

Australian states and territories snapshot

February 2025



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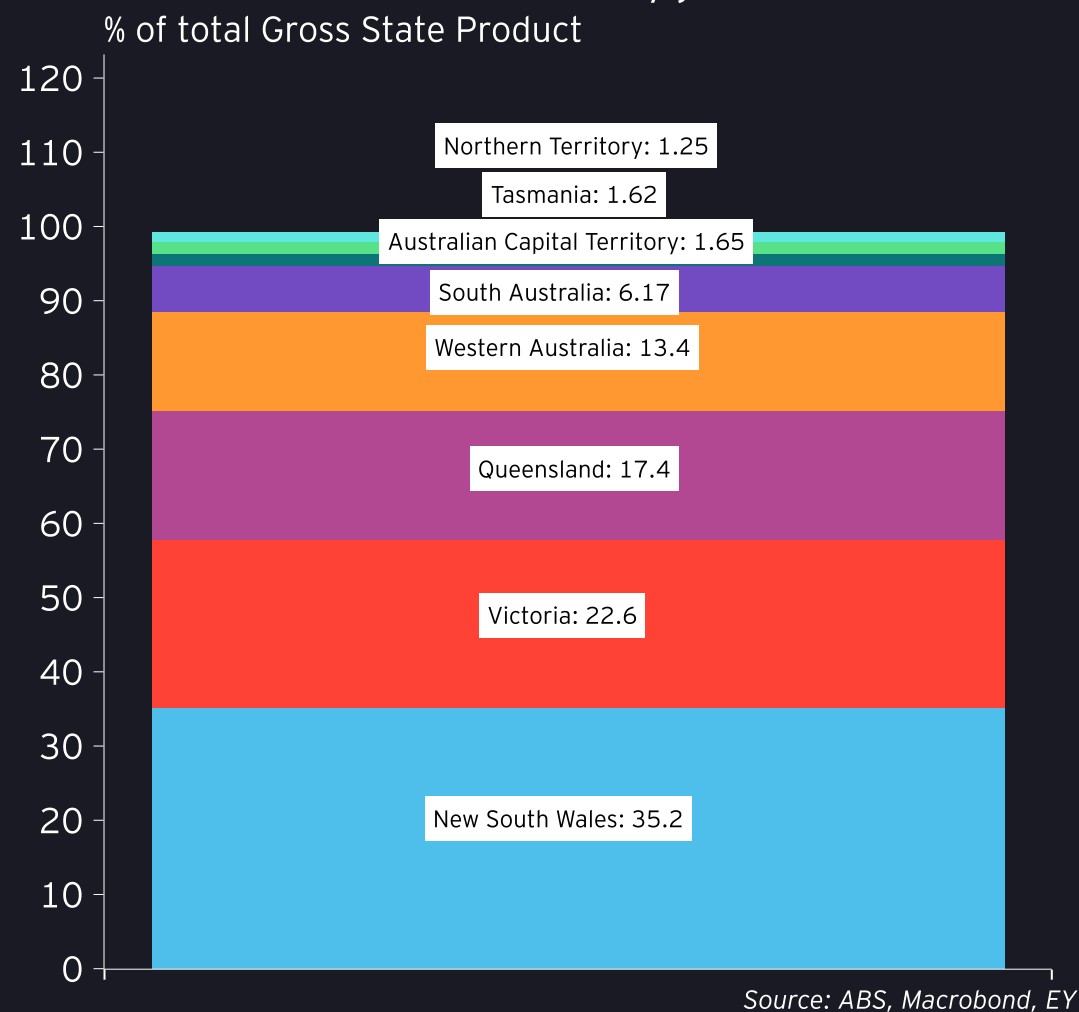
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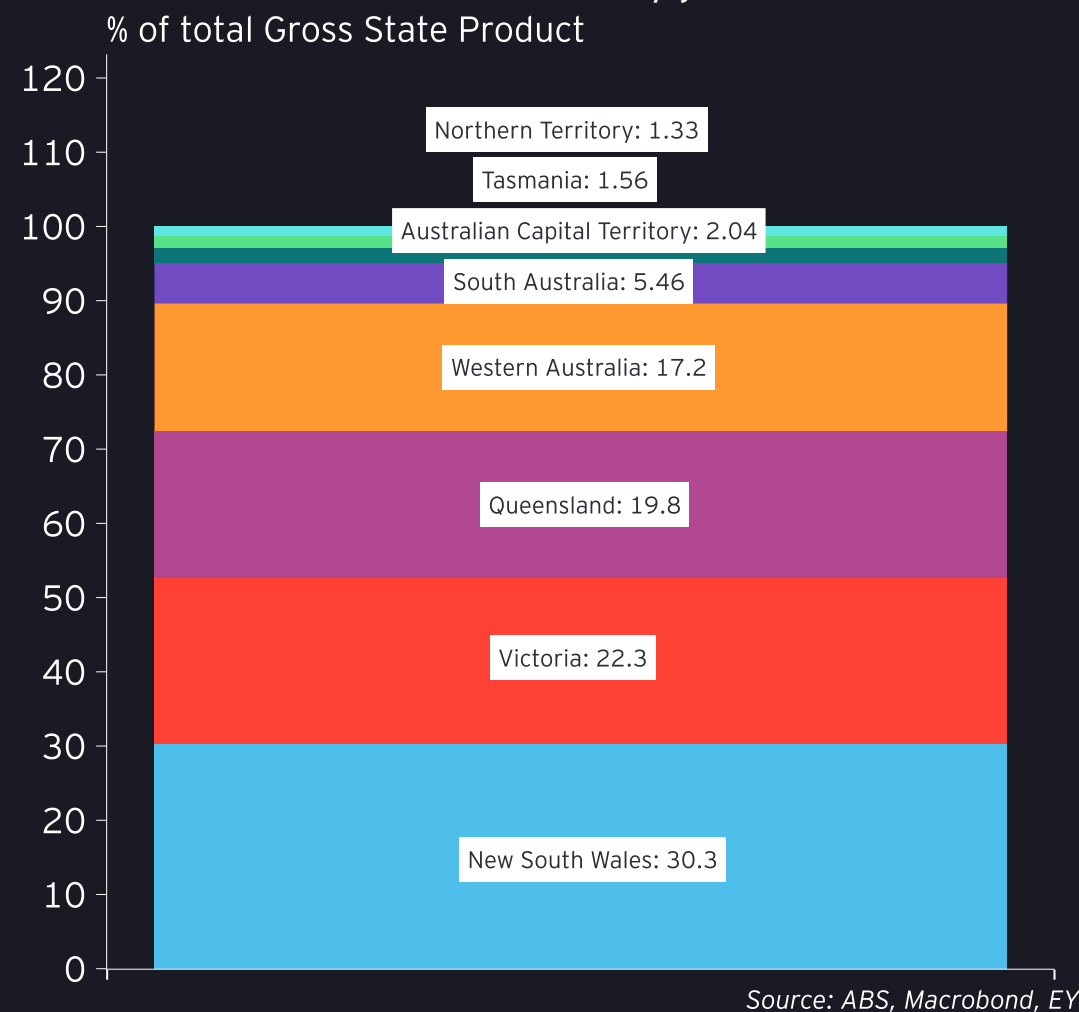
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WA, Queensland, NT and ACT have grown as a share of the national economy

FY 2000: Gross State Product by jurisdiction

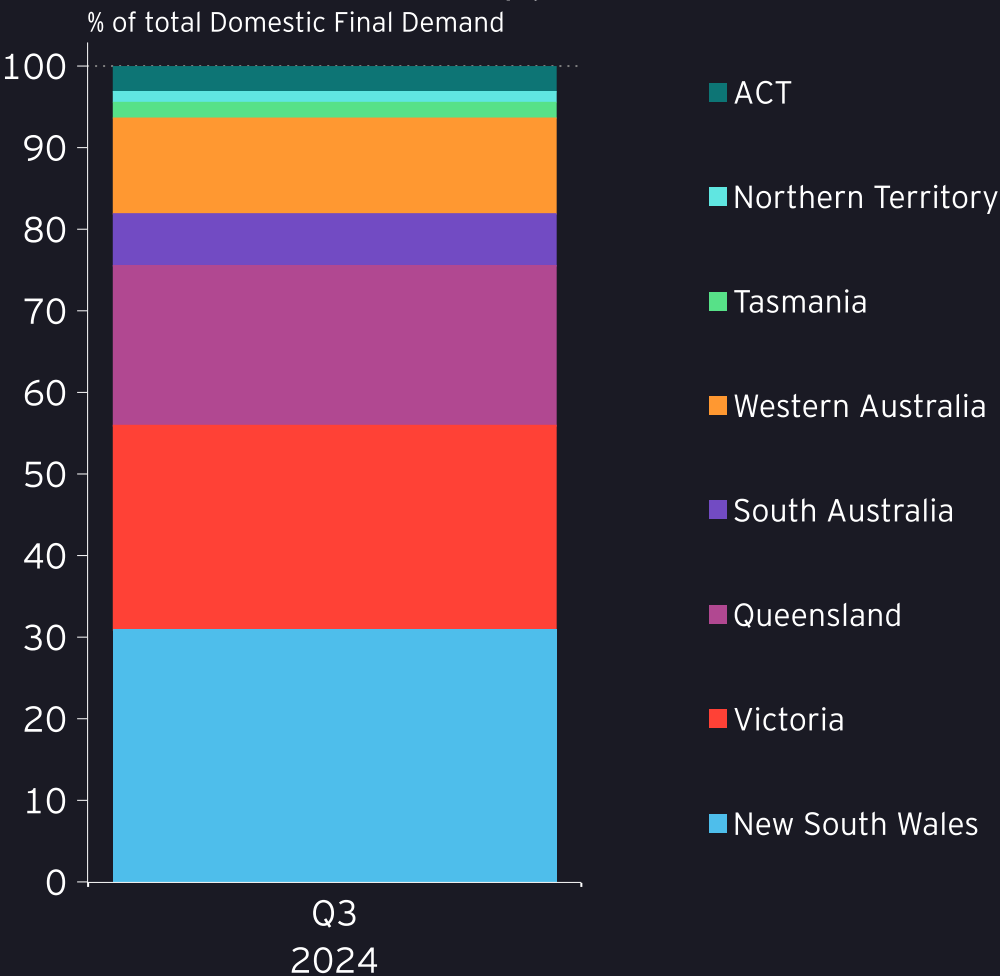


FY 2024: Gross State Product by jurisdiction



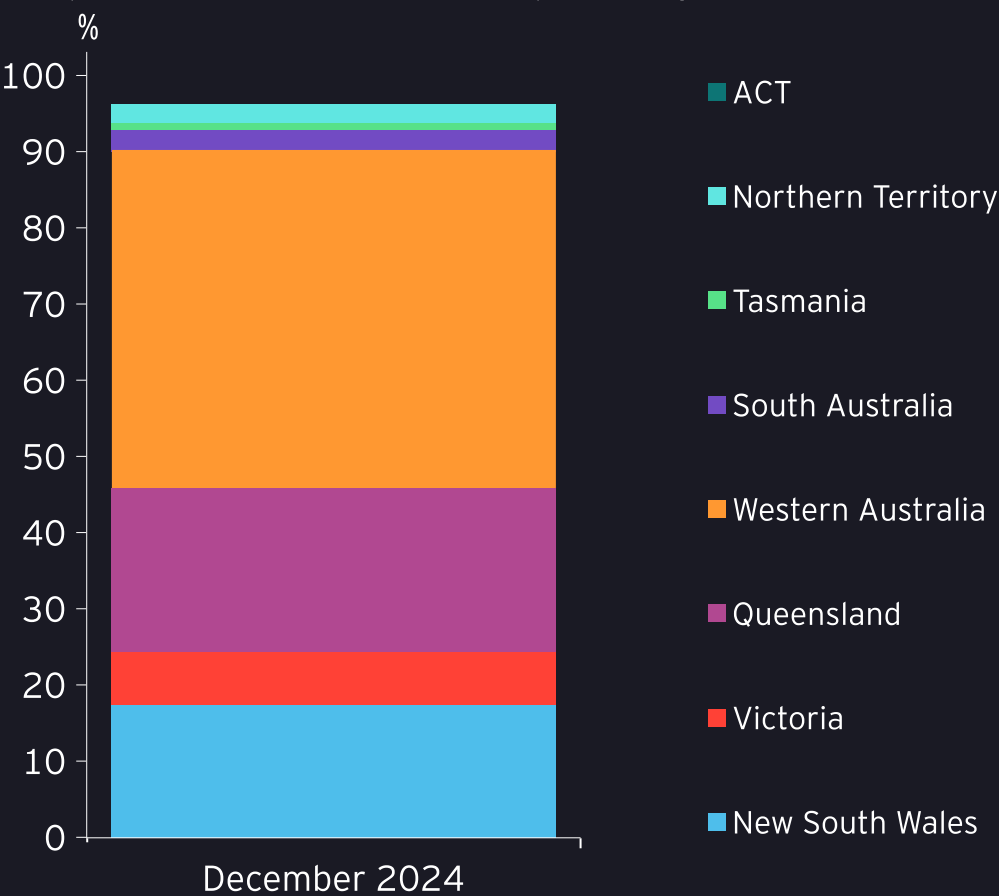
Accounting for over 40 per cent of all Australian exports, WA continues to be the export powerhouse of the nation

Domestic Final Demand by jurisdiction



Source: ABS, Macrobond, EY

Proportion of Australian exports by state



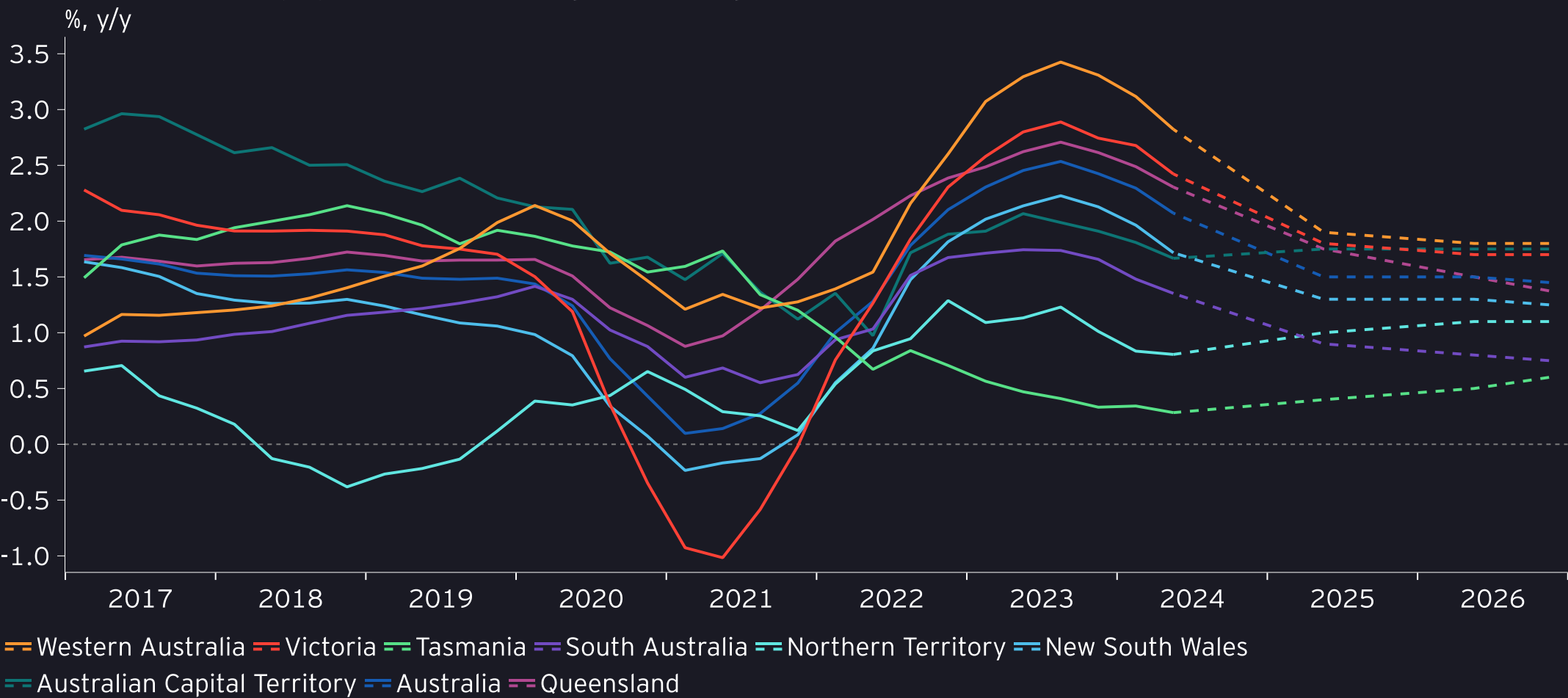
Source: ABS, Macrobond, EY

*may not add to 100% due to exclusion of re-exports



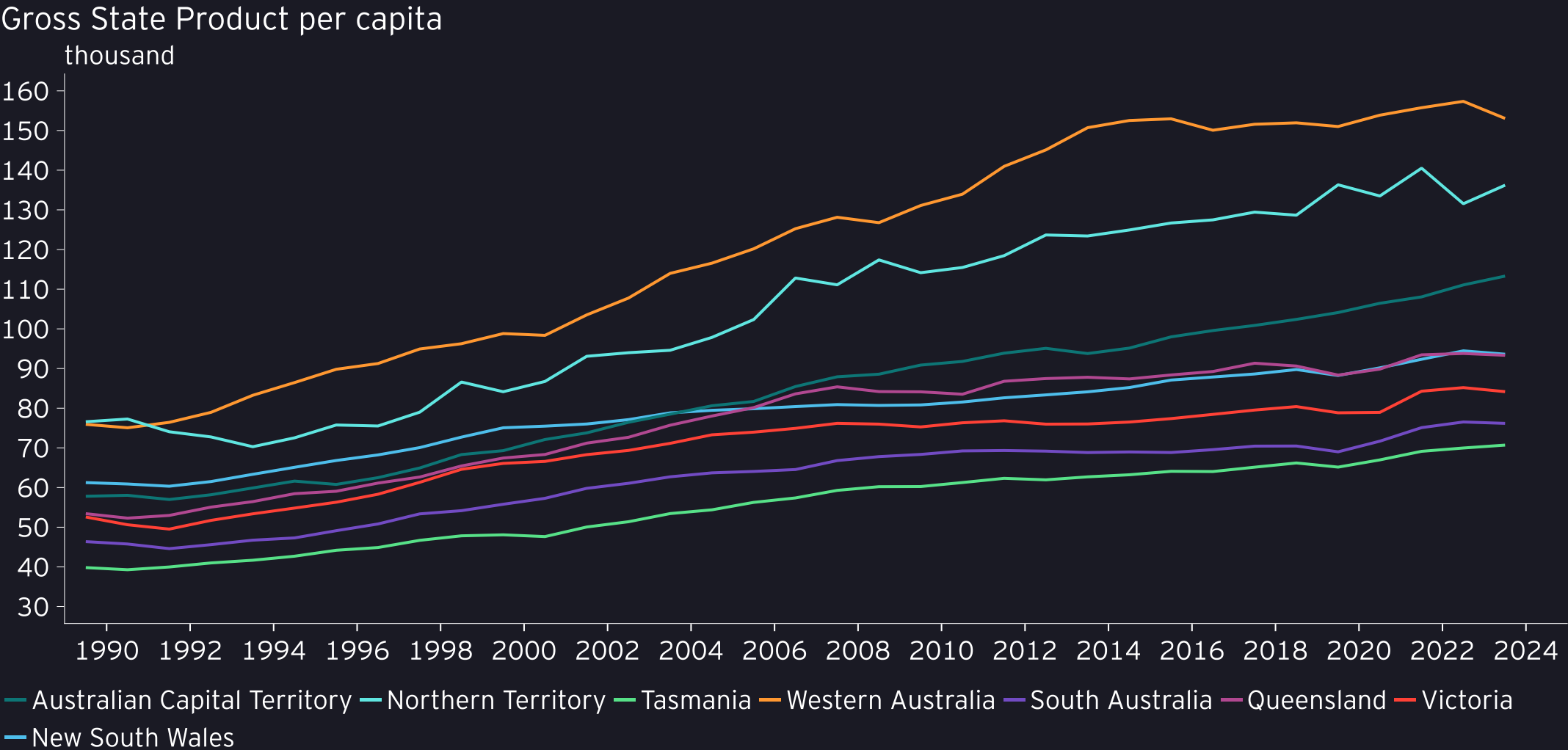
Population growth is moderating across most states and territories. WA continues to have the highest population growth, followed by Victoria

Estimated resident population, including state budget forecasts



Source: ABS, Macrobond, State mid-year budget updates, WA PEFO, EY

WA continues to have the highest GSP per capita, despite this measure declining in FY24, followed by NSW

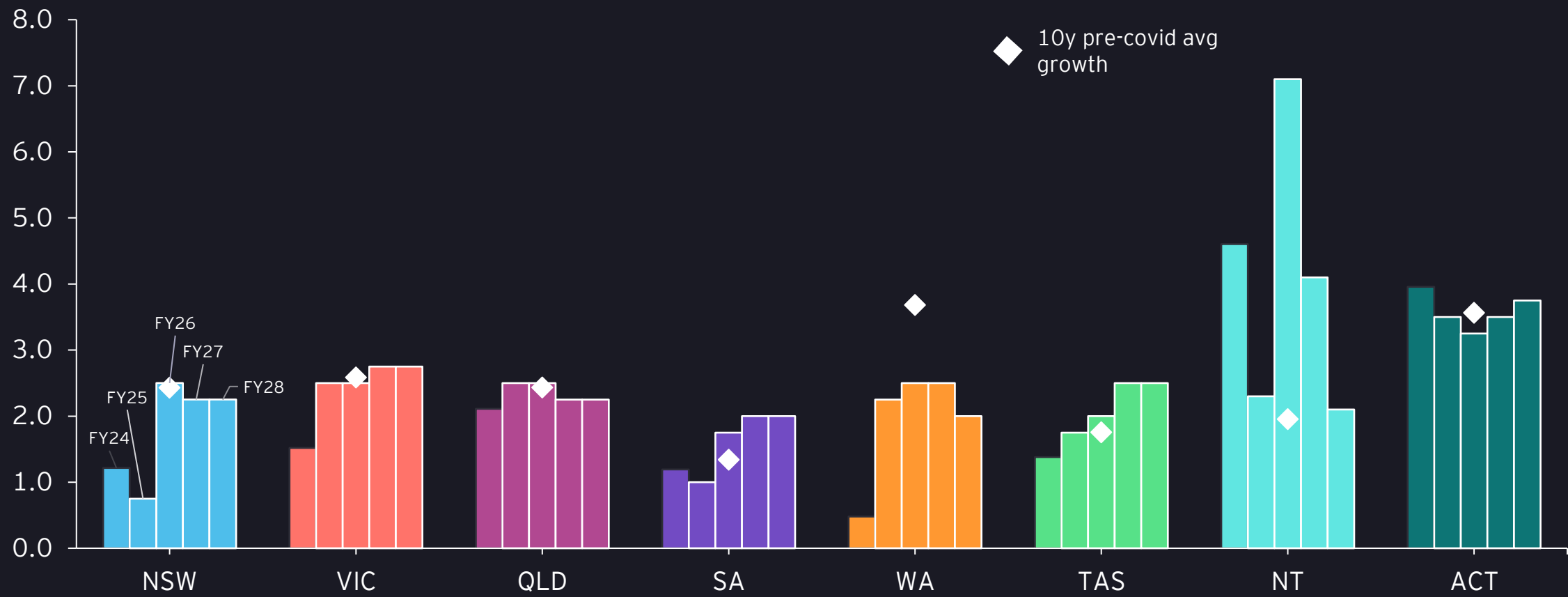


Source: ABS, Macrobond, EY

Most states are expected to see a recovery in growth in FY25 compared to FY24. Weaker growth is expected in ACT and NT

Gross State Product

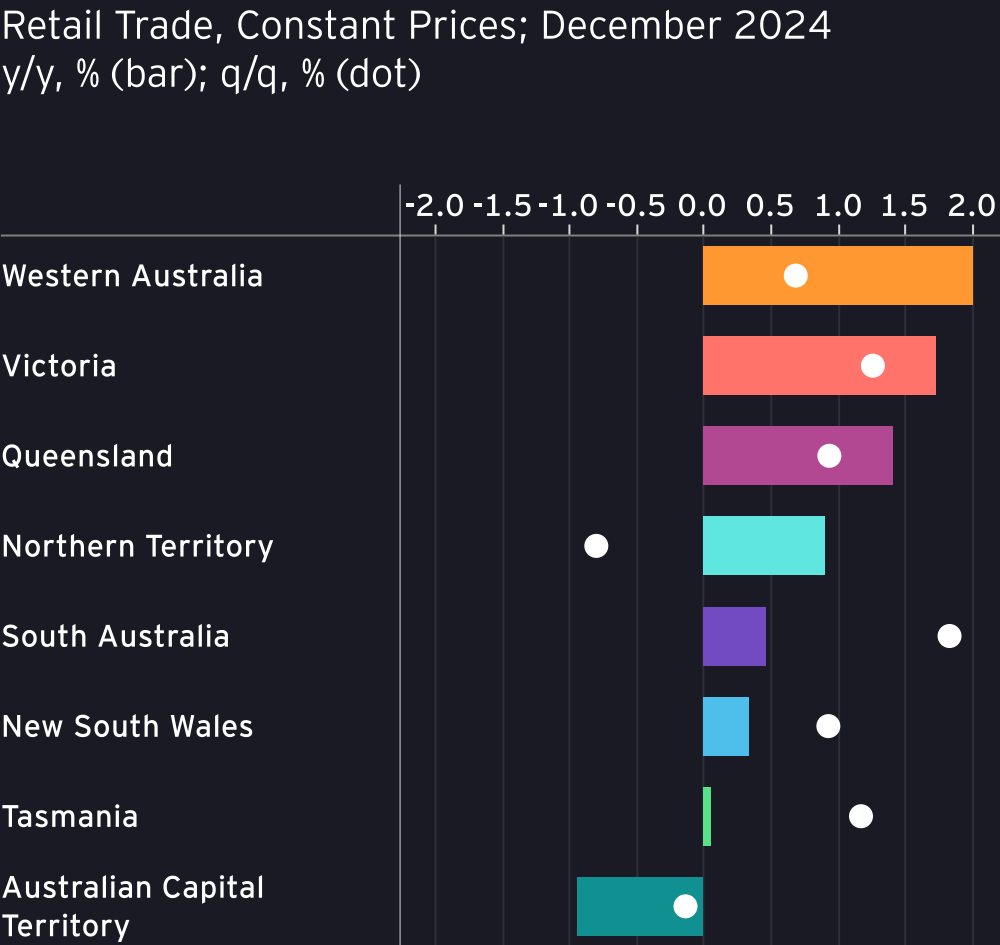
% y/y, FY24 (actuals) - FY28 (forecasts)



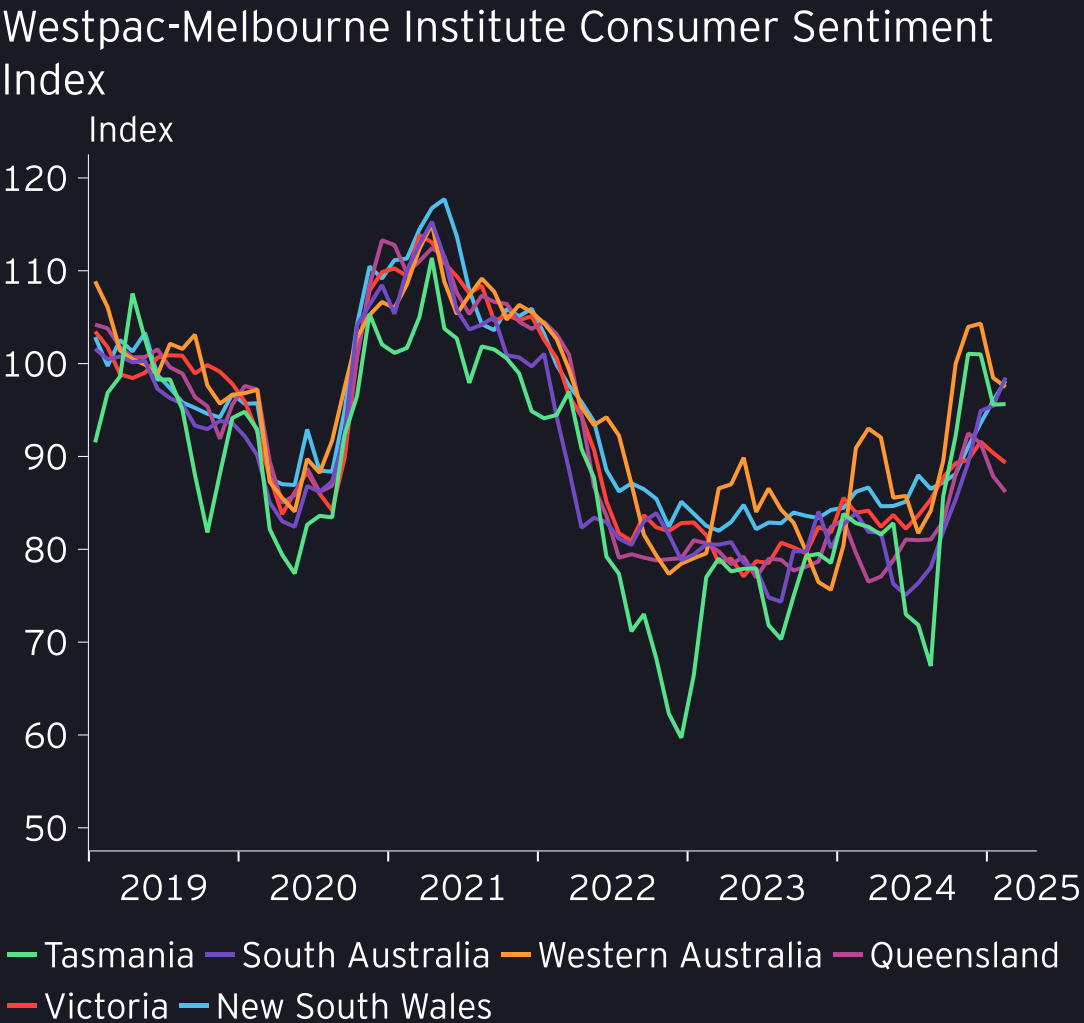
Source: ABS, State mid-year budget updates, WA PEFO, EY



All states saw growth in retail trade in the year to December. The recovery in consumer sentiment has stalled in most states, except NSW and SA



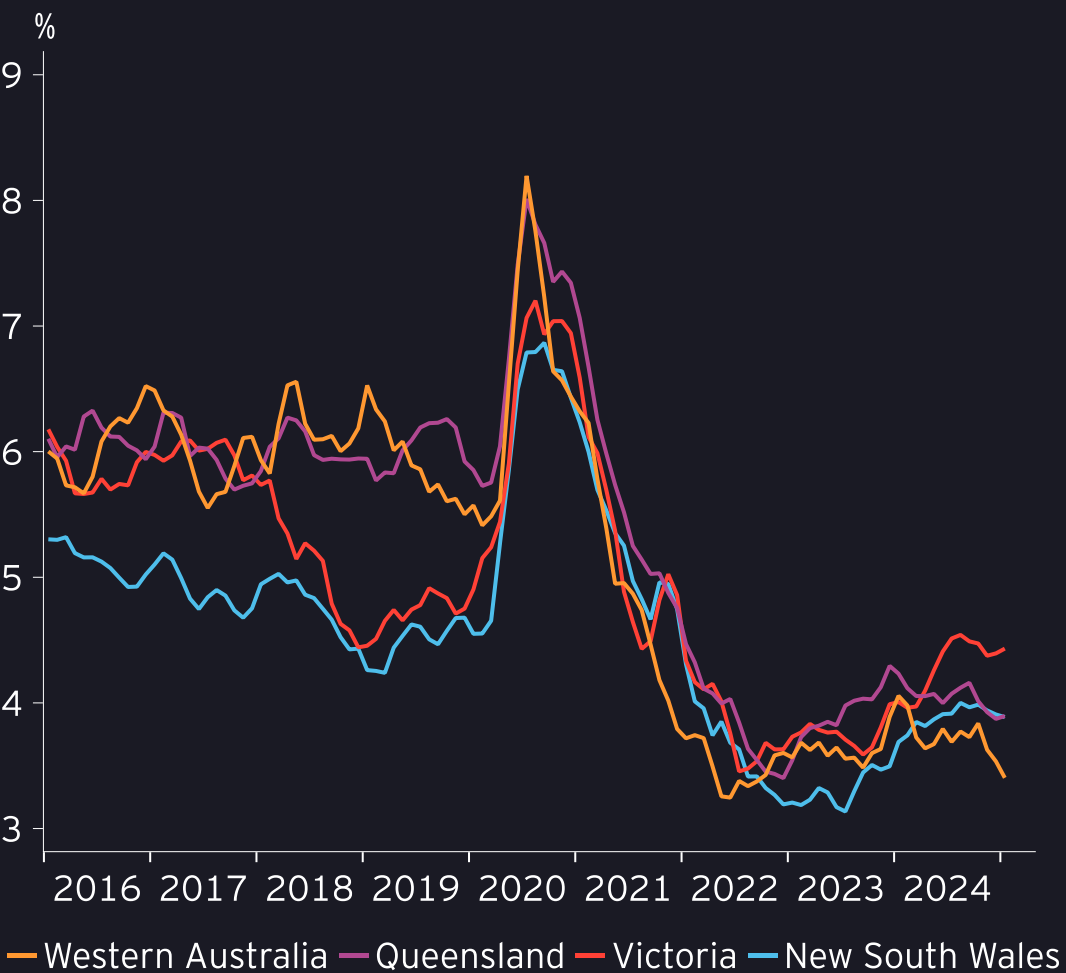
Source: ABS, Macrobond, EY



Source: Westpac, Melbourne Institute, Macrobond, EY

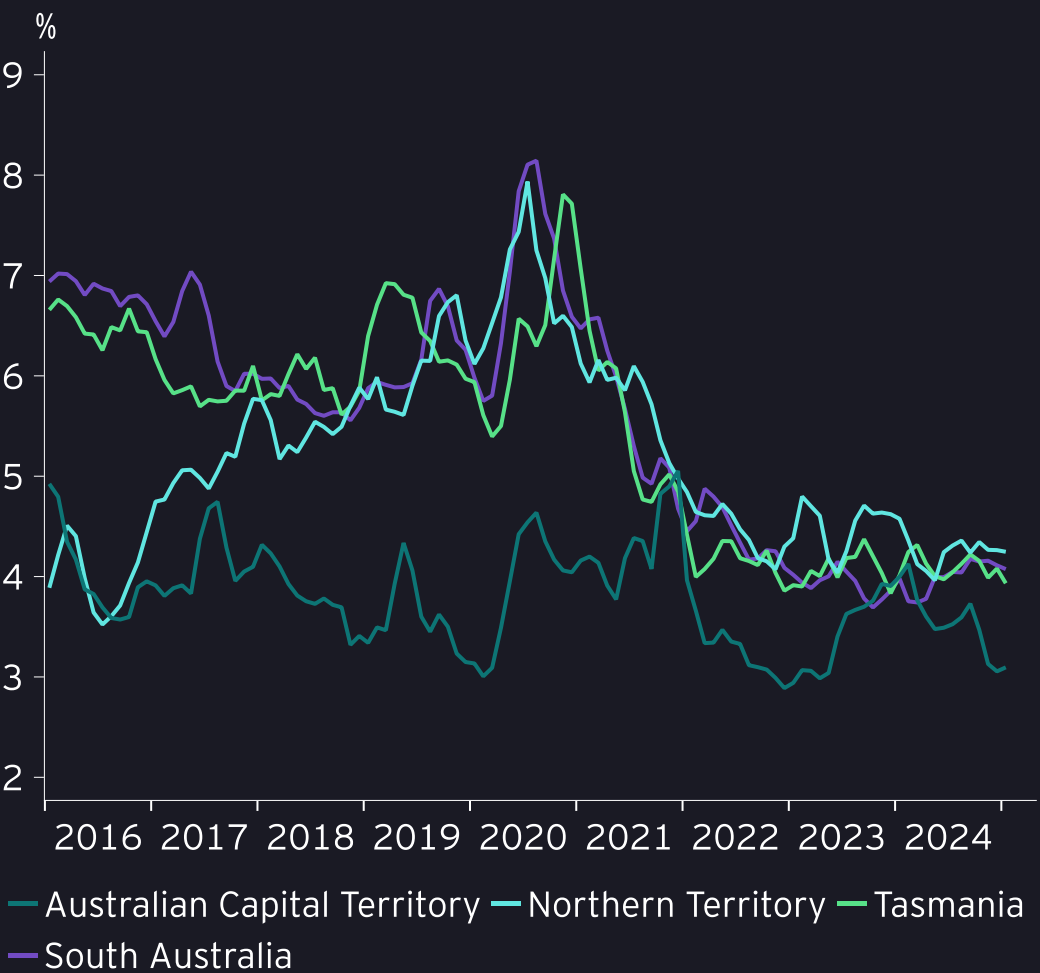
Unemployment rates remain close to record lows in most states and territories. WA and ACT unemployment rates are the lowest.

Unemployment Rate, 3-month moving average



Source: ABS, Macrobond, EY

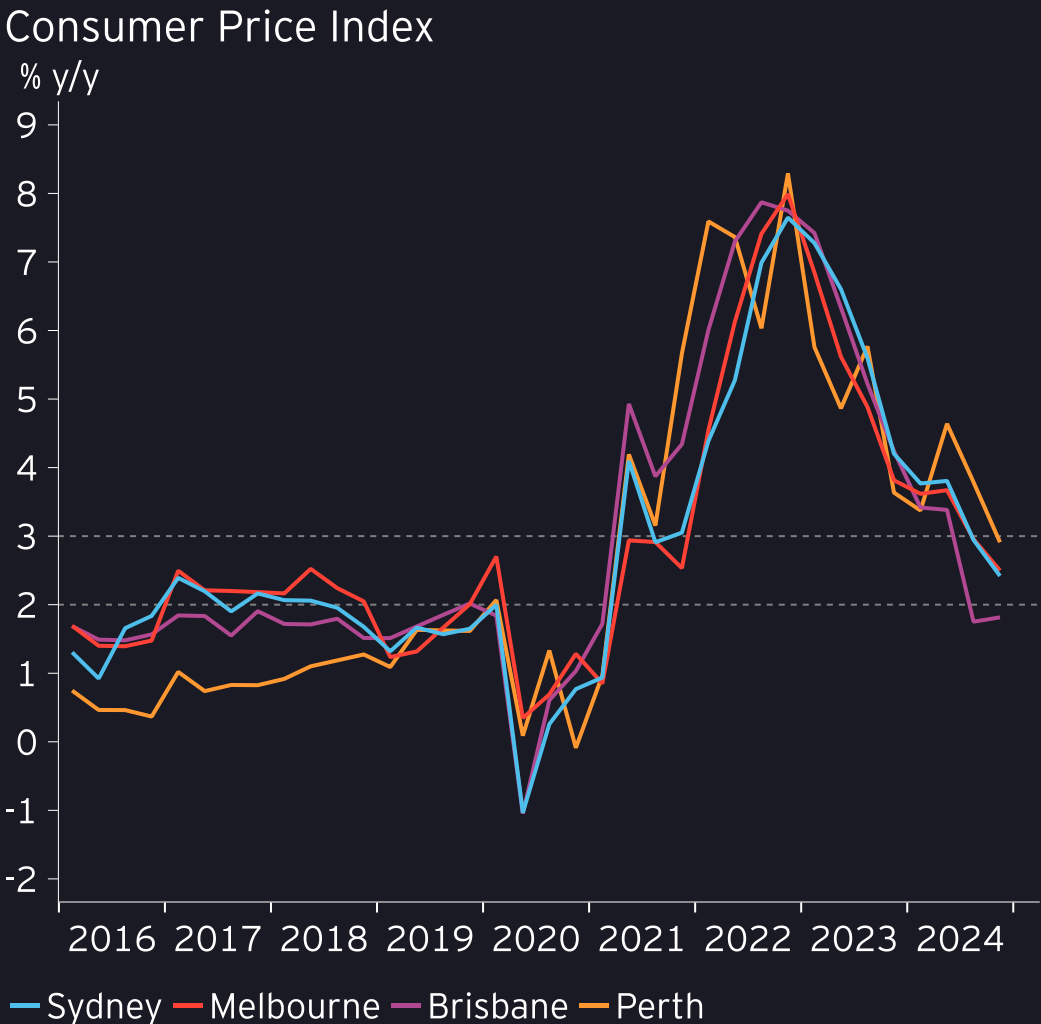
Unemployment Rate, 3-month moving average



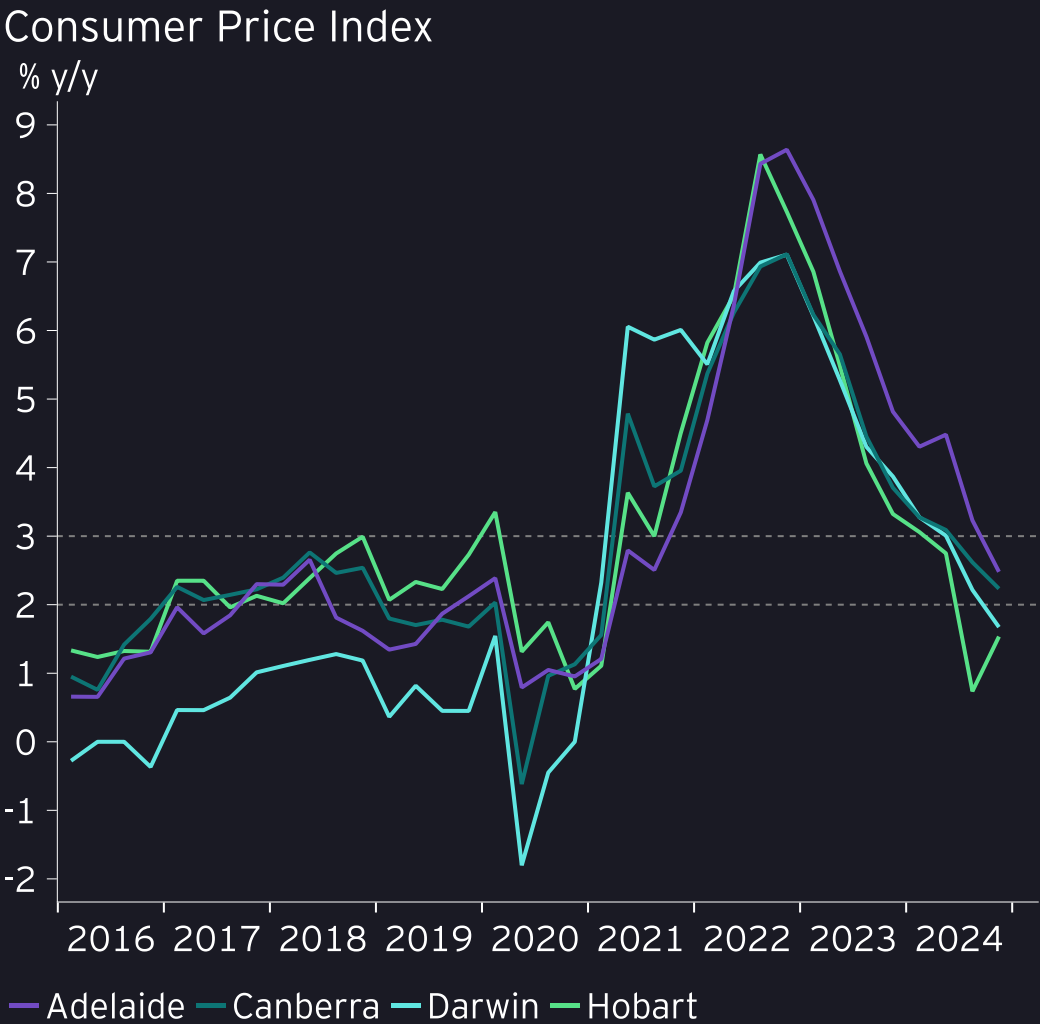
Source: ABS, Macrobond, EY



Headline inflation has moderated across states and territories, with varying price growth partly reflecting state government cost-of-living support



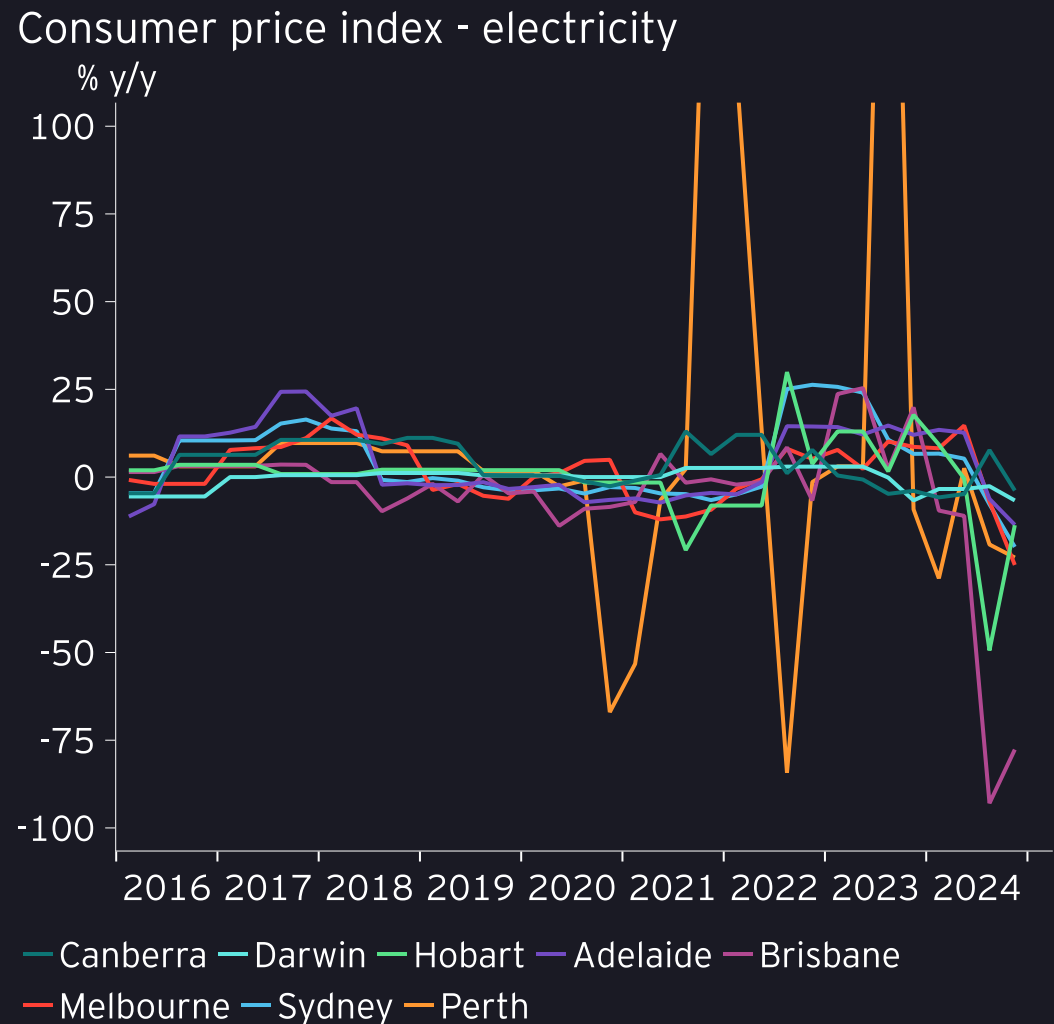
Source: ABS, Macrobond, EY



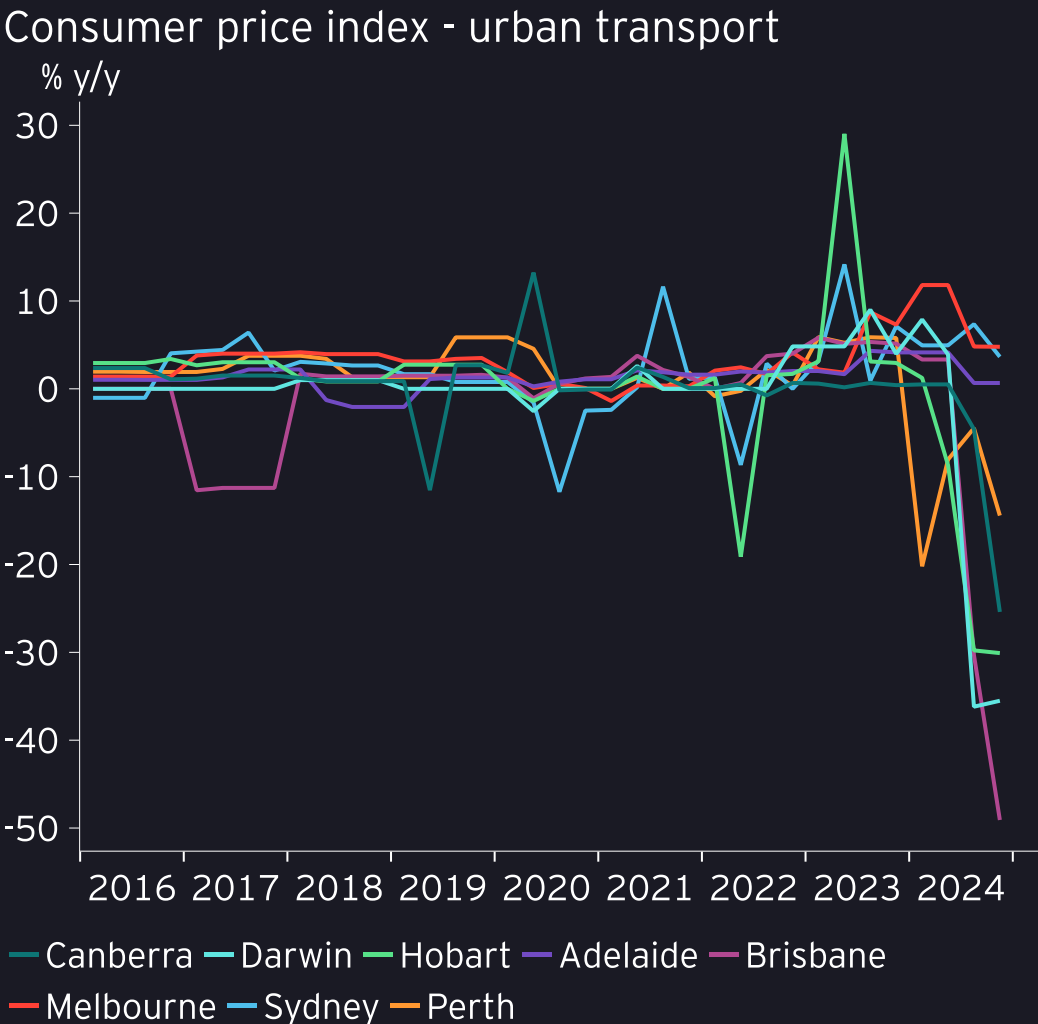
Source: ABS, Macrobond, EY



Electricity prices and urban transport fares have fallen sharply across most states and territories due to Federal (energy) and state government subsidies



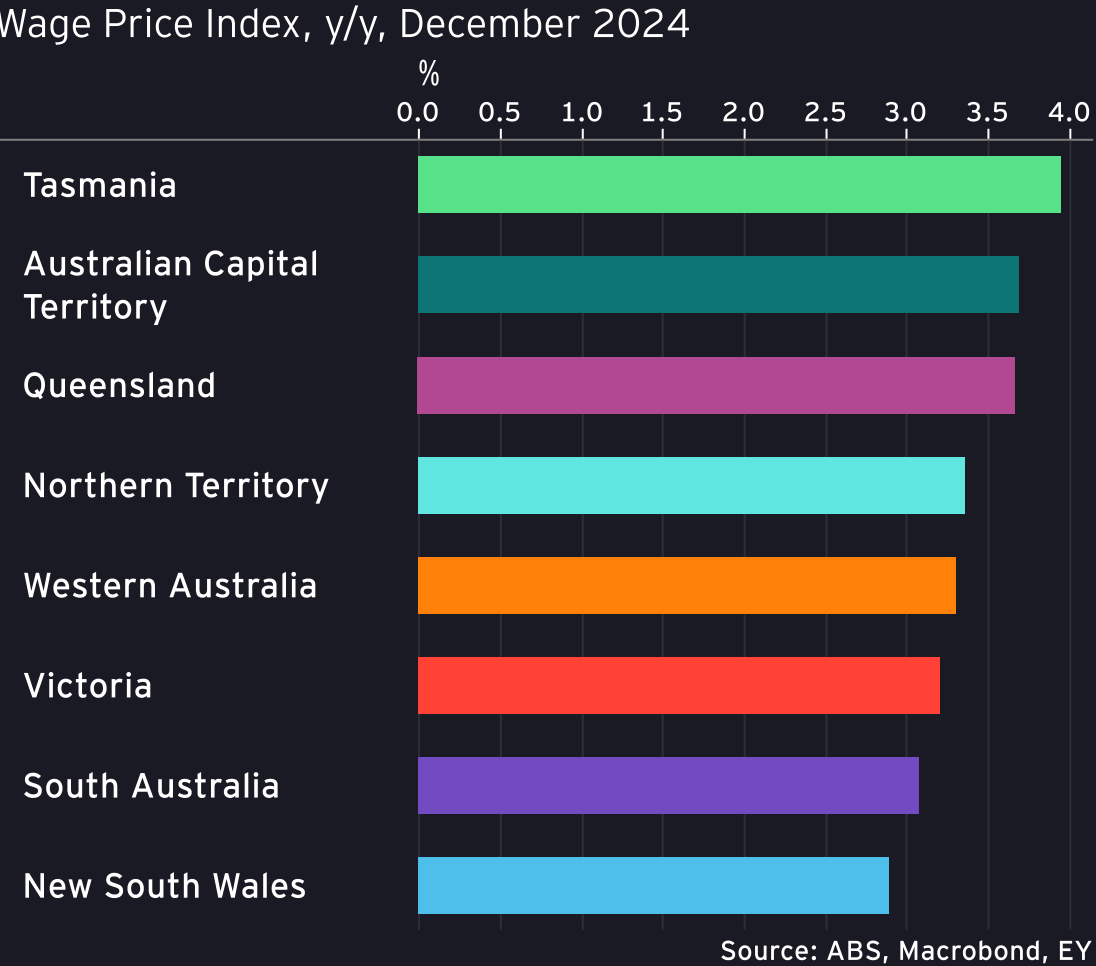
Source: ABS, Macrobond, EY



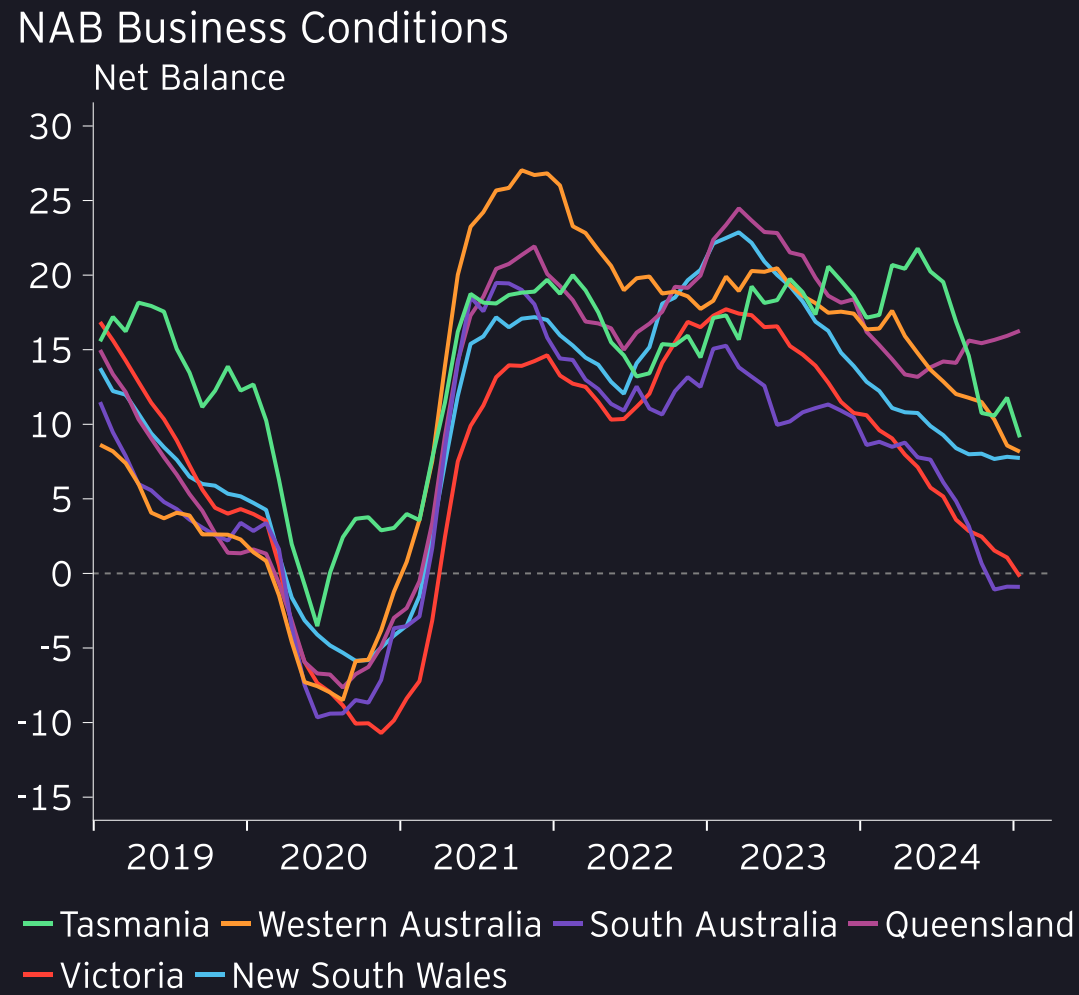
Source: ABS, Macrobond, EY



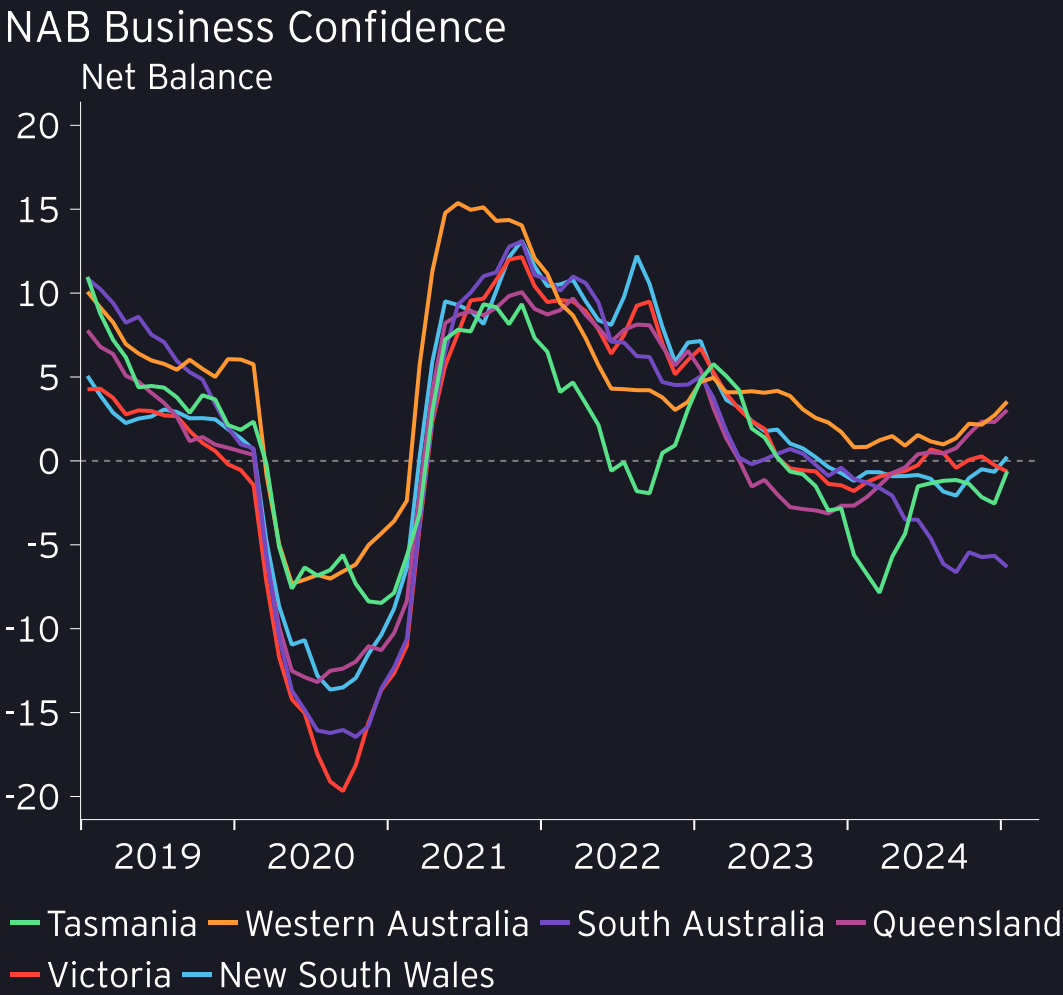
Both nominal and real wage growth is highest in Tasmania. NSW has the lowest nominal wage growth, while WA is impacted by higher inflation



Business conditions have declined in most states, with Victoria and SA below pre-pandemic levels. Confidence has increased in most states but remains lowest in SA



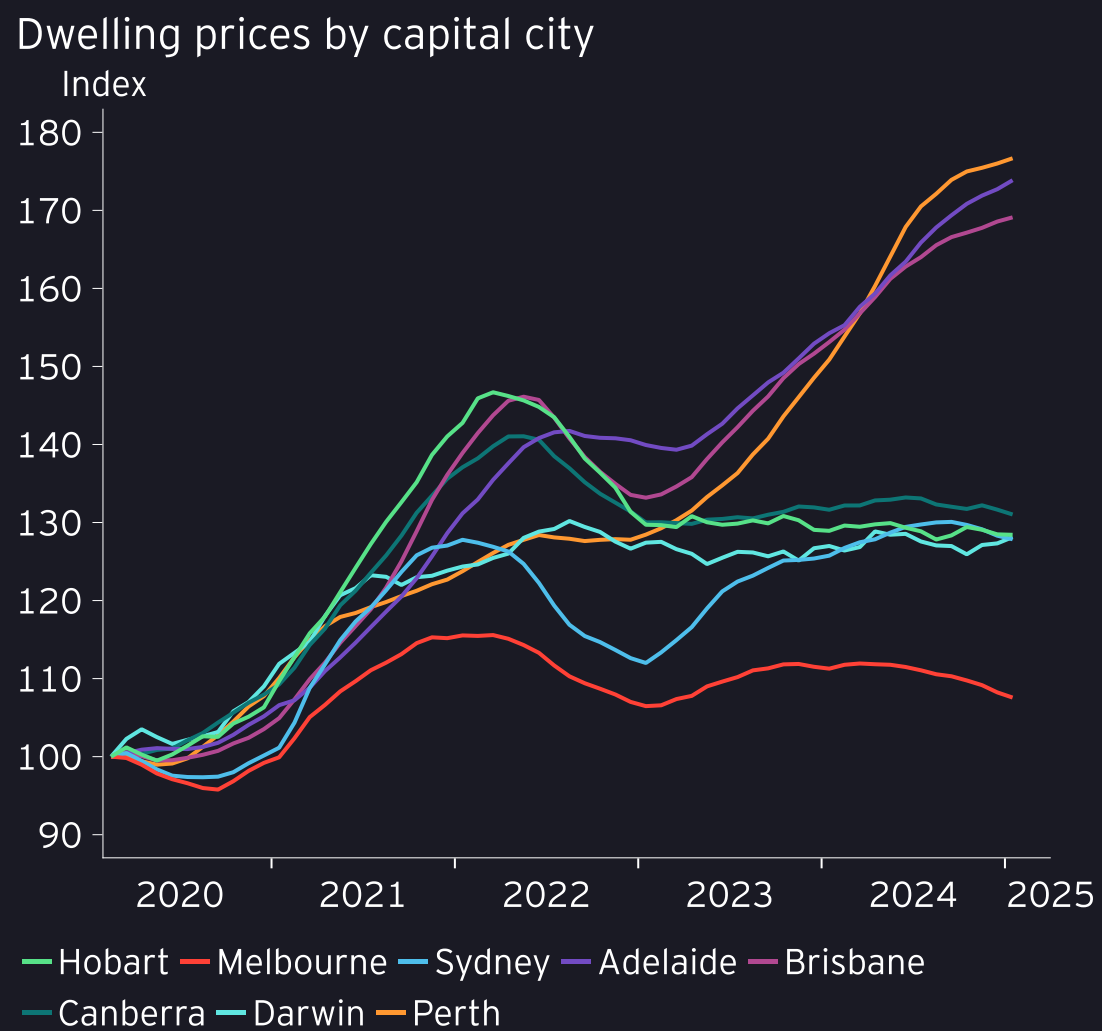
Source: ABS, Macrobond, EY
*1 year moving average



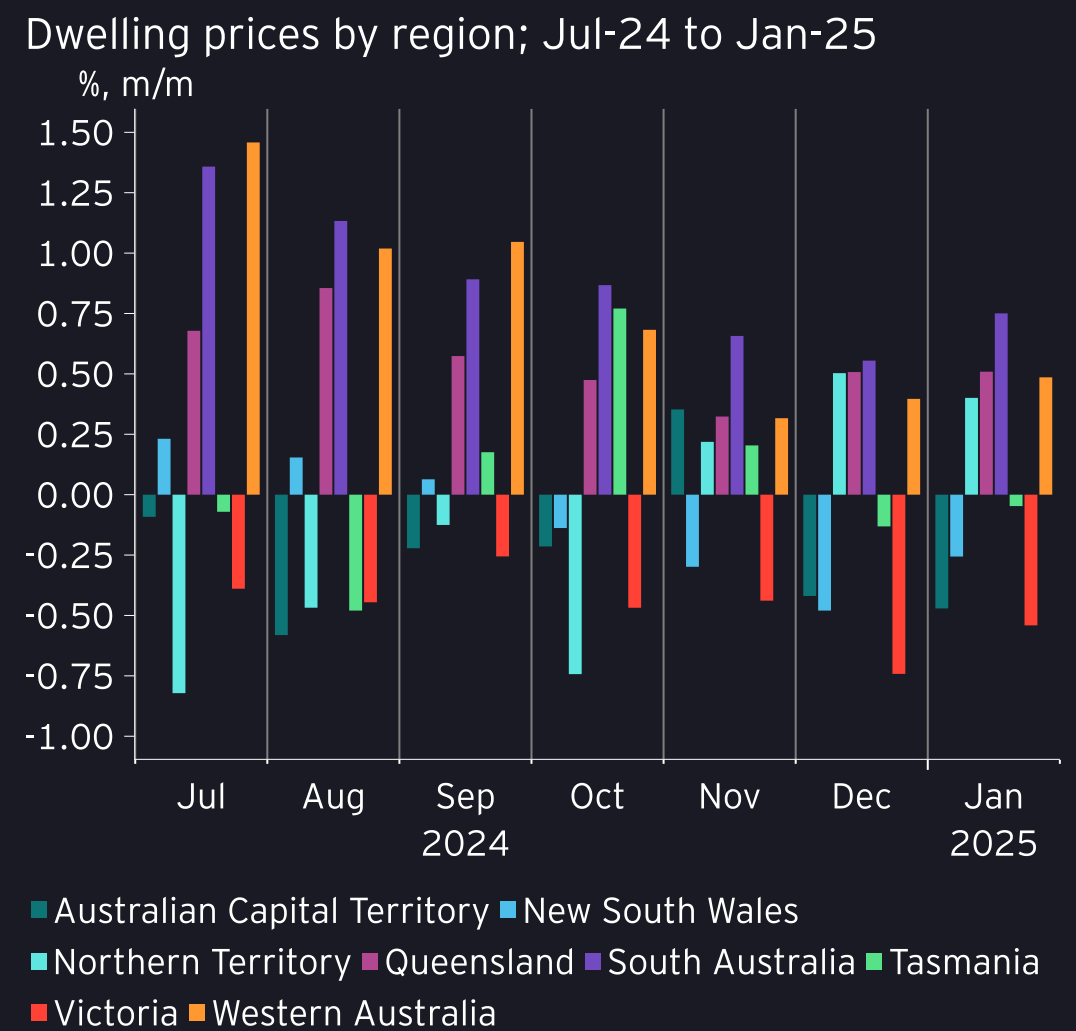
Source: NAB, Macrobond, EY
*1 year moving average



Since the pandemic, house price growth has been strongest in WA (77 per cent) and SA (74 per cent) and weakest in Victoria (8 per cent)*



Source: CoreLogic, Macrobond, EY



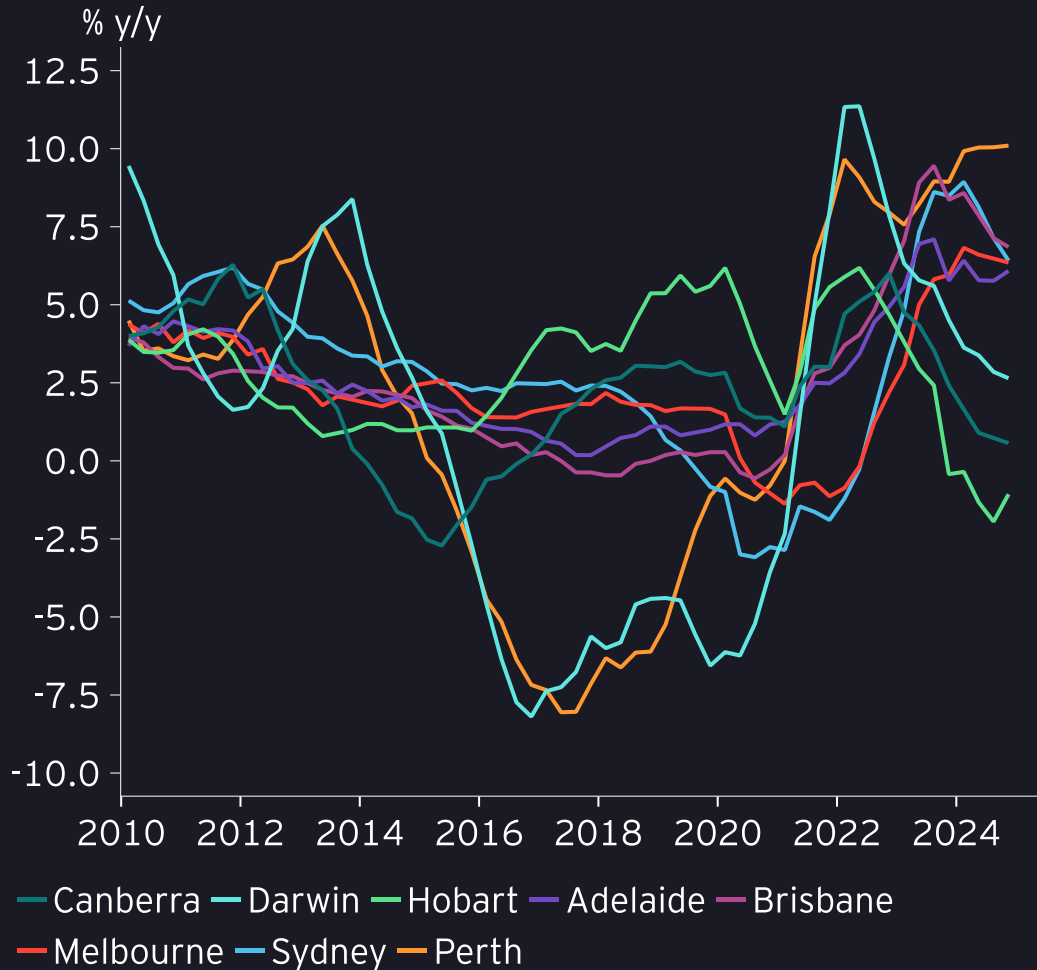
Source: ABS, Macrobond, EY

*change in prices since February 2020



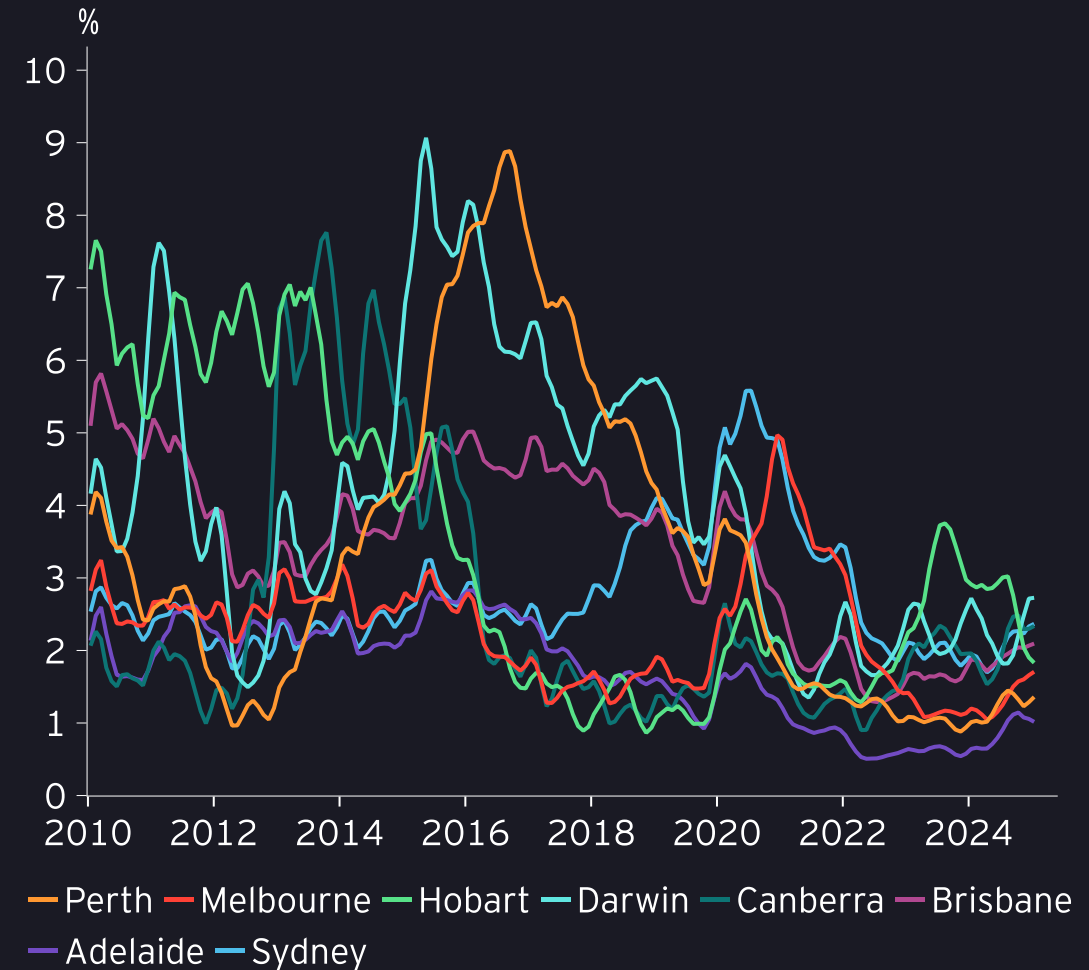
Rents are growing fastest in Perth, while vacancy rates are lowest in Perth and Adelaide

Consumer price index - rents



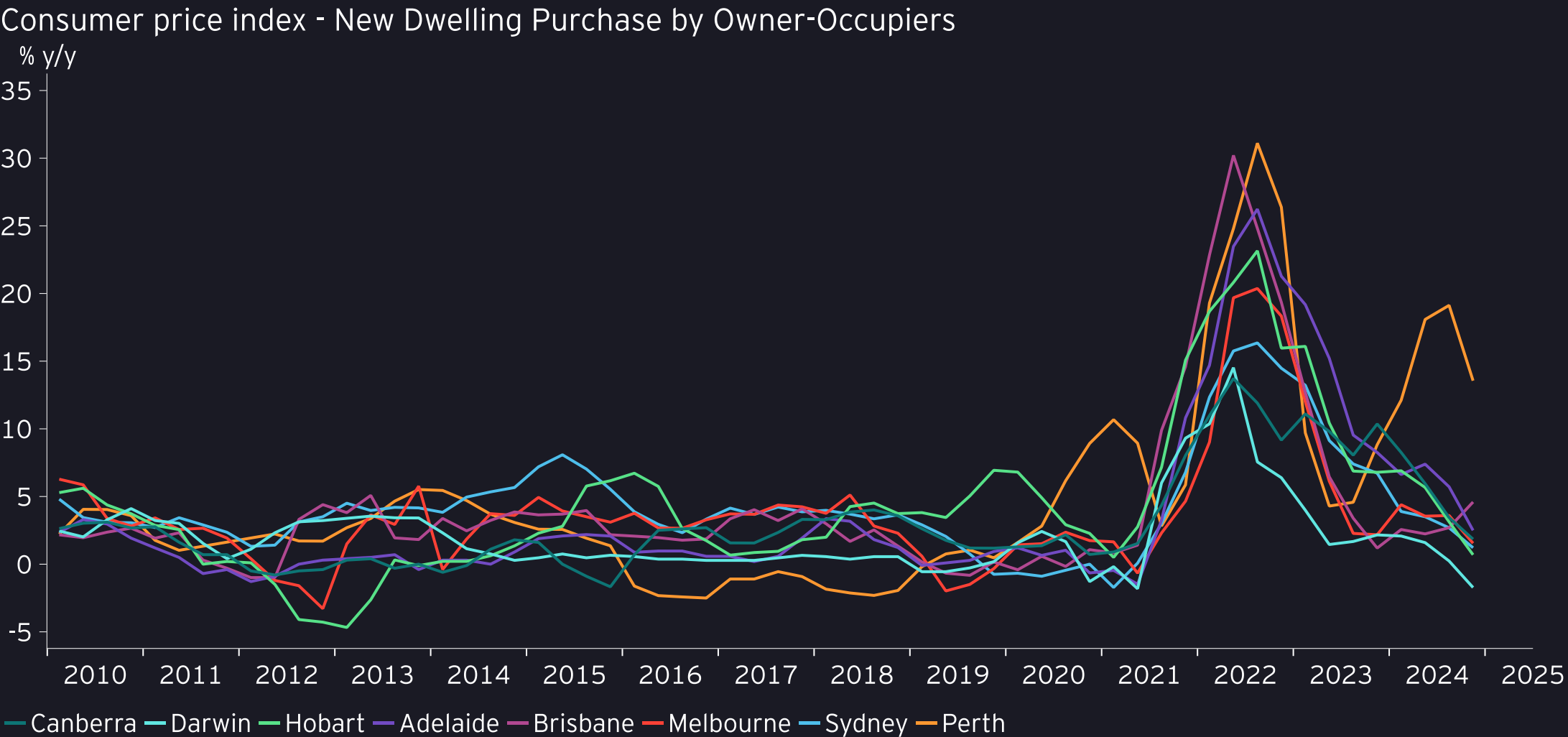
Source: ABS, Macrobond, EY

Vacancy rates by capital city



Source: Corelogic, Macrobond

New dwelling inflation has moderated across most states, but remains elevated in Perth due to high building approvals and construction costs

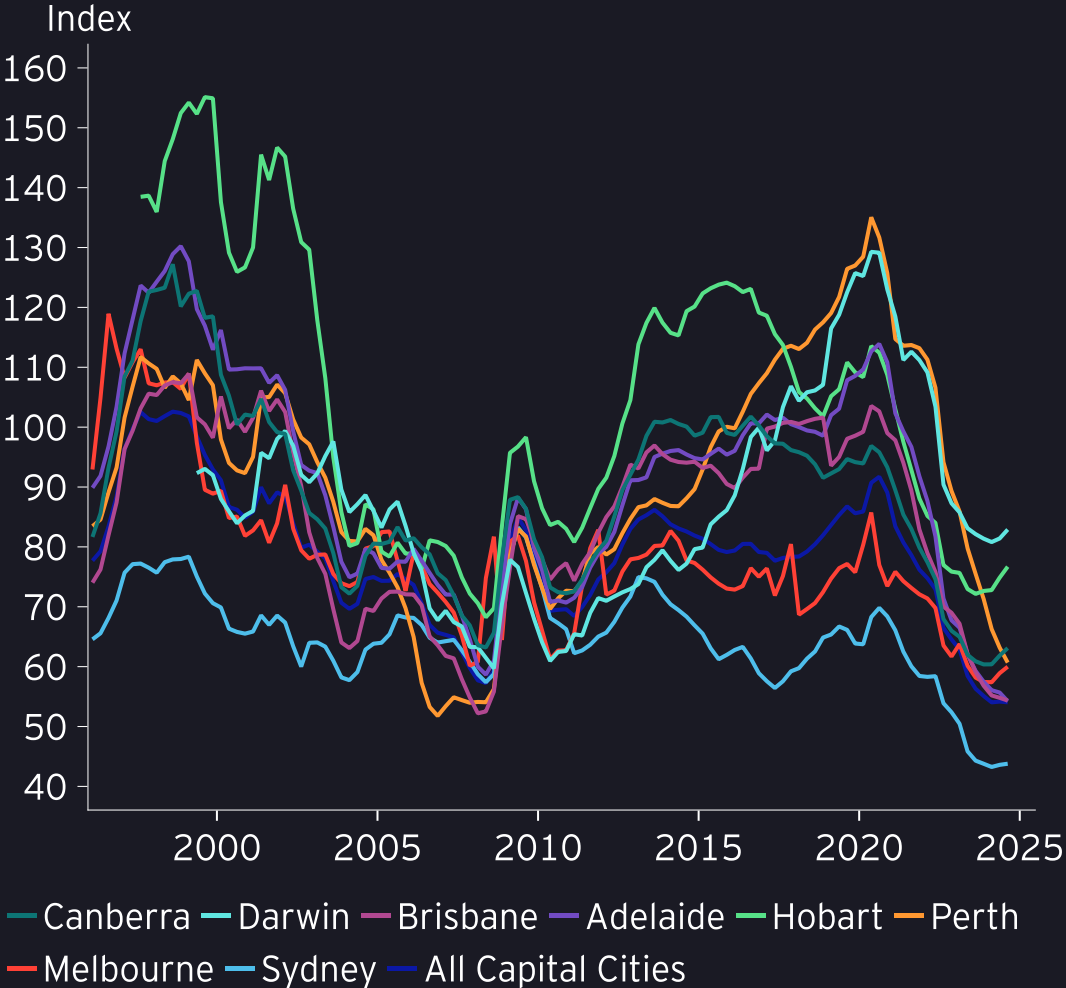


Source: ABS, Macrobond, EY



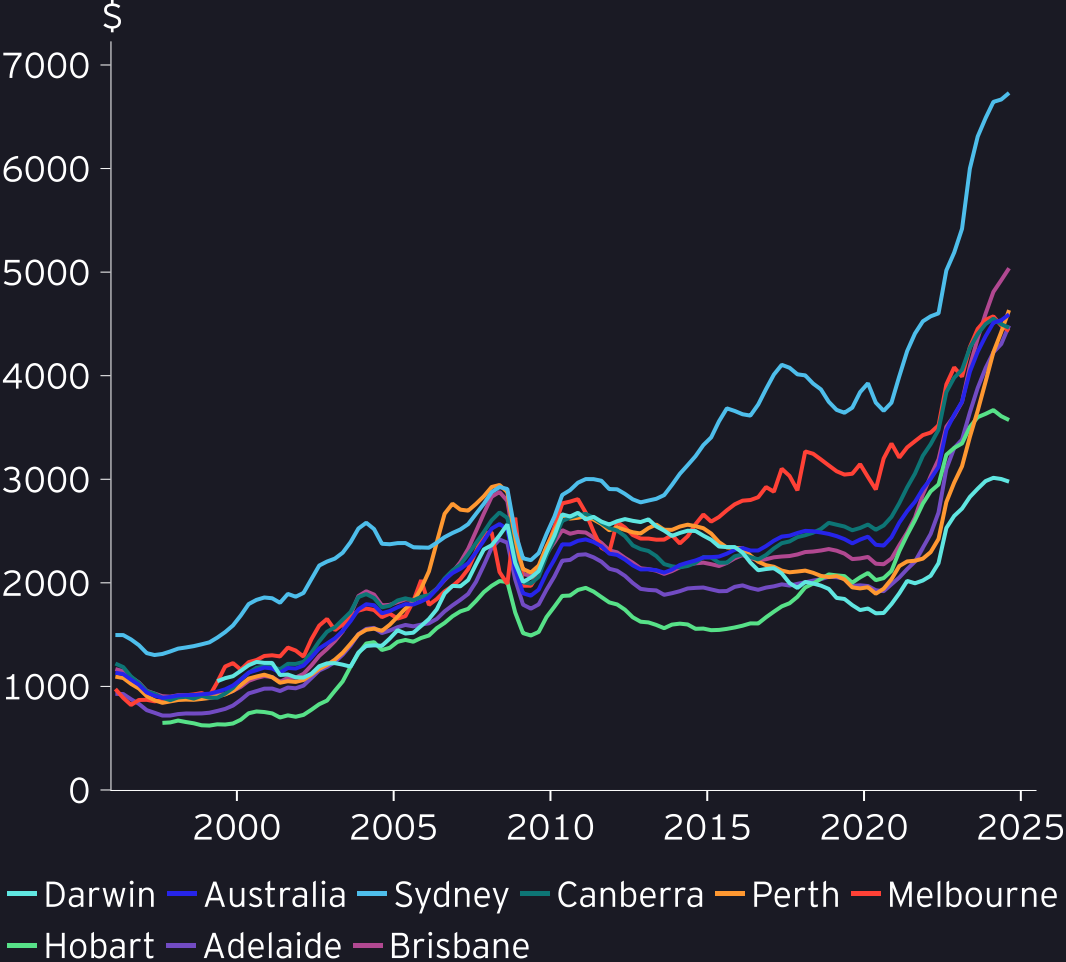
Housing affordability appears to have troughed in most states. Sydney is the least affordable capital city in Australia. Darwin is the most affordable

Housing Affordability



Source: HIA, Macrobond, EY

Monthly Repayment by Capital City



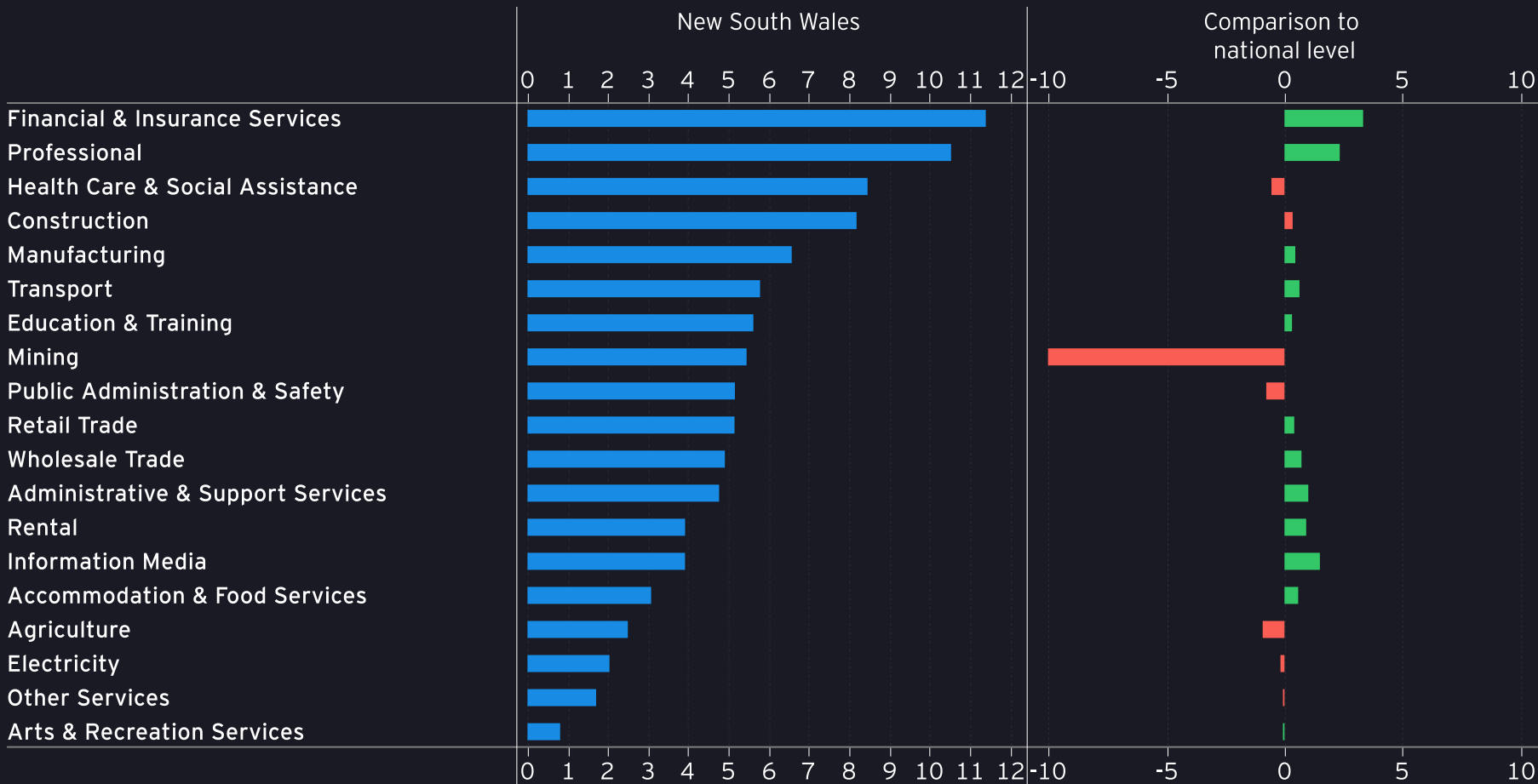
Source: HIA, Macrobond



New South Wales

Financial and Insurance Services is the biggest industry in NSW

NSW industry share (FY24) and comparison to national industry share (Q3 2024)

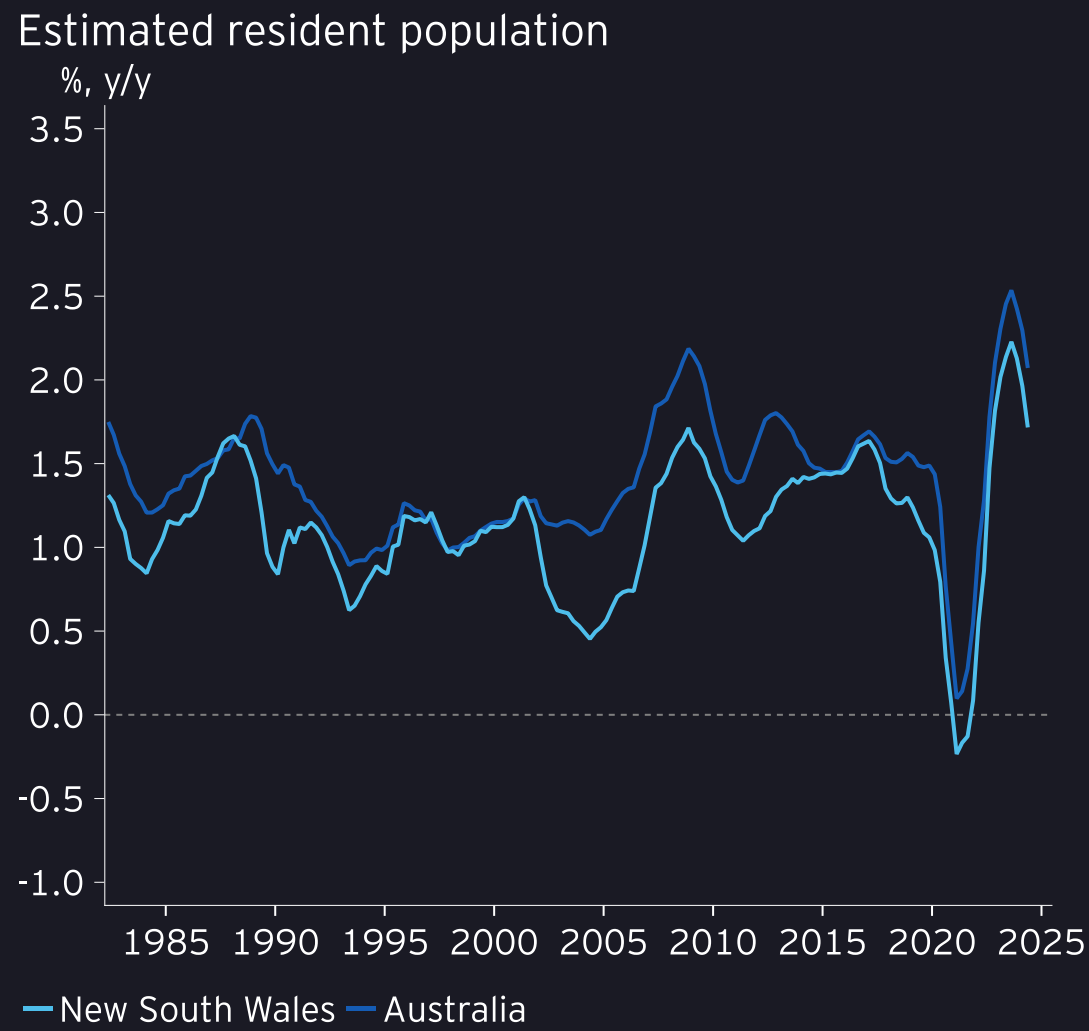


Source: ABS, Macrobond, EY

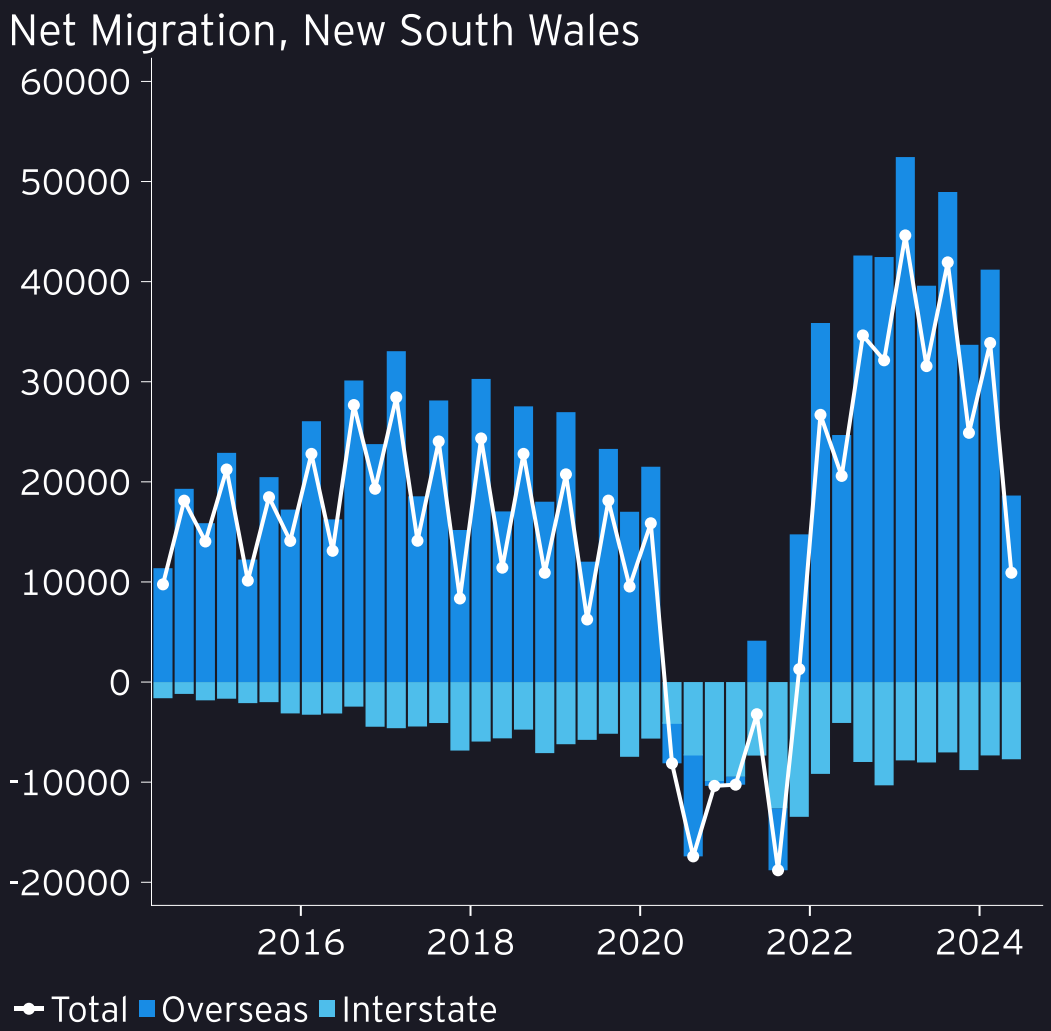
*green indicates the industry share is higher than national, red indicates the industry share is lower than national.



Population growth is moderating from elevated levels, driven by lower migration. Net interstate migration remains negative



Source: ABS, Macrobond, EY



Source: ABS, Macrobond, EY



Labour market conditions remain tight, while wages growth has fallen sharply to the lowest in the nation, led by the public sector

Number of unemployed people for each job vacancy, NSW



Source: ABS, Macrobond, EY

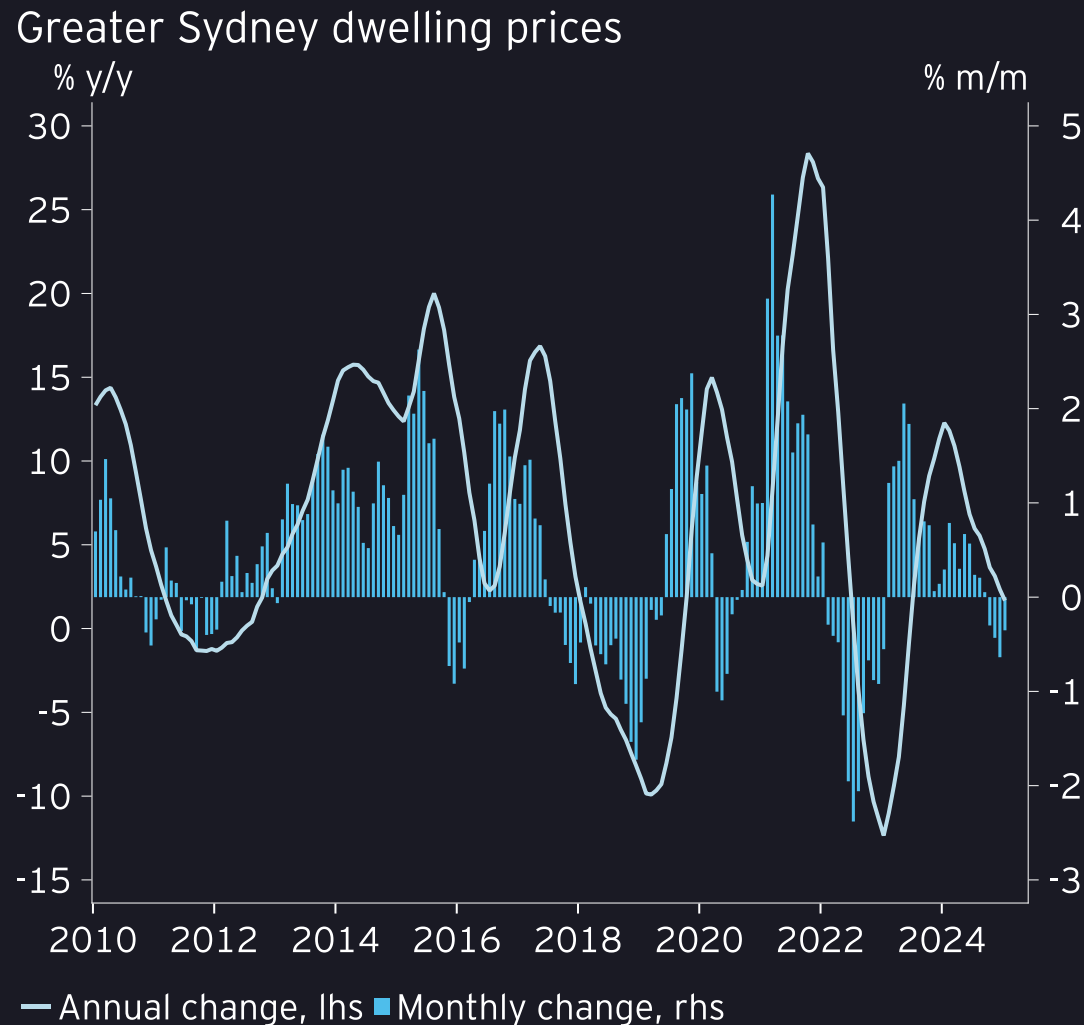
Wage Price Index, NSW



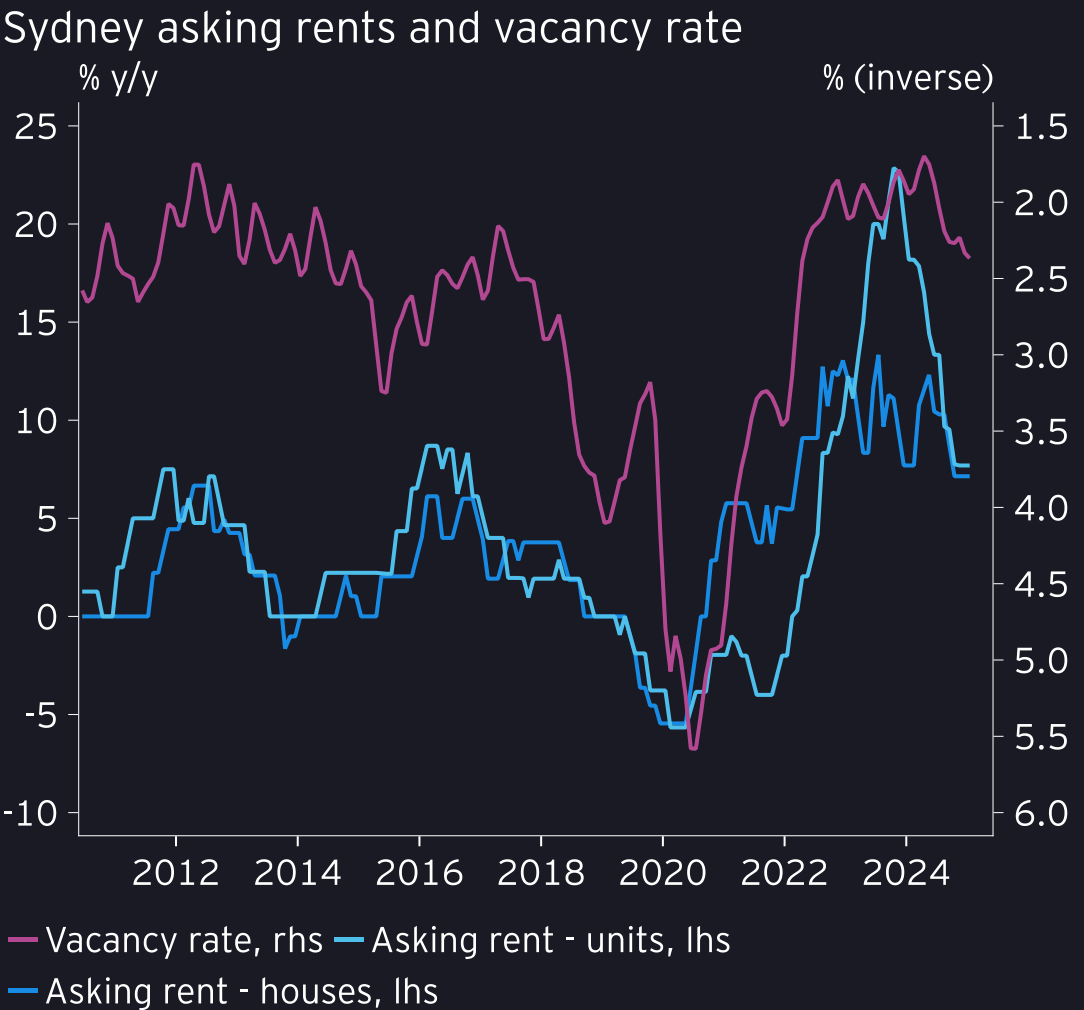
Source: ABS, Macrobond, EY



Sydney dwelling prices eased in annual terms, as monthly prices continued to fall. Growth in asking rents remains elevated



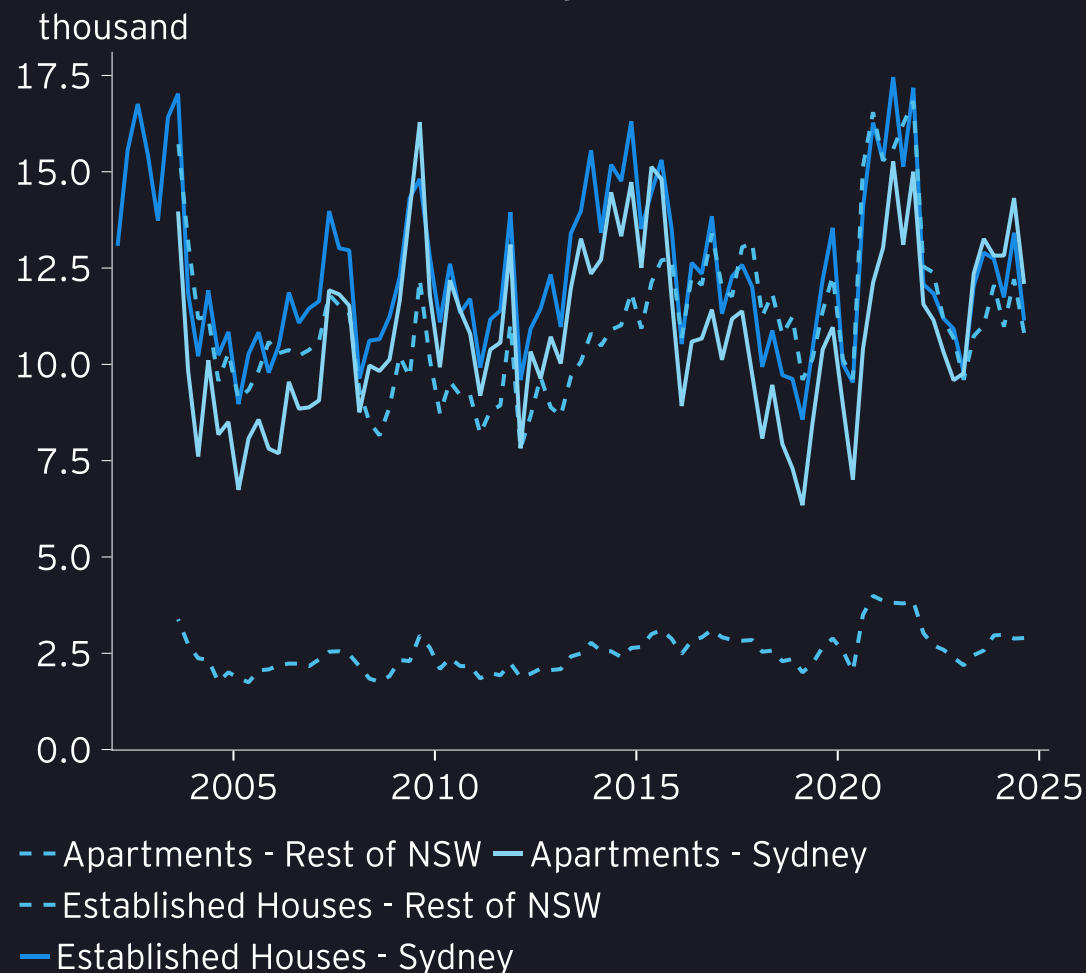
Source: Corelogic, Macrobond, EY



Source: Corelogic, Macrobond, EY

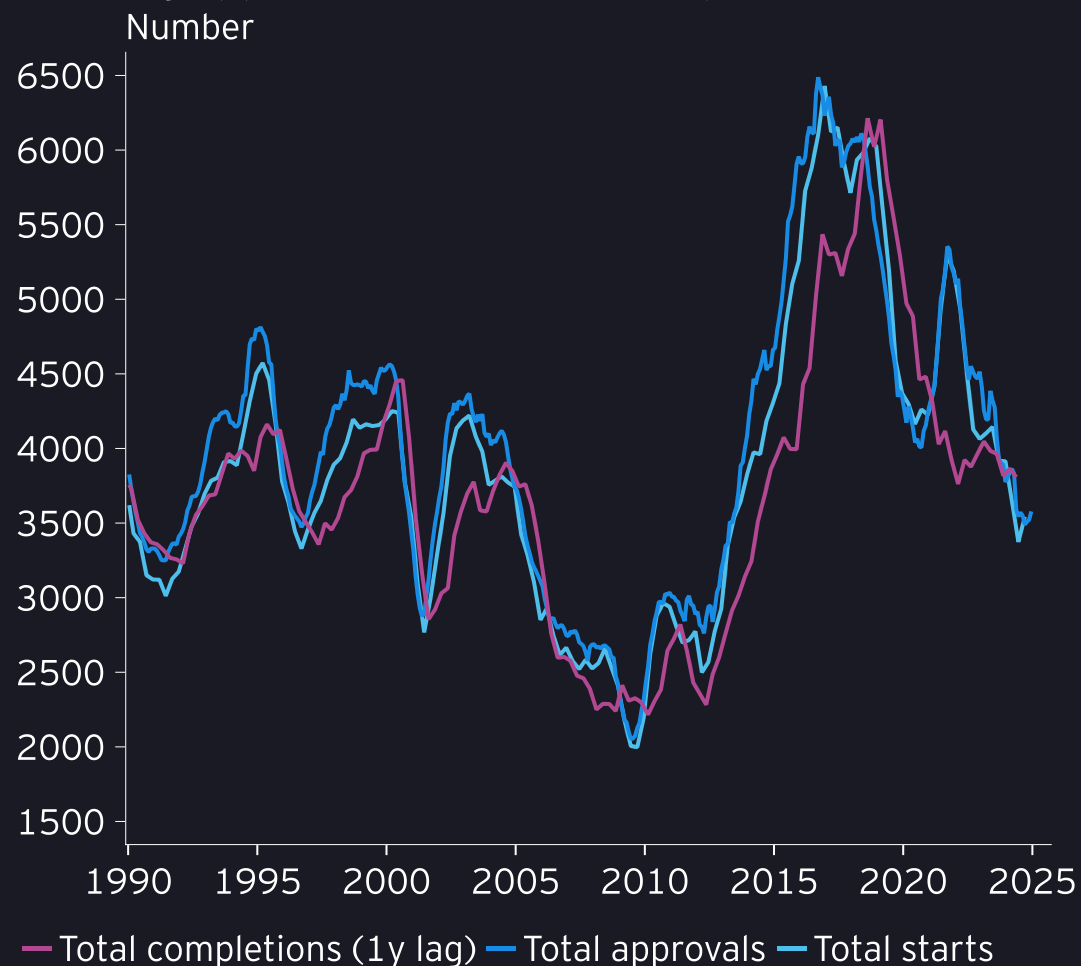
Approvals are at a 10-year low, reflecting compressed construction sector margins. Dwelling completions remain low as skill shortages persist

House and attached dwelling transfers, NSW



Source: ABS, Macrobond, EY

Dwelling approvals, starts and completions - NSW

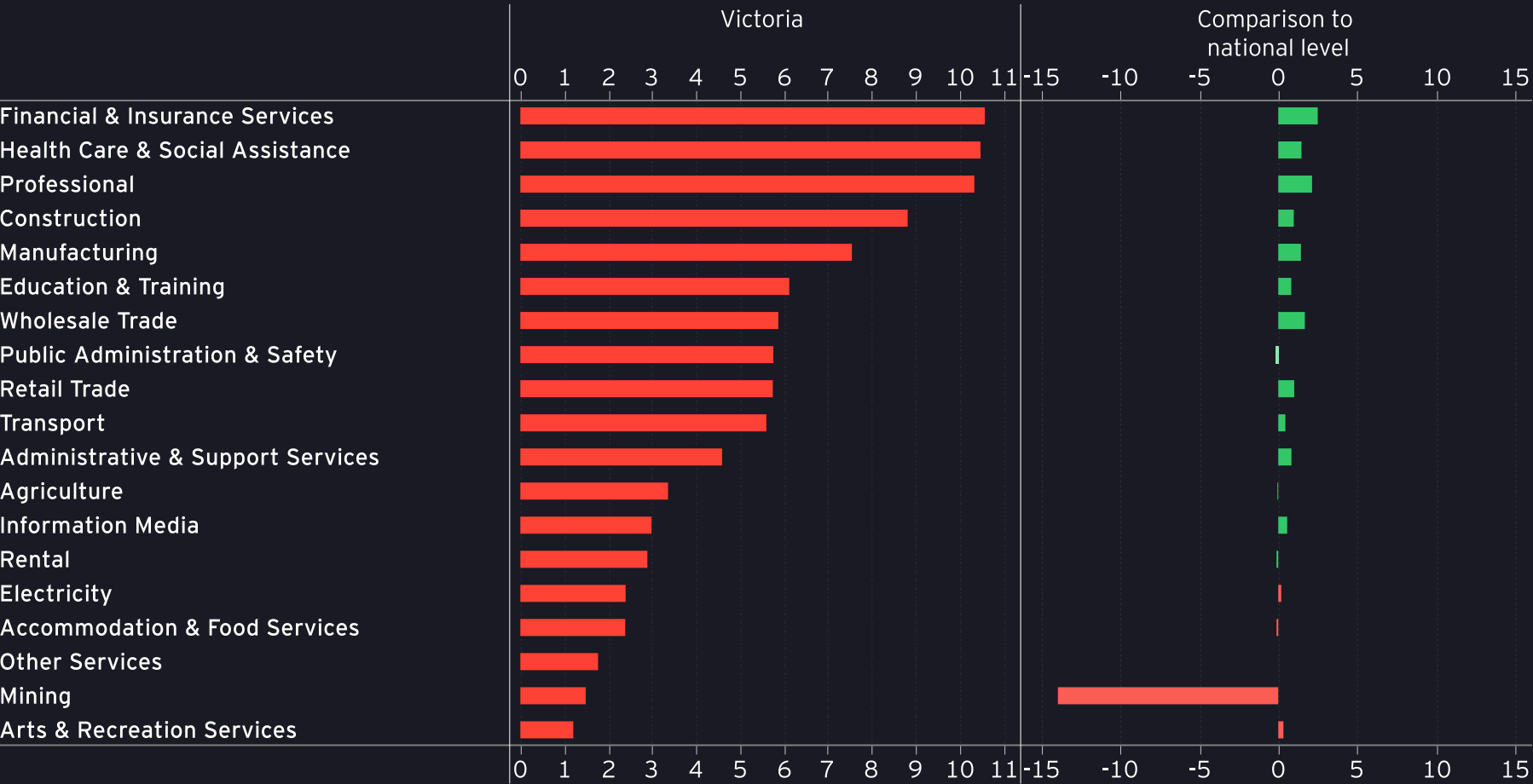


Source: ABS, Macrobond, EY

Victoria

Victoria's economy is primarily built upon financial services, healthcare and social assistance, and professional services

VIC industry share (FY24) and comparison to national industry share (Q3 2024)

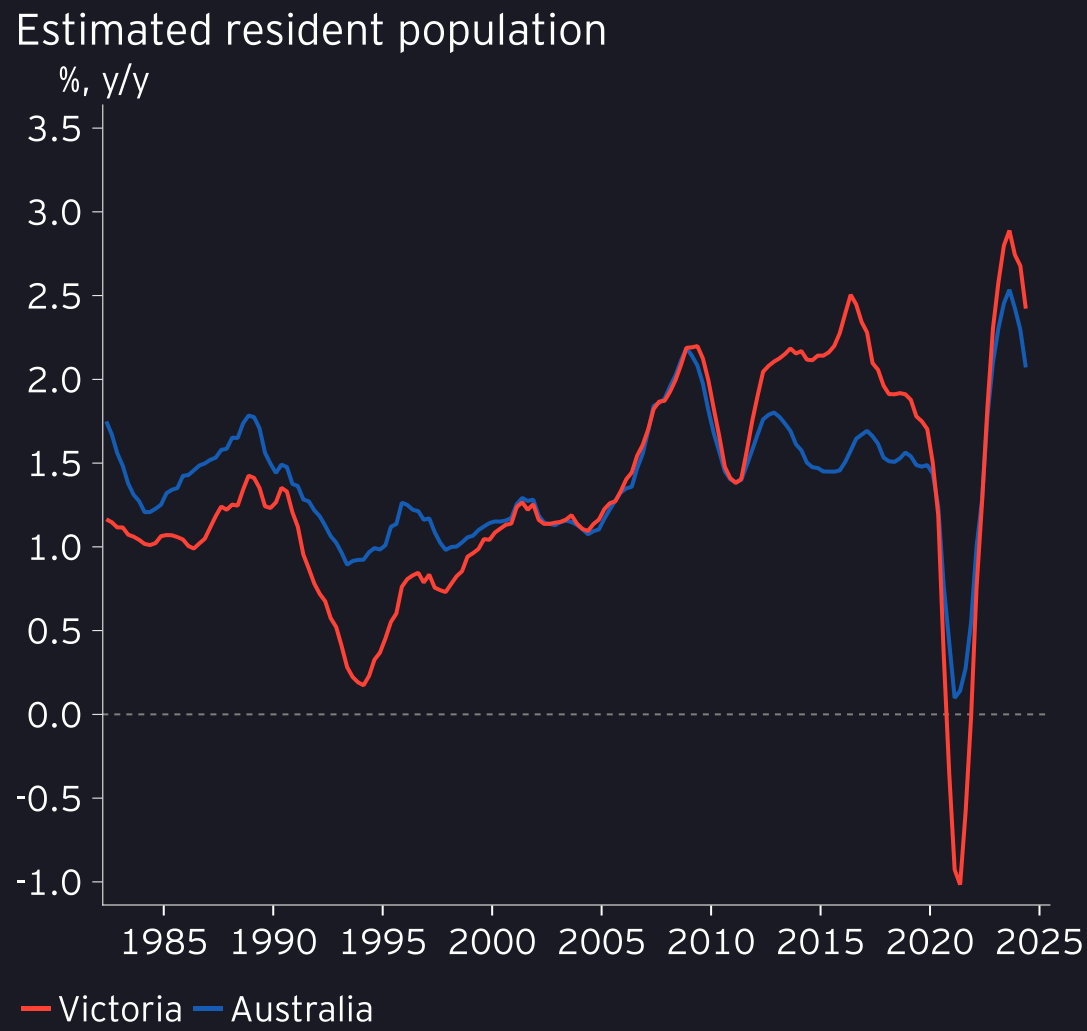


Source: ABS, Macrobond, EY

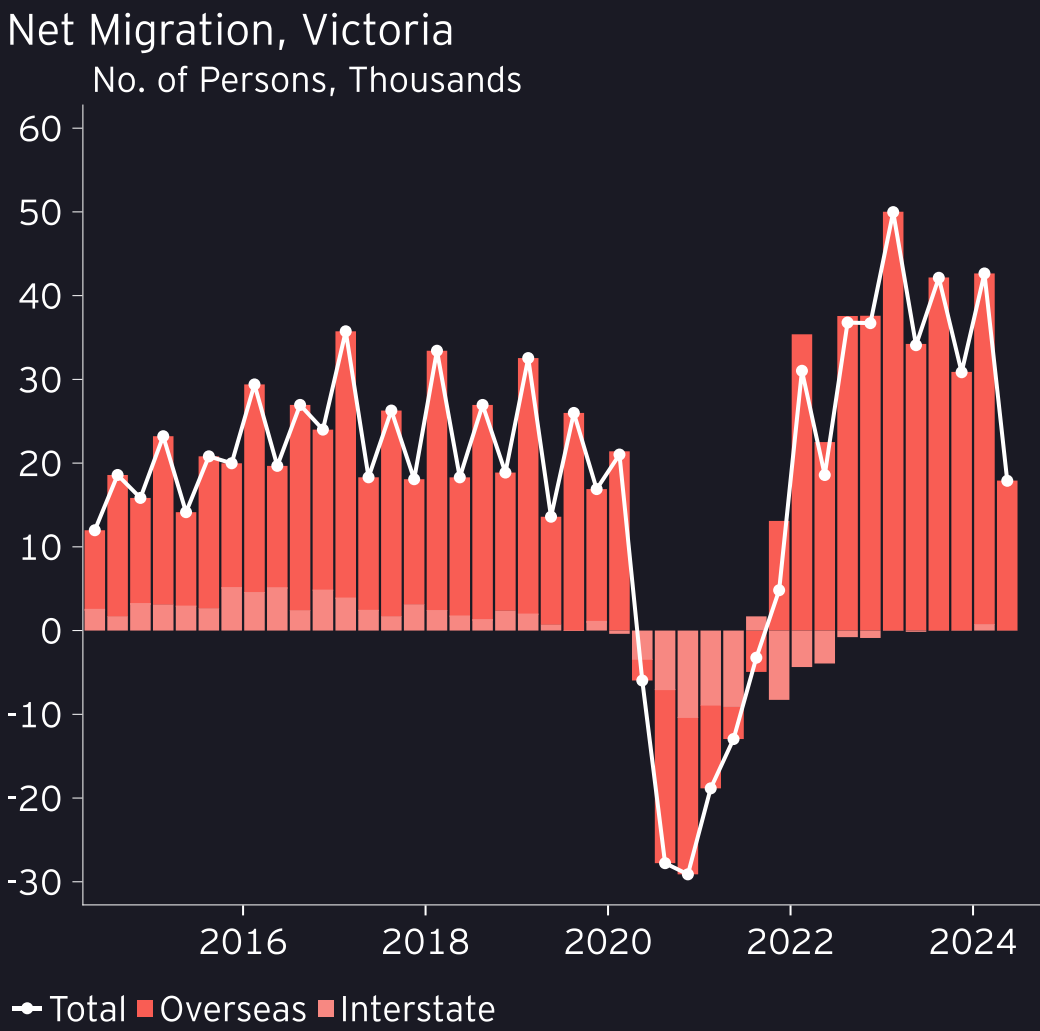
*green indicates the industry share is higher than national, red indicates the industry share is lower than national.



Population growth is moderating from elevated levels. Victoria has the second fastest population growth in the nation due to overseas migration



Source: ABS, Macrobond, EY



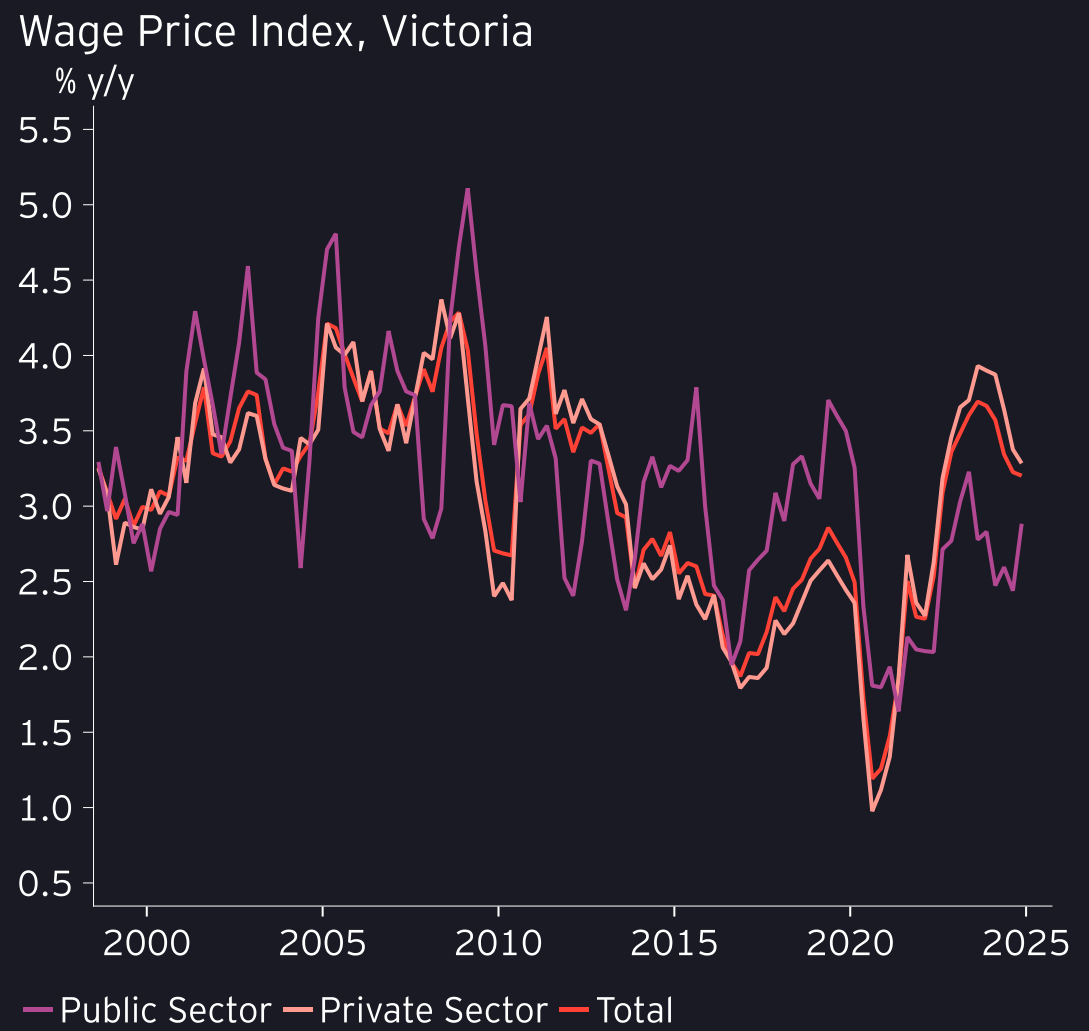
Source: ABS, Macrobond, EY



Labour market conditions have eased, while private sector wages growth is moderating



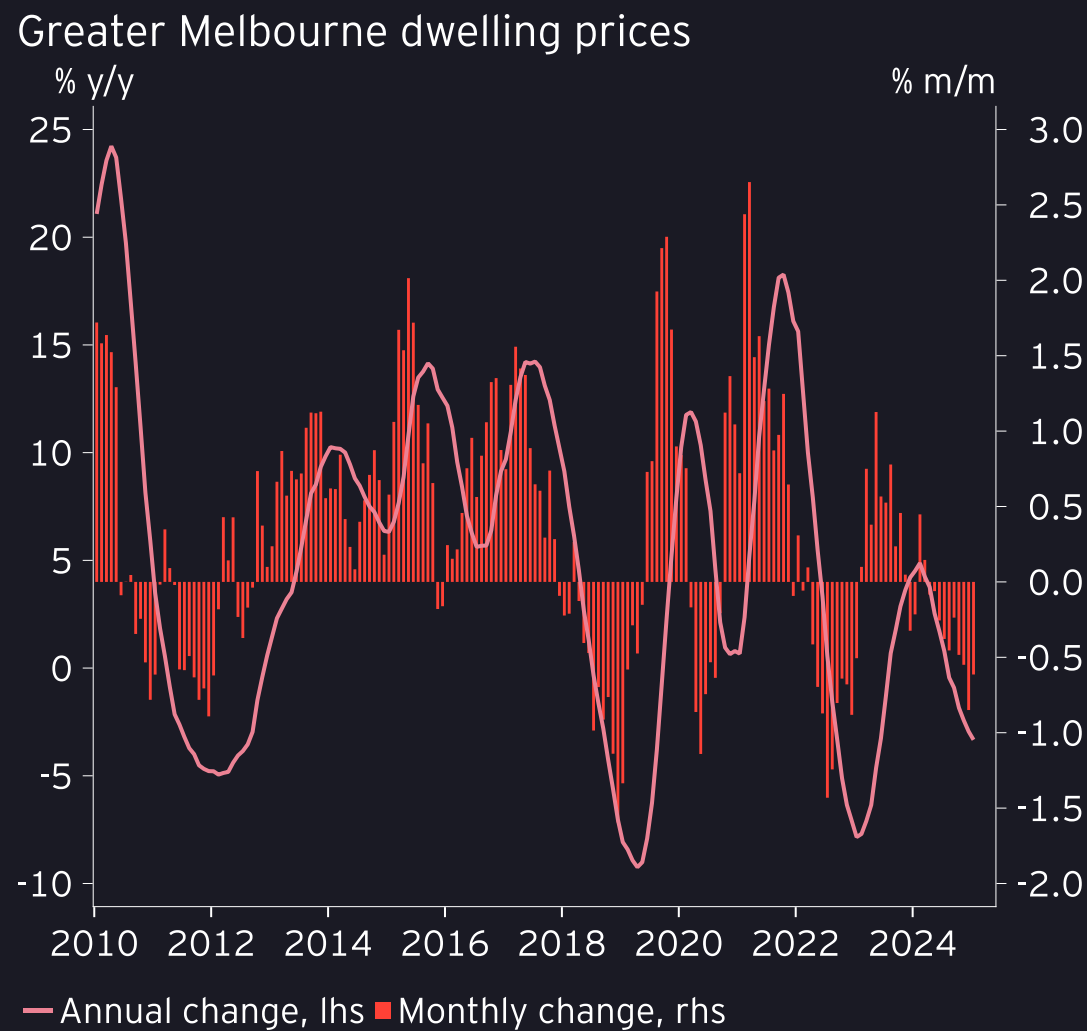
Source: ABS, Macrobond, EY



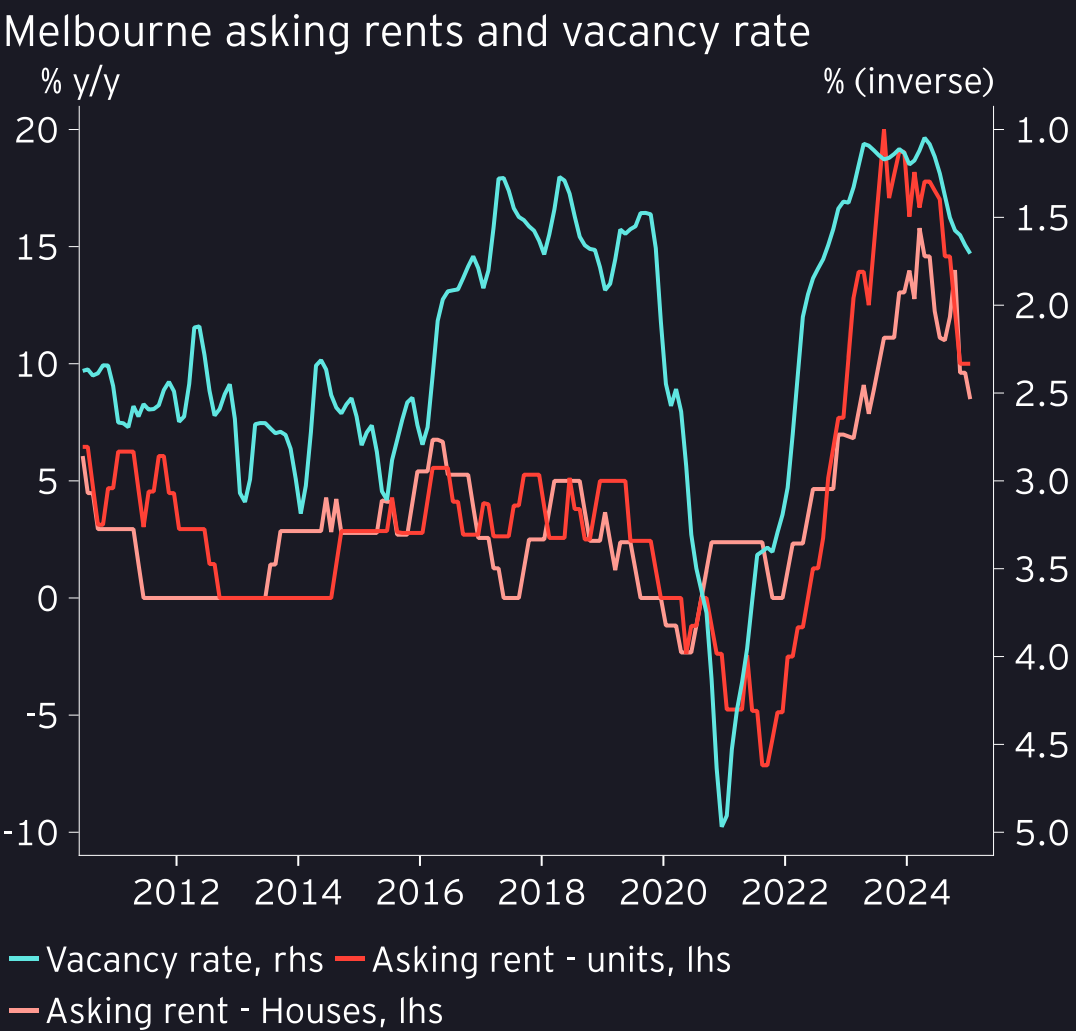
Source: ABS, Macrobond, EY



Dwelling prices decreased 3.3 per cent in Melbourne over the year to January 2025, while asking rents continued to moderate



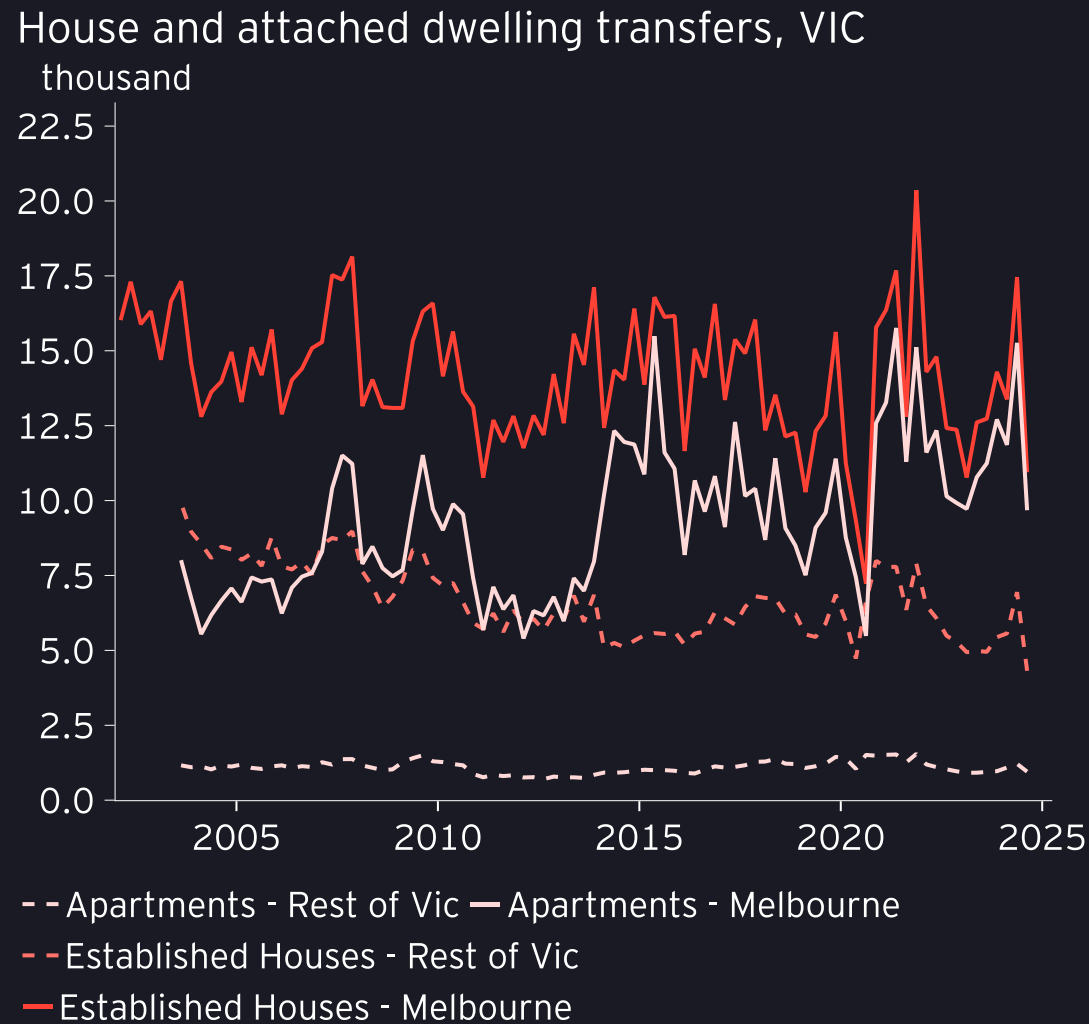
Source: Corelogic, Macrobond, EY



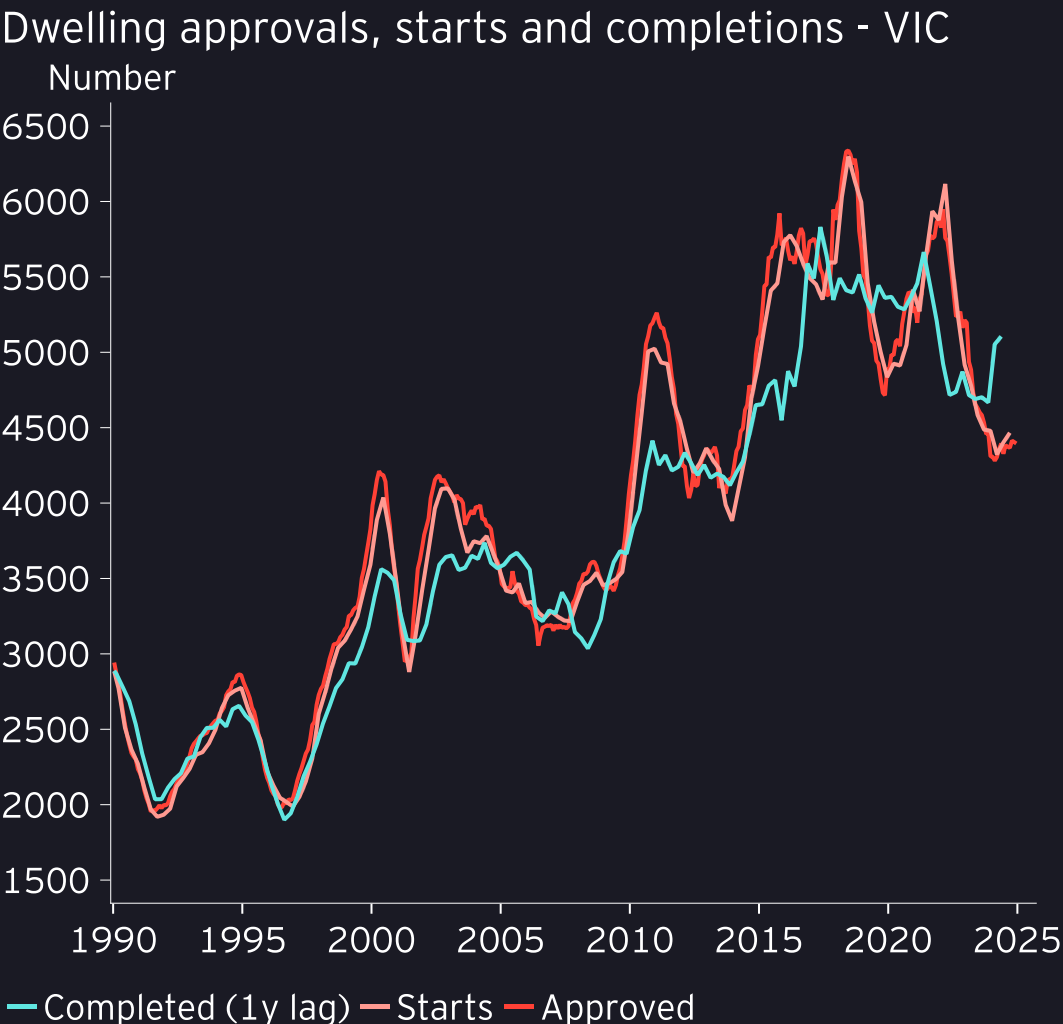
Source: Corelogic, Macrobond, EY



Dwelling starts and approvals are at a 10-year low, though appear to have troughed. Completions have picked up as builders work through the pipeline



Source: ABS, Macrobond, EY

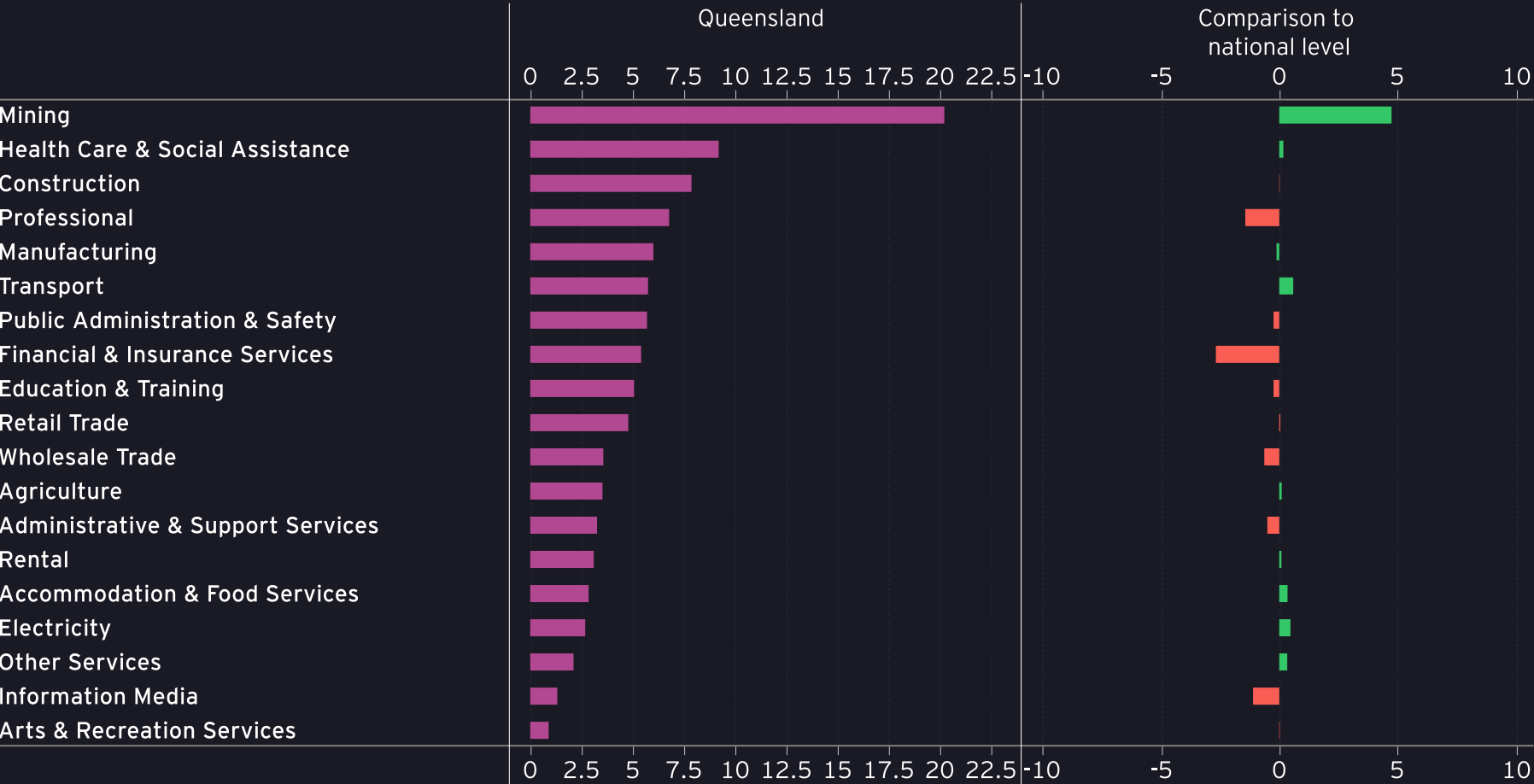


Source: ABS, Macrobond, EY

Queensland

Mining continues to be the largest industry in Queensland, followed by health care and social assistance

QLD industry share (FY24) and comparison to national industry share (Q3 2024)

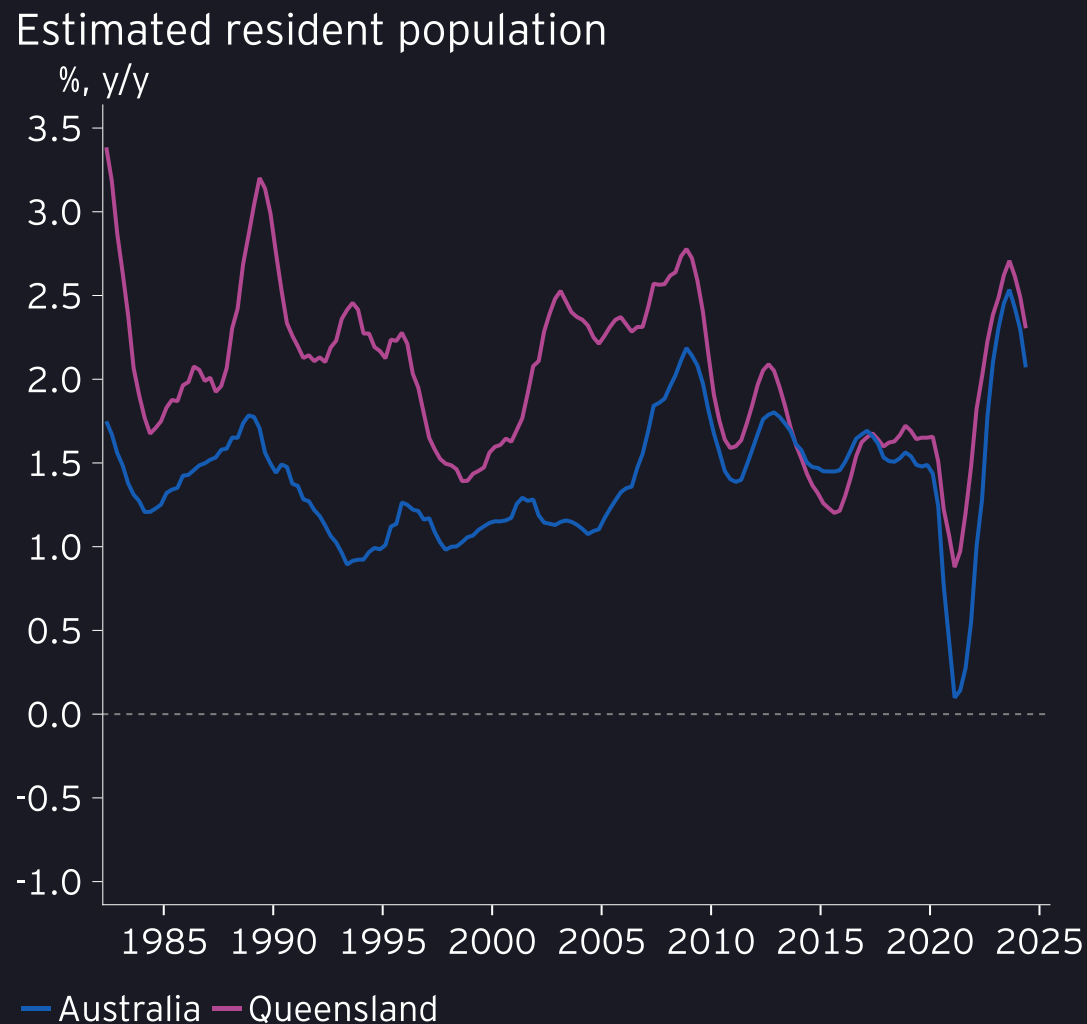


Source: ABS, Macrobond, EY

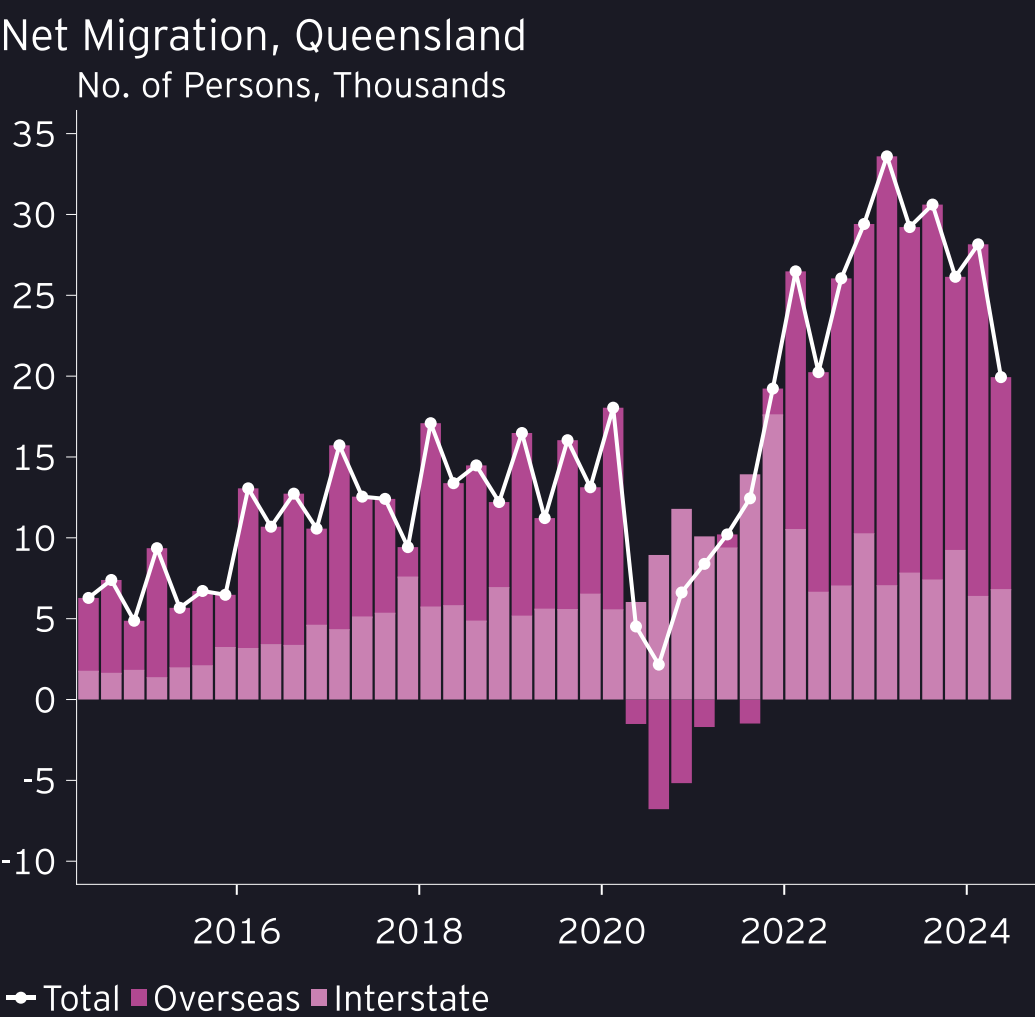
*green indicates the industry share is higher than national, red indicates the industry share is lower than national.



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



Source: ABS, Macrobond, EY

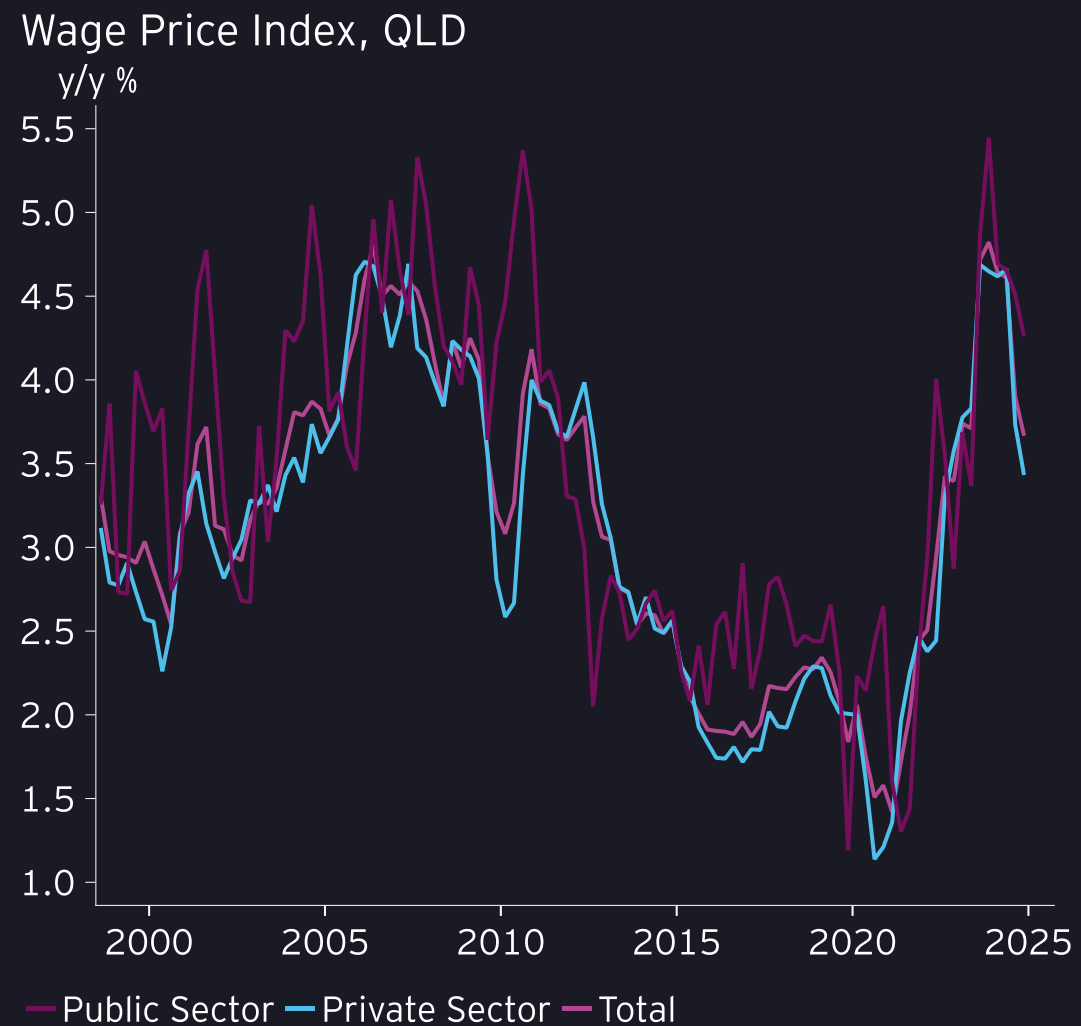


Source: ABS, Macrobond, EY

Queensland's annual wage growth is the third strongest in Australia, reflecting the relatively tight labour market conditions



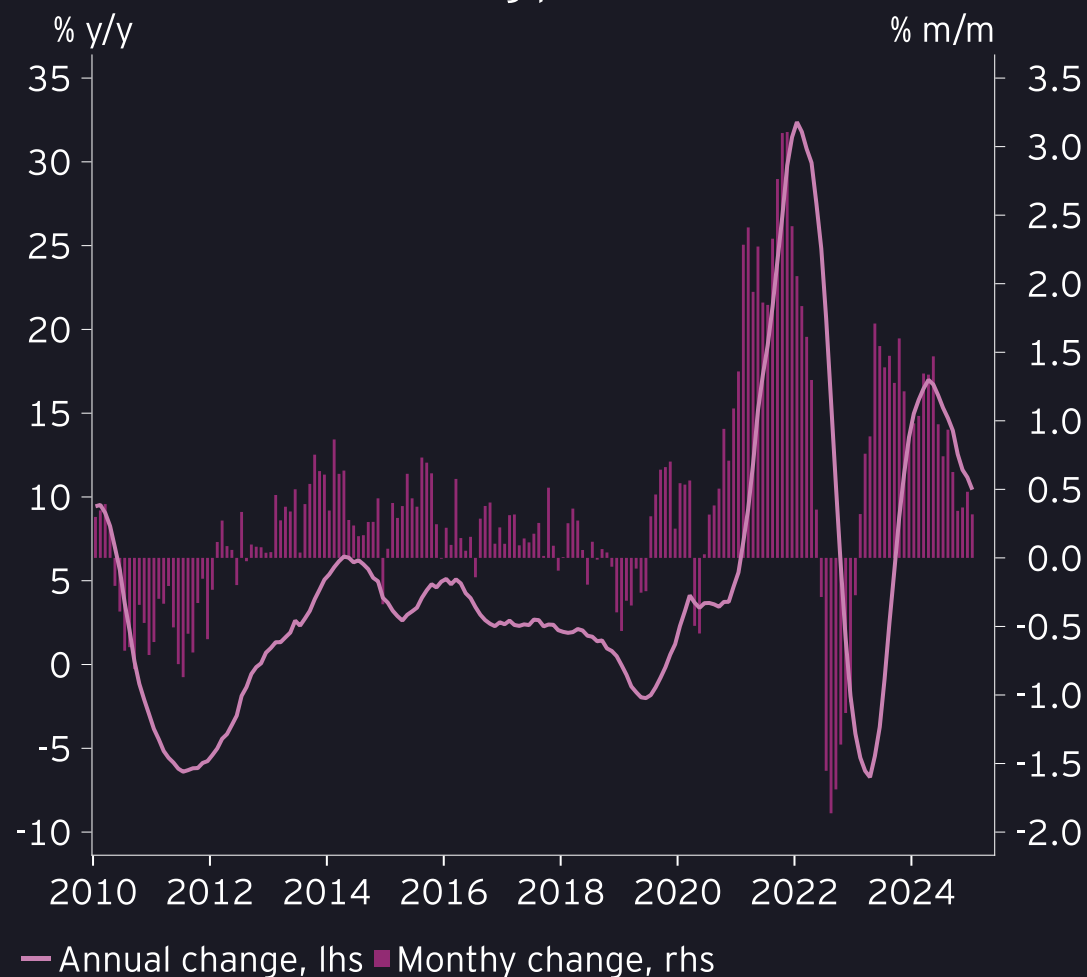
Source: ABS, Macrobond, EY



Source: ABS, Macrobond, EY

Brisbane's dwelling prices increased by 10.4 per cent over the year to January 2025, though growth is moderating

Greater Brisbane dwelling prices



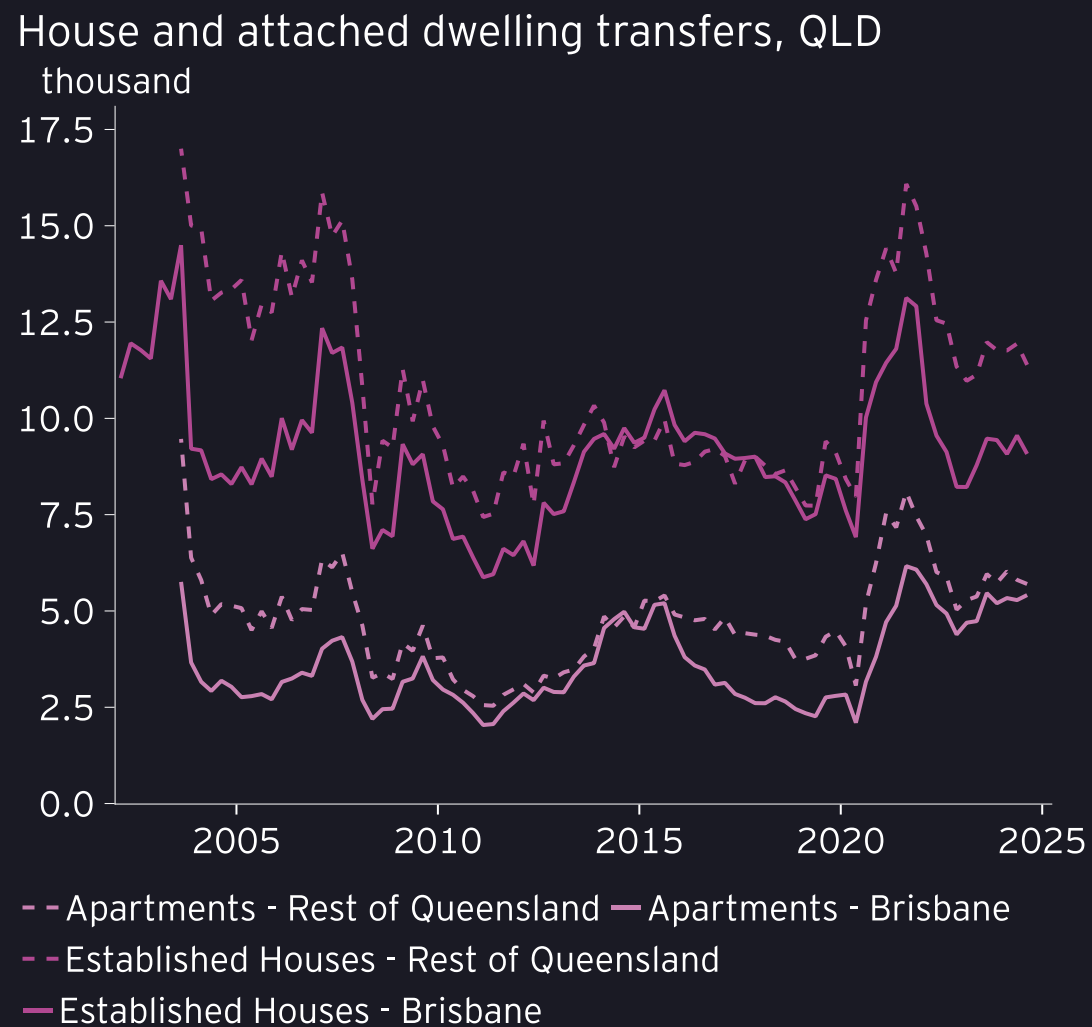
Source: Corelogic, Macrobond, EY

Brisbane asking rents and vacancy rate

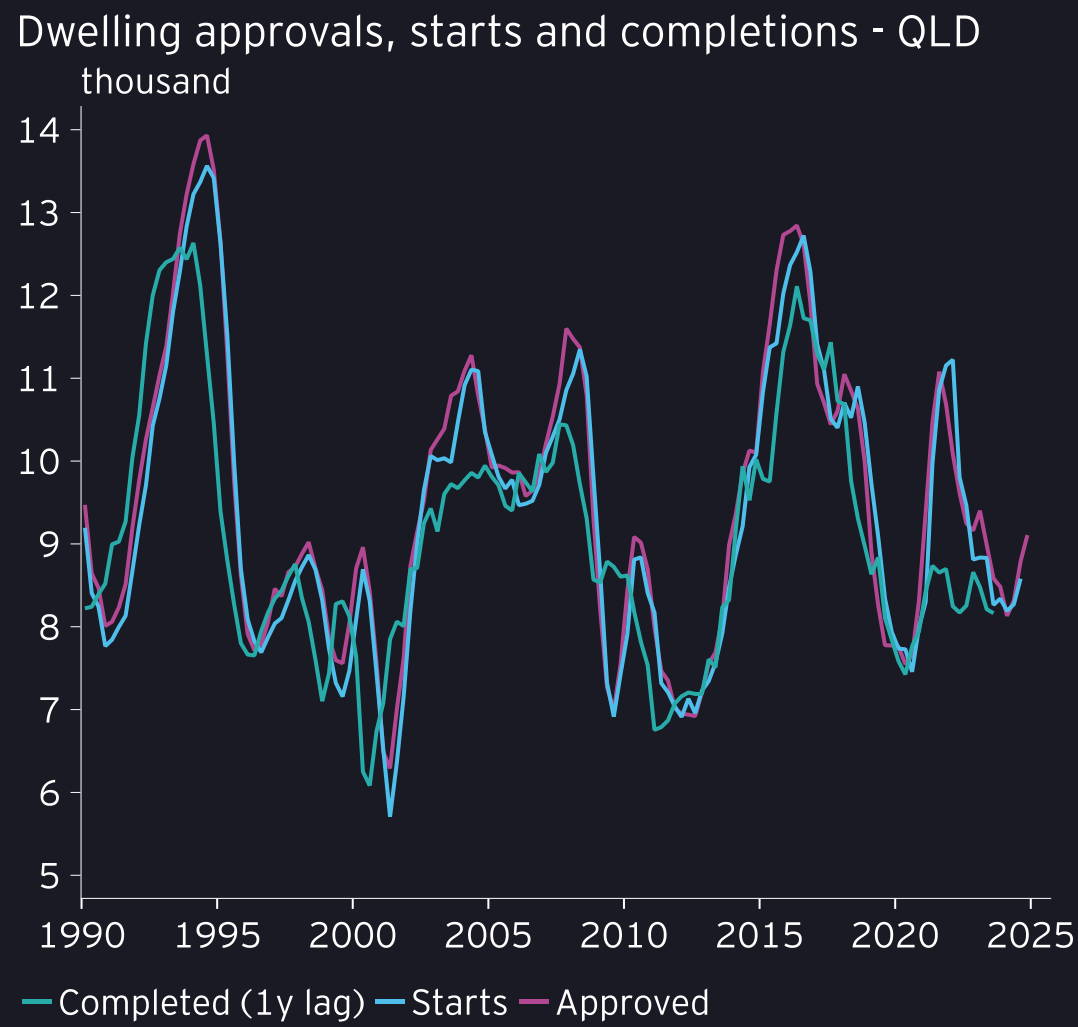


Source: Corelogic, Macrobond, EY

Dwelling completions continue to lag given shortages, while approvals have started to pick up



Source: ABS, Macrobond, EY

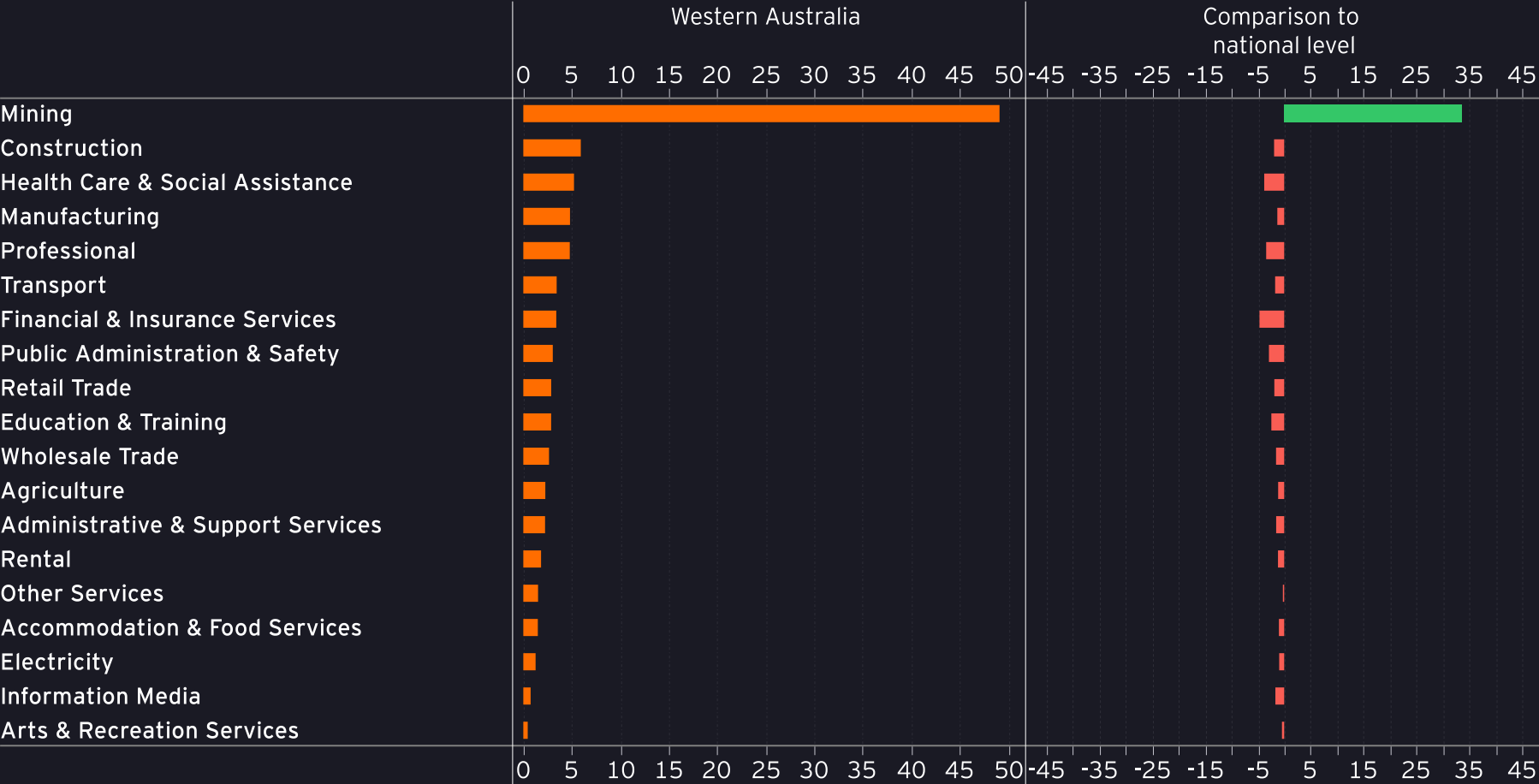


Source: ABS, Macrobond, EY

Western Australia

The mining sector is integral to the WA economy

WA industry share (FY24) and comparison to national industry share (Q3 2024)

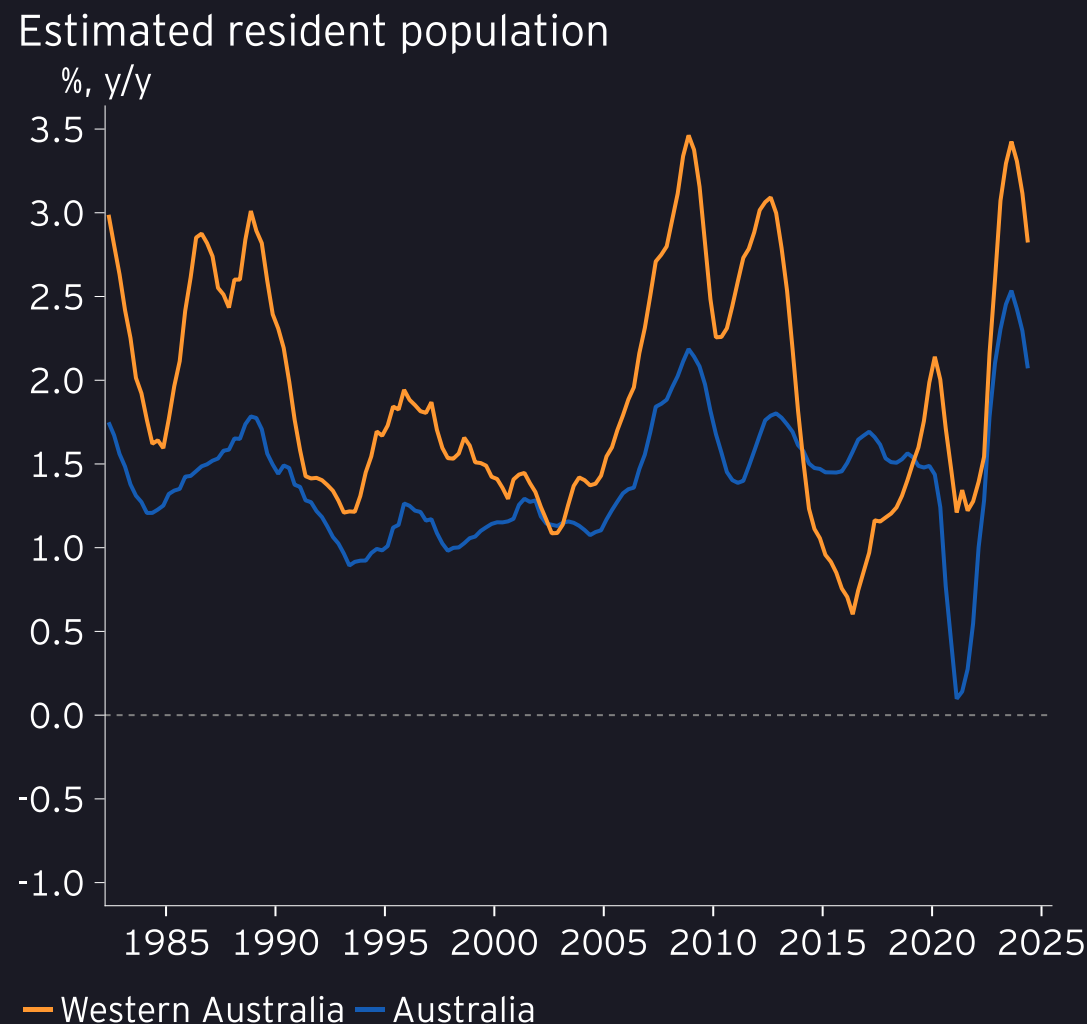


Source: ABS, Macrobond, EY

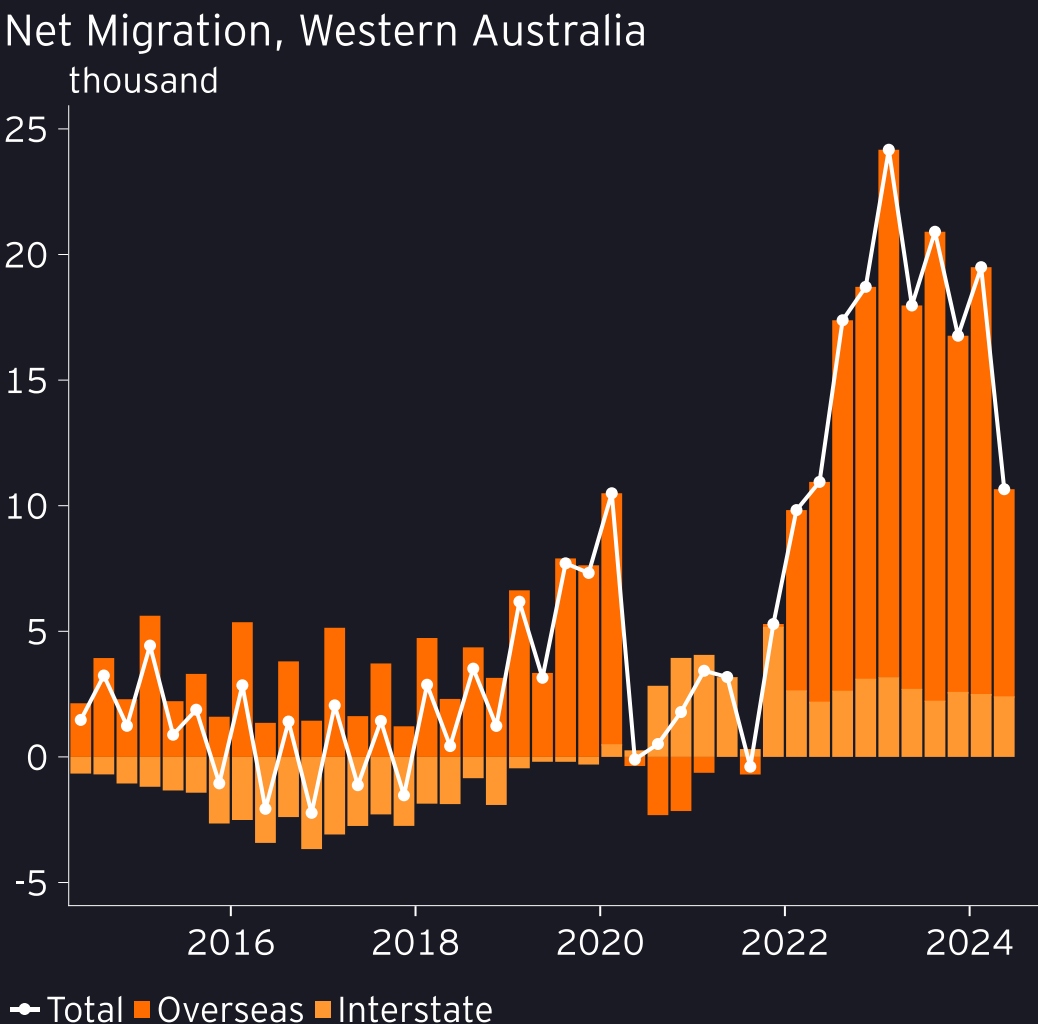
*green indicates the industry share is higher than national, red indicates the industry share is lower than national.



WA had the fastest growing population in the nation at 2.8 per cent in the year to June 2024, driven by both overseas and interstate migration



Source: ABS, Macrobond, EY



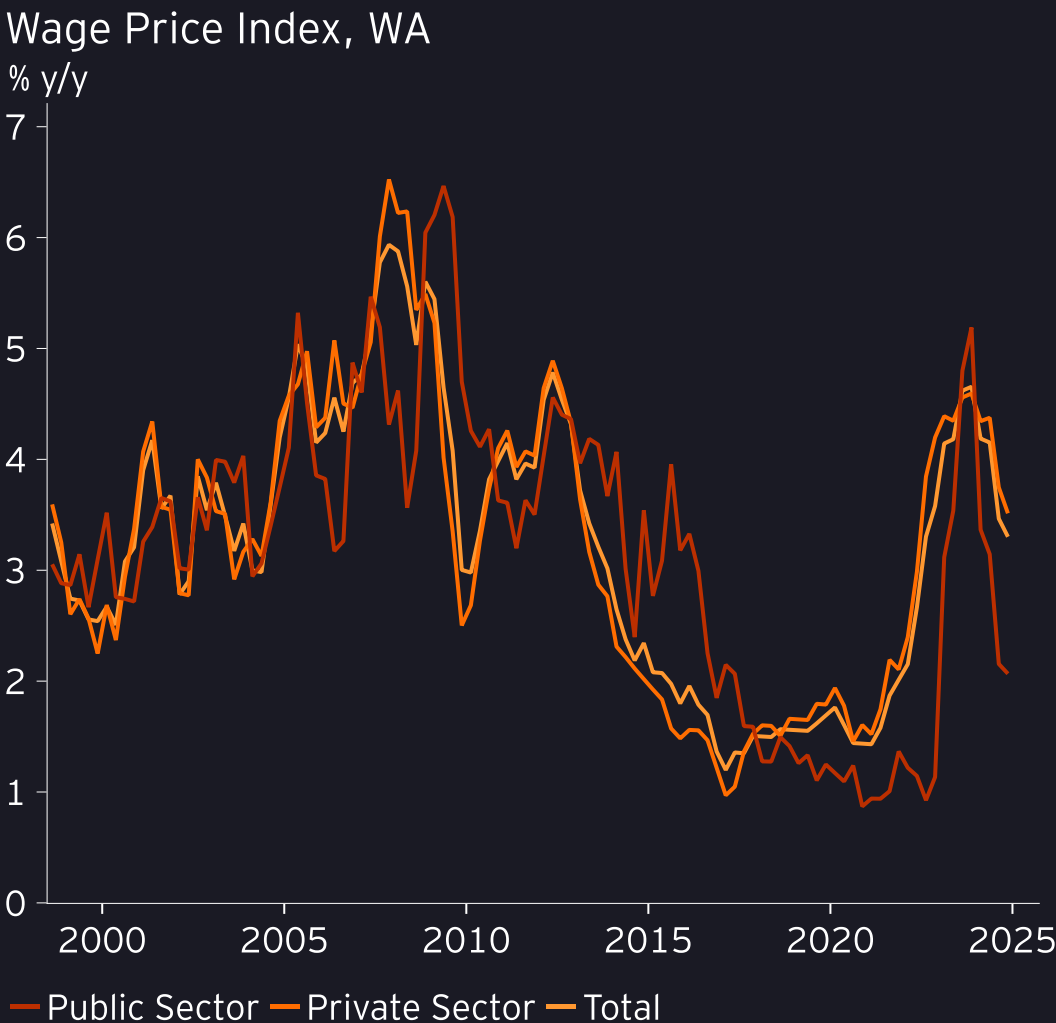
Source: ABS, Macrobond, EY



WA has the lowest unemployed to job vacancy ratio of the major states. Despite this, wages growth has moderated, led by the public sector



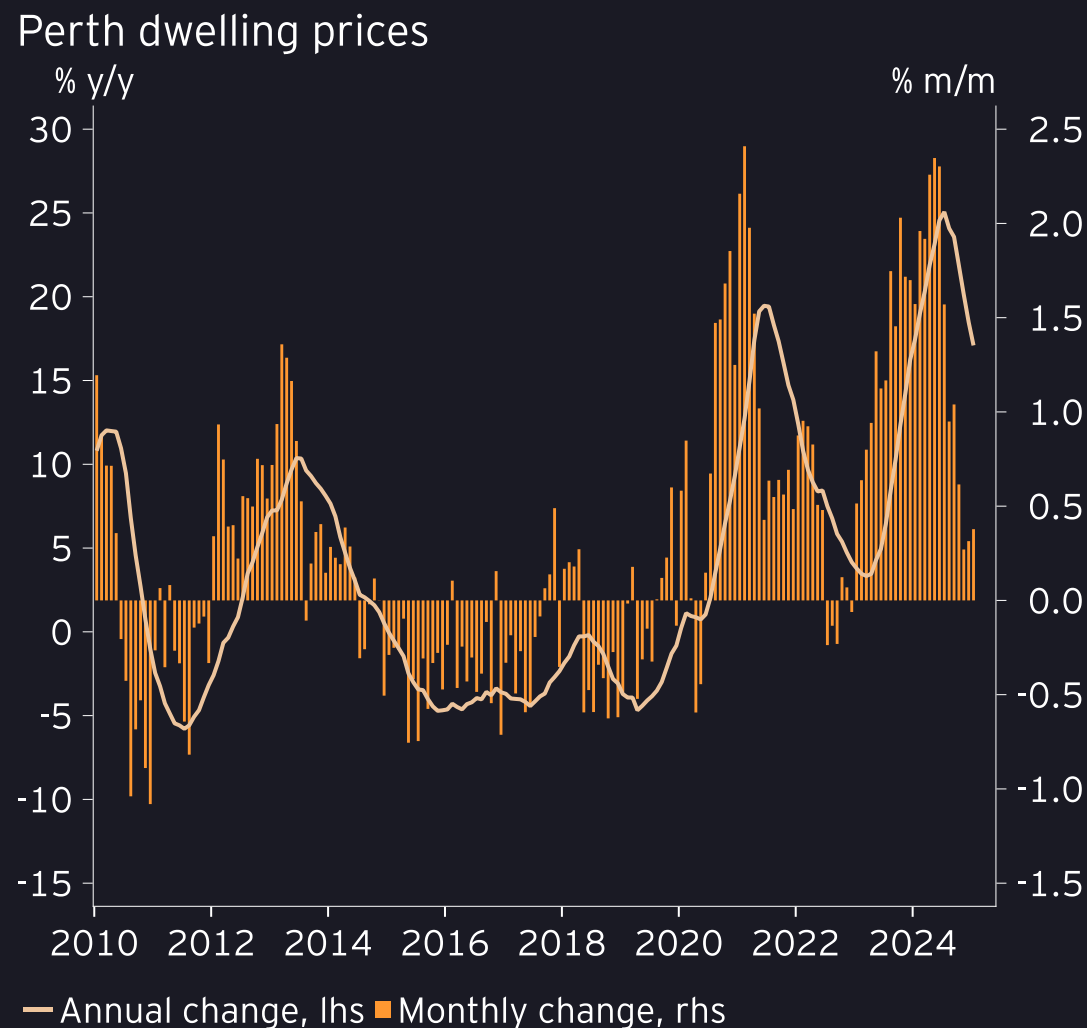
Source: ABS, Macrobond, EY



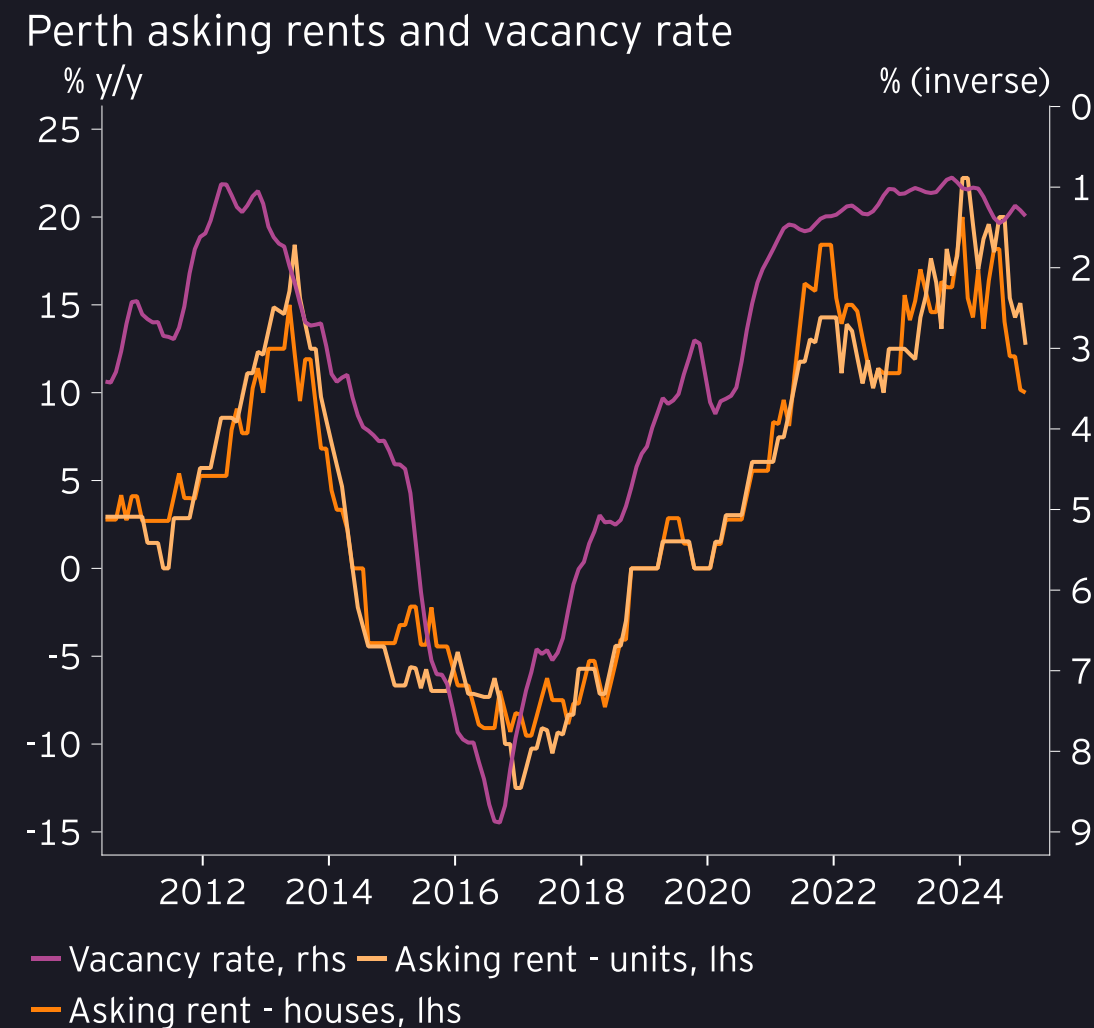
Source: ABS, Macrobond, EY



Perth housing prices have moderated from elevated levels, with annual growth of 17.1 per cent to January 2025. The rental vacancy rate is the second lowest

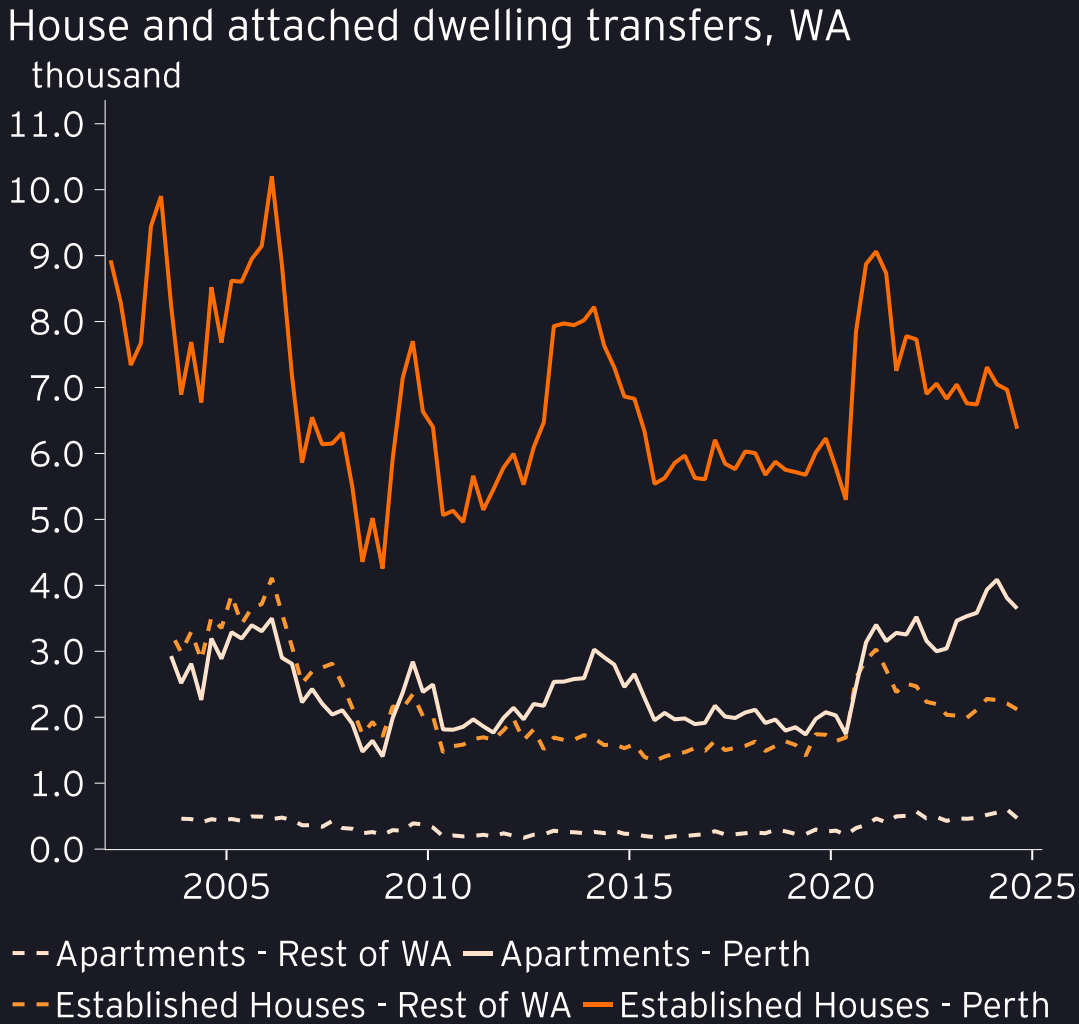


Source: Corelogic, Macrobond, EY

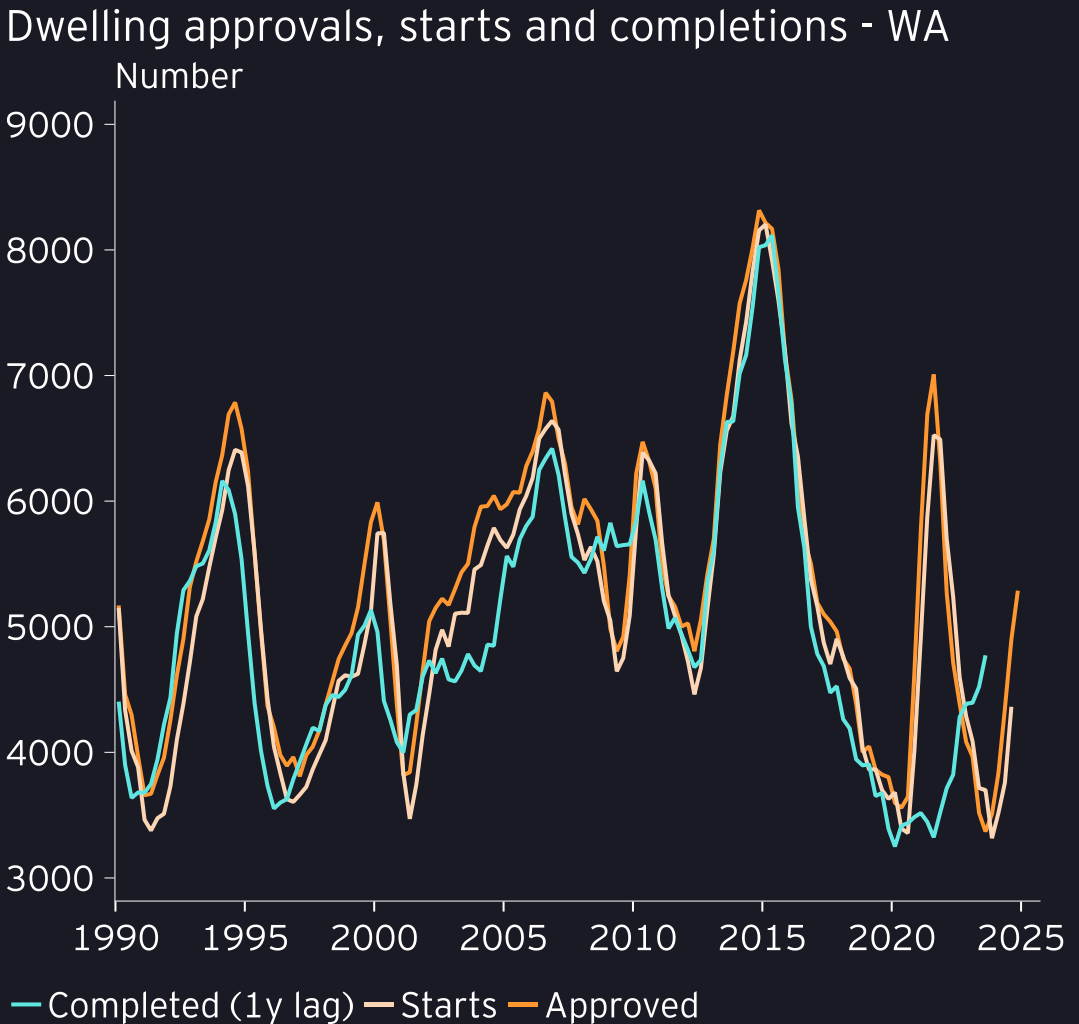


Source: Corelogic, Macrobond, EY

Residential construction completions have been rising, while WA has seen the strongest annual growth in dwelling approvals in the country



Source: ABS, Macrobond, EY

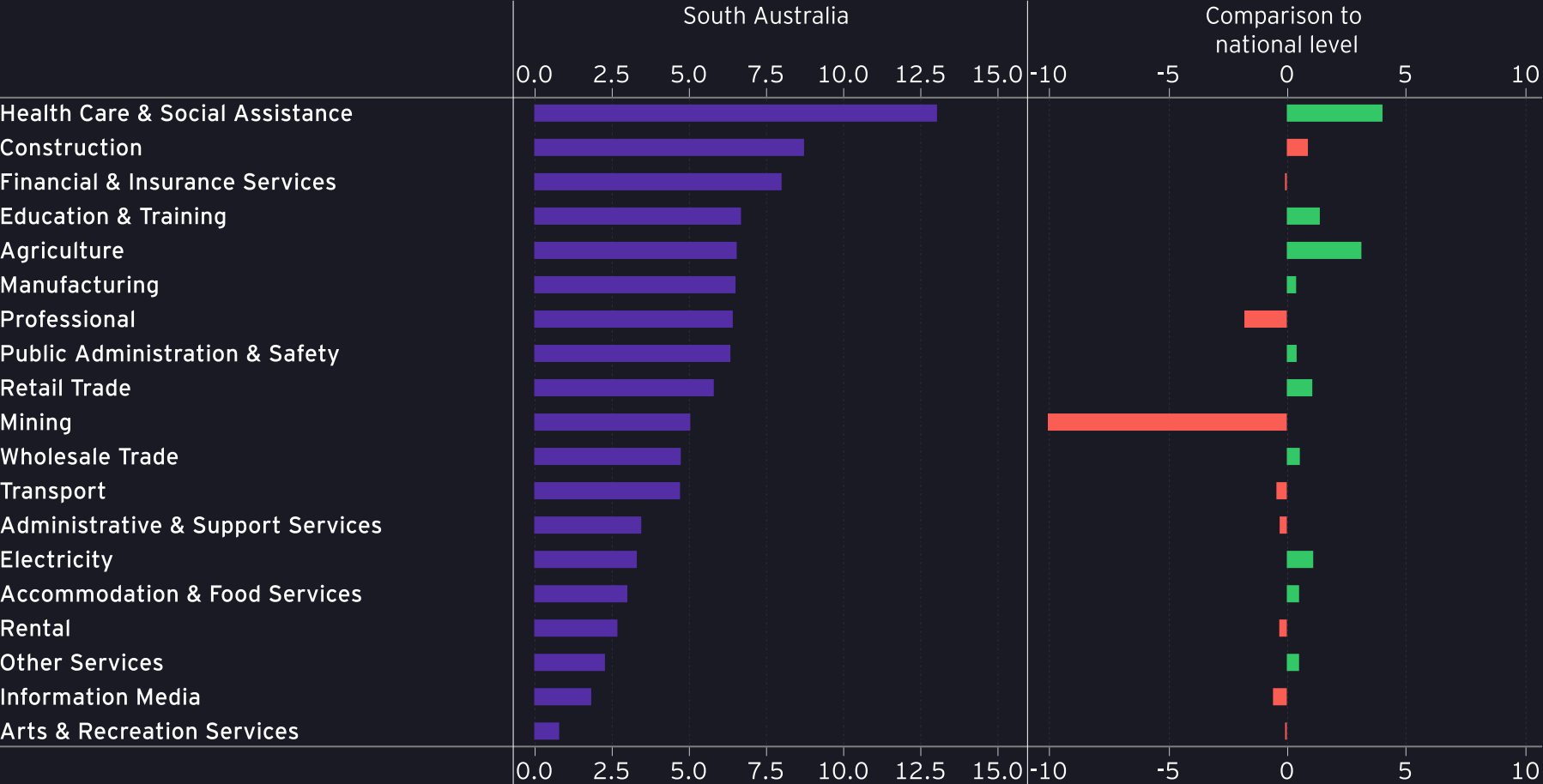


Source: ABS, Macrobond, EY

South Australia

Health care and social assistance is the biggest industry in South Australia, followed by construction

SA industry share (FY24) and comparison to national industry share (Q3 2024)

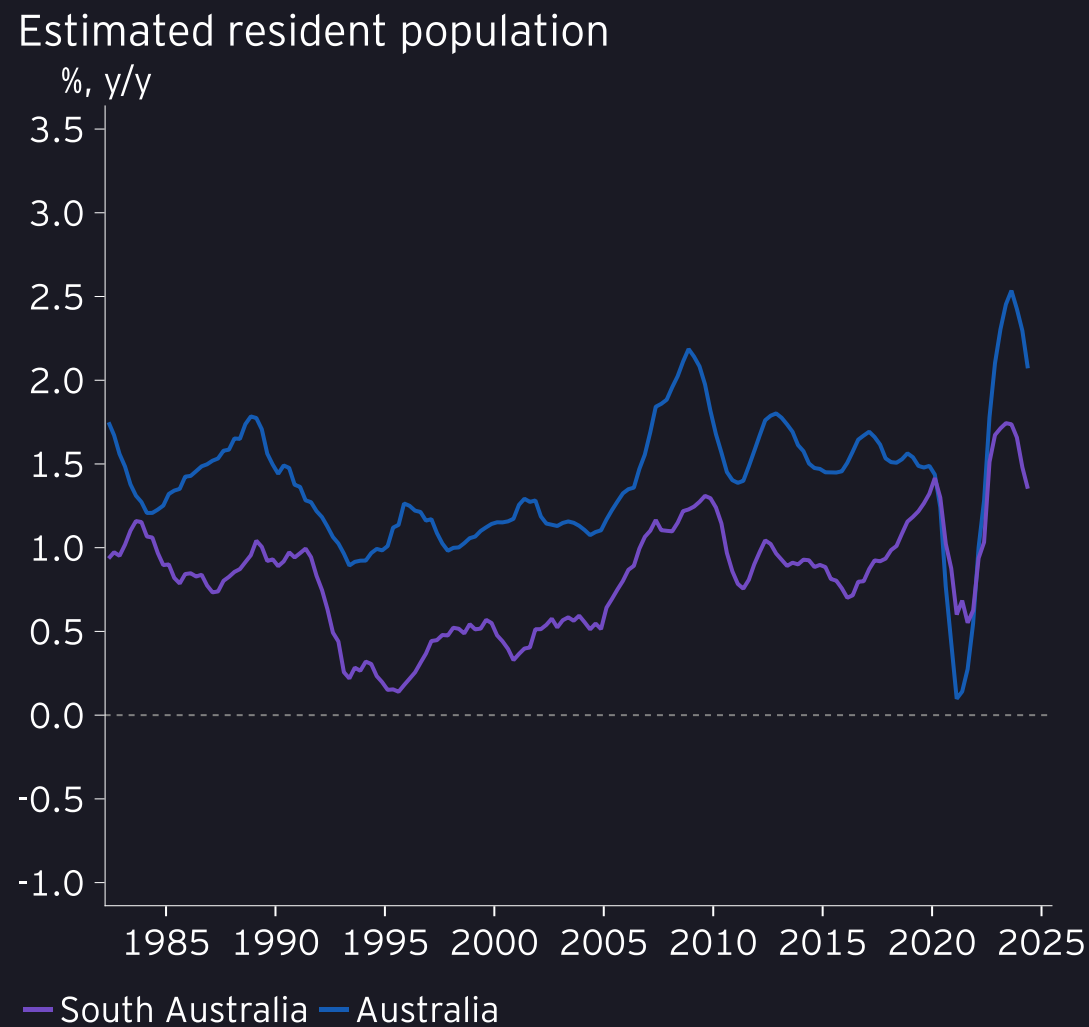


Source: ABS, Macrobond, EY

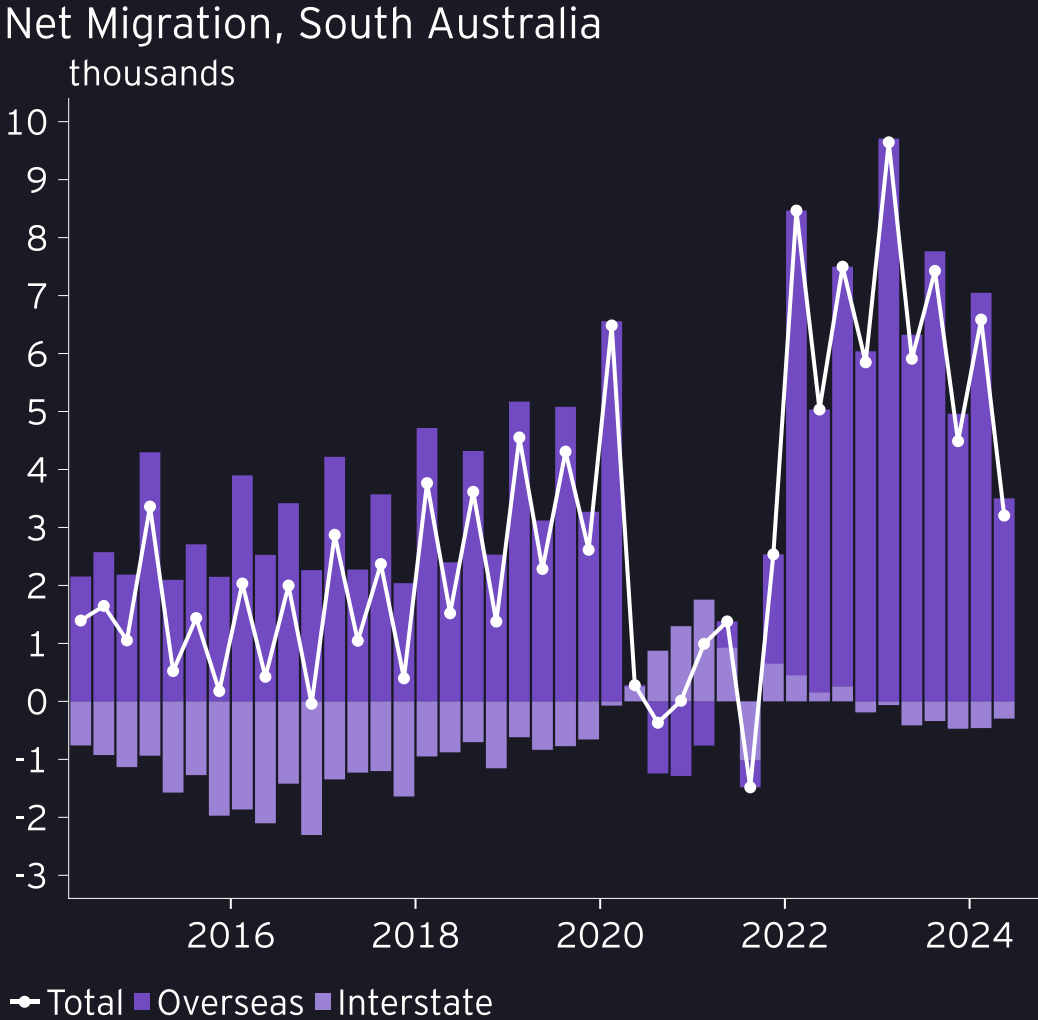
*green indicates the industry share is higher than national, red indicates the industry share is lower than national.



SA population growth is moderating and below the national average. Net interstate migration continues to detract from growth



Source: ABS, Macrobond, EY



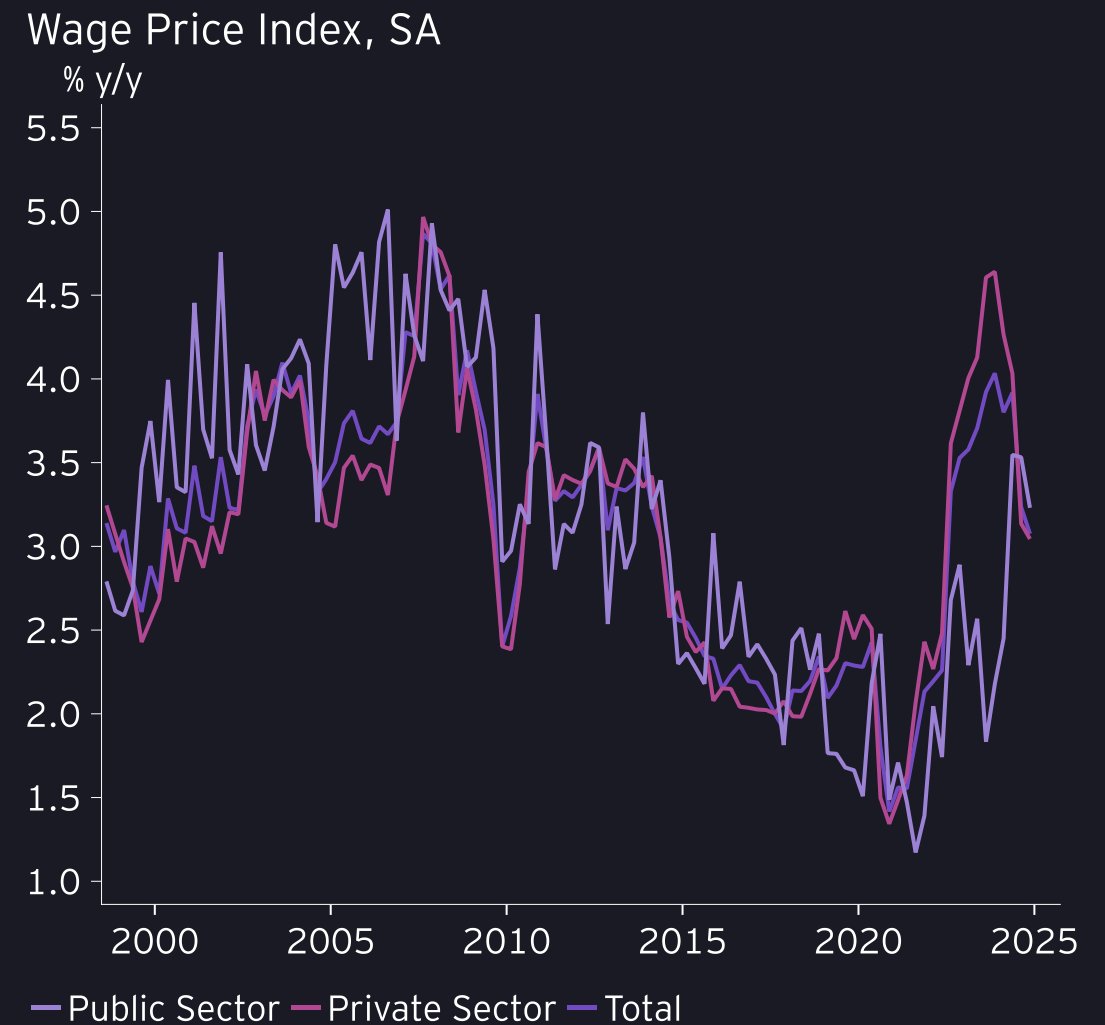
Source: ABS, Macrobond, EY



Labour market conditions remain tight, while wages growth is moderating.
SA has the second lowest annual wage growth rate



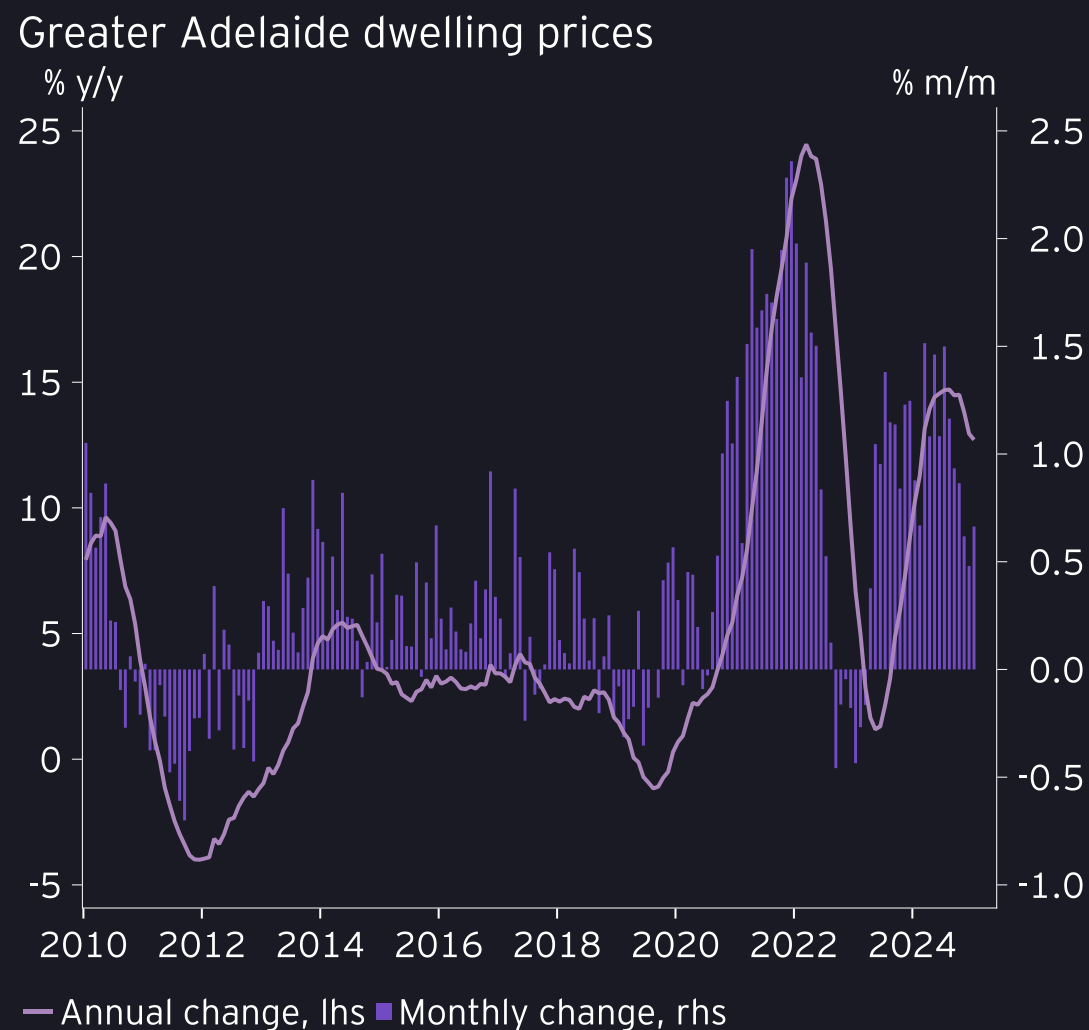
Source: ABS, Macrobond, EY



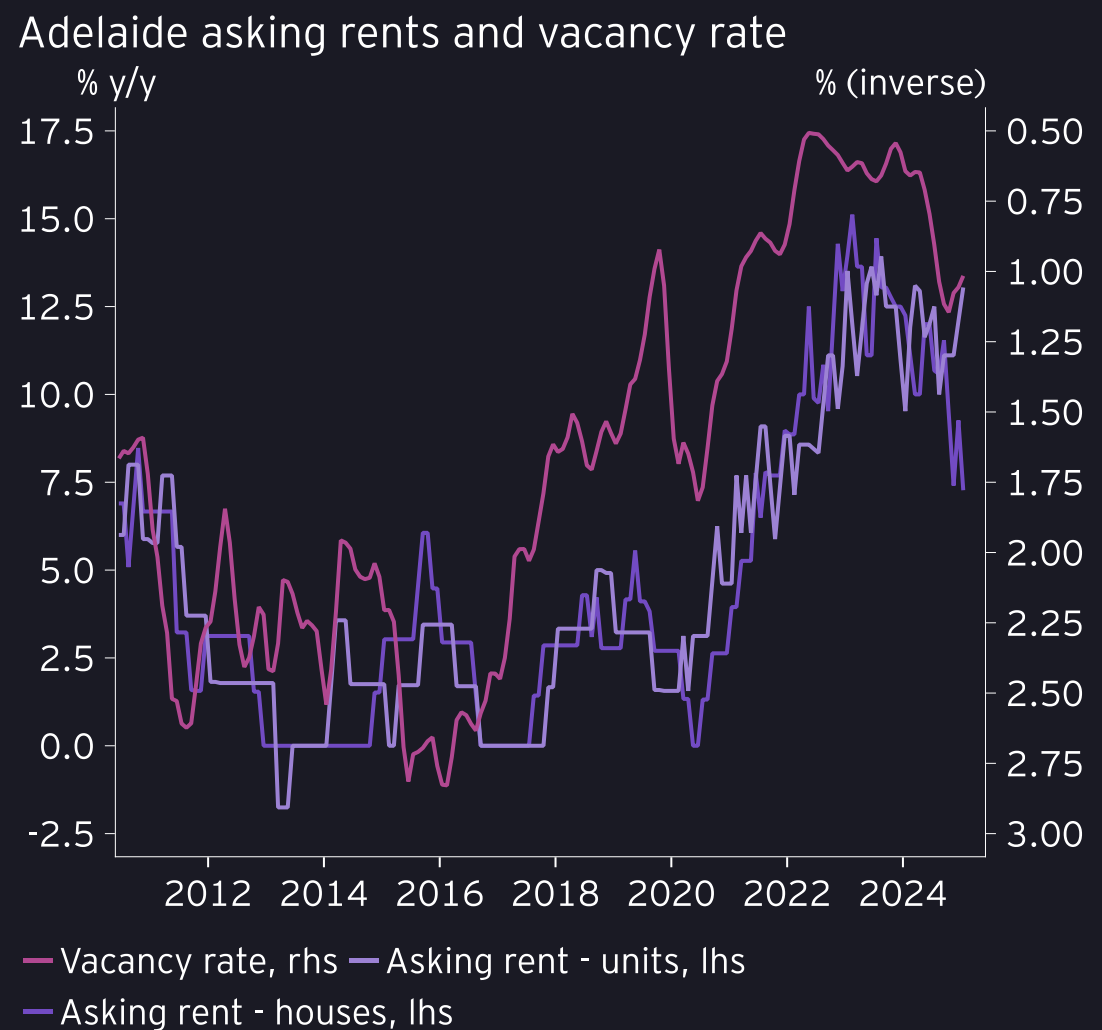
Source: ABS, Macrobond, EY



Adelaide has the second fastest dwelling price growth, increasing by 12.7 per cent over the year to January 2025. The vacancy rate is the lowest



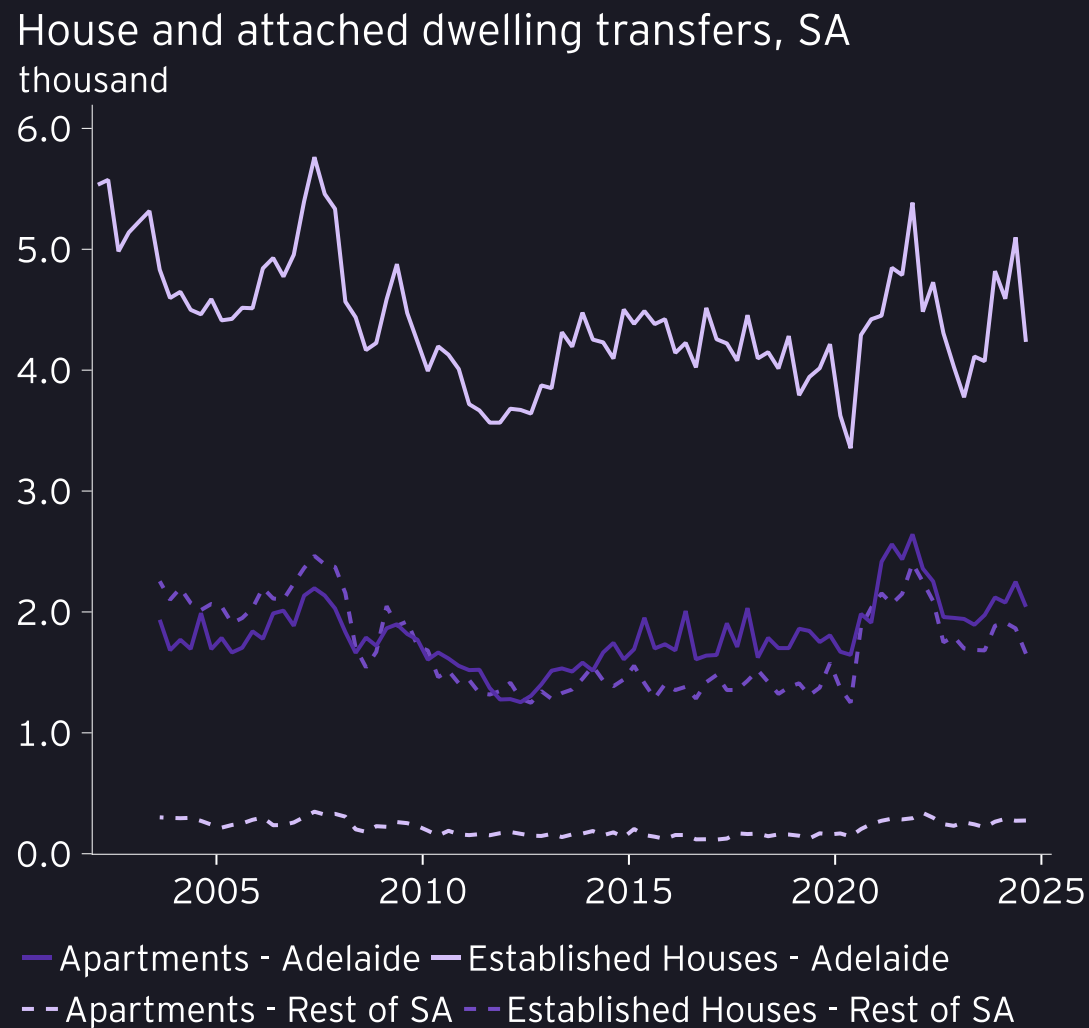
Source: Corelogic, Macrobond, EY



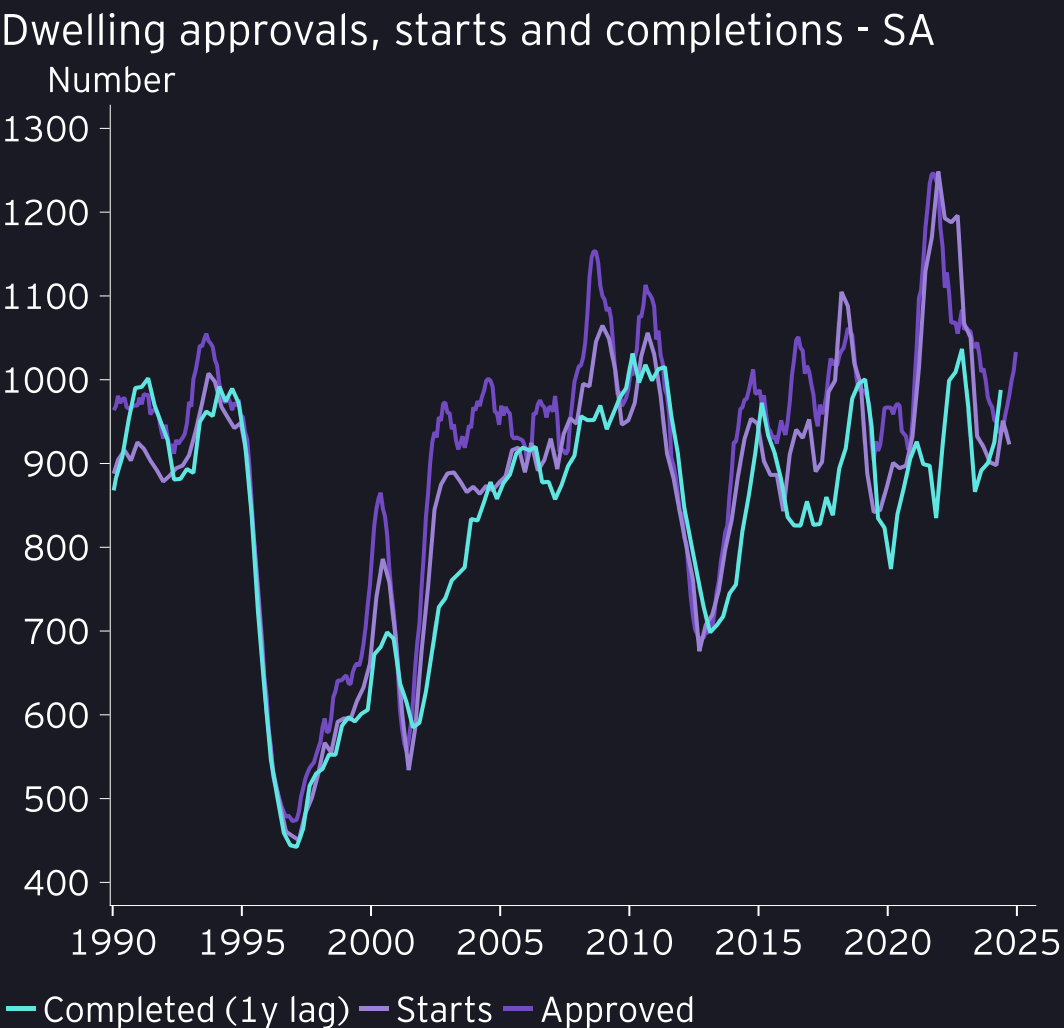
Source: Corelogic, Macrobond, EY



Dwelling completions and approvals have picked up, with annual growth in dwelling approvals the third highest in the country



Source: ABS, Macrobond, EY

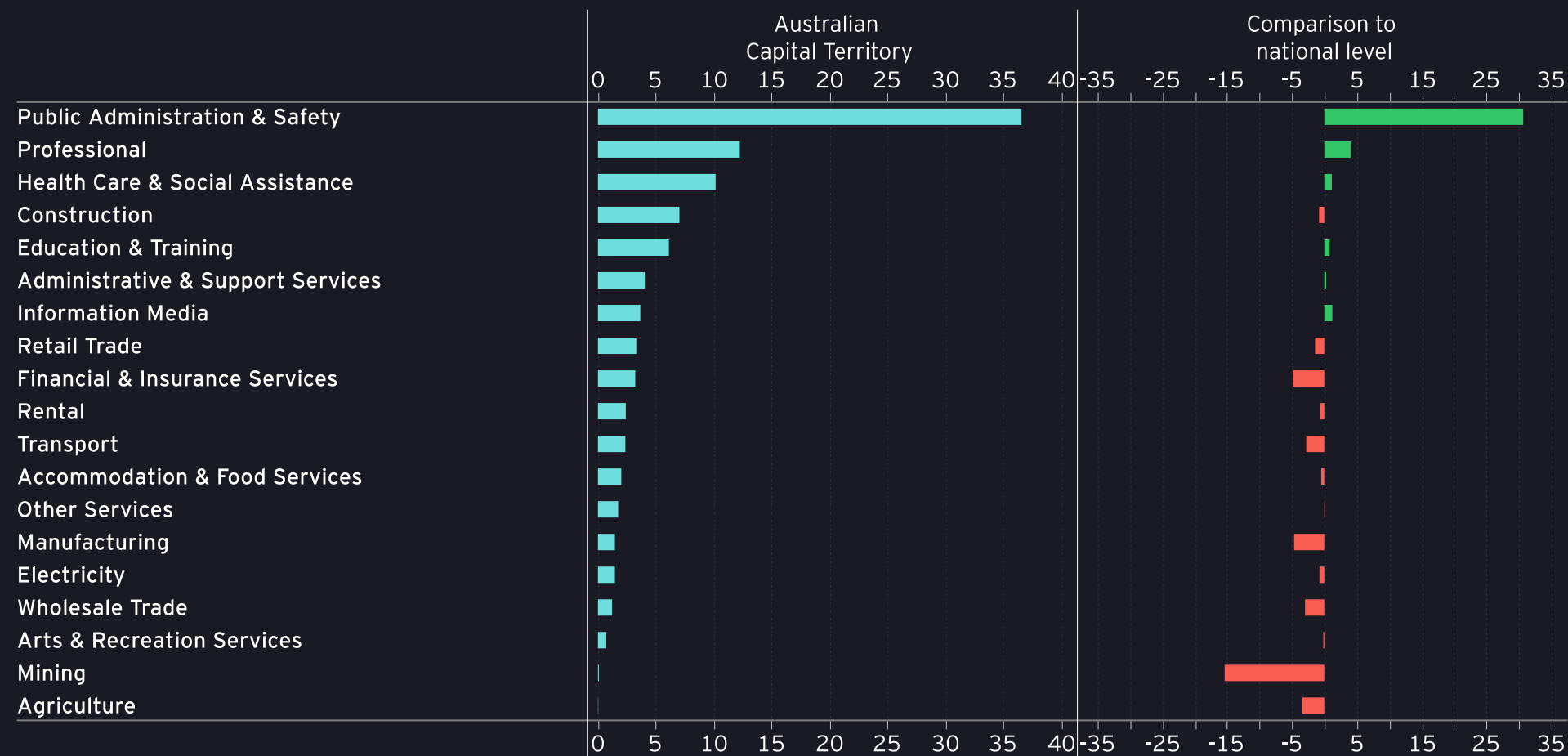


Source: ABS, Macrobond, EY

Australian Capital Territory

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

ACT industry share (FY24) and comparison to national industry share (Q3 2024)

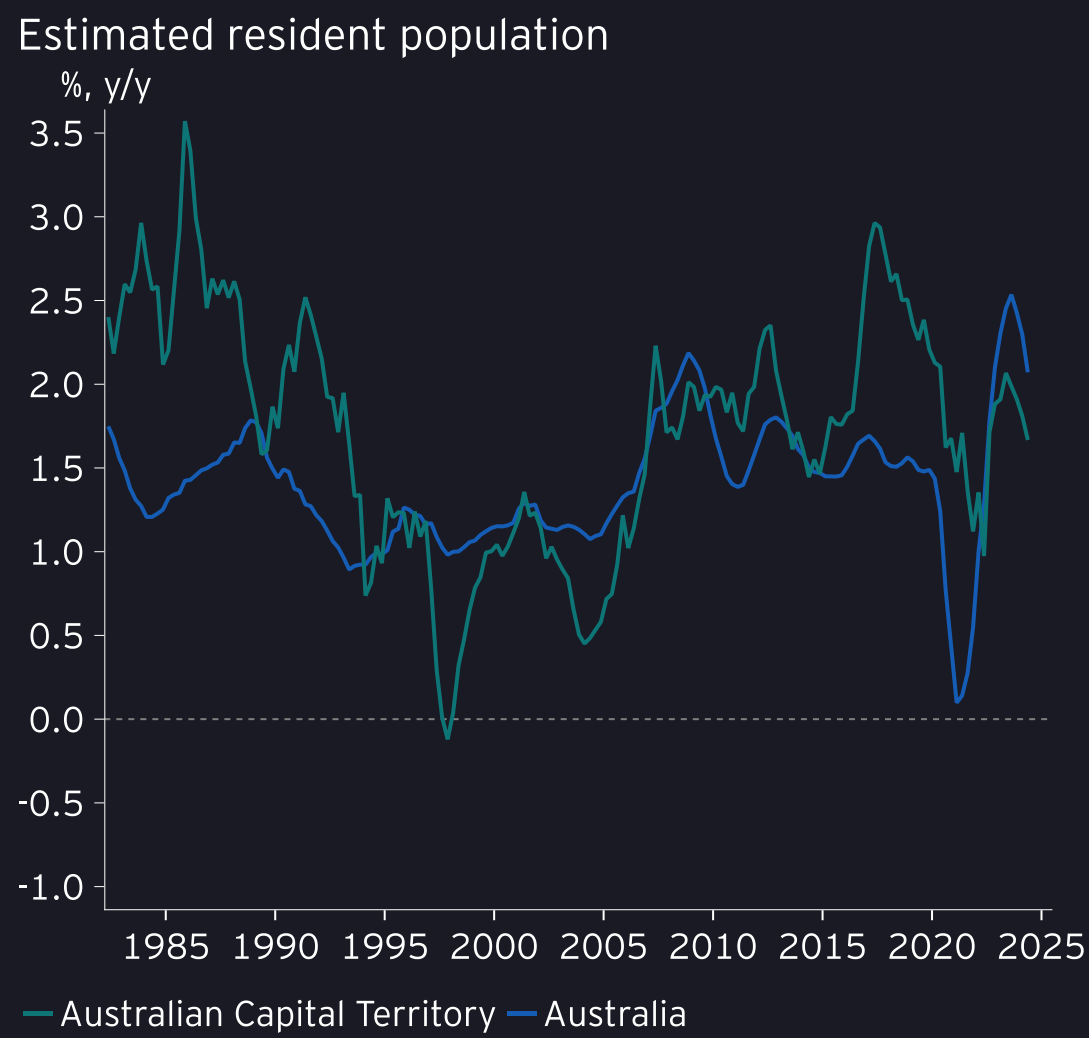


Source: ABS, Macrobond, EY

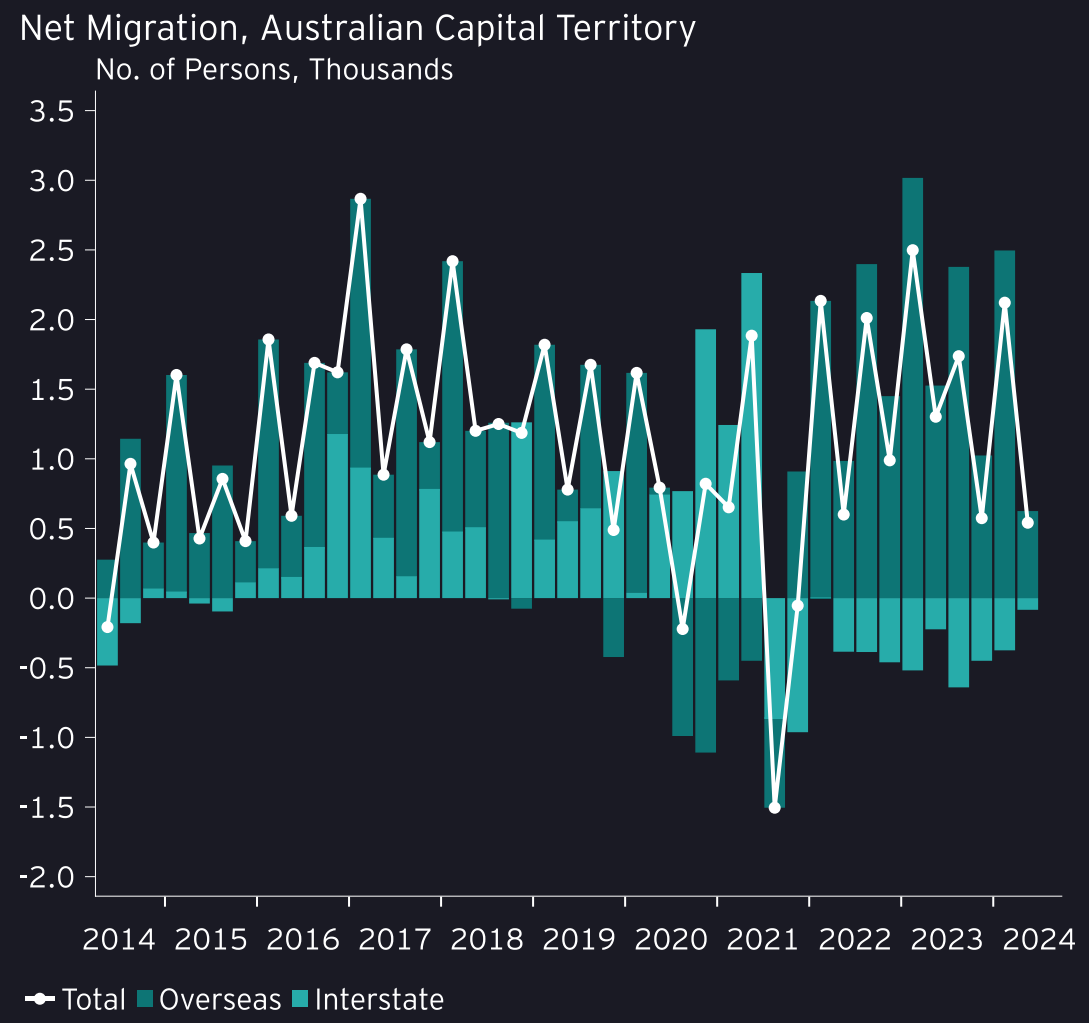
*green indicates the industry share is higher than national, red indicates the industry share is lower than national.



Population growth is moderating due to lower overseas migration, while the number of people moving to other states has eased in net terms



Source: ABS, Macrobond, EY



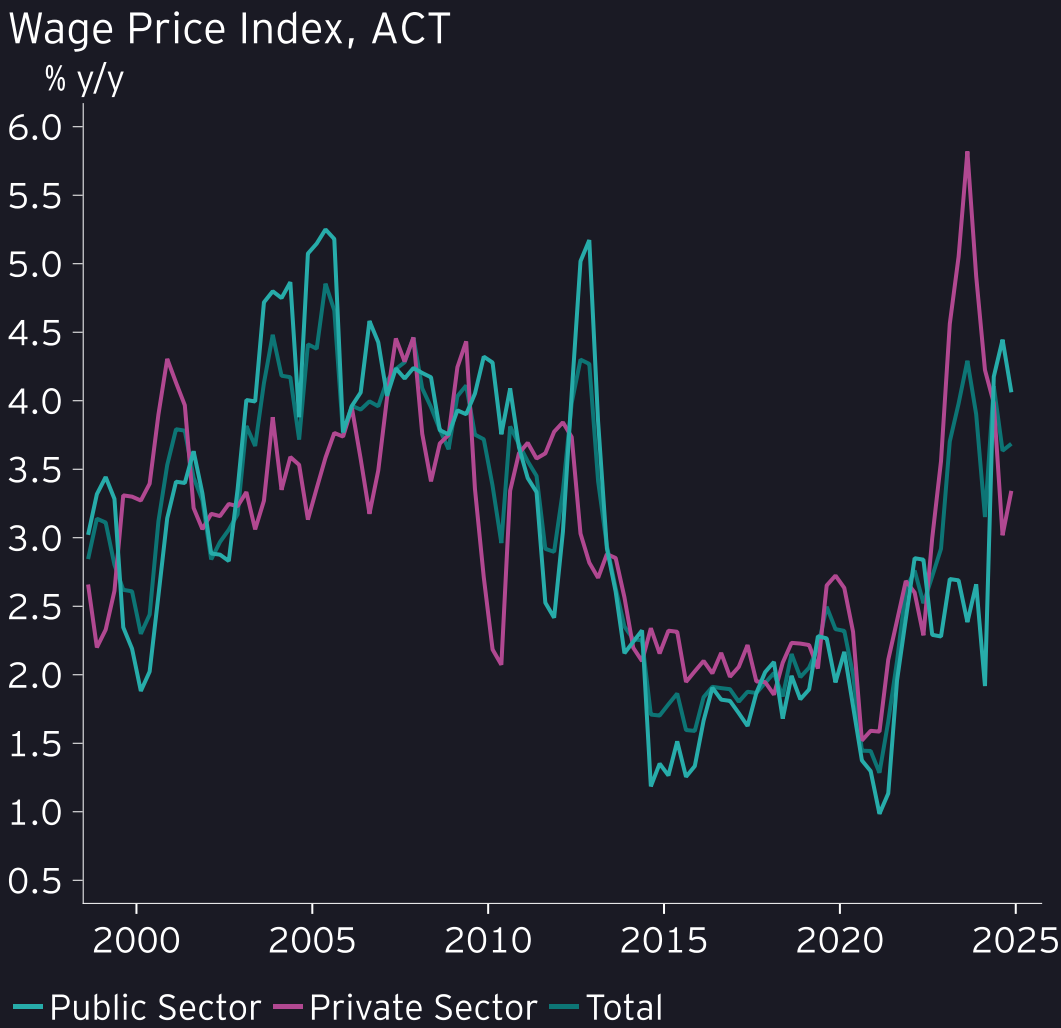
Source: ABS, Macrobond, EY



ACT has the lowest unemployed to job vacancy ratio in Australia. Public sector annual wage growth is elevated



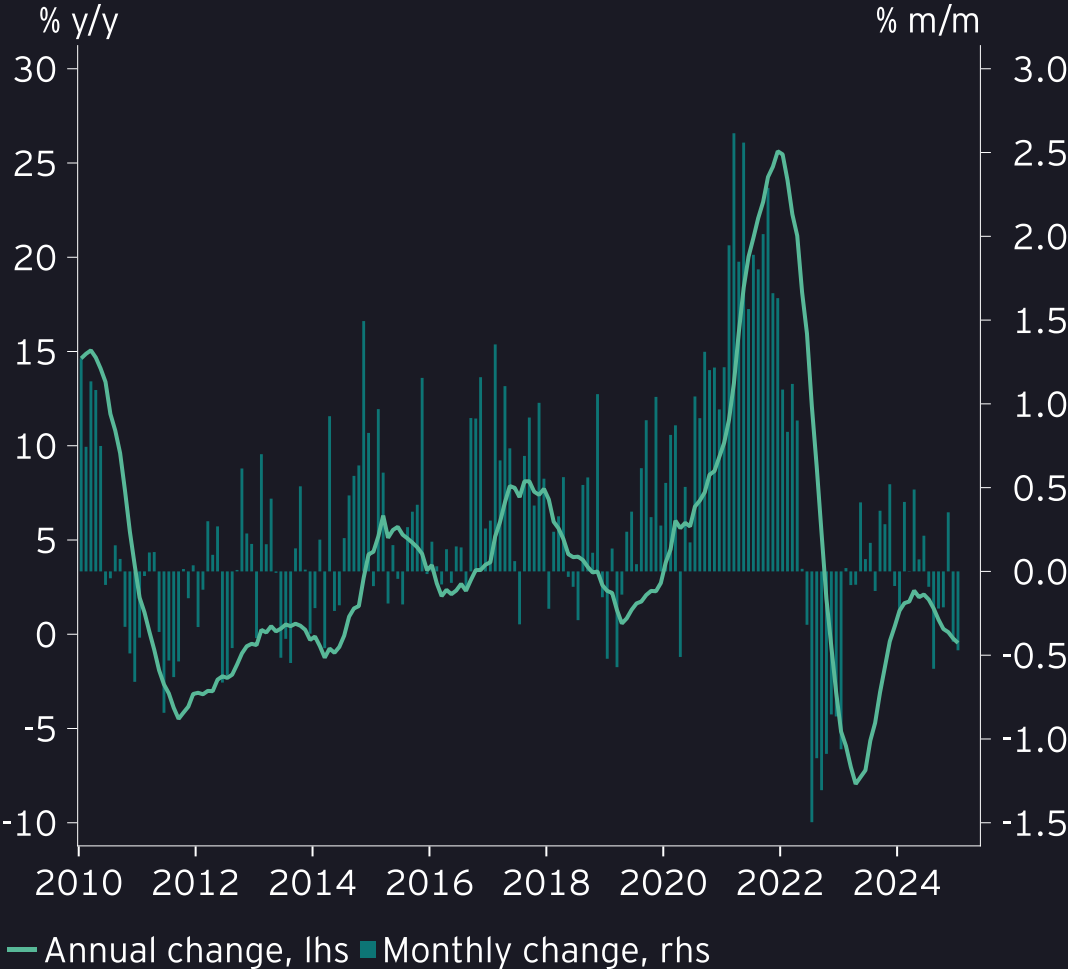
Source: ABS, Macrobond, EY



Source: ABS, Macrobond, EY

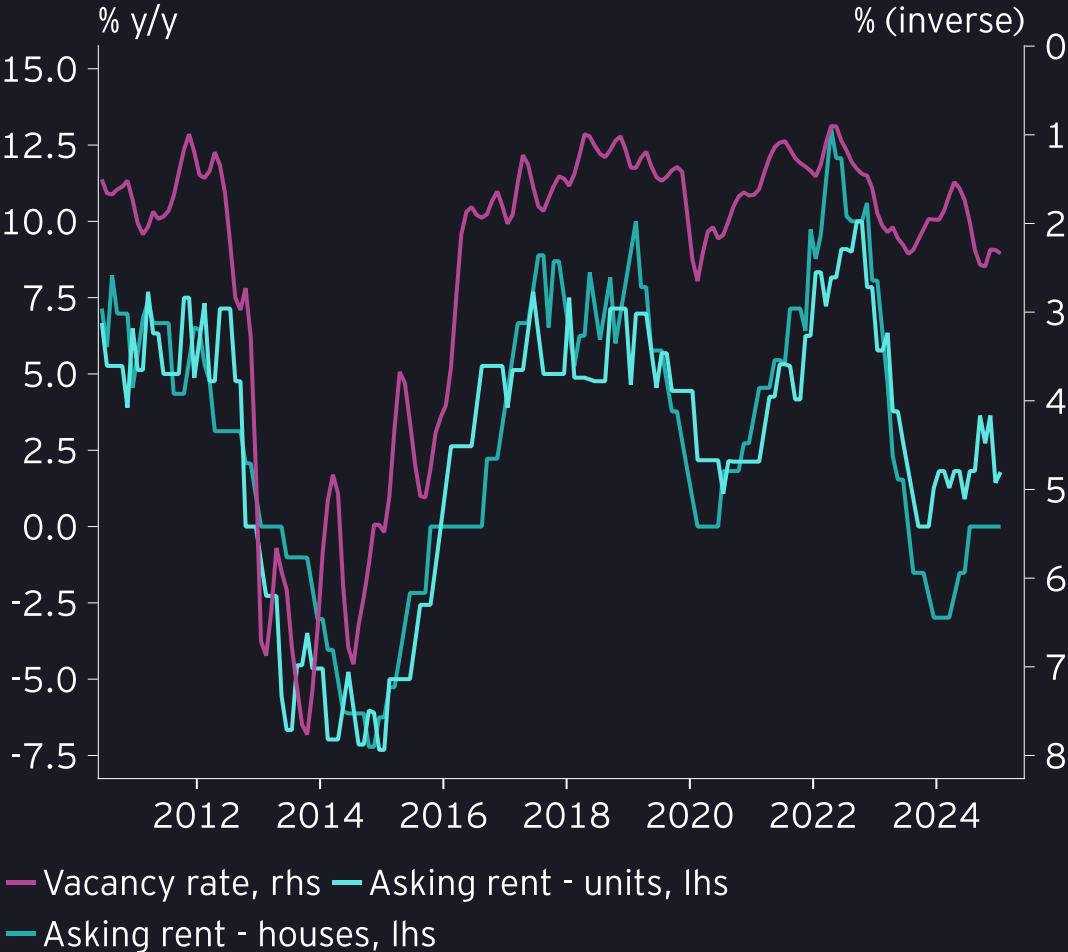
House prices in Canberra fell by 0.5 per cent over the year to January 2025, while the vacancy rate has stabilised around 2.3 per cent

Canberra dwelling prices



Source: Corelogic, Macrobond, EY

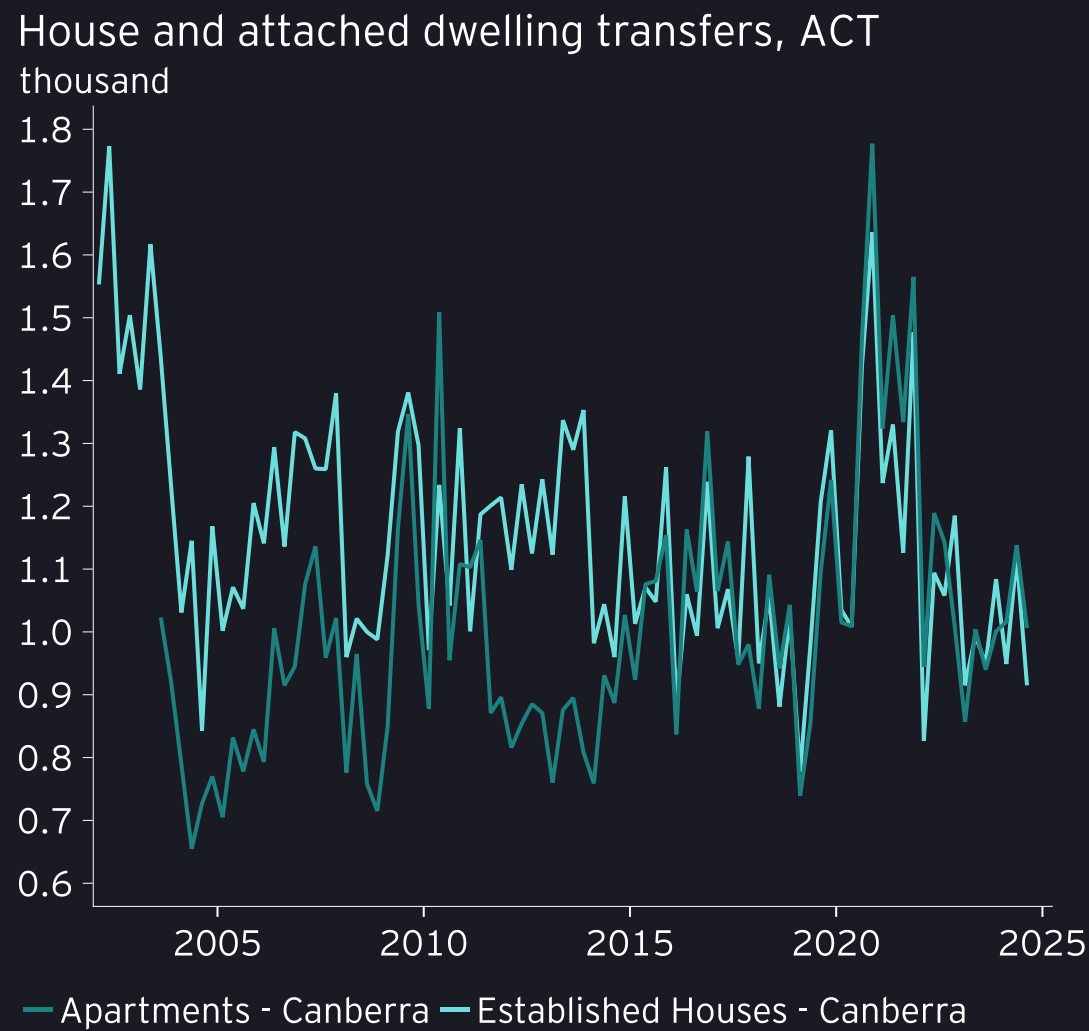
Canberra asking rents and vacancy rate



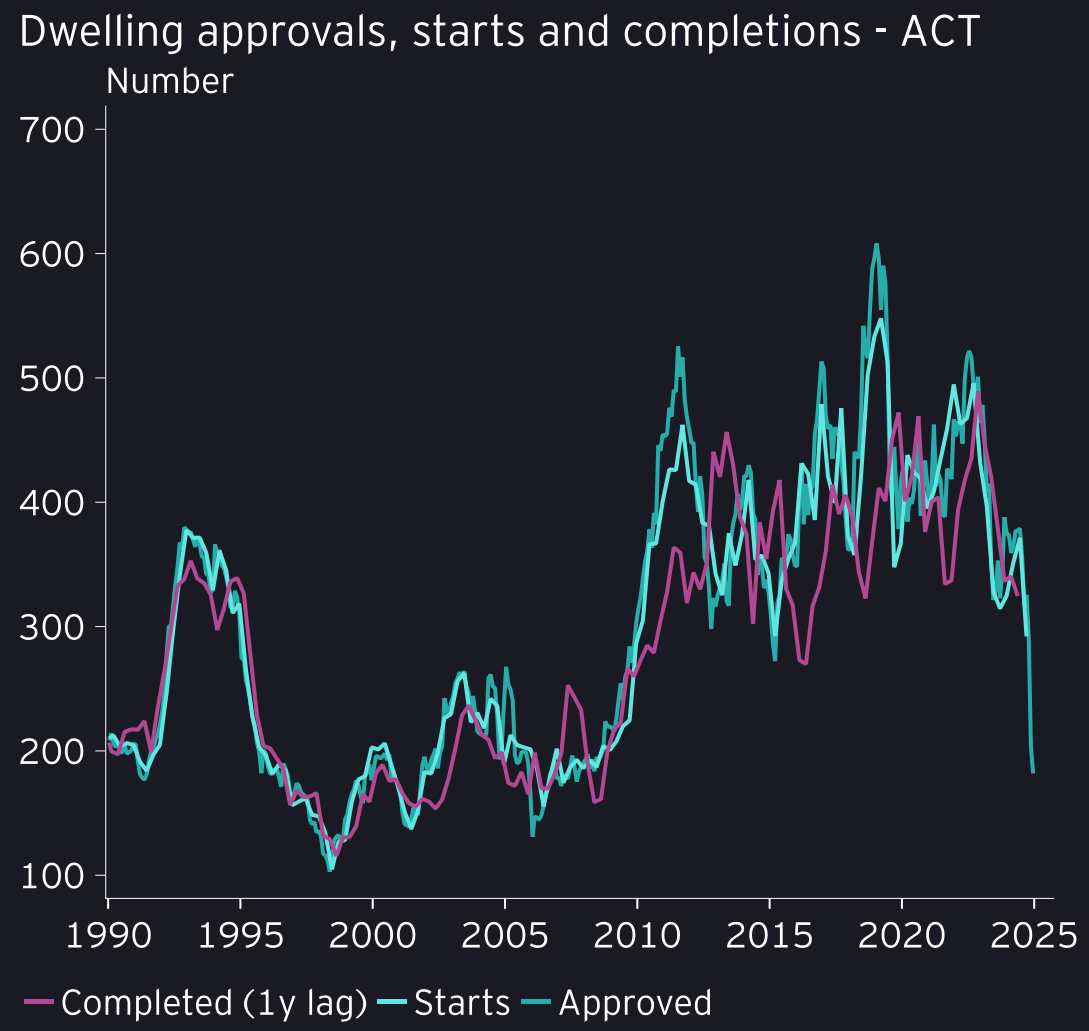
Source: Corelogic, Macrobond, EY



Dwelling approvals have fallen sharply and are at a 15-year low, while completions remain at low levels



Source: ABS, Macrobond, EY



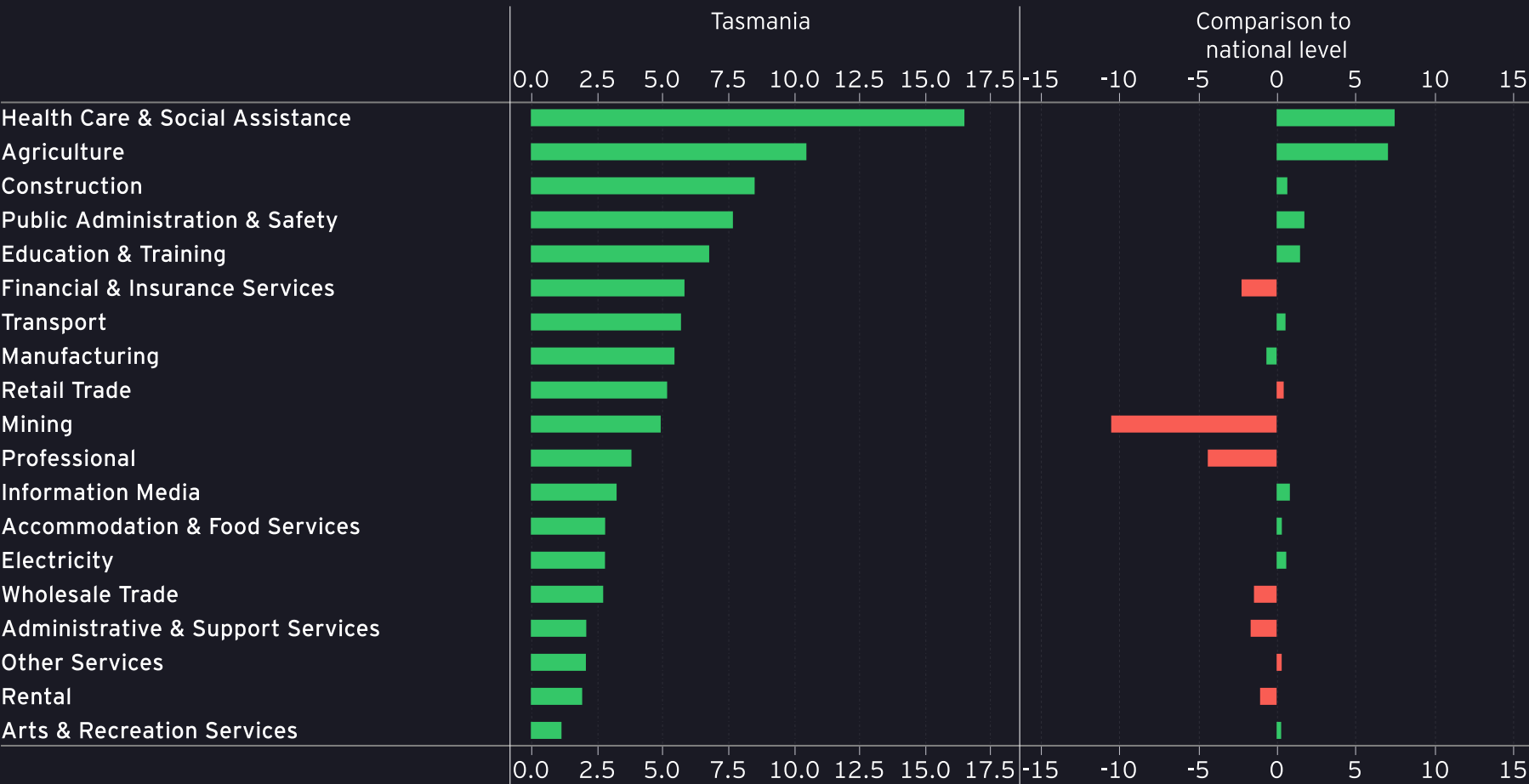
Source: ABS, Macrobond, EY



Tasmania

Health care and agriculture are important drivers of the Tasmanian economy

TAS industry share (FY24) and comparison to national industry share (Q3 2024)

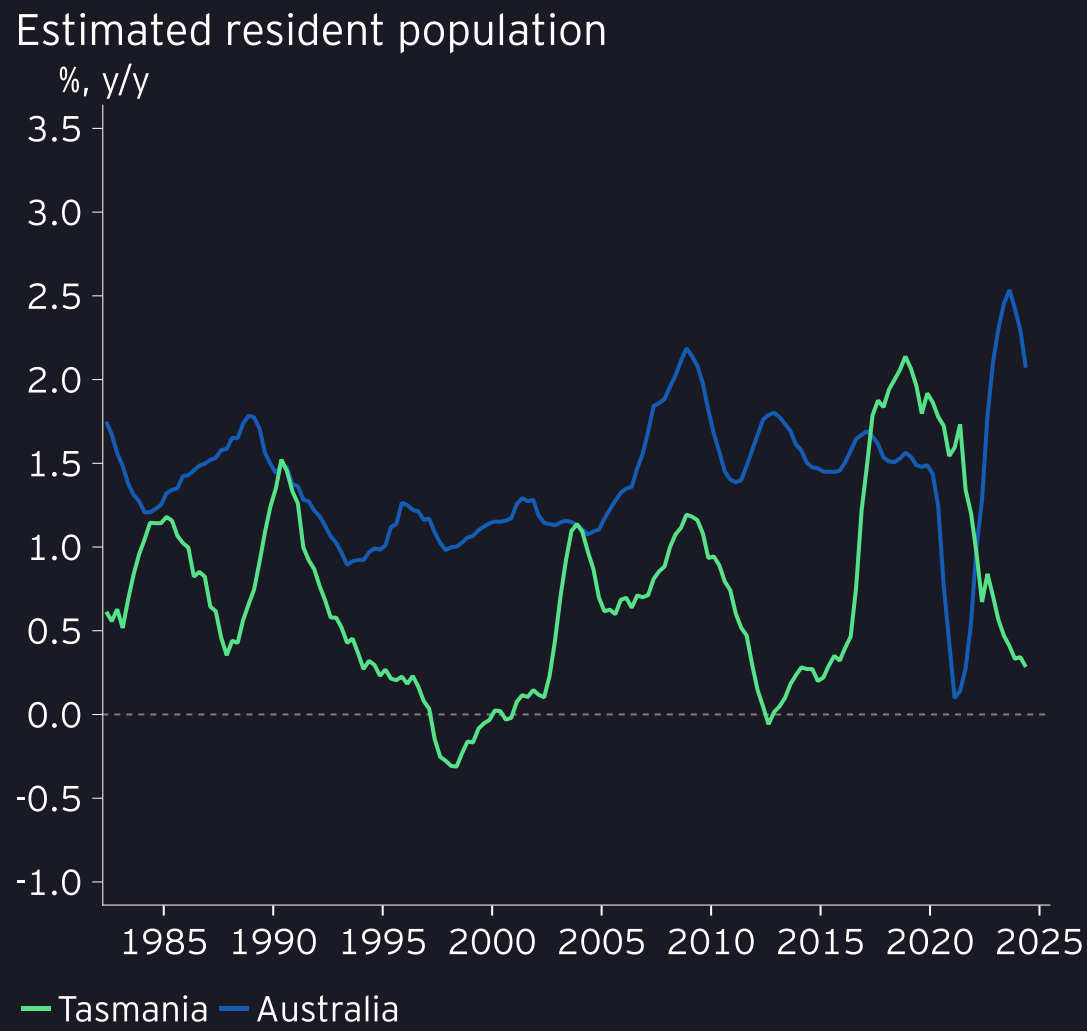


Source: ABS, Macrobond, EY

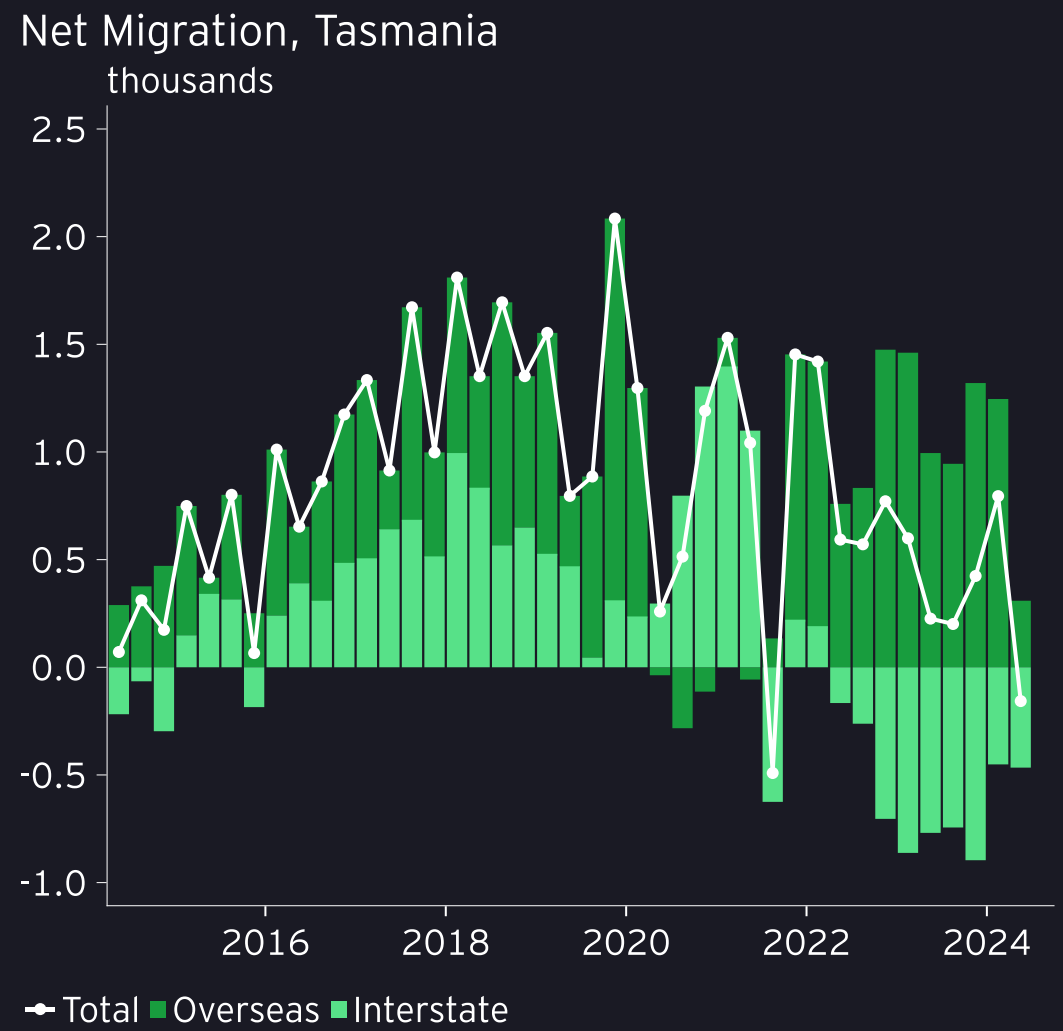
*green indicates the industry share is higher than national, red indicates the industry share is lower than national.



Tasmania's population growth rate is the lowest in the country as overseas migration moderates and people move to other states



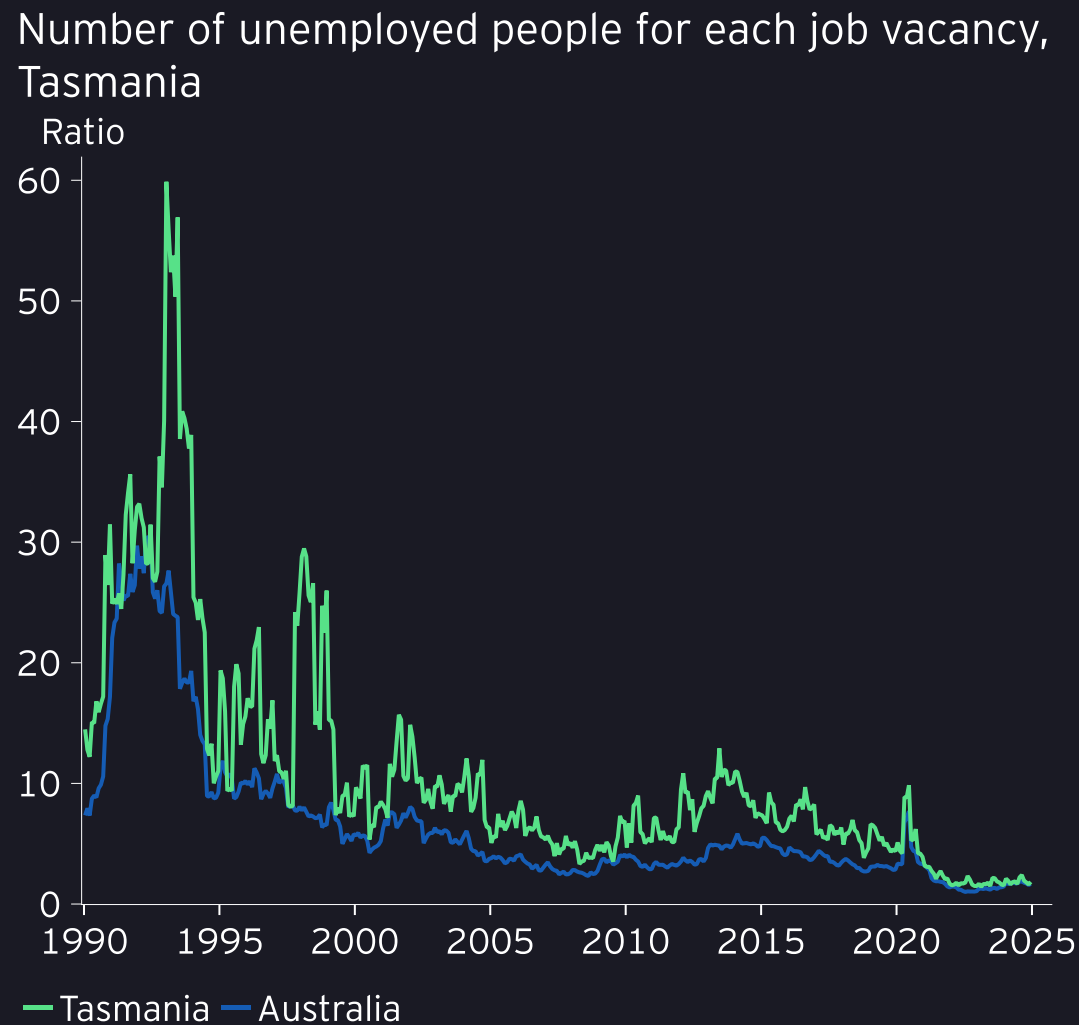
Source: ABS, Macrobond, EY



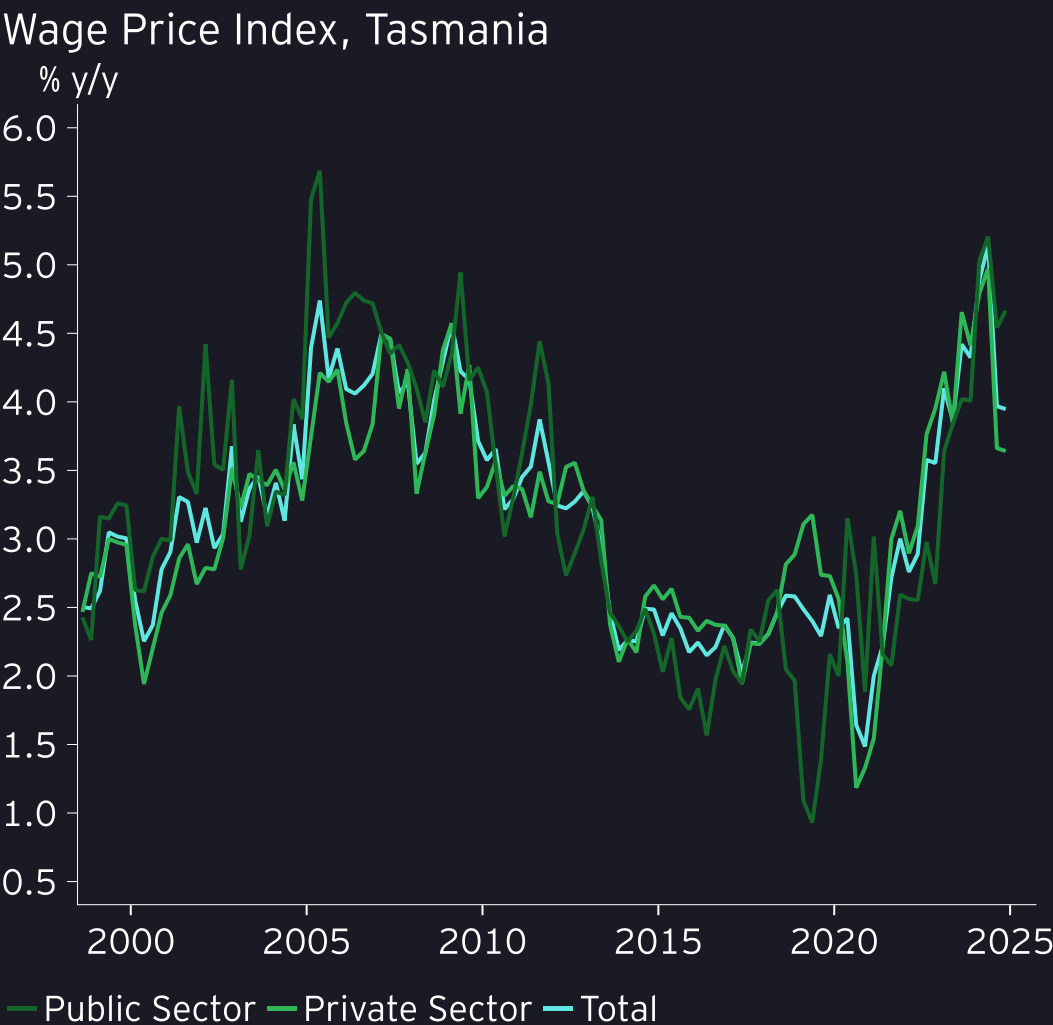
Source: ABS, Macrobond, EY



Labour market conditions remain very tight. Tasmania has the highest wages growth in the nation

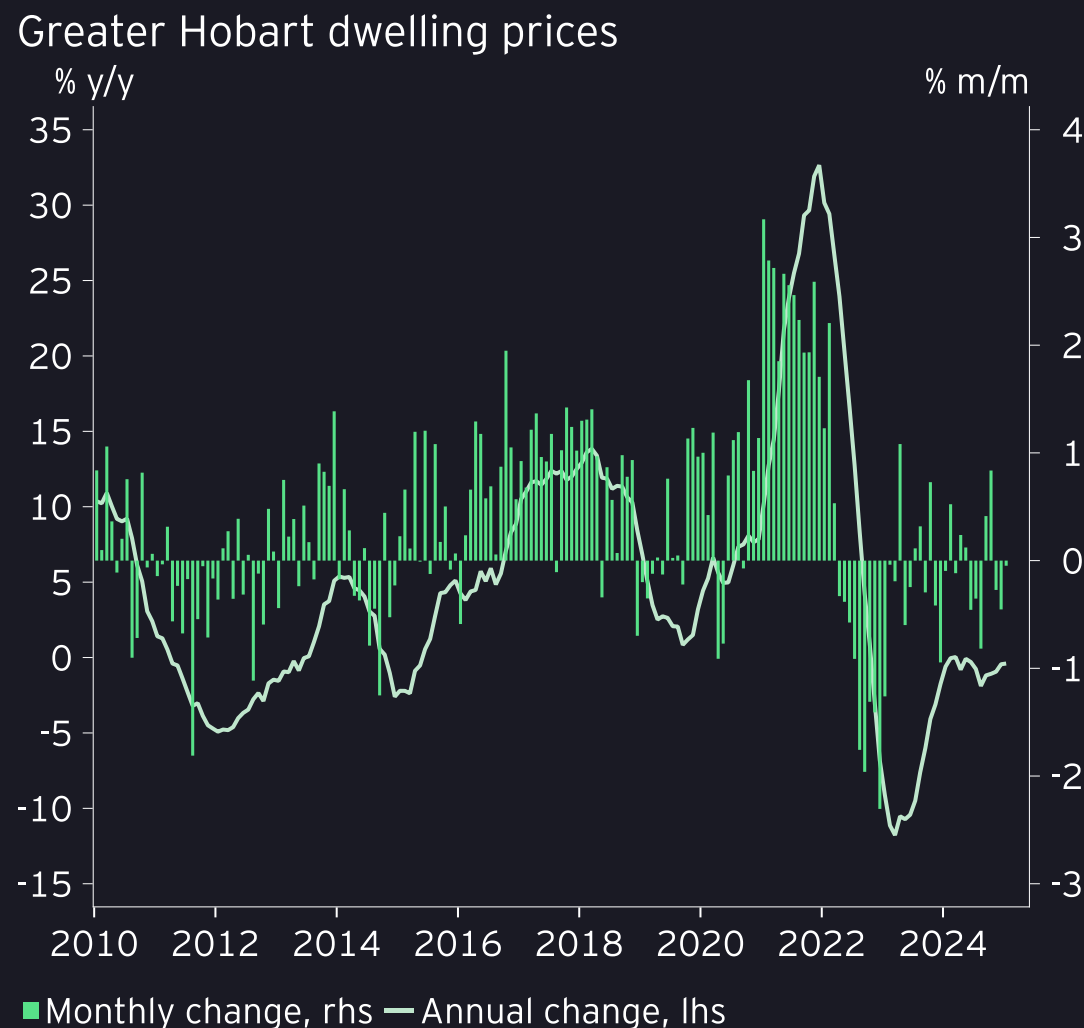


Source: ABS, Macrobond, EY

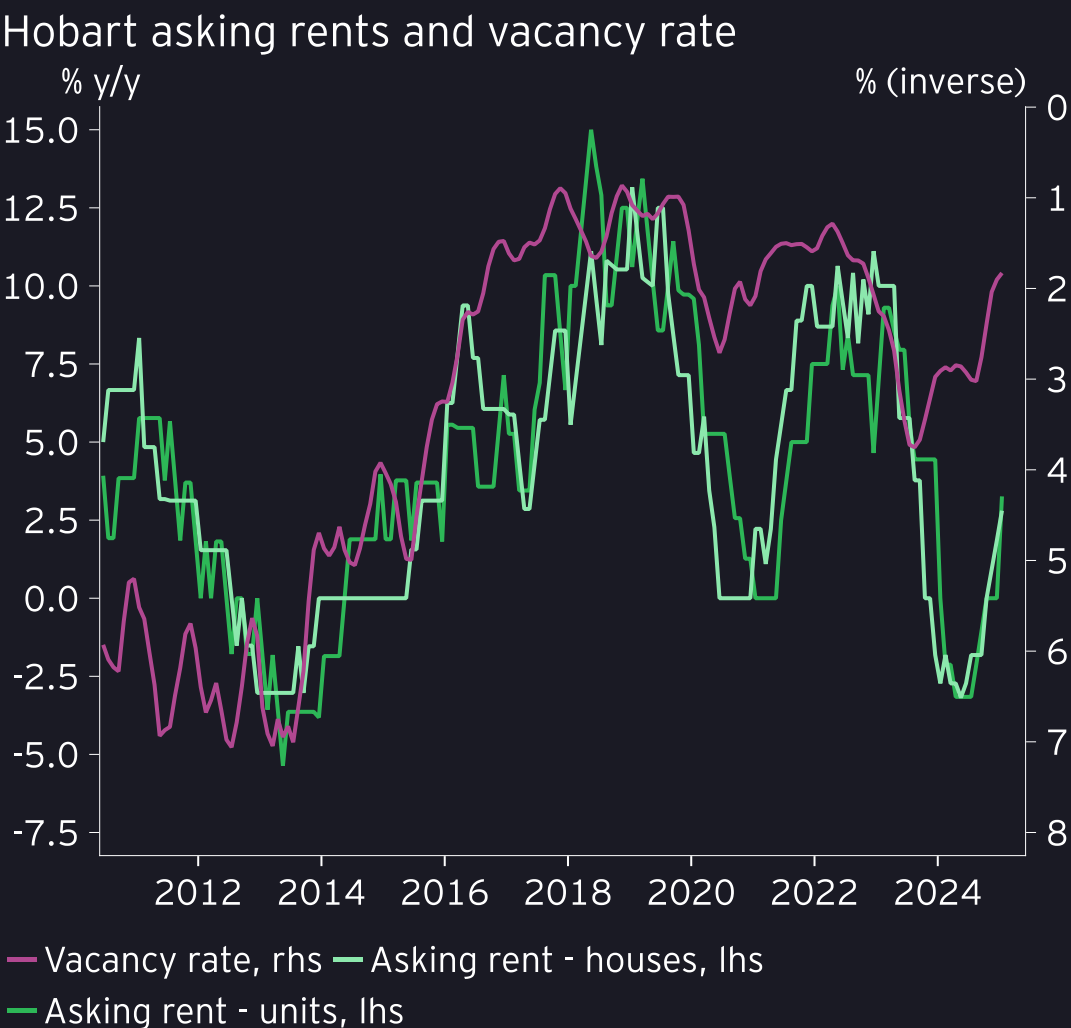


Source: ABS, Macrobond, EY

Hobart dwelling prices continue to fall, down by 0.4 per cent in the year to January 2025. Asking rents continue to increase as the vacancy rate falls



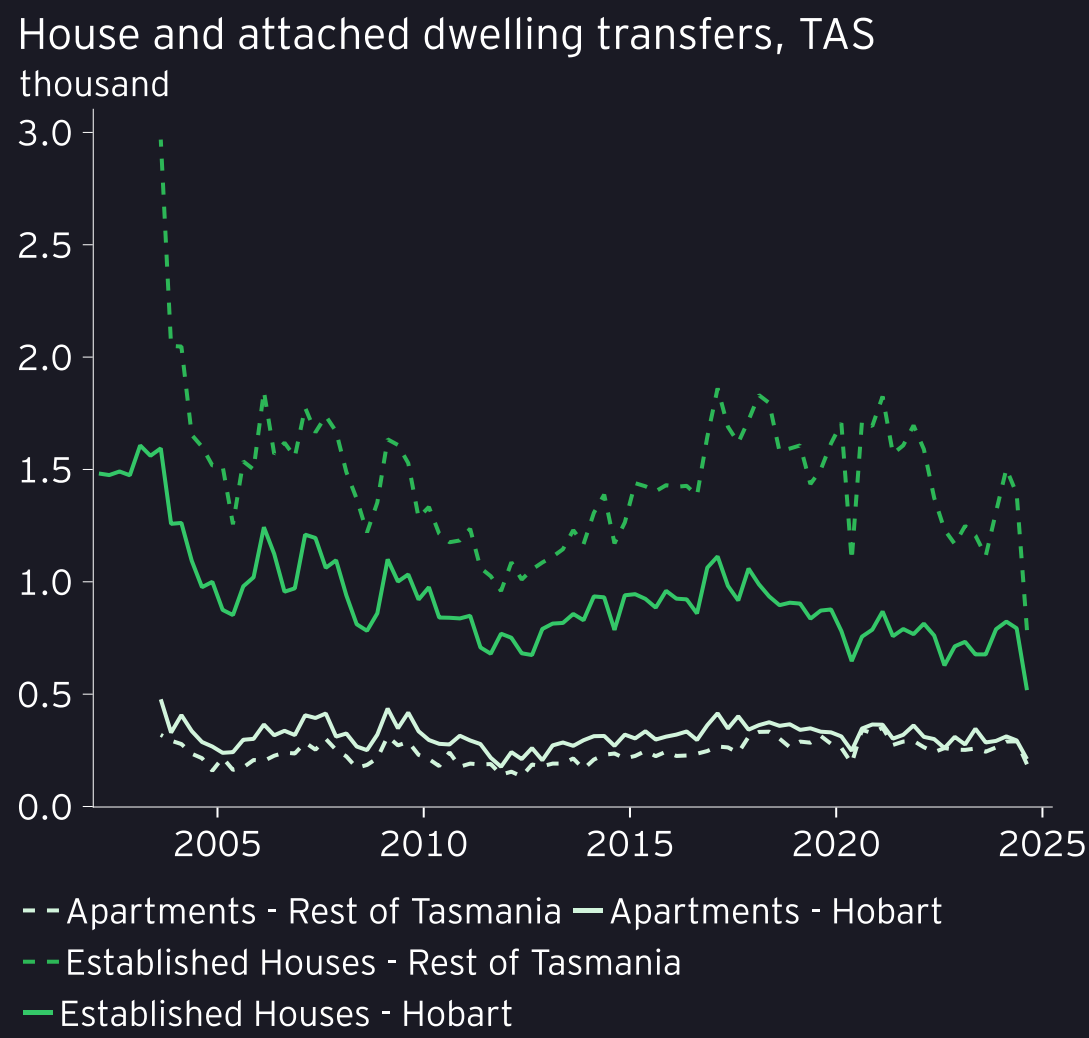
Source: Corelogic, Macrobond, EY



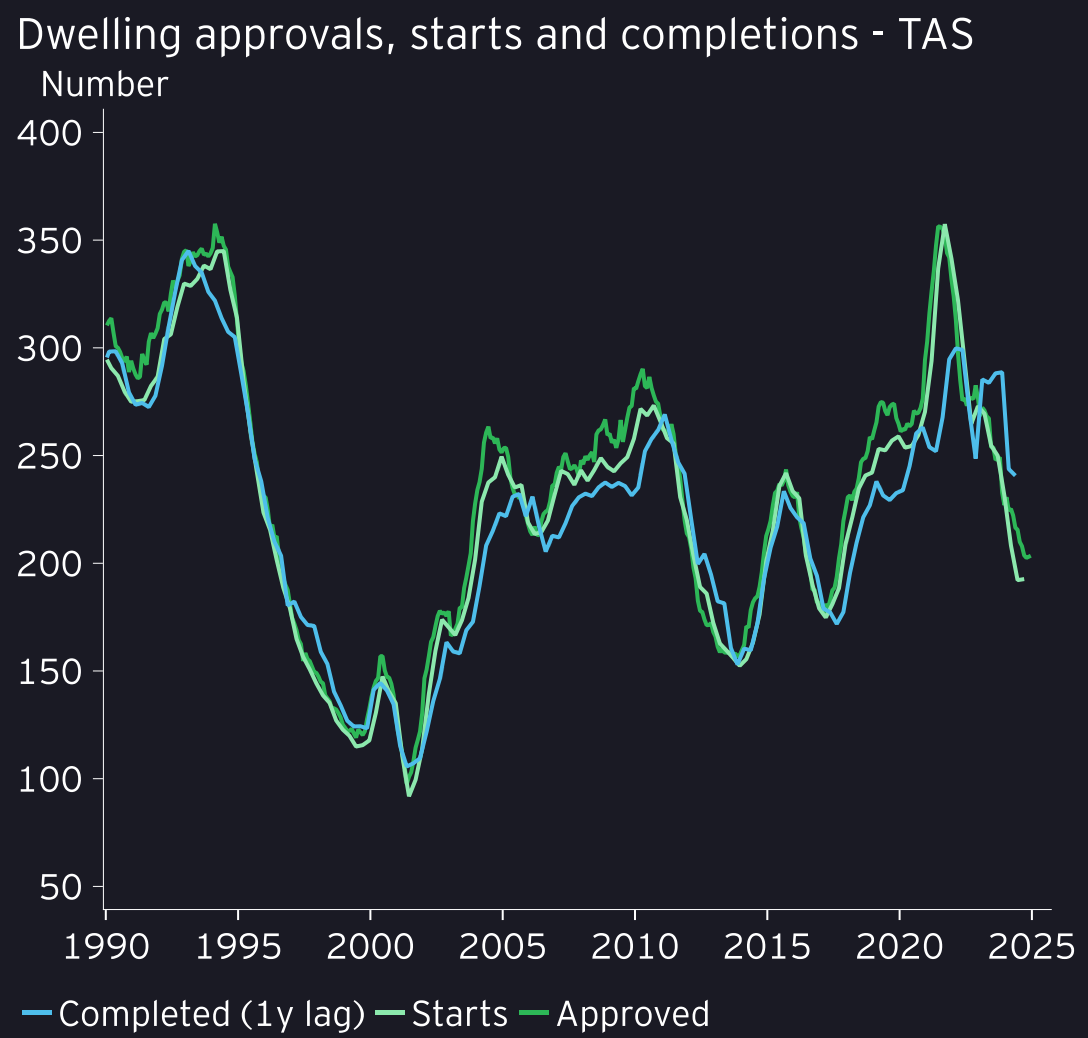
Source: Corelogic, Macrobond, EY



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



Source: ABS, Macrobond, EY



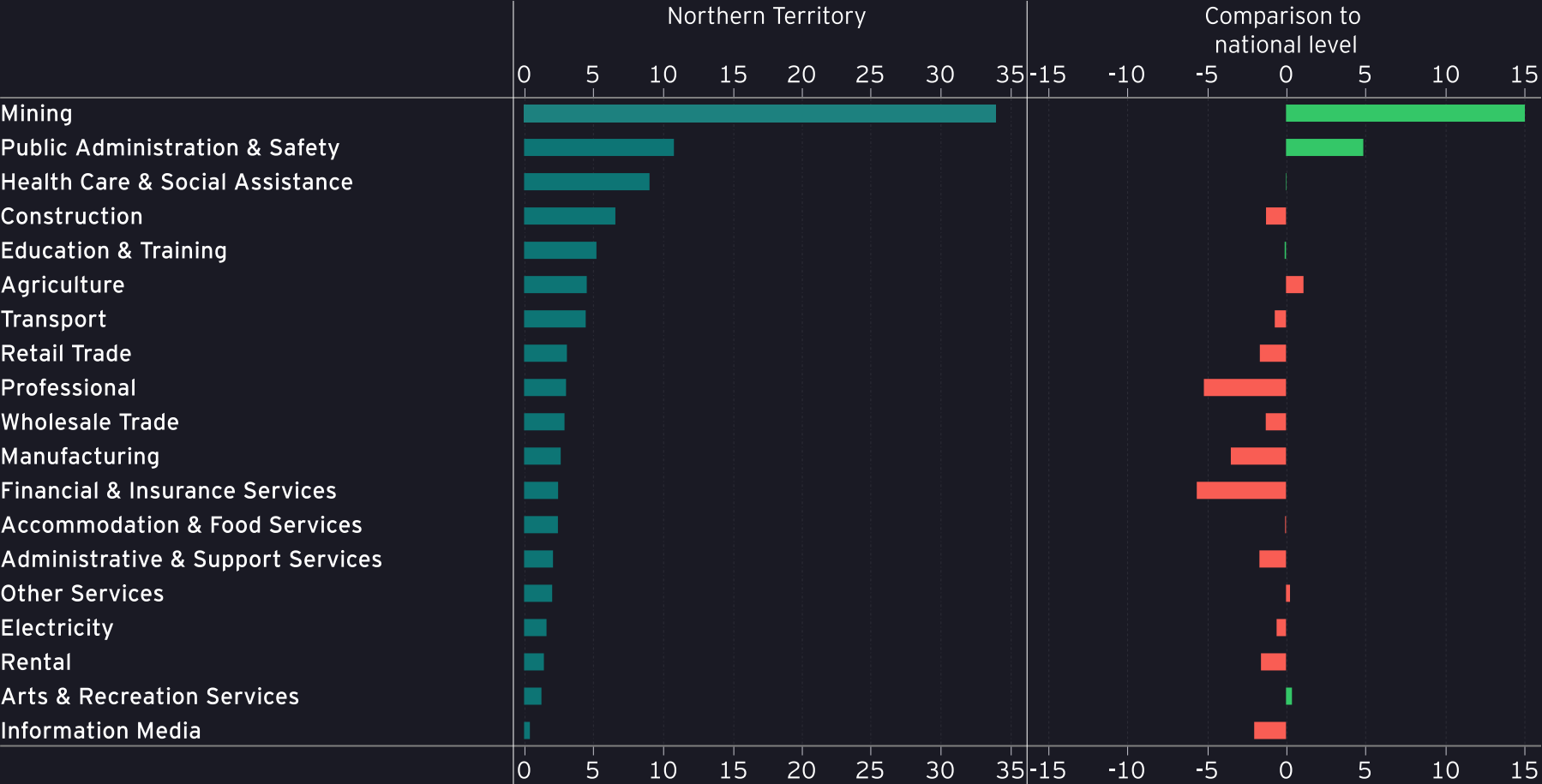
Source: ABS, Macrobond, EY



Northern Territory

The mining industry continues to be a strong driver of growth in the NT economy

NT industry share (FY24) and comparison to national industry share (Q3 2024)

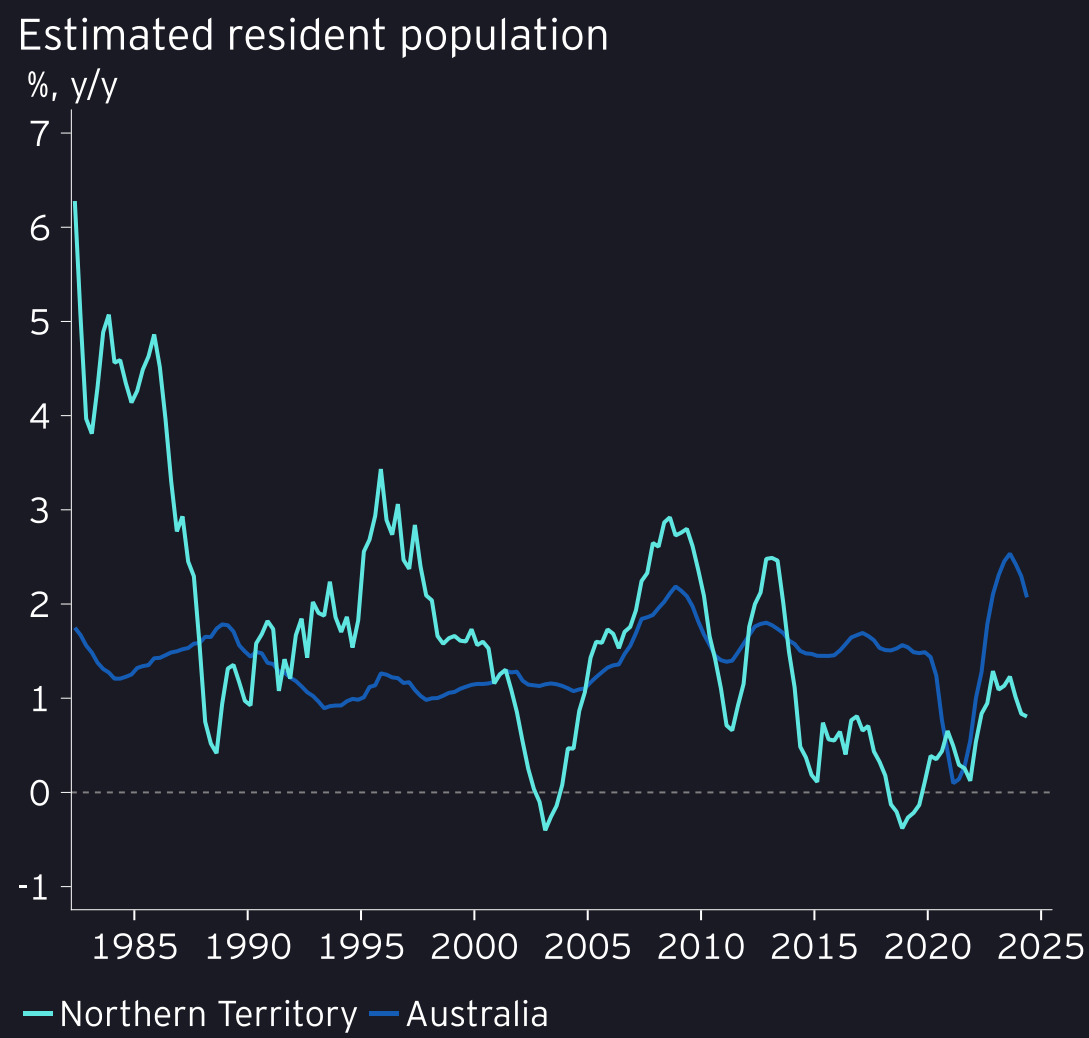


Source: ABS, Macrobond, EY

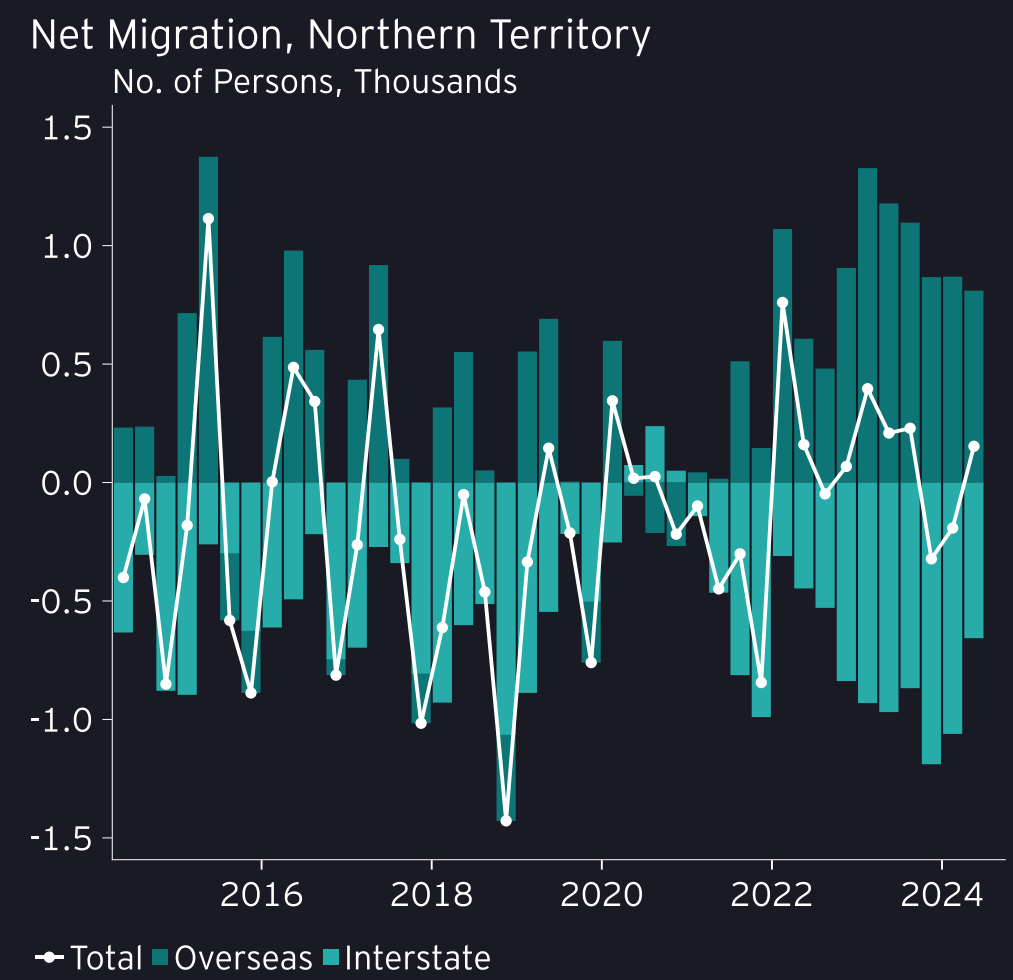
*green indicates the industry share is higher than national, red indicates the industry share is lower than national.



The population growth rate is the second lowest in the country as the number of people moving to other states remains elevated in net terms



Source: ABS, Macrobond, EY



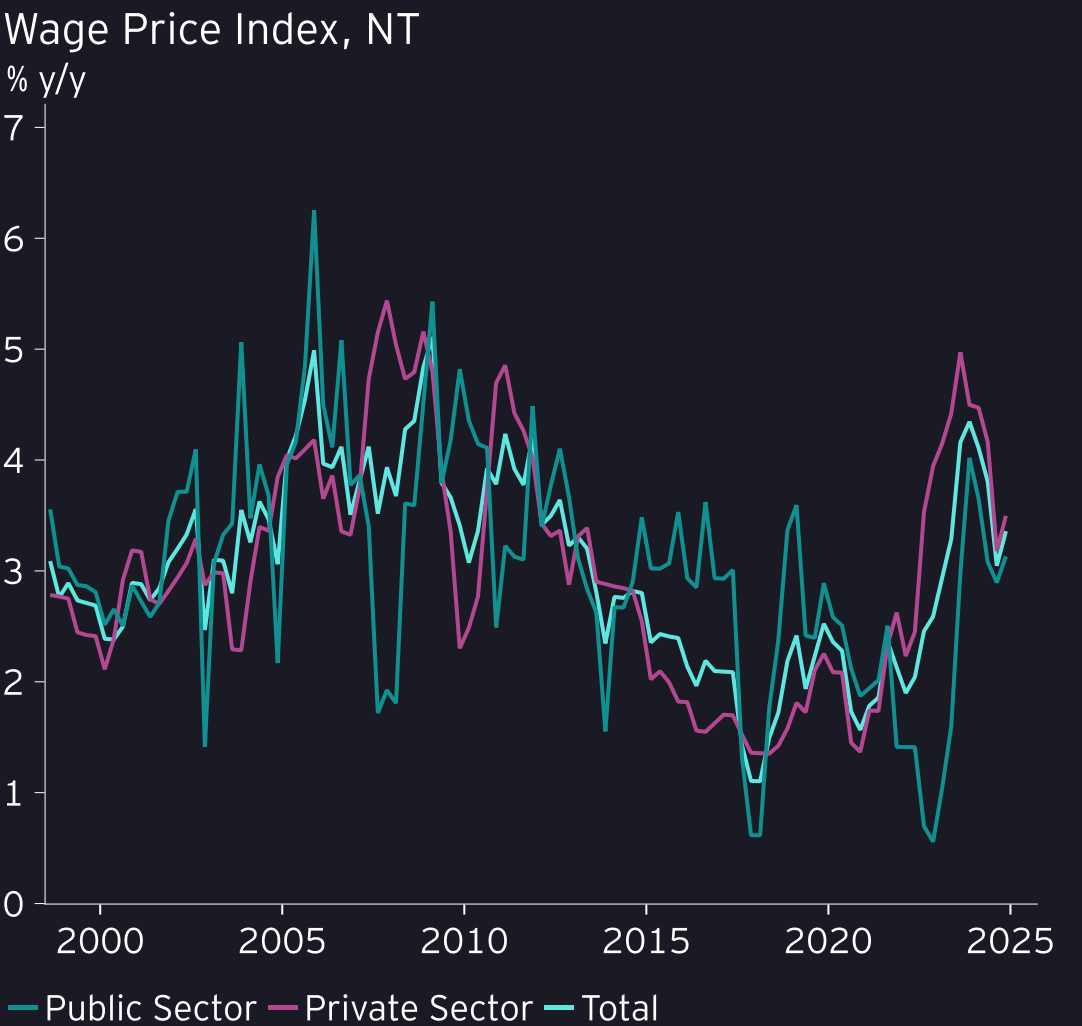
Source: ABS, Macrobond, EY



The NT has the second lowest unemployed to job vacancy ratio in Australia. Wages growth looks to have troughed after moderating over the last year

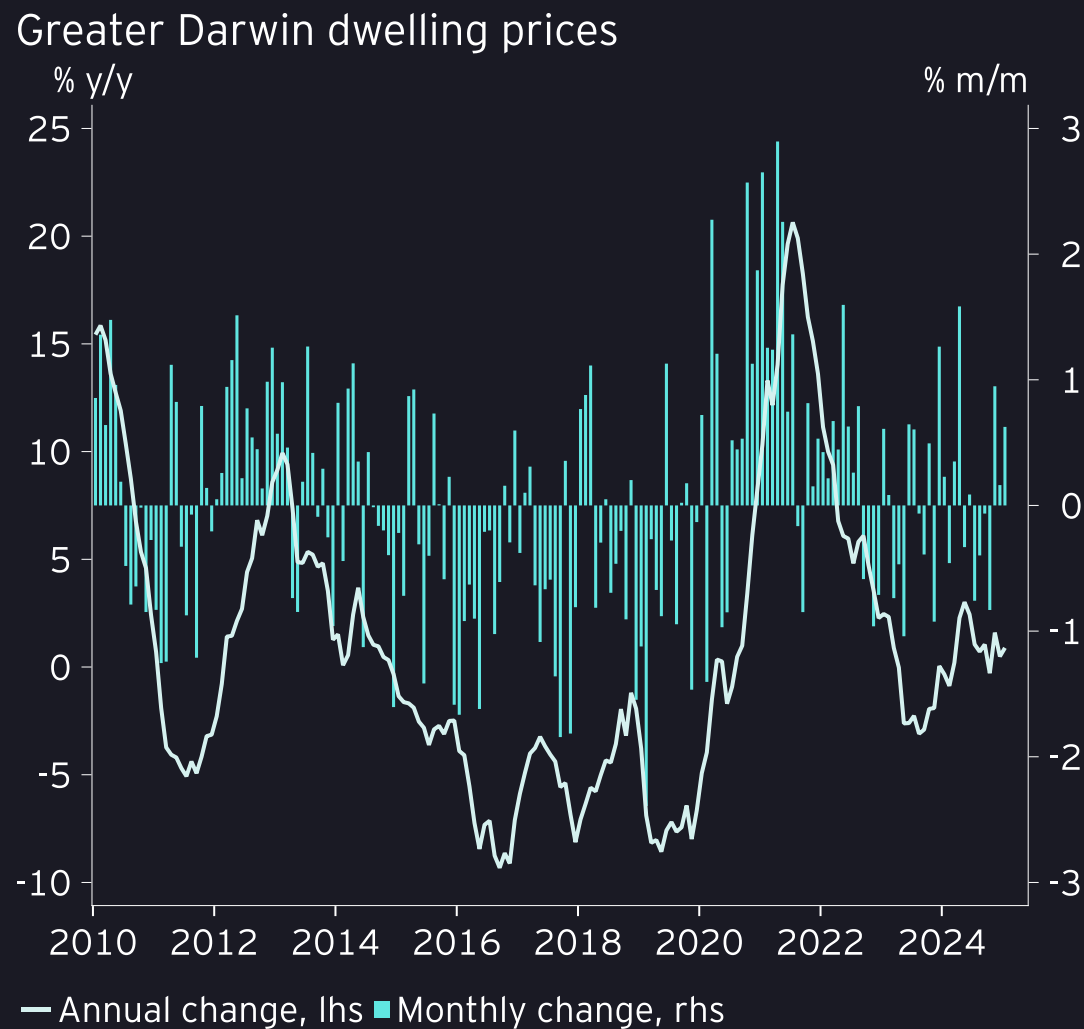


Source: ABS, Macrobond, EY

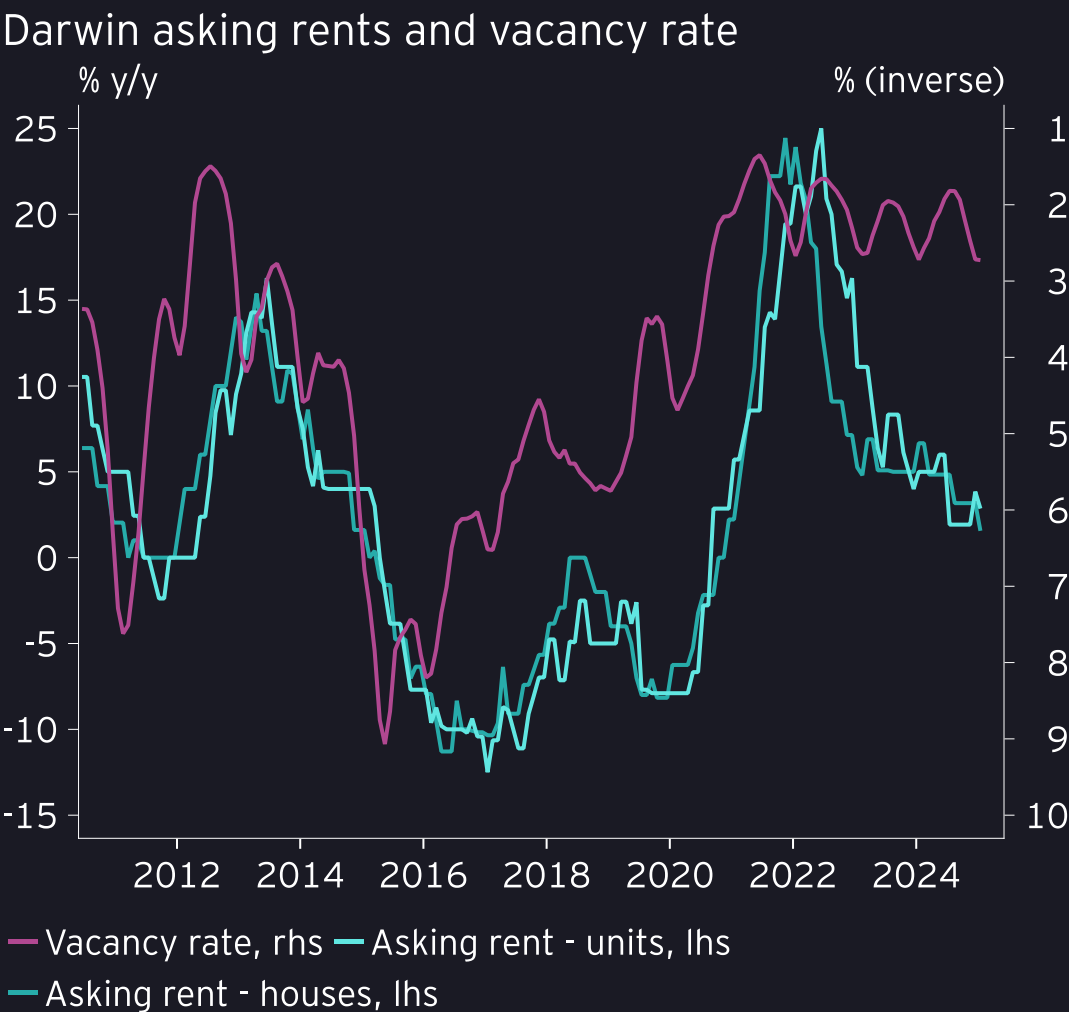


Source: ABS, Macrobond, EY

Dwelling prices in Darwin increased by 0.9 per cent over the year to January 2025, while the vacancy rate has increased

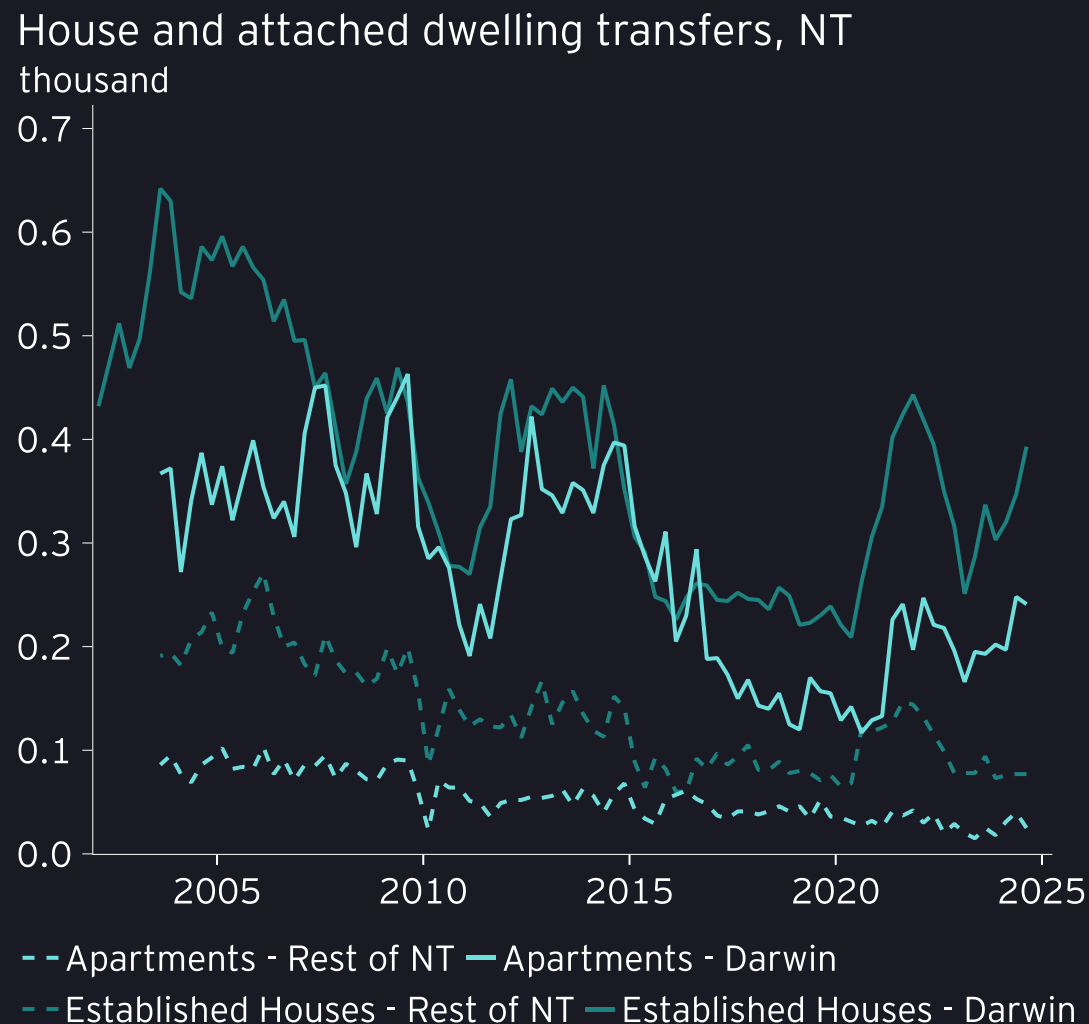


Source: Corelogic, Macrobond, EY

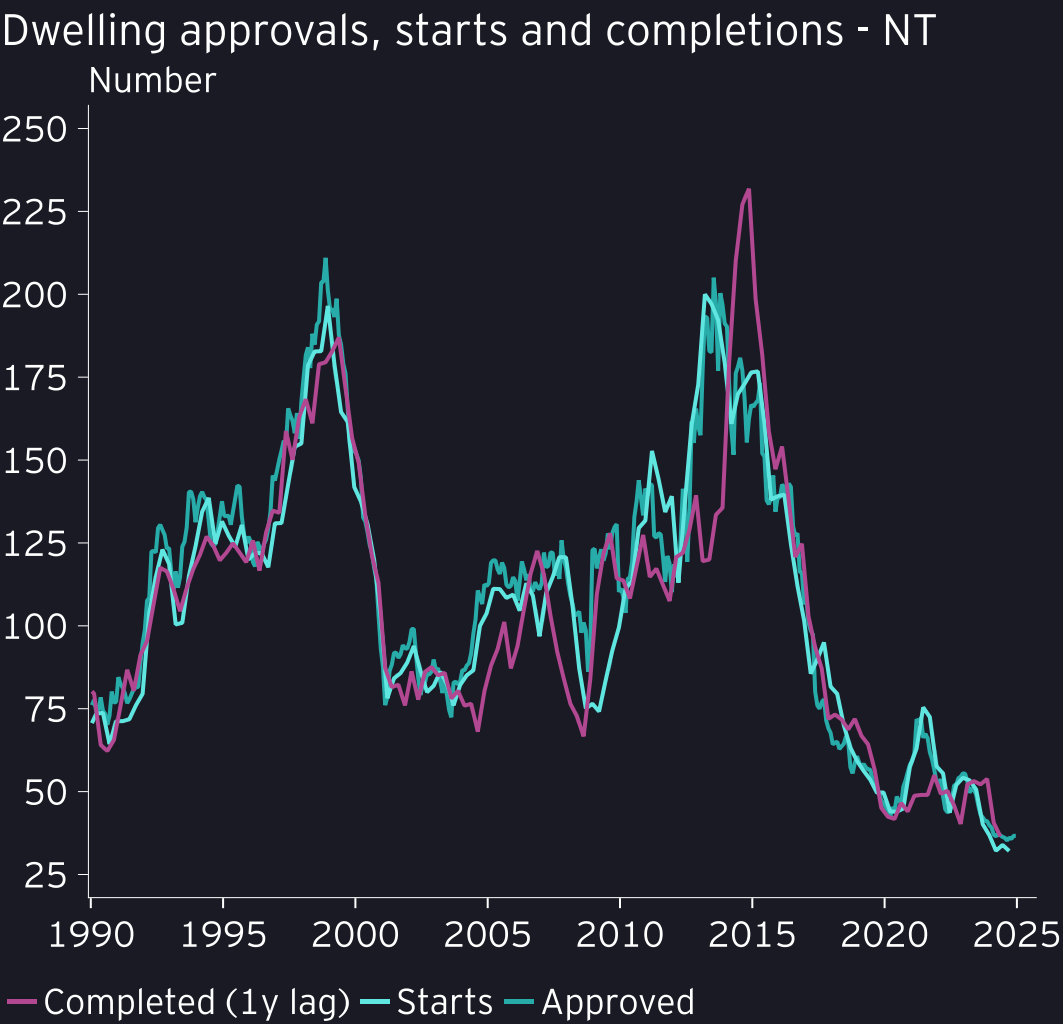


Source: Corelogic, Macrobond, EY

Dwelling approvals, starts and completions are at the lowest levels on record given higher interest rates and lagging population decline



Source: ABS, Macrobond, EY



Source: ABS, Macrobond, EY

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