

Regional Movers Index

March 2022 Quarter Report

Powered by:



Commonwealth
Bank



**REGIONAL
AUSTRALIA**
INSTITUTE

What is Regional Movers Index?



The **Regional Movers Index** presents fresh analysis of movements between Australia's regions and capital cities.

The **Index** is a partnership between CBA and the Regional Australia Institute (RAI), powered by analysis of proprietary data to create an up-to-date and granular picture of a large sample of relocations.

The **Index** updates the trends identified in the RAI's 2019 Big Movers report – that in recent decades more people have been moving from Australia's capital cities to regions than in the opposite direction.

-
- The **Index** is powered by CBA data from relocations amongst its 10 million customers.
 - Quarterly and annual changes are presented in the Index.
 - The **Index** will be an invaluable resource for both the public and private sectors. By tracking people movements it enables early identification of growth trends, and flags places emerging as hot spots needing fresh thinking on housing and infrastructure.

Regional Movers Index

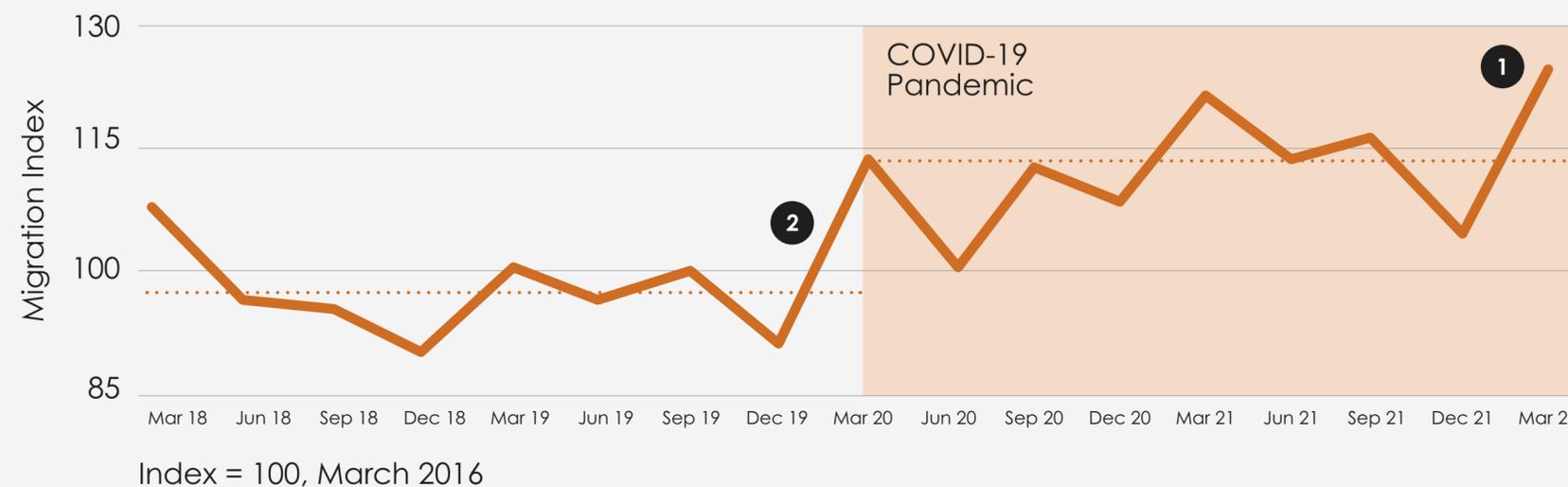
Regional migration reached a new high in the March quarter of 2022

1 Migration from capital cities to regional Australia increased by 16.6 per cent to reach **a new high in the March quarter of 2022**. This latest level eclipses the previous 5-year high reached in the March quarter of 2021, by 1.0 per cent.

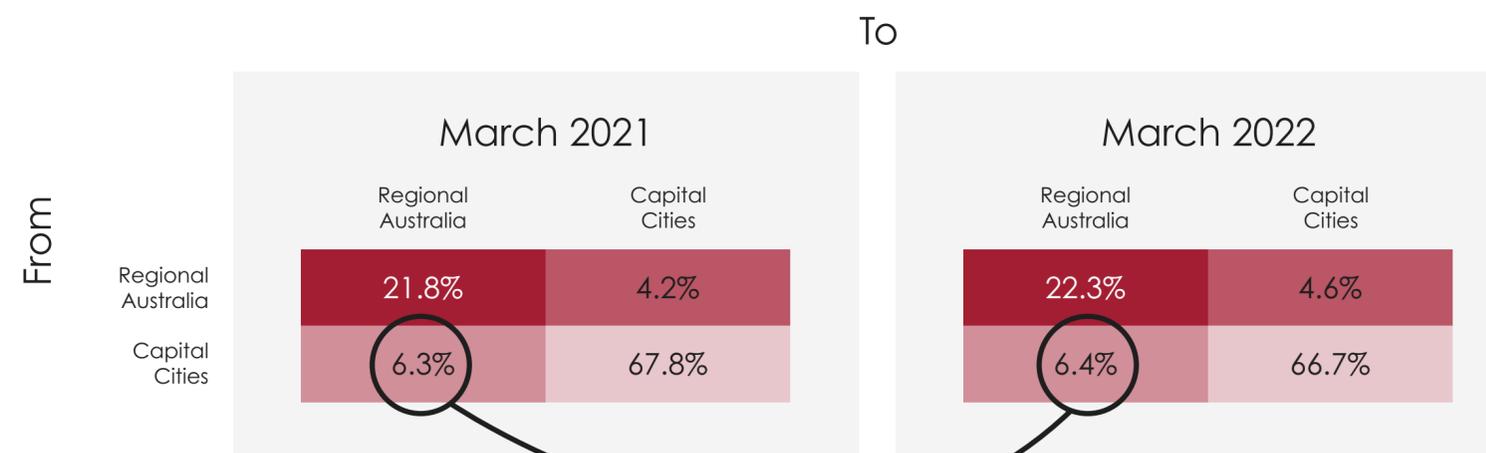
2 The latest number of people moving from capitals to regions is some 9.0 per cent higher than the post-pandemic average and is **26.7 per cent higher than average during the two years prior to the pandemic**.

3 People moving from capital cities to regions in the March 2022 quarter accounted for 6.4 per cent of all relocations. This is a slightly larger share than a year earlier, up by 0.1 of a percentage point, reflecting the increase displayed in the headline Regional Movers Index.

Regional Movers Index: population flows from capital cities to Regional Australia



3 Breakdown of total internal migration



Net Internal Migration to Regional Australia



Migration from regions to capitals has resumed, nudging net migration to regions lower

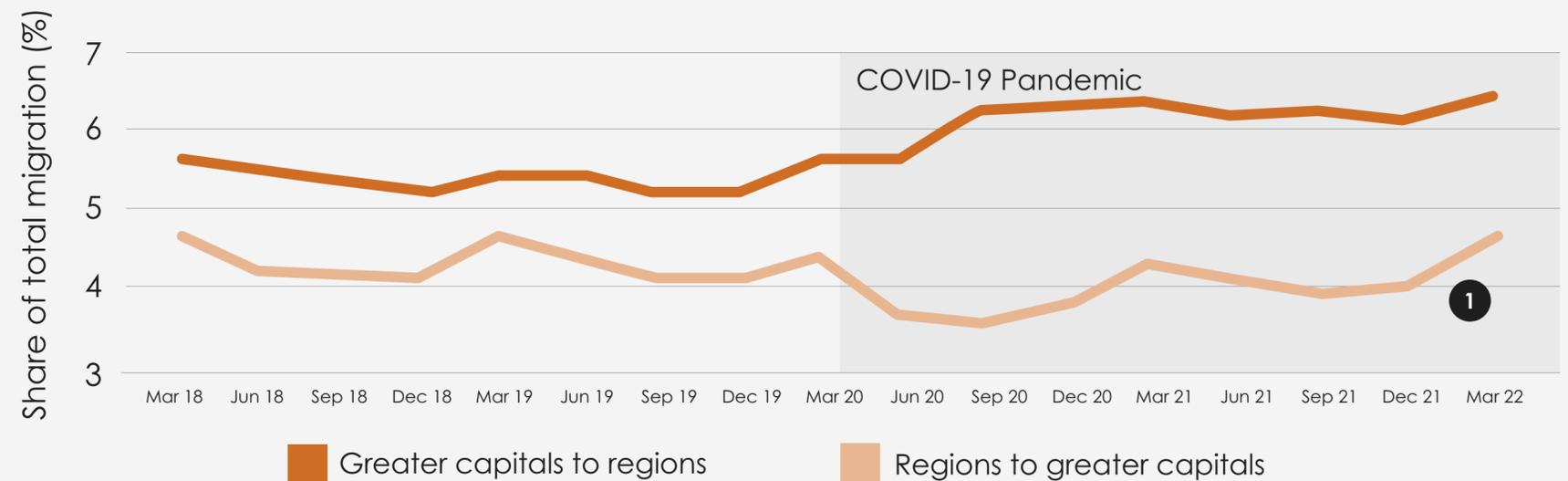
1

With rolling lockdowns (capital-city lockdowns in particular) largely a thing of the past, **regional people have resumed moving to capital cities**. In the March 2022 quarter, these movers accounted for a 4.6 per cent share of total internal migration. This latest share is larger than in the previous quarter, the COVID-era average and the average during the two years prior to the pandemic. It's likely that this increased flow of regional to capital movement reflects some pent-up movement being realized during this latest quarter.

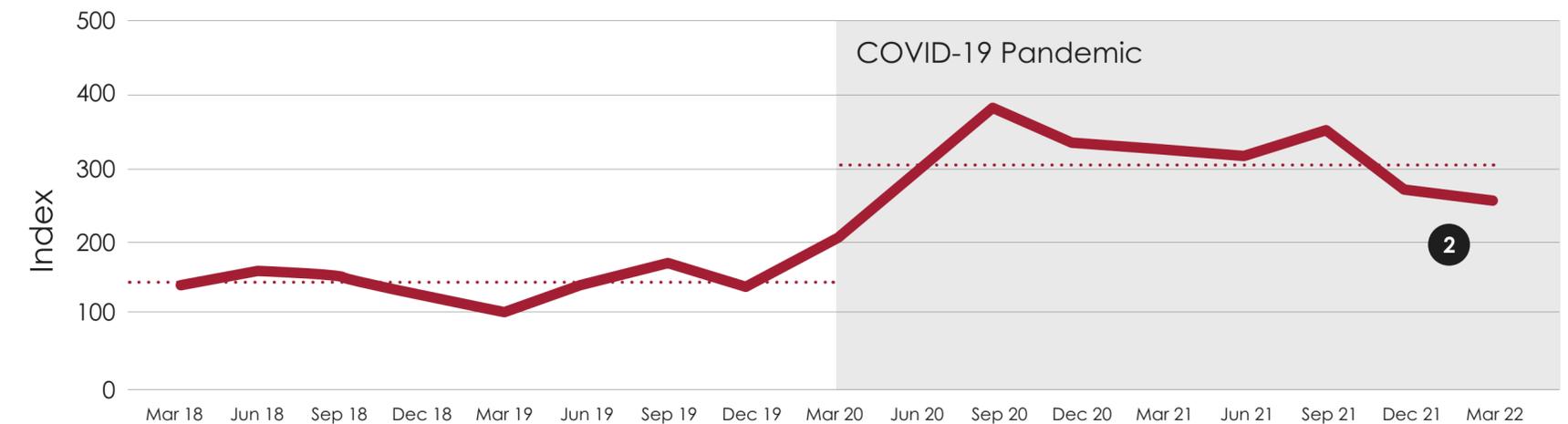
2

The resumption of regional people moving to capitals has **nudged net migration to regions lower**. The net migration index edged lower by 3.2 per cent in the March 2022 quarter. The latest level of net migration to regions is still much higher than pre-pandemic levels, up by 97.8 per cent on the average during the two years prior to the pandemic.

Regional migration – share of all internal migration



Net migration to regional areas – indexed



Regional Hotspots: Top Five LGAs



(by growth in capital-to-regional migration)

Top Five areas for growth in regional migration

1

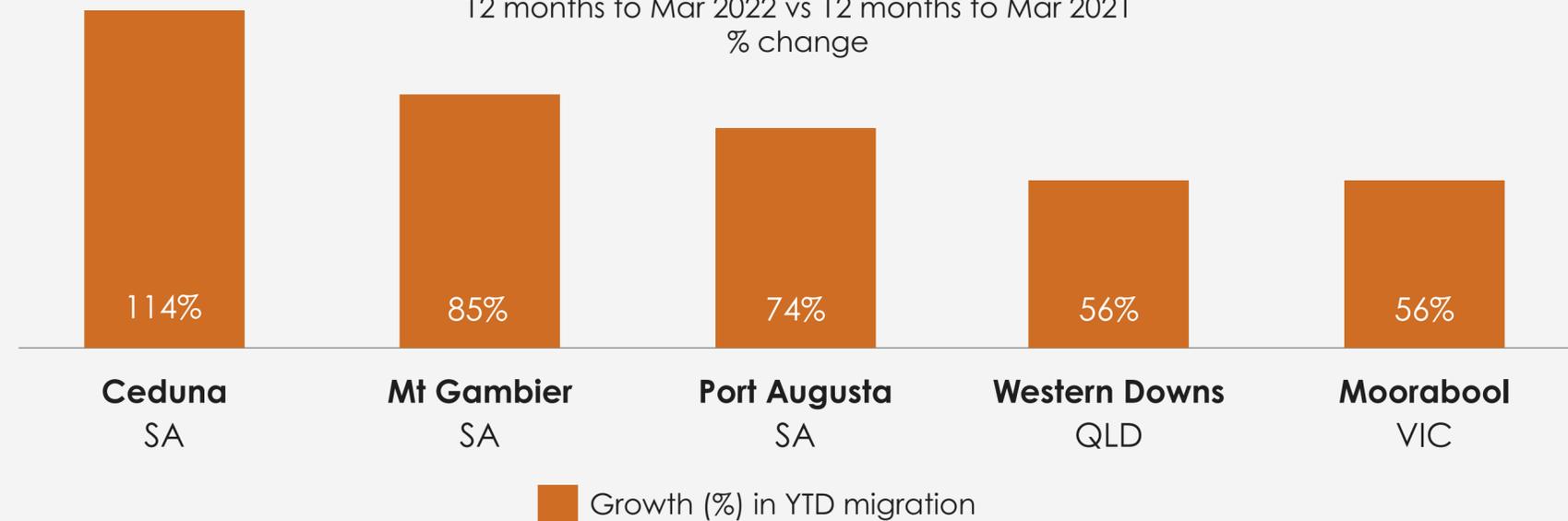
Housing affordability – even if outright availability is tight – stands out in the backdrop of the Regional Hotspots, particularly those South Australian Local Government Areas. With regional SA's median dwelling price well below all other states' regional medians, it's not surprising to see the state account for three of the Top Five LGAs for growth in capital-to-regional migration. **Ceduna** in particular stands out, with the number of capital-city people moving in during the 12 months to March 2022 **more than double the previous 12 months**.

2

The level of migration to each of these Top Five LGAs during the March 2022 quarter alone was also greater than in the previous quarter. **Ceduna** and **Mount Gambier** distinguished themselves as a key destinations, with the number of capital-city people moving in during the quarter up by 59 per cent and 69 per cent, respectively.

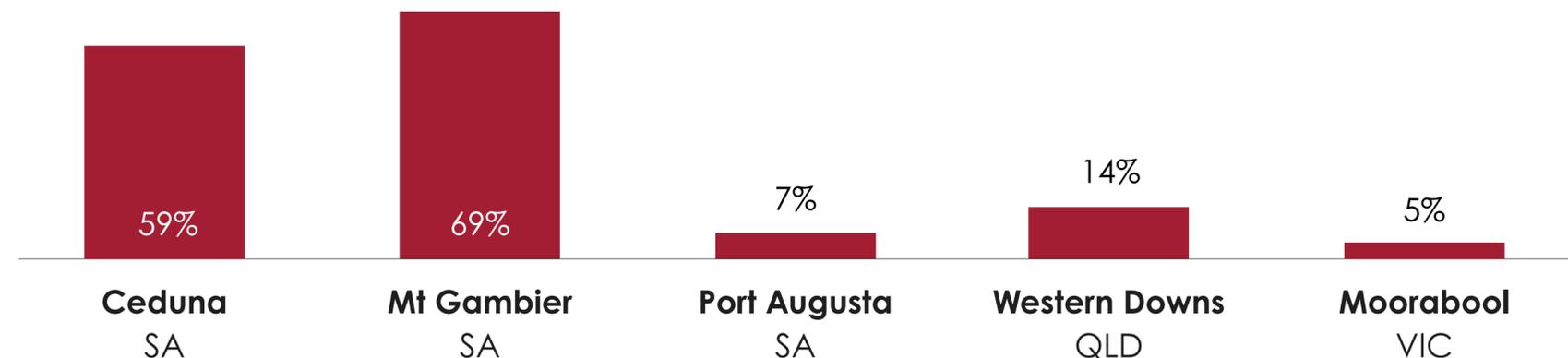
1 Top 5 LGAs by annual growth in migration

12 months to Mar 2022 vs 12 months to Mar 2021
% change



2 Quarterly change in migration for Top 5 LGAs

Mar 2022 qtr vs Dec 2021 qtr
% change



Deep Dive into Regional Hotspots:

Who are the Regional Movers?



Regional Movers are Millennials

Millennials were the majority among all regional movers to each of the regional hotspots (Ceduna, Moorabool, Mount Gambier, Port Augusta and Western Downs) during the 12 months to March 2022.

They accounted for the **largest majority** (76 per cent) among those who moved to **Port Augusta**, and the slimmest majority among those who moved to Moorabool (52 per cent).

Moorabool attracted a relatively large share of **Gen Xers** (24 per cent of all movers); while **Western Downs** attracted a relatively large share of youngsters, **Gen Alpha & Z** (19 per cent) and also **Baby Boomers** (12 per cent).

The average age of those who moved from a capital city to:

Ceduna – 31 years old

Moorabool – 35 years old

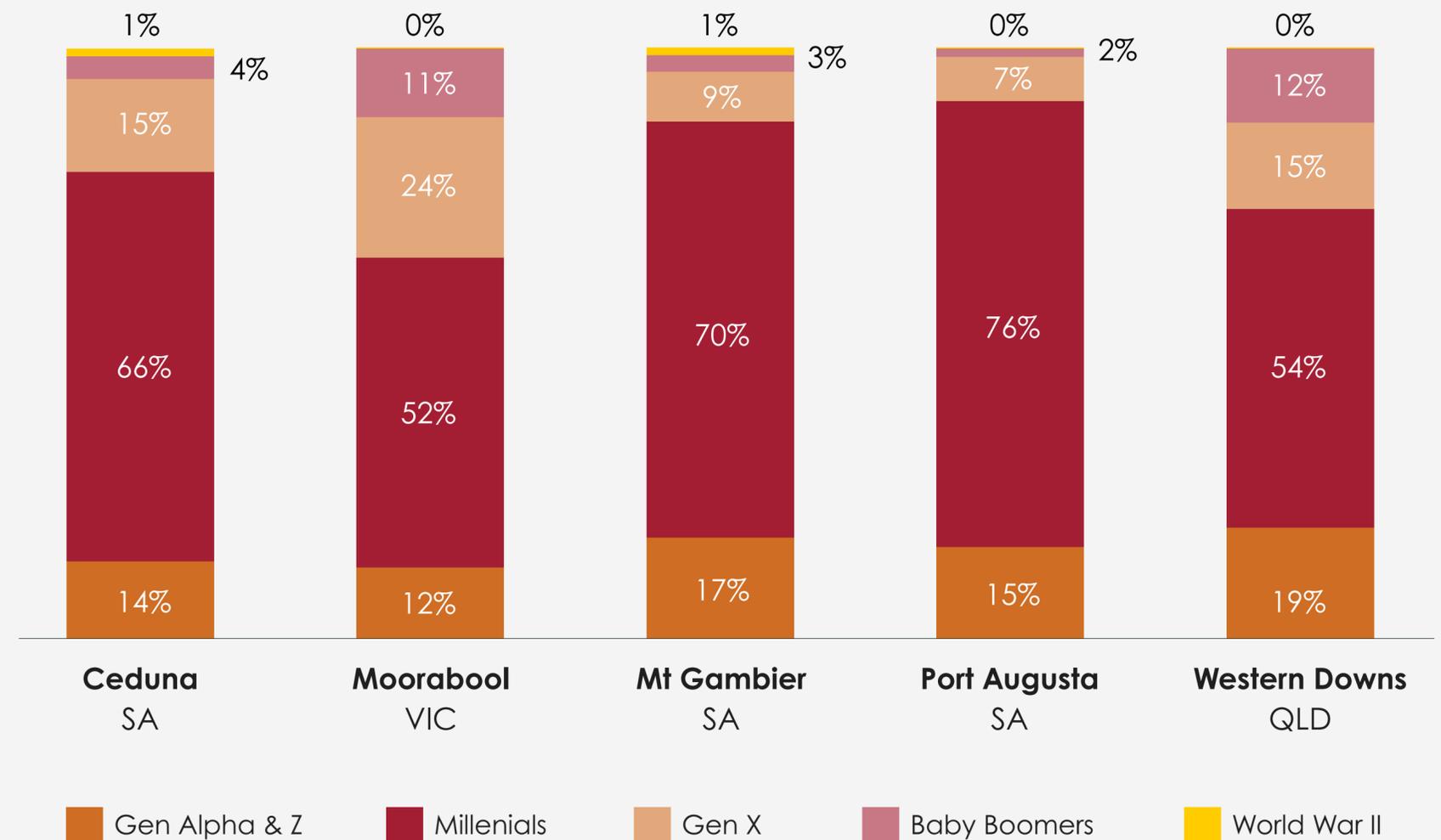
Mount Gambier – 29 years old

Port Augusta – 29 years old

Western Downs – 30 years old

Demographic breakdown of Regional Movers to Top 5 LGAs

12 months to March 2022



Regional Hotspots: Top Five LGAs



(by share of capital-to-regional migration)

Top Five areas for size of regional migration

1

The high-population coastal centres close to the east coast capitals continue to be the main destinations for capital-city dwellers making a regional move.

The **Gold Coast** maintains its mantle as the most popular destination, welcoming 11 per cent of all capital-city dwellers who moved to regional areas during the 12 months to March 2022. The next most popular destinations were the usual suspects: **Sunshine Coast**, **Greater Geelong**, **Wollongong** and **Newcastle**.

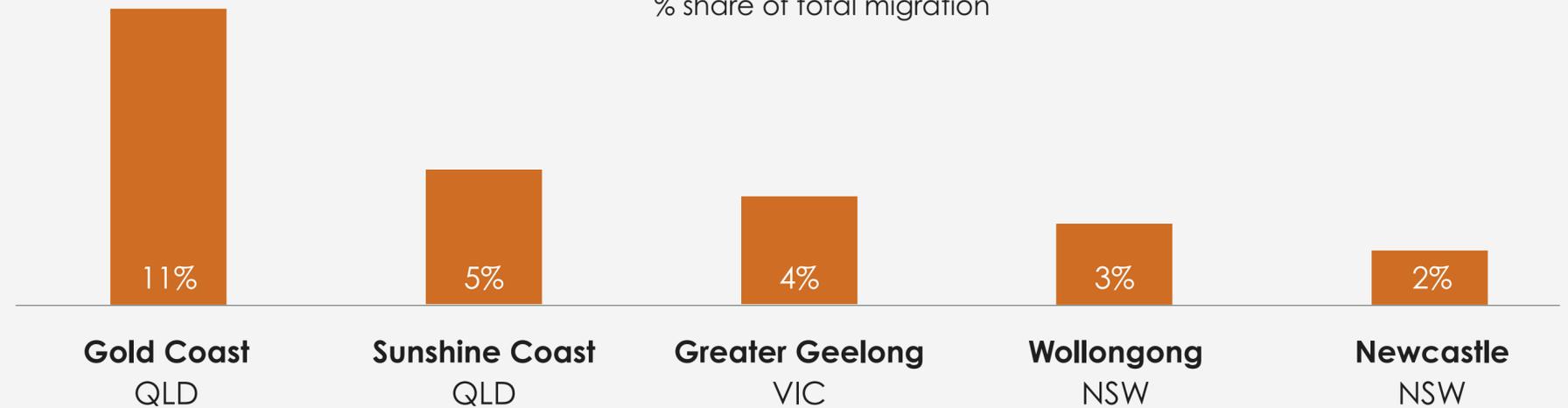
2

Not all Top Five LGAs experienced an increase in migration over the full 12 months to March 2022. The number of regional movers to **Greater Geelong** and **Wollongong** in the latest 12 months was actually fewer than in the previous 12 months, by 5 per cent and 6 per cent, respectively.

Inflows to these Top Five LGAs during the March 2022 quarter were larger than in the previous quarter, in line with the rise in the headline Regional Movers Index. The Gold Coast and Sunshine Coast experienced the largest quarterly increases in migration, up by 27 per cent and 24 per cent, respectively.

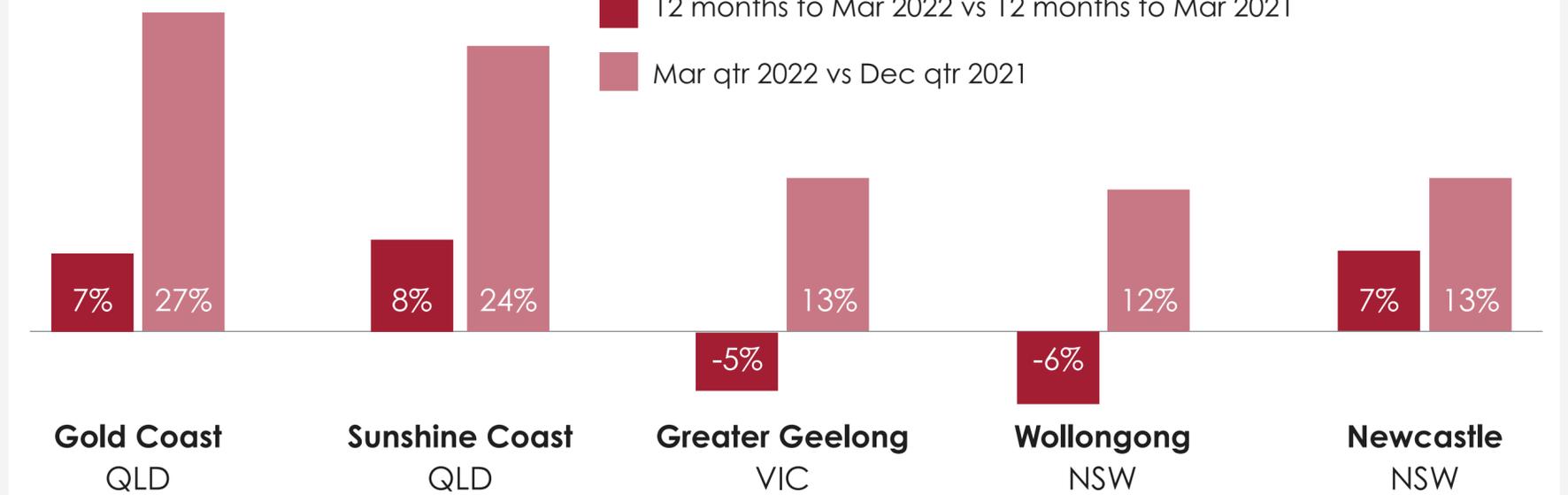
1 Top Five LGAs by share of regional migration – 12 months to Mar 2022

% share of total migration



2 Quarterly and Annual Growth among Top 5 LGAs

■ 12 months to Mar 2022 vs 12 months to Mar 2021
 ■ Mar qtr 2022 vs Dec qtr 2021



Deep Dive into Regional Hotspots:



Who are the Regional Movers?

Regional Movers are Millennials, but a sizeable share of Gen Xers and Boomers head to the Sunshine Coast

For each of the Top Five Regional Hotspots – bar the Sunshine Coast – **Millennials** were the majority among all regional movers during the 12 months to March 2022.

Newcastle and **Wollongong** stand out as regional cities that are attracting a **relatively large share of millennials** compared with the other Top Five Regional Hotspots – a trend consistent with housing affordability being the most challenged in neighbouring Sydney, a key source of those migration flows.

The Sunshine Coast – where housing prices are higher than in neighbouring Brisbane – attracted a **relatively large share of Gen Xers** (20 per cent of all movers) and **Baby Boomers** (17 per cent). The average age of those who moved from a capital city to:

Gold Coast – 33 years old

Greater Geelong – 33 years old

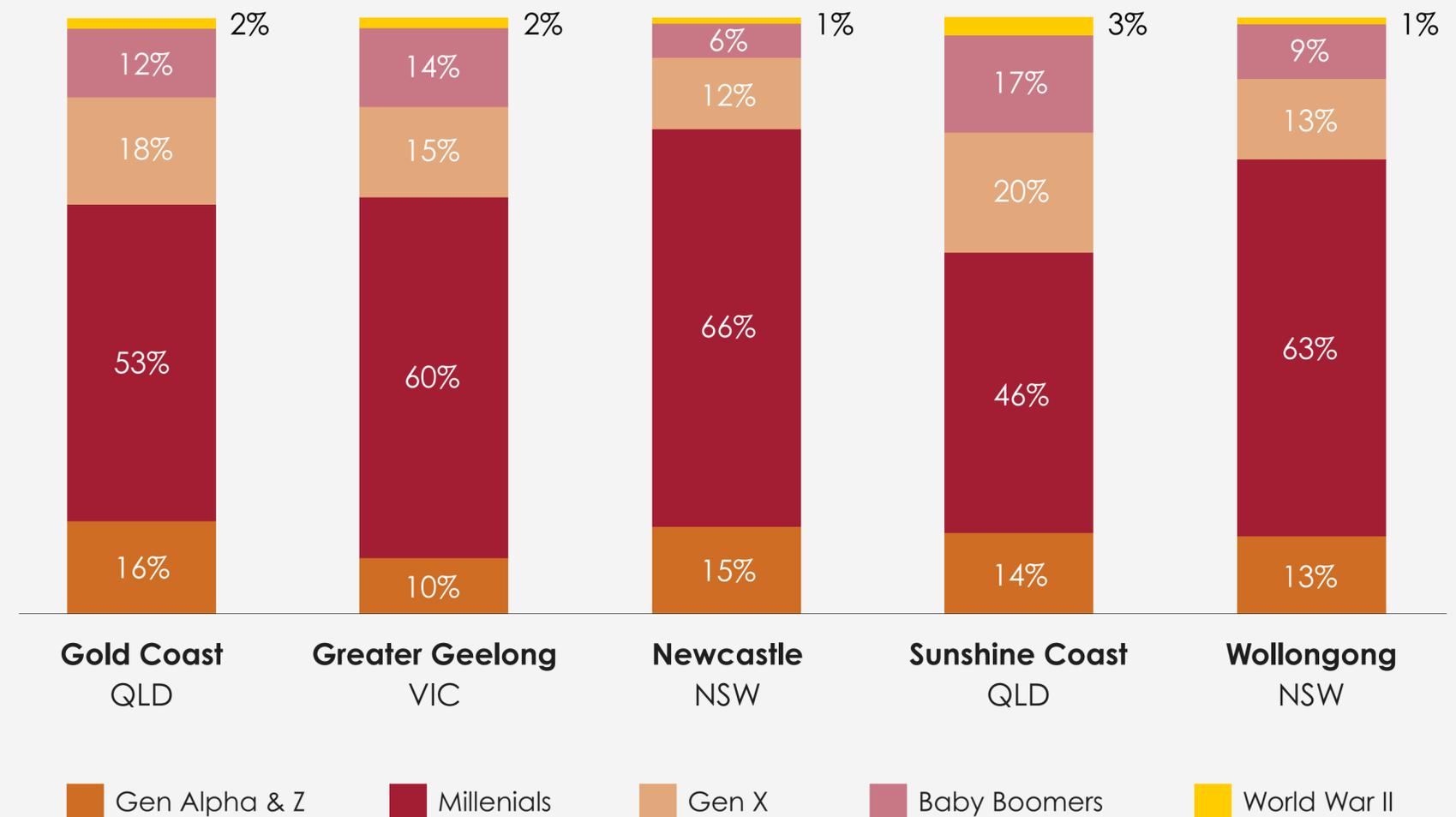
Newcastle – 30 years old

Sunshine Coast – 36 years old

Wollongong – 31 years old

Demographic breakdown of Regional Movers to Top 5 LGAs

12 months to March 2022



Migration Patterns By State



Capital City Net Outflows

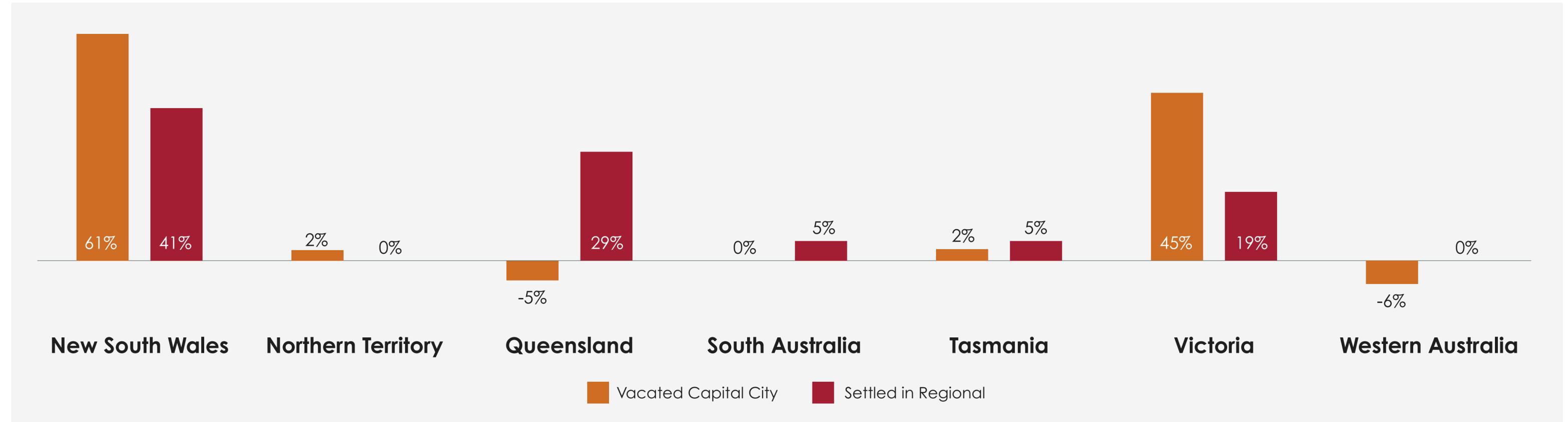
Regional Area Net Inflows, State Shares (12 months to March 2022)

The capital-city net outflows – regional-area net inflows charts show the breakdown of net migration by state. They show the state by state shares of net migration **out of capital cities** and state by state shares of **net migration into regional areas**.

In the 12 months to March 2022, the two largest capitals, Sydney and Melbourne, continued to be the main source of total net outflows from

capitals into regions. The outflow from Sydney accounted for a majority in its own right (61 per cent of total net outflows). In contrast, Perth continues to record a net inflow of migration. Brisbane too experienced a net inflow of migration.

The net outflows from capital cities are largely flowing into the regional areas of the eastern seaboard states; while regional South Australia and regional Tasmania have picked up 10 per cent of the total net inward migration to regions.



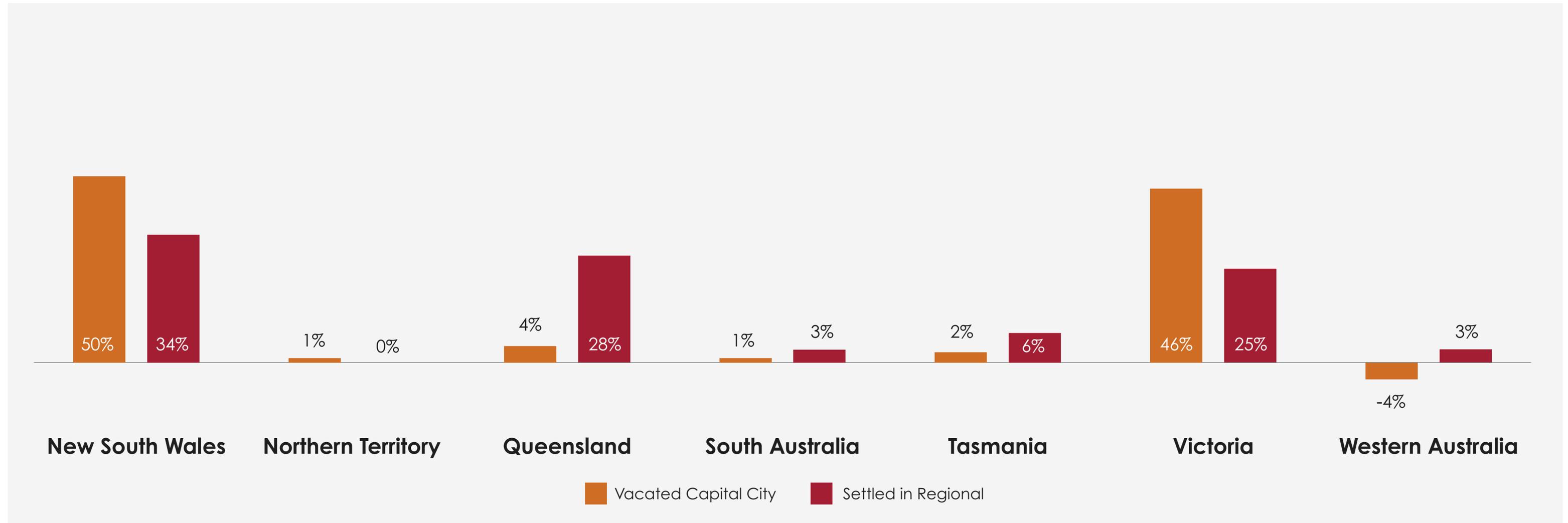
Migration Patterns By State



Capital City Net Outflows

Regional Area Net Inflows, State Shares (12 months to March 2021)

This state by state breakdown in net migration outflows and inflows in the 12 months to March 2022 is similar to the previous 12 months. Sydney and Melbourne accounted for the bulk of net outflows, while the eastern states' regional areas were the main destinations. A key difference is that outflows from Brisbane contributed to overall capital-city net outflows during the 12 months to March 2021.



Appendix



**REGIONAL
AUSTRALIA**
INSTITUTE



A1: Regional Movers Index

Methodology Notes



- (1) CBA-RAI Regional Movers Index is defined as movement of CBA personal customers from capital cities to regional areas (see A1.2). Index = 100, March 2016 quarter.
- (2) Customer movement or population flows refers to CBA personal customers changing their address as stored in CBA technological systems. Customers must have stayed at one address for 6 months (prior to moving) to be counted.
- (3) Capital cities/Regional areas defined through ABS 1270.0.55.001 GCCSA boundaries. Capital cities go by the GCCSA_NAMES of: Greater Sydney, Greater Melbourne, Greater Brisbane, Greater Adelaide, Greater Perth, Greater Hobart, Greater Darwin and Australian Capital Territory. Regional areas go by the GCCSA_NAMES of: Rest of NSW, Rest of Vic, Rest of QLD, Rest of SA, Rest of TAS, Rest of NT. Offshore and 'No usual address' GCCSA_NAMES excluded. ACT has no regional areas.
- (4) The Net regional migration index is calculated as movement from capital areas to regional less movement from regional areas to capital cities. Index = 100, March 2016 quarter.
- (5) LGAs are defined through ABS 1270.0.55.003 ASGS Volume 3 – Non ABS Structures. An LGA must have received at least 100 persons in capital to regional migration during the previous 12 months. 14 LGAs have a percentage of their constituency defined as Capital and the other percentage defined as Regional. These LGAs include Scenic Rim (R), Light (RegC), Barossa (DC), Yarra Ranges (S), Lockyer Valley (R), Kingborough (M), Murrindindi (S), Derwent Valley (M), Murray (S), Mallala (DC), Moorabool (S), Mitchell (S), Macedon Ranges (S), Unincorporated NT.
- (6) The proportion of CBA customers in each state as percentage of total customers is representative of overall Australian population (ABS National, state and territory population released 18th March 2021 for September 2020 reference period).
- (7) The demographic categories are defined by the following age brackets:
 - Gen Alpha & Z : 24 years old and under
 - Millennials: between 24 and 40 years old
 - Gen X: between 40 and 56 years old
 - Baby Boomers: between 56 and 75 years old
 - World War II: 75 years old and over

A2: All LGAs

Share of Migration, Changes in Migration



LGA	State	Share of Migration %	Mar qtr 2022 VS Dec qtr 2021	Mar qtr 2022 VS Mar qtr 2021	Year to Mar 2022 vs Year to Mar 2021
Gold Coast	QLD	11%	27%	3%	7%
Sunshine Coast	QLD	5%	24%	0%	8%
Greater Geelong	VIC	4%	13%	-12%	-5%
Wollongong	NSW	3%	12%	-3%	-6%
Newcastle	NSW	2%	13%	7%	7%
Queanbeyan-Palerang Regional	NSW	2%	-2%	18%	28%
Lake Macquarie	NSW	2%	12%	1%	8%
Cairns	QLD	2%	26%	2%	4%
Townsville	QLD	1%	12%	-8%	2%
Toowoomba	QLD	1%	17%	-1%	7%
Shoalhaven	NSW	1%	3%	4%	1%
Ballarat	VIC	1%	17%	-17%	-4%
Launceston	TAS	1%	63%	-17%	14%
Wingecarribee	NSW	1%	7%	-2%	9%
Fraser Coast	QLD	1%	12%	-4%	16%
Tweed	NSW	1%	-5%	3%	15%
Baw Baw	VIC	1%	26%	1%	-3%
Greater Bendigo	VIC	1%	-2%	-14%	3%
Byron	NSW	1%	-2%	-9%	-5%
Mid-Coast	NSW	1%	13%	7%	4%
Bass Coast	VIC	1%	16%	2%	4%
Port Macquarie-Hastings	NSW	1%	7%	-1%	12%

LGA	State	Share of Migration %	Mar qtr 2022 VS Dec qtr 2021	Mar qtr 2022 VS Mar qtr 2021	Year to Mar 2022 vs Year to Mar 2021
Noosa	QLD	1%	-2%	-20%	5%
Bundaberg	QLD	1%	20%	18%	5%
Coffs Harbour	NSW	1%	7%	-8%	-8%
Albury	NSW	1%	3%	43%	35%
Wagga Wagga	NSW	1%	1%	39%	44%
Dubbo Regional	NSW	1%	-6%	50%	6%
Port Stephens	NSW	1%	16%	20%	6%
Greater Shepparton	VIC	1%	21%	-34%	-15%
Hindmarsh	VIC	1%	24%	-26%	-19%
Surf Coast	VIC	1%	2%	9%	-15%
Mackay	QLD	1%	34%	3%	-5%
Latrobe	VIC	1%	26%	10%	0%
Maitland	NSW	1%	9%	-3%	7%
East Gippsland	VIC	1%	1%	-12%	2%
Mitchell	VIC	1%	52%	30%	0%
Shellharbour	NSW	1%	17%	36%	15%
Bathurst Regional	NSW	1%	9%	76%	43%
Cessnock	NSW	1%	15%	16%	16%
Tamworth Regional	NSW	1%	-16%	3%	33%
Eurobodalla	NSW	1%	19%	-9%	-2%
Orange	NSW	1%	-1%	4%	2%
Busselton	WA	1%	33%	14%	12%
Mildura	VIC	1%	59%	-15%	-44%

LGA	State	Share of Migration %	Mar qtr 2022 VS Dec qtr 2021	Mar qtr 2022 VS Mar qtr 2021	Year to Mar 2022 vs Year to Mar 2021
Alice Springs	NT	1%	45%	-9%	-2%
Wellington	VIC	1%	20%	-1%	-2%
Whitsunday	QLD	1%	28%	-1%	-2%
Rockhampton	QLD	1%	39%	-11%	8%
Kalgoorlie/Boulder	WA	1%	32%	-1%	11%
Moorabool	VIC	0%	5%	99%	56%
Ballina	NSW	0%	7%	-3%	0%
Gladstone	QLD	0%	8%	4%	4%
South Gippsland	VIC	0%	8%	6%	-4%
Gympie	QLD	0%	46%	17%	4%
Clarence Valley	NSW	0%	28%	5%	-2%
Wodonga	VIC	0%	13%	-6%	-5%
Goulburn Mulwaree	NSW	0%	18%	24%	8%
Karratha	WA	0%	15%	-8%	2%
Snowy Monaro Regional	NSW	0%	9%	15%	20%
Lismore	NSW	0%	22%	45%	12%
Bega Valley	NSW	0%	-16%	10%	21%
Southern Downs	QLD	0%	23%	-9%	0%
Griffith	NSW	0%	-1%	30%	-5%
South Burnett	QLD	0%	43%	31%	13%
Western Downs	QLD	0%	14%	31%	56%
Alexandrina	SA	0%	12%	11%	9%

A2: All LGAs

Share of Migration, Changes in Migration



LGA	State	Share of Migration %	Mar qtr 2022 VS Dec qtr 2021	Mar qtr 2022 VS Mar qtr 2021	Year to Mar 2022 vs Year to Mar 2021
Macedon Ranges	VIC	0%	4%	-7%	-7%
Huon Valley	TAS	0%	28%	-6%	1%
Campaspe	VIC	0%	8%	-32%	-11%
Port Hedland	WA	0%	17%	4%	10%
Lithgow	NSW	0%	-5%	22%	24%
Moira	VIC	0%	-15%	-26%	-6%
Lockyer Valley	QLD	0%	35%	19%	-10%
Broome	WA	0%	-24%	-12%	12%
Devonport	TAS	0%	57%	-23%	-2%
Bunbury	WA	0%	9%	-9%	6%
Mount Gambier	SA	0%	69%	153%	85%
Mid-Western Regional	NSW	0%	19%	19%	11%
Armidale Regional	NSW	0%	-5%	34%	32%
Albany	WA	0%	61%	16%	10%
Yass Valley	NSW	0%	-1%	-6%	-3%
Greater Geraldton	WA	0%	24%	-8%	-4%
Augusta-Margaret River	WA	0%	20%	-16%	4%
Wangaratta	VIC	0%	14%	-4%	2%
Mount Alexander	VIC	0%	11%	-9%	-2%
Hepburn	VIC	0%	33%	-17%	-19%
Kiama	NSW	0%	7%	-23%	-13%
Murrindindi	VIC	0%	43%	-1%	8%

LGA	State	Share of Migration %	Mar qtr 2022 VS Dec qtr 2021	Mar qtr 2022 VS Mar qtr 2021	Year to Mar 2022 vs Year to Mar 2021
Warrnambool	VIC	0%	42%	-11%	-13%
Barossa	SA	0%	15%	10%	-3%
Katherine	NT	0%	33%	21%	1%
West Tamar	TAS	0%	50%	5%	-4%
Douglas	QLD	0%	7%	-34%	17%
Harvey	WA	0%	2%	-3%	9%
Port Augusta	SA	0%	7%	83%	74%
Snowy Valleys	NSW	0%	24%	-6%	4%
Swan Hill	VIC	0%	17%	-47%	-49%
Kempsey	NSW	0%	43%	1%	-17%
Mansfield	VIC	0%	38%	16%	-10%
Scenic Rim	QLD	0%	-2%	-32%	2%
Cassowary Coast	QLD	0%	91%	9%	-27%
Livingstone	QLD	0%	0%	-20%	-15%
Alpine	VIC	0%	-20%	-30%	-7%
Nambucca Valley	NSW	0%	35%	75%	0%
Colac-Otway	VIC	0%	0%	-19%	-22%
Northam	WA	0%	20%	15%	12%
Whyalla	SA	0%	112%	93%	27%
Burnie	TAS	0%	67%	12%	-3%
Benalla	VIC	0%	-2%	2%	-6%
Hilltops	NSW	0%	0%	-4%	16%
Murray Bridge	SA	0%	53%	0%	-4%

LGA	State	Share of Migration %	Mar qtr 2022 VS Dec qtr 2021	Mar qtr 2022 VS Mar qtr 2021	Year to Mar 2022 vs Year to Mar 2021
Glenelg	VIC	0%	-15%	-17%	17%
Strathbogie	VIC	0%	14%	-2%	1%
Central Coast	TAS	0%	95%	4%	0%
Central Highlands	QLD	0%	92%	9%	-17%
Victor Harbor	SA	0%	0%	-21%	-10%
Copper Coast	SA	0%	19%	46%	35%
Mareeba	QLD	0%	15%	-22%	-2%
Mount Isa	QLD	0%	83%	-4%	-8%
Singleton	NSW	0%	14%	-3%	12%
Southern Midlands	TAS	0%	-7%	-18%	9%
Murray River	NSW	0%	22%	22%	-4%
Glamorgan/Spring Bay	TAS	0%	71%	28%	26%
Bellingen	NSW	0%	24%	70%	24%
Richmond Valley	NSW	0%	-6%	42%	6%
Muswellbrook	NSW	0%	-17%	46%	45%
Golden Plains	VIC	0%	-10%	-25%	-19%
Renmark Paringa	SA	0%	30%	26%	12%
Ashburton	WA	0%	-17%	-11%	17%
Chittering	WA	0%	15%	-2%	14%
Indigo	VIC	0%	15%	0%	-1%
Horsham	VIC	0%	-7%	-17%	-7%
Meander Valley	TAS	0%	14%	-34%	-25%

A2: All LGAs

Share of Migration, Changes in Migration



LGA	State	Share of Migration %	Mar qtr 2022 VS Dec qtr 2021	Mar qtr 2022 VS Mar qtr 2021	Year to Mar 2022 vs Year to Mar 2021
Esperance	WA	0%	0%	8%	21%
Capel	WA	0%	-25%	-3%	20%
Federation	NSW	0%	3%	-28%	-1%
Isaac	QLD	0%	38%	-13%	0%
Tablelands	QLD	0%	14%	-5%	-12%
Broken Hill	NSW	0%	25%	45%	27%
Port Lincoln	SA	0%	-2%	31%	40%
Central Goldfields	VIC	0%	3%	-27%	-4%
Cowra	NSW	0%	45%	10%	13%
Yorke Peninsula	SA	0%	17%	105%	35%
Port Pirie City and Dists	SA	0%	16%	38%	32%
Gingin	WA	0%	-3%	-24%	-1%
Mid Murray	SA	0%	32%	58%	20%
Berri and Barmera	SA	0%	-18%	-20%	20%
Moree Plains	NSW	0%	30%	-5%	20%
Wyndham-East Kimberley	WA	0%	-28%	-45%	-18%
Dardanup	WA	0%	11%	78%	36%
Northern Grampians	VIC	0%	-19%	-54%	-14%
Upper Lachlan Shire	NSW	0%	15%	41%	26%
Break O'Day	TAS	0%	22%	22%	19%
Queenscliffe	VIC	0%	107%	82%	9%

LGA	State	Share of Migration %	Mar qtr 2022 VS Dec qtr 2021	Mar qtr 2022 VS Mar qtr 2021	Year to Mar 2022 vs Year to Mar 2021
Light	SA	0%	-16%	-37%	9%
Parkes	NSW	0%	15%	9%	23%
Berrigan	NSW	0%	3%	50%	6%
Ararat	VIC	0%	21%	-29%	-13%
Corangamite	VIC	0%	17%	-29%	-21%
Oberon	NSW	0%	65%	18%	12%
Southern Grampians	VIC	0%	65%	14%	-5%
Upper Hunter Shire	NSW	0%	43%	-13%	-5%
Yankalilla	SA	0%	-13%	-10%	13%
Circular Head	TAS	0%	181%	-15%	-21%
Waratah/Wynyard	TAS	0%	-8%	-12%	1%
Maranoa	QLD	0%	15%	-16%	-9%
Burdekin	QLD	0%	4%	-21%	-26%
Toodyay	WA	0%	9%	6%	31%
Northern Midlands	TAS	0%	65%	-8%	1%
Carnarvon	WA	0%	-22%	12%	-3%
Manjimup	WA	0%	17%	-15%	-25%
Banana	QLD	0%	35%	-3%	21%
East Pilbara	WA	0%	-30%	-46%	-19%
Clare and Gilbert Valleys	SA	0%	26%	26%	15%
Cabonne	NSW	0%	11%	-6%	-7%
Ceduna	SA	0%	59%	69%	114%

LGA	State	Share of Migration %	Mar qtr 2022 VS Dec qtr 2021	Mar qtr 2022 VS Mar qtr 2021	Year to Mar 2022 vs Year to Mar 2021
Derwent Valley	TAS	0%	33%	-37%	1%
Latrobe	TAS	0%	4%	-34%	-14%
Kingborough	TAS	0%	107%	-28%	-23%
Loxton Waikerie	SA	0%	55%	63%	-5%
Unincorporated NT	NT	0%	0%	47%	3%
North Burnett	QLD	0%	-23%	-4%	1%