Regional Movers Index

June 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.

See Appendix A1 for definitions and methodology.

Regional Movers Index

Following a surge in the March 2022 quarter, migration to regions pulls back in the June quarter

1

Six months into Living With COVID, there is an early sign that migration from capitals to regions is moderating from the elevated flows that prevailed during 2020 and 2021. Following a five-year high in the March 2022 quarter, the number of people moving from capital cities to regions fell by 16.5 per cent during the June quarter.

This quarterly fall is significant, although it partly reflects ordinary seasonal patterns in people movement – the June and December quarters tend to have reduced flows from cities.

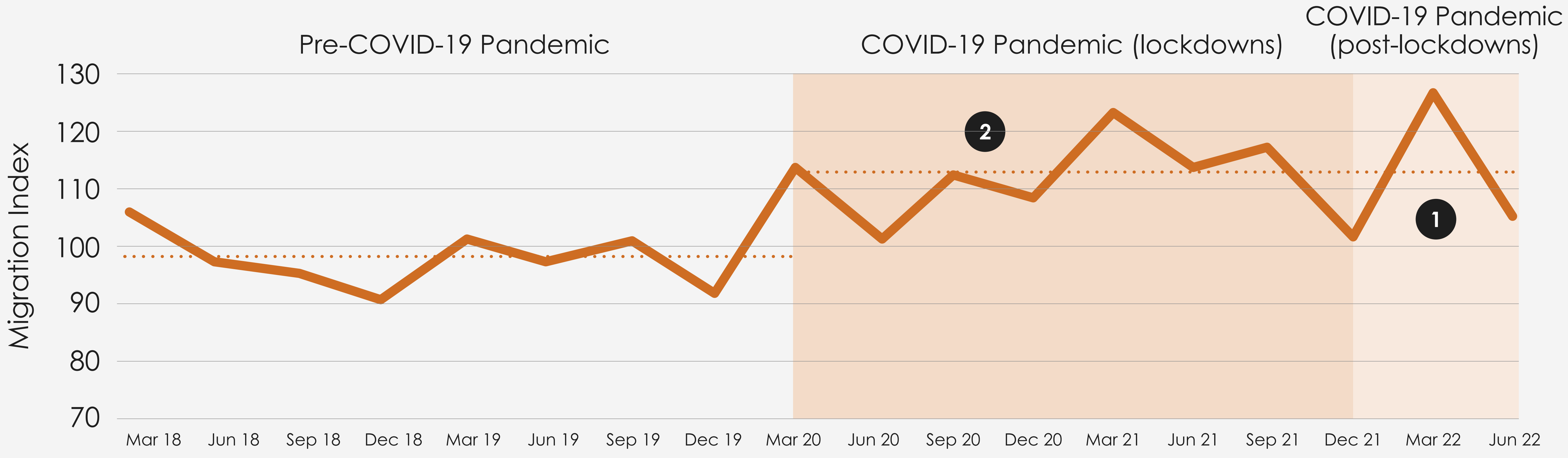
2

During the height of the pandemic – the unpredictable lockdowns of 2020 and 2021 – capital city people moved to regions in record numbers, some 15.4 per cent more than in two years pre-COVID.

3

This reduced flow of capital-city people moving to regions in the June 2022 quarter has translated into a reduced share of all relocations – down to 5.8 per cent in the June 2022 quarter, which compares with a 6.2 per cent share a year earlier.

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



Index = 100, March 2016

3 Breakdown of total internal migration

To

From	June 2021: Regional Australia	June 2021: Capital Cities	June 2022: Regional Australia	June 2022: Capital Cities
Regional Australia	22.2%	4.1%	22.9%	4.6%
Capital Cities	6.2%	67.6%	5.8%	66.6%

Net Internal Migration to Regional Australia

Regional-capital migration resumes, net migration still high relative to pre-COVID

1

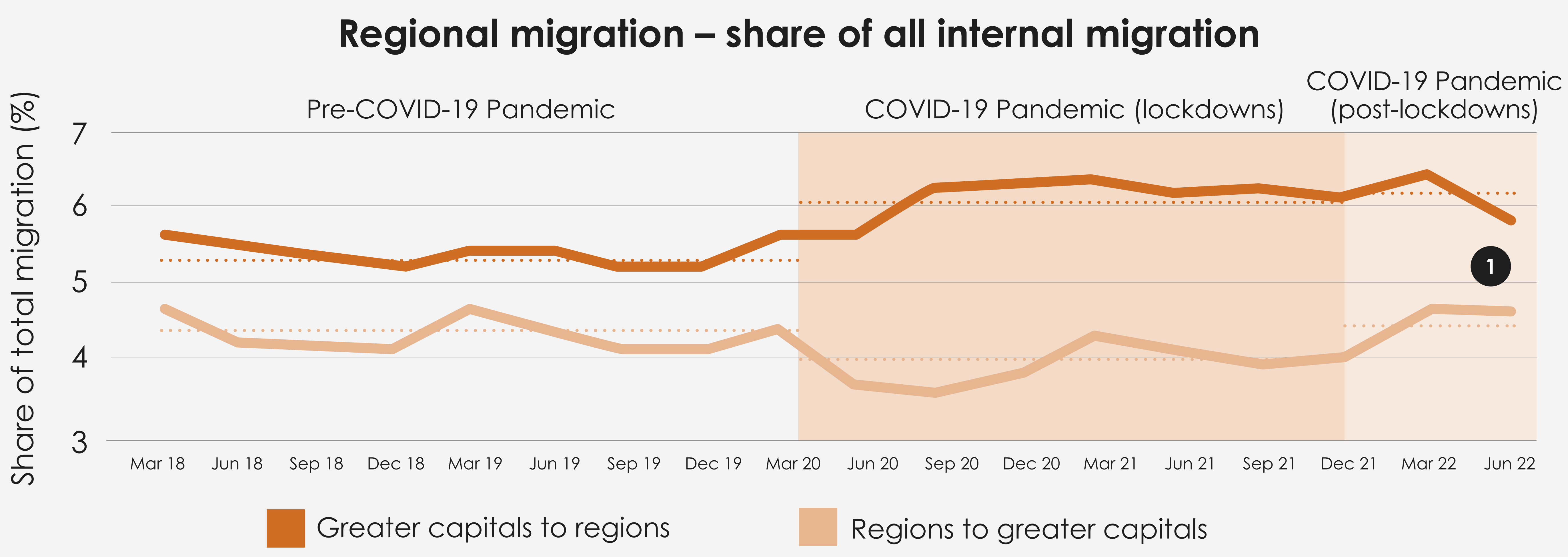
The most significant development in migration patterns since we started living with COVID has been the resumption of population flows from regions to capitals. These flows in both the first and second quarters of 2022 accounted for around 4.5 per cent of all relocations, on par with the two years prior to the pandemic.

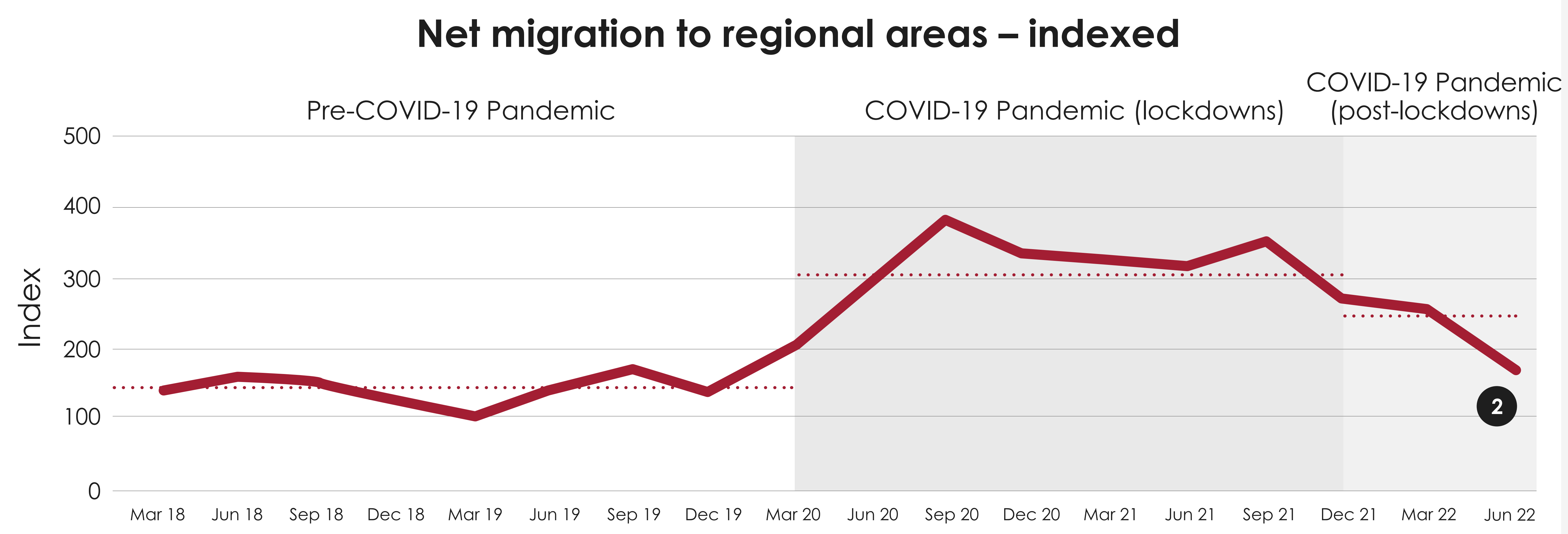
The resumption of these outflows, combined with the reduced inflows to regions, has been driving net migration to regions lower. Net migration to regions in the June 2022 quarter fell significantly, down by 35.1 per cent to be 41.1 per cent lower than a year earlier.

2

Despite these significant falls, the latest level of net migration still outstrips what had prevailed during the two years prior to the pandemic. The latest level of net migration to regions is 30.2 per cent higher than what prevailed in the two years prior to the pandemic.

The sheer level of net migration during the lockdown period of COVID is likely to have represented a step change in the overall size of many regional communities. The latest reduction in net inflows will hopefully be giving many communities some breathing space to adjust.





Regional Hotspots: Top Five LGAs

(by growth in capital-to-regional migration)

Top Five areas for growth in regional migration

1

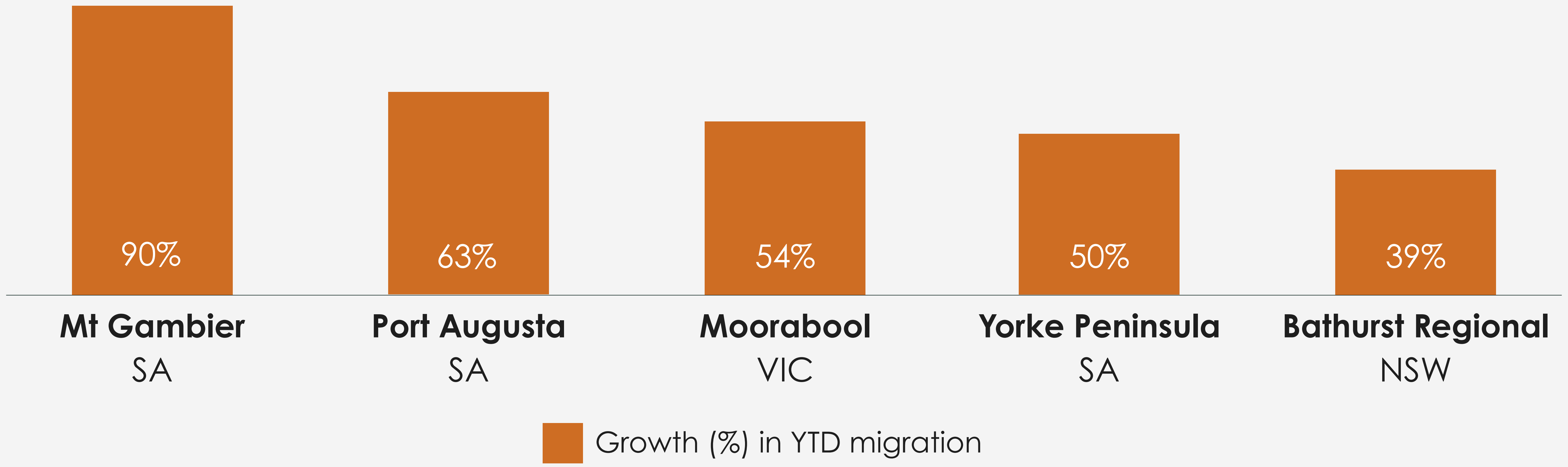
South Australia again features prominently among the local government areas experiencing the strongest annual growth in inward migration from capital cities. Mount Gambier in particular is frequently appearing on this list. This time the LGA experienced the biggest increase in inward migration from capitals (the inflow in the 2021/22 financial year is nearly double what it was in the previous financial year).

2

With the exception of Moorabool in Victoria, each of these Top LGAs experienced a quarterly decline in capital city migration inflows – reflecting the decline across regions generally.

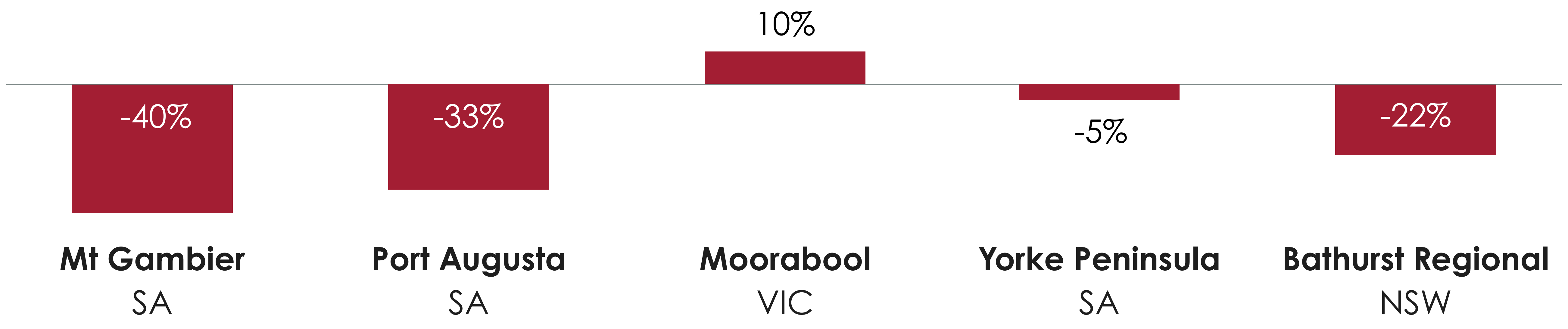
1 Top 5 LGAs by annual growth in migration

2021/22 vs 2020/21, % change



2 Quarterly change in migration for Top 5 LGAs

Jun 2022 qtr vs Mar 2022 qtr, % change



Regional Hotspots: Top Five LGAs

(by share of capital-to-regional migration)

Top Five areas for size of regional migration

1

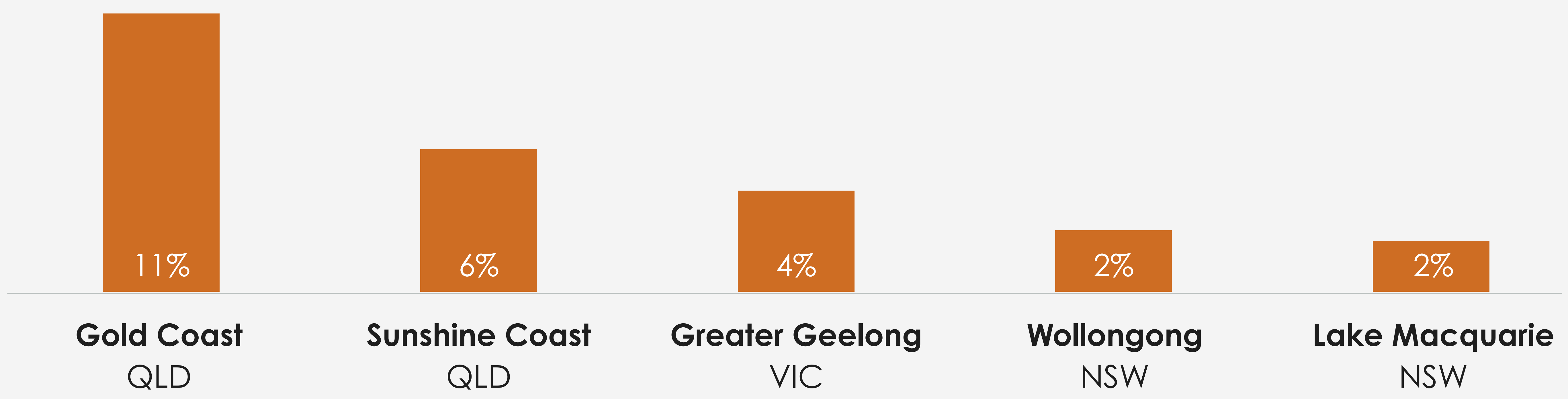
The major coastal cities close to the east coast capitals are the main destinations for city-dwellers making a regional move, with the Gold Coast the stand out favourite. The Glitter Strip generally welcomes in 11 per cent of all capital city dwellers who make a regional move. The next most popular destinations were the familiar LGAs: Sunshine Coast, Greater Geelong, Wollongong and Lake Macquarie for fifth place in the 12 months to June 2022.

2

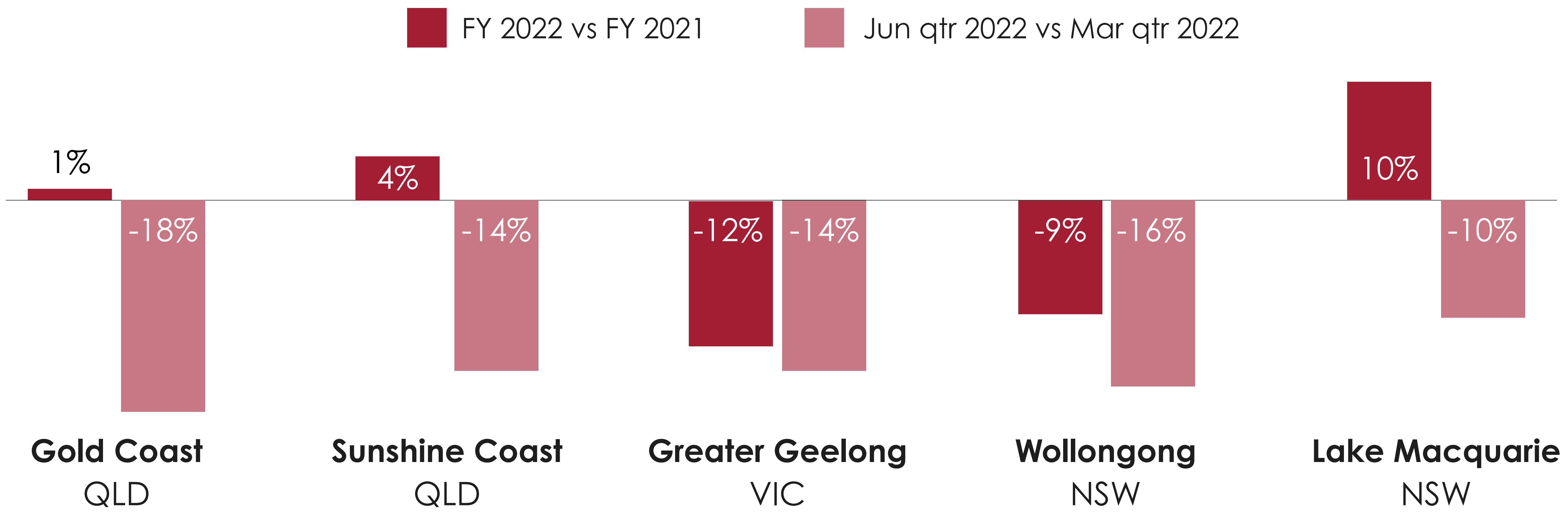
In line the quarterly reduction in capital-to-regional migration nationally, each of these Top 5 LGAs saw reduced inflows into their communities in June 2022 quarter.

Over the full 2021/22 financial year, however, a number of these major coastal centres saw an increase in capital-city people moving into their communities: the Gold Coast, Sunshine Coast and Lake Macquarie each saw migration inflows expand by 1 per cent, 4 per cent and 10 per cent, respectively.

1 Top Five LGAs by share of regional migration – 2022/21



2 Quarterly and Annual Growth among Top 5 LGAs



Who are the Regional Movers?

– before vs during the pandemic

The pandemic has magnified demographic trends in migration

In the previous edition of this publication, we uncovered just who regional movers are: Millennials. They account for the single largest cohort of people moving from capitals to regions.

In this edition, we can see that the pandemic has affected the overall demographic profile of regional movers – it has magnified existing patterns. Since the onset of the pandemic, Millennials have shown an increased propensity to move, making up a larger share of all regional movers. The same can be said for Gen Alpha and Gen Z. The pandemic appears to have made the remaining generations less keen to move – with the Gen X, Baby Boomer and World War II cohorts making up smaller shares of all regional movers since the onset of the pandemic.

Median age of Regional Movers **before** COVID-19 Pandemic

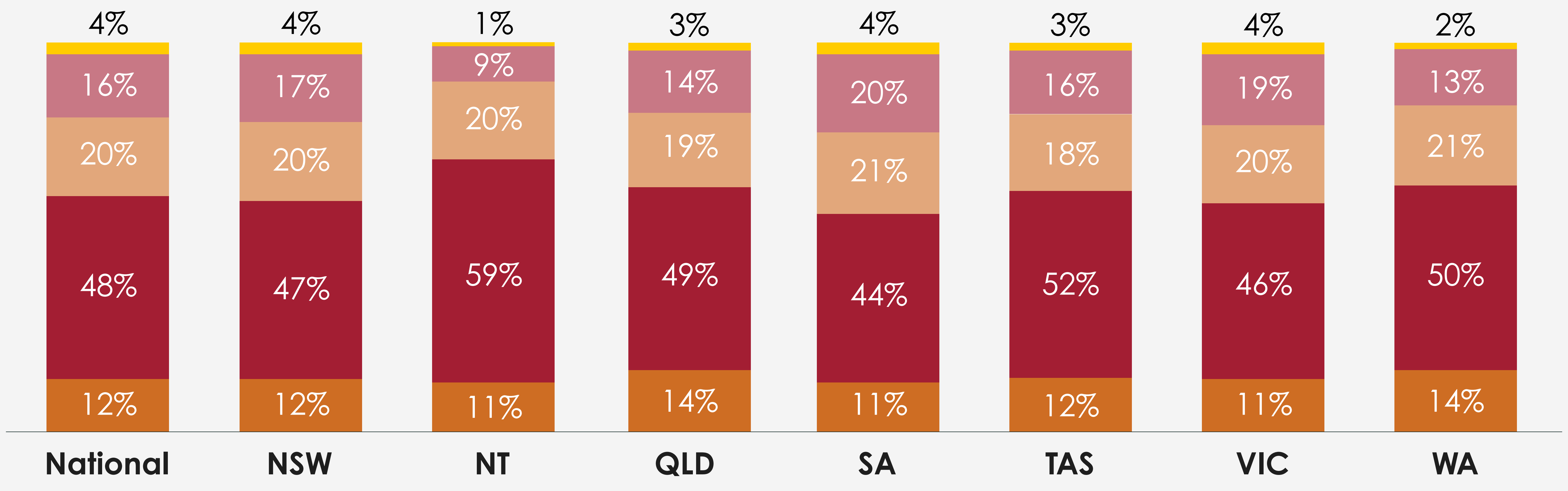
State	Median Age
NSW	37
NT	34
QLD	35
SA	38
TAS	35
VIC	37
WA	35

Median age of Regional Movers **during** COVID-19 Pandemic

State	Median Age
NSW	33
NT	31
QLD	33
SA	34
TAS	31
VIC	34
WA	34

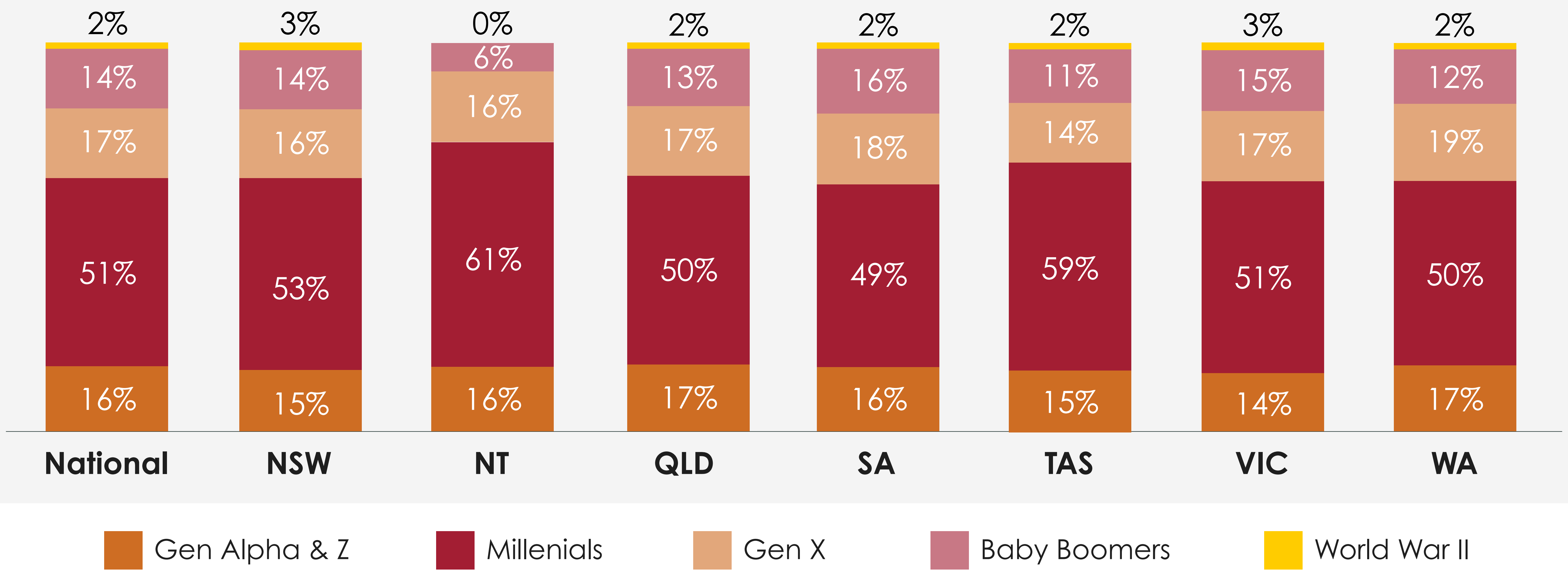
Demographic breakdown of Regional Movers – before the COVID-19 Pandemic

regions nationally and state regional areas (Mar 2016 – Feb 2020)



Demographic breakdown of Regional Movers – during the COVID-19 Pandemic

regions nationally and state regional areas (Mar 2020 – Jun 2022)



See Appendix A1 for demographic age category breakdown

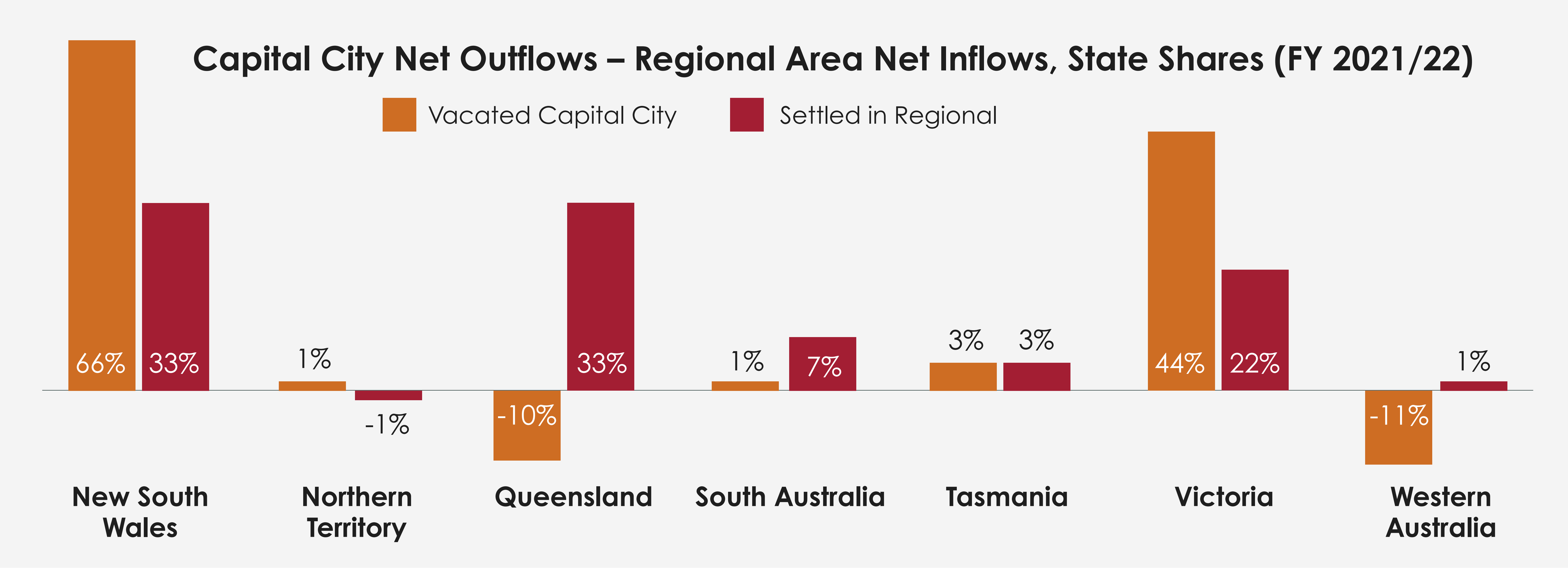
Migration Patterns By State

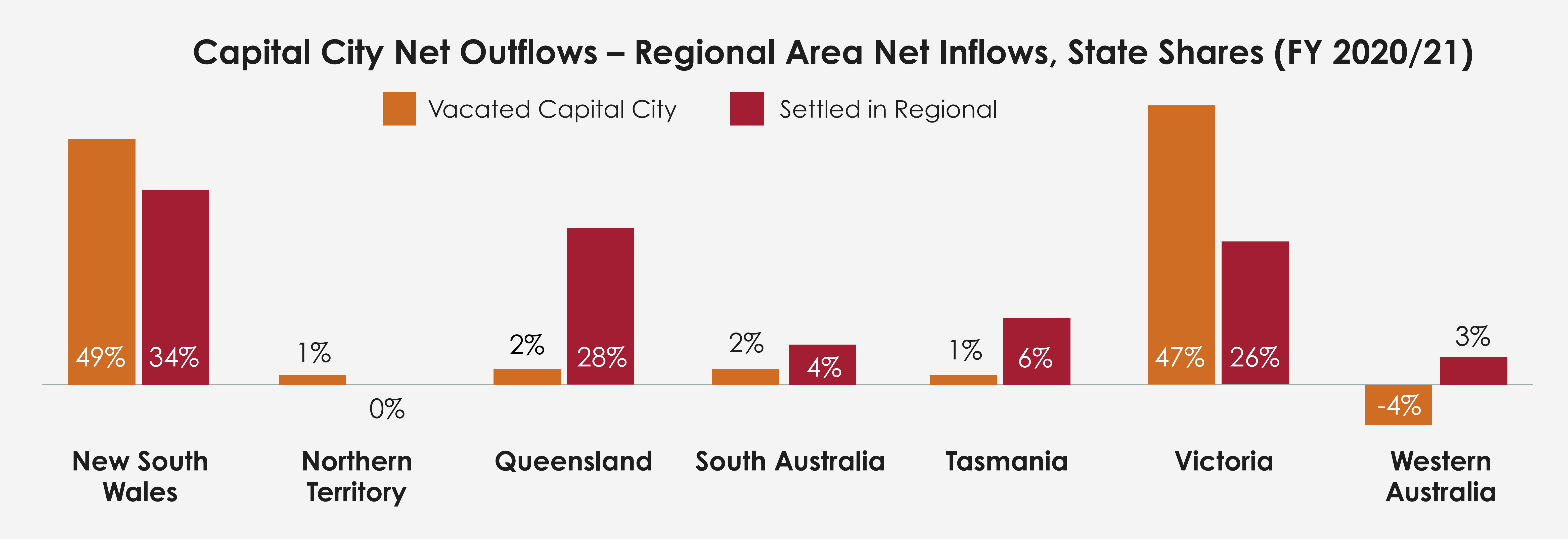
These capital city net outflows – regional area net inflows charts show the breakdown of net migration by state. They show the state by state shares of net migration **out of capital cities** and state by state shares of **net migration into regional areas**.

In the 2021/22 financial year Sydney accounted for two thirds of the net migration outflows from capital cities. This is significantly larger than the Emerald City's share in the previous financial year. By contrast, Melbourne accounted for 44 per cent of net migration outflows in 2021/22, a share that is not too different to (slightly smaller than) the previous financial year.

Overall, net migration outflows are sourced overwhelmingly from Sydney and Melbourne. But these migration outflows are being distributed much more evenly across mainly the eastern seaboard sates – in both the 2021/22 financial year and the previous financial year. In the latest financial year each state picked up roughly (or nearing) a third of net inflows into regions – regional NSW (33 per cent), regional Queensland (33 per cent) and regional Victoria (22 per cent).

This latest share (33 per cent) of net inflows into regional Queensland in particular reflects a slight increase in popularity of the state – it is slightly larger than the 28 per cent out net inflows the state welcomed in during the previous financial year.





Appendix

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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 %	June qtr 2022 vs March qtr 2022	June qtr 2022 vs June qtr 2021	Year to June 2022 vs Year to June 2021
Gold Coast	QLD	11%	-18%	-7%	1%
Sunshine Coast	QLD	6%	-14%	2%	4%
Greater Geelong	VIC	4%	-14%	-17%	-12%
Wollongong	NSW	2%	-16%	-14%	-9%
Lake Macquarie	NSW	2%	-10%	4%	10%
Newcastle	NSW	2%	-21%	0%	7%
Cairns	QLD	2%	-10%	3%	1%
Queanbeyan-Palerang Regional	NSW	2%	-26%	-13%	17%
Townsville	QLD	2%	-7%	4%	1%
Toowoomba	QLD	1%	-22%	-6%	3%
Ballarat	VIC	1%	-15%	-17%	-11%
Shoalhaven	NSW	1%	-24%	-17%	-1%
Fraser Coast	QLD	1%	-17%	1%	10%
Tweed	NSW	1%	-16%	-13%	3%
Greater Bendigo	VIC	1%	-7%	-21%	-9%
Mid-Coast	NSW	1%	-19%	-2%	5%
Baw Baw	VIC	1%	-18%	-14%	-7%
Port Macquarie-Hastings	NSW	1%	-18%	1%	11%
Wingecarribee	NSW	1%	-27%	-26%	2%
Launceston	TAS	1%	-40%	-43%	-17%
Byron	NSW	1%	-20%	-17%	-12%
Bundaberg	QLD	1%	-10%	-3%	4%

LGA	State	Share of Migration %	June qtr 2022 vs March qtr 2022	June qtr 2022 vs June qtr 2021	Year to June 2022 vs Year to June 2021
Bass Coast	VIC	1%	-19%	-19%	-6%
Noosa	QLD	1%	-9%	-16%	-6%
Mackay	QLD	1%	-6%	11%	-2%
Hindmarsh	VIC	1%	4%	-11%	-20%
Coffs Harbour	NSW	1%	-18%	-17%	-13%
Shellharbour	NSW	1%	10%	22%	19%
Moorabool	VIC	1%	10%	65%	54%
Latrobe	VIC	1%	-13%	-6%	-6%
Busselton	WA	1%	-1%	18%	15%
Maitland	NSW	1%	-10%	4%	6%
Surf Coast	VIC	1%	-8%	-5%	-15%
Port Stephens	NSW	1%	-34%	-20%	3%
Gladstone	QLD	1%	5%	31%	9%
Greater Shepparton	VIC	1%	-19%	-32%	-24%
East Gippsland	VIC	1%	0%	1%	1%
Eurobodalla	NSW	1%	4%	-2%	-4%
Mitchell	VIC	1%	-20%	-2%	3%
Wagga Wagga	NSW	1%	-45%	-13%	36%
Bathurst Regional	NSW	1%	-22%	-1%	39%
Albury	NSW	1%	-46%	-18%	39%
Dubbo Regional	NSW	1%	-50%	-28%	7%
Southern Downs	QLD	1%	-8%	22%	10%
Alice Springs	NT	1%	-28%	-18%	-7%

LGA	State	Share of Migration %	June qtr 2022 vs March qtr 2022	June qtr 2022 vs June qtr 2021	Year to June 2022 vs Year to June 2021
Cessnock	NSW	0%	-27%	-13%	9%
Whitsunday	QLD	0%	-11%	-19%	-11%
Goulburn Mulwaree	NSW	0%	-17%	17%	16%
Wellington	VIC	0%	-15%	-9%	-6%
Ballina	NSW	0%	-17%	-12%	-4%
Mildura	VIC	0%	-38%	-9%	-40%
Tamworth Regional	NSW	0%	-20%	-20%	20%
Kalgoorlie/Boulder	WA	0%	-25%	-18%	4%
Karratha	WA	0%	-12%	-9%	-1%
Bega Valley	NSW	0%	0%	10%	18%
Orange	NSW	0%	-33%	-14%	5%
Rockhampton	QLD	0%	-24%	-31%	-11%
Wodonga	VIC	0%	-12%	-14%	-10%
Clarence Valley	NSW	0%	-24%	-8%	-4%
Gympie	QLD	0%	-35%	-22%	-4%
Snowy Monaro Regional	NSW	0%	-17%	6%	14%
Kempsey	NSW	0%	32%	81%	2%
Port Hedland	WA	0%	-1%	6%	13%
Alexandrina	SA	0%	-11%	-7%	9%
South Burnett	QLD	0%	-25%	16%	16%
Huon Valley	TAS	0%	-19%	-18%	-6%
South Gippsland	VIC	0%	-22%	-27%	-13%

See Appendix A1 for definitions and methodology.

A2: All LGAs
Share of Migration, Changes in Migration

LGA	State	Share of Migration %	June qtr 2022 vs March qtr 2022	June qtr 2022 vs June qtr 2021	Year to June 2022 vs Year to June 2021
Mount Gambier	SA	0%	-40%	63%	90%
Campaspe	VIC	0%	4%	-27%	-21%
Lismore	NSW	0%	-36%	-13%	10%
Armidale Regional	NSW	0%	-10%	18%	36%
Albany	WA	0%	-26%	-3%	4%
Lockyer Valley	QLD	0%	-28%	-13%	-10%
Mid-Western Regional	NSW	0%	-16%	5%	12%
Macedon Ranges	VIC	0%	-15%	-11%	-7%
Bunbury	WA	0%	-17%	-1%	2%
Western Downs	QLD	0%	-25%	-22%	24%
Barossa	SA	0%	-8%	21%	1%
Yass Valley	NSW	0%	0%	-6%	-5%
Lithgow	NSW	0%	-23%	-27%	7%
Augusta-Margaret River	WA	0%	-14%	-9%	-4%
Warrnambool	VIC	0%	-5%	-1%	-17%
Wangaratta	VIC	0%	0%	-22%	-16%
Devonport	TAS	0%	-30%	-35%	-19%
Katherine	NT	0%	-11%	25%	6%
Greater Geraldton	WA	0%	-20%	-25%	-13%
Hepburn	VIC	0%	-12%	-11%	-22%
Mount Alexander	VIC	0%	-9%	-10%	-8%
Moira	VIC	0%	-15%	-43%	-25%
Livingstone	QLD	0%	22%	1%	-16%
Kiama	NSW	0%	-9%	-21%	-18%
Hilltops	NSW	0%	22%	54%	30%
Burnie	TAS	0%	-13%	45%	13%
Griffith	NSW	0%	-45%	-24%	7%
Broome	WA	0%	-18%	-24%	4%
Snowy Valleys	NSW	0%	-9%	17%	12%
Douglas	QLD	0%	41%	-20%	-8%
West Tamar	TAS	0%	-35%	-8%	-6%
Nambucca Valley	NSW	0%	-29%	33%	13%
Chittering	WA	0%	25%	88%	33%
Whyalla	SA	0%	-33%	7%	25%
Harvey	WA	0%	-13%	-12%	0%
Victor Harbor	SA	0%	9%	-6%	-16%
Scenic Rim	QLD	0%	-9%	-13%	-12%
Cassowary Coast	QLD	0%	-30%	-2%	-23%
Murray Bridge	SA	0%	-19%	12%	-3%
Copper Coast	SA	0%	-8%	15%	29%
Alpine	VIC	0%	22%	-14%	-20%
Benalla	VIC	0%	8%	-7%	-13%
Mansfield	VIC	0%	-10%	-15%	-14%
Port Augusta	SA	0%	-33%	8%	63%
Central Highlands	QLD	0%	-27%	16%	-5%
Murrindindi	VIC	0%	-22%	-53%	-21%
Port Lincoln	SA	0%	21%	38%	32%
Swan Hill	VIC	0%	-19%	-25%	-46%
Muswellbrook	NSW	0%	26%	-8%	18%
Central Coast	TAS	0%	-32%	-8%	-8%
Northam	WA	0%	-8%	-31%	-9%
Murray River	NSW	0%	-13%	-4%	-11%
Tablelands	QLD	0%	9%	30%	-2%
Singleton	NSW	0%	-19%	0%	9%
Southern Midlands	TAS	0%	7%	-25%	-5%
Strathbogie	VIC	0%	-16%	-2%	-1%
Ashburton	WA	0%	24%	-18%	-3%
Central Goldfields	VIC	0%	11%	8%	-3%
Colac-Otway	VIC	0%	-21%	-29%	-22%
Mid Murray	SA	0%	-2%	21%	36%
Break O'Day	TAS	0%	18%	25%	21%
Mount Isa	QLD	0%	-40%	-25%	-13%
Golden Plains	VIC	0%	3%	-13%	-20%
Yorke Peninsula	SA	0%	-5%	30%	50%
Horsham	VIC	0%	-11%	34%	4%
Light	SA	0%	37%	9%	5%
Gingin	WA	0%	19%	6%	0%
Yankalilla	SA	0%	38%	0%	5%

See Appendix A1 for definitions and methodology.

A2: All LGAs
Share of Migration, Changes in Migration

LGA	State	Share of Migration %	June qtr 2022 vs March qtr 2022	June qtr 2022 vs June qtr 2021	Year to June 2022 vs Year to June 2021
Isaac	QLD	0%	-16%	-12%	-5%
Corangamite	VIC	0%	33%	9%	-20%
Dardanup	WA	0%	-17%	9%	30%
Capel	WA	0%	6%	-24%	6%
Maranoa	QLD	0%	13%	13%	-7%
Manjimup	WA	0%	13%	35%	-9%
Mareeba	QLD	0%	-26%	-33%	-15%
Loxton Waikerie	SA	0%	10%	36%	7%
Federation	NSW	0%	-11%	-15%	-11%
Northern Grampians	VIC	0%	55%	-15%	-21%
Queenscliffe	VIC	0%	6%	32%	14%
Glenelg	VIC	0%	-18%	-47%	-7%
Indigo	VIC	0%	-18%	-35%	-17%
Latrobe	TAS	0%	19%	10%	-7%
East Pilbara	WA	0%	60%	-9%	-23%
Port Pirie City and Dists	SA	0%	-31%	15%	36%
Glamorgan/ Spring Bay	TAS	0%	-50%	-38%	-3%
Upper Lachlan Shire	NSW	0%	-23%	30%	37%
Inverell	NSW	0%	15%	50%	20%
Broken Hill	NSW	0%	-35%	-23%	13%
Meander Valley	TAS	0%	-27%	-23%	-29%

LGA	State	Share of Migration %	June qtr 2022 vs March qtr 2022	June qtr 2022 vs June qtr 2021	Year to June 2022 vs Year to June 2021
Unincorporated NT	NT	0%	0%	32%	28%
Renmark Paringa	SA	0%	-43%	-33%	-1%
Bellingen	NSW	0%	-45%	-33%	11%
Esperance	WA	0%	-30%	-20%	11%
Upper Hunter Shire	NSW	0%	-18%	-10%	-9%
Kingborough	TAS	0%	-16%	-7%	-21%
Circular Head	TAS	0%	-40%	-4%	-24%
Clare and Gilbert Valleys	SA	0%	-24%	18%	26%
Parkes	NSW	0%	-33%	0%	22%
Moree Plains	NSW	0%	-33%	13%	20%
Carnarvon	WA	0%	-7%	30%	7%
Cowra	NSW	0%	-43%	-24%	-2%
Oberon	NSW	0%	-21%	-21%	-4%
Wyndham-East Kimberley	WA	0%	0%	-21%	-21%
Banana	QLD	0%	-29%	9%	11%
Northern Midlands	TAS	0%	-24%	-26%	-19%
Berrigan	NSW	0%	-20%	0%	11%
Berri and Barmera	SA	0%	-25%	-31%	10%
Unincorporated SA	SA	0%	33%	60%	4%
Ararat	VIC	0%	-17%	-35%	-23%
Toodyay	WA	0%	-39%	-4%	26%

LGA	State	Share of Migration %	June qtr 2022 vs March qtr 2022	June qtr 2022 vs June qtr 2021	Year to June 2022 vs Year to June 2021
Burdekin	QLD	0%	-12%	-18%	-23%
Richmond Valley	NSW	0%	-53%	-42%	-2%
North Burnett	QLD	0%	-13%	0%	1%
Southern Grampians	VIC	0%	-45%	-50%	-21%

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