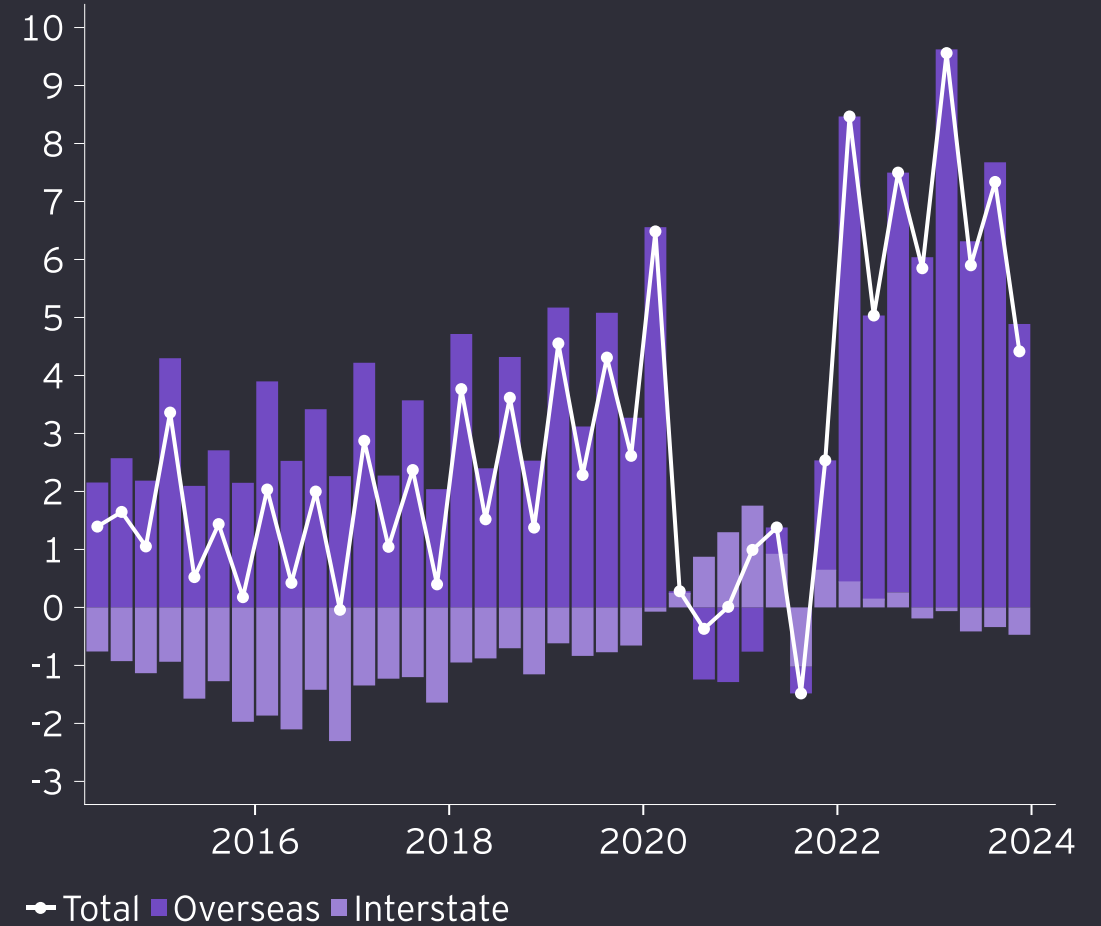
Overseas migration has bounced back, but population growth remains below the national average as interstate migration falls in net terms

Estimated resident population



Source: ABS, Macrobond, EY

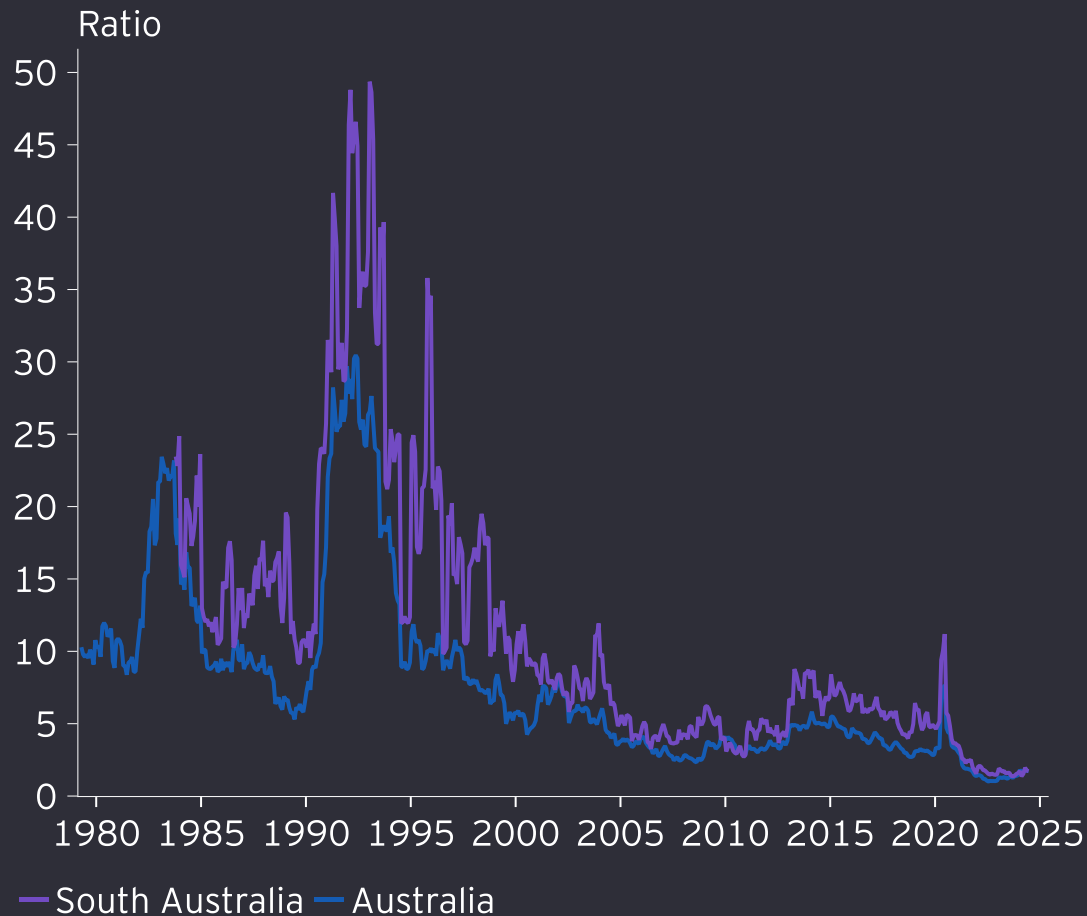
Net Migration, South Australia
thousands



Source: ABS, Macrobond, EY

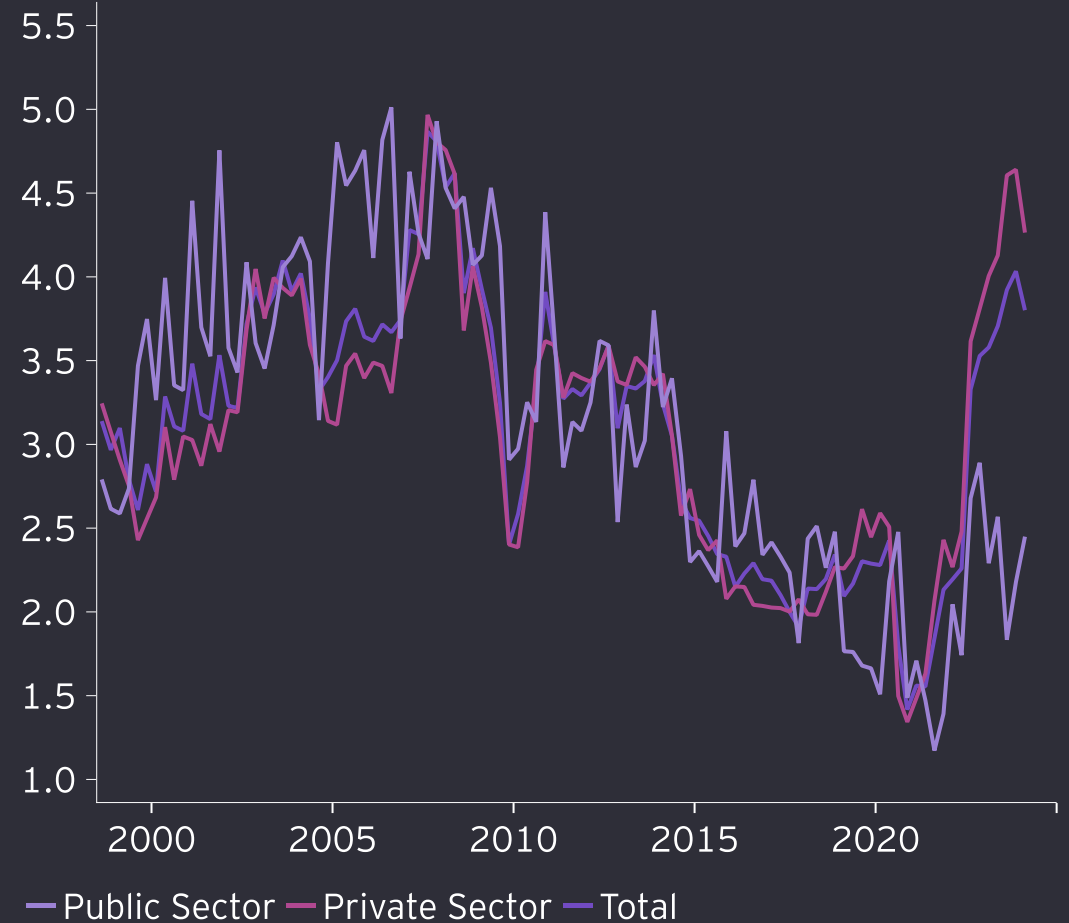
South Australia has the fourth highest unemployed to job vacancy ratio and the third lowest wages growth of the states and territories

Number of unemployed people for each job vacancy, South Australia



Source: ABS, Macrobond, EY

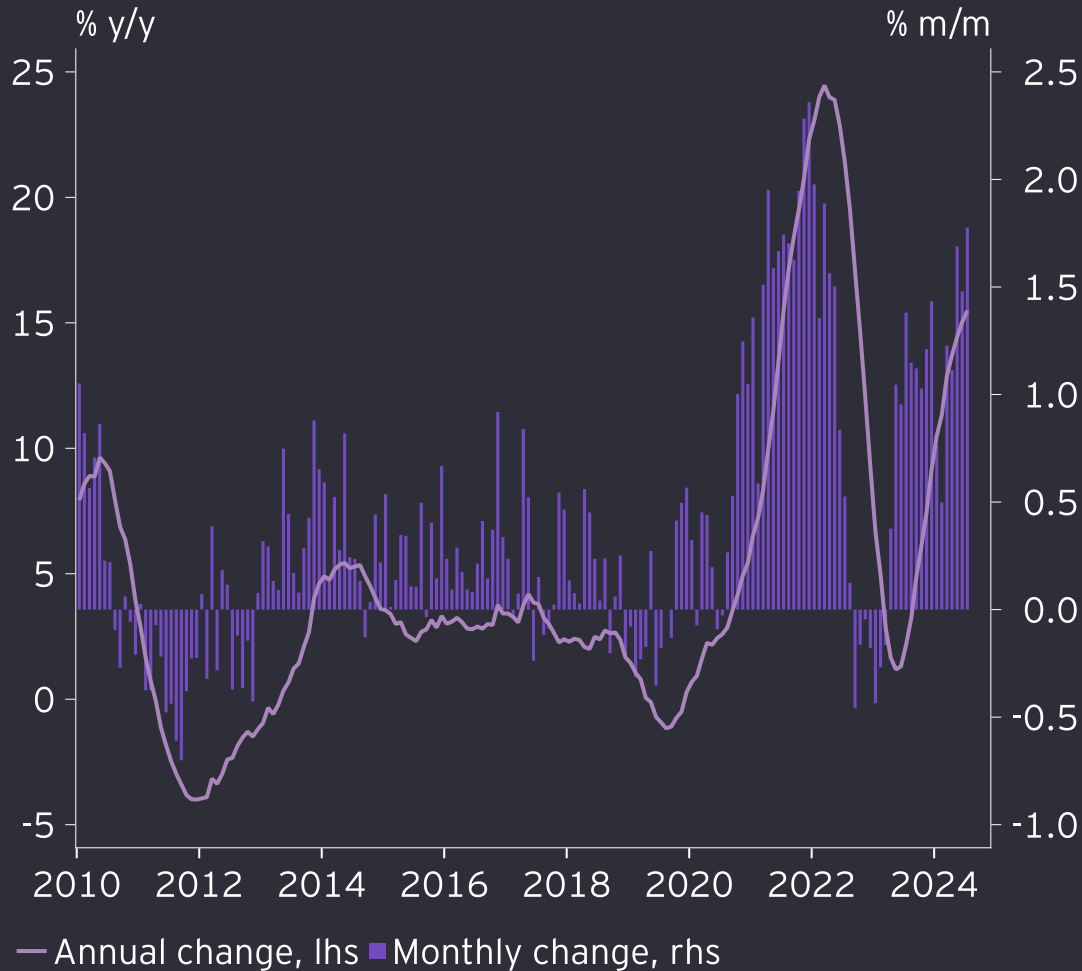
Wage Price Index, SA
% y/y



Source: ABS, Macrobond, EY

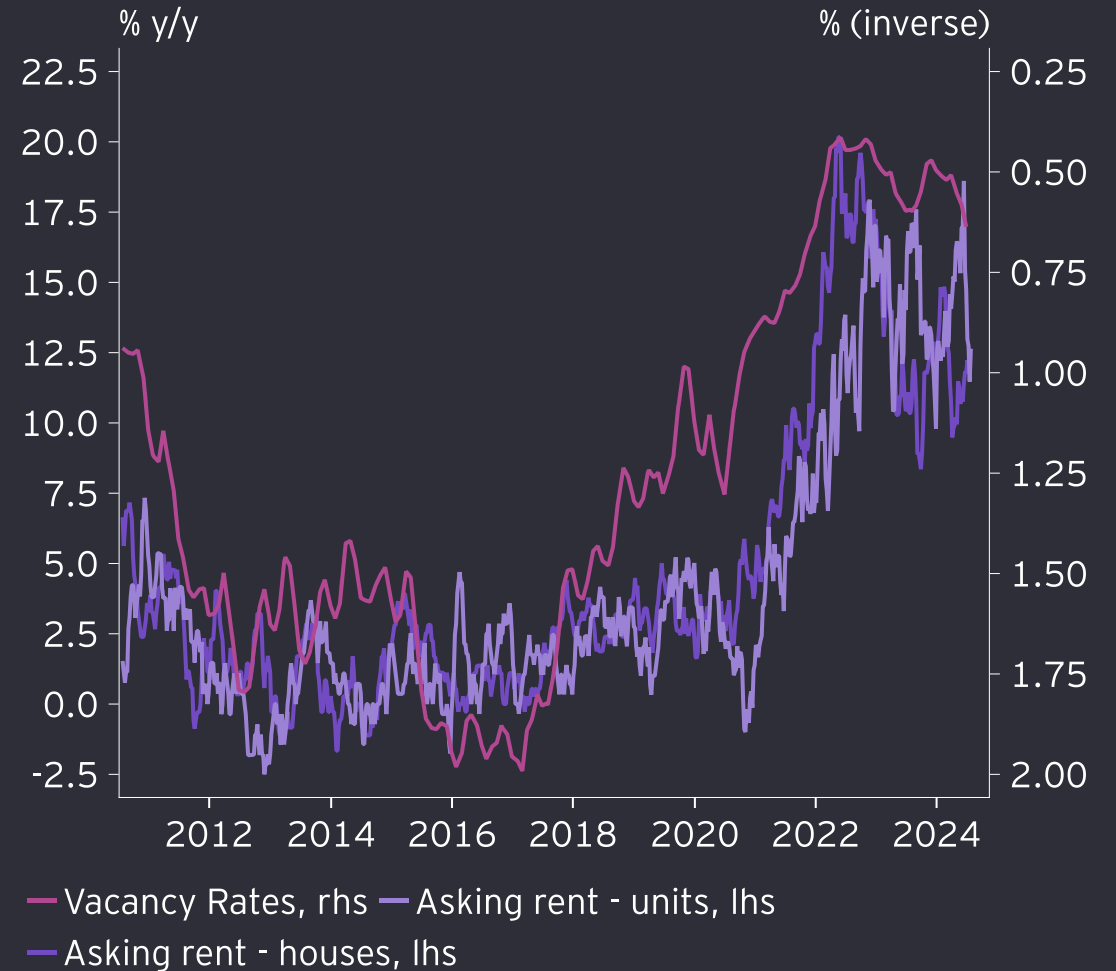
Adelaide has the third fastest dwelling price growth, with prices increasing over 15 per cent since July 2023

Greater Adelaide dwelling prices



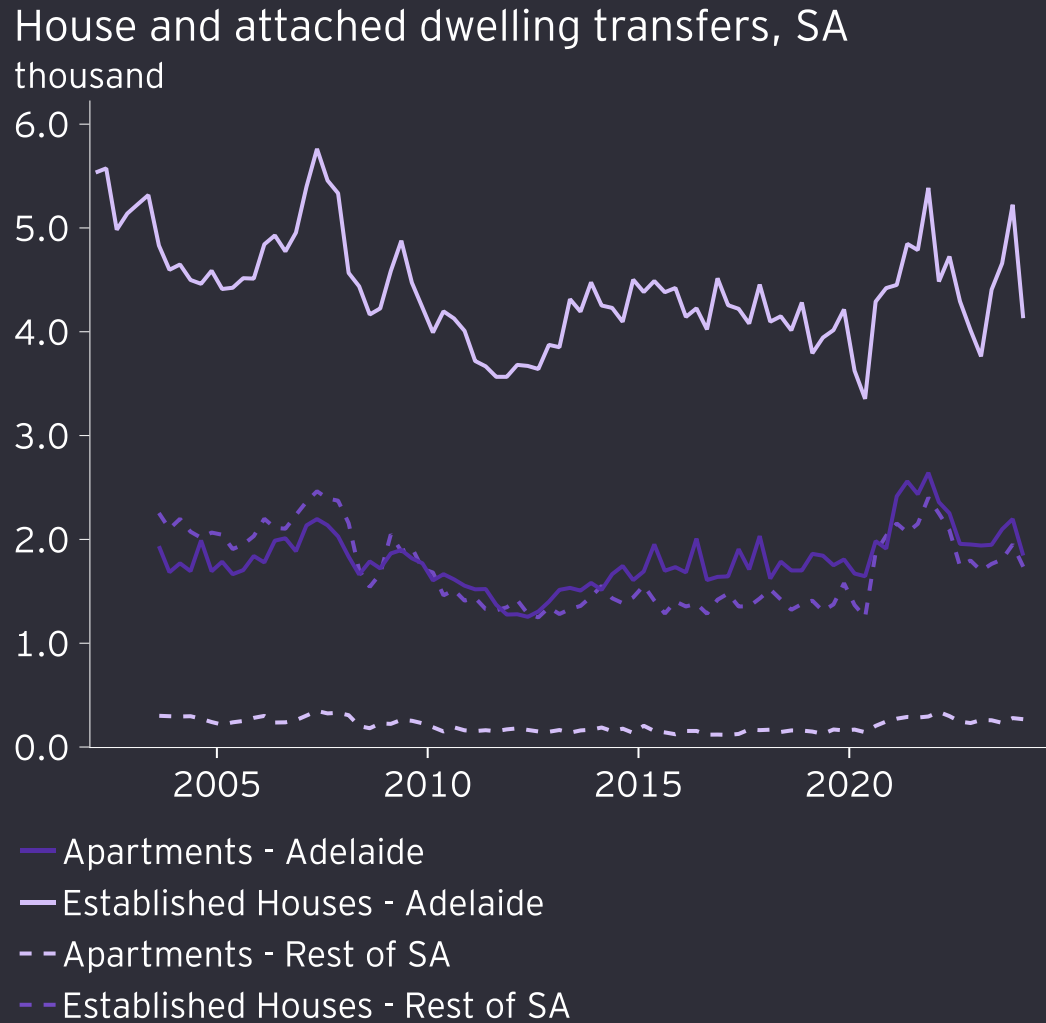
Source: CoreLogic, Macrobond, EY

Adelaide asking rents and vacancy rate

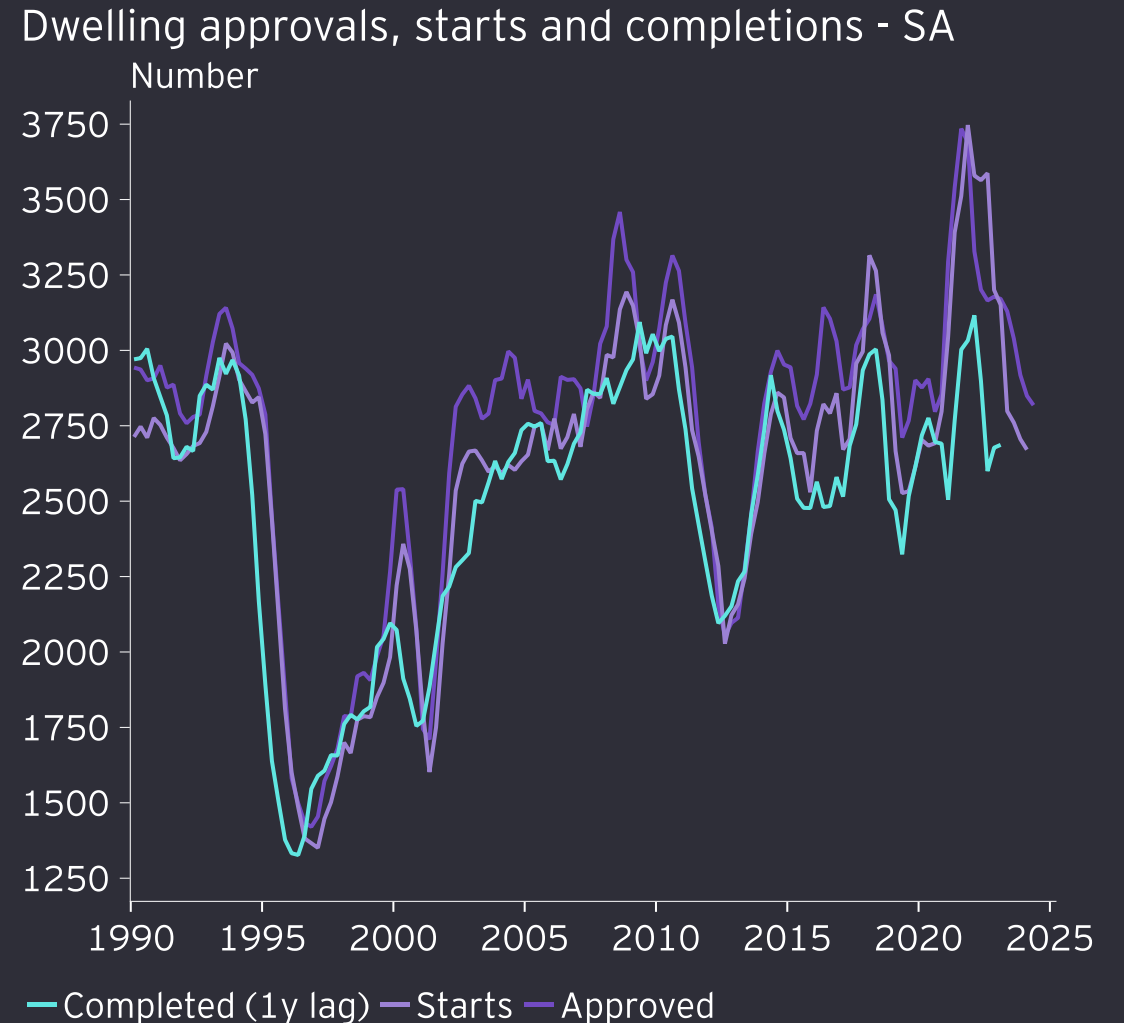


Source: SQM, Macrobond, EY

Dwelling completions remain weak as material and skill shortages pose a challenge, while approvals continue their downward trend



Source: ABS, Macrobond, EY

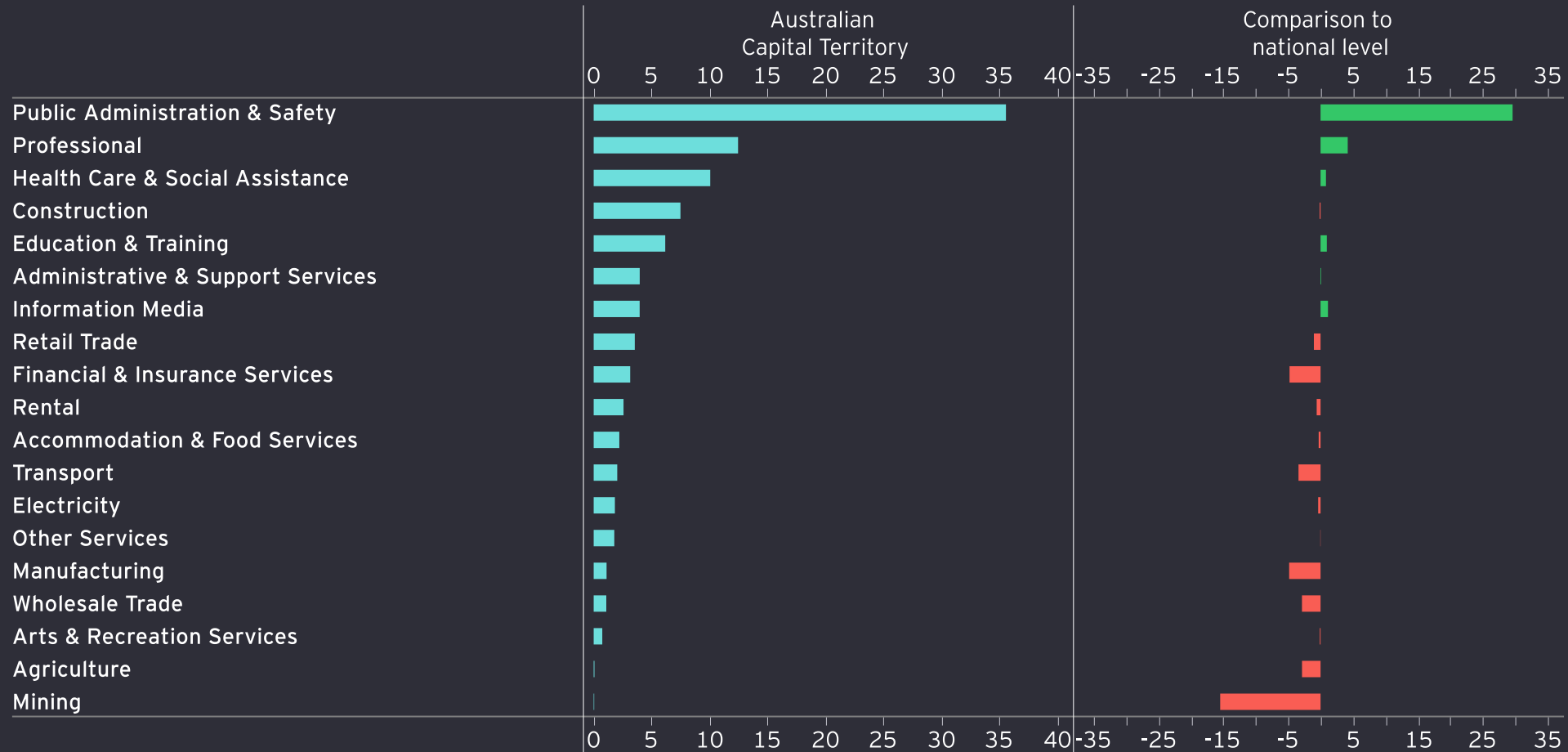


Source: ABS, Macrobond, EY

Australian Capital Territory

The public sector makes up more than a third of ACT's economy

ACT industry share (FY23) and comparison to national industry share (Q1 2024)

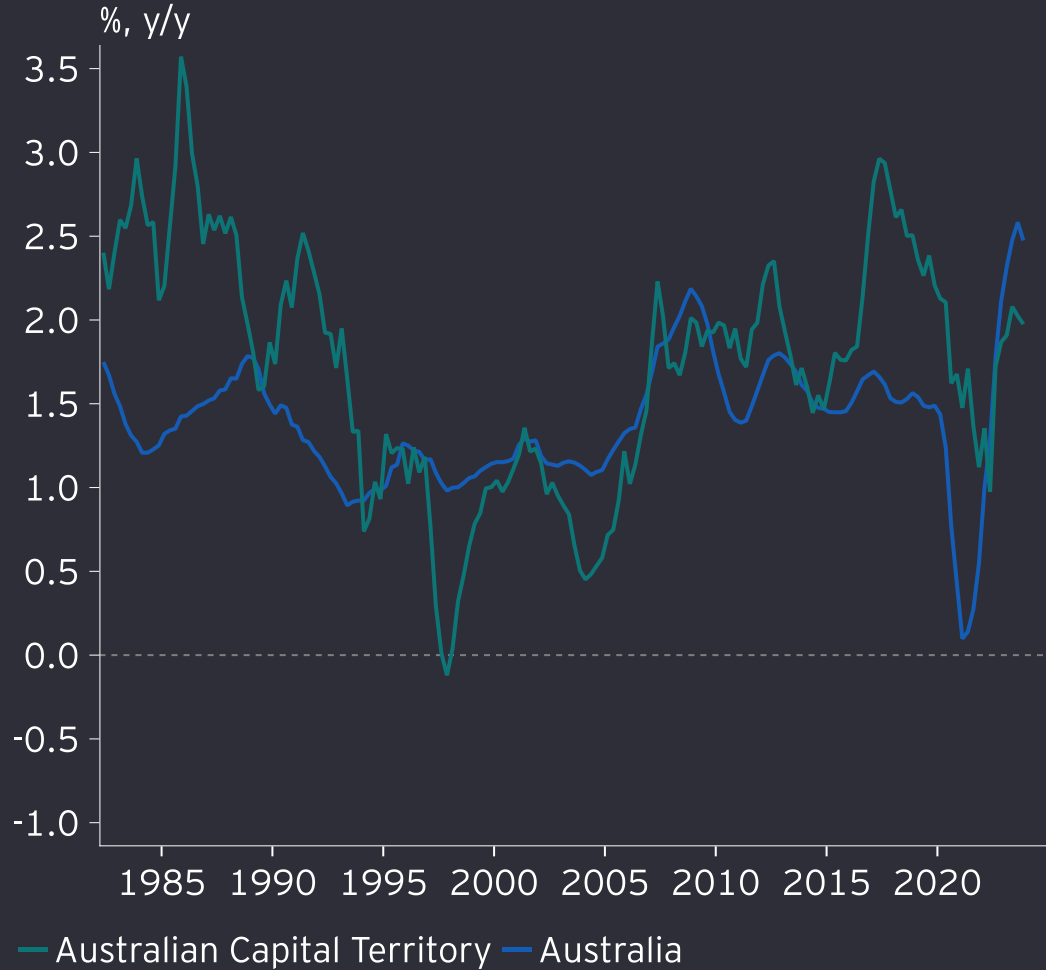


Source: ABS, Macrobond, EY

*green indicates the industry share is higher than national, red indicates the industry share is lower than national.

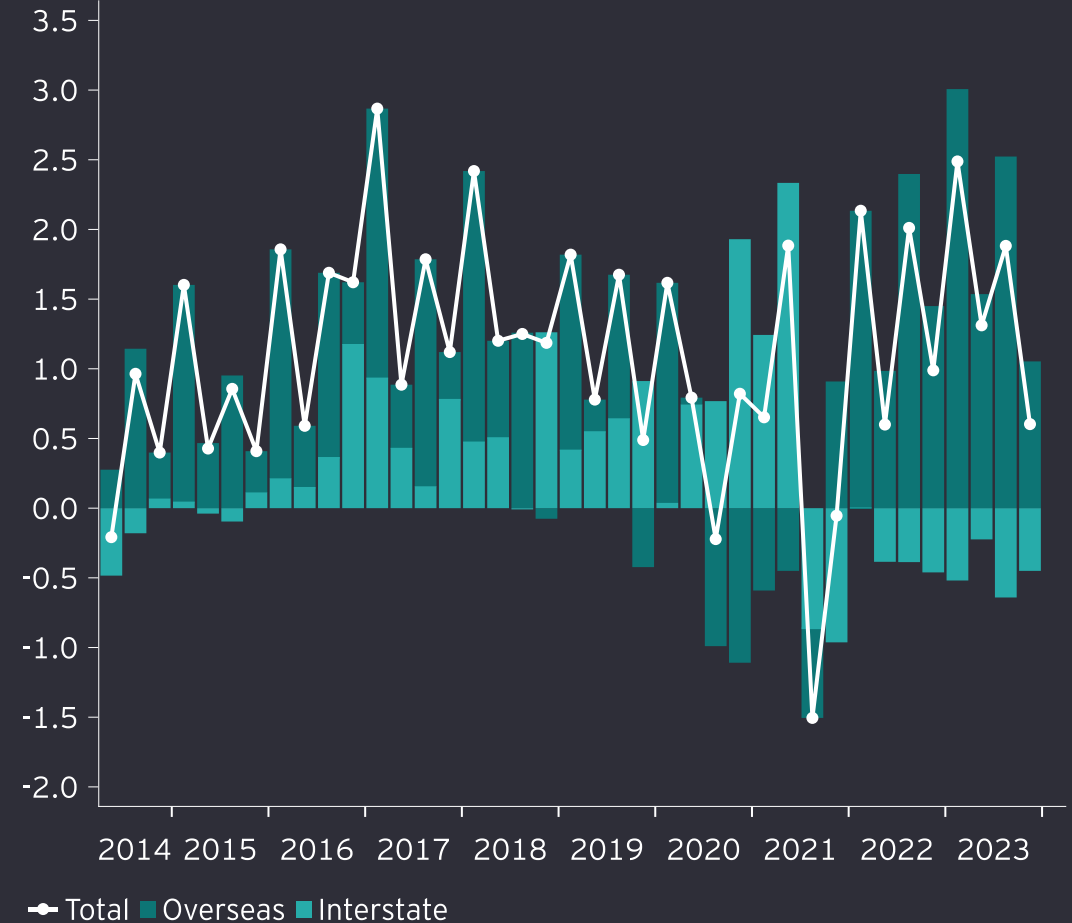
Population growth has picked up due to overseas migration, while the number of people moving to other states trends higher in net terms

Estimated resident population



Source: ABS, Macrobond, EY

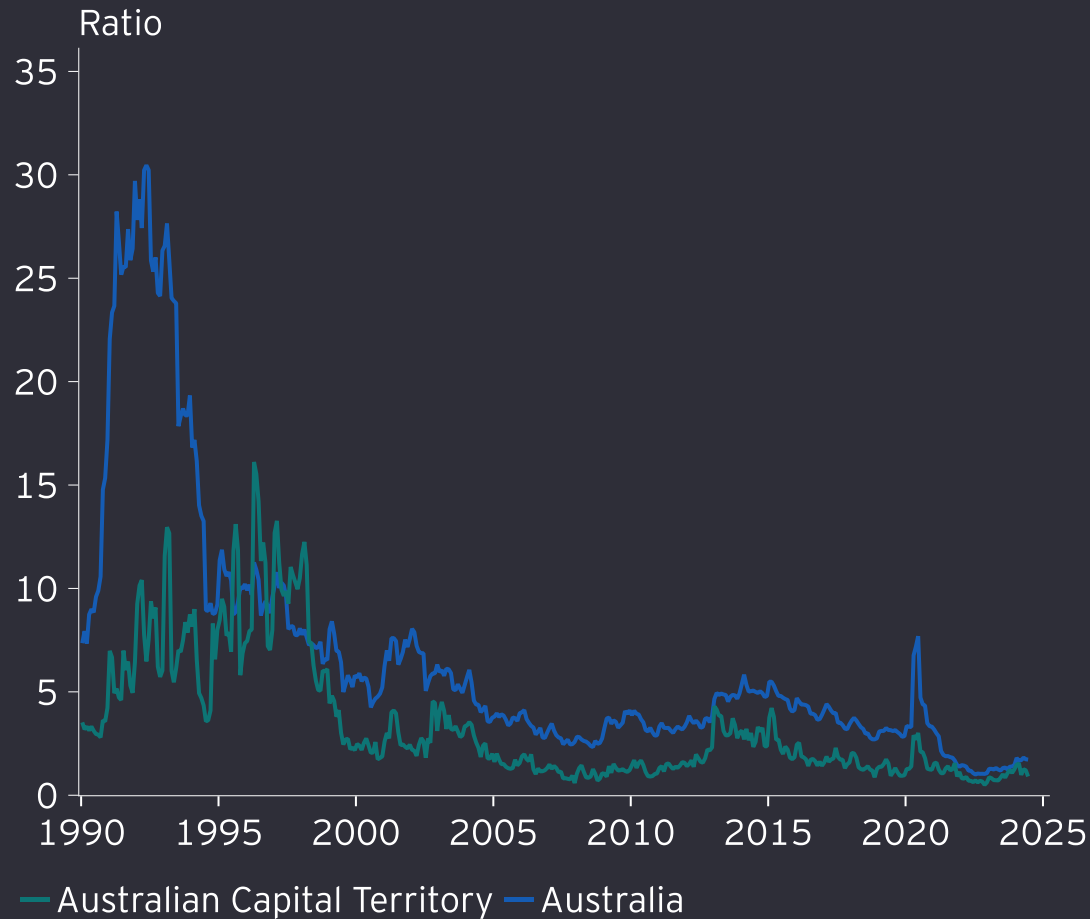
Net Migration, Australian Capital Territory
No. of Persons, Thousands



Source: ABS, Macrobond, EY

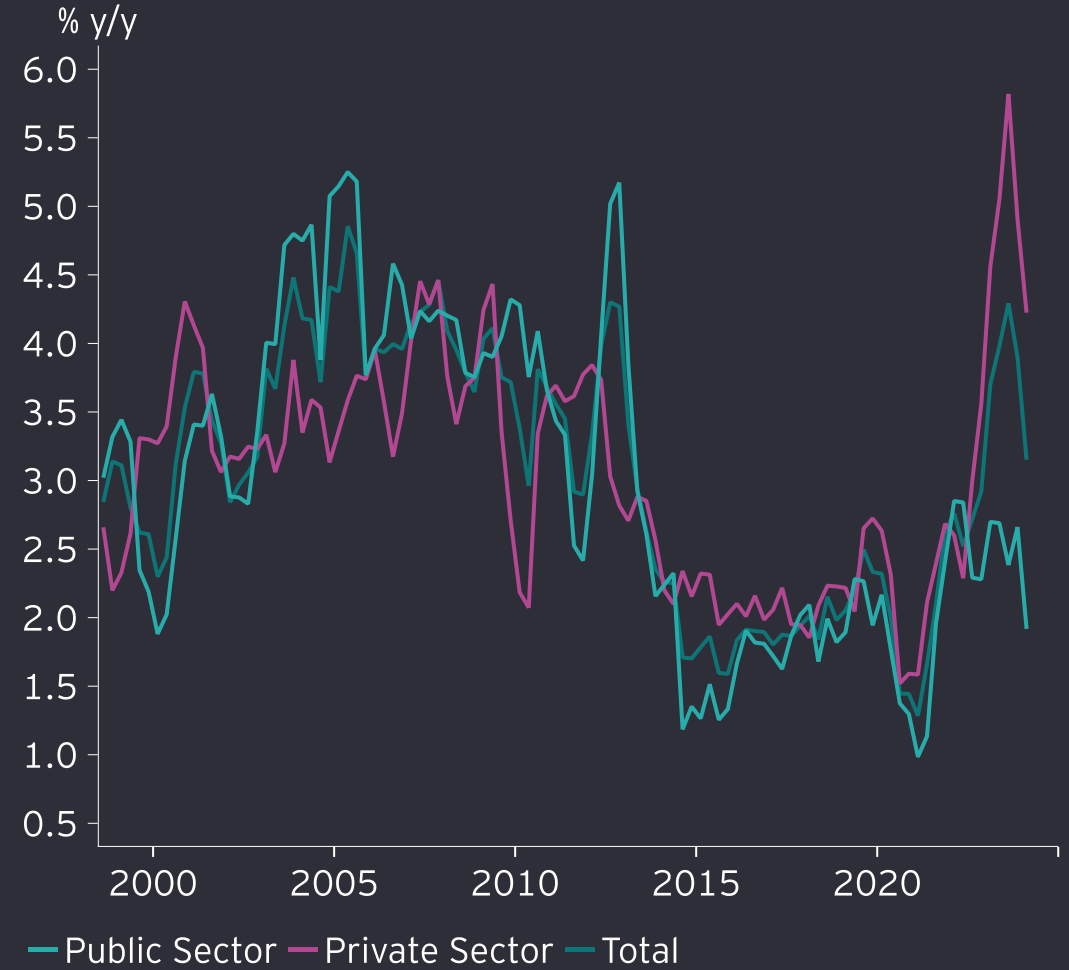
ACT has the lowest unemployed to job vacancy ratio in Australia, but its annual wage growth is the weakest

Number of unemployed people for each job vacancy, ACT



Source: ABS, Macrobond, EY

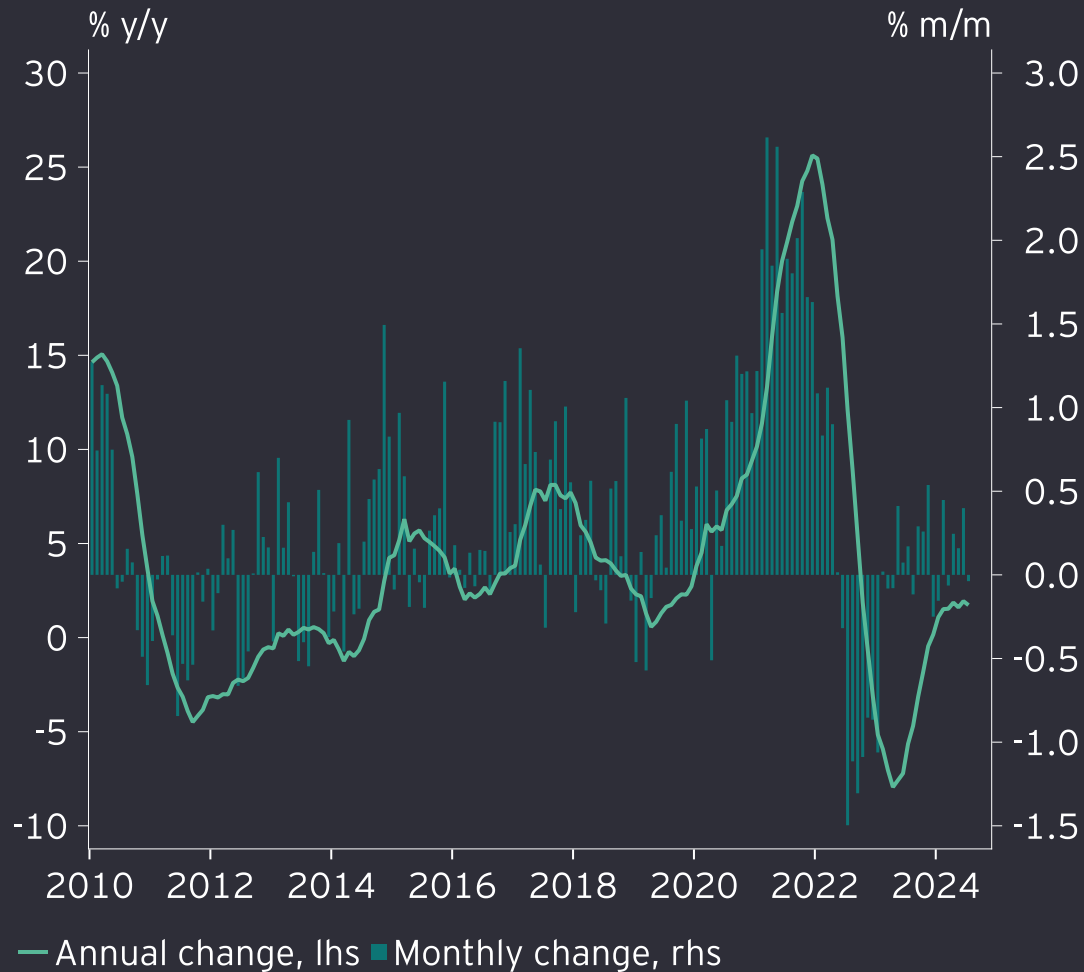
Wage Price Index, ACT



Source: ABS, Macrobond, EY

House prices in Canberra have increased by 1.7 per cent over the year to July 2024, while rental price growth has slowed as the vacancy rate has increased

Canberra dwelling prices



Source: CoreLogic, Macrobond, EY

Canberra asking rents and vacancy rate

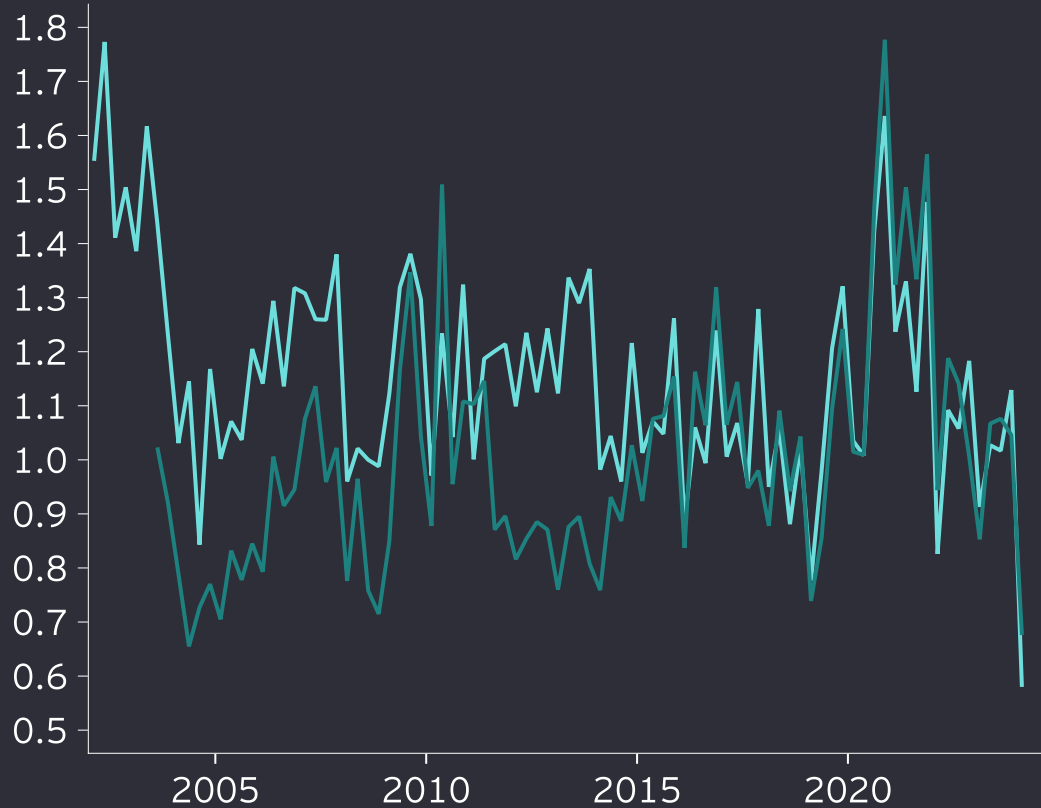


Source: SQM, Macrobond

Dwelling completions have fallen in the ACT, while approvals have started to rise

House and attached dwelling transfers, ACT

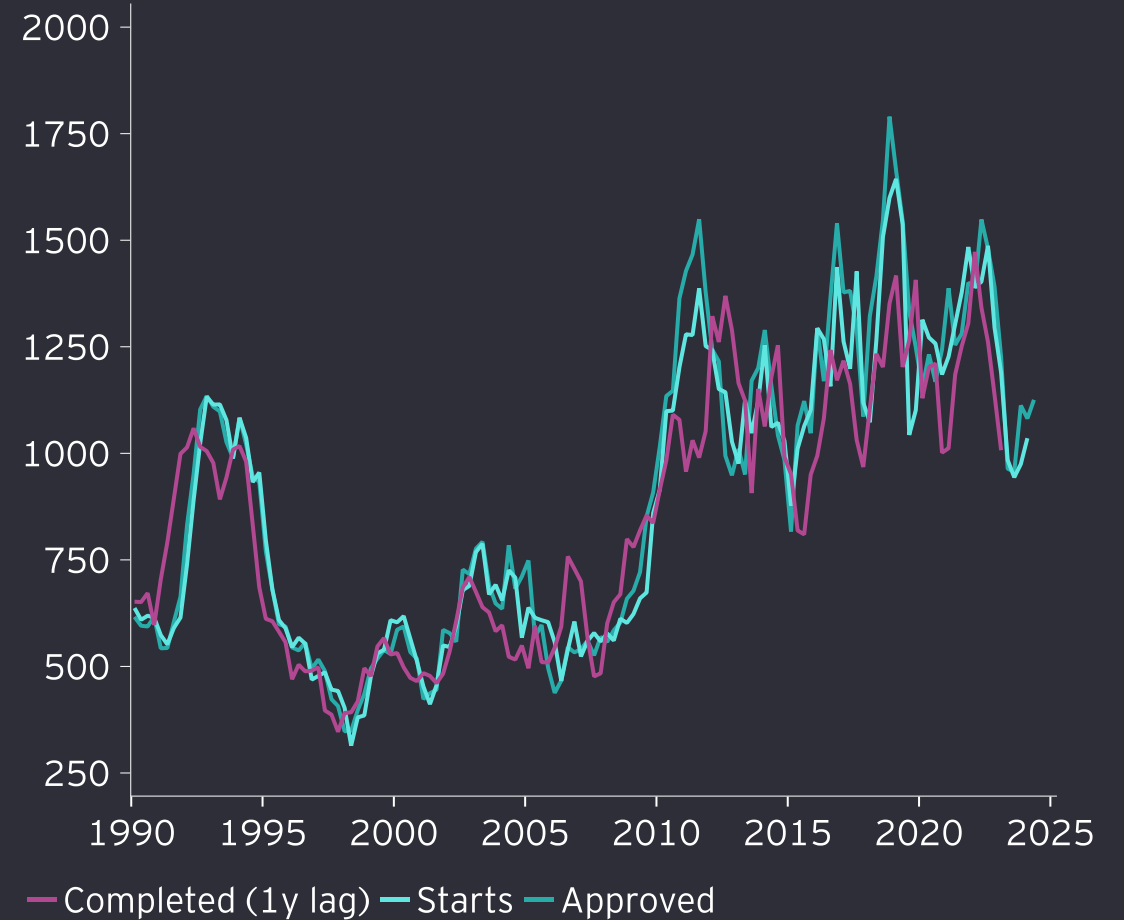
thousand



Source: ABS, Macrobond, EY

Dwelling approvals, starts and completions - ACT

Number

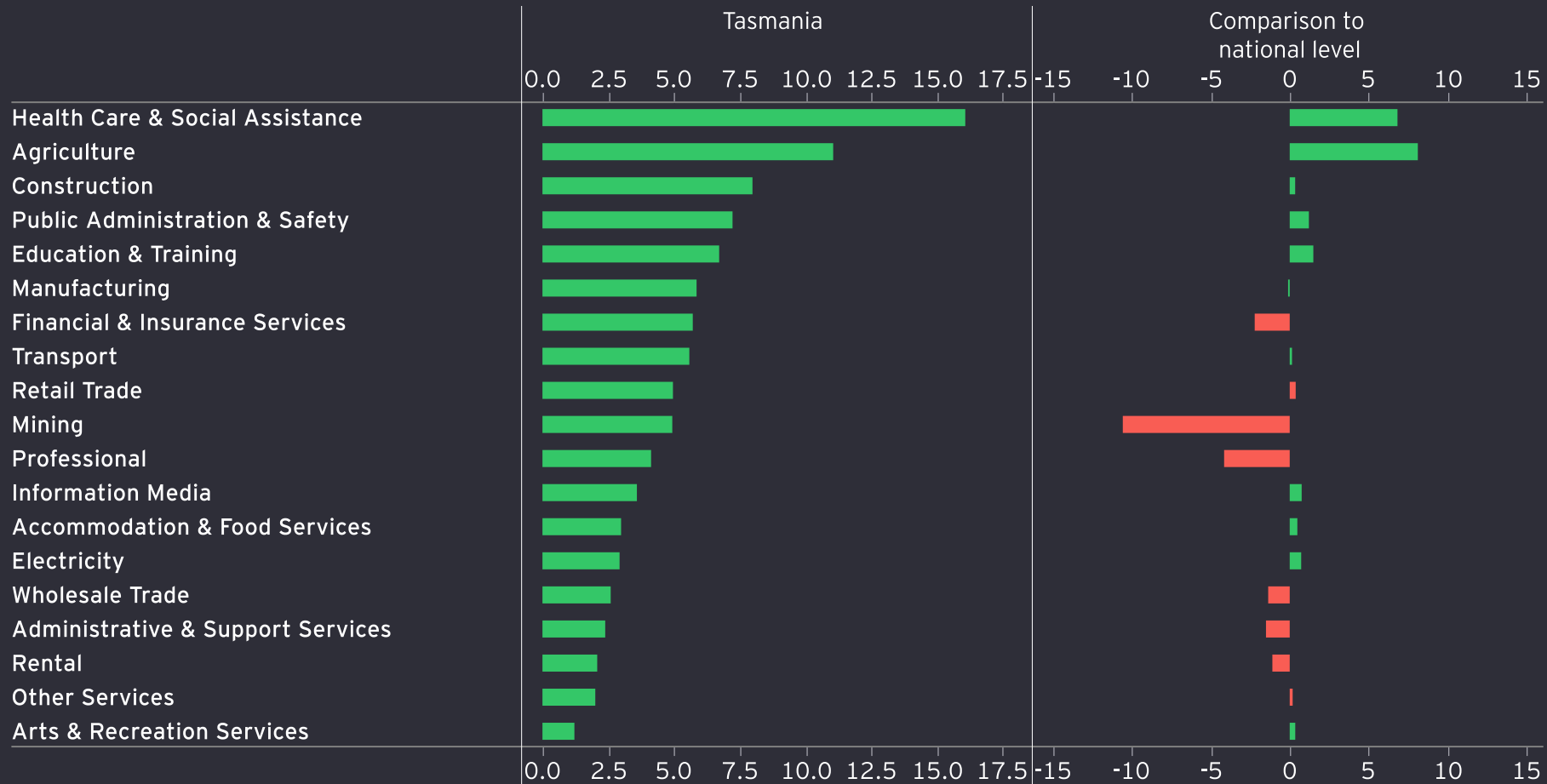


Source: ABS, Macrobond, EY

Tasmania

Tasmania has a strong focus on health care and agriculture

TAS industry share (FY23) and comparison to national industry share (Q1 2024)

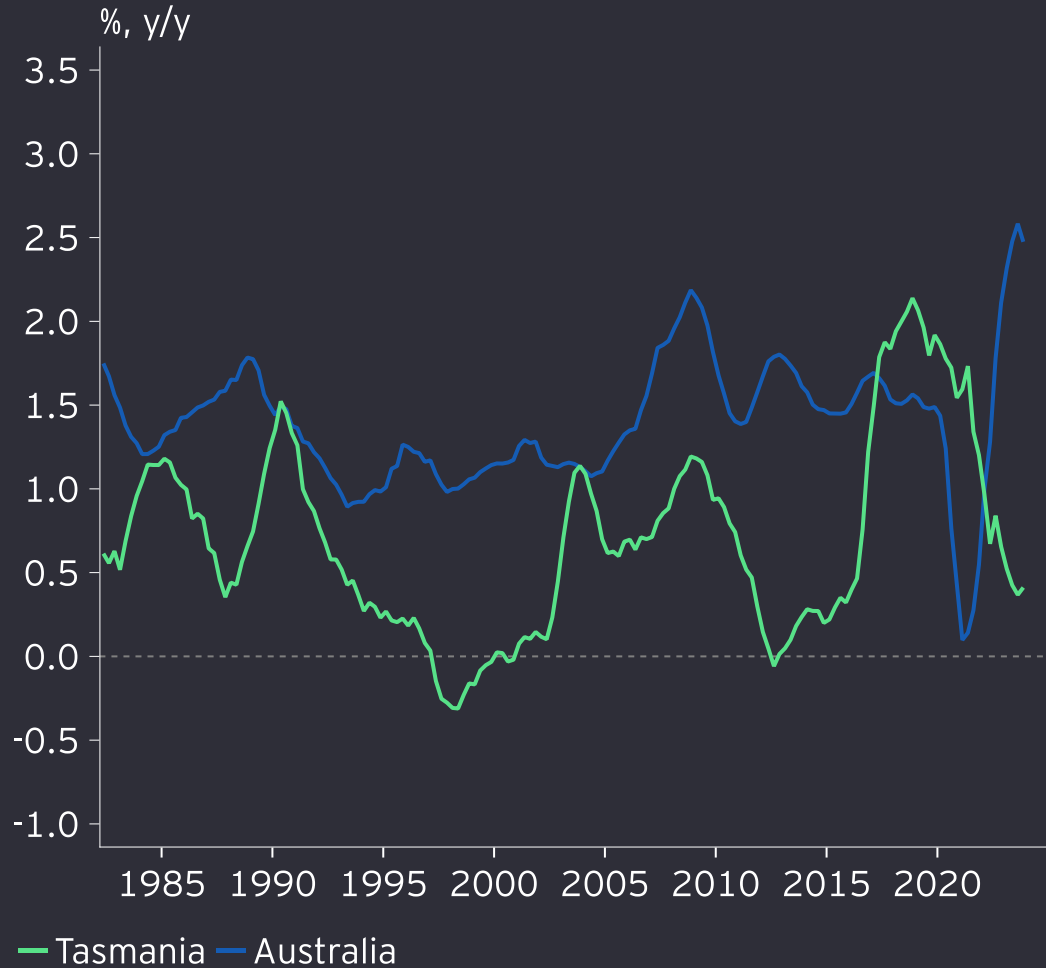


Source: ABS, Macrobond, EY

*green indicates the industry share is higher than national, red indicates the industry share is lower than national.

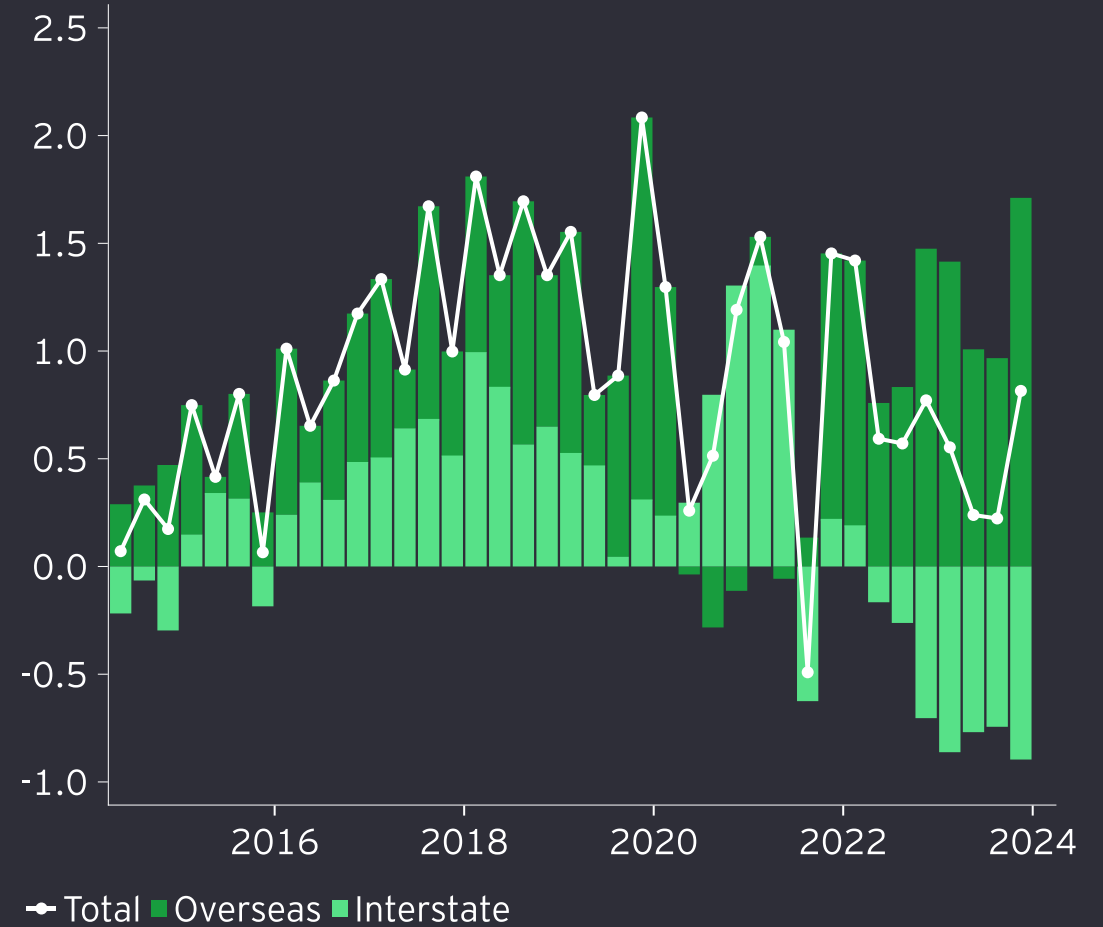
Tasmania's population growth rate is well below the national average as the state suffers net interstate departures

Estimated resident population



Source: ABS, Macrobond, EY

Net Migration, Tasmania
thousands

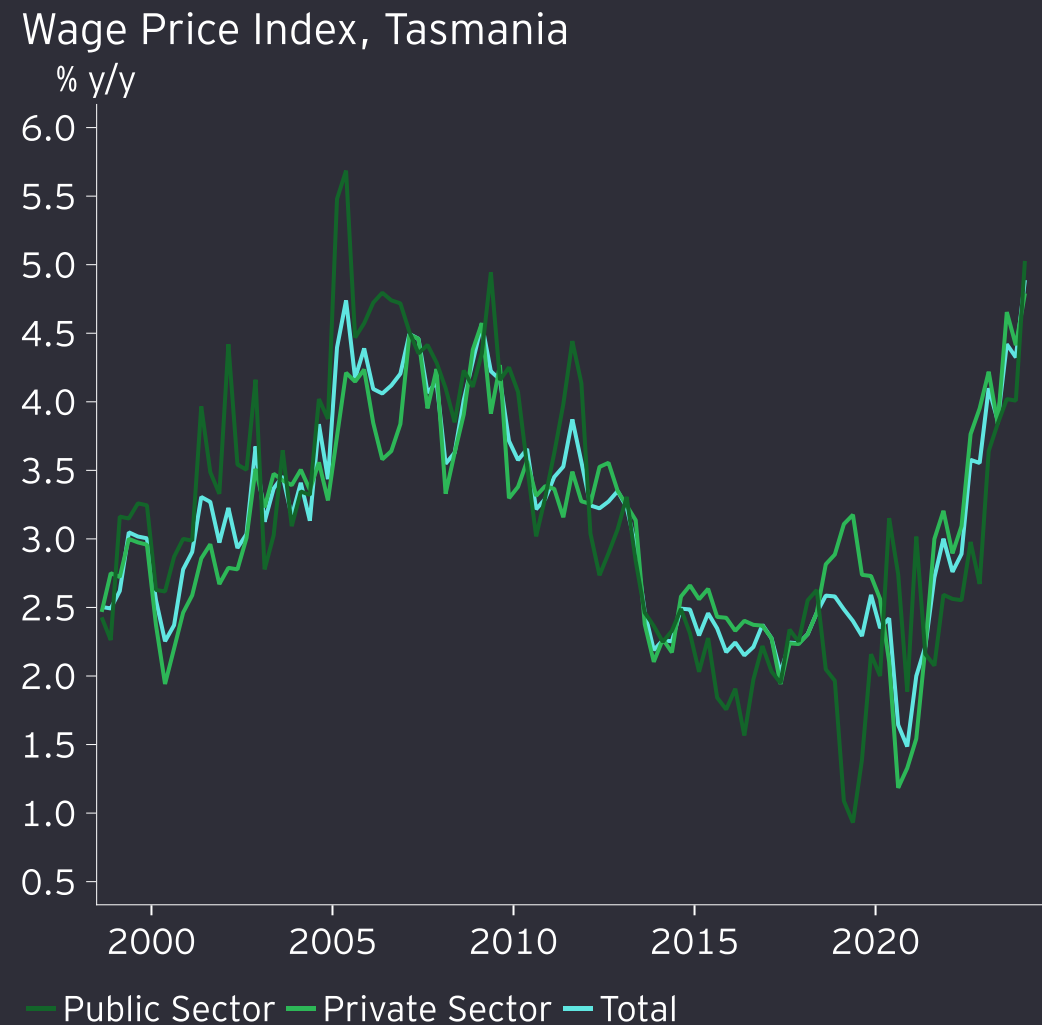


Source: ABS, Macrobond, EY

Tasmania has the strongest annual wage growth in the country, and the second lowest unemployed to job vacancy ratio of the states



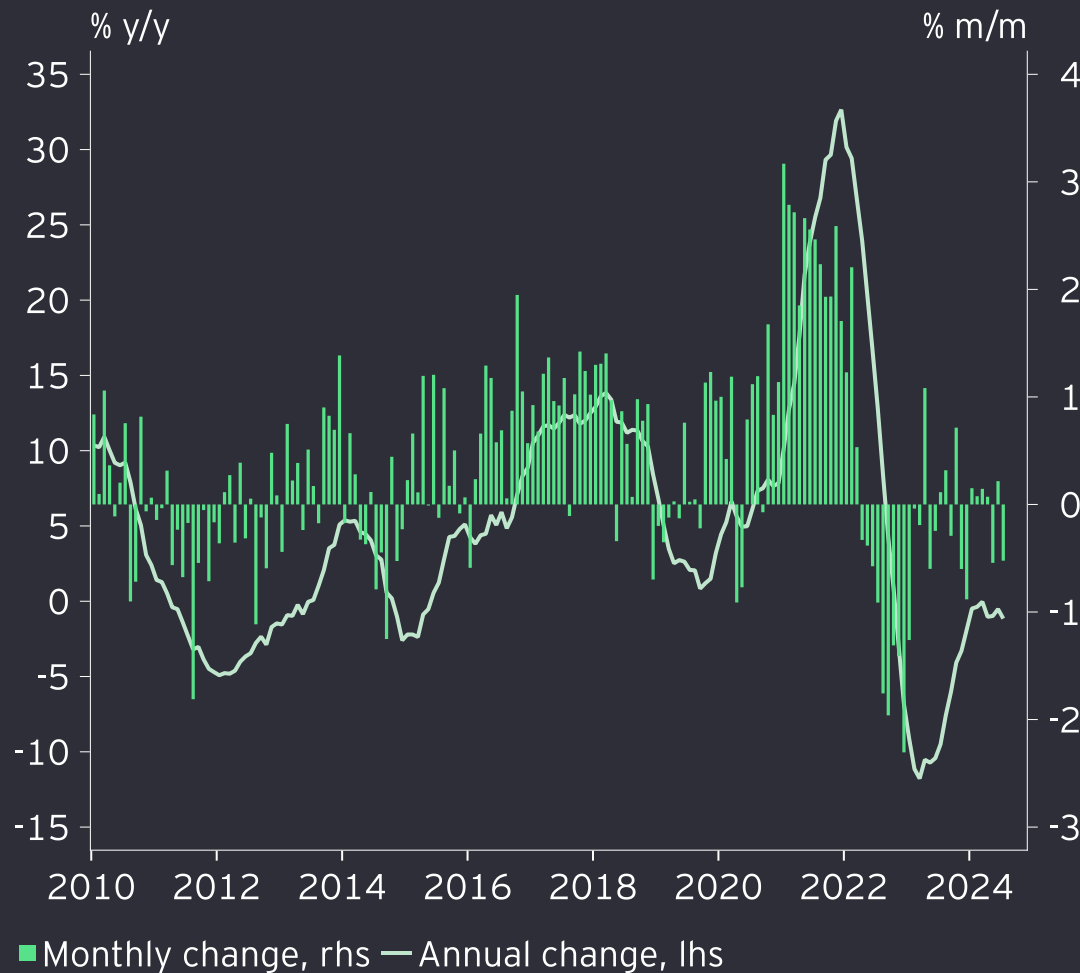
Source: ABS, Macrobond, EY



Source: ABS, Macrobond, EY

Conditions in the Hobart property market have eased, with house prices falling by 1.2 per cent in the year to July 2024. Asking rents continue to increase

Greater Hobart dwelling prices



Source: CoreLogic, Macrobond, EY

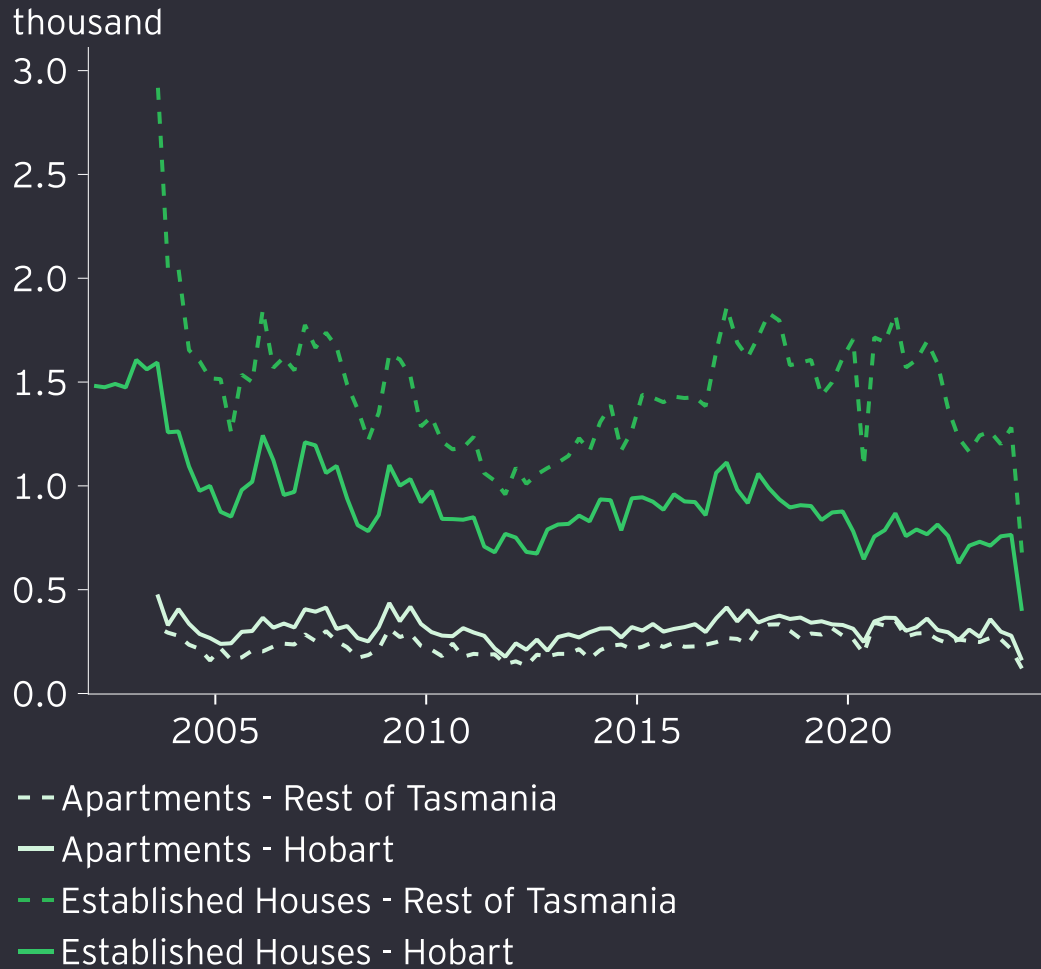
Hobart asking rents and vacancy rate



Source: SQM, Macrobond, EY

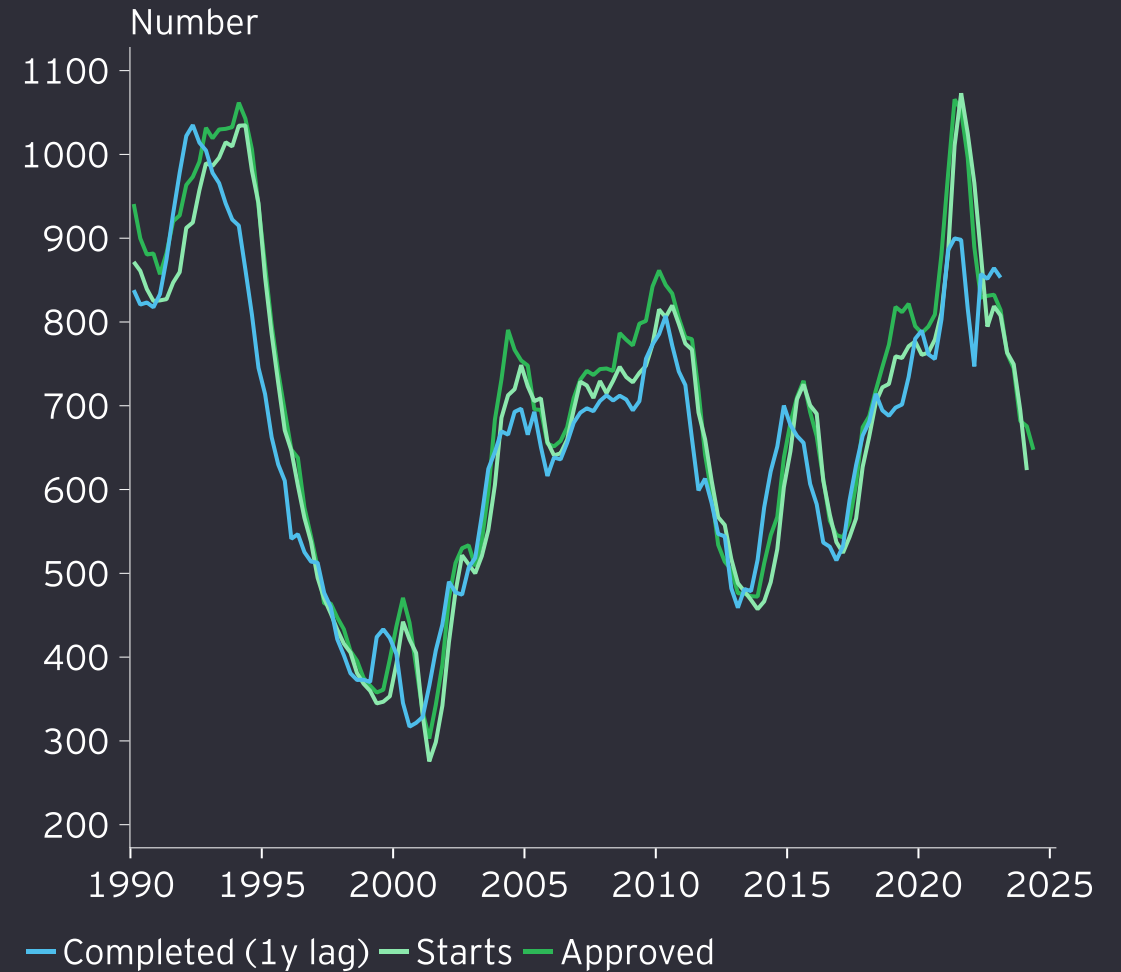
Dwelling transfers and approvals are falling, as demand for new homes is impacted by higher borrowing costs and low population growth

House and attached dwelling transfers, TAS



Source: ABS, Macrobond, EY

Dwelling approvals, starts and completions - TAS

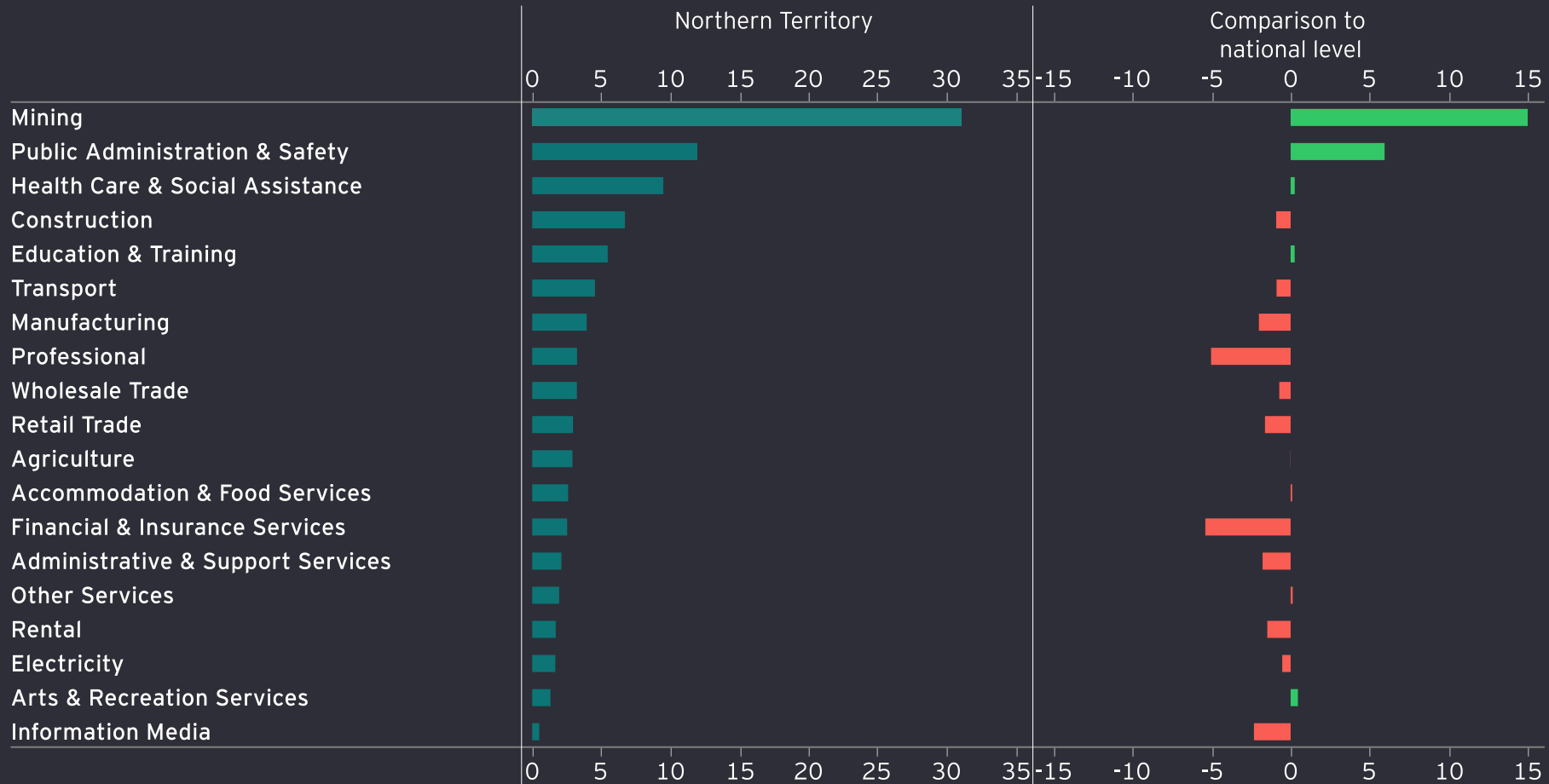


Source: ABS, Macrobond, EY

Northern Territory

Mining makes up more than 30 per cent of the NT economy

NT industry share (FY23) and comparison to national industry share (Q1 2024)

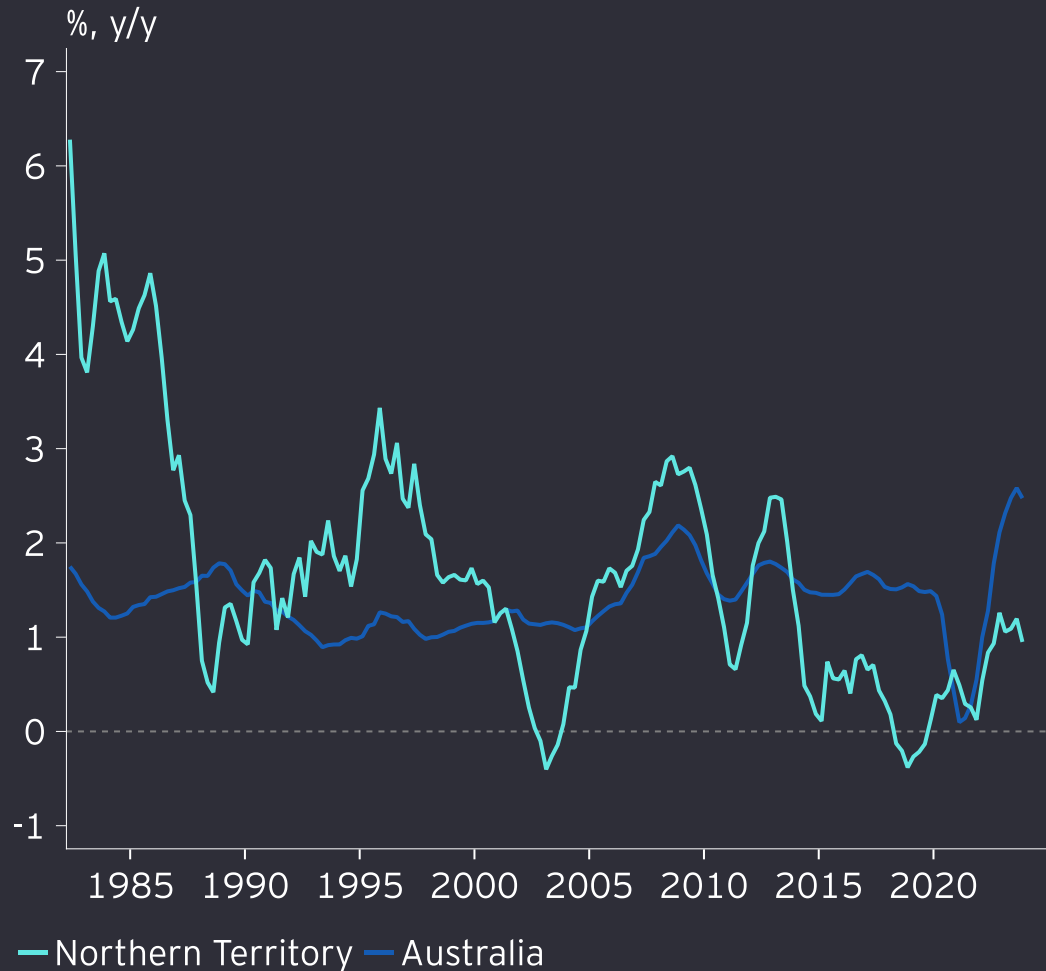


Source: ABS, Macrobond, EY

*green indicates the industry share is higher than national, red indicates the industry share is lower than national.

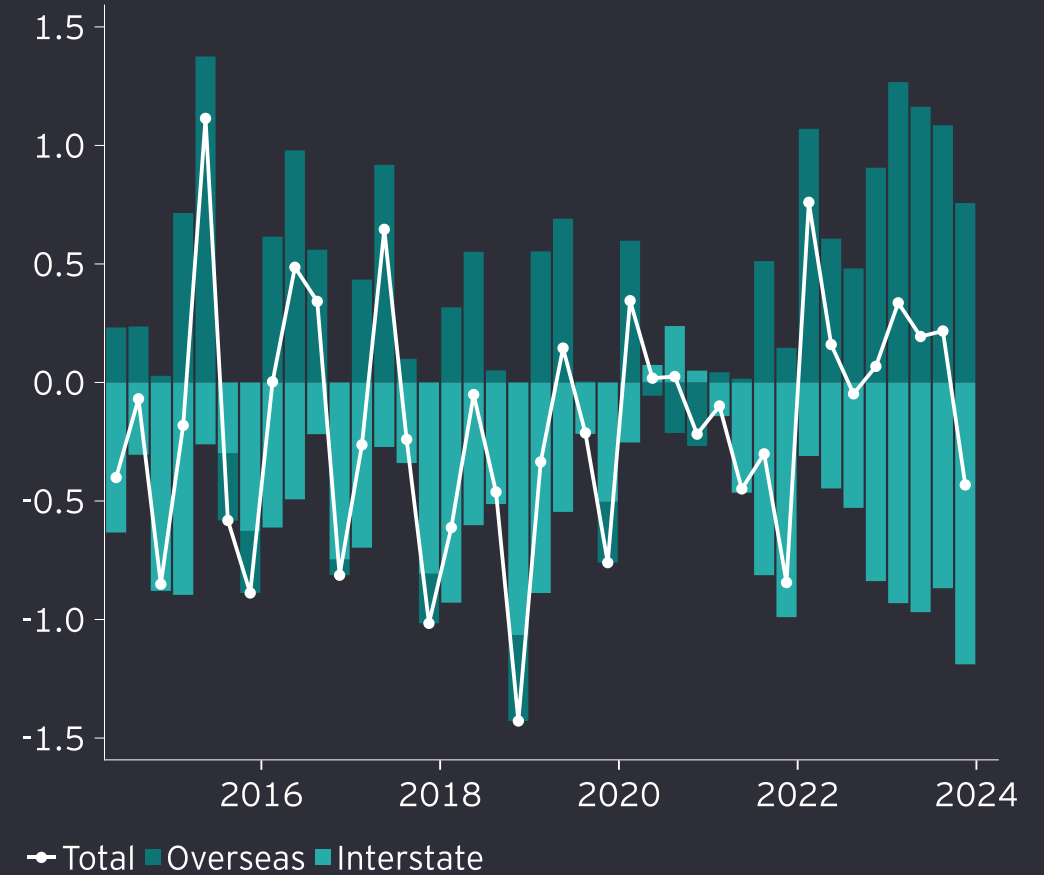
Population growth is well below the national average as the NT continues to lose more residents interstate, than it gains in overseas arrivals

Estimated resident population



Source: ABS, Macrobond, EY

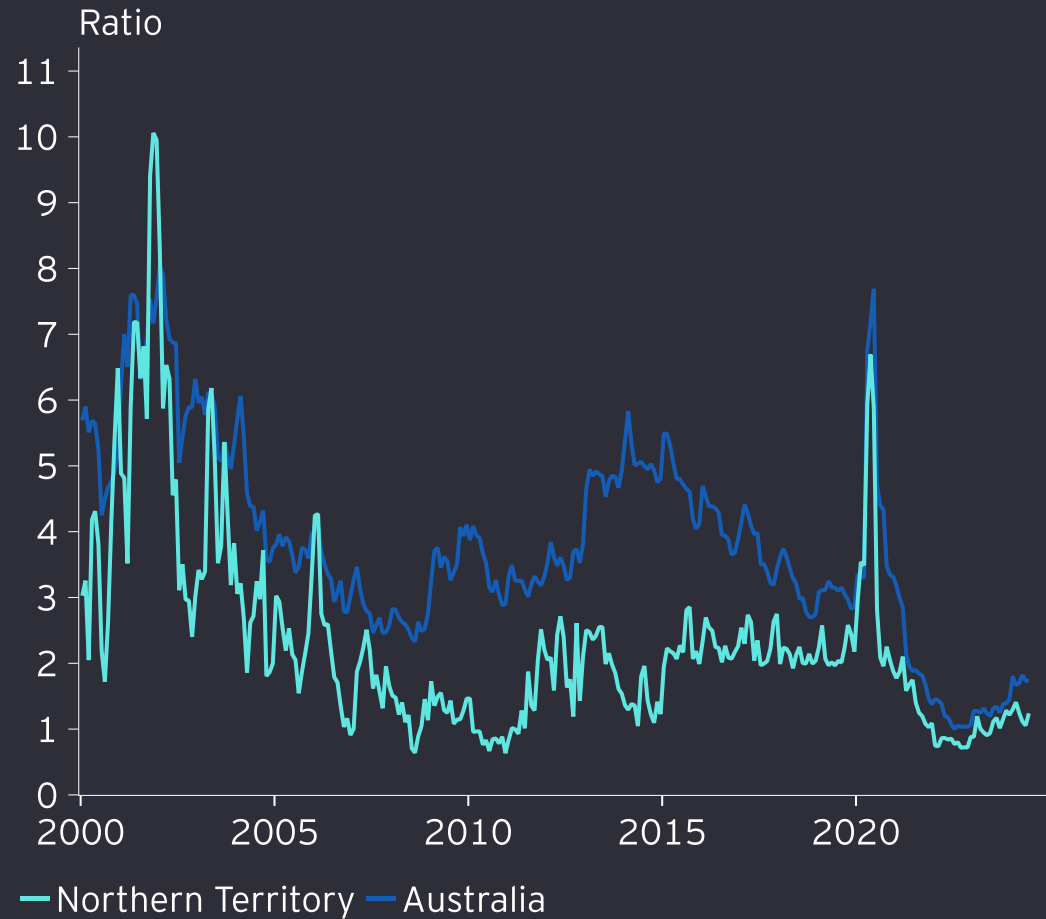
Net Migration, Northern Territory
No. of Persons, Thousands



Source: ABS, Macrobond, EY

The NT has the second lowest unemployed to job vacancy ratio in Australia. Wages growth may have peaked.

Number of unemployed people for each job vacancy, Northern Territory



Source: ABS, Macrobond, EY

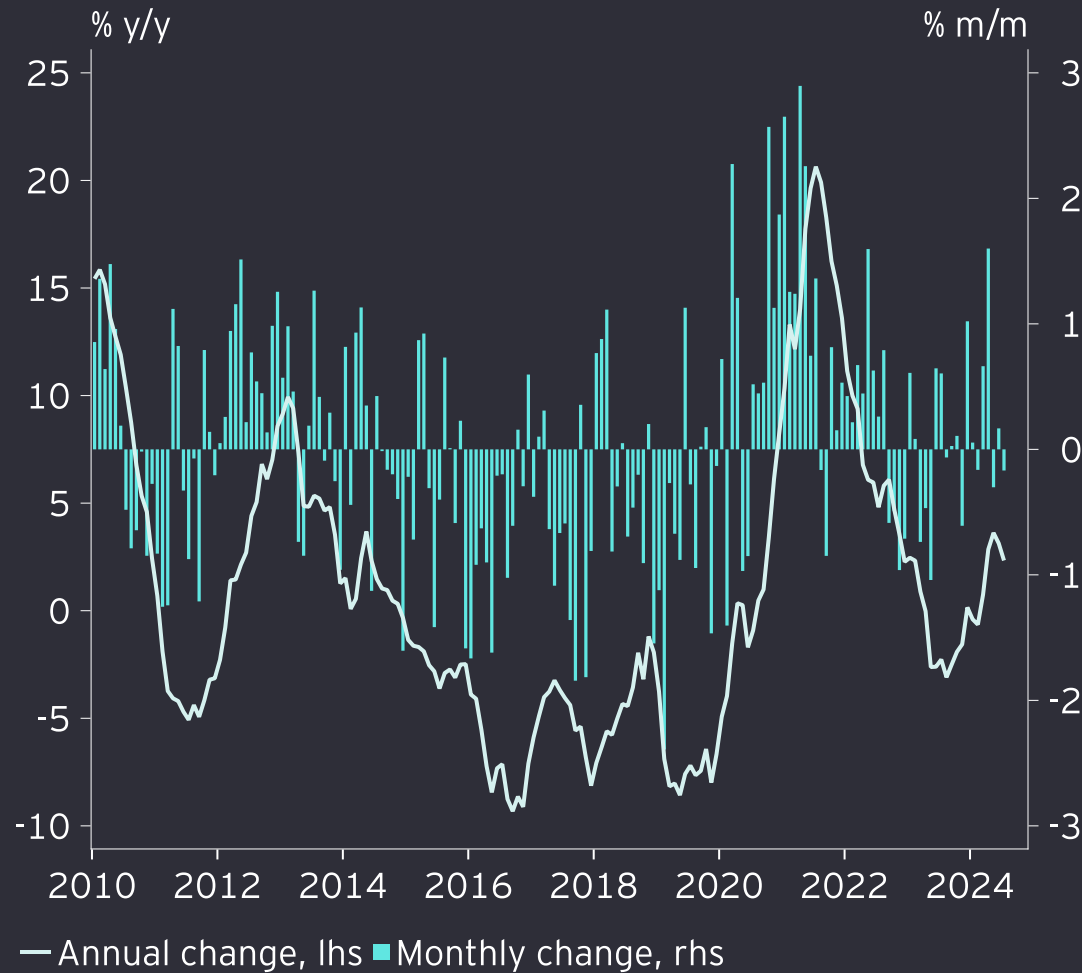
Wage Price Index, NT



Source: ABS, Macrobond, EY

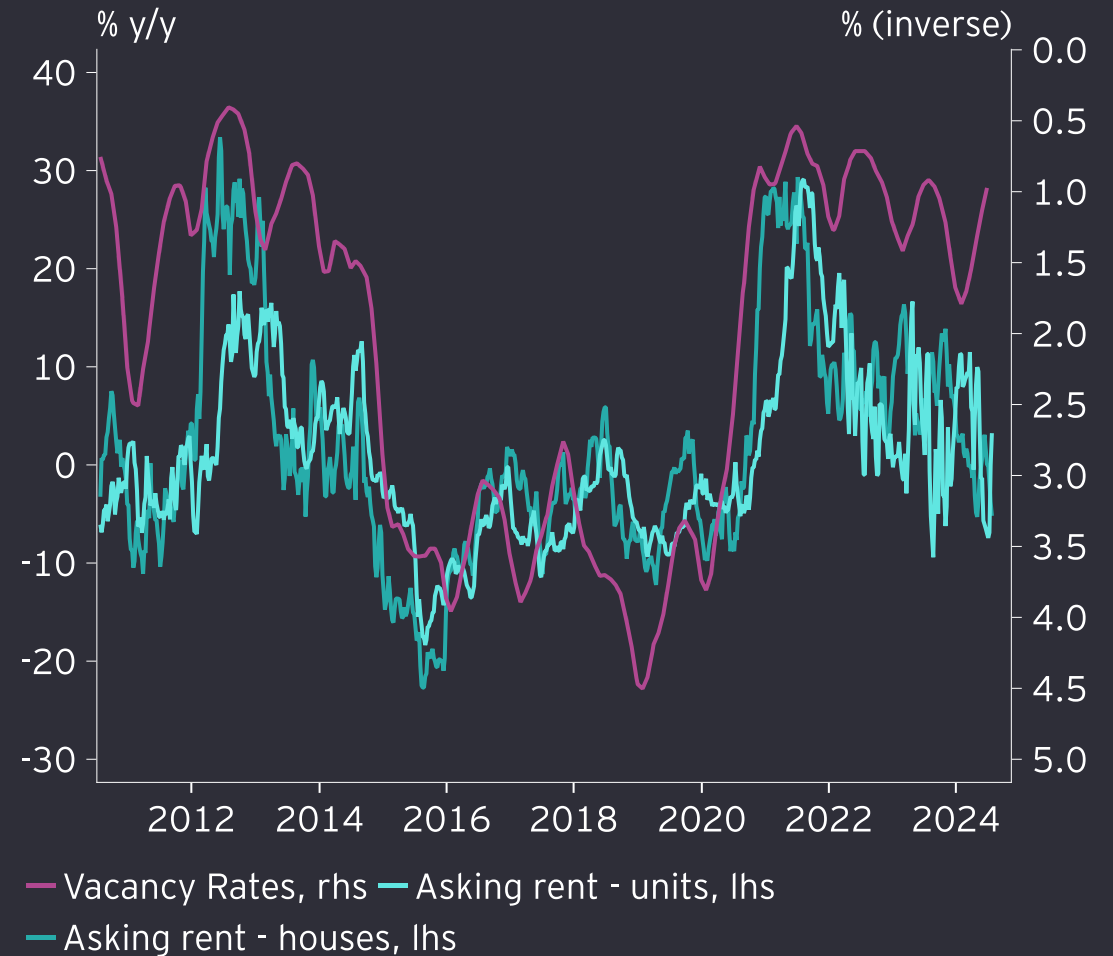
Dwelling prices in Darwin increased 2.3 per cent over the year to July 2024, while asking rents have fallen

Greater Darwin dwelling prices



Source: CoreLogic, Macrobond, EY

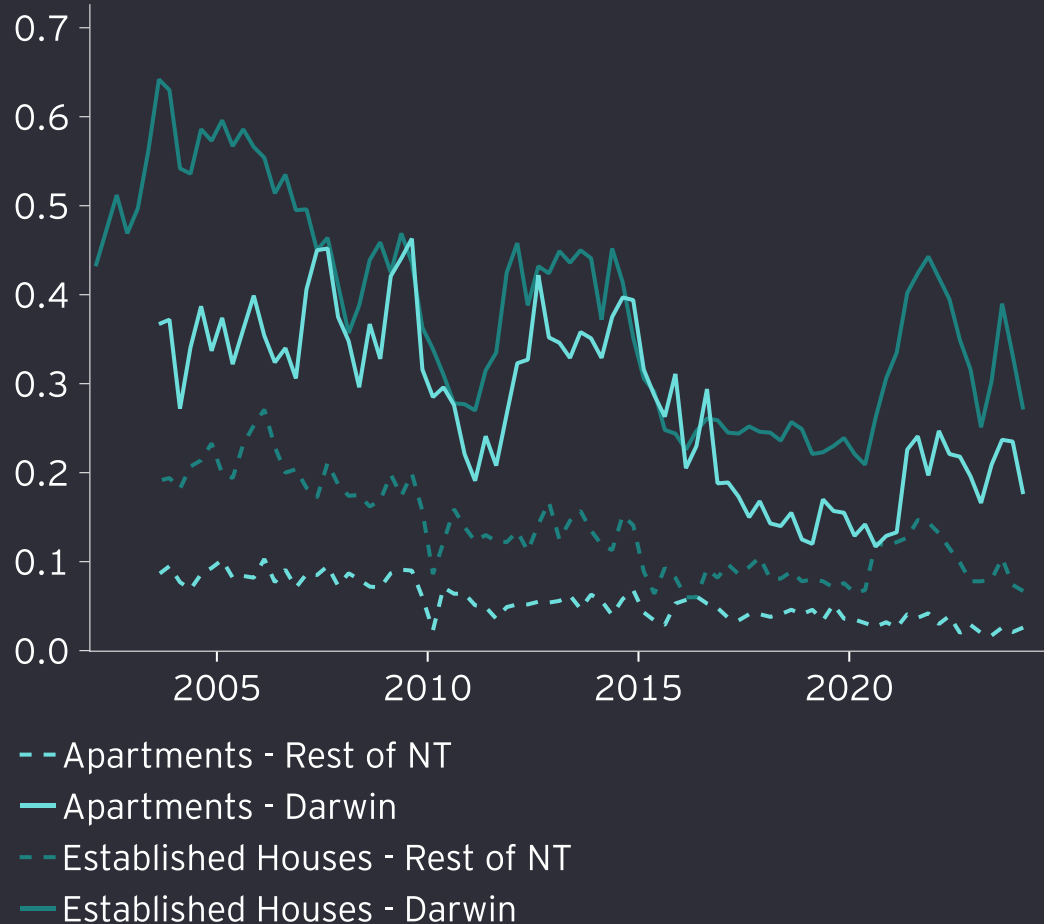
Darwin asking rents and vacancy rate



Source: SQM, Macrobond

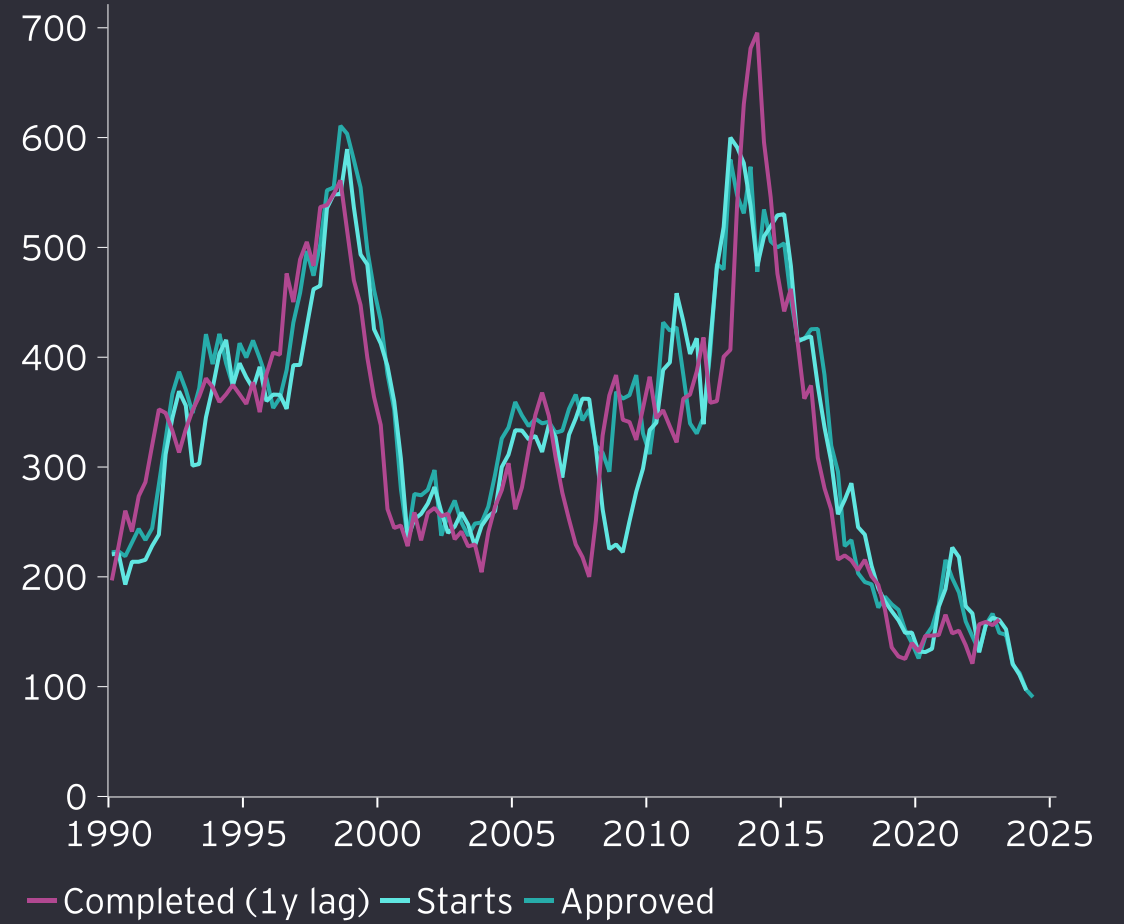
Residential construction is at historically low levels and with approvals at extreme lows, activity is unlikely to pick up

House and attached dwelling transfers, NT
thousand



Source: ABS, Macrobond, EY

Dwelling approvals, starts and completions - NT
Number



Source: ABS, Macrobond, EY

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