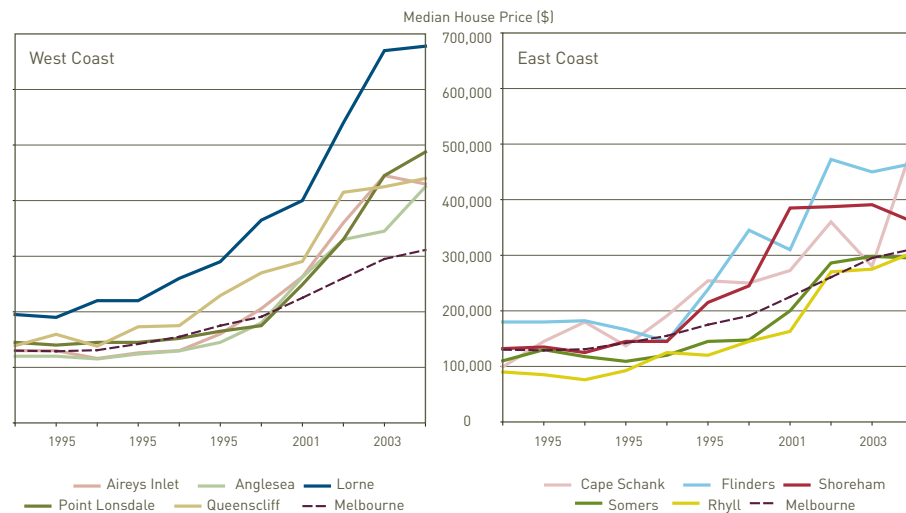


# Land and house prices

## New neighbours – issues of polarisation

Rapidly rising house and land prices can create issues of housing affordability. Housing markets in popular coastal areas can be influenced by urban trends in income and investment. This can place locals at a disadvantage. While home owners in coastal settlements may have the benefit of rising house value, their children may no longer be able to buy into an area that has undergone rapid price increases. One outcome may be that low income owners are forced out of a popular coastal location into more affordable inland towns. From the point of view of community cohesion, there may also be difficulties between older residents and new residents, especially if the latter are only resident part time.<sup>1</sup>

## Largest increase in median house prices 1994 to 2004<sup>2</sup>

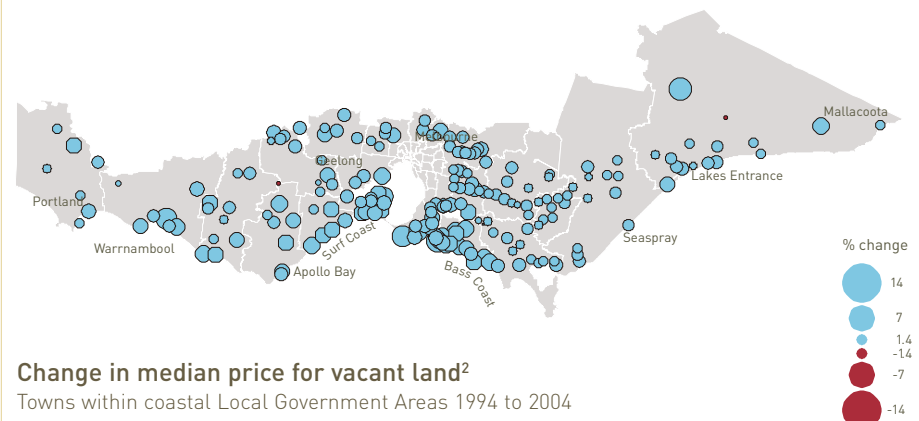


## Coastal house and land prices

Changes in the price of land and housing can reflect population change and development pressures. Comparing change in the price of vacant land and housing can also highlight some interesting differences in trends between the two. For example, while increasing house prices were evident across many areas of regional Victoria, increasing vacant land price has a more restricted geography – specifically along the coastal areas near Melbourne and in regional centres.

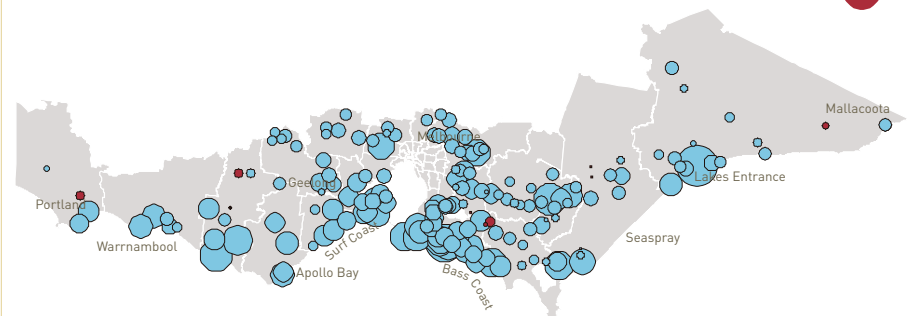
## Change in median house price<sup>2</sup>

Towns within coastal Local Government Areas 1994 to 2004



## Change in median price for vacant land<sup>2</sup>

Towns within coastal Local Government Areas 1994 to 2004



Land and People "Land value: economic" p. 72