

HUNTER HORIZON 2020 ECONOMIC INSIGHTS

Presented by Dr Anthea Bill
Hunter Research Foundation Centre

28 FEBRUARY 2020



HUNTER RESEARCH
FOUNDATION CENTRE



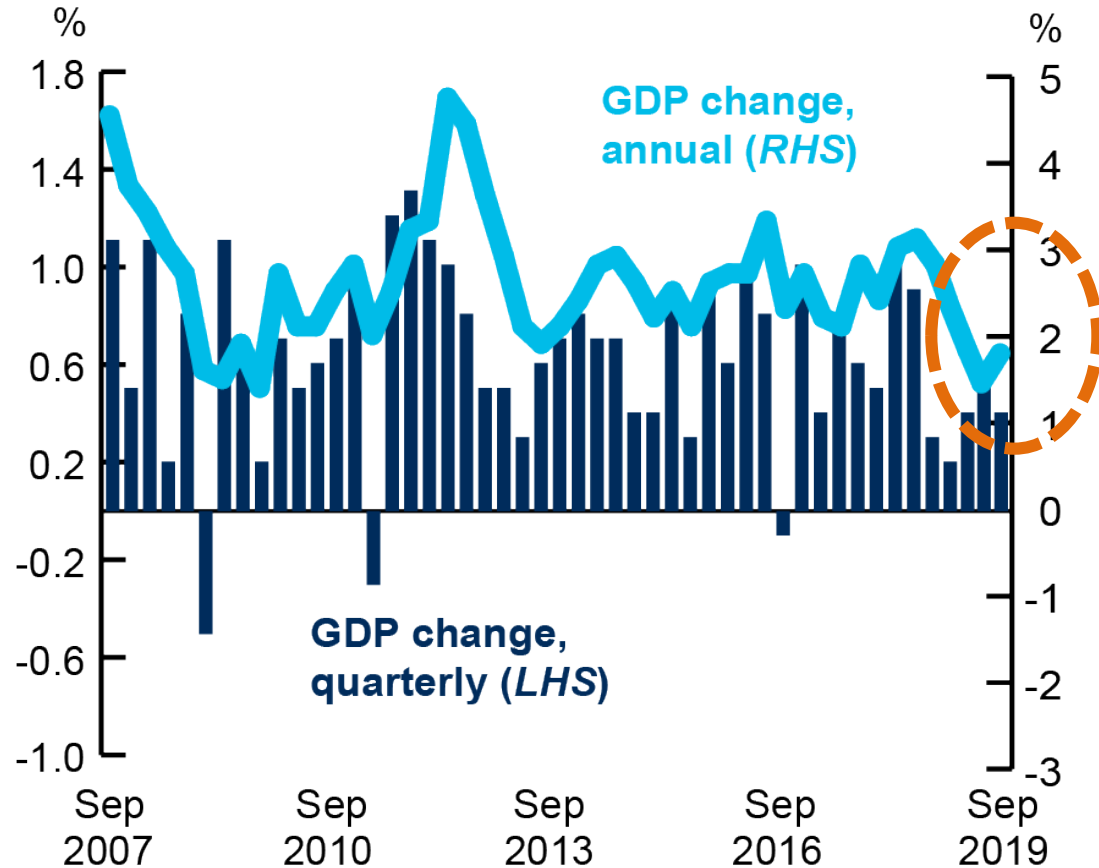
THE UNIVERSITY OF
NEWCASTLE
AUSTRALIA

PRESENTATION

OUTLINE

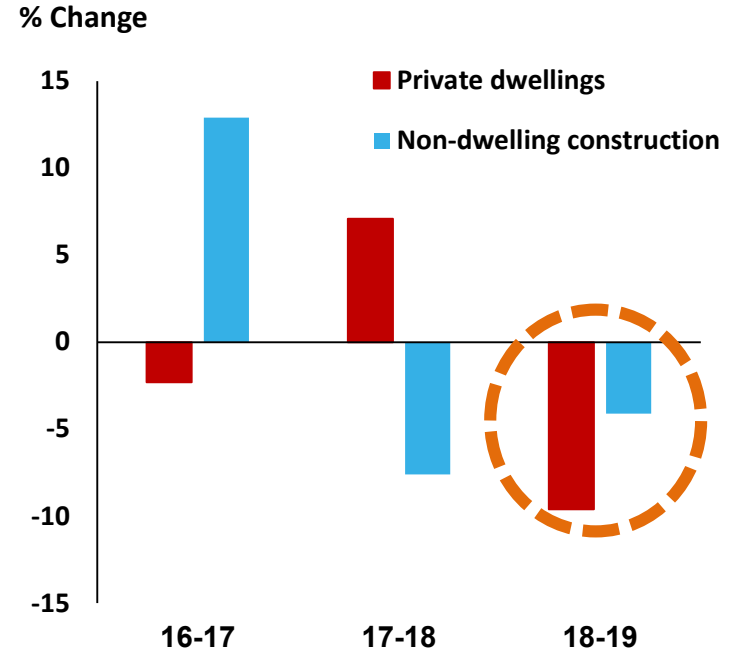
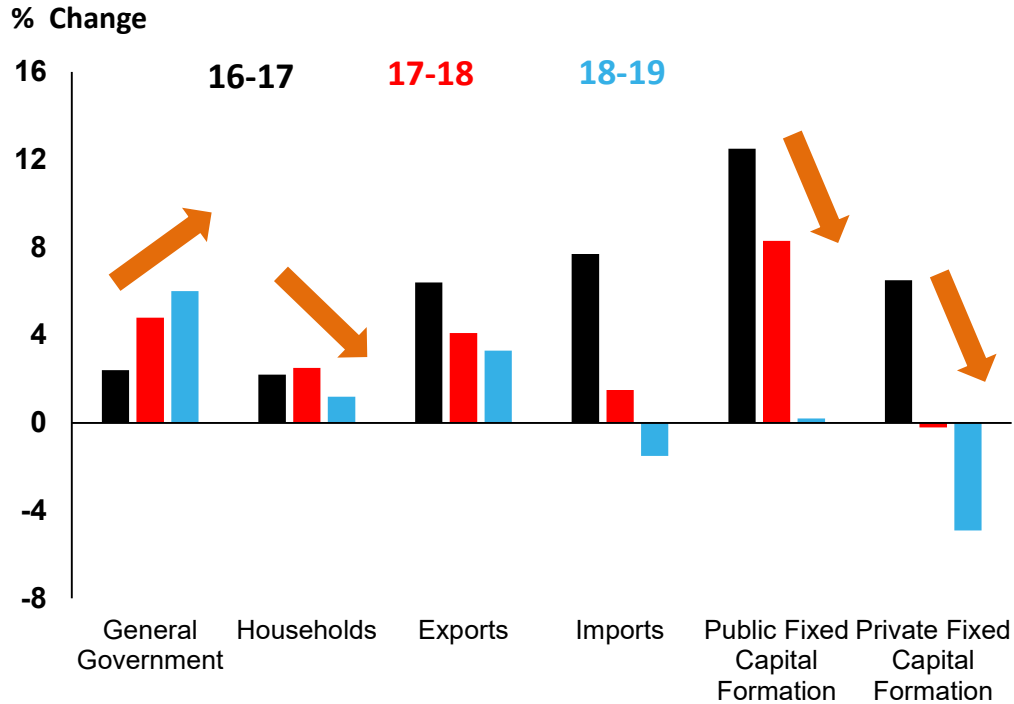
- **Macro: weaker than expected**
- **Local: subdued**
- **Housing market trends/
investment pipeline**
- **Regional outlook**

GDP GROWTH: UNDERWHELMING



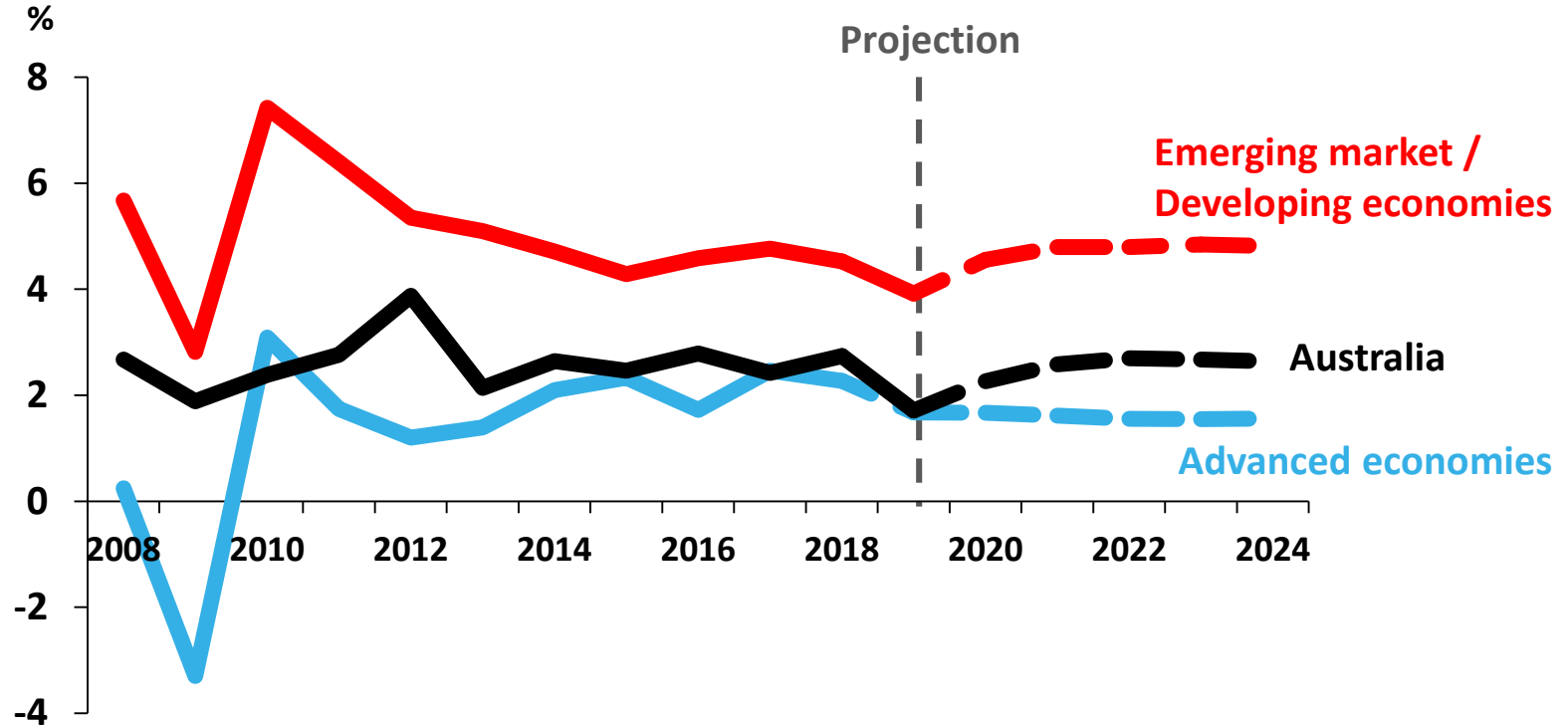
Source: Seasonally Adjusted Chain Volume Measure, ABS

GDP GROWTH: GOV & EXPORTS



INTERNATIONAL ENVIRONMENT

Real GDP growth (% year on year)

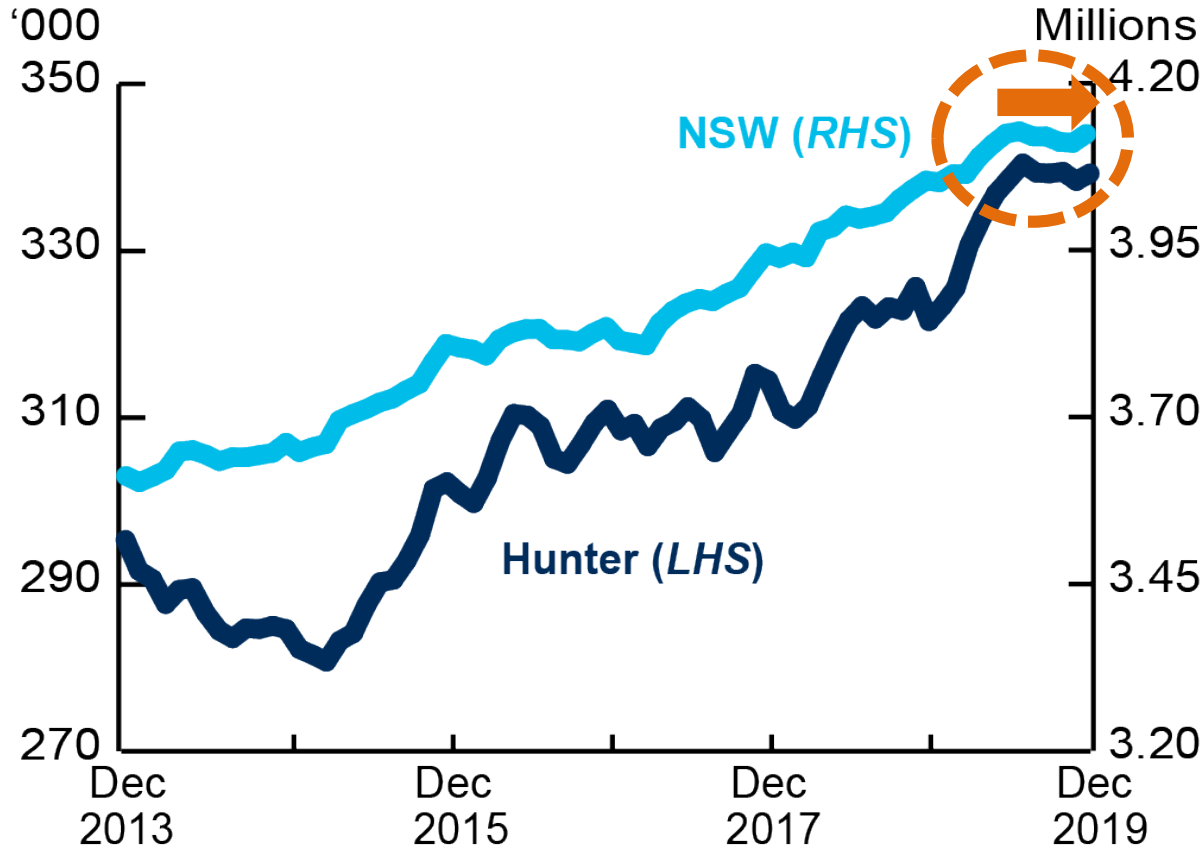


An aerial photograph of a rocky coastline. The ocean is a deep blue, and white waves are crashing against a series of dark rocks. A rope barrier, supported by wooden posts, runs along the edge of the rocks, separating the turbulent surf from the calmer, greenish water of the inner bay. The sky is not visible, focusing the viewer's attention on the textures of the water and rocks.

HUNTER REGION **ECONOMY**

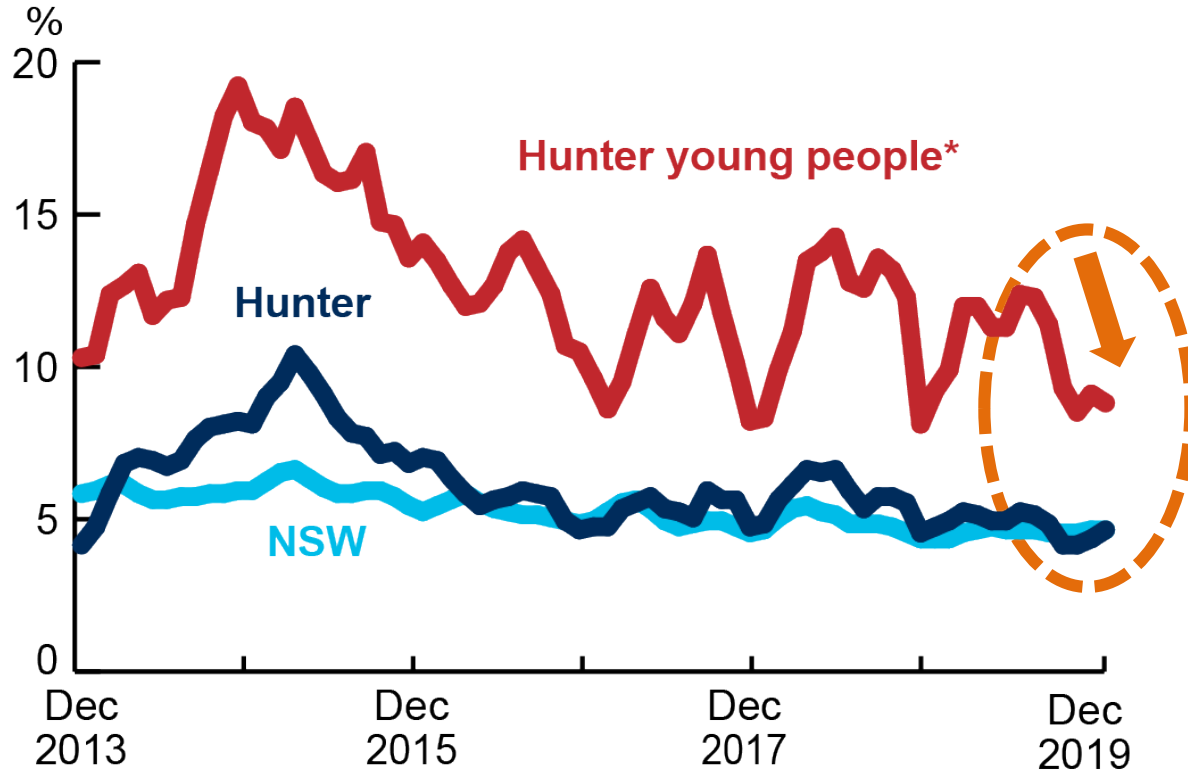
FEBRUARY 2020

LABOUR MARKET: JOB GROWTH SLOWS



Source: ABS Labour Force Survey

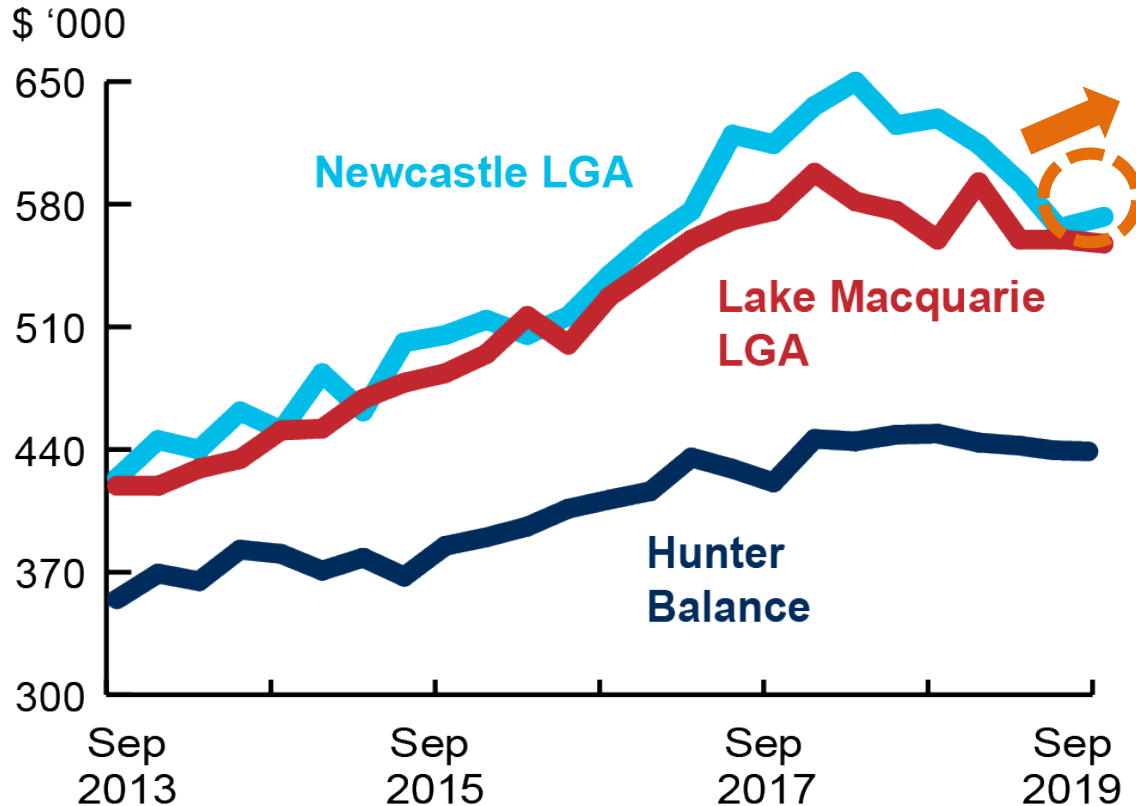
UNEMPLOYMENT RATE: BELOW STATE



* Aged 15 to 24

Source: ABS, Labour Force Survey

HOUSING PRICES: TURNING POINT?



Annual Growth

Port Stephens -8%

Newcastle -7%

Cessnock -5%

Maitland -3%

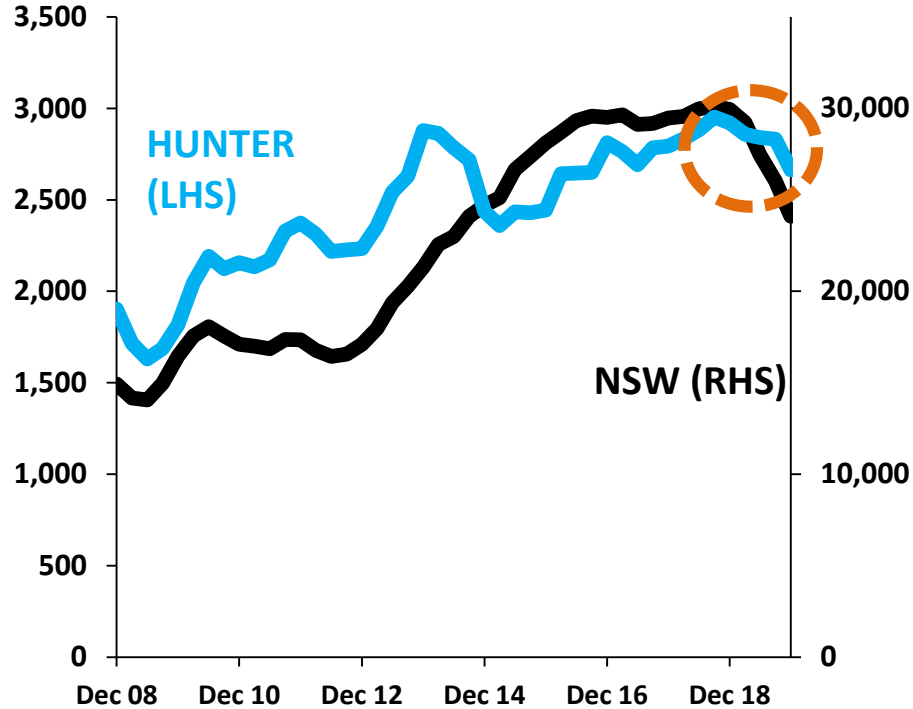
Lake Macquarie -1%

Dungog 1%

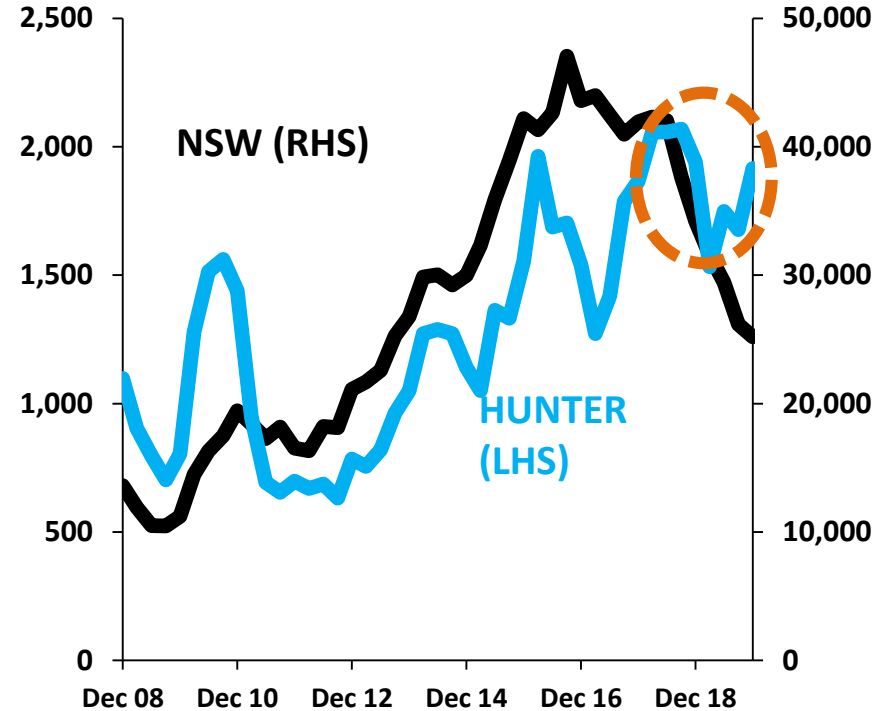
Source: APM Pricerfinder

APPROVALS: FALLING

New Houses



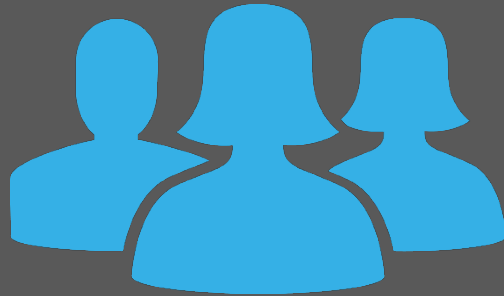
Other (town houses, apartments etc.)



PULSE SURVEYS



**Phone
surveys**

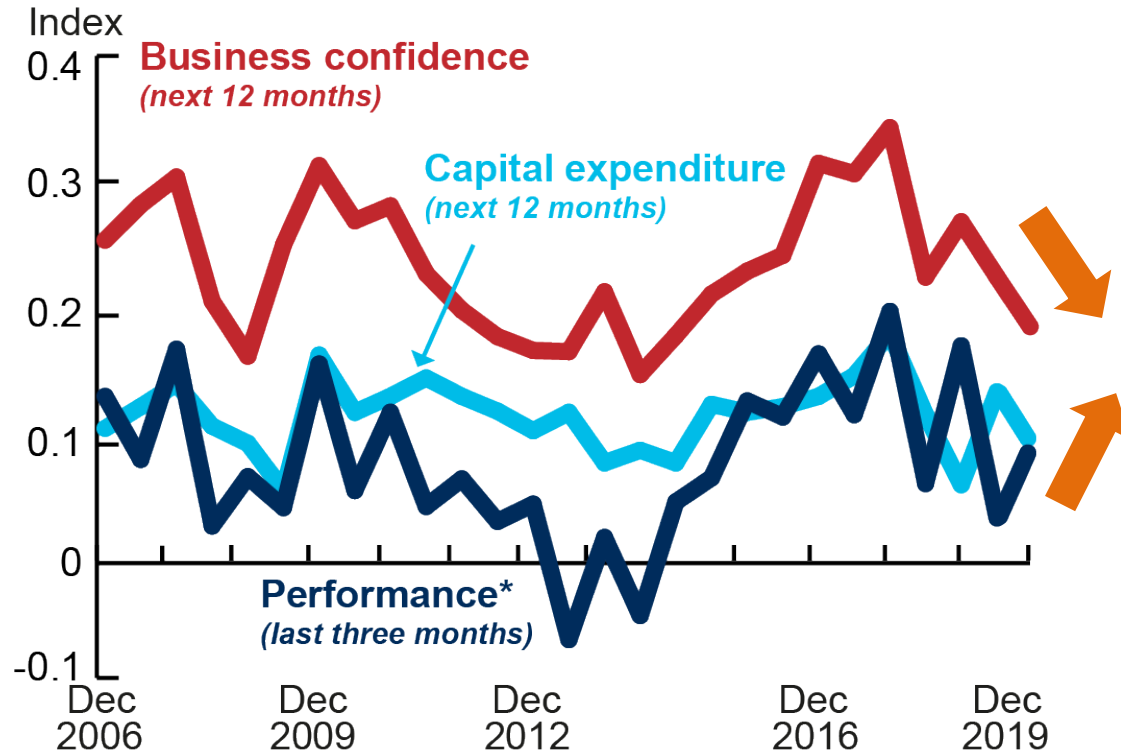


**300
Households**



**300
Businesses**

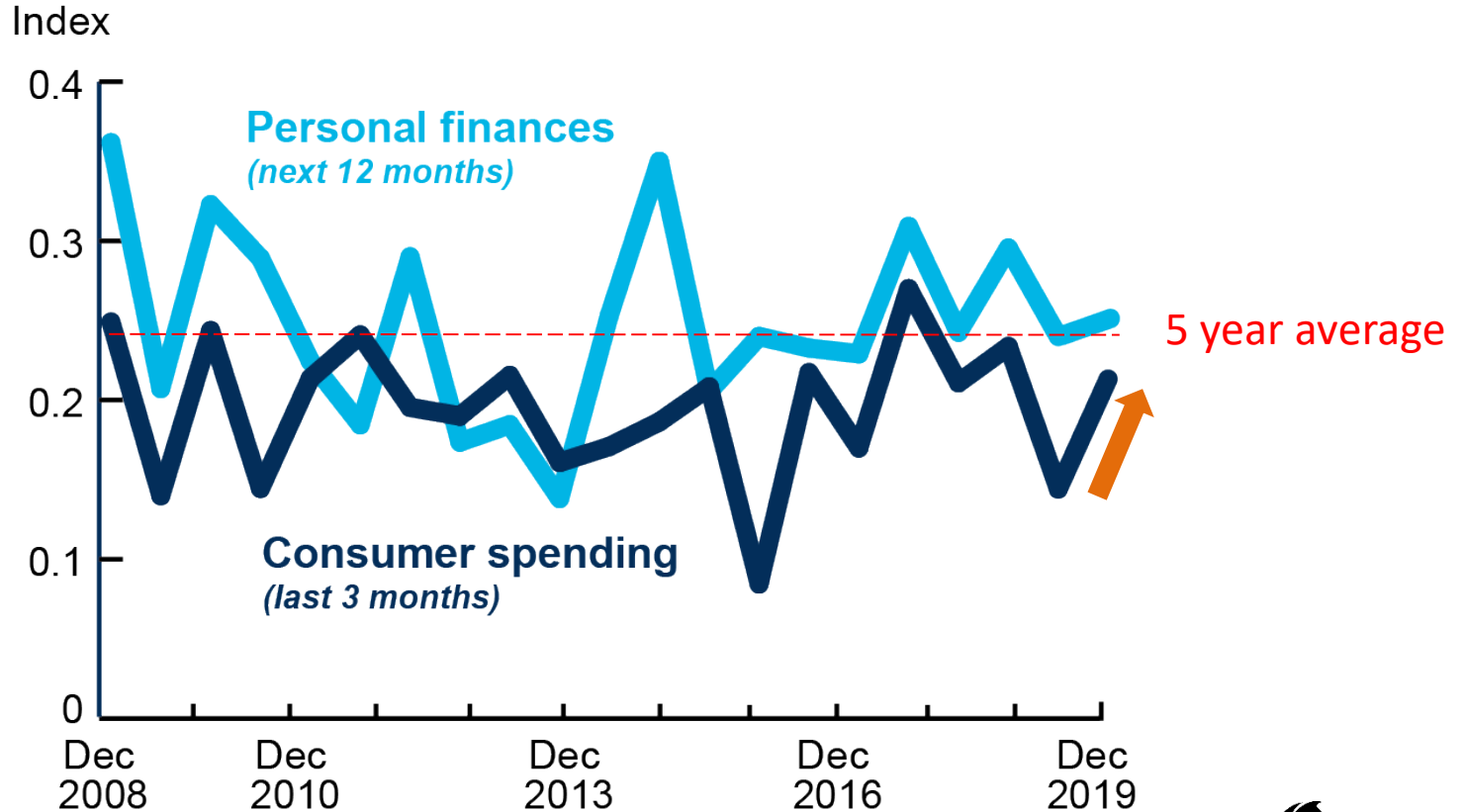
BUSINESS PERFORMANCE: CONFIDENCE WEAKER



Source: HRF Centre Hunter Pulse Business Surveys

* Figure has been interpolated for June 2015

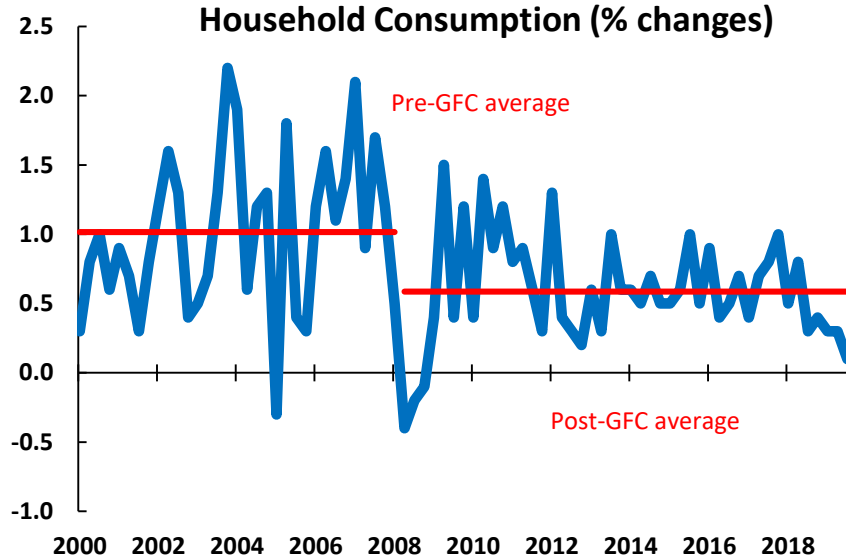
CONSUMER SPENDING: SUBDUED



Source: HRF Centre Hunter Pulse Household Surveys

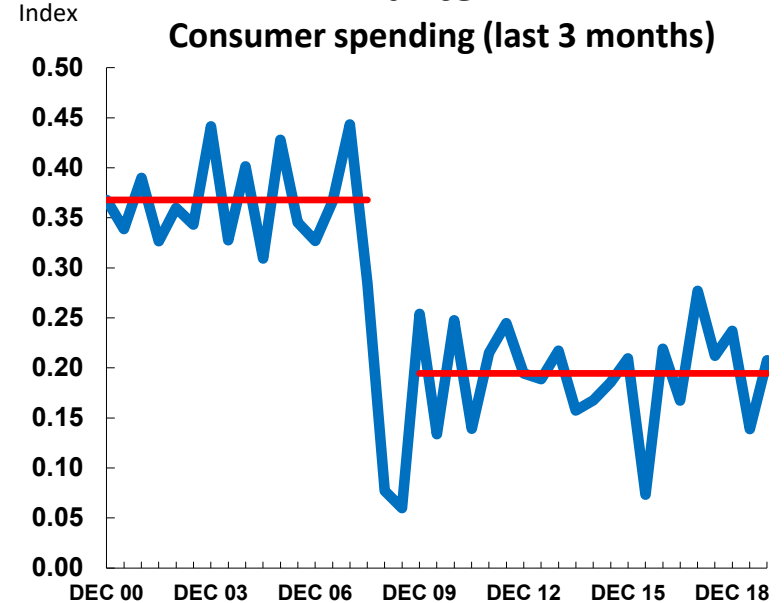
CONSUMER SPENDING: SUBDUED

Australia



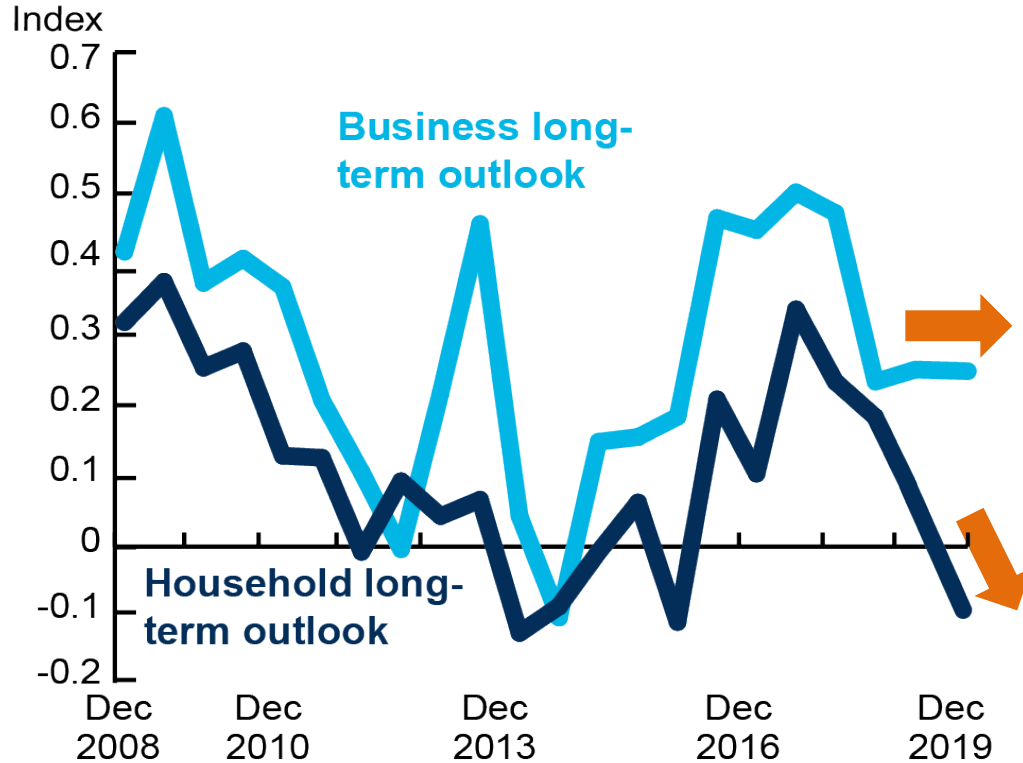
SOURCE: ABS, Chain Volume Measures (seasonally adjusted).

Hunter



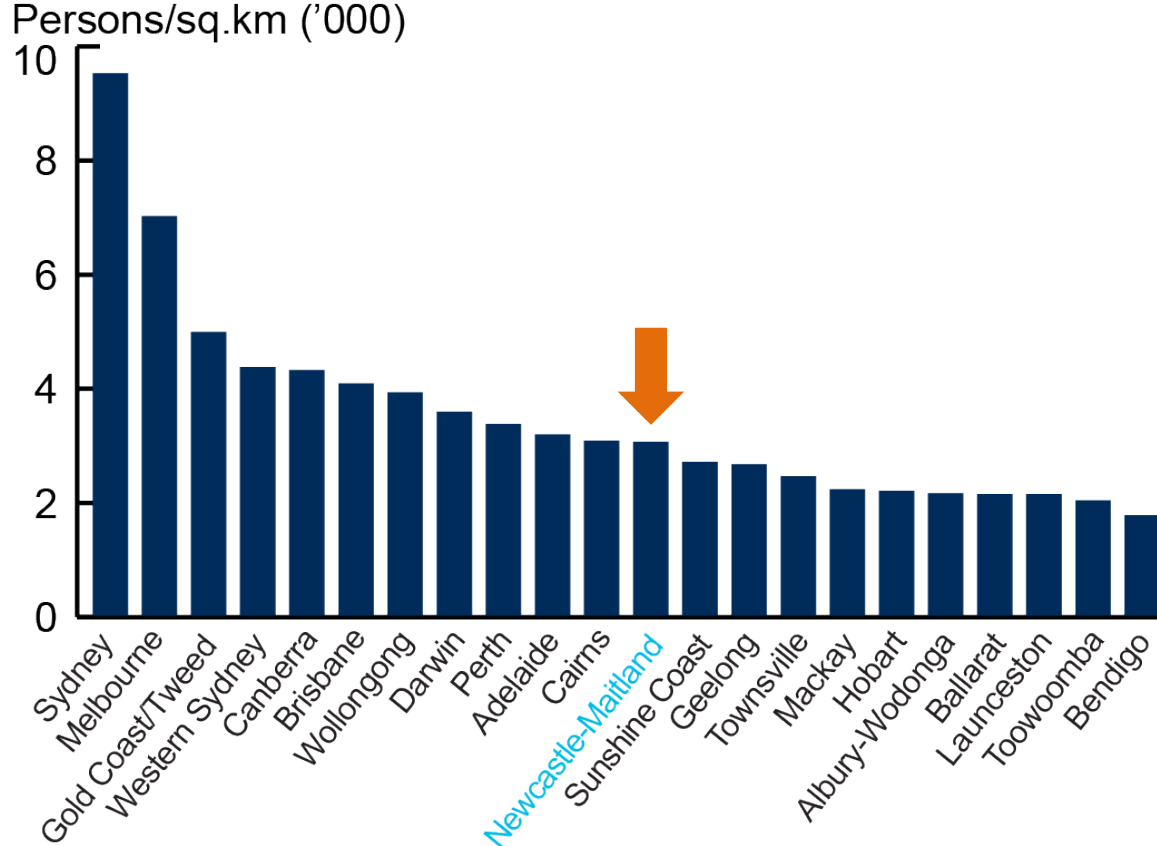
SOURCE: HRCF household surveys.

REGIONAL OUTLOOK: HOUSEHOLD PESSIMISTIC



Source: HRF Centre Hunter Pulse Surveys

POPULATION DENSITY



SUMMARY



- Job growth slows, full-time growth improves
- Unemployment rate low; convergence with NSW
- Business performance



- Consumer spending and confidence
- House prices fall, but rate of decline slows
- New housing approvals
- Business confidence
- Regional outlook for households

THANK YOU

Hunter Economic Indicators available as you leave.

For joining us at our
2020 Newcastle Breakfast Series



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