

|||  
YEAR OF THE PIG

# 新年快樂 2019

HAPPY CHINESE NEW YEAR  
|||



# RELM

THE NORTHERN TERRITORY REAL ESTATE LOCAL MARKET REPORT  
DECEMBER QUARTER 2018



A PUBLICATION OF THE REAL ESTATE INSTITUTE OF NORTHERN TERRITORY INC.  
COPYRIGHT ©

# in this ISSUE

FROM THE DESK OF THE CEO	<b>3</b>	<b>24</b>	HOUSE RENTAL PRICES
HOUSE SALES	<b>5</b>	<b>25</b>	UNIT RENTAL PRICES
UNIT & TOWNHOUSE SALES	<b>7</b>	<b>28</b>	RENTAL YIELDS
RESIDENTIAL LAND SALES	<b>8</b>	<b>29</b>	VACANCY RATES
RURAL HOUSE SALES	<b>13</b>	<b>32</b>	YOUR SUBURB
RURAL LAND SALES	<b>17</b>	<b>36</b>	THE YEAR OF THE PIG <i>Your Chinese Horoscope for 2019</i>
LITCHFIELD HOUSE SALES	<b>20</b>		
COOMALIE HOUSE SALES	<b>23</b>		

# Positive Market Activity

For the past year I have felt like the *Harbinger of Doom* every time I've sat down to write these reports. So it's very pleasing when I get to report good news. And that good news is the increased sales activity we've seen in the December Quarter across the Greater Darwin market.

## Detached Dwellings

The December Quarter 2018 saw an overall jump of 14 percent in sales volumes for houses in the Greater Darwin market, which was wholly underpinned by sales in Palmerston. And this is where we have some great figures with Palmerston sales volumes increasing by 37 percent - that's 111 houses sold over the Quarter. On an annual basis that's up by 23 percent from this time last year. Overall the sales volumes for the Darwin region rose by 14 percent for the quarter with a total of 226 house sales. Katherine, Tennant Creek and Alice Springs all saw falls in volumes, with Alice Springs dropping by 7.6 percent for the quarter. Across the board we saw, yet again, lower median prices for houses in all jurisdictions except Alice Springs. The median price for the Greater Darwin market fell 0.8 percent for the quarter to \$493,750. To put this in some perspective, this median price is just \$6000 less than the median price of a house in Darwin in September 2009. Also Palmerston's house median fell by 0.7 percent to \$447,000.



## Units & Townhouses

And as they would say in the TV commercials, "but wait...there's more". The good news on the sales volumes continues into the Unit market where, for the first time in quite a while, we have seen a sea of black ink. Overall for Greater Darwin Unit sales rose by 37 percent for the quarter with a total of 159 sales. Inner Darwin and Darwin North Coastal were the prime spots with 84 sales in the city (up 20 percent) and 48 sales in North Coastal (up 129 percent). Palmerston fared well also with a 6.3 percent increase in sales, or 17 sales for the quarter. While the median for Greater Darwin fell 0.7 percent for the quarter to \$350,000, and Inner Darwin median fell 6.6 percent, all other areas rose. The slight exception to all of this is Alice Springs where the volumes fell by 11.6 percent but the median rose by 2.3 percent.

## Residential Land

The other area of interest was that vacant land sales were up by 14 percent in the quarter as well. 40 house sized blocks (under 600 sqm) were sold over the quarter, with the bulk of these (27 blocks) sold in Palmerston at a median price of \$167,000.

## Vacancy Rates & Rents

What is not pleasing is the continuing rise in vacancy rates. Vacancy rates rose in the December Quarter in all jurisdictions except Katherine. In the Greater Darwin region as a total the vacancy rate is now at 8.2 percent. For Inner Darwin/ Northern Suburbs it stands at 8.5 percent and Palmerston is at 7.3 percent. Whilst Alice Springs still has the lowest vacancy rate at 3.9 percent, this has crept up over the year and in the last quarter, took quite a substantial jump of 0.8 percent. The increase in Darwin was predominantly in the unit market as detached-house vacancies actually fell by 0.2 percent for the quarter and Unit vacancies grew by 1.1 percent. In fact the Unit vacancy rate for Darwin/Northern Suburbs sits at 9.2 percent, which is by no means the worst it has been but a comfortable position for the vacancy rate should be around the 2 to 3 percent mark at most.

Median weekly rents have been a mixed bag. Even with the growing vacancy rates we have seen an increase of 7 percent in the asking rent for 3 bedrooms houses, up to \$460.00 per week. Units, however, have been further impacted by the declining demand and the weekly rent has fallen by a further 3.1 percent to \$340.00 per week.

Rental Yields have bounced back a little on houses, growing by 1 percent to 4.8 percent and have remained reasonably static on units at 5.1 percent. Alice Springs and Katherine maintain the highest yields in the Territory with Katherine showing 6.7 percent on houses and Alice Springs recording 5.7 for houses and 6.2 for units. Still a very positive message for investors.

You may have noticed the cover of this issue. As we enter the Year of The Pig or the Hog it will be a year of change for many. In preparing this issue I have pulled out a comprehensive look at the Chinese horoscope for the year ahead. For many it will be a year of good change and prosperous change, but not without hard work. Our industry has had a hard run over the past two years. As the economy has faltered and the population has declined it has greatly impacted the real estate industry in the NT. But the fact that we are seeing a growth in buyer activity and the even in these tough times our Members have shown their resilience, really does give me hope that this will be a year of good change.

Kung Hei Fat Choi.

**Quentin Kilian**  
REINT Chief Executive Officer



**With one enquiry,  
get a great deal on a new car!**

MBA Car Assist make car purchasing easy. You choose the car, then we negotiate on your behalf. Once you are ready, we place the order, handle all the paperwork and arrange delivery for you.

3 easy steps to your new car



**STEP 1.**  
CHOOSE YOUR  
CAR & MAKE  
AN ENQUIRY  
WITH US



**STEP 2.**  
RECEIVE A  
GREAT PRICE  
FOR YOUR  
NEW CAR



**STEP 3.**  
WE ORGANISE  
DELIVERY MAKING  
FOR A HASSLE  
FREE SERVICE

**We have already helped members save**

Alex saved  
**\$13,087**

on a Volvo XC90 D5 Inscription AWD



Daniel saved  
**\$12,433**

on a Ford Ranger XLS 4x4 Double Cab



Ashlea saved  
**\$3,392**

on a Mazda 3 SP25



Login to the Members section on [reint.com.au](http://reint.com.au) or phone 1300 119 493 to access your benefits

# A better choice in banking.

**Switch your banking to a team you can trust.**

**Call or drop in to your local branch;**

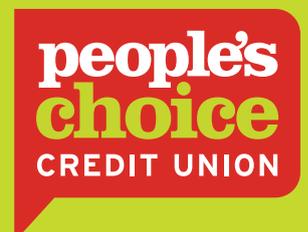
**Darwin 8943 3341**

**Casuarina 8999 0401**

**Palmerston 8995 7400**

**Alice Springs 8958 5400**

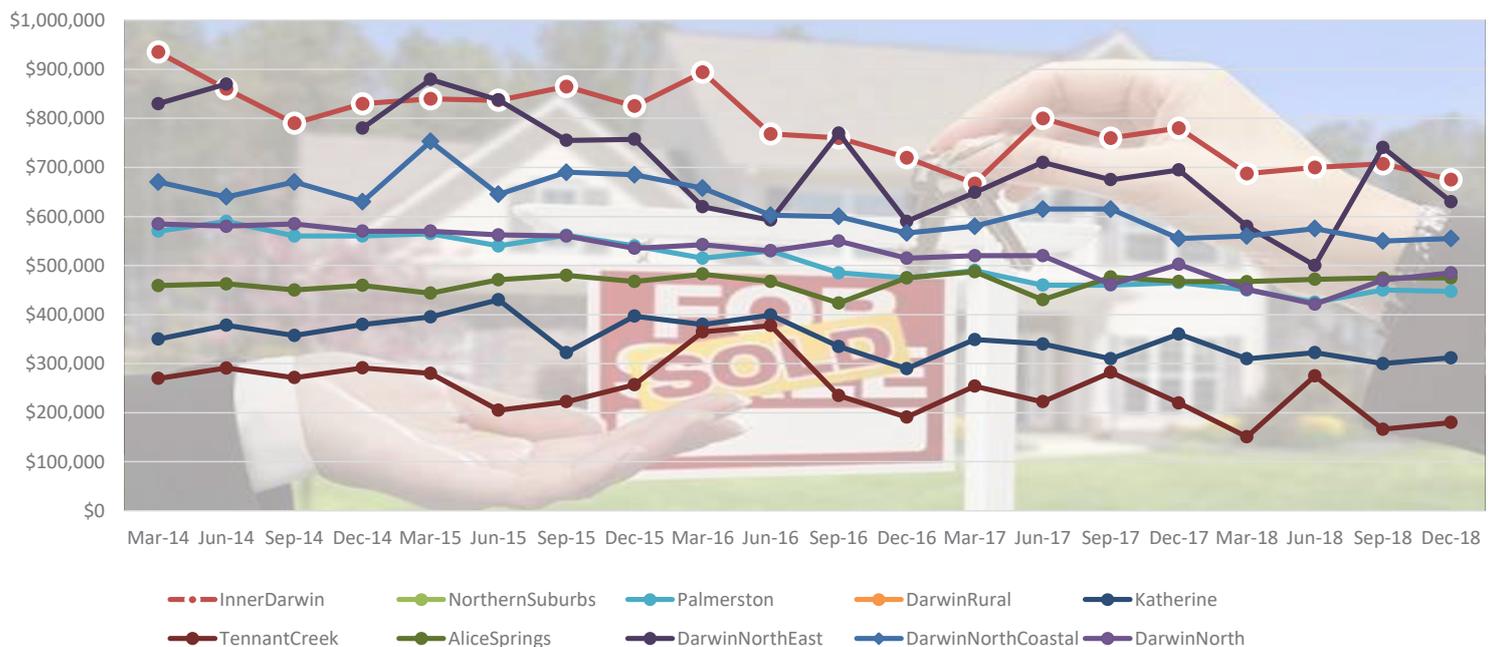
**Visit [peopleschoicecu.com.au](http://peopleschoicecu.com.au)**



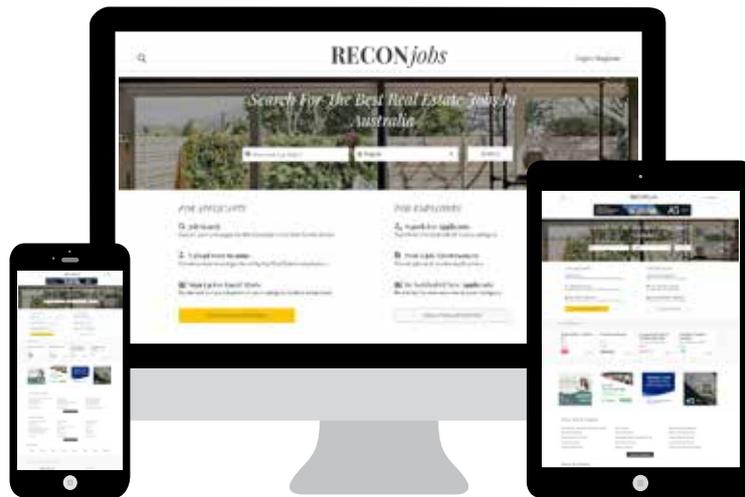
## RESIDENTIAL HOUSE SALES - December Quarter 2018

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
<b>Overall Darwin</b>	<b>226</b>	<b>14.1%</b>	<b>4.1%</b>	<b>\$115,588,880</b>	<b>\$493,750</b>	<b>-0.8%</b>	<b>-3.8%</b>	<b>27</b>	<b>66</b>	<b>93</b>	<b>40</b>
Darwin Inner	19	-5.0%	-29.6%	\$14,025,000	\$675,000	-4.6%	-13.5%	0	3	5	11
Darwin North East	2	0.0%	-33.3%	\$1,260,000	\$630,000	-14.9%	-9.4%	0	0	1	1
Darwin North Coastal	57	-1.7%	0.0%	\$32,454,850	\$555,000	0.9%	0.0%	5	10	23	19
Darwin North	37	0.0%	-7.5%	\$17,863,970	\$485,000	3.2%	-3.5%	3	11	19	4
Palmerston	111	37.0%	23.3%	\$49,985,060	\$447,000	-0.7%	-3.9%	19	42	45	5
Katherine	7	-22.2%	-53.3%	\$1,860,000	\$312,000	4.0%	-13.3%	5	2	0	0
Tennant Creek	5	-16.7%	400.0%	\$799,000	\$180,000	8.3%	-18.2%	5	0	0	0
Alice Springs	61	-7.6%	-30.7%	\$29,752,100	\$475,000	0.1%	1.6%	7	16	27	11

## Median House Sale Price



# RECON*jobs*



[www.reconjobs.com.au](http://www.reconjobs.com.au)

---

RECON Jobs has been specifically tailored for the real estate industry by the real estate industry. With searches tailored to sub-categories of employment within the industry, RECON Jobs allows users to search for specific positions and skillsets, create job alerts and compare multiple candidates or positions in the one place.

Visit [www.reconjobs.com.au](http://www.reconjobs.com.au) to list a job advertisement.

For any other enquiries or assistance email [isabeau@schwartzwilliams.com](mailto:isabeau@schwartzwilliams.com)

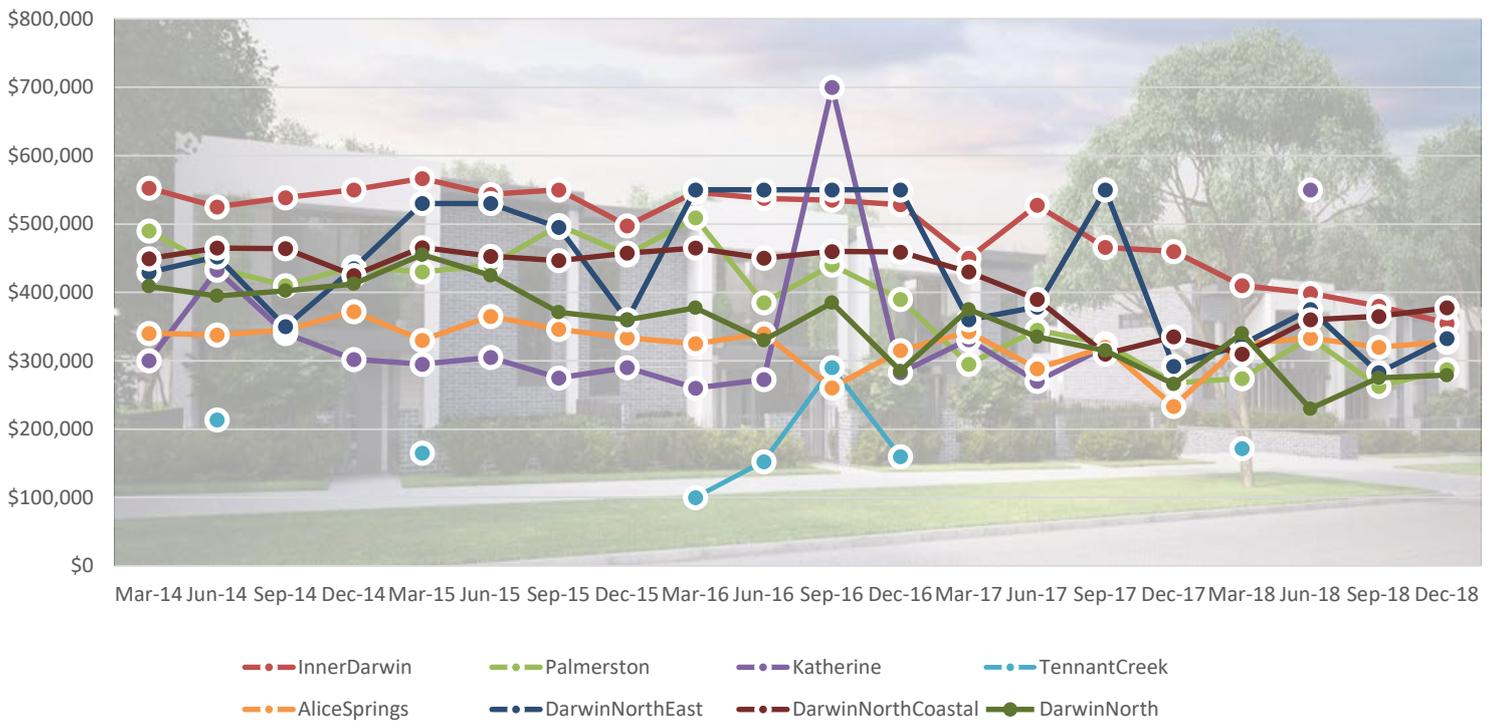
Recon Jobs is published by SchwartzWilliams in association with all participating State and Territory Real Estate Institutes below:



# RESIDENTIAL UNIT / TOWNHOUSE SALES - December Quarter 2018

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
<b>Overall Darwin</b>	<b>159</b>	<b>37.1%</b>	<b>14.4%</b>	<b>\$56,741,976</b>	<b>\$350,000</b>	<b>-0.7%</b>	<b>-6.7%</b>	<b>80</b>	<b>49</b>	<b>22</b>	<b>8</b>
Darwin Inner	84	20.0%	5.0%	\$31,459,000	\$355,000	-6.6%	-22.8%	40	27	10	7
Darwin North East	4	100.0%	0.0%	\$1,255,000	\$332,500	17.7%	13.9%	2	2	0	0
Darwin North Coastal	48	128.6%	45.5%	\$17,280,976	\$377,500	3.4%	12.7%	21	15	11	1
Darwin North	6	-14.3%	20.0%	\$1,608,000	\$279,000	1.5%	4.9%	6	0	0	0
Palmerston	17	6.3%	0.0%	\$5,139,000	\$287,000	9.3%	7.3%	11	5	1	0
Katherine	0			\$-				0	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Alice Springs	38	-11.6%	-13.6%	\$12,374,000	\$327,500	2.3%	40.3%	20	12	5	1

## Median Unit Sale Price



## RESIDENTIAL LAND SALES - December Quarter 2018 - UNDER 600 SQM

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
<b>Overall Darwin</b>	<b>40</b>	<b>14.3%</b>	<b>-60.4%</b>	<b>\$8,471,000</b>	<b>\$191,500</b>	<b>-14.9%</b>	<b>6.4%</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>
Darwin Inner	0			\$-				0	0	0	0
Darwin North East	6	50.0%		\$1,662,000	\$276,000	22.7%		6	0	0	0
Darwin North Coastal	7	-53.3%	-74.1%	\$2,078,000	\$295,000	0.0%	-5.4%	7	0	0	0
Darwin North	0			\$-				0	0	0	0
Palmerston	27	68.8%	-63.5%	\$4,731,000	\$167,000	-5.1%	-1.8%	27	0	0	0
Katherine	0			\$-				0	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Alice Springs	0			\$-				0	0	0	0

## RESIDENTIAL LAND SALES - December Quarter 2018 - 601 TO 800 SQM

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
<b>Overall Darwin</b>	<b>5</b>	<b>-28.6%</b>	<b>-66.7%</b>	<b>\$1,303,000</b>	<b>\$230,000</b>	<b>-13.2%</b>	<b>-33.3%</b>	<b>4</b>	<b>1</b>	<b>0</b>	<b>0</b>
Darwin Inner	0			\$-				0	0	0	0
Darwin North East	0			\$-				0	0	0	0
Darwin North Coastal	1	0.0%	-83.3%	\$355,000	\$355,000	-9.0%	2.2%	0	1	0	0
Darwin North	0			\$-				0	0	0	0
Palmerston	4	0.0%	-50.0%	\$948,000	\$230,000	-5.3%	-2.3%	4	0	0	0
Katherine	1		0.0%	\$143,600	\$143,600		-6.1%	1	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Alice Springs	0			\$-				0	0	0	0

## RESIDENTIAL LAND SALES - December Quarter 2018 - 801 TO 2000 SQM

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
<b>Overall Darwin</b>	<b>4</b>	<b>300.0%</b>	<b>33.3%</b>	<b>\$1,310,000</b>	<b>\$255,000</b>	<b>-0.4%</b>	<b>-15.0%</b>	<b>3</b>	<b>0</b>	<b>1</b>	<b>0</b>
Darwin Inner	1		0.0%	\$560,000	\$560,000		-17.6%	0	0	1	0
Darwin North East	0			\$-				0	0	0	0
Darwin North Coastal	0			\$-				0	0	0	0
Darwin North	0			\$-				0	0	0	0
Palmerston	3	200.0%	50.0%	\$750,000	\$250,000	-2.3%	-5.7%	3	0	0	0
Katherine	1	0.0%		\$65,000	\$65,000	-18.8%		1	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Alice Springs	6	500.0%	20.0%	\$1,097,500	\$175,000	-2.8%	-2.8%	6	0	0	0



## DARWIN'S #1 FINANCE AND INSURANCE GROUP

**PURCHASING A HOME?**

**LOOKING FOR A MORE COMPETITIVE LOAN?**

**AFTER INSURANCE OPTIONS FOR HOME OR BUSINESS?**



**CONTACT ABLE FINANCE ON:**

**PHONE: 1300 LENDER**

**CHECK US OUT ON FACEBOOK – SEARCH “ABLE FINANCE”**

**WATCH OUR WEEKLY VIDEO BLOG – SEARCH ABLE FINANCE ON YOUTUBE FOR FREE TIPS, TRICKS AND TUTORIALS**

Doing the same thing  
the same way as you  
always have, doesn't  
help you grow in a  
challenging market.

Steve Baxter from 10 Darwin's

**SHARK  
TANK**

We'd like to introduce you to  
marketing to the power of



Better reach. Better frequency. A better range  
of programming to align with your agency.

Talk to our local Darwin team about how to  
diversify your marketing spend and benefit from  
the power of standing out from the crowd.

Phone: 8927 4410  
[www.10darwin.com.au](http://www.10darwin.com.au)



## RURAL HOUSE SALES - December Quarter 2018 - UP TO 2ha

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Alice Springs	4	100.0%	-20.0%	\$3,740,000	\$870,000	43.2%	3.6%	0	0	0	4
Tennant Creek	0			\$-				0	0	0	0
Belyuen	0			\$-				0	0	0	0
Central Desert	0			\$-				0	0	0	0
Coomalie	0			\$-				0	0	0	0
Darwin East	0			\$-				0	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North	0			\$-				0	0	0	0
Darwin North Coastal	1	0.0%		\$615,000	\$615,000	-38.5%		0	0	0	1
Darwin North East	0			\$-				0	0	0	0
Dundee	1			\$350,000	\$350,000			1	0	0	0
East Arnhem	0			\$-				0	0	0	0
East Arm	0			\$-				0	0	0	0
Katherine	1		0.0%	\$635,000	\$635,000		29.6%	0	0	0	1
Litchfield	22	-8.3%	29.4%	\$13,780,500	\$590,000	-6.7%	-9.2%	0	0	14	8
MacDonnell	0			\$-				0	0	0	0
Margaret River	0			\$-				0	0	0	0
Marrakai	0			\$-				0	0	0	0
Palmerston	3			\$2,055,000	\$670,000			0	0	0	3
Roper Gulf	0			\$-				0	0	0	0
Tiwi Islands	0			\$-				0	0	0	0
Victoria Daly	0			\$-				0	0	0	0
Wagait	0			\$-				0	0	0	0
West Arnhem	0			\$-				0	0	0	0

## RURAL HOUSE SALES - December Quarter 2018 - OVER 2ha - 8ha

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Alice Springs	2		0.0%	\$2,170,000	\$1,085,000		73.6%	0	0	0	2
Tennant Creek	0			\$-				0	0	0	0
Belyuen	0			\$-				0	0	0	0
Central Desert	0			\$-				0	0	0	0
Coomalie	2			\$635,000	\$317,500			2	0	0	0
Darwin East	0			\$-				0	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North	0			\$-				0	0	0	0
Darwin North Coastal	0			\$-				0	0	0	0
Darwin North East	0			\$-				0	0	0	0
Dundee	0			\$-				0	0	0	0
East Arnhem	0			\$-				0	0	0	0
East Arm	0			\$-				0	0	0	0
Katherine	2			\$980,000	\$490,000			0	1	1	0
Litchfield	22	-12.0%	15.8%	\$13,191,500	\$600,000	11.1%	-3.2%	1	3	8	10
MacDonnell	0			\$-				0	0	0	0
Margaret River	0			\$-				0	0	0	0
Marrakai	3			\$890,000	\$300,000			3	0	0	0
Palmerston	0			\$-				0	0	0	0
Roper Gulf	1			\$300,000	\$300,000			1	0	0	0
Tiwi Islands	0			\$-				0	0	0	0
Victoria Daly	0			\$-				0	0	0	0
Wagait	0			\$-				0	0	0	0
West Arnhem	0			\$-				0	0	0	0



# Next Stop: Shenzhen, China

*your window to the world*

Fly direct with Donghai Airlines from Darwin to Shenzhen



Culture



Art



Golf



Food

Book with your travel agent or  
[global.donghaiair.com](http://global.donghaiair.com)



东海航空  
DONGHAI AIRLINES

# QS SERVICES

QUANTITY SURVEYORS & COST CONSULTANTS

## Where Construction Costs, Count!

The complete solution to all your quantity surveying and cost advice needs, with over 25 years of trusted local experience.

- Sinking Fund Forecasts
- Estimates
- Construction Contract
- Administration
- Cost Planning
- Insurance Replacement Valuation
- Preparation of Bills of Quantities
- Tax Depreciation Schedules
- Claims Management



Tax agent  
03440007

1018581

Phone: (08) 8941 0116 | Fax: (08) 8941 0864 | Email: [info@qsservices.com.au](mailto:info@qsservices.com.au)  
5 Whitfield Street, Darwin, NT, 0800 | GPO Box 4009, Darwin, NT, 0801

**1300**  
**COMPLIANCE**  
**SERVICES**

A large, stylized graphic element consisting of a red arrow pointing up and to the right, and a black arrow pointing down and to the right, both with white outlines.

**YOUR PROTECTION *OUR PRIORITY***

## RURAL HOUSE SALES - December Quarter 2018 - OVER 8ha

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Alice Springs	0			\$-				0	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Belyuen	0			\$-				0	0	0	0
Central Desert	0			\$-				0	0	0	0
Coomalie	0			\$-				0	0	0	0
Darwin East	0			\$-				0	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North	0			\$-				0	0	0	0
Darwin North Coastal	0			\$-				0	0	0	0
Darwin North East	0			\$-				0	0	0	0
Dundee	1	-75.0%	0.0%	\$180,000	\$180,000	-35.7%	23.3%	1	0	0	0
East Arnhem	0			\$-				0	0	0	0
East Arm	0			\$-				0	0	0	0
Katherine	5	66.7%	66.7%	\$2,500,000	\$440,000	-15.4%	-24.1%	0	3	1	1
Litchfield	9	50.0%	-25.0%	\$5,298,000	\$590,000	-4.1%	12.5%	0	2	3	4
MacDonnell	0			\$-				0	0	0	0
Margaret River	0			\$-				0	0	0	0
Marrakai	1	0.0%	0.0%	\$430,000	\$430,000	-23.6%	-8.5%	0	1	0	0
Palmerston	0			\$-				0	0	0	0
Roper Gulf	0			\$-				0	0	0	0
Tiwi Islands	0			\$-				0	0	0	0
Victoria Daly	0			\$-				0	0	0	0
Wagait	0			\$-				0	0	0	0
West Arnhem	0			\$-				0	0	0	0

# Your life your fund



Braden Walters, REISuper member

## Get some good advice

from the super professionals for  
the real estate industry.

We've been managing super for Australia's  
real estate employees since 1975, so it's fair  
to say we know what we're doing.

**For over 40 years our members have enjoyed:**

- Low fees
- All profits returned to them
- Strong long-term investment returns\*

**Our expert advisers can assist with:**

- options on how to maximise your super
- investments
- insurance
- retirement planning

**Call us on 1300 13 44 33 for low-cost  
advice on your super options, or visit  
[www.reisuper.com.au/super/advice](http://www.reisuper.com.au/super/advice)**

\*Past performance is no indication of future performance.

**Low fees  
Profits to members  
Strong returns  
[www.reisuper.com.au](http://www.reisuper.com.au)**



The information provided does not constitute financial product advice. However, to the extent that the information may be considered to be general financial product advice, REISuper advises that it has not considered any individual person's objectives, financial situation or particular needs. Individuals need to consider whether the advice is appropriate in light of their goals, objectives and current situation. Members should obtain and read the Product Disclosure Statement for REISuper before making any decisions. Please note that past performance is not a reliable indicator of future performance. REISuperannuation Fund Pty Ltd ABN 68 056 044, 770 AFSL 240569, RSE L 0000314, REISuper ABN 76 641 658 449, RSE R1000412 MySuper unique identifier 76641658449129. July 2017. REIS 52775

**REISuper**



## RURAL LAND SALES - December Quarter 2018 - UNDER 2ha

Recorded Sales				Median Price			Sales Range				
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Alice Springs	1		-66.7%	\$275,000	\$275,000		-47.1%	1	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Belyuen	0			\$-				0	0	0	0
Central Desert	0			\$-				0	0	0	0
Coomalie	0			\$-				0	0	0	0
Darwin East	0			\$-				0	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North	0			\$-				0	0	0	0
Darwin North Coastal	0			\$-				0	0	0	0
Darwin North East	0			\$-				0	0	0	0
Dundee	1	0.0%	0.0%	\$105,000	\$105,000	16.7%	-65.0%	1	0	0	0
East Arnhem	0			\$-				0	0	0	0
East Arm	0			\$-				0	0	0	0
Katherine	0			\$-				0	0	0	0
Litchfield	5	150.0%	150.0%	\$1,250,000	\$291,000	3.6%	132.8%	5	0	0	0
MacDonnell	0			\$-				0	0	0	0
Margaret River	0			\$-				0	0	0	0
Marrakai	0			\$-				0	0	0	0
Palmerston	0			\$-				0	0	0	0
Roper Gulf	0			\$-				0	0	0	0
Tiwi Islands	0			\$-				0	0	0	0
Victoria Daly	0			\$-				0	0	0	0
Wagait	1	0.0%		\$115,000	\$115,000	9.5%		1	0	0	0
West Arnhem	0			\$-				0	0	0	0

## RURAL LAND SALES - December Quarter 2018 - 2ha - 8ha

Recorded Sales				Median Price				Sales Range			
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Alice Springs	0			\$-				0	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Belyuen	0			\$-				0	0	0	0
Central Desert	0			\$-				0	0	0	0
Coomalie	0			\$-				0	0	0	0
Darwin East	0			\$-				0	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North	0			\$-				0	0	0	0
Darwin North Coastal	0			\$-				0	0	0	0
Darwin North East	0			\$-				0	0	0	0
Dundee	0			\$-				0	0	0	0
East Arnhem	0			\$-				0	0	0	0
East Arm	0			\$-				0	0	0	0
Katherine	0			\$-				0	0	0	0
Litchfield	4	100.0%	0.0%	\$1,223,000	\$312,500	-17.8%	-3.8%	3	1	0	0
MacDonnell	0			\$-				0	0	0	0
Margaret River	0			\$-				0	0	0	0
Marrakai	0			\$-				0	0	0	0
Palmerston	0			\$-				0	0	0	0
Roper Gulf	0			\$-				0	0	0	0
Tiwi Islands	0			\$-				0	0	0	0
Victoria Daly	0			\$-				0	0	0	0
Wagait	0			\$-				0	0	0	0
West Arnhem	0			\$-				0	0	0	0

GENERATE WEBSITE

# traffic



**Digital marketing that drives more customers to your site with the click of a button.**

Do you want to be easily found online when people are looking for a business like yours?

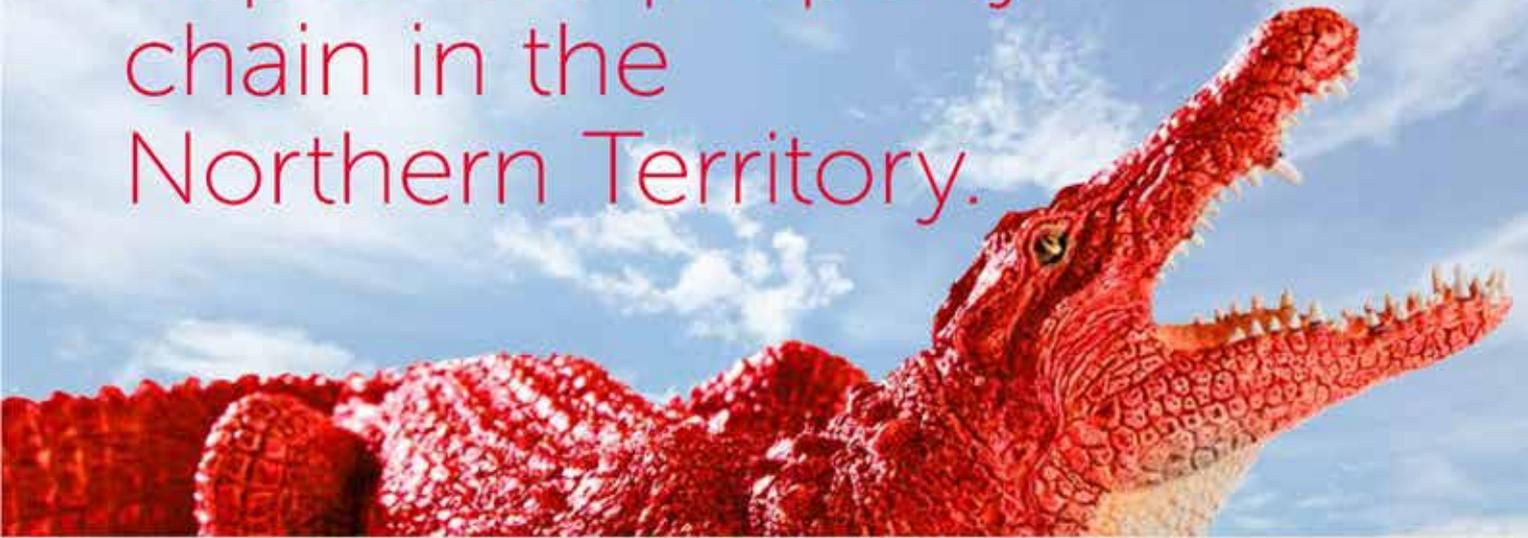
News Xtend can put your business in front of the right people and give them a reason to choose you.

**0418 919 709**

**pablo.denniss@news.com.au**



# Top of the property chain in the Northern Territory.



realestate.com.au is proud to offer agents in the Northern Territory the crocodile's share of views for their listings.

## Our agent profiles help you stand out.

Since launching Agent Profiles 12 months ago, agents received:

**9.6 million** views of agent profiles.<sup>1</sup>

More profile views, with **1 in 6** resulting in an enquiry!<sup>1</sup>

### That means more exposure than ever before!

With 3.9 times more visits to our listings than the industry number two,<sup>2</sup> realestate.com.au is helping you get ahead! We remain committed to increasing your exposure in the Northern Territory, and we look forward to working with you in 2016

**For more information on the available advantages of your listings, talk to your account manager today.**

1. Omniture Internal Data, December 2014 - December 2015.  
2. Nielsen Market Intelligence, visits for realestate.com.au compared to Domain.com.au in the Northern Territory for December 2014 - December 2015.

## RURAL LAND SALES - December Quarter 2018 - OVER 8ha

Recorded Sales				Median Price			Sales Range				
Location	No. Sold	% Change Qtr	% Change Annual	Total Sales Volume	Median Price	% Change Qtr	% Change Annual	Below \$350k	\$350k - \$450k	\$450k - \$600k	Above \$600k
Alice Springs	0			\$-				0	0	0	0
Tennant Creek	0			\$-				0	0	0	0
Belyuen	0			\$-				0	0	0	0
Central Desert	0			\$-				0	0	0	0
Coomalie	0			\$-				0	0	0	0
Darwin East	0			\$-				0	0	0	0
Darwin Inner	0			\$-				0	0	0	0
Darwin North	0			\$-				0	0	0	0
Darwin North Coastal	0			\$-				0	0	0	0
Darwin North East	0			\$-				0	0	0	0
Dundee	1	-66.7%		\$100,000	\$100,000	-23.1%		1	0	0	0
East Arnhem	0			\$-				0	0	0	0
East Arm	0			\$-				0	0	0	0
Katherine	0			\$-				0	0	0	0
Litchfield	3	0.0%	50.0%	\$715,000	\$235,000	-33.8%	-86.7%	3	0	0	0
MacDonnell	0			\$-				0	0	0	0
Margaret River	0			\$-				0	0	0	0
Marrakai	0			\$-				0	0	0	0
Palmerston	0			\$-				0	0	0	0
Roper Gulf	0			\$-				0	0	0	0
Tiwi Islands	0			\$-				0	0	0	0
Victoria Daly	0			\$-				0	0	0	0
Wagait	0			\$-				0	0	0	0
West Arnhem	0			\$-				0	0	0	0

## LITCHFIELD RURAL HOUSE SALES - December Quarter 2018

Location	UP TO 2 HA				2-8 HA				OVER 8 HA			
	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr
Acacia Hills	\$-	0			\$-	0			\$-	0		
Bees Creek	\$590,000	1	\$590,000		\$423,000	1	\$423,000		\$-	0		
Berry Springs	\$-	0			\$-	0			\$420,000	1	\$420,000	-47.8%
Black Jungle	\$-	0			\$-	0			\$-	0		
Blackmore	\$-	0			\$-	0			\$-	0		
Channel Island	\$-	0			\$-	0			\$-	0		
Coolalinga	\$-	0			\$-	0			\$-	0		
Daly	\$-	0			\$-	0			\$-	0		
Darwin River	\$-	0			\$-	0			\$500,000	1	\$500,000	
Fly Creek	\$-	0			\$-	0			\$-	0		
Freds Pass	\$-	0			\$-	0			\$-	0		
Girraween	\$-	0			\$2,460,000	4	\$595,000	19.0%	\$-	0		
Gunn Point	\$-	0			\$-	0			\$-	0		
Herbert	\$570,000	1	\$570,000	-22.1%	\$2,320,000	4	\$485,000	-16.4%	\$-	0		
Holtze	\$-	0			\$-	0			\$-	0		
Howard Springs	\$5,283,000	8	\$602,500	1.3%	\$1,718,500	3	\$540,000	-18.2%	\$670,000	1	\$670,000	-6.9%
Hughes	\$-	0			\$-	0			\$520,000	1	\$520,000	
Humpty Doo	\$5,517,500	9	\$580,000	7.4%	\$2,390,000	4	\$605,000	2.5%	\$553,000	1	\$553,000	67.6%
Knuckey Lagoon	\$-	0			\$-	0			\$-	0		
Lambells Lagoon	\$-	0			\$-	0			\$630,000	1	\$630,000	62.8%
Livingstone	\$-	0			\$300,000	1	\$300,000		\$430,000	1	\$430,000	
Lloyd Creek	\$650,000	1	\$650,000		\$-	0			\$-	0		
Manton	\$-	0			\$-	0			\$-	0		
Mcmmins Lagoon	\$1,170,000	2	\$585,000		\$630,000	1	\$630,000	-3.1%	\$-	0		
Mickett Creek	\$-	0			\$-	0			\$-	0		
Middle Point	\$-	0			\$-	0			\$-	0		
Noonamah	\$-	0			\$-	0			\$2,095,000	3	\$620,000	
Shoal Bay	\$-	0			\$-	0			\$-	0		
Southport	\$-	0			\$-	0			\$-	0		
Tumbling Waters	\$-	0			\$-	0			\$-	0		
Virginia	\$-	0			\$2,950,000	4	\$725,000	81.3%	\$-	0		
Wak Wak	\$-	0			\$-	0			\$-	0		
Weddell	\$-	0			\$-	0			\$-	0		
Wickham	\$-	0			\$-	0			\$-	0		

## LITCHFIELD RURAL LAND SALES - December Quarter 2018

Location	UP TO 2 HA				2-8 HA				OVER 8 HA			
	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr
Acacia Hills	\$-	0			\$-	0			\$-	0		
Bees Creek	\$-	0			\$-	0			\$-	0		
Berry Springs	\$-	0			\$358,000	1	\$358,000	8.5%	\$-	0		
Black Jungle	\$-	0			\$-	0			\$-	0		
Blackmore	\$-	0			\$-	0			\$-	0		
Channel Island	\$-	0			\$-	0			\$-	0		
Coolalinga	\$-	0			\$-	0			\$-	0		
Daly	\$-	0			\$-	0			\$-	0		
Darwin River	\$-	0			\$-	0			\$-	0		
Fly Creek	\$-	0			\$-	0			\$395,000	2	\$197,500	
Freds Pass	\$-	0			\$-	0			\$-	0		
Girraween	\$590,000	2	\$295,000	-0.7%	\$300,000	1	\$300,000		\$-	0		
Gunn Point	\$-	0			\$-	0			\$-	0		
Herbert	\$-	0			\$-	0			\$-	0		
Holtze	\$-	0			\$-	0			\$-	0		
Howard Springs	\$-	0			\$325,000	1	\$325,000		\$-	0		
Hughes	\$-	0			\$-	0			\$-	0		
Humpty Doo	\$585,000	2	\$292,500		\$-	0			\$320,000	1	\$320,000	
Knuckey Lagoon	\$-	0			\$-	0			\$-	0		
Lambells Lagoon	\$-	0			\$-	0			\$-	0		
Livingstone	\$-	0			\$240,000	1	\$240,000		\$-	0		
Lloyd Creek	\$-	0			\$-	0			\$-	0		
Manton	\$-	0			\$-	0			\$-	0		
Mcmanns Lagoon	\$-	0			\$-	0			\$-	0		
Mickett Creek	\$-	0			\$-	0			\$-	0		
Middle Point	\$-	0			\$-	0			\$-	0		
Noonamah	\$-	0			\$-	0			\$-	0		
Shoal Bay	\$-	0			\$-	0			\$-	0		
Southport	\$75,000	1	\$75,000		\$-	0			\$-	0		
Tumbling Waters	\$-	0			\$-	0			\$-	0		
Virginia	\$-	0			\$-	0			\$-	0		
Wak Wak	\$-	0			\$-	0			\$-	0		
Weddell	\$-	0			\$-	0			\$-	0		
Wickham	\$-	0			\$-	0			\$-	0		



Theresa Cocks



Amanda St Clair



Kim Kerney



Roxanne Cannon



Shennan Shailer



Vanessa Mitchell



Nganajak Mazae

“

With offices in

Darwin, Palmerston, Casuarina

and Alice Springs, and the

*largest conveyancing team*

in the Territory,

you're in safe hands at

Ward Keller.

”

# Ward Keller

THE TERRITORY LAW FIRM

**08 8946 2999**

[wardkeller@wardkeller.com.au](mailto:wardkeller@wardkeller.com.au)

[wardkeller.com.au](http://wardkeller.com.au)

## COOMALIE RURAL HOUSE SALES - December Quarter 2018

Location	UP TO 2 HA				2-8 HA				OVER 8 HA			
	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr
Adelaide River	\$-	0			\$350,000	1	\$350,000		\$-	0		
Batchelor	\$-	0			\$-	0			\$-	0		
Camp Creek	\$-	0			\$-	0			\$-	0		
Charlotte	\$-	0			\$-	0			\$-	0		
Collett Creek	\$-	0			\$-	0			\$-	0		
Coomalie Creek	\$-	0			\$-	0			\$-	0		
Darwin River Dam	\$-	0			\$-	0			\$-	0		
Eva Valley	\$-	0			\$285,000	1	\$285,000		\$-	0		
Finniss Valley	\$-	0			\$-	0			\$-	0		
Lake Bennett	\$-	0			\$-	0			\$-	0		
Robin Falls	\$-	0			\$-	0			\$-	0		
Rum Jungle	\$-	0			\$-	0			\$-	0		
Stapleton	\$-	0			\$-	0			\$-	0		
Tortilla Flats	\$-	0			\$-	0			\$-	0		

## COOMALIE RURAL LAND SALES - December Quarter 2018

Location	UP TO 2 HA				2-8 HA				OVER 8 HA			
	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr	Total Sales Vol	No Sold	Median Price	% Qtr
Adelaide River	\$-	0			\$-	0			\$-	0		
Batchelor	\$-	0			\$-	0			\$-	0		
Camp Creek	\$-	0			\$-	0			\$-	0		
Charlotte	\$-	0			\$-	0			\$-	0		
Collett Creek	\$-	0			\$-	0			\$-	0		
Coomalie Creek	\$-	0			\$-	0			\$-	0		
Darwin River Dam	\$-	0			\$-	0			\$-	0		
Eva Valley	\$-	0			\$-	0			\$-	0		
Finniss Valley	\$-	0			\$-	0			\$-	0		
Lake Bennett	\$-	0			\$-	0			\$-	0		
Robin Falls	\$-	0			\$-	0			\$-	0		
Rum Jungle	\$-	0			\$-	0			\$-	0		
Stapleton	\$-	0			\$-	0			\$-	0		
Tortilla Flats	\$-	0			\$-	0			\$-	0		



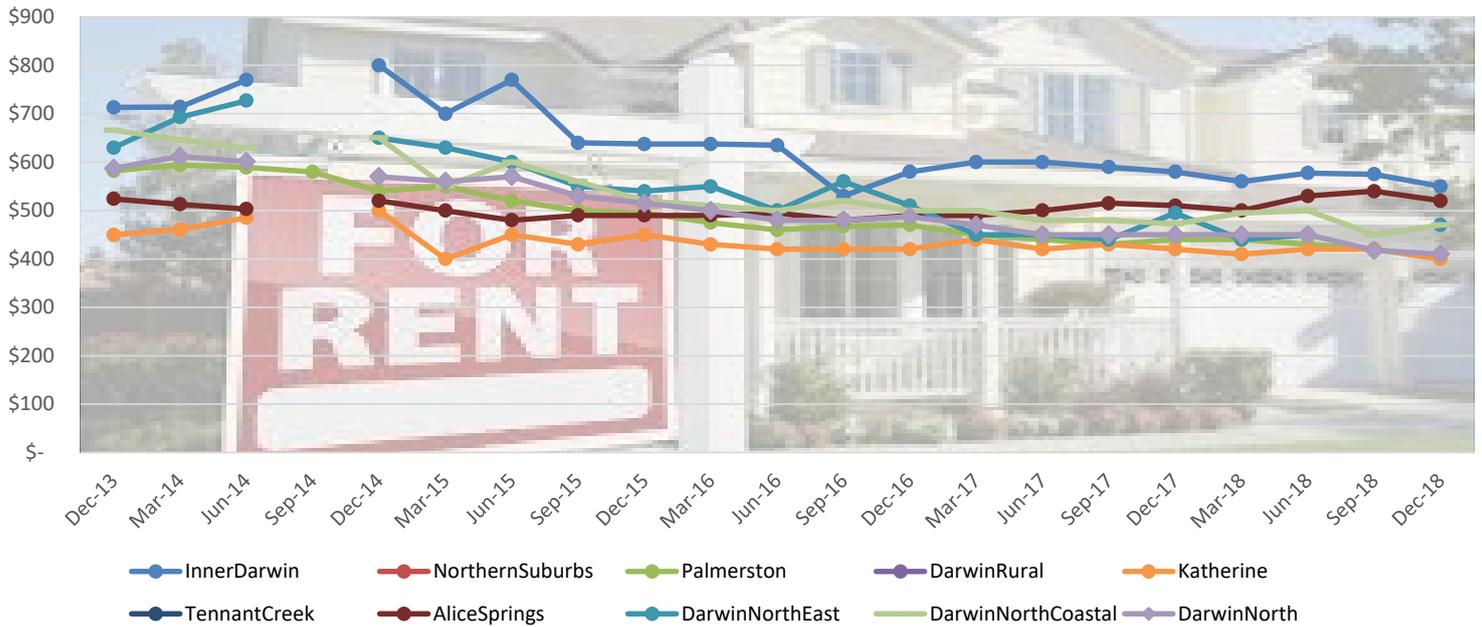
## MEDIAN WEEKLY HOUSE RENTAL - December Quarter 2018

Location & Dwelling	Price	% Change per Quarter	% Change per Annum
<b>Inner Darwin</b>			
3 Bedroom	550.0	-4.3%	-5.2%
4 Bedroom	670.0	-4.3%	-4.3%
<b>Darwin North Coastal</b>			
3 Bedroom	470.0	4.4%	-0.5%
4 Bedroom	610.0	1.7%	-3.2%
<b>Darwin North East</b>			
3 Bedroom	470.0	0.0%	-5.1%
4 Bedroom	505.0	-8.2%	-30.6%
<b>Darwin North</b>			
3 Bedroom	410.0	-1.8%	-8.9%
4 Bedroom	480.0	-12.7%	-13.5%
<b>Palmerston</b>			
3 Bedroom	400.0	-4.8%	-9.1%
4 Bedroom	520.0	0.0%	-7.1%
<b>Katherine</b>			
3 Bedroom	400.0	-4.8%	-4.8%
4 Bedroom	550.0	22.2%	10.0%
<b>Alice Springs</b>			
2 Bedroom	460.0	8.2%	2.2%
3 Bedroom	520.0	-3.7%	2.0%
4 Bedroom	630.0	-3.1%	-3.1%

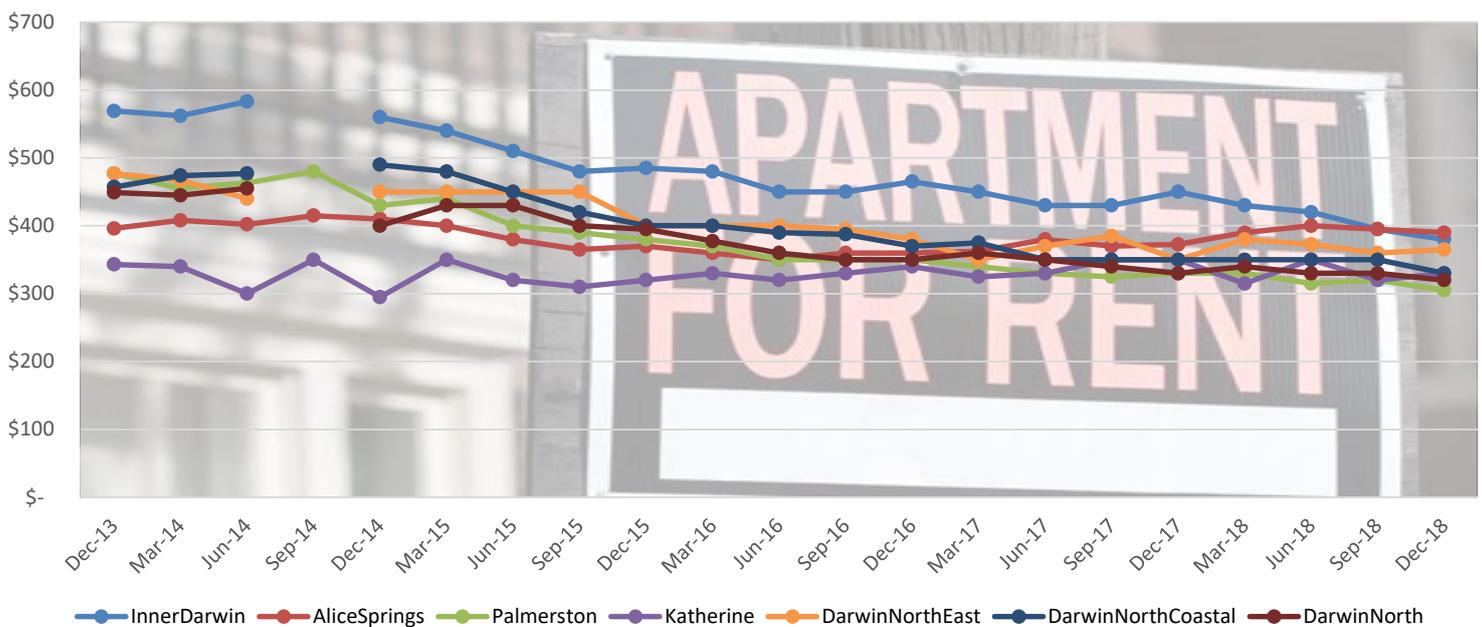
## MEDIAN WEEKLY UNIT / TOWNHOUSE RENTAL - December Quarter 2018

Location & Dwelling	Price	% Change per Quarter	% Change per Annum
<b>Inner Darwin</b>			
1 Bedroom	300.0	0.0%	-9.1%
2 Bedroom	380.0	-3.8%	-15.6%
3 Bedroom	490.0	-2.0%	-16.9%
<b>Darwin North Coastal</b>			
1 Bedroom	250.0	0.0%	-3.8%
2 Bedroom	330.0	-5.7%	-5.7%
3 Bedroom	450.0	-6.3%	-1.1%
<b>Darwin North East</b>			
1 Bedroom	285.0	-8.1%	23.9%
2 Bedroom	365.0	1.4%	4.3%
3 Bedroom	415.0	0.0%	0.0%
<b>Darwin North</b>			
1 Bedroom	210.0	-9.1%	-27.7%
2 Bedroom	320.0	-3.0%	-3.0%
3 Bedroom	375.0	-16.7%	-5.7%
<b>Palmerston</b>			
1 Bedroom	225.0	-19.6%	0.0%
2 Bedroom	305.0	-4.7%	-7.6%
3 Bedroom	385.0	-3.8%	-7.2%
<b>Katherine</b>			
1 Bedroom	260.0	0.0%	-1.9%
2 Bedroom	330.0	3.1%	-5.7%
3 Bedroom	500.0	35.1%	11.1%
<b>Alice Springs</b>			
1 Bedroom	300.0	-1.6%	0.0%
2 Bedroom	390.0	-1.3%	4.7%
3 Bedroom	510.0	2.0%	5.2%

### 3 Bedroom House Median Rent



### 2 Bedroom Unit Median Rent





## Enjoy the many benefits of our Corporate Programme\*.

Mercedes-Benz vehicles are renowned for quality, safety, luxury and performance. That's why cars with the Mercedes-Benz three-pointed star are the choice of those who demand the best.

The Mercedes-Benz Corporate Programme is designed to make ownership easier and more beneficial for you. As a qualified member, you are also eligible to receive exclusive benefits, including:

- **Reduced Dealer Delivery fee<sup>1</sup>.**
- **Complimentary scheduled servicing at an authorised participating Mercedes-Benz dealership for up to 3 years or 75,000 km<sup>2</sup> (whichever comes first).**
- **Total of 4 years complimentary Mercedes-Benz Road Care nationwide.**

Take advantage of the benefits today.

[mbdarwin.com.au](http://mbdarwin.com.au)

Terms & Conditions: 1. Not applicable to all models. 2. Non-AMG up to 3 years or 75,000km from new (whichever comes first). AMG (excluding V12 vehicles) 3 years or 60,000 km from new (whichever comes first). All V12 vehicles 3 years or 50,000 km from new (whichever comes first). \*Corporate Programme is subject to eligibility.

## Mercedes-Benz

The best or nothing.



## MEDIAN OVERALL WEEKLY RENTAL

Location & Dwelling	Price	% Change per Quarter	% Change per Annum
<b>Darwin Overall</b>	<i>(Includes Inner Darwin, Northern Suburbs &amp; Palmerston)</i>		
3 Bedroom House	460.0	7.0%	-5.6%
2 Bedroom Unit	340.0	-3.1%	-6.1%

## RENTAL YIELD

Darwin Overall	Yield %	% Change per Quarter	% Change per Annum
3 Bedroom House	4.8%	1.0%	-0.1%
2 Bedroom Unit	5.1%	-0.1%	0.0%

## HOUSE RENTAL YIELD - 3 BEDROOM HOUSE

Location & Dwelling	Yield %	% Change per Quarter	% Change per Annum
<b>Darwin Inner</b>	4.2%	0.0%	0.4%
<b>Darwin North Coastal</b>	4.4%	0.1%	-0.0%
<b>Darwin North East</b>	3.9%	N/A	0.2%
<b>Darwin North</b>	4.4%	-0.2%	-0.3%
<b>Palmerston</b>	4.7%	-0.2%	-0.3%
<b>Katherine</b>	6.7%	-0.6%	0.6%
<b>Alice Springs</b>	5.7%	-0.2%	0.0%

## UNIT/TOWNHOUSE RENTAL YIELD - 2 BEDROOM UNIT

Location & Dwelling	Yield %	% Change per Quarter	% Change per Annum
<b>Darwin Inner</b>	5.6%	0.2%	0.5%
<b>Darwin North Coastal</b>	4.5%	-0.4%	-0.9%
<b>Darwin North East</b>	5.7%		-0.5%
<b>Darwin North</b>	6.0%	-0.3%	-0.5%
<b>Palmerston</b>	5.5%	-0.8%	-0.9%
<b>Katherine</b>	N/A	N/A	N/A
<b>Alice Springs</b>	6.2%	-0.2%	-2.1%

## VACANCY RATES - OVERALL DWELLINGS

Location & Dwelling	Rate	Rate - % Change per Quarter	Rate - % Change per Annum
<b>GREATER DARWIN</b> (City/ Northern Suburbs / Palmerston)	<b>8.2%</b>	<b>0.3%</b>	<b>n/a</b>
<b>Darwin</b> (including Northern Suburbs)	8.5%	0.3%	2.2%
<b>Palmerston</b>	7.3%	0.2%	1.9%
<b>Rural</b>	9.1%	1.2%	0.8%
<b>Katherine</b>	5.3%	-1.9%	-2.6%
<b>Alice Springs</b>	3.9%	0.8%	-2.1%

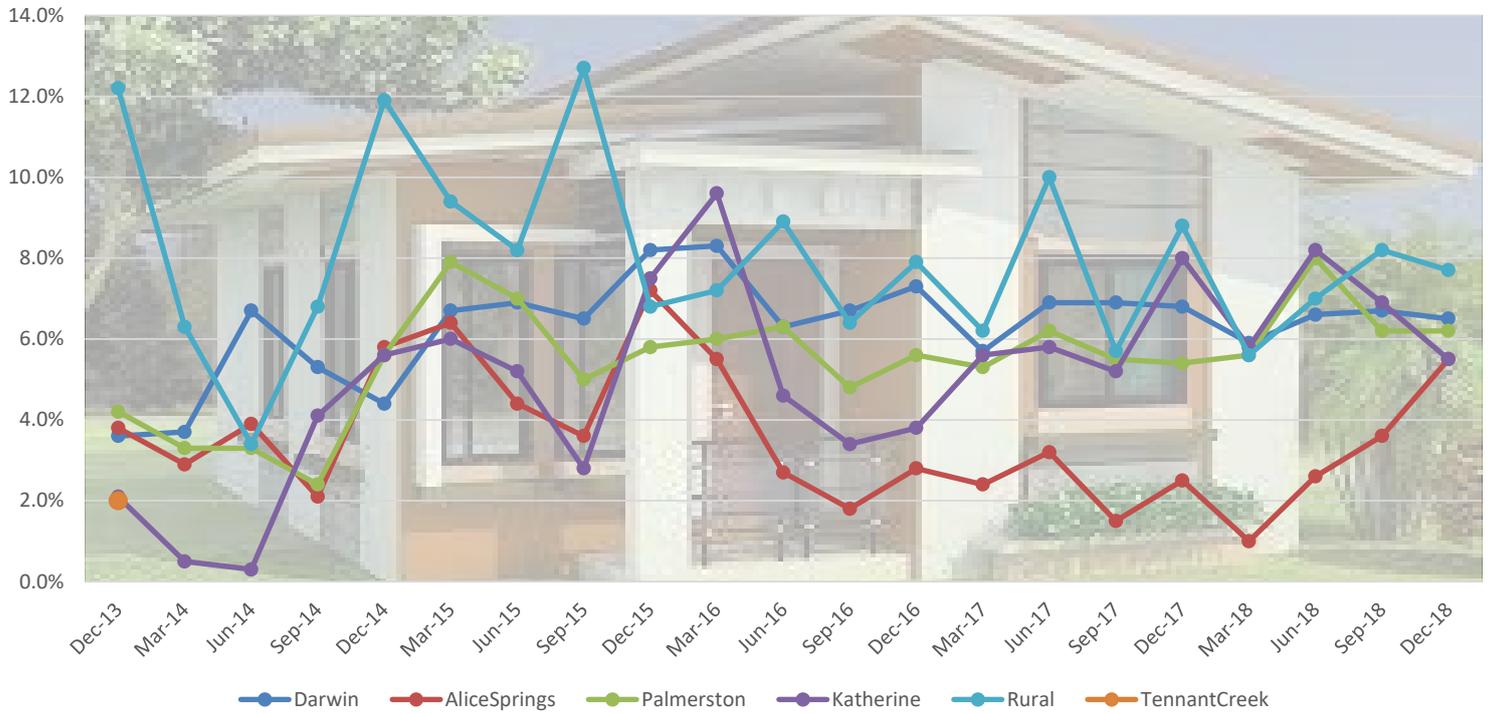
## VACANCY RATES - HOUSES

Location & Dwelling	Rate	Rate - % Change per Quarter	Rate - % Change per Annum
<b>Darwin</b> (including Northern Suburbs)	6.5%	-0.2%	-0.3%
<b>Palmerston</b>	6.2%	0.0%	0.8%
<b>Rural</b>	7.7%	-0.5%	-1.1%
<b>Katherine</b>	5.5%	-1.4%	-2.5%
<b>Alice Springs</b>	5.5%	1.9%	3.0%

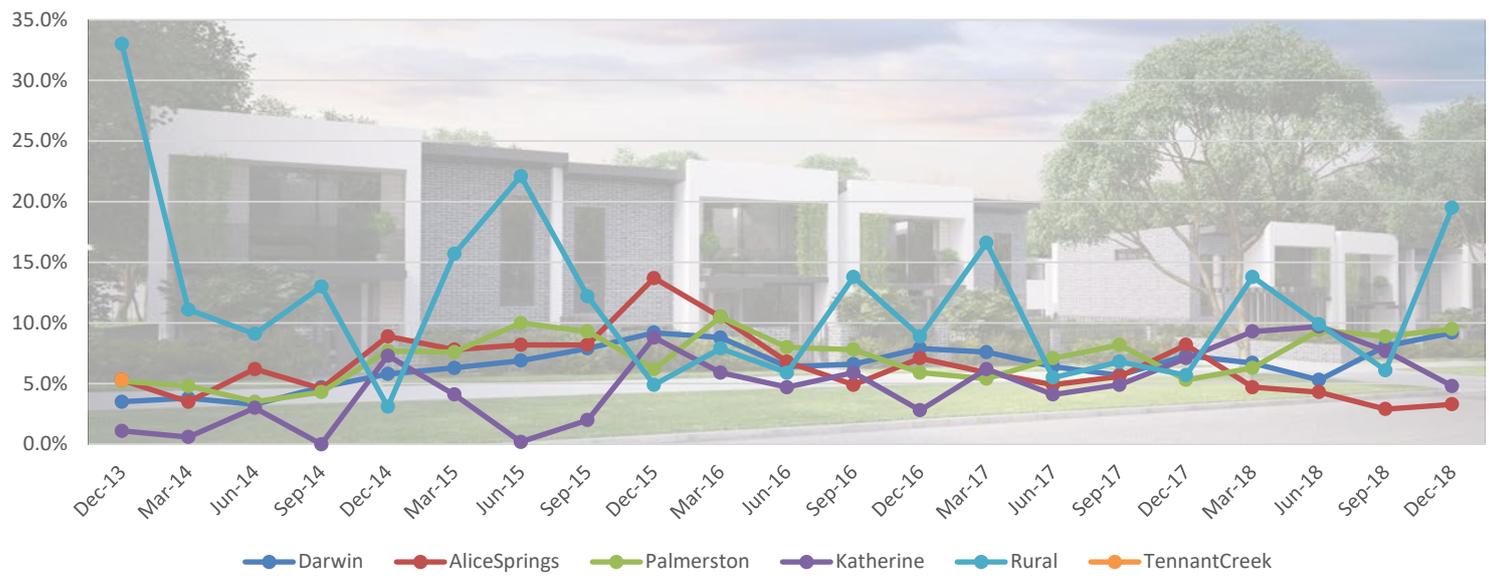
## VACANCY RATES - UNITS & TOWNHOUSES

Location & Dwelling	Rate	Rate - % Change per Quarter	Rate - % Change per Annum
<b>Darwin</b> (including Northern Suburbs)	9.2%	1.1%	1.9%
<b>Palmerston</b>	9.5%	0.6%	4.2%
<b>Rural</b>	19.5%	13.4%	13.8%
<b>Katherine</b>	4.8%	-2.9%	-2.3%
<b>Alice Springs</b>	3.3%	0.4%	-4.9%

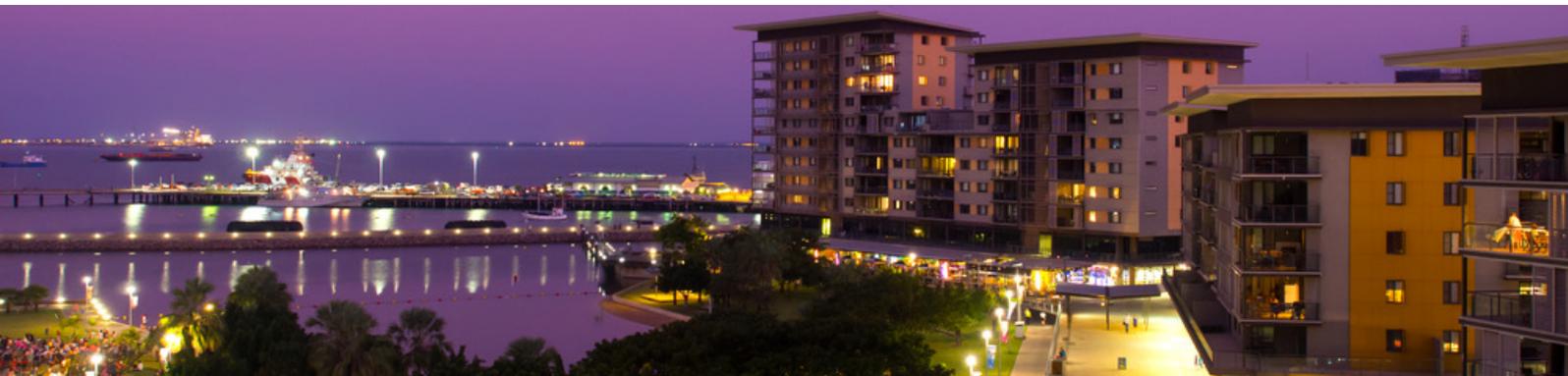
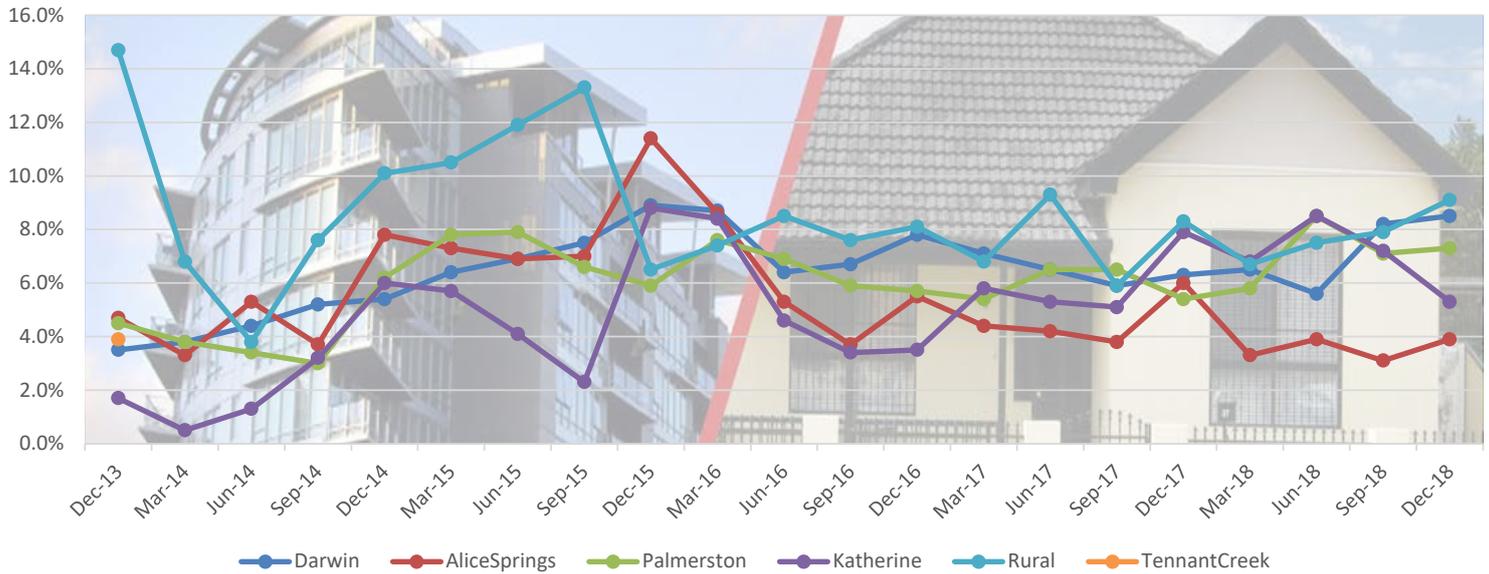
### House Rental Vacancy Rates



### Unit Rental Vacancy Rates



## Overall Rental Vacancy Rates



### HWL Ebsworth Lawyers Local presence with national benefits

- Full service capability
- Commercially orientated advice
- Unrivalled value for money

HWL Ebsworth is Australia's fastest growing full service commercial law firm, providing market leading legal services at competitive rates. Our offering is built on delivering value for money, technically outstanding advice, responsiveness and a focus on the commercial practicalities of each situation.

Our national model can provide REINT members with full service capability, value for money and access to technical specialists nationally. The partners and lawyers in our Darwin office have had a long term association with the REINT, having operated within the community for over 50 years. We understand the local market and would welcome the opportunity to meet with you to discuss your legal needs.

For more information, please contact:



**Tony Morgan, Partner**  
T: 0418 897 534  
E: tmorgan@hwle.com.au



**Cassandra Emmett, Partner**  
T: 0427 414 427  
E: cemmett@hwle.com.au



**Fabio Fior, Partner**  
T: 0408 589 686  
E: ffior@hwle.com.au

# A QUARTERLY LOOK AT SALES FIGURES IN YOUR SUBURB

## DARWIN & NORTHERN SUBURBS HOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Alawa	2	-77.8%	-66.7%	\$940,000	\$470,000	19.0%	5.0%
Anula	7	-30.0%	0.0%	\$3,299,470	\$450,000	-3.7%	-7.2%
Bayview	0			\$-			
Berrimah	0			\$-			
Brinkin	0			\$-			
Casuarina	0			\$-			
Coconut Grove	3	200.0%	0.0%	\$1,829,000	\$585,000	-4.1%	16.3%
Darwin	0			\$-			
Fannie Bay	1	-66.7%	-80.0%	\$711,000	\$711,000	-43.1%	-12.2%
Jingili	8	100.0%	166.7%	\$4,177,000	\$527,500	-9.8%	3.4%
Karama	6	-33.3%	-14.3%	\$2,530,000	\$437,500	15.1%	1.7%
Larrakeyah	5	400.0%	66.7%	\$5,230,000	\$960,000	-52.0%	-24.1%
Leanyer	10	42.9%	-9.1%	\$5,576,500	\$525,000	-0.4%	-2.8%
Ludmilla	5	150.0%	-16.7%	\$2,455,000	\$490,000	-7.5%	-37.4%
Lyons	1	-85.7%	-80.0%	\$600,000	\$600,000	-15.5%	-17.8%
Malak	5	25.0%	-28.6%	\$2,281,000	\$473,000	-4.0%	-4.4%
Marrara	2	0.0%	-33.3%	\$1,260,000	\$630,000	-14.9%	-9.4%
Millner	2	-50.0%	0.0%	\$870,000	\$435,000	-13.4%	-14.9%
Moil	7	133.3%	40.0%	\$3,480,000	\$485,000	12.8%	31.1%
Muirhead	7	40.0%	40.0%	\$5,197,500	\$680,000	0.7%	4.9%
Nakara	3	-50.0%	-25.0%	\$1,570,000	\$570,000	10.7%	-0.9%
Nightcliff	5	25.0%	150.0%	\$4,045,000	\$740,000	17.0%	-6.9%
Parap	2	-60.0%	100.0%	\$1,110,000	\$555,000	-25.0%	-11.9%
Rapid Creek	4	33.3%	-42.9%	\$2,606,350	\$585,000	17.0%	-4.9%
Stuart Park	5	66.7%	66.7%	\$3,920,000	\$675,000	23.0%	-3.6%
The Gardens	0			\$-			
The Narrows	1	0.0%	-66.7%	\$599,000	\$599,000	121.9%	-0.2%
Tiwi	9	50.0%	80.0%	\$4,095,000	\$480,000	-2.0%	4.3%
Wagaman	3	50.0%	-25.0%	\$1,195,000	\$400,000	-23.4%	-17.5%
Wanguri	3	50.0%	-50.0%	\$1,850,000	\$635,000	9.5%	7.6%
Winnellie	0			\$-			
Woolner	0			\$-			
Wulagi	9	28.6%	12.5%	\$4,177,000	\$450,000	-4.3%	-17.1%

## DARWIN & NORTHERN SUBURBS UNITS & TOWNHOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Alawa	0			\$-			
Anula	0			\$-			
Bayview	7	-22.2%	-12.5%	\$3,256,000	\$460,000	16.8%	-22.7%
Berrimah	1			\$420,000	\$420,000		
Brinkin	0			\$-			
Casuarina	1			\$419,900	\$419,900		
Coconut Grove	7	40.0%	75.0%	\$2,165,170	\$250,000	-32.9%	-9.3%
Darwin	29	16.0%	-25.6%	\$10,902,000	\$355,000	-11.3%	-22.8%
Fannie Bay	15	275.0%	650.0%	\$5,185,000	\$310,000	-35.4%	-16.2%
Jingili	0			\$-			
Karama	2	0.0%	0.0%	\$400,000	\$200,000	-7.0%	-19.2%
Larrakeyah	15	25.0%	87.5%	\$6,037,500	\$390,000	-14.3%	-16.1%
Leanyer	3	-40.0%	50.0%	\$868,000	\$285,000	1.8%	-20.5%
Ludmilla	2	100.0%	100.0%	\$499,000	\$249,500	33.4%	-20.8%
Lyons	1			\$500,000	\$500,000		
Malak	1		0.0%	\$340,000	\$340,000		27.8%
Marrara	3	50.0%	-25.0%	\$835,000	\$300,000	6.2%	2.7%
Millner	7	250.0%		\$1,845,000	\$280,000	-0.9%	
Moil	0			\$-			
Muirhead	4			\$2,032,500	\$502,500		
Nakara	0			\$-			
Nightcliff	20	233.3%	42.9%	\$7,071,406	\$382,000	3.9%	14.2%
Parap	2	-71.4%	-60.0%	\$607,500	\$303,750	-6.5%	-24.1%
Rapid Creek	5	-16.7%	-58.3%	\$2,342,000	\$490,000	18.1%	22.5%
Stuart Park	10	25.0%	-9.1%	\$3,670,000	\$355,000	3.1%	-26.0%
The Gardens	2	100.0%	0.0%	\$662,000	\$331,000	-18.3%	-46.4%
The Narrows	0			\$-			
Tiwi	2	100.0%		\$720,000	\$360,000	4.3%	
Wagaman	1			\$185,000	\$185,000		
Wanguri	0			\$-			
Winnellie	0			\$-			
Woolner	2	-33.3%	-50.0%	\$640,000	\$320,000	-7.2%	-23.8%
Wulagi	0			\$-			

## PALMERSTON HOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Bakewell	4	-33.3%	33.3%	\$1,842,500	\$446,250	11.8%	-4.0%
Bellamack	8	33.3%	-11.1%	\$4,498,260	\$577,500	-8.5%	9.8%
Driver	8	166.7%	-11.1%	\$3,571,500	\$450,000	28.9%	15.4%
Durack	17	21.4%	41.7%	\$8,365,500	\$447,000	-10.2%	-3.4%
Farrar	8	100.0%	60.0%	\$4,018,000	\$495,000	-21.6%	4.2%
Gray	6	0.0%	50.0%	\$1,998,800	\$316,500	-9.6%	3.8%
Gunn	17	54.5%	21.4%	\$6,900,000	\$380,000	-11.6%	-17.8%
Johnston	3	-25.0%	-25.0%	\$1,695,000	\$570,000	-5.0%	-3.5%
Marlow Lagoon	0			\$-			
Moulden	8	0.0%	300.0%	\$2,605,000	\$302,500	-2.7%	-11.7%
Palmerston City	0			\$-			
Pinelands	0			\$-			
Rosebery	11	57.1%	-21.4%	\$5,465,500	\$517,500	-0.5%	4.5%
Woodroffe	12	50.0%	50.0%	\$4,346,000	\$357,500	-5.9%	-11.9%
Yarrowonga	0			\$-			
Zuccoli	9	125.0%	50.0%	\$4,679,000	\$500,000	4.2%	-6.8%

## PALMERSTON UNITS & TOWNHOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Bakewell	2	-33.3%	-50.0%	\$585,000	\$292,500	6.4%	18.8%
Bellamack	1		0.0%	\$390,000	\$390,000		11.4%
Driver	3	0.0%	50.0%	\$698,000	\$240,000	29.7%	-5.5%
Durack	0			\$-			
Farrar	0			\$-			
Gray	0			\$-			
Gunn	0			\$-			
Johnston	3			\$858,000	\$287,000		
Marlow Lagoon	0			\$-			
Moulden	1	-50.0%		\$245,000	\$245,000	5.4%	
Palmerston City	0			\$-			
Pinelands	0			\$-			
Rosebery	6	200.0%	50.0%	\$1,886,000	\$374,000	34.8%	20.6%
Woodroffe	0			\$-			
Yarrowonga	0			\$-			
Zuccoli	1		-50.0%	\$477,000	\$477,000		20.6%

## ALICE SPRINGS HOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Alice Springs	1			\$515,000	\$515,000		
Araluen	11	10.0%	-31.3%	\$5,004,000	\$474,000	-11.8%	-2.8%
Arumbera	0			\$-			
Braitling	9	-40.0%	-35.7%	\$4,663,000	\$500,000	16.3%	14.7%
Cicccone	0			\$-			
Connellan	0			\$-			
Desert Springs	4	100.0%	-55.6%	\$2,690,500	\$672,000	0.3%	-8.2%
East Side	6	-57.1%	-33.3%	\$3,395,000	\$567,500	16.1%	11.3%
Flynn	0			\$-			
Gillen	14	27.3%	0.0%	\$6,272,500	\$465,000	0.0%	-0.5%
Hugh	0			\$-			
Ilparpa	0			\$-			
Irlpme	0			\$-			
Larapinta	6	-14.3%	-45.5%	\$2,800,000	\$413,500	6.0%	6.7%
Mount Johns	0			\$-			
Ross	0			\$-			
Sadadeen	4	-33.3%	-42.9%	\$1,599,000	\$407,000	0.7%	1.8%
Stuart	1			\$615,000	\$615,000		
The Gap	3	200.0%	-25.0%	\$999,100	\$380,000	5.6%	-22.1%
White Gums	0			\$-			

## ALICE SPRINGS UNITS & TOWNHOUSES

Location	No. Sold	% Change Qtr	% Change Annual	Total Sale Amount	Median Price of Sale	% Change Qtr	% Change Annual
Alice Springs	2	0.0%		\$780,000	\$390,000	-32.8%	
Araluen	3	-25.0%	200.0%	\$1,359,000	\$485,000	43.7%	67.2%
Arumbera	0			\$-			
Braitling	0			\$-			
Cicccone	0			\$-			
Connellan	0			\$-			
Desert Springs	2		0.0%	\$975,000	\$487,500		52.6%
East Side	6	-14.3%	-25.0%	\$1,873,500	\$340,000	-1.9%	7.4%
Flynn	0			\$-			
Gillen	5	-64.3%	66.7%	\$1,408,500	\$197,500	-36.1%	3.9%
Hugh	0			\$-			
Ilparpa	0			\$-			
Irlpme	0			\$-			
Larapinta	3	0.0%	0.0%	\$932,500	\$275,000	5.8%	-1.8%
Mount Johns	5	25.0%	-68.8%	\$1,001,750	\$199,950	-52.1%	7.5%
Ross	1			\$360,000	\$360,000		
Sadadeen	2	100.0%	0.0%	\$620,000	\$310,000	-20.5%	53.8%
Stuart	0			\$-			
The Gap	5	0.0%	25.0%	\$1,435,750	\$278,000	-2.5%	-13.1%
White Gums	0			\$-			



# The year of the Pig

You probably know there are 12 Chinese zodiac animals used to represent years, 2019 is the year of the Pig. Zodiac signs play an integral part in Chinese culture, and can be used to determine your fortune for the year, marriage compatibility, career fit, best times to have a baby, and so much more.

## What is the Chinese Zodiac?

The general consensus is that the zodiacs originally had something to do with the worship of animals. A zodiac system has existed in Chinese culture since the Qin dynasty, more than 2,000 years ago.

Over time the zodiacs became more and more integrated into everyday life, with different meanings and characteristics assigned to each animal. This in turn gave rise to various compatibilities (and incompatibilities) between each zodiac, and play a major role in marriage and career decisions, fortune-telling and more!

## What's your zodiac animal?

In order, they are: rat (shǔ), ox (niú), tiger (hǔ), rabbit (tù), dragon (lóng), snake (shé), horse (mǎ), goat (yang), monkey(hóu), rooster (jī), dog (gǒu), and pig (zhū).

The zodiac cycle repeats every 12 years, making it easy to figure out whether it's your year- just check if your age is a multiple of 12! Here are the 12 zodiac animals in order with accompanying years:

Zodiac Animal	Years
Rat	1924, 1936, 1948, 1960, 1972, 1984, 1996, 2008, 2020
Ox	1925, 1937, 1949, 1961, 1973, 1985, 1997, 2009, 2021
Tiger	1926, 1938, 1950, 1962, 1974, 1986, 1998, 2010, 2022
Rabbit	1927, 1939, 1951, 1963, 1975, 1987, 1999, 2011, 2023
Dragon	1928, 1940, 1952, 1964, 1976, 1988, 2000, 2012, 2024
Snake	1929, 1941, 1953, 1965, 1977, 1989, 2001, 2013, 2025
Horse	1930, 1942, 1954, 1966, 1978, 1990, 2002, 2014, 2026
Goat / Sheep	1931, 1943, 1955, 1967, 1979, 1991, 2003, 2015, 2027
Monkey	1932, 1944, 1956, 1968, 1980, 1992, 2004, 2016, 2028
Rooster	1933, 1945, 1957, 1969, 1981, 1993, 2005, 2017, 2029
Dog	1934, 1946, 1958, 1970, 1982, 1994, 2006, 2018, 2030
Pig	1935, 1947, 1959, 1971, 1983, 1995, 2007, 2019, 2031

Maybe you think your zodiac year (*ben ming nian*) will be lucky. It's your year after all. However, it's the total opposite. It's seen as a hurdle you have jump over. The way to protect yourself from evil spirits and bad fortune is to wear red underwear every day for the entire year. Even in modern times, it's still treated as a real concern. In some places, married men even have to be accompanied by their wives when they go out at night during their year!

## In The Year of the Pig

### Rat(Shǔ)

Rats have a far better outlook in the Year of the Pig than they did with the Year of the Dog. The ruling Pig is fond of Rats so fortune and luck are sure to come your way; unless the more relaxed vibe of the year is disturbed by too much volatility.

You can expect to be prosperous and happy in the coming months, if you can avoid the bad luck trying to influence you. Stay away from hospitals and avoid going to funerals if possible. Liver problems and flu related illness may abound if Rats are not careful. If you monitor your diet and exercise, you will be strong and healthy all year long.



### Career

Fortune favors the bold. Your career will benefit from taking advantage of your new-found luck in the beginning of this year. Recognition and opportunity abound, if you strike while the iron is hot. You will make great progress with your agenda, but some things still will not come until the end of the year, the timing must be right and that simply can't be rushed.

If you've been thinking of starting your own business, this is your year. Businesses focusing on healthy lifestyle, personal hygiene, proper diet, and men's fitness wear will be especially prosperous.

Don't be afraid to put your heart and soul into your career. The way you do anything is the way you do everything, and opportunities are waiting, hidden just around the corner.

You may experience some favorable advice from a male friend, don't be afraid to follow it.

Luckiest Months : July 1st-October 15th

Unsuccessful Months : October 20th – February 3rd)

### Education

This will mostly be a good year for Rat's education. Focus and dedication or going after what you want this year will bring fruition to your education goals. The Year of the Pig will be about working smart, but not necessarily working hard for what you want. You must learn something new every day, and treasure each of the connections that teach you that something.

### Health

Your astrology chart shows that a healthy diet is very important this year. There are several unlucky stars trying to influence Rats, and they are most likely to effect your health. There is also a possibility of accidental injury, so you may not want to put yourself in harms way if it is at all possible.

Start stockpiling fruits and vegetables in order to maintain a healthy diet. Really focus on all that you put into your body. Sickness is waiting right around the corner to bring you down if you lose your concentration. Exercise in order to remain strong. Joining a health club could bring more results than just a fast heart rate. And don't forget to cultivate healthy sleeping habits, after all it is when you are most vulnerable.

### Relationships

2019 will be a fortunate year for single Rats, so make sure you always look your best. Married Rats they may find themselves tempted, so stay peaceful throughout petty arguments and in good favor with your loved one. Be careful what you search for, in the Year of the Pig, you just might find it.

Rats have great chances of finding love in a monogamous relationship; but equal chances of finding trouble through flings, one-night stands, and casual hook ups. You will meet some interesting potential mates, but the setbacks in love may befall you in the end of year. If it is monogamy you favor, then stay the path Rats, temptation can be plentiful and often very rewarding.



### **Lifestyle**

2019 is a perfect year for some relaxation and formulating a refreshed perspective on personal agendas. Rats love to be industrious and studious, but this can be troublesome in the year of the Pig. Success will be found more quickly by recognizing the proper time for work, than by working around the clock.

Take time to enjoy a different view, a refreshing perspective can be just the thing you needed all along. This year is about recognizing opportunities as moments that require action and taking that action to get to the next level.

Some luck regarding potential investments may make its way into your life this year. However, be careful not to overplay your hand and blow your savings as this luck may run out. Do not let yourself become your own worst enemy, or your friends for that matter. Be sure to attend weddings in the first month of the year to cement the luck around you.

### **Ox(Niu)**



Stepping out of the shadow that was the Year of the Dog, Oxen can expect a more auspicious year under the influence of the Pig. The year ahead will still have its ups and downs but despite the bad signs on the horizon, stability can be expected overall.

Strengthen your bonds with the family and friends you consider closest, this can help to weather the storms of the coming months. Someone in your family may even help further your personal life. Take time to relax and do things you enjoy while you still can.

### **Career**

The Year of the Pig predicts a few curveballs for your career over the coming months. However, it's nothing you can't handle; remember that a challenge is simply an opportunity to prove yourself. Oxen favor a workaholic mindset, especially if they can distract themselves from personal problems they are experiencing, however this year Oxen may wear themselves out with their work first mentality.

Oxen business men/women and entrepreneurs will have the most prosperous year, while ordinary workers will have opportunities to demonstrate leadership qualities that may further their careers. Some potential pitfalls are cash flow emergencies, steep competition, and loss of integral personnel. Create a backup plan for these emergencies.

Luckiest Months: February 9th- July 2nd

Unluckiest Months: July 9th- December 10th

### **Education**

Remember to pace yourself this year in your studies. The workload will be more than you are used to, but persistence and creative solutions will help you lesson the burden. Team exercises will afford Oxen the opportunity to manage the group and show leadership abilities by setting a good example.

Take care not to over load yourself with extra classes as a cumbersome workload can offset your mental focus and well-being. At the end of the year, an extra burst of capital will help you belay educational expenses. This is the last gift of the influence of Pig.

### **Health**

Oxen will experience ups and downs with health this year. The beginning of the year comes with the promise of hard work for Oxen but at the cost of ignoring your body. The chance to prove yourself will be fatigued with a minor illness and unfavorable health conditions unless health is consciously monitored.

Make sure to take plenty of vitamins to keep your immune system strong during times of excessive work. Stay away from unhygienic restaurants as food poisoning will be a likely pitfall to compromise your well-being. Monitoring diet and healthy exercise will be paramount in the year of the Pig.

### **Relationships**

2019 will no doubt be a positive time regarding romantic relationships for Oxen.





If you are already in a relationship, it will likely progress and become stronger over the coming months. However, communication problems persistently plague the horizon for Oxen couples. Make sure these problems do not go unchecked as they could be the undoing of it all.

This year will be a good time to get pregnant for Oxen as well, but be patient, this will come at the right time. Wear blue or green jewelry to increase your chances. If you are a single Ox you are likely to find companionship this year, but at the end of your year you may begin to feel more independent. This could hurt or help your relationship, depending on how you act on it.

### Lifestyle

The challenges over the course of the year will prove to be pivotal in your outlook. The Year of the Pig will stimulate the creativity of Oxen; whether its design, art, creative solutions, or even decoration 2019 will bring out some untapped talent. But do not procrastinate too long, or inspiration and ideas could lose their panache. Traveling will also stimulate Oxen's imagination in a way that was previously undiscovered; this could be the key to unlocking abilities that lay dormant within.

Socially, Oxen's expectations are favorable as they reunite with colleagues and old friends that haven't been seen in a long time. Oxen can have trouble expressing their feelings, but the virtues of perseverance, patience, and reliability give Oxen an added edge in the social landscape. The tendency to work after its time to give up, or the desire to be stubborn can plague Oxen achievements.

Overall this year will be in your favor. Work hard at work but take the time to sit back and relax so you can enjoy the results of your labor. Too much fruitless labor will work against you in several areas of your life.

### Tiger(Hǔ)



Tigers will have exited the Year of the Dog feeling confident and sure of themselves. However, all the effort from the previous year will bear its true fruit in the Year of the Pig. The Tiger Horoscope shows that this year will hold more productive potential than last year, but at the same time will be testing Tiger's patience.

This doesn't mean that success will come easily, rather you will find many helping hands that share your workload and support you when you need it most. Being relaxed, friendly, and gentle this year is the right recipe to attract what you need.

### Career

This year your career can expect to see some positive changes come to fruition. Chances are high for promotion or even a raise for those Tigers that are in the business world. For those who are not, they can still expect some acclaim and validation from their superiors and peers alike that will bring them good luck. The key this year for Tigers is to trust your intuition. You are already holding the key to success this year, you have only to access it.

You can expect especially good fortune in terms of financial return this year. Whatever you try your hand at, investments or a new business, you will find luck in your favor and likely be laughing all the way to the bank.

The important thing to remember this year is to save or reinvest your money. Blowing it on meaningless purchases instead of making your money work for you will have some immediate adverse effects. Your money tree may very well dry up before your eyes. We sometimes forget that greed can have a funny way of taking what we have so newly won, especially when we forget the true value of certain things.

Other potential downfalls this year will come in the form of a jealous coworker. One of the hands that lifted you up may also serve to stab you in the back if you are not careful.

Unlucky months : April 7th - August 18th

Luckiest months: September 12th – December 26th





### Health

This year you can expect to maintain high energy and a healthy disposition. You should not be afraid to take advantage of this healthy state by pushing yourself; but balance your life with relaxation as well or you could have trouble sleeping. If that happens, there are some potential liver ailments that may surface because sleep deprivation will compromise your immune system, but if you regulate yourself accordingly all will be well.

The Tiger horoscope does show that certain male family members will be susceptible to minor illnesses. Be sure to pay attention to family and make sure that they avoid eating unhygienic food whether at home, or out at a restaurant.

### Education

This year will be very positive in terms of education for Tigers. Whether you are attending a university or still in K-12, your strong motivation and attentive nature will advance your class ranking. You are likely to find distractions in the goings on outdoors, whether that is sports or otherwise, and must maintain the right balance of school and play.

### Relationships

The love horoscope for Tigers reveals no significant change for those Tigers who are trying to find their match. You will meet some potential mates, but it is unlikely they will be your ideal partner. Trying to force a relationship with one of these potential suitors could prove troublesome, especially if you get into a relationship before really knowing the person. Instead focus on strengthening your friendships this year.

For those who have already found love, you could find a significant positive change coming around this year. Whether that means wedding bells or baby bassinets is unclear, but you can expect to make progress this year if you are already in a solid relationship.

### Lifestyle

Generally speaking, only the Pig has enough patience and tolerance to deal with Tiger's stubbornness and attitude. This year has potential to bring about some major turning points in your life, if you can simply follow your intuition and let go of your stubborn ways. Choose your friends carefully and surround yourself with those who are moving forward in life to make the most out of this year. Be careful to not ostracize any of your close friends by flaunting your success. Stay modest instead of becoming flashy and mind your own business at all times or you may find one of your new friends will become a backstabber.

### Rabbit(Tù)



The 2018 Year of the Dog was successful for most Rabbits, but some had a rather dreary year. The Year of the Pig will prove to be much more successful, although it will have its share of downs as well. Be ready to work hard, stay calm, and adapt to a new scenario as the Year of the Pig makes progress on your dreams.

Overall Rabbits should expect the Year of the Pig to bring the blowing winds of change. You can expect development in your finances, career, and with some relationships as well. Your friends are certain to prove themselves valuable this year when they support your success as well as help you when you are down.

Chinese astrology also suggests that you'll learn to control what you say and how you behave. If you mind your own business and avoid disputes you'll be much better off in the coming year. You should also be aware of traitorous friendships as they could cause a loss of your hard-earned wealth. Remember to be extra careful when taking trips and excursions.

### Career

This year will prove to be a lucky year for your career and finances. If you stay the course and remain focused, your effort and value will be apparent to your boss. That long overdue raise or promotion could be just around the corner for Rabbits.

For those ambitious enough to be their own boss, fortune will favor their endeavors as well. Starting a new career or launching a new business could be the way to even better fortune this year.





As always, there are some general setbacks to avoid. The hard work of proving yourself in your career may be stressful at times. A potential betrayal by a friend or close co-worker could also work against you this year. Just remember, if you focus and stay calm everything will sort itself out.

Luckiest Months: January 2nd – March 13th, September 4th – December 5th

Unlucky Months: March 17th – August 28th

### Education

This year will prove challenging for your education, Rabbits. You will get the grades you desire only if you seriously apply yourself and ignore the temptation to socialize or focus on your relationships. The biggest roadblock will come in the form of distractions, but your biggest advantage will be the favor you find with your professors.

### Health

If there is bad luck to be experienced this year, it will surely affect your health first. Remember to make time for exercise, as it builds your strength and boosts your immune system. Eat things that have a high vitamin content to diminish your chances of falling ill.

Be sure to stay away from funerals and graveyards over the coming months to further increase your chances of staying healthy. Spend your time gathered with friends in sunny weather, this will increase your energy and bring good luck to you throughout the year.

### Relationships

You will find yourself challenged with your relationships this year Rabbits. Single Rabbits will not have good fortune in finding a mate in the coming year. Still, you will meet plenty of interesting people that will help to shape your idea of the perfect mate.

If you are already seeing someone now, you need to be a bit more patient; rushing into a relationship could result in failure. For married couples this could be a year to start your baby plan, but you also must work on communication in order to fix any issues between you and your beloved.

To increase your luck; Rabbit women should wear white beads or pearls. Rabbit men should wear jade or carry something yellow.

### Lifestyle

Rabbits' lifestyle will see many improvements this year. Your good luck will carry you far, but your ability to handle stress combined with your caring and friendly demeanor will push you over the top. This is your year to get ahead, but don't forget to take time to enjoy the little things and recognize the friends that are always there for you. Appreciating this will help you keep these things in your life for years to come.

Be very cautious in the lunar month of August: theft, bodily injury, and potentially a lawsuit could bog you down. Follow the rules of the road closely during this time to avoid accidents. Your horoscope indicates that one of your family members, particularly the more senior family members, will be susceptible to poor health.



### Dragon(Lóng)

In 2019, the cerebral and clever approach of the Dog will quickly transform into the direct and unmediated outlook of the Pig. Dragons will surely master this approach and entertain many opportunities this year as long as they stay focused and collected. Maintaining good deeds and charitable acts is equally important to ensure that your luck will last throughout the year.

The Year of the Dog held some challenges for Dragons. It was not without its good moments but this year you will see less obstacles in your path. Several lucky stars shine on your efforts as the Year of the Pig fosters some affection for Dragons. However, you are not wholly compatible with the Pig, so you must learn to be more compliant this year and less stubborn.

### Career

Dragons' career outlook is very favorable this year. Those who work on commission such as salesmen, realtors, or financial advisors can expect a steady increase in





revenue and a nice bonus on one of their larger contracts. There is a good chance word of mouth has helped your reputation spread so don't forget the friend or coworker who promoted your business.

Entrepreneurial Dragons can expect their endeavors to flourish this year. New careers or businesses will be off to a good start, but will be even more successful if you partner up with a Monkey or Rat.

Unlucky Months: July 11th – October 29th

Luckiest Months: January 8th – June 19th

### Education

Dragons will see a significant improvement in their studies as your motivation increases this year. If Dragons can keep this up, they will be able to absorb and retain knowledge easily. Consequently, the Year of the Pig is a suitable year for taking exams.

If Dragons become too stressed over their studies, however, they risk altercations with classmates or teachers. In order to stay positive, Dragons must manage their stress accordingly. Relaxing activities such as guided meditation and yoga will help them to stay calm.

### Health

There are no negative health threats or serious illnesses on the horizon this year for Dragons. If they are particularly lucky, an existing condition will lighten its burden over the coming months. For the more senior Dragons, there may be some dietary complications. Be sure to monitor your diet at home and when dining out.

### Relationships

The Year of the Pig will be a "Peach Blossom" year for Dragons, a year lucky in love and full of excitement for those still searching for that special partner. Both male and female Dragons will have their pick from an abundance of eligible mates; but take caution if you are persuaded to have casual flings this year as they may sabotage long term prospects.

For Dragons who have already bridged this gap and are in a committed relationship, this year will see some checkered success for you. Be careful what you say when you are upset and learn to problem solve by communicating. Some might say miscommunication is the Dragons' greatest weakness. Do not ignore small problems this year in your relationships as they are the beginning of larger issues to come.

To better your odds in love, Dragon women can wear green jewelry, the more rectangular the better. Dragon men should wear black accessories such as a black watches or belts.

### Lifestyle

Dragons prefer to dream about their goals and take on project after project. During this year, Dragons must survey their achievements and take some time to enjoy the fruit of their labor. Despite the success you find this year, you must not get caught up. Take time to cultivate your spiritual traits and share time with your family to fill your home with a calmer Qi.

Your health will not give you major cause for concern this year, but you do need to pay attention to minor illnesses. Don't ignore them; go see a doctor when you are not feeling well. However, frustration over a series of setbacks in your career or finance could increase your stress level, so you must learn to relax and to release your stress. Meditation and Yoga are good approaches to ease your stress. And if you can, go to your doctor and have a checkup sometime this year.



### Snake(Shé)

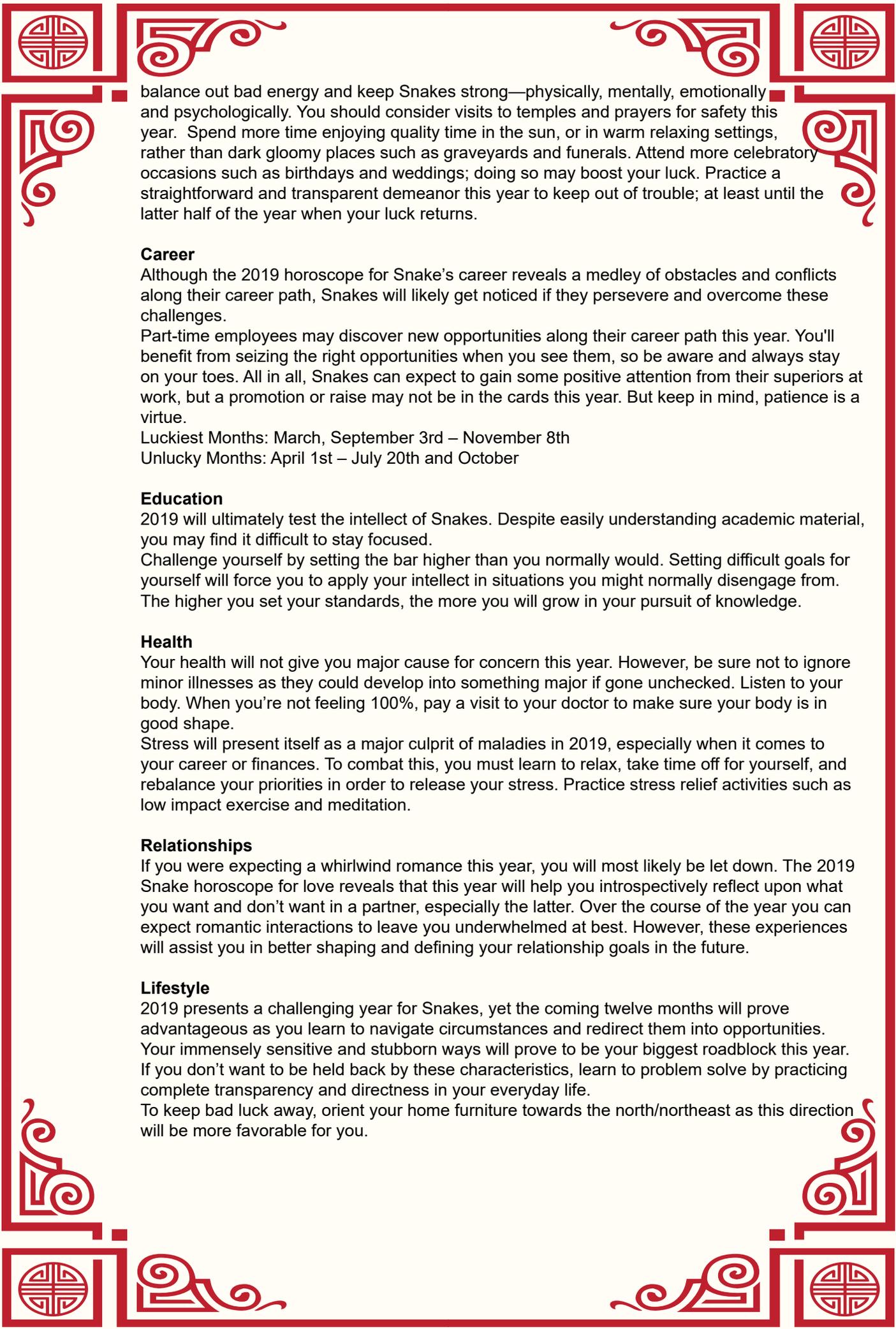
While 2018 proved to be a lucky year for Snakes, 2019 may present a few challenges.

Although that doesn't necessarily equate to a bad year, you will need to work hard to stay positive during the Year of the Pig.

When it comes to problem solving, Snakes instinctively take on a perceptive and analytical approach as opposed to Pigs, who prefers a more direct and intuitive approach. Learn to balance these opposing strategies to navigate the obstacles of 2019.

Stay active by volunteering or offering your services to the community to help





balance out bad energy and keep Snakes strong—physically, mentally, emotionally and psychologically. You should consider visits to temples and prayers for safety this year. Spend more time enjoying quality time in the sun, or in warm relaxing settings, rather than dark gloomy places such as graveyards and funerals. Attend more celebratory occasions such as birthdays and weddings; doing so may boost your luck. Practice a straightforward and transparent demeanor this year to keep out of trouble; at least until the latter half of the year when your luck returns.

### **Career**

Although the 2019 horoscope for Snake's career reveals a medley of obstacles and conflicts along their career path, Snakes will likely get noticed if they persevere and overcome these challenges.

Part-time employees may discover new opportunities along their career path this year. You'll benefit from seizing the right opportunities when you see them, so be aware and always stay on your toes. All in all, Snakes can expect to gain some positive attention from their superiors at work, but a promotion or raise may not be in the cards this year. But keep in mind, patience is a virtue.

Luckiest Months: March, September 3rd – November 8th

Unlucky Months: April 1st – July 20th and October

### **Education**

2019 will ultimately test the intellect of Snakes. Despite easily understanding academic material, you may find it difficult to stay focused.

Challenge yourself by setting the bar higher than you normally would. Setting difficult goals for yourself will force you to apply your intellect in situations you might normally disengage from. The higher you set your standards, the more you will grow in your pursuit of knowledge.

### **Health**

Your health will not give you major cause for concern this year. However, be sure not to ignore minor illnesses as they could develop into something major if gone unchecked. Listen to your body. When you're not feeling 100%, pay a visit to your doctor to make sure your body is in good shape.

Stress will present itself as a major culprit of maladies in 2019, especially when it comes to your career or finances. To combat this, you must learn to relax, take time off for yourself, and rebalance your priorities in order to release your stress. Practice stress relief activities such as low impact exercise and meditation.

### **Relationships**

If you were expecting a whirlwind romance this year, you will most likely be let down. The 2019 Snake horoscope for love reveals that this year will help you introspectively reflect upon what you want and don't want in a partner, especially the latter. Over the course of the year you can expect romantic interactions to leave you underwhelmed at best. However, these experiences will assist you in better shaping and defining your relationship goals in the future.

### **Lifestyle**

2019 presents a challenging year for Snakes, yet the coming twelve months will prove advantageous as you learn to navigate circumstances and redirect them into opportunities. Your immensely sensitive and stubborn ways will prove to be your biggest roadblock this year. If you don't want to be held back by these characteristics, learn to problem solve by practicing complete transparency and directness in your everyday life.

To keep bad luck away, orient your home furniture towards the north/northeast as this direction will be more favorable for you.



### **Horse(Mǎ)**

Many Horses savored a taste of success during 2018 (the Year of the Dog), while others enjoyed unexpected windfalls. The Horse Horoscope for 2019 reveals that a bright star shall shine upon you and surround you with good vibrations. By all accounts, the Year of Pig 2019 will be an excellent year for Horses with fortune on the rise, romance blossoming in the background, and potential growth opportunities.

Be sure to kickstart a healthy lifestyle by eating well and keeping yourself in good physical shape. You may encounter some additional stress associated with high productivity, but if you maintain your healthy habits you'll be able to keep your stress at manageable levels.



### **Career**

The Horse 2019 horoscope for career shows a great financial outlook as well as furtherance in your career. If you remain passionate and dedicated, you are sure to achieve your dreams and goals.

For those working part-time, you too will be extremely occupied, but in the end will be noticed for your hard work and dedication. In fact, your good fortune may even result in a raise or promotion that you deserve.

The 2019 forecast also shows that this could be a good year to make investments. You will certainly make a profit; however, the money is likely to burn a hole in your pocket when you spend it as fast as you earn it. Still, you shouldn't worry; as long as you stay away from extremely risky investments, you will have enough money to enjoy a life of added luxuries.

Lucky Months: May 15th - Oct 8th

Unlucky Months: October 15th – December 8th

### **Education**

The 2019 Year of the Pig will be a prosperous year for Horse students and scholars alike. There will likely be some issues around the middle of the year, but you will meet someone who helps you find a 'missing piece'. Beware of distractions that can come from study partners, lest you fall prey to bad grades in the next semester.

Most importantly for horses in 2019, a part of their once-hidden path to the future will be illuminated. For some, this will be deciding which principal course of study fits them best, and for others it will mean the acceptance of a job at the end of their collegiate experience.

### **Health**

Health prospects have the poorest outlook of any area during the Year of Pig, but it is nothing to worry about. More than likely you'll experience food poisoning or digestive issues, but nothing major. Be sure to pay attention to your body and complete your annual check-up this year. Exercise regularly, maintain a balanced diet, get enough sleep and everything will be just fine. Another major hazard to your health this year is reckless driving. Remember to wear your safety belt and keep your emotions in check when behind the wheel as you sometimes pose the biggest danger to yourself.

### **Relationships**

Hold onto your hats as the romantic horoscope for Horses in 2019 welcomes a year full of excitement and good times! Keep your eyes open, because you have a good chance of finding that special someone this year. You will meet an abundance of eligible suitors out there and are likely to be swept up in the passion associated with Earth and Pig. When you see someone that catches your eye, don't hesitate to make a move.

For Horses that are already in committed relationships, try turning up the heat a little by exposing your deepest feelings. It's time to move forward in the relationship and getting to the next level will be an adventure.

### **Lifestyle**

In 2019, the Horse will see plenty of helping hands assist you. Friends, co-workers, and romantic partners will be very supportive, and will be firmly behind you in all endeavors. Be careful with what you say. Remember, words can be more hurtful than knives, so avoid conflict and disputes wherever you can. Attending more weddings this year will bring more good luck so be sure to send those RSVP's!





### Goat(Yang)

While the Year of the Dog had some dramatic ups and downs for Goats, 2019 will prove to be a much more successful year. 2019 heralds good news for Goats as their peaceful nature and gentle creativity make them a preferred friend to the Pig.

The recent years of Dog and Rooster resulted in some challenging times for Goats, which in turn tested their endurance and patience. Just on the horizon, the Year of the Pig and the subsequent Year of the Rat (2020) promise a nice reprieve from the hardships of yesteryears, as well as improved opportunities and good fortune for Goats.

Ready yourself for a fantastic year in 2019 as several lucky stars are on the horizon. Going forward, you will notice that the dice seems to always fall in your favor. Success is yours for the taking in any area you wish to pursue.

However, tread carefully, Goats will be better off in 2019 if they get a good handle on their general moodiness and aim to be more reliable and hardworking, especially when it comes to dealing with substantial issues and subjects.



### Career

Goats' 2019 horoscope reveals good fortune for your career. In fact, you have a decent chance to be promoted or a get raise this year. Make no mistake, you will be putting lots of time and effort into your work, but you will be appropriately rewarded. So, go ahead, give it your best effort and make an impression. Let others and yourself see what you can really do. Now is the time to shine. Meanwhile, if Goats make sudden changes to their lives this year, they may disrupt the stable career prospects for the Year of the Pig 2019.

Luckiest Months: July 19th – November 28th

Unluckiest Months: March 12th – May 27th

### Education

The Year of the Pig will give you good results in the field of education. If you put in the hours, you are bound to achieve success in your examinations. Study hard, as students possessing the most knowledge will pass with flying colors. Enrolling into a good foreign institute will also benefit you in the long run.

Students of all disciplines may hit a rough patch; however, every obstacle can be overcome by carrying on with unrelenting efforts and hard work. So, don't lose hope. The luck factor will also be on your side, so chances are you will achieve success.

You will begin the year with a renewed dedication towards your studies, while your enthusiasm and passion will run at peak mid-year. The last phase of the year will see your interest and dedication revived. If you are preparing for examinations, keep your nose to the grindstone and you will undoubtedly achieve your educational goals. Do not let your resolution waver and rigorously apply yourself.

### Health

Goats will be bestowed with good health in 2019. You will be packed with energy, stamina, and excitement. Meeting your friends and siblings will keep you in good spirits. Spending quality time with them will further add to your happiness.

On the physical front, you may be prone to develop trivial illnesses between July and October, including indigestion, eczema, cold and cough, headache, etc.

### Relationships

This year will be a special year for relationships. Right from the onset, you'll spend an ample amount of time with your love interest and find peace in their arms. This time will help cement the bond between the two of you and create unforgettable memories.

However, your partner may find your moodiness difficult to deal with at times. This is in fact a golden opportunity to win their heart. Use thoughtful gifts and quality time to aid you in this endeavour and strengthen your love.

### Lifestyle

2019 offers Goats an opportunity to bring order to their life. The realization of your goals will put your future in a good position as long as you plan new goals for the road



ahead. Remember to be kind to others and persevere in the face of opposition and hardships. Be aware, you may find yourself feeling defensive, but be careful how your reactions affect those closest to you.

### **Monkey(Hóu)**

The 2018 Year of the Dog had numerous ups and downs for most Monkeys which equated to a breakeven year. This year however, Monkeys can expect better outcomes.

Monkeys share a fun-seeking vibe with the Pig, and this theme will be a prominent feature in 2019 as Monkeys forget the hardships of the past few years.

However, it is important to take less risks in 2019 as the Pig is not as reckless as Monkeys and not prone to radical behavior or mindless fun, which Monkeys are somewhat famous for.

### **Career**

The career prediction for Monkeys in 2019 unveils a fiscally positive forecast for the year ahead. Monkeys will enjoy a solid year of career growth and some positive gains throughout 2019; though it will come at the cost of hard work and determination. Going hand in hand, the financial forecast for Monkeys in 2019 reveals a good year ahead with some unexpected windfalls throughout.

However, there will be some setbacks in your career but don't let it worry you too much as these losses are temporary. Monkeys will make up for it by proving their worth with their aggressive, yet optimistic nature.

Luckiest Months: September 12th – December 1st

Unluckiest Months: January 8th – June 14th

### **Education**

Education will be somewhat problematic for Monkeys in 2019 with challenges pervading one or more subjects, making this year seem impossible from the start.

However, don't be dismayed or put off by your troubles. Rest assured, relationships with classmates and teachers will help you pull through this rough patch and you will emerge mostly unscathed on the other side.

Furthermore, it is not advisable to travel abroad, or engage in any work/study programs during 2019.

### **Health**

Unfortunately, the health forecast for Monkeys is the unluckiest outlook on your 2019 horizon. You will have to pay close attention to minor ailments such as colds or the flu to keep them from developing into anything major.

Take time to exercise and maintain a healthy diet to keep your immune system strong. Make sure to maintain your vitamin intake as well for added protection and general wellbeing.

### **Relationships**

In matters of love, Monkeys are in for a magnificent year as cupid's arrow will strike with passion during the next 12 months. The Monkey horoscope for 2019 reveals many eligible suitors pining for your affection, regardless of your gender.

The partners most worth your time may surprise you this year as your horoscope reveals that they are already in your social circle either through work or your close group of friends.

Make sure to keep your eyes open and always look your best, but most importantly don't focus on casual relationships so much that you let "the one" pass you by.

For those Monkeys who have already met their soulmate, this year will reignite your passion for each other and bridge the communication gap that has plagued your relationship of late.

However, be cautious this year not to seem too flirtatious with co-workers or peers as you may be risking your current career or marriage.

### **Lifestyle**

The Year of the Pig will no doubt be uplifting for most Monkeys. Your future in relationships and career are advancing to a new level while your health, and to





some extent, your educational growth will be challenged. Monkeys can expect their optimism and willingness to learn from others to help them through the challenges faced. Lastly, don't worry too much about what others think this year and do not let yourself be bogged down by failure, or else you may not find 2019 as fruitful as it is forecast to be.



**Rooster(Ji)**



The 2018 Year of the Dog was a difficult year for Roosters. Fortunately, the 2019 horoscope for Roosters unveils a somewhat more comfortable year ahead. While the coming months indicate that Roosters will have less demands on both their bodies and minds, they also have a mix of bad luck on the horizon as several inauspicious pitfalls may serve to turn this year into yet another run of bad luck. Roosters will do better to try and relax in times of low stress instead of looking for their next challenge. They should focus on the shining sun and enjoy the moments of leisure that life can bring. These major themes are essential to surviving this year unscathed. Roosters should also try to refrain from spending too much time near funerals or in hospitals as they are bound to absorb some of that bad energy if they do.

**Career**

Roosters' 2019 horoscope display moderate luck with regards to your career, but it will need prodding to go in a positive direction. Be sure to seize the initiative and work hard as success will not come easy this year; however, don't fret as it doesn't mean that it is impossible. As a matter of fact, there are good odds that hard work will attract the positive attention of your superiors. Through this, you may be up for a raise or even a small promotion. In the end, Roosters will have to put a lot of effort into making their careers positive this year, but the outcome will be worth it. Moreover, your friends will be of great help to you when it comes to your career and business. For those Roosters who are working for commission, especially in the insurance and real estate sectors, you must plan ahead and be prepared for a year with big ups and downs. To smooth out the bad times, Roosters must not act impulsively and should not take any chances on large investments, no matter how inviting the opportunities may seem. Remember not to throw away money on luxury items this year as Roosters may experience rainy days ahead. Try to save up as much as you can. You will be glad that you did.  
 Luckiest Months: March 3rd – June 15th  
 Unluckiest Months: August 21st – December 8th

**Education**

Roosters will not experience the smoothest year in their academic pursuits. Temptation to pursue social exploits instead of studying will consistently plague your scholarly efforts. This is something of a double-edged sword as your friends and peer relationships will help with your studies but can also serve as the source of your distraction. Remind yourself of your goals and surround yourself with driven individuals to succeed this year.

**Health**

Roosters are more vulnerable to accidents in the Year of the Pig 2019. As such, pay attention to your driving habits, your health, and what you eat. High stress levels are also certain to be abundant this year, so try to keep yourself in check. Stress is often referred to as the silent killer. When you feel pressured, take a deep breath and everything will be just fine.

**Relationships**

The love horoscope for Roosters in 2019 shows that there may be some significant changes in your love life. For unattached Roosters, you will discover suitable prospects and learn a lot about yourself while doing so. As for single female Roosters, you may get to experience that famous "love at first sight" experience, so don't bury yourself too deep in your career or you may risk missing out. Male Roosters should also show off their best talents and traits in order to meet some nice new partners.



As for the married or attached Rooster, you need to be careful of your short temper and try not to fight over the little things. After you've had the chance to finally cool down, you will realize that there was no reason to get aggravated in the first place.

### **Lifestyle**

Although there will be some discord among your objectives this year, Roosters must stay focused and work hard to achieve their goals.

The most help for Roosters will come from the people in their immediate social circles. So, make sure to surround yourself with people who expect more of you. This will help bring you to new heights and propel you to achieve the goals you desire.

### **Dog(Gǒu)**



2018 has been quite a tumultuous year for Dogs. Fortunately, things are about to take a turn for the better and provide a much needed reprieve.

While Dogs are generally regarded as protectors, it is they who will be protected this year as the Pig ushers in some much needed fortune.

It's possible Dogs may feel a bit out of place this year as differences between them and Pig will become evident. Dogs will have to match the Pig's direct and simple approach to succeed this year and this may take some practice.

Dogs are naturally cautious and analytical, but to ensure success they will have to adopt the more "easy going" and unmediated approach of the Pig in order to seize the opportunities this year holds. There is also a degree of simple charm that dogs will have to learn in order to make the most of 2019.

### **Career**

2019 will be a very good year for Dogs' careers! In fact, you may discover even your loftiest goals within reach. Achieving them will still take hard work and no small degree of charm; follow the formula "getting something you've never had means doing something you've never done".

For those looking to change careers this year or start a new business venture, then this is exactly the right time to do it. The stars are aligned in your favour and the Pig is smiling down on you. However, don't take too long evaluating decisions or opportunities may pass you by. You must seize the moments as they appear for you this year in order to get ahead.

For those dogs who work a 9 to 5 job, your chances of getting a raise or being promoted are highly probable. This is an area where your charm will help you to go that extra mile. Dogs will also get a lot of help from their friends and family this year with their career and especially their new business ventures.

Luckiest Months: January 4th – March 8th, although November will be lucky as well.

Unluckiest Months: April 17th – August 3rd

### **Education**

Fortune favors education for Dogs this year, and it will be a great time to pursue higher education in particular, with study abroad opportunities as well. Dogs will find that they get the best professors and have some great choices in study partners.

Unfortunately, distraction will also abound this year and Dogs are easily distracted. Be sure to keep your nose to the proverbial grindstone as there will always be time for socialization later.

### **Health**

Health is the one area where luck is not entirely on your side. While prospects aren't great, they're entirely negative either, rather landing somewhere in the middle. Dogs can expect to suffer from fatigue (partly due to a successful career and busy love life), as well as some lesser ailments such as stomach ache and mild flu.

Take care of yourself by maintaining a daily regimen of productive exercise and a balanced diet. Motivating yourself to reach these small daily goals will have substantial effects that can be felt in other areas of your life as well. Ultimately, you can expect nothing major to befall you and that in and of itself is good news.



### Relationships

Love conditions are favorable this year for dogs. The Pig is a complimentary sign to canines and as a result dogs can expect to either meet that special someone, or if they've already met, look towards advancing their relationship.

Single dogs, and particularly women are shown to have the most fortune in this category over the coming months. Don't be afraid to go out and see what chances await you, the odds are you will be impressed by what you find. Make sure you dress well and take care to make a good impression in all situations, it wouldn't do to have one of these opportunities pass you by because you weren't expecting it. This is your sign that good things are coming your way. Your horoscope reveals that single dogs may already know their most favorable love interest, either through work or casual acquaintance. Don't be afraid to express how you feel towards people if you wish to access this opportunity.

If you are already in a committed relationship, now is a good time to take things further. Where it goes is completely up to you, but fortune favors dogs who act on what they want this year. If you're looking to get more serious with your partner or perhaps welcome a new member into the family then the time is now. After all, who doesn't love a cute puppy.

### Lifestyle

It would seem that almost everything is set to go your way this year. Be careful of distractions and stay focused, but at the same time enjoy yourself. The Pig is not overly laborious, so in order to succeed this year Dogs will have to follow suit.

Social interactions will be a breeze, but are also the key to getting ahead. Make sure to have a goal when consorting with superiors at work or in a business deal and you will achieve what you desire.

### Pig(Zhū)



The year of one's zodiac sign is their (*ben ming nian*). It is traditionally the most unlucky year with trouble and danger lurking at every corner.

Similar to the previous year, Pigs may find luck in some areas of their life, but others will require hard work to avoid potential pitfalls. Pigs will most likely experience many emotional ups and downs, making them feel frustrated and sad at times.

This will not be a transitional year for Pigs, and it is best to try and "stick it out" in situations if at all possible. While that can be terribly frustrating, try to remember that a key element to utilizing your luck is timing. Next year will bear good fruit for Pigs, but the time isn't right to harvest the fruits of your labor. Instead, familiarize yourself with possible oversights and improve upon them so you may take advantage of similar situations as they occur in the future. This is a key element in many Asian religions, that is to say, you may be stuck consulting the same problem over and over until you solve it.

In order to bring as much good luck as possible to your year, it's a good idea to attend happy events such as weddings or family gatherings. It's also not a bad idea to pray for safety at your favorite temples over the course of the year in order to shield yourself from bad luck. As always, try to avoid places with overly negative Qi such as hospitals and graveyards.

### Career

Pigs' 2019 horoscope reveals that changing careers may bring unforeseen consequences, and in most cases should be avoided. Instead, keep your nose to the grindstone and be wary of conflict. Pigs have a way of directly confronting their problems and at times this can impair their ability to see the deeper meaning of an issue. While Pigs can expect confrontation this year it will be best to face these problems with patience and practicality, two tools that are in Pigs "tool belt" but aren't always utilized when they should be.

The fortune for Pigs this year is somewhat sardonic, as their sign brings luck to a bevy of other zodiac signs, but Pigs themselves are not overly fortunate this year. It's not a good time to make investments or to try your hand at the casino. However, if Pigs can avoid these potentially large pitfalls, they will escape the year relatively unscathed and in great position for next year.



Luckiest Months: April 8th – July 20th

Unluckiest Months: September 12th – December 2nd

### Education

The education forecast for Pigs, however, reveals some good fortune. For those seeking higher education, it seems the stars are aligned in your favor. The 2019 Pig horoscope shows that investing in education will position them to take better advantage of future opportunities.

There will be some potential problems that arise due to administrative disorder, but Pig's inherent charm will help smooth things over quickly. Remember, "you will catch more flies with honey than you will with vinegar." Your charm will also help win you favor with your professors, a small factor that certainly helps when they are grading exams.

### Health

Health can be rated as a mediocre category for Pigs this year. While there are no major illnesses on your horizon, Pigs will have to pay attention to minor ailments to keep them from growing into something large.

If you feel ill, don't delay in consulting a physician or healer, this is a major key to staying healthy this year. Other than this, maintain a consistent exercise regimen and a diet made up of healthy, unprocessed foods. Add more fruits and vegetables to your diet for an extra boost to your immunity.

It is important to note that your mental health this year may experience some complications. You expected this to be your year, and it may not be working out like you had intended. Don't be afraid to share this frustration with others as your friends and family can be the key to getting through hard times. If it gets too difficult to bear, seek the help of a licensed professional such as a therapist.

### Relationships

The love forecast for Pigs is also pretty unremarkable for 2019. It seems that while this is not the year for true romance, there will be plenty of enjoyable moments and new prospects during this year. However, it is important to be observant as these opportunities are meant to teach you a lesson about what is and isn't important in a suitor.

Fortunately for Pigs, the lack of relationship drama means they can focus on making new friends and connections. Extending their network could have a significant impact on Pigs' future, and in some respects be more rewarding than an intimate relationship. Remember not to be too quick to jump into a relationship as it may lead to more problems than it is worth, focus instead on enlarging your circle of friends.

For Pigs who are already in a committed relationship, it will be important to communicate your desires to your mate. A failure of communication usually denotes the imminent breakdown of other major relationship foundations. In order to prevent this from happening, actively listen to your partner and don't be afraid to tell them how you feel as well, or you may find yourself harboring some resentment.

### Lifestyle

Pigs are in for almost an unfair year it seems. This year is about favoring the characteristics of Pigs in order to succeed, but for Pigs, to whom this comes naturally, they will have a difficult year and must practice patience and discipline.

It is important to remember not to be short sighted. You could focus on this year and say it is unfair, or you could focus on the future and realize that this time is meant to set up opportunities for the long term and practice the elements that will make you successful in your future endeavors.

恭喜发财

KUNG HEI FAT CHOI!



**easyBondpay™**  
makes renting easier for you

 we make  
renting easy  
for you 

PROUD SPONSOR OF  
  
**REINT**  
REAL ESTATE INSTITUTE  
OF NORTHERN TERRITORY

## What is easyBondpay?

EasyBondpay is an exciting new bond payment facility for tenants and property managers looking to streamline the bond payment process.

## Make bond payments **EASY** with easyBondpay.

-  EASY 1 MINUTE INTERNET APPLICATION
-  NO MINIMUM OR MAXIMUM BOND VALUE
-  INSTANT APPROVAL
-  NO SUPPORTING DOCUMENTS REQUIRED
-  SAME DAY, FULL BOND PAYMENT
-  ADDITIONAL REVENUE OPPORTUNITY

EasyBondpay is a proud sponsor of The Real Estate Institute of **Northern Territory**

**[www.easybondpay.com.au](http://www.easybondpay.com.au) or call us on 1300 022 663**

# TAKE ADVANTAGE OF CORPORATE BENEFITS



## AVAILABLE TO ALL REINT MEMBERS

As a member of REINT, you are entitled to take advantage of the Lexus Corporate Benefits Program. There has never been a better time to own a Lexus. You also get access to Lexus Encore Privileges Program.<sup>1</sup>

### Corporate Benefits include:

- 3 year / 60,000 km complimentary schedule servicing
- Reduced dealer pre-delivery fee
- Corporate discounts on selected vehicles

### Encore Privileges Program includes:

- 4 year/100,000 km warranty (whichever occurs first)
- Service Loan Cars or complimentary pick-up/drop-off during servicing
- Lexus Drivecare providing 24hrs roadside assistance

To find out more about this program, and what other benefits you may qualify for, please contact Rob Longuet on (08) 8946 0000 or 0412 898 875.



## Lexus of Darwin

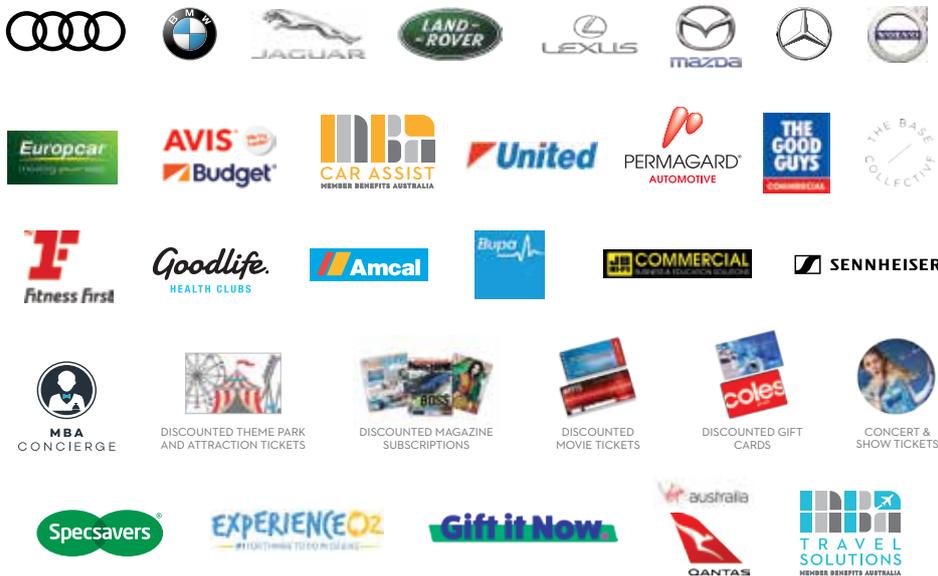
1 Stuart Hwy, Darwin 0800 P (08) 8946 0000  
lexusofdarwin.com.au sales@lexusofdarwin.com.au



<sup>1</sup>Complimentary scheduled servicing expires 3 years or 60,000kms from the first date of registration. Whichever occurs first. Only owners of vehicles under Lexus new vehicle warranty eligible for Encore Benefits. Benefits may change without notice and are subject to Encore terms and conditions. LMVD001

## YOU DESERVE TO BE REWARDED

Exclusive benefits for REINT members.



Login to the Members section on [reint.com.au](http://reint.com.au) or phone 1300 119 493 to access your benefits

## GREAT TRAVEL DEALS FOR MEMBERS

Choose from a wide range of holiday packages exclusive to you



# Australia's top selling agents use RP Data. Do you?

Recent research shows  
**RP Data Powered Agents list  
 and sell more properties\***

Using RP Data's extensive range of services, learn how you can:

1. Grow your business and plan for success
2. Target your market
3. Win more listings
4. Sell properties faster
5. Reach more people who are buying and selling property



RP Data's iPad app, rp.lister



Call 1300 734 318 now to find out how you can become an RP Data Powered Agent.

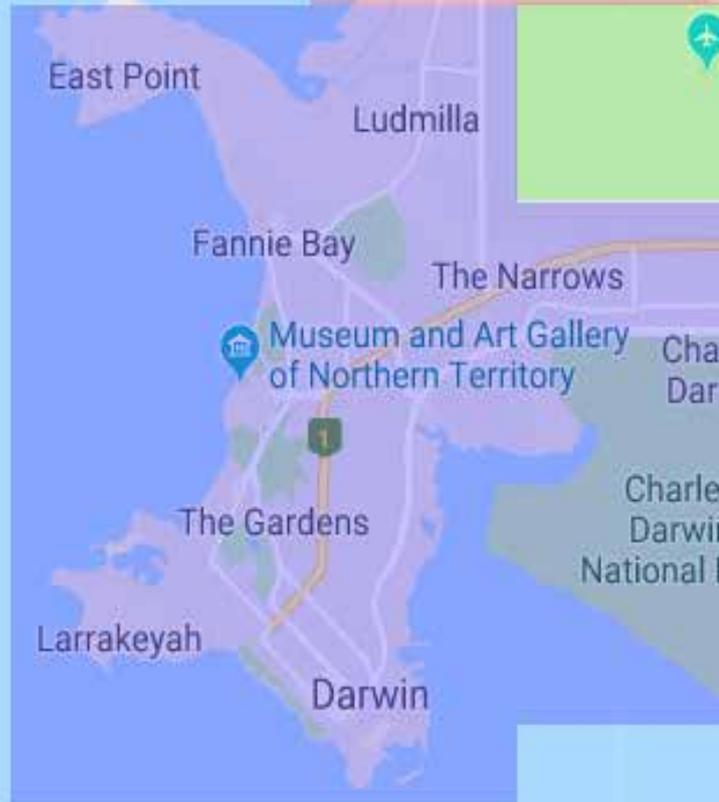
\*RP Data Industry Performance Report - an internal RP Data report, incorporating a methodology inspected by an External Adviser, which confirms that agents with a RP Data subscription list more and sell more.

## RELM COVERAGE

To best report on and express the values of rental data, including rental yields, the REINT and its partners Global Property Analytics have devised a robust reporting regime and have renamed the zones previously reported as Nightcliff, Marrara and Sanderson, to better reflect the nature of the areas.

From the December 2014 issue of RELM we instituted the following definitions. The REINT feels these better describe the areas covered rather than identifying through a mix of a single suburb and electoral zones.

- Inner Darwin remained as is and covers the suburbs indicated in this list;
- Nightcliff is now reported as Darwin North Coastal and covers the suburbs indicated in this list;
- Marrara is now reported as Darwin North East and covers the suburbs indicated in this list;
- Sanderson is now reported as Darwin North and covers the suburbs indicated in this list; and
- Palmerston, Rural areas, Katherine, Tennant Creek and Alice Springs remain unchanged.



### INNER DARWIN

- Bayview
- Cullen Bay
- Darwin (inc. DC & MC)
- East Point
- Eaton
- Fannie Bay
- Larrakeyah
- Ludmilla
- Parap
- RAAF Base Darwin
- Stuart Park
- The Gardens
- The Narrows
- Tipperary Waters
- Woolner

### DARWIN NORTH COASTAL

- Alawa
- Brinkin
- Casuarina
- Coconut Grove
- Jingili
- Lyons
- Milner
- Moil
- Muirhead
- Nakara
- Nightcliff
- Rapid Creek
- Tiwi
- Wagaman
- Wanguri

### DARWIN NORTH

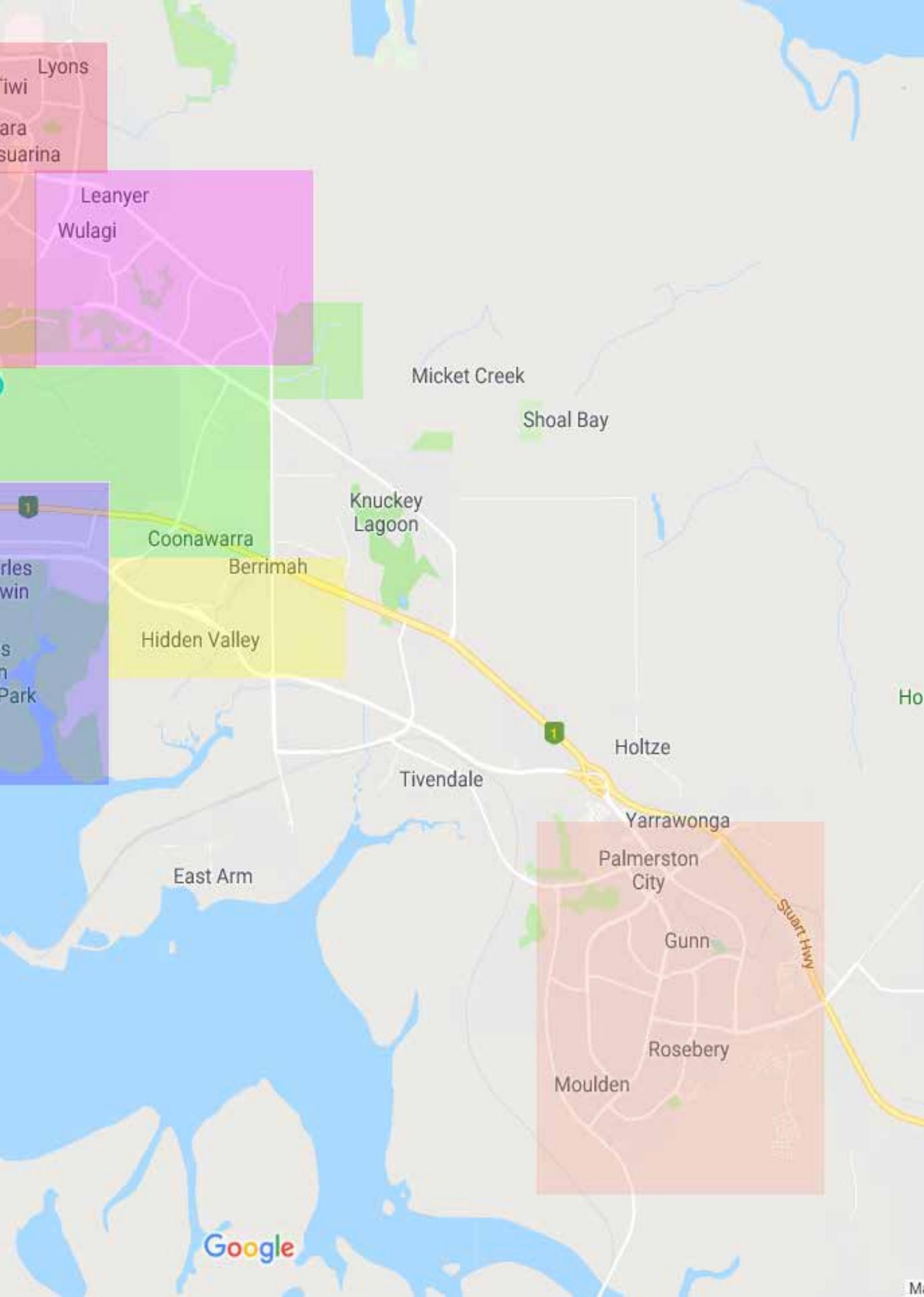
- Anula
- Bagot
- Buffalo Creek
- Charles Darwin University
- Holmes
- Karama
- Leanyer
- Lee Point
- Malak
- Northlakes
- Sanderson
- Woodleigh Gardens
- Wulagi

### DARWIN NORTH EAST

- Berrimah
- Marrara
- Winnellie

### DARWIN EAST

- Coonwarra
- Darwin Airport



Lyons

Wulagi

Palmerston City

Palmerston City

Leanyer

Wulagi

Micket Creek

Shoal Bay

Knuckey Lagoon

Coonawarra

Berrimah

Hidden Valley

Palmerston City

Palmerston City

Palmerston City

Palmerston City

Palmerston City

Palmerston City

Tivendale

Holtze

Yarrawonga

Palmerston City

Gunn

Rosebery

Moulden

East Arm

Stuart Hwy

Google

# RELM

THE NORTHERN TERRITORY REAL ESTATE LOCAL MARKET REPORT  
IS PRODUCED IN COLLABORATION WITH  
GLOBAL PROPERTY ANALYTICS

## Global Property Analytics Pty Ltd

Paspalis Centrepoint  
Level 1, 48-50 Smith Street  
Darwin NT 0800

W: [globalpropertyanalytics.com.au](http://globalpropertyanalytics.com.au)

Global  
Property  
Analytics



SYDNEY | DARWIN | ADELAIDE | NEWCASTLE | BIRMINGHAM | HONG KONG | SHANGHAI



The Real Estate Institute of Northern Territory Inc.

3/6 Lindsay Street, Darwin, NT, 0800  
GPO Box 3869, Darwin, NT, 0801

Telephone: +618 8981 8905

Fax: +618 8981 3683

Email: [reception@reint.com.au](mailto:reception@reint.com.au)

Website: [WWW.REINT.COM.AU](http://WWW.REINT.COM.AU)

The market rental information and all data published in this report is derived from data sources believed to be reliable however the REINT does not warrant or guarantee this in any manner. While the REINT has full confidence in the data contained within this publication, no warranty, guarantee or holding out, either expressed or implied is given and persons or companies who pursue financial investment or otherwise act on the basis of this data do so at their own risk. The sales information for the Northern Territory is supplied by Global Property Analytics and is derived from sources including the Lands Titles Office of the Northern Territory. This data is, to the best knowledge of the REINT, true and correct. The REINT acknowledges the assistance of Global Property Analytics and REINT Members for their contributions.

Copyright © 2019 REINT