



# Coffs Harbour Quarterly Insights

**Report of regional economic trends**

**November 2022**

Covering the period up to June 2022

# Quarterly Insights

The Coffs Harbour's Quarterly Economic Insights Report provides an overview of a number of datasets that give an indication of economic activity in the LGA.

To create a complete picture of activity in a place, no one data set should be considered in isolation. Data is updated every quarter as it becomes available.

## Employment Trends



**Payroll jobs in Coffs Harbour SA3 increased by 2.1% in the quarter, above the regional NSW average**

**Compared to the end of June 2021, payroll jobs are 2.4% higher**



**Online Job Vacancies in the NSW North Coast region increased by 2.7%**

**The largest growth in employment in the Coffs Harbour - Grafton SA4 region occurred in: Aged and Disabled Carers and Sales Assistants (General).**

## Looking for Work



**The u/e rate (12 month ave) in Coffs Harbour was 3.1% (Regional NSW 4.1%)**

**At June 2022 there were 4,334 residents accessing JobSeeker benefits**

## Business Trends



**3.7% annual change in GST Registered Businesses - below the 3 year average**

**Growth driven by Construction, Administrative and Support Services, and Health Care and Social Assistance**

## Construction Pipeline



**\$112M value of buildings approved**

**+57M on previous quarter**

**\$304M value approved YTD**

**-12.2% on YTD previous year**

## Housing Market



**\$789,000 Median Dwelling Price (March 2022)**

**+1.2% on previous quarter**

**+25.2% on previous year**

# Employment Trends



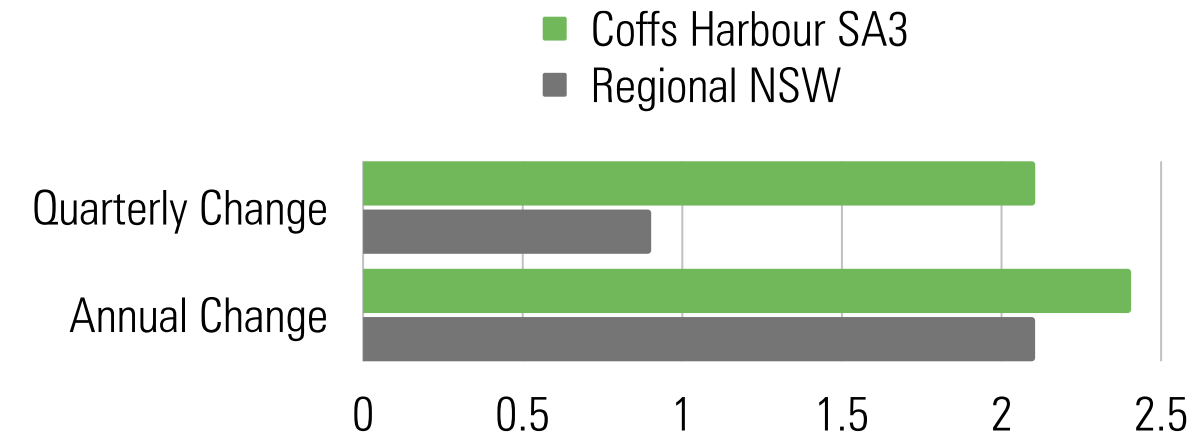
The Weekly Payroll Jobs and Wages in Australia dataset provides regional level estimates of movements in the number of employee jobs who are paid through a STP-reported payroll.

Job numbers are not seasonally adjusted, so falls are expected in the Xmas/NY period. It is based on the residence of the jobholder.

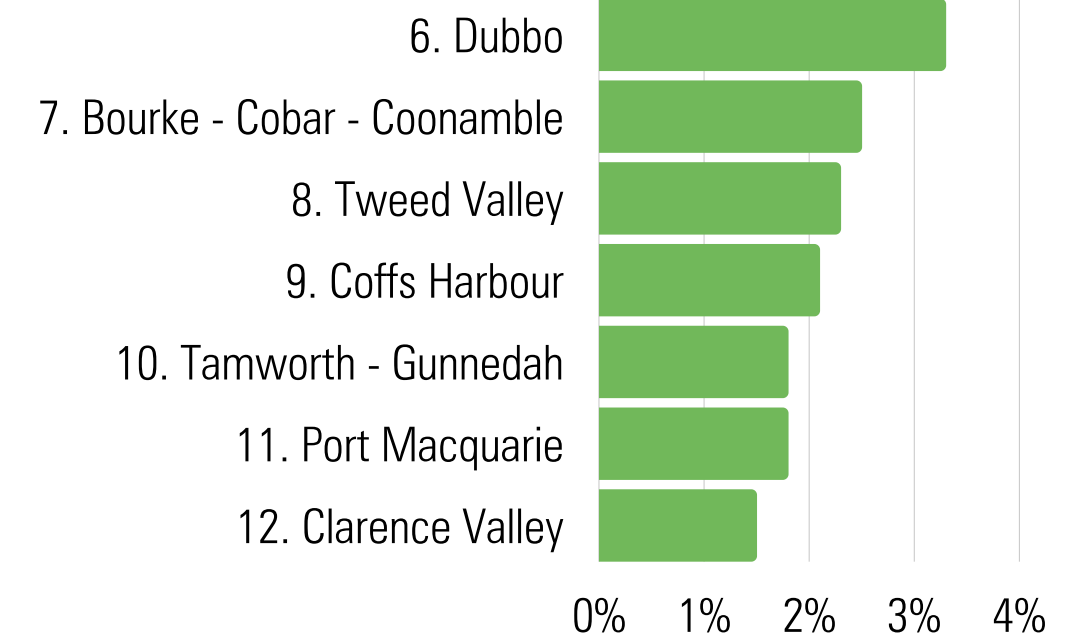
Each job is counted separately, irrespective of whether it is worked by a multiple jobholder. Therefore, people who work multiple jobs may be counted multiple times.

In the quarter to the end of June 2022, payroll jobs in Coffs Harbour SA3 increased by 2.1%. Compared to the end of June 2021, payroll jobs are 2.4% higher. Coffs Harbour SA3 quarterly payroll jobs change ranked 9th out of all regional NSW SA3 regions.

## Change in number of payroll jobs

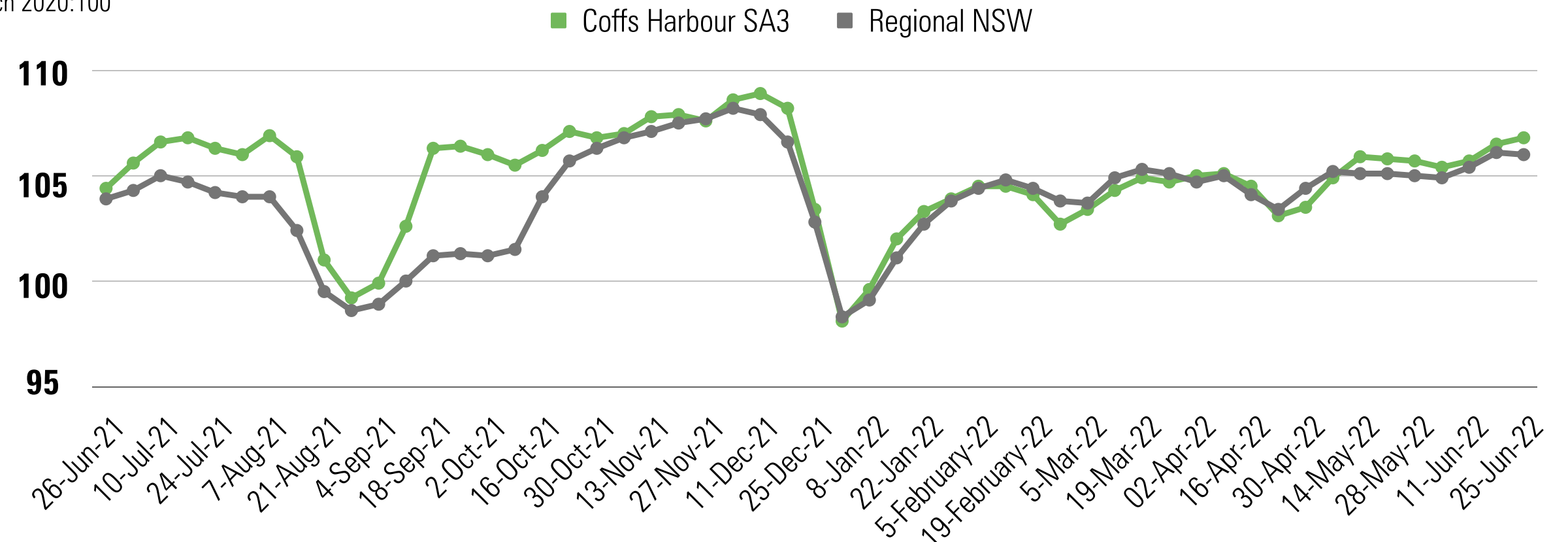


## Ranking out of 46 non-metro regions, Quarterly change



## Indexed movements in number of payroll jobs, last 12 months

March 2020:100





# Employment Trends



The Nowcast of Employment by Region and Occupation (NERO) is a new experimental dataset developed using an emerging methodology called 'nowcasting' that uses both traditional and real-time data, as well as big data techniques, such as machine learning, to estimate trends that are more timely, more detailed and are available more frequently.

The Internet Vacancy Index (IVI) is a monthly count of online job advertisements.

Both datasets contain smoothing to counter seasonal fluctuations and to provide an indication of long term trends in local labour markets.

The largest growth in employment in the Coffs Harbour - Grafton SA4 region in the last quarter occurred in:

**Aged and Disabled Carers and Sales Assistants (General).**

In the quarter to the end of June 2022, Online Job Vacancies in the NSW North Coast region increased by 2.7%.



**Aged and Disabled Carers**

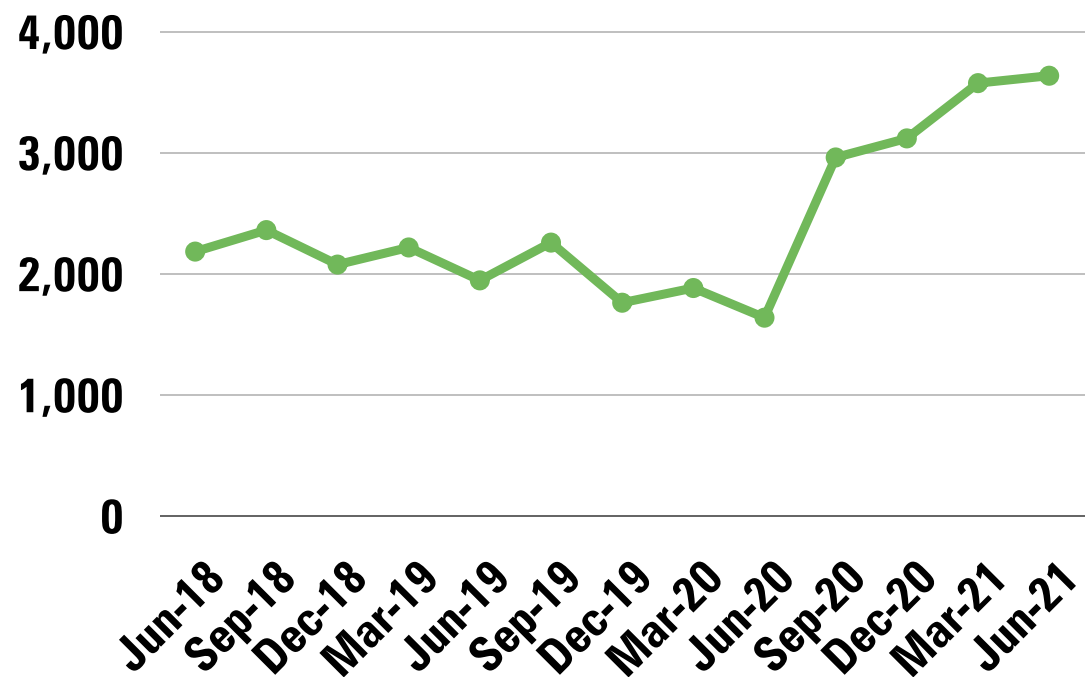


**Sales Assistants**

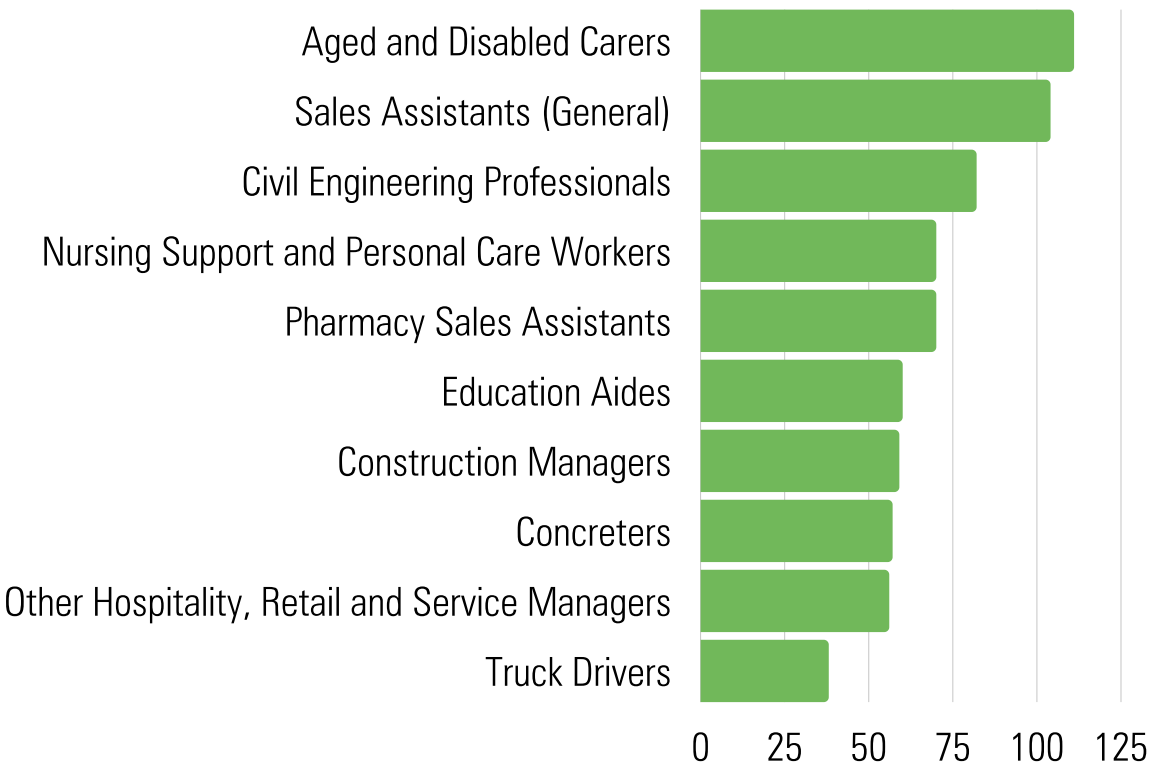


**Civil Engineers**

**Online Job Vacancies, NSW North Coast, 3-month average**



**Largest Quarterly increase by Occupation, Employment, Coffs Harbour - Grafton SA4**



**Largest Quarterly increase by Occupation, Online Job Vacancies, NSW North Coast**



# Looking for Work



The National Skills Commission produces quarterly Small Area Labour Markets (SALM) estimates of unemployment and the unemployment rate. Estimates at the Local Government Area (LGA) level can be volatile.

The Department of Social Services produces monthly estimates of JobSeeker Payment and Youth Allowance recipients at the small area level.

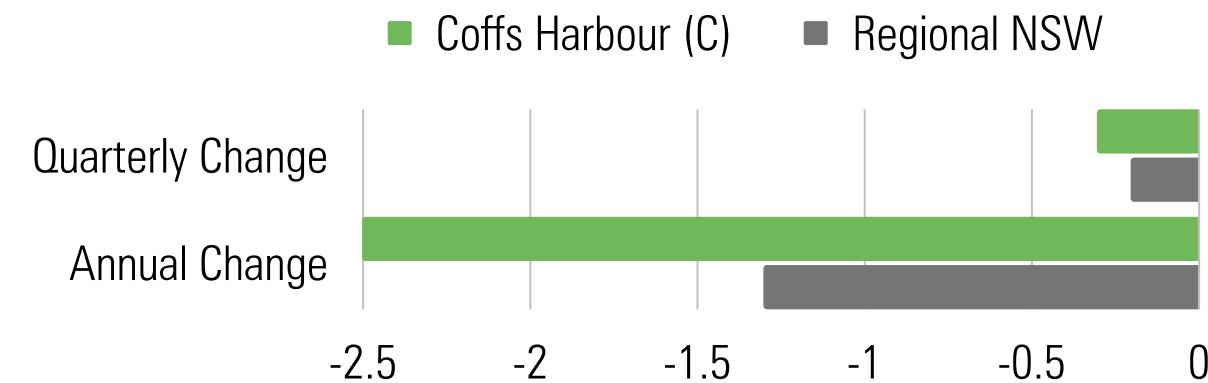
JobSeeker estimates are a better estimate of the number of people who can not find adequate employment (enough hours) in a region.

At June 2022, the unemployment rate (12 month ave) in Coffs Harbour was 3.1%, below the Regional NSW average (4.1%).

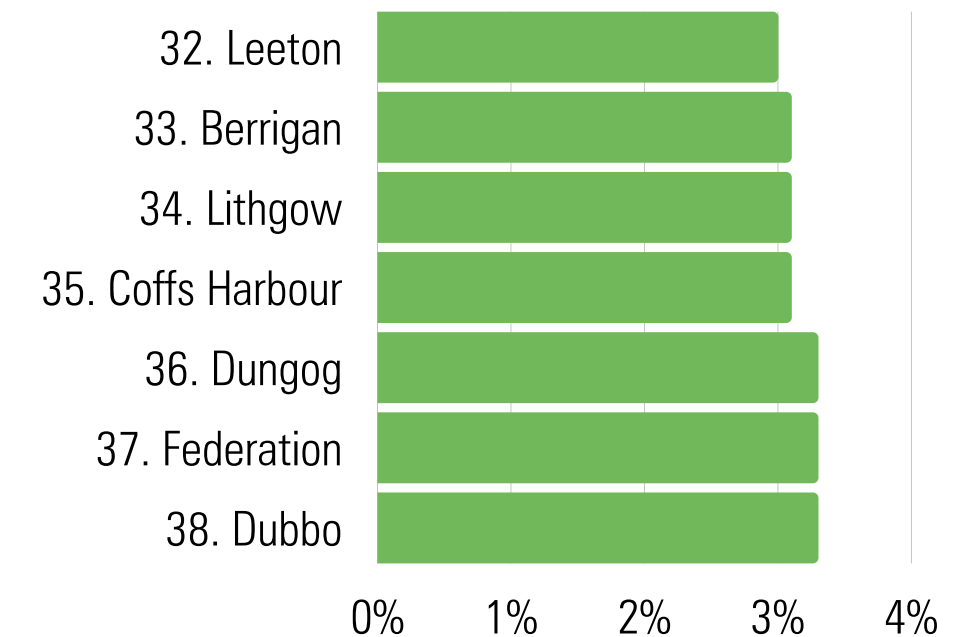
In the last quarter, the unemployment rate decreased by 0.3 percentage points.

At June 2022 there were 4,334 residents accessing JobSeeker benefits, down from the quarter before.

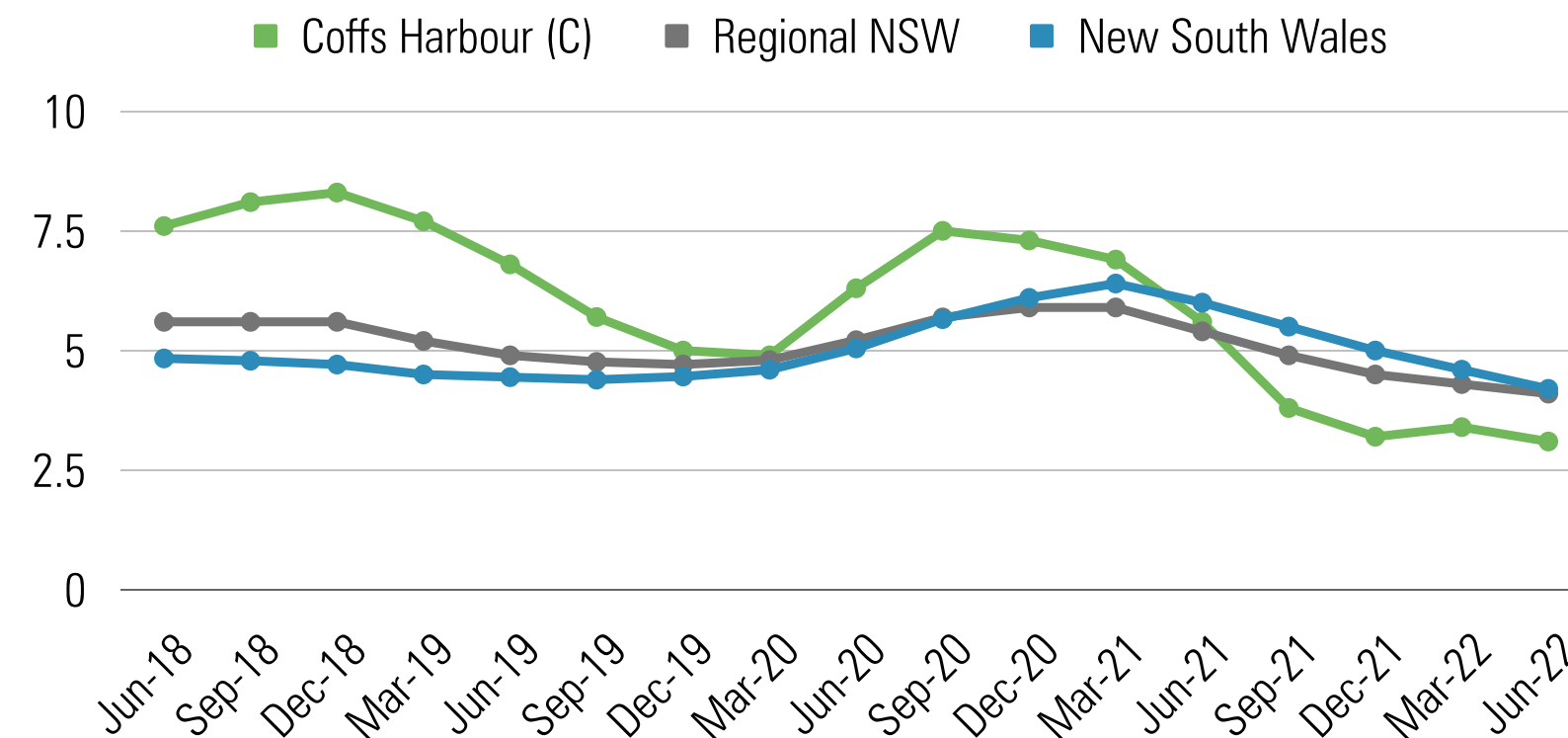
## Change in Unemployment Rate



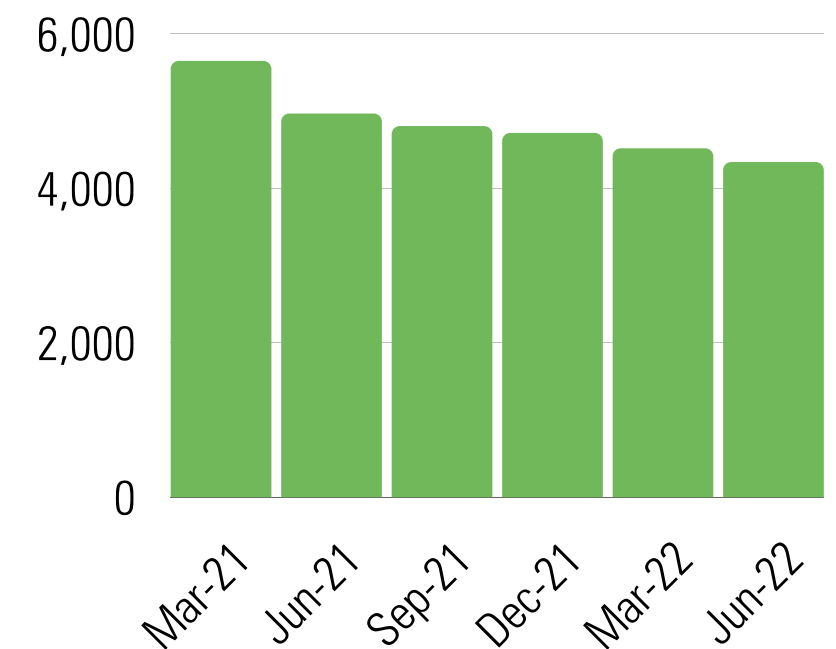
## Ranking out of 94 Regional NSW LGAs, U/E Rate



## 12 month average Unemployment Rate



## Number of JobSeeker Recipients, Coffs Harbour



# Business Trends

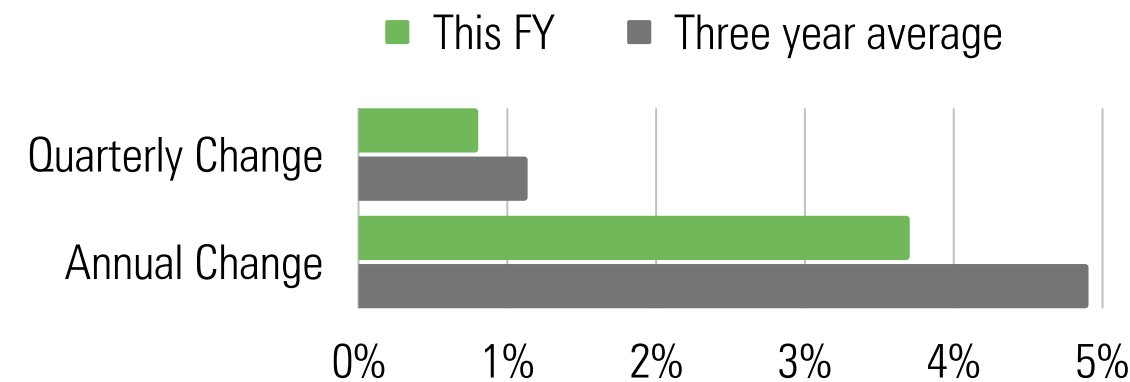


The Australian Business Register (ABR) is a register of all business entities and sole traders in Australia, based on Australian Business Numbers (ABNs), maintained by the Australian Taxation Office.

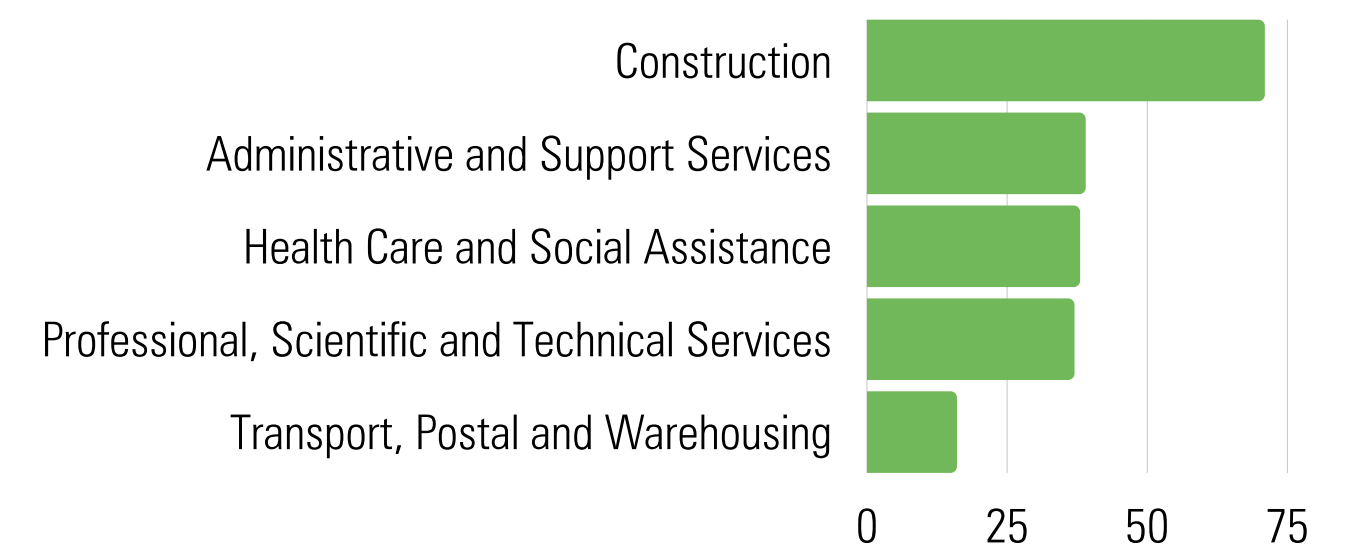
While ABR business data does not pick up all operations in a region (some companies are not registered at the location where they undertake commercial operations), the time-series data can be quite insightful. It can give you an indication of the short-term impacts of macro-events, and can also offer a sign as to how favourable local conditions are to establishing new businesses during normal times.

In the last quarter, the number of GST registered businesses in Coffs Harbour increased by .8%. The industries that experienced the largest growth in business numbers in the year to date were: Construction, Administrative and Support Services, and Health Care and Social Assistance.

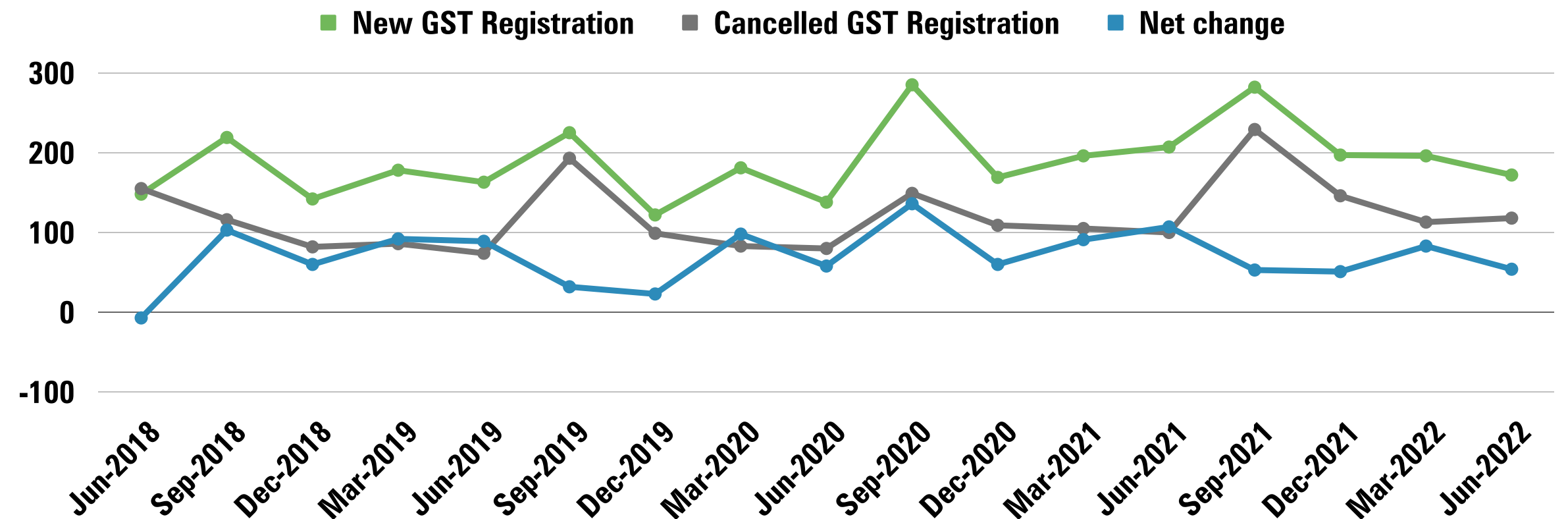
Change in number of GST Registered Businesses



Top Annual Business Numbers Change by Industry



Quarterly change in Business GST Registrations, Coffs Harbour LGA



Source: Australian Business Register, Unpublished data

# Construction Pipeline



The ABS produces monthly Building Approvals which contains data relating to residential and non-residential building work above certain value limits that have been approved within the reference month.

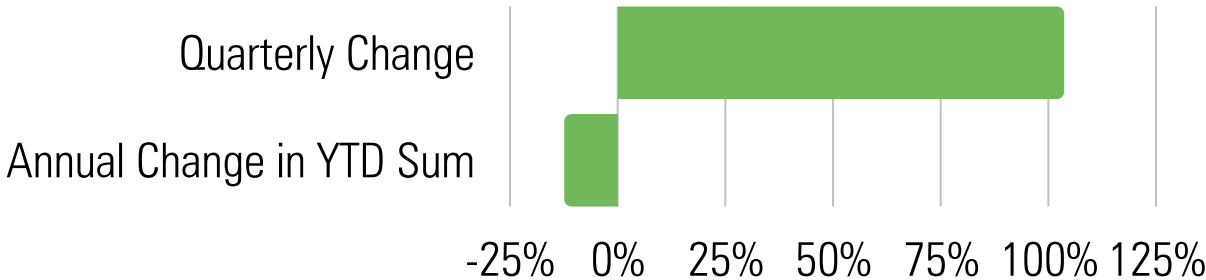
Data from this collection is an important leading economic indicator of future building activity.

In the last quarter, the total value of building approvals was \$112.5M, up \$57.2M from the previous quarter.

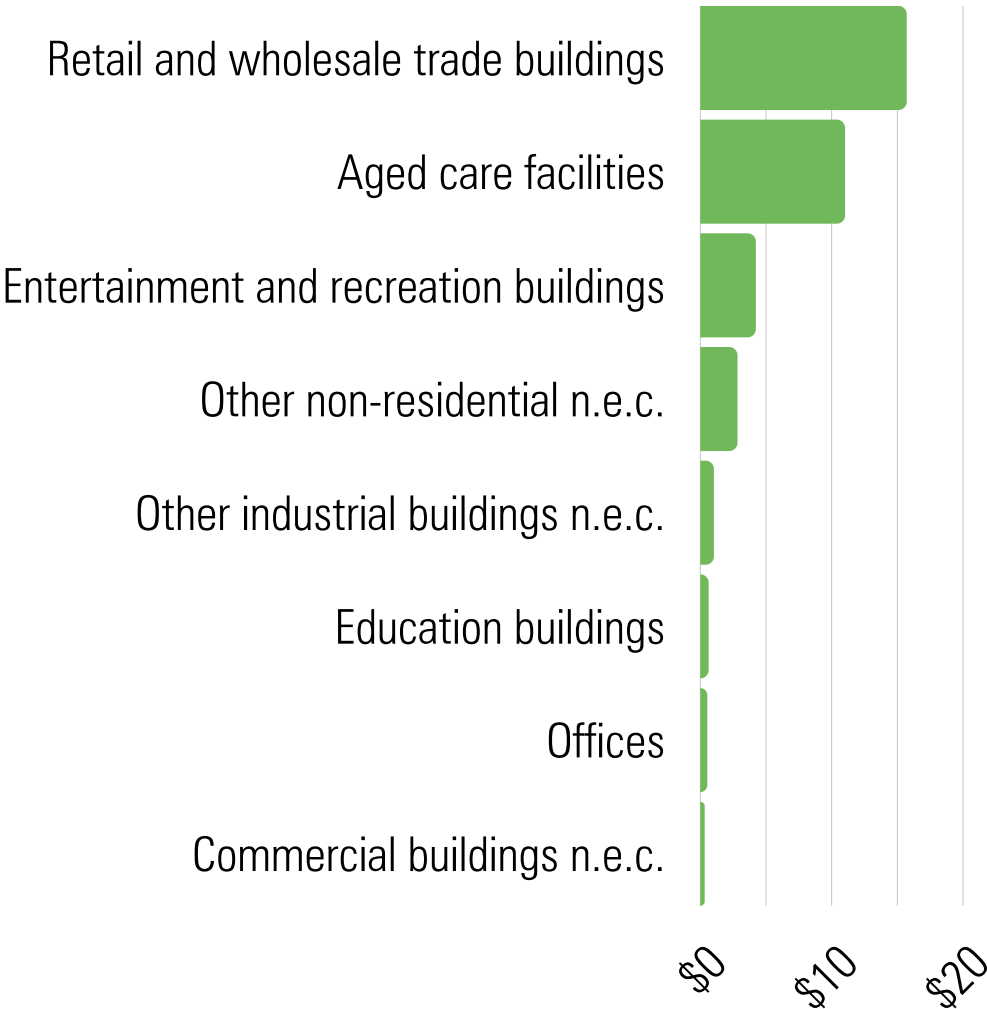
\$304.5M has been approved in the year to date, 72% residential and 28% non-residential.

Retail and wholesale trade buildings and Aged care facilities have driven non-residential approvals.

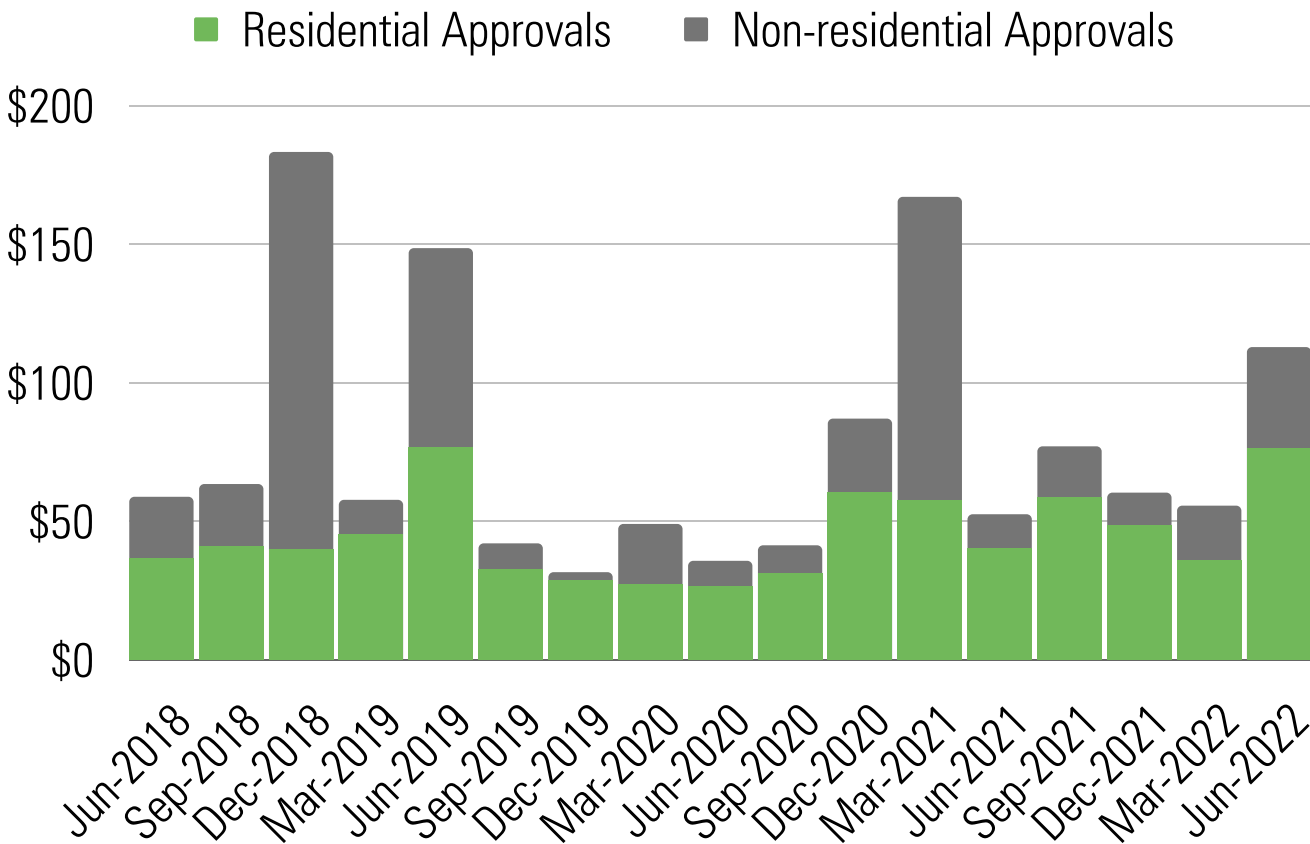
Change in Value of Building Approvals



Non-Residential Value approved by Type, Year to Date



Quarterly Building Approvals (\$M), Coffs Harbour



Source: ABS, Building Approvals, Australia

# Housing Market



The NSW Government produces Quarterly reports showing trends in housing market prices across NSW.

Data for median prices is available with at least a six month lag, rental data is lagged by one quarter.

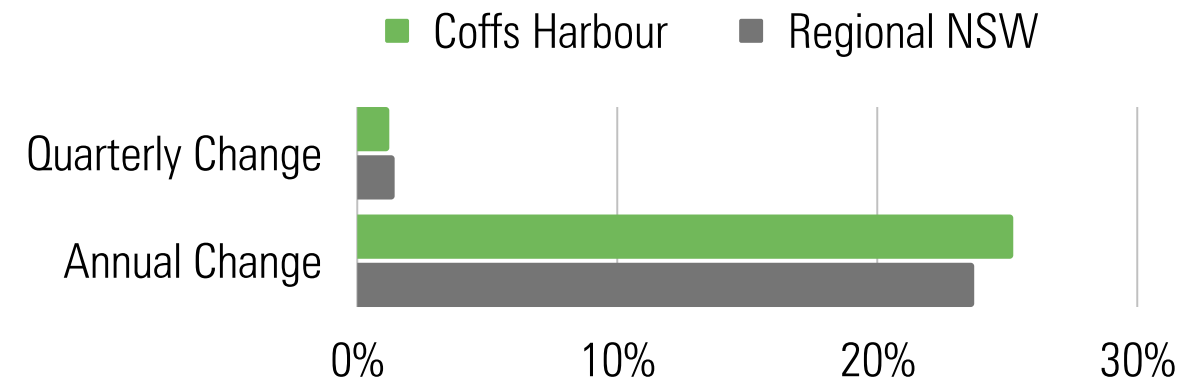
For some regions, median prices/rents can not be calculated due to lack of sufficient sales.

At March 2022, the median dwelling price in Coffs Harbour was \$789,000, up \$9,000 from the previous quarter.

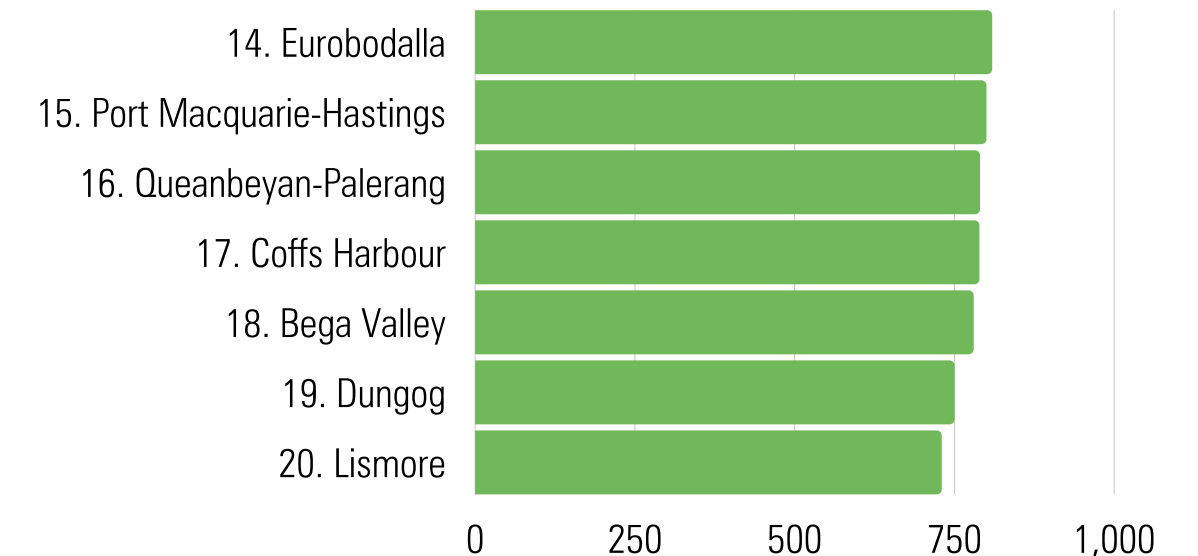
The median dwelling price was \$189,000 above the Regional NSW average and ranked 17 out of all Regional NSW LGAs.

The median dwelling weekly rent at June 2022 in Coffs Harbour was \$530, unchanged from the previous quarter.

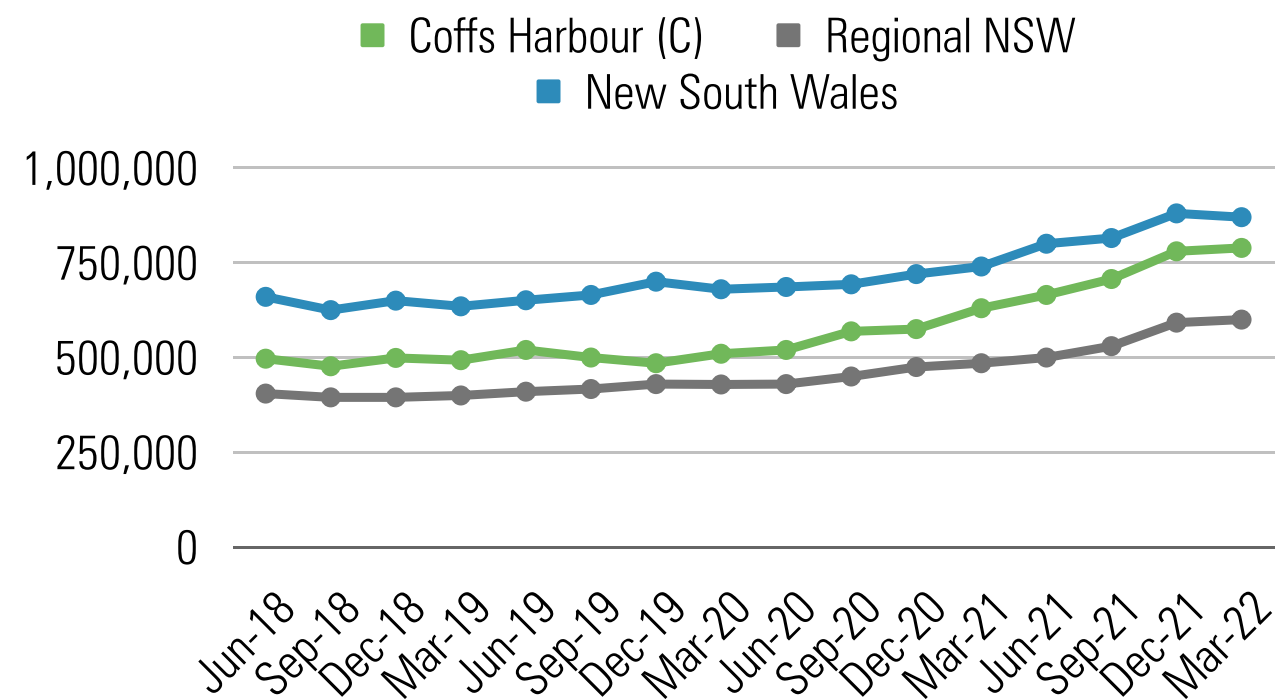
## Change in Median Dwelling Price



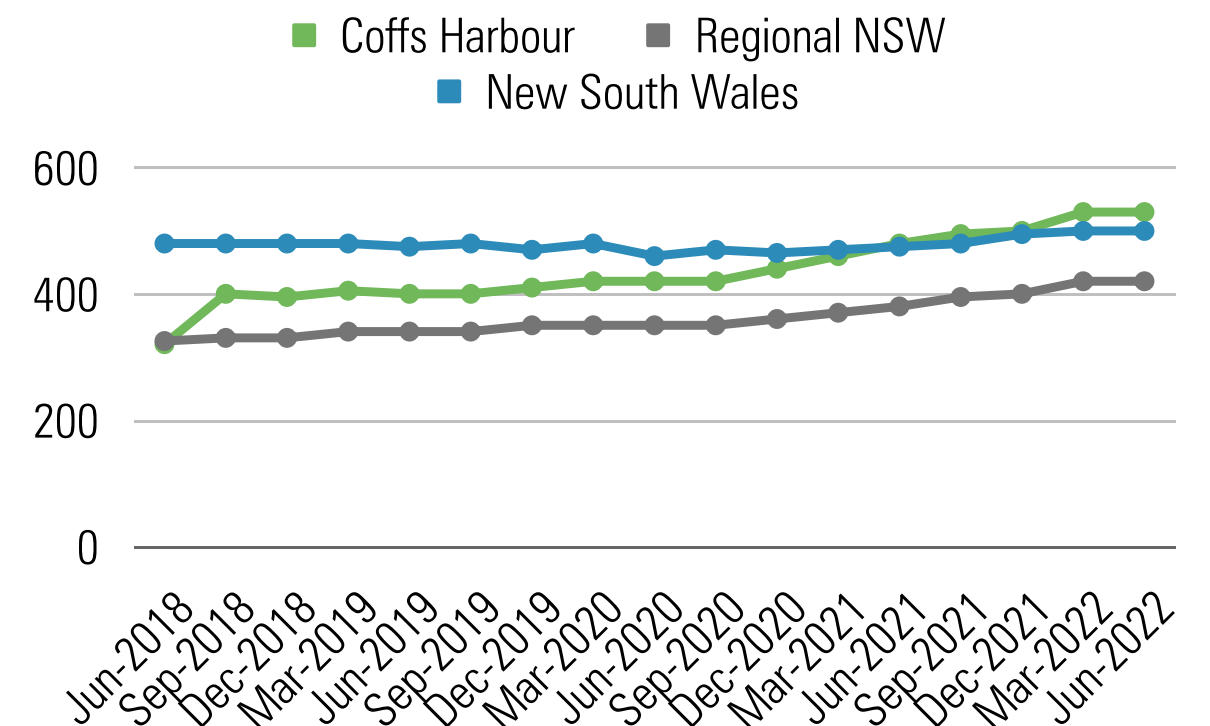
## Ranking out of 94 Regional NSW LGAs, Median Dwelling Price ('000s)



## Median Dwelling Sale Price

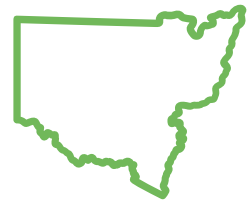


## Median Dwelling Weekly Rent





# State Indicators



The local economy will inevitably be influenced by a number of macro forces that are outside its control. Tracking key state indicators will identify trends that could impact future local prosperity.

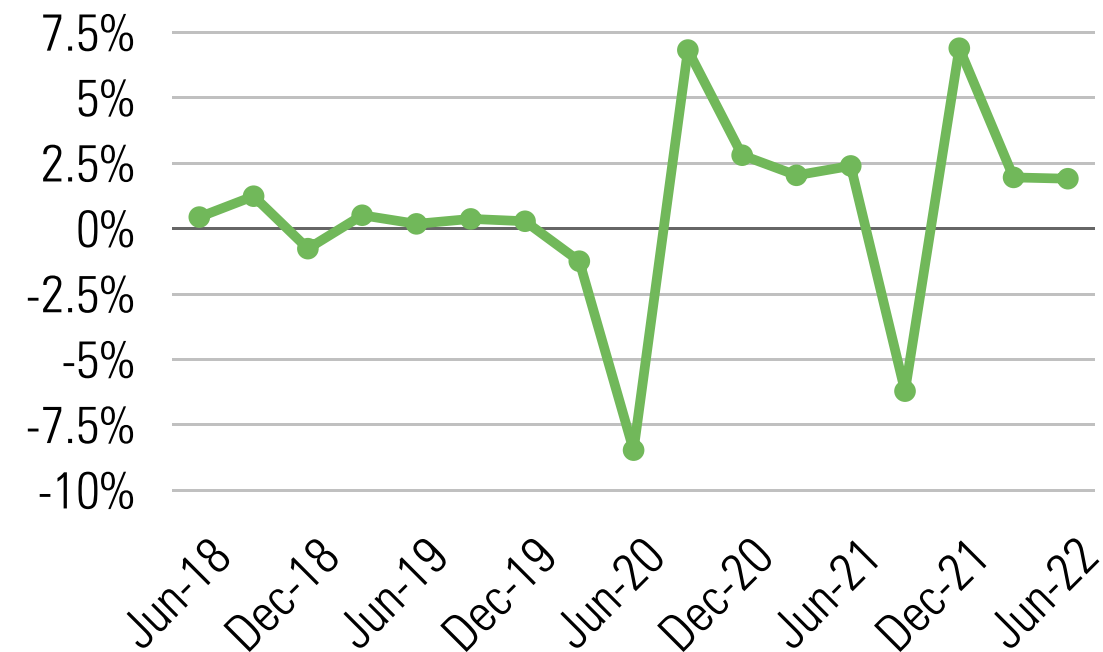
Source: ABS [Australian National Accounts: National Income, Expenditure and Product](#); ABS, [Labour Force, Australia](#); ABS, [Consumer Price Index, Australia](#); ABS, [Weekly Payroll Jobs and Wages in Australia](#)

Growth in NSW State Final Demand in the June 2022 quarter was 1.9%. This was above the national average.

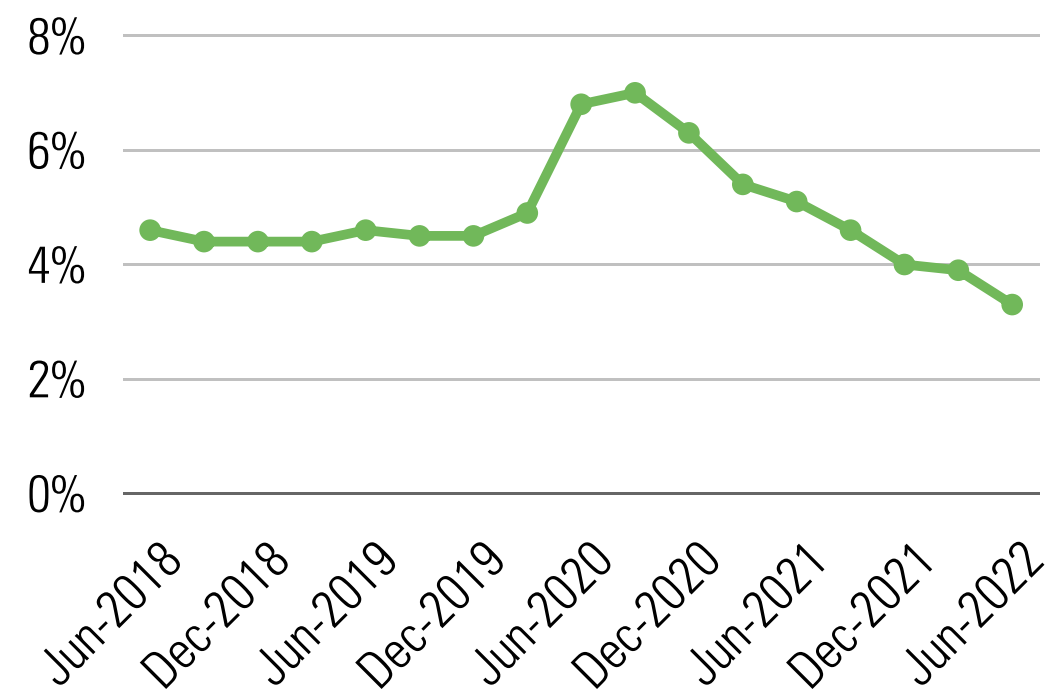
At June 2022, the unemployment rate was 3.3%, down from the previous quarter (3.9%).

The quarterly inflation rate was 2.3%, bringing the annual change to 7%.

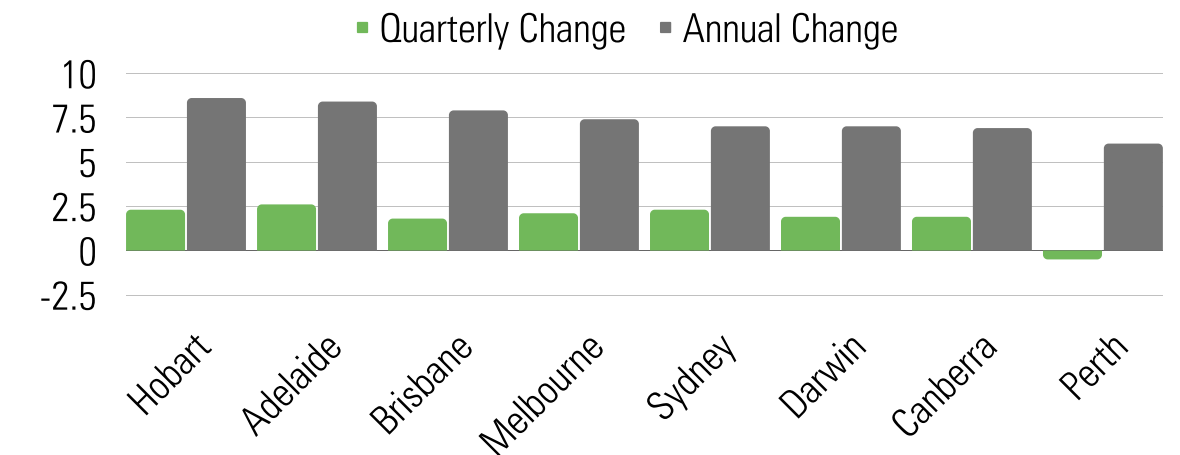
### NSW State Final Demand Quarterly Change



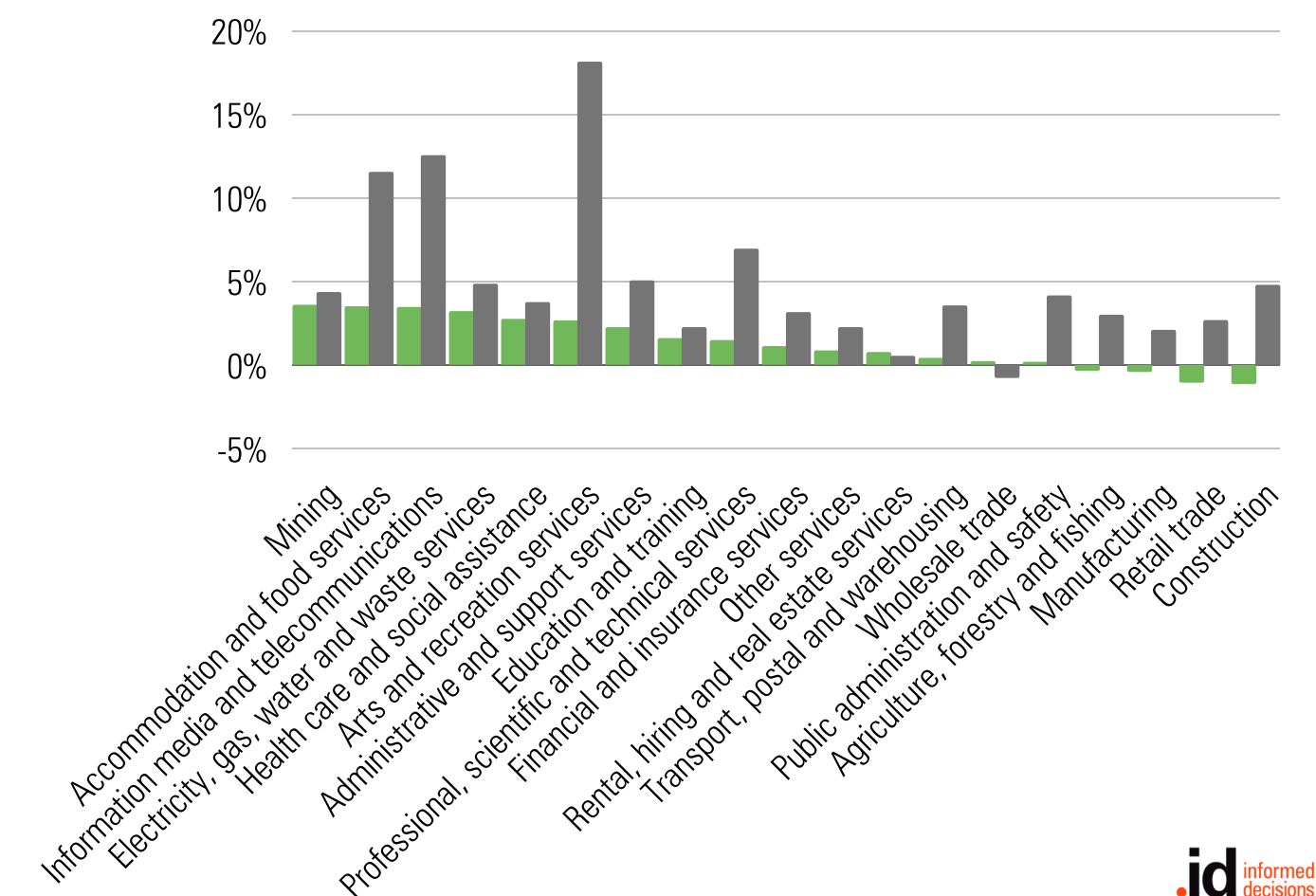
### NSW Unemployment Rate



### Inflation Rate, Capital Cities



### NSW Payroll Jobs Change by Industry



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