



TWO INTEREST RATE CUTS SET TO PRIME THE MARKET

With 2 interest rate cuts from the Reserve Bank two months running the housing market in Perth could see the stimulus growth for owners and investors alike to push the market forward.

The Cash Rate reduction by the Reserve Bank is again at an all time low, and the second 25 basis points drop a month after the first, in combination with several other key factors is providing fuel for a potential increase in market activity.

Presently Perth is the most affordable housing capital in Australia - historically we have been one of the most expensive along with Sydney.

Based on median income v rental rates Perth sits at a current Ratio of 5.0, the lowest of all the state capitals with Brisbane the next highest performer at 5.1, Sydney is unsurprisingly the highest at 11.5 while Melbourne is 8.5 and Adelaide 5.5 ratio.

The national average is 7.7 based on counter weight or total dwellings (Canberra and Darwin are 4.8 and 4.0 but are capital territories not states and have a much smaller populace and housing market).

Other factors to consider for a potential increase in housing activity are;

- lower supply of new housing approvals coming on-line based on total council development approvals for residential dwellings.
- increased competition for rentals with a substantial drop in vacancies which could push the rental rates up and lead buyers out of renting and into the market to live
- investors to look to buy into a strengthening rental market while price values are low
- perceived stable economy post-election
- many resource projects set for commencement in the coming years or existing projects ramping up

Residential property has been slow in both sales pricing achieved and transaction turn-over.

But the set of combined macro factors are paving the way for a renewed upswing in property interest.

A surge in buying remains to be seen and it will take time to evolve but it has been very evident that online internet activity has taken a significant jump with the major property portals reporting online traffic jumping anywhere from 9 - 17 % and this is starting to transition into more offers in the marketplace.

The last time the market saw significant and meaningful change was when interest rates turned after a period of stagnation Buyer and market perception often revolve around the media comment and interest rates are an often talk over point when it comes to factors that affect housing purchases.

Simon Backhouse - Licensee

IN THIS ISSUE

- ◆ [Interest Rate Cuts](#)
- ◆ [Congratulations Furnished Department](#)
- ◆ [Leasing activity & Perth market snapshot](#)
- ◆ [What's On](#)



TOP 5 PROPERTY MANAGER OF THE QUARTER

Congratulations go to our amazing Furnished Department Team for being in the Top 5 Property Management category in the recent Professionals Group Awards.

Fiona Koh as Head of Department along with Kara De Maria, Christy Kong and Yew Lee Hee consistently provide outstanding service and advice to both Owners and Tenants.

Specialising in furnished houses and rooms, and with 'Peak Season' in full swing - Fiona, Kara, Christy and Yew Lee show consistent dedication to all their valued clients.

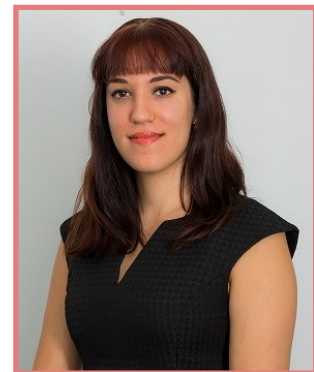
With over 35 Professionals offices in WA, this is a nomination to be proud of

Well Done Team!!



Fiona Koh

Head of Furnished Department



Kara De Maria

Property Manager



Yew Lee Hee

Property Manager



Christy Kong

Property Manager

Perth Market Snapshot

Sales activity increased in Perth this week, with REIWA members reporting 628 transactions - 52 more than last week.

This increase can be attributed to a five per cent increase in house sales, an eight per cent decrease in unit sales and 40 more vacant land sales over the week.

This is the third consecutive week that the number of sales has increased.



Listings for sale

There were 14,847 properties for sale in Perth at the end of this week, which is 5.5 per cent less than last week.

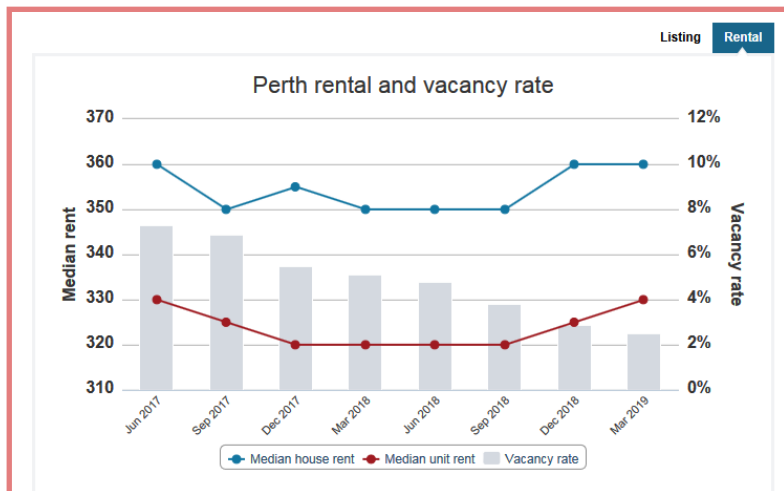
This is largely a result of a number of listing having expired at 30 June and not being relisted yet. This week's total figure is 8.5 per cent lower than levels seen four weeks ago and are 6.94 per cent lower than levels seen a year ago.

Perth rental market

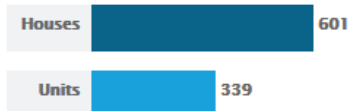
REIWA members reported there were 7,448 properties for rent in Perth at the end of this week, which is 0.75 less than last week.

This week's rental listings figure is 2.8 per cent higher than levels seen four weeks ago, but are 14 per cent lower than levels seen a year ago.

View our Perth Market Snapshot graph for a detailed breakdown of the past week.



Properties rented this week



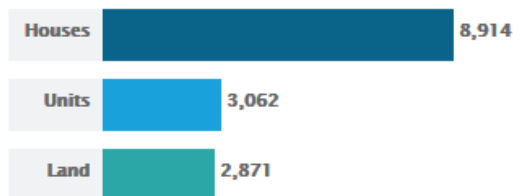
Total:	1000
Four weeks ago:	1011
Same week last year:	962

Properties available for rent



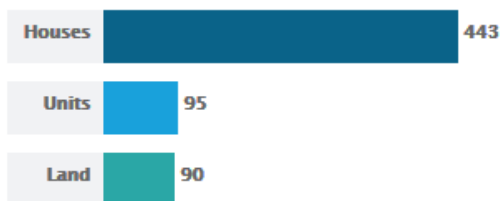
Total:	7448
Four weeks ago:	7243
Same week last year:	8721

Properties listed for sale



Total:	14,847
Four weeks ago:	16,184
Same week last year:	15,890

Property sales



Total:	628
Four weeks ago:	558
Same week last year:	551

Upcoming Community Events

Did you know that you can check out our 'What's On' page on our website for all local upcoming events!



Swamp Dwellers

Become a scientist as you search for fascinating swamp dwellers. Then join us for a close-up examination to create a scientific drawing of your critter. For ages 8-12 years.

Brought to you by Nearer to Nature and the City of Canning, <https://bit.ly/2XGs8hA>

Date: Tuesday 9th July

Cost: \$16.00 PP

Time: 1.00 to 3.30pm

Venue: CREEC, Cnr Kent St and Queens Park Rd, Wilson

Wii Tournament

Engage in some Wii gaming competitions and make new friends at Amherst Village Library this winter. This event is suitable for children aged 8 - 12 years thanks to the City of Gosnells;

<https://bit.ly/2XluqDh>

Date: Thursday 11th July

Time: 10.00am to 11.30pm

Cost: Free however bookings are essential

Venue: Amherst Village Library



Craft Beer and Food

This winter, be immersed in an afternoon filled with refreshing beverages and tasty food!

Famous for its thriving craft beer scene, Perth CBD is home to many famous pubs and breweries offering delicious craft beer and unique food, making it a favourite amongst foodies.

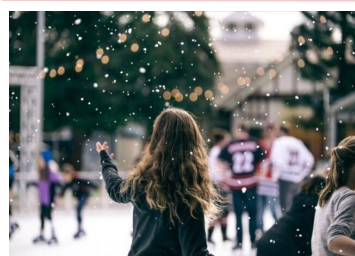
Held selected Saturdays from 3.30pm, this exclusive and strictly limited Perth Food Safari experience will take you to four different places in the Perth CBD. Each place has been chosen for its historical significance and contribution to the Perth CBD.

Secure your place now at perthfoodsafariclub.com.au/beer-food. The fee is \$79 per person.

Optus Stadium Tours - <https://bit.ly/2Xgaa1h>

Join an exclusive behind-the-scenes tour these holidays - If you are looking for something new to entertain the kids these school holidays, why not take them on an exclusive behind-the-scenes tour of Optus Stadium. It's the perfect wet weather activity!

Step behind the scenes and see Optus Stadium like never before! See where your favourite players warm up before the game and then experience that spine-tingling feeling as you walk onto the hallowed playing surface for the ultimate fan photo opportunity. As part of the experience, you will also discover sports memorabilia detailing WA's rich sporting history.



Winterworld Fremantle - <https://bit.ly/2ROs2iH>

Winterworld Fremantle is back again. They will once again be celebrating everything we love about winter and more. This will be held from 29th June to 21st July 2019 so you will be able to visit several times! It will be a wondrous place where families and friends dress very warm and come together to revel in the magic of our favourite season!

The venue will again be Winterworld Australia, Esplanade Park, Fremantle. Ticket prices will vary and you can find out more and book your tickets at the above link

Join Us For a Pink Ribbon Morning Tea - <https://bit.ly/2JbHdOI>

Canning Show and BW Backhouse & Associates, Professionals Cannington invite you to put some pink on and get ready to enjoy a morning of delicious morning tea goodies (including free coffee) and fun activities for all ages, such as free face painting, interactive kids workshops and more. There will be plenty of great ways to help raise awareness and funds for breast cancer research via supporting Cancer Council Western Australia (donating via Country Women's Association of WA aka CWA of WA home-baked goods, raffles, games, merch etc) and don't forget to grab a freshly minted copy of the 2019 Canning Show Exhibition Schedule!



Professionals Cannington
3 Hamilton Street, Cannington WA 6107

Ph: 08 9451 9566

Fax: 08 9451 9967

Email: sales@bwbackhouse.com.au

