



SQM Research Media Release
Sydney Dwelling prices to rise 15-20% in
2014

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The housing market recovery is set to accelerate in 2014 led by Sydney, which will record a housing boom, with prices in that city now expected to rise between 15-20%.

SQM Research will release Christopher's 3rd annual Housing Boom and *Bust Report* for 2014 on Tuesday afternoon the 17th of September. The document details Louis Christopher's (SQM Research's Managing Director and respected property analyst) assessment of the current property market on a national scale and his future predictions concerning the direction that Australian real estate will take in the near future.

Mr Christopher, who is renowned for his candid, impartial approach to the Australian property market as well as his past correct predictions concerning the housing market, has outlined his personal forecasts in this report along with information regarding capital city forecasts. He has also included the company's past forecasts along with commentary – an element which he believes to be essential to any analyst with integrity. Christopher feels quite strongly about being accountable for previous forecasts as it is his belief that it is something many analysts in the industry shy away from.

Entailed on the next page is the SQM Research base case forecast for the remainder of 2013 and 2014. Other forecasts and scenarios are detailed within the report itself.



City/Region	2013 to date	2013 estimate (e)	2014F Scenario 1 (base case) No more than another 0.25 cut in rates. Possible rate rise after mid-2014	2014 Scenario 2 Strong economic recovery. Rate rises mid 2014 or earlier	2014F Scenario 3 TOT Crashes RBA cuts by 100bp or more Dollar falls below US\$0.80
Perth	+6.0%	+8% to +11%	+4% to +8%	+7% to +15%	-6% to -1%
Brisbane	1.6%	+3% to +5%	+4% to +7%	+8% to +12%	+1% to +5%
Darwin	3.7%	+5% to +8%	+3% to +6%	+6% to +12%	-3% to +1%
Melbourne	2.5%	+3% to +6%	+4% to +7%	+7% to +11%	+2% to +5%
Sydney	+3.9%	+9% to +12%	+15% to +20%	+20% to +30%	+12% to +15%
Adelaide	0%	+1% to +3%	+3% to +6%	+5% to +9%	0% to +4%
Hobart	1.1%	+1% to 3% ^o	+3% to +6%	6% to +9%	+4% to +7%
Canberra	-1.4%	-3% to -6% ^o	-1% to -4%	0% to +3%	-5% to -8%
Capital city Average (weighted)	+3.2%	+6% to +9%	+7% to +11%	+11% to +18%	+4% to +7%

SQM Research predicts significant price rises for Sydney of between 15-20% with the weighted average capital city gain in 2013 to be between 7% - 11%. The forecast takes into account an interest rate rise sometime between mid to late 2014. Low interest rates and an improvement in sentiment towards the national economy will further drive buyer interest in the national housing market.

Speaking of the report, Louis Christopher says "The housing recovery that commenced in the 3rd quarter of 2012 for most capital cities is now about to enter into a more accelerated phase from what has generally been modest price rises to date. However, the results will be quite varying from city to city. Canberra for example, will record house prices falls of between 1-4%. Melbourne will record just modest to moderate price gains of 4-7%. Indeed that is the range for the capital cities when you exclude Sydney.

Sydney though is turning into a beast unto itself. We have a strong conviction that the ABS will record 15-20% house price rises next year for that city. Such a rise will create a large dilemma for the RBA, especially if the national economy is still running below average growth."



Christopher's Housing Boom and Bust Report is being made available via the SQM Research official website through the one off introductory purchase of \$39.95. It is the company's intent that through providing this report for a modest expense that impartial, factual and comprehensive evidence and material on the property market from a reputable source will be easily accessed - not only by larger industry related syndicates but also regular consumers such as mums and dads.

For more information on the release and details of this report and direct commentary from Louis Christopher, please contact –

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About SQM Research

SQM Research is an independent property research house which specialises in providing accurate property related research and data to financial institutions, property professional, real estate investors and the media.

It is owned and operated by one of the country's leading property analysts, Louis Christopher.

For six years Louis was Head of Research and then General Manager of Australian Property Monitors before leaving the firm to launch SQM Research, a leading fund manager ratings house specialising in ratings for structured products and property.

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