

September Quarter 2023 *market update...*

Following the 2.8% growth recorded during the Jun Qtr 2023, Perth dwelling values have continued to rise month on month with 1.0%, 0.9% and 1.7% increases recorded from July to September. This totals a 3.6% growth in values during the Sept Qtr 2023 which outpaces the national growth of only 2.2% during the same period. Perth values are now up 8.7% year to date, making it the top performing capital city this year and setting new record highs in September, while all other capital cities (except Adelaide) are still below their previous highs.

The state economy continues to remain strong in WA. This, along with strong demand and high affordability remain some of the key factors driving the Perth market. However, strong population growth in the face of historically low housing supply levels and an ever-low vacancy rate in the rental market (still at 0.7%), appear to be the primary factors pushing Perth into record price territory. Stock levels continue to decline, with only 4,895 properties for sale across Perth (as at 1 Oct), and this is not expected to change in the short term. The stock that is coming to market is selling quickly, with the average days on market in Perth now down to 9 days. Strong sales results have also continued through the Sept Qtr.

The RBA has now kept interest rates on hold through four consecutive months which is no doubt further boosting the confidence of Perth buyers. Inflation will still be a factor in future decisions by the RBA to change rates. The RBA has indicated that we are not out of the woods with inflation yet and has warned of possible future rate rises. Despite the rhetoric of the RBA, most industry experts are of the view that if there are any further rates rises, they will be few at best, and would be unlikely to deter Perth price growth given how most other key market drivers are performing.

Around our local markets, we are seeing strong growth in dwelling values across almost all suburbs. Of note, the middle and top end price points appear to be driving the bulk of strong sales activity and price growth; particularly occurring around the \$1M to \$2M price bracket. We have also seen some renewed activity for premium and riverside homes with some strong sales results when priced appropriately. The segment between \$800K and \$1M has also been a hotly contested market with many buyers trying to get into our local suburbs at this more affordable end of pricing.

Despite the strength in the market, presentation of your property is still critical. There is still a large price divide for properties that aren't presented well to market or are priced too high. Sales strategy, pricing strategy and marketing of properties is also critical if you want a top result in the current market. Those who don't get this right can risk being exposed to longer sales campaigns and potential price reductions.

Is it time for a price update on your home?



Simply scan the QR code with your phone's camera, enter your details and we will send a price update for your property directly to your email inbox. Or, contact James Priestly directly.

Browse the latest property sales and statistics specific to the suburb of Alfred Cove, Applecross, Ardross, Attadale, Bicton, Booragoon, Melville, Mount Pleasant & Myaree...

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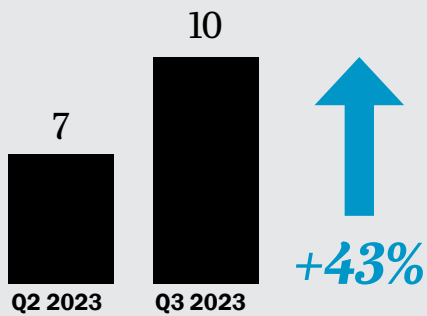
Alfred Cove property *market update...*

Q3 2023

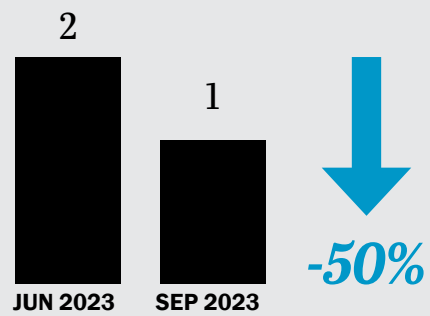
Sales Q3 2023 - All Property Types

Address	Type	Bed/Bath/Car	Size m ²	Price
Lamond Street	House	4 x 2 x 2	585	\$1,490,000
Doney Street	House	4 x 2 x 2	431	\$1,250,000
Latham Street	House	4 x 2 x 2	465	\$1,245,000
Rome Road	House	3 x 2 x 2	567	\$1,208,000
Kitchener Road	House	3 x 2 x 2	486	\$1,150,000
Kitchener Road	House	4 x 2 x 2	477	\$1,150,000
Kitchener Road	House	3 x 2 x 2	468	\$990,000
Lamond Street	House	3 x 2 x 2	582	\$910,500
Latham Street	House	3 x 2 x 1	441	\$790,000
Latham Street	House	3 x 1 x 1	575	\$760,000
Kitchener Road	Villa	3 x 2 x 2	390	\$680,000
Cottrill Street	Villa	3 x 2 x 1	274	\$665,000
Holman Street	Apartment	2 x 2 x 2	109	\$610,000
Holman Street	Villa	2 x 1 x 2	187	\$600,000

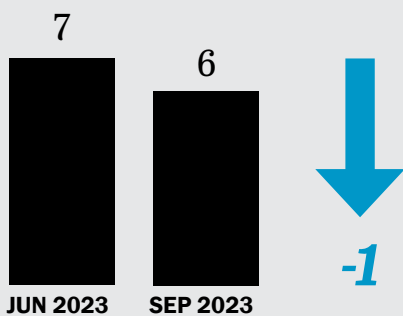
Total Sales per Quarter (Houses)



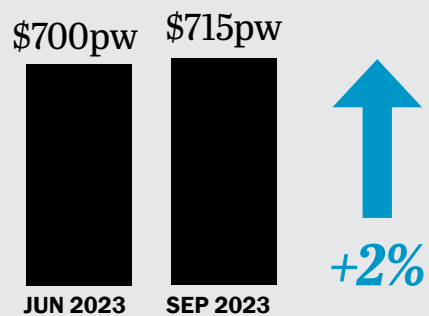
Listings for Sale (Houses)



Median Days to Sell (Houses)



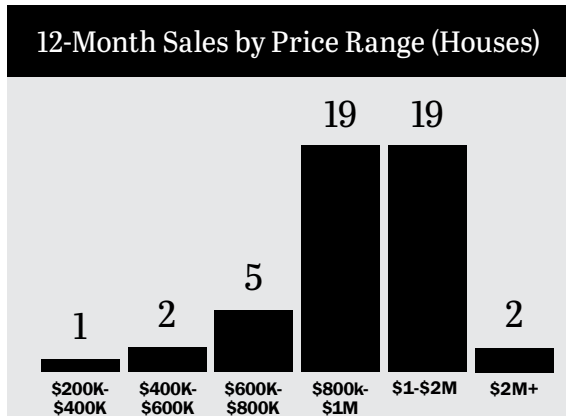
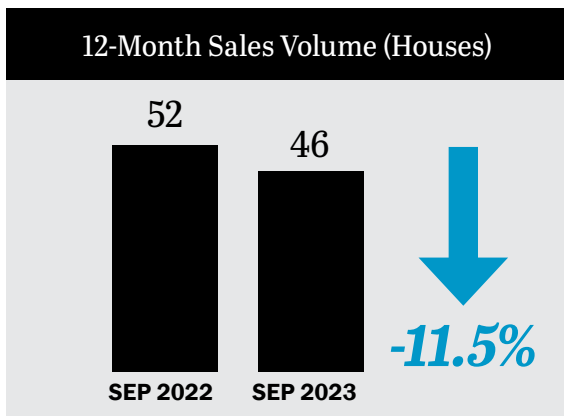
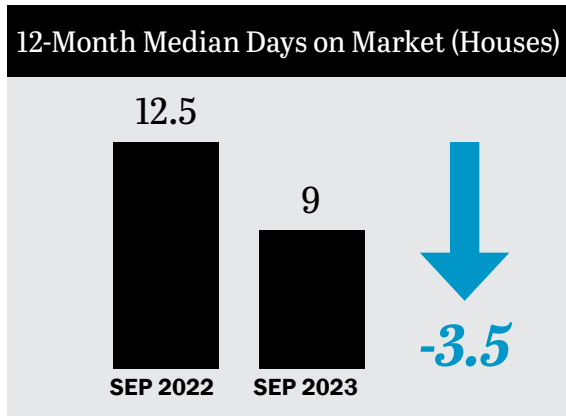
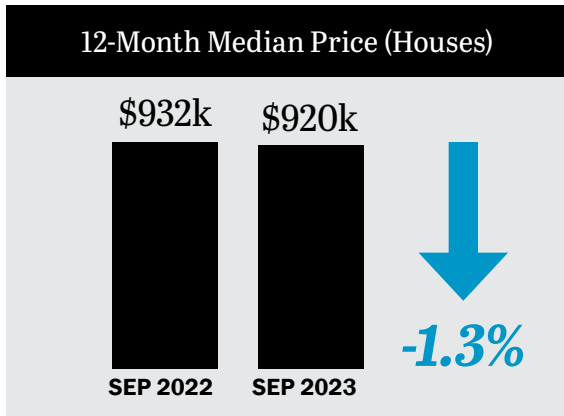
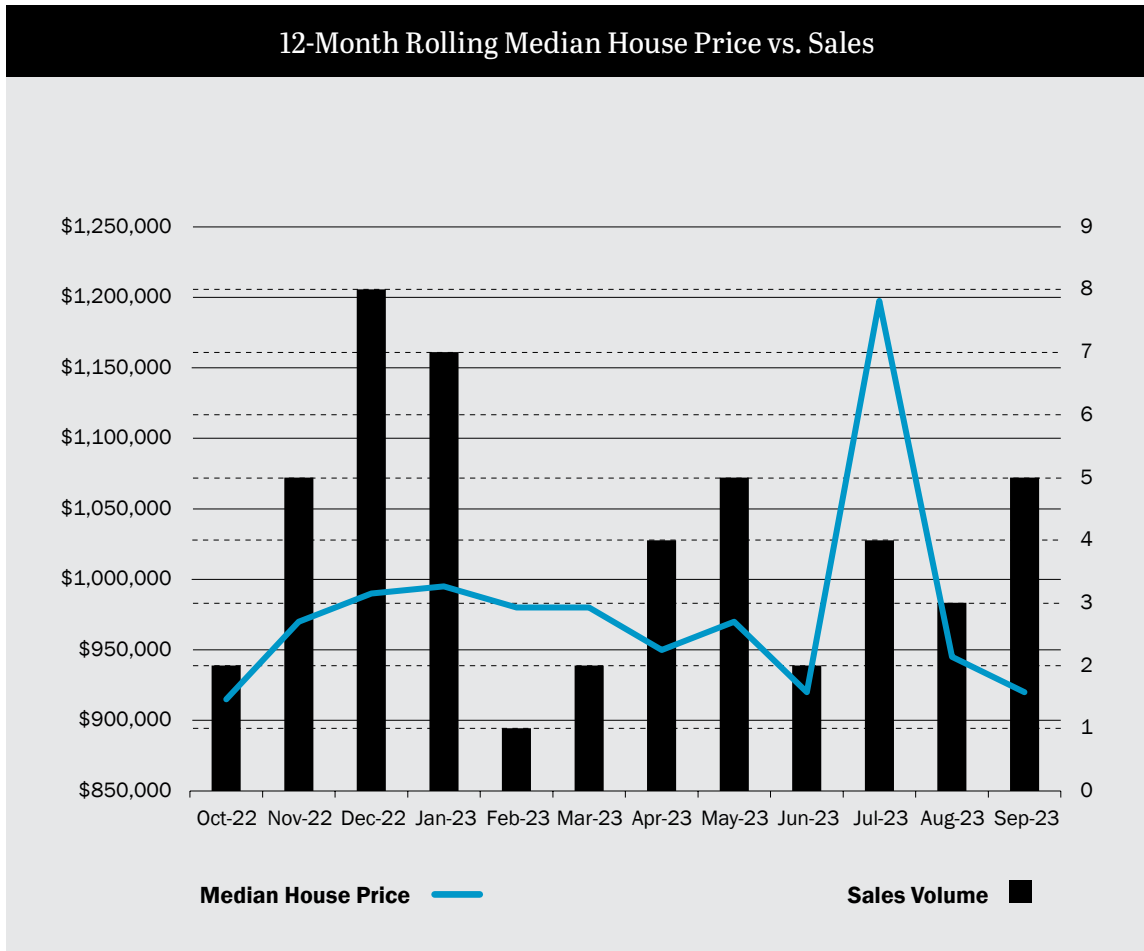
Median Rent (Houses)



NYD: Not Yet Disclosed

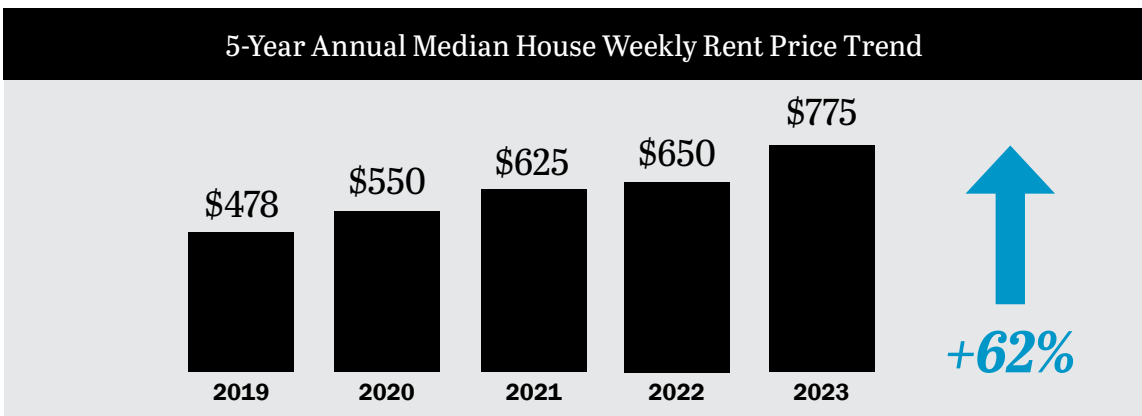
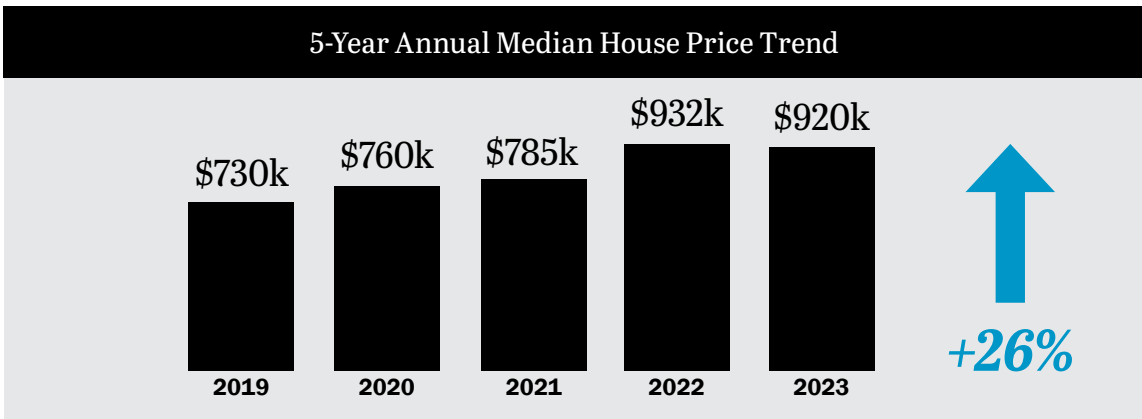
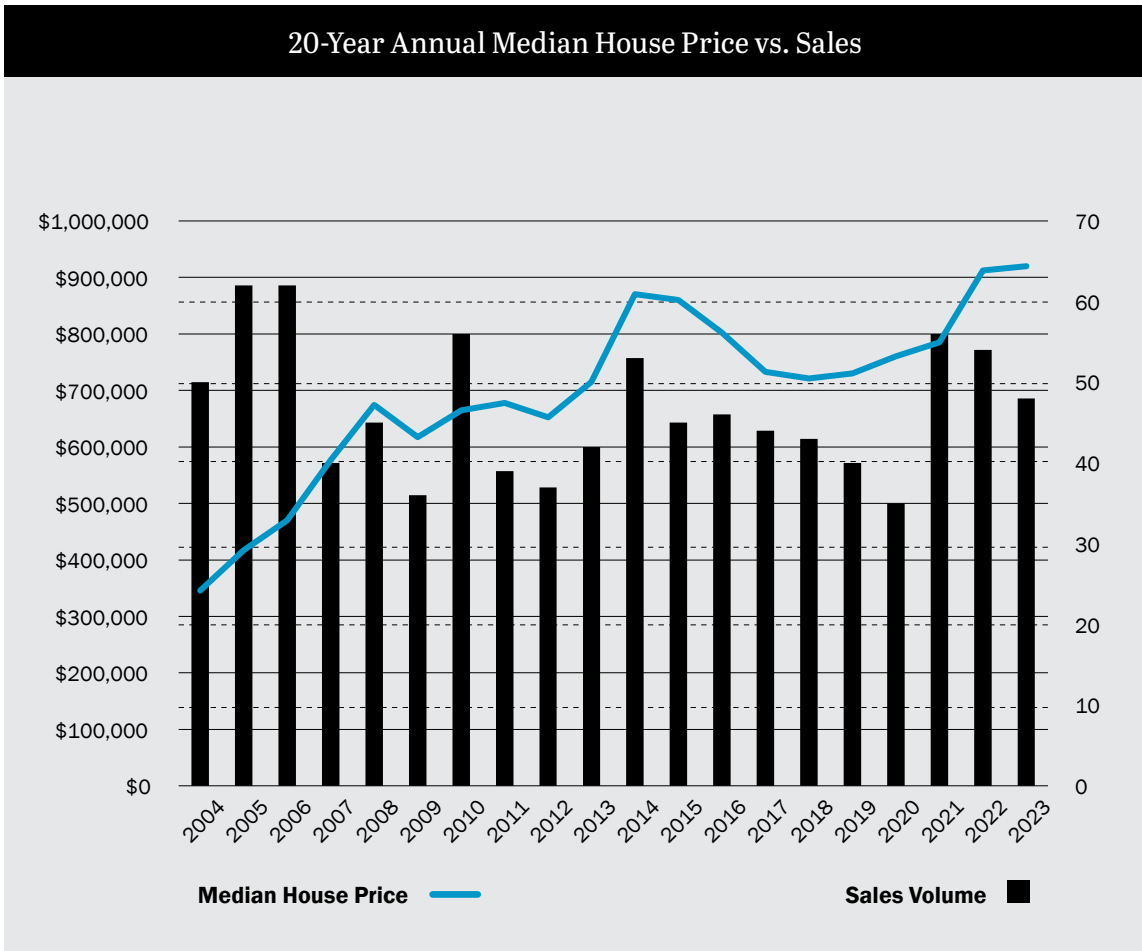
Alfred Cove property *market update...*

12-MONTH TRENDS



Alfred Cove property *market update...*

LONG-TERM TRENDS



Applecross property *market update...*

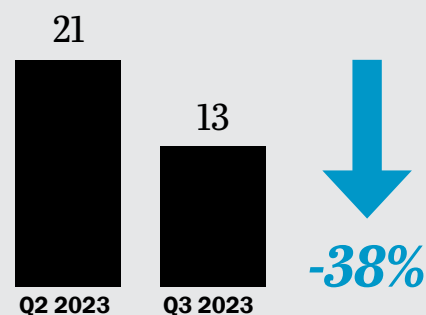
Q3 2023

Sales Q3 2023 - All Property Types

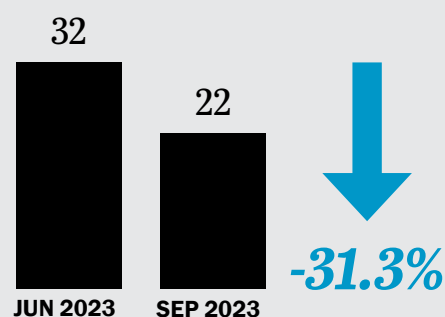
Address	Type	Bed/Bath/Car	Size m ²	Price
Alness Street	Villa x7	21 x 7 x 14	2,176	\$3,805,000
Macleod Road	House	4 x 3 x 4	1,910	\$3,600,000
Dun Craig Road	House	5 x 3 x 2	544	\$2,615,000
Strome Road	House	4 x 2 x 2	896	\$2,600,000
Fourth Avenue	House	5 x 3 x 2	1,012	\$2,585,000
Canning Highway	Villa x4	8 x 4 x 4	1,011	\$2,110,000
Canning Highway	Apt x4	8 x 4 x 4	1,133	\$2,100,000
Kintail Road	House	5 x 2 x 3	1,009	\$1,999,999
Macleod Road	House	4 x 2 x 2	500	\$1,900,000
Matheson Road	House	4 x 3 x 2	508	\$1,900,000
Carron Road	House	4 x 2 x 2	552	\$1,790,000
Ness Road	Villa	4 x 2 x 2	502	\$1,620,000
Kintail Road	House	5 x 2 x 3	742	\$1,600,000
Glenelg Street	House	3 x 1 x 1	651	\$1,410,000
Fourth Avenue	House	1 x 1 x 2	503	\$1,295,000
Kishorn Road	Land	-	503	\$1,295,000
Canning Beach Road	Apt	2 x 2 x 2	178	\$1,250,000
Troy Street	Land	-	506	\$1,125,000
Macleod Road	THouse	3 x 2 x 3	258	\$1,100,000
Tain Street	House	3 x 2 x 1	356	\$975,000
Fletcher Street	THouse	3 x 2 x 2	209	\$950,000
First Avenue	Villa	3 x 2 x 2	279	\$930,000
Simpson Street	Villa	3 x 2 x 1	251	\$860,000
Macleod Road	THouse	3 x 2 x 3	98	\$805,000
Conon Road	Land	-	229	\$745,000
Macdonald Road	Land	-	267	\$700,000
Macleod Road	THouse	2 x 1 x 1	89	\$675,000
Macrae Road	Villa	3 x 1 x 2	120	\$655,000
Matheson Road	Villa	3 x 1 x 1	75	\$630,000
Simpson Street	THouse	3 x 2 x 2	76	\$630,000
Simpson Street	THouse	3 x 2 x 2	79	\$628,000
Matheson Road	THouse	3 x 1 x 1	94	\$623,000
Matheson Road	Apt	2 x 1 x 1	117	\$585,000
Dee Road	Villa	2 x 1 x 1	74	\$580,000
Kishorn Road	Villa	2 x 1 x 1	81	\$540,000
Macleod Road	Villa	2 x 1 x 1	164	\$520,000
Canning Highway	Apt	2 x 1 x 2	69	\$440,000
Kintail Road	Apt	2 x 1 x 1	63	\$421,000
Kintail Road	Apt	2 x 1 x 1	63	\$410,000
Canning Highway	Apt	2 x 1 x 1	84	\$345,500
Kintail Road	Apt	1 x 1 x 1	63	\$306,000
Canning Highway	Apt	2 x 1 x 1	61	\$300,000
Tweeddale Road	House	5 x 2 x 2	384	NYD

NYD: Not Yet Disclosed

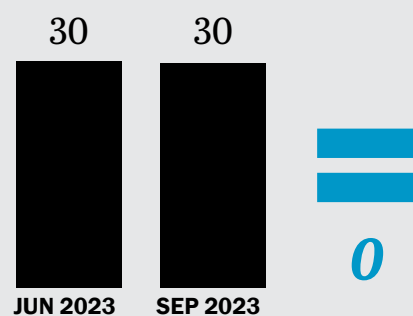
Total Sales per Quarter (Houses)



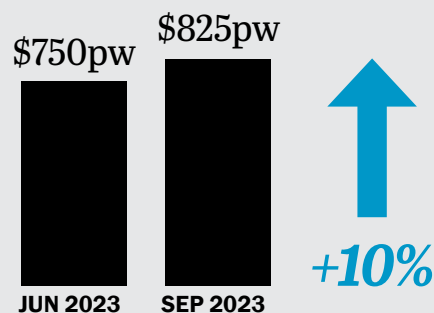
Listings for Sale (Houses)



Median Days to Sell (Houses)

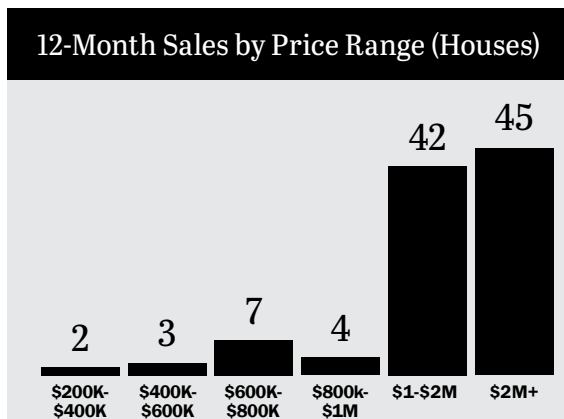
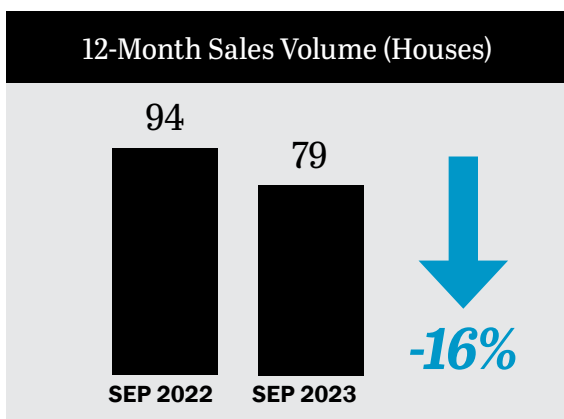
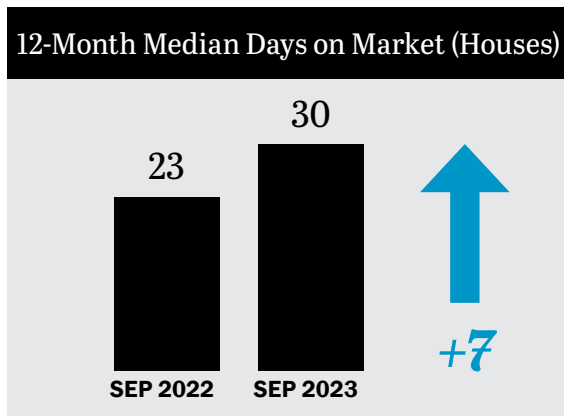
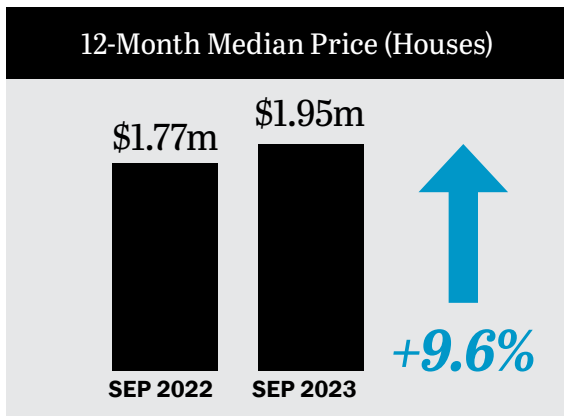
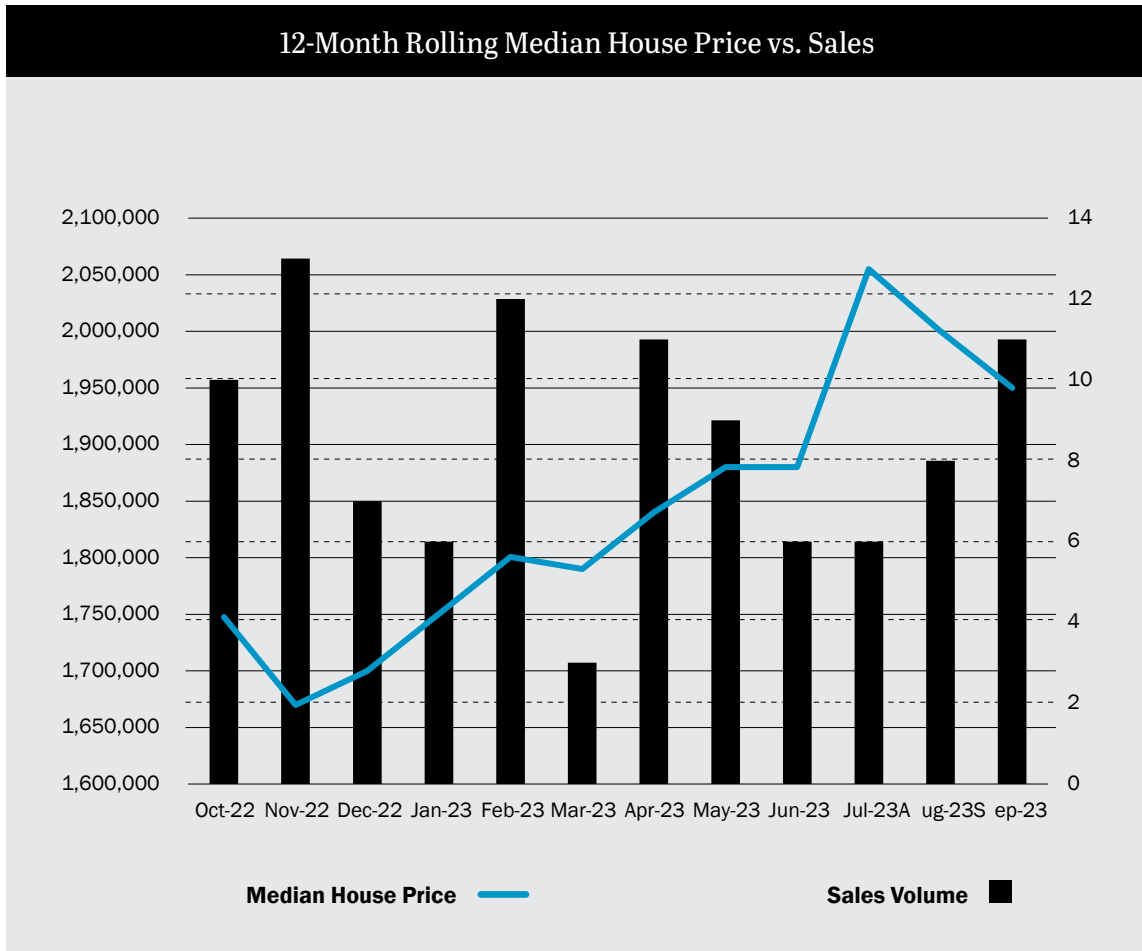


Median Rent (Houses)



Applecross property *market update...*

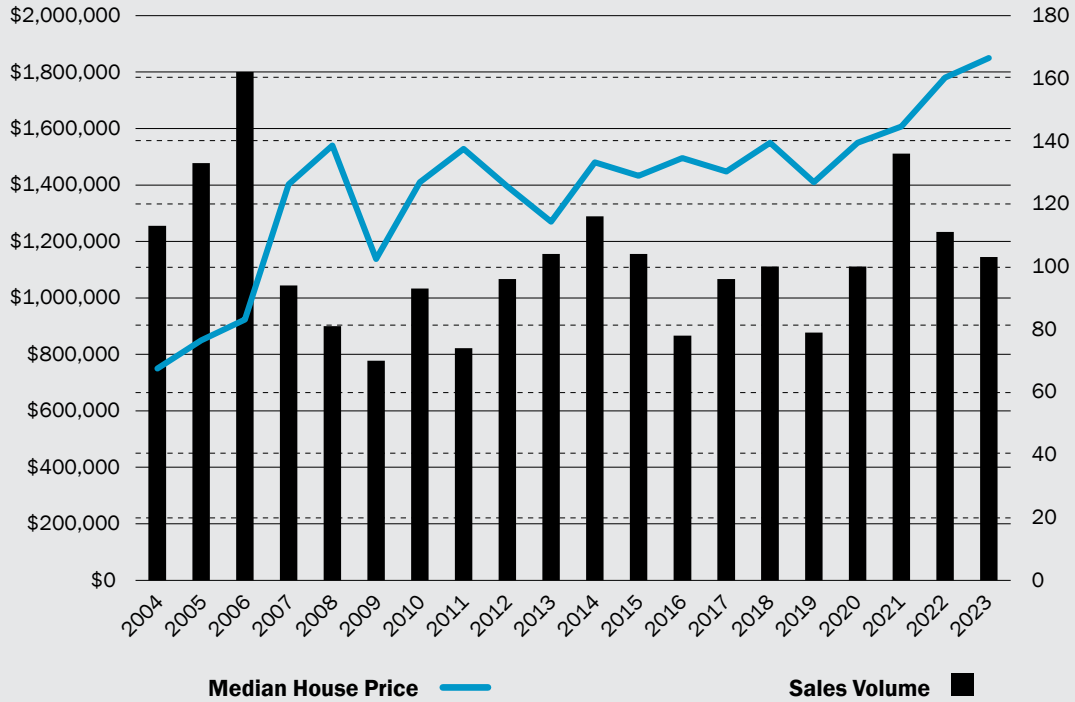
12-MONTH TRENDS



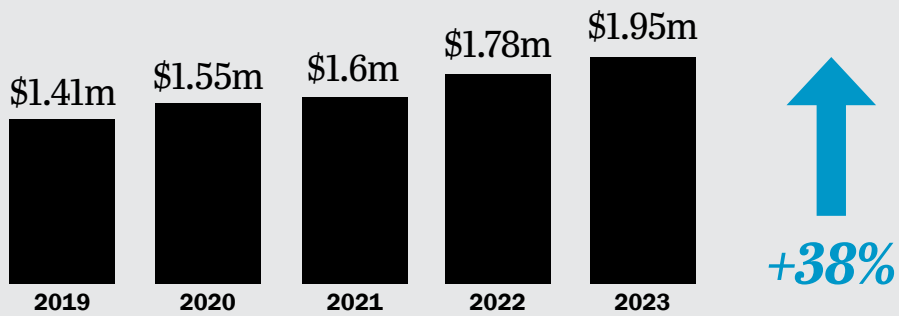
Applecross property *market update...*

LONG-TERM TRENDS

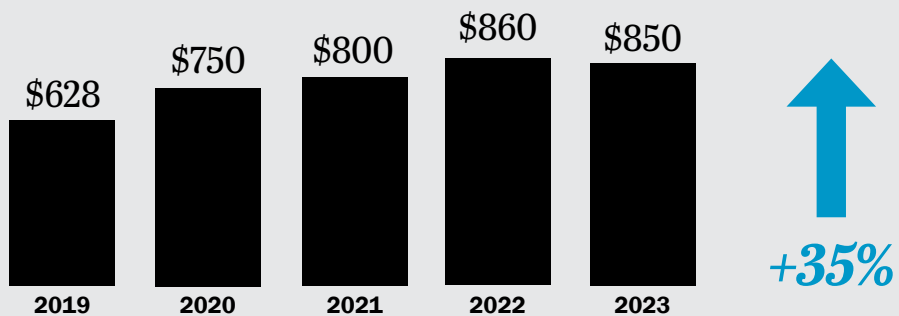
20-Year Annual Median House Price vs. Sales



5-Year Annual Median House Price Trend



5-Year Annual Median Weekly House Rent Price Trend



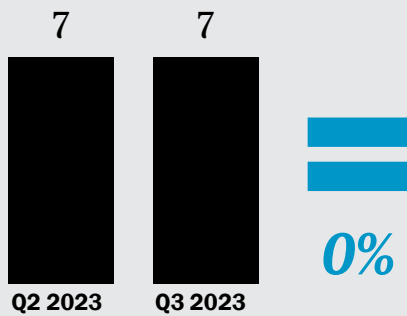
Ardross property *market update...*

Q3 2023

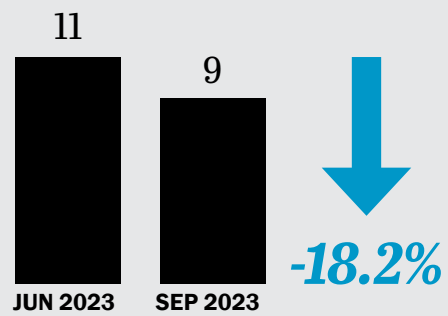
Sales Q3 2023 - All Property Types

Address	Type	Bed/Bath/Car	Size m ²	Price
Simpson Street	Land	-	1,285	\$2,200,000
Olympic Place	House	4 x 2 x 2	794	\$2,100,000
Torridon Street	House	3 x 2 x 2	400	\$1,110,000
Searle Road	House	4 x 2 x 2	364	\$1,050,000
Riseley Street	House	3 x 2 x 2	387	\$960,000
Mccallum Crescent	House	4 x 1 x 2	465	\$942,000
Barrisdale Road	Villa	3 x 2 x 2	205	\$785,000
Riseley Street	Villa	3 x 2 x 2	238	\$780,000
Barrisdale Road	Land	-	404	\$750,000
Tain Street	Apartment	2 x 2 x 2	122	\$610,000
Kearns Crescent	Apartment	1 x 1 x 1	57	\$500,000
Willcock Street	Apartment	1 x 1 x 1	61	\$450,000

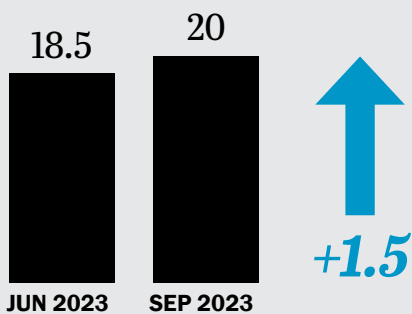
Total Sales per Quarter (Houses)



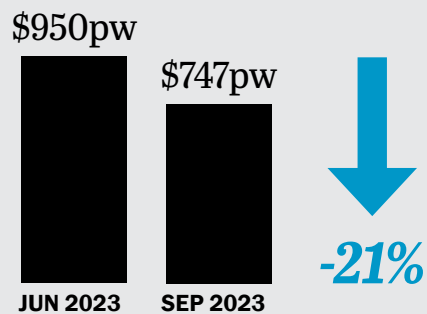
Listings for Sale (Houses)



Median Days to Sell (Houses)

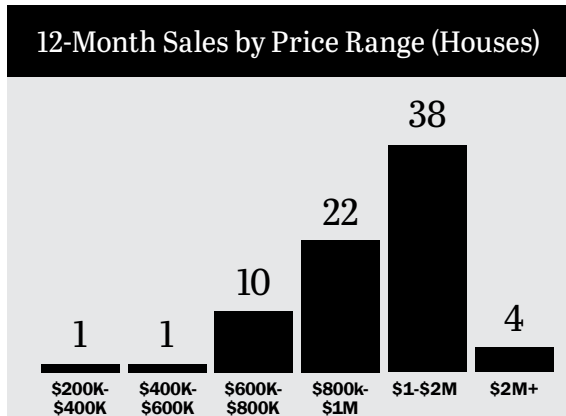
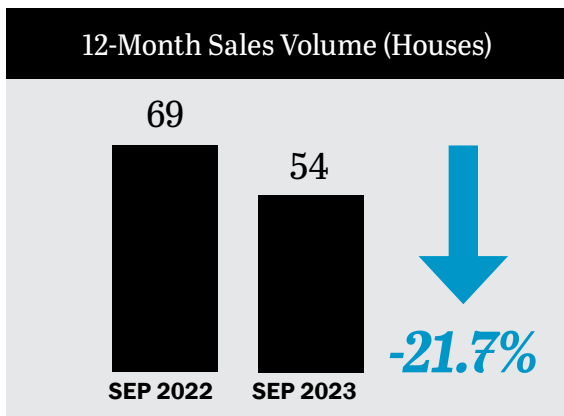
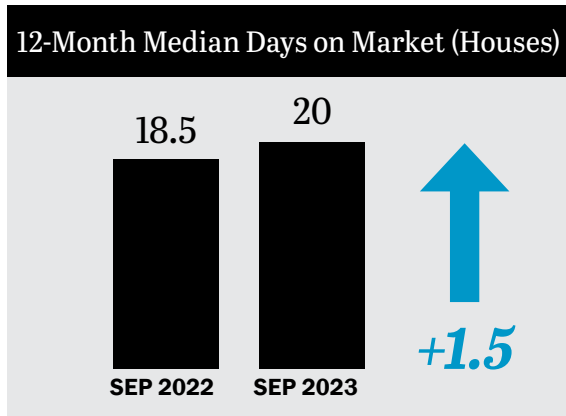
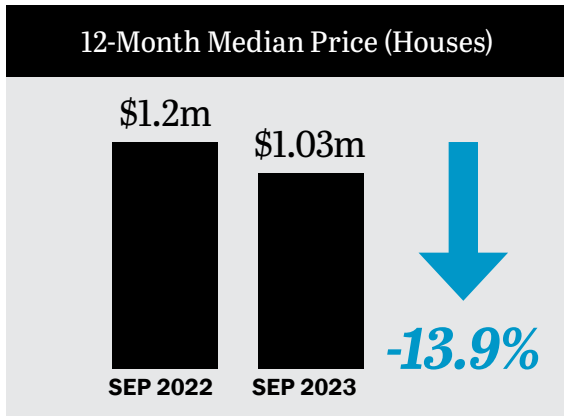
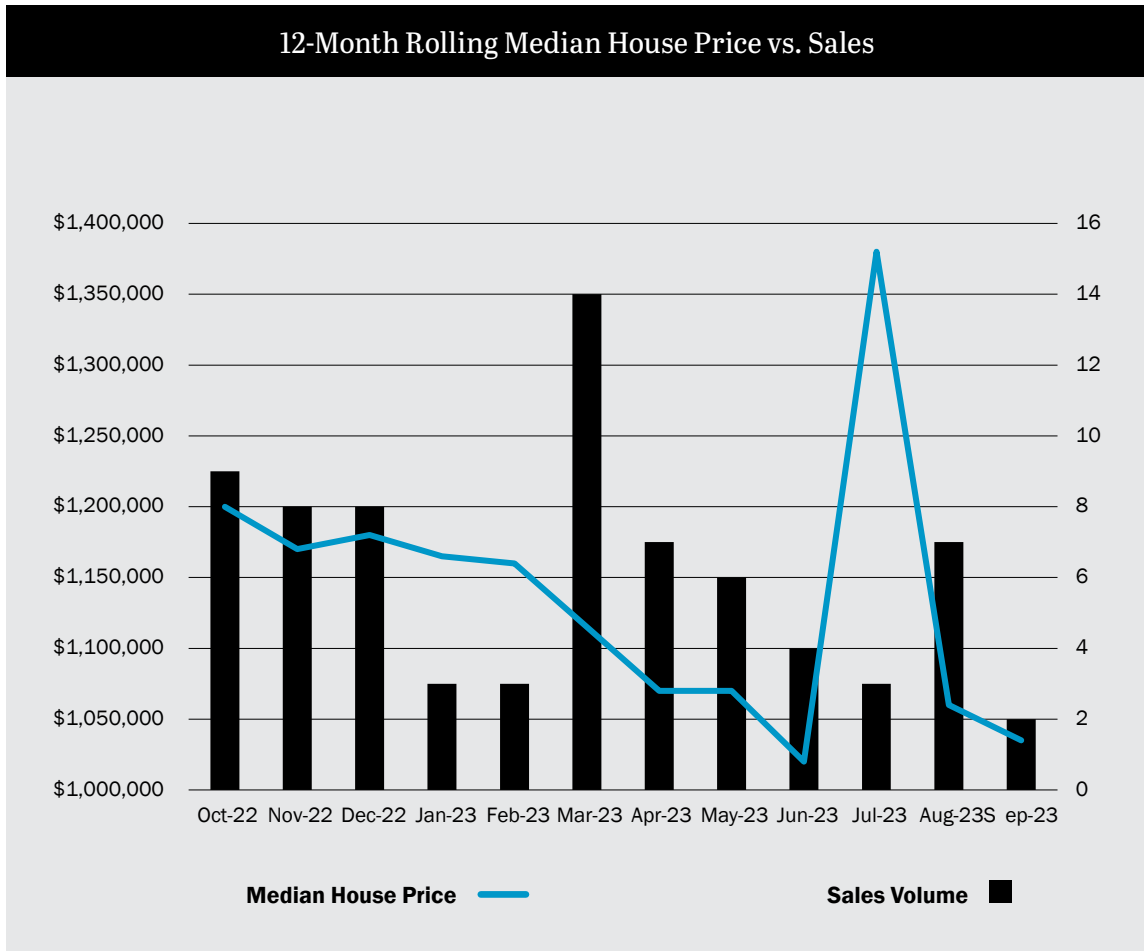


Median Rent (Houses)



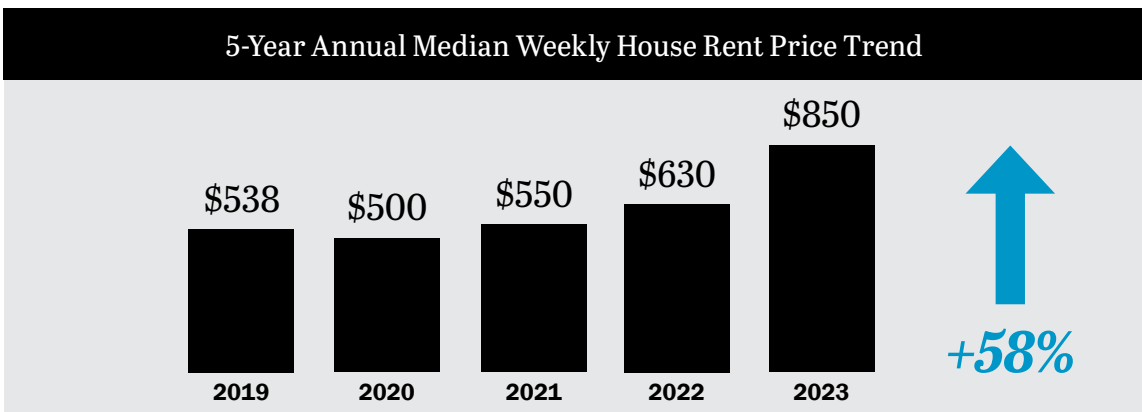
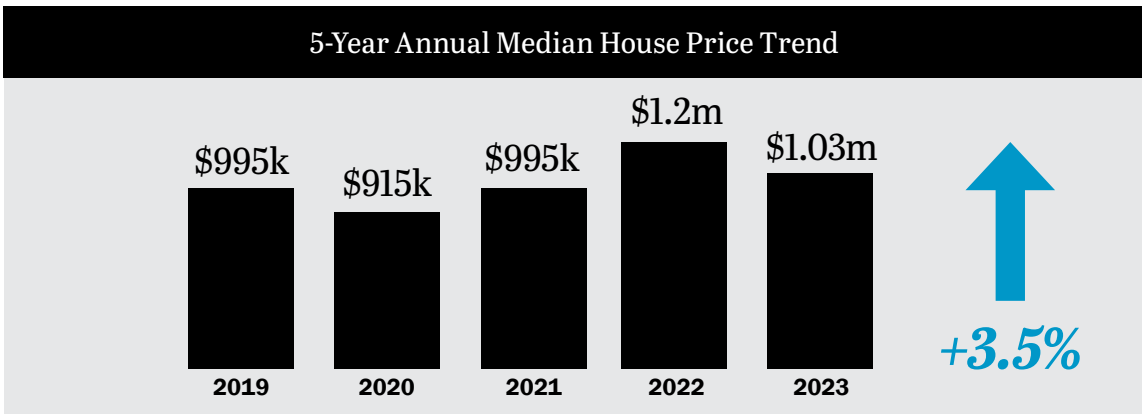
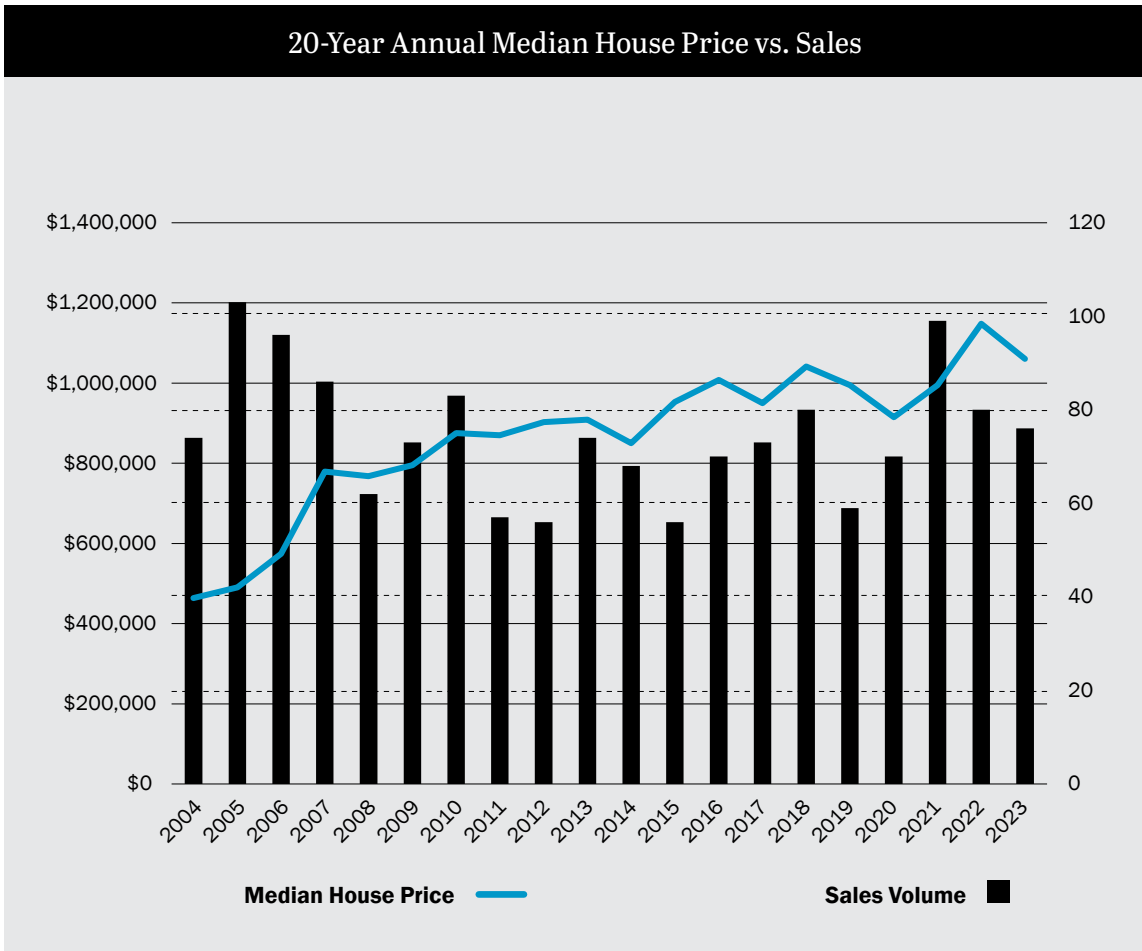
Ardross property *market update...*

12-MONTH TRENDS



Ardross property *market update...*

LONG-TERM TRENDS



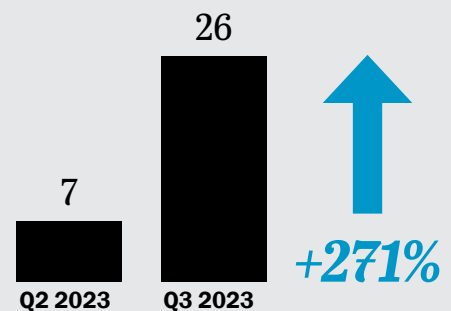
Attadale property *market update...*

Q3 2023

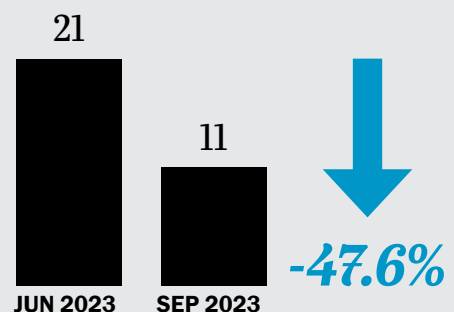
Sales Q3 2023 - All Property Types

Address	Type	Bed/Bath/Car	Size m ²	Price
Burke Drive	House	4 x 3 x 3	796	\$3,070,000
Doongalla Road	House	5 x 3 x 2	907	\$3,025,000
Burke Drive	House	2 x 1	1,047	\$2,780,000
Galloway Street	House	5 x 3 x 3	912	\$2,500,000
Kingsall Road	House	5 x 3 x 2	465	\$2,200,000
Booker Street	House	6 x 3 x 2	510	\$2,120,000
Burke Drive	House	4 x 3 x 2	804	\$2,008,000
Burke Drive	House	4 x 3 x 2	831	\$2,000,000
Linton Road	House	5 x 2 x 3	789	\$1,750,000
Linton Road	House	5 x 3 x 2	945	\$1,670,000
Moreing Road	House	3 x 1 x 1	1,007	\$1,655,000
Swan Road	House	4 x 3 x 2	999	\$1,650,000
Lutey Road	House	5 x 3 x 2	490	\$1,571,000
Linton Road	House	3 x 1 x 1	794	\$1,483,000
Davis Road	House	3 x 1 x 1	892	\$1,460,000
Morriett Street	House	5 x 2 x 3	817	\$1,440,000
Swan Road	House	4 x 3 x 2	409	\$1,400,000
Wichmann Road	House	3 x 2 x 4	913	\$1,380,000
Stock Road	House	3 x 2 x 2	576	\$1,240,000
Dandenong Road	House	3 x 2 x 2	422	\$1,075,000
Swan Road	House	3 x 1 x 2	684	\$1,050,000
Preston Point Road	House	4 x 2 x 2	501	\$1,000,000
Stock Road	House	3 x 2 x 2	439	\$900,000
Stock Road	House	3 x 1 x 1	491	\$787,000
Canning Highway	House	3 x 2 x 2	503	\$751,500
Wichmann Road	Land	-	400	\$695,000
Brown Road	Villa	2 x 1 x 2	222	\$650,000
Wichmann Road	Land	-	360	\$645,000
Stock Road	THouse	3 x 1 x 1	100	\$520,000
Preston Point Road	Villa	2 x 1 x 1	68	\$460,000
Canning Highway	Apt	2 x 1 x 1	150	\$450,000
Swan Road	Villa	2 x 1 x 1	63	\$420,000
Preston Point Road	Apt	2 x 1 x 1	66	\$400,000
Canning Highway	Apt	2 x 1 x 1	94	NYD
Page Street	House	4 x 3 x 2	632	NYD

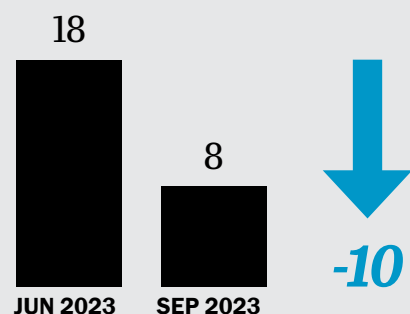
Total Sales per Quarter (Houses)



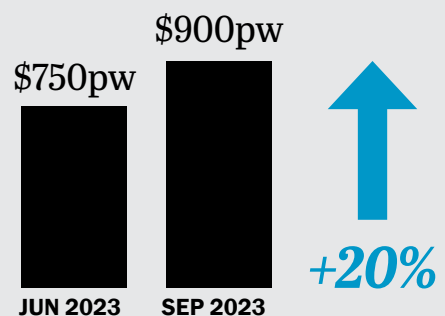
Listings for Sale (Houses)



Median Days to Sell (Houses)



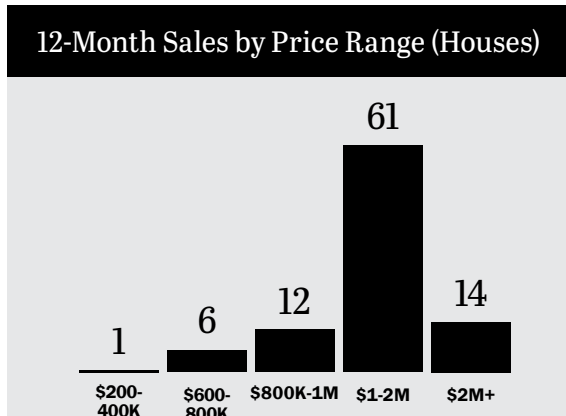
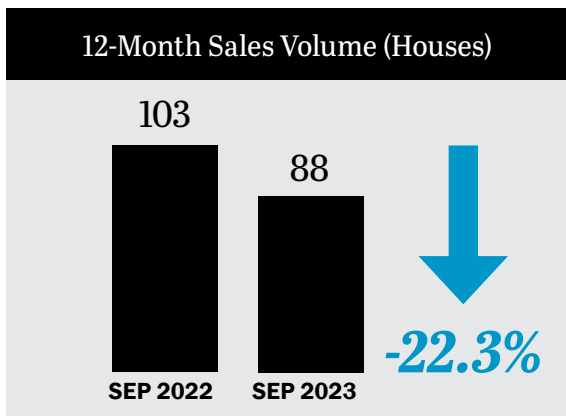
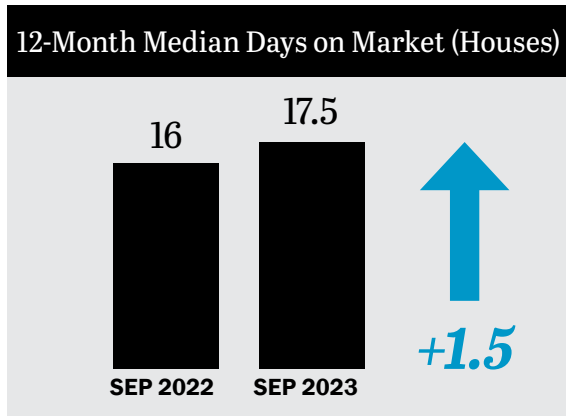
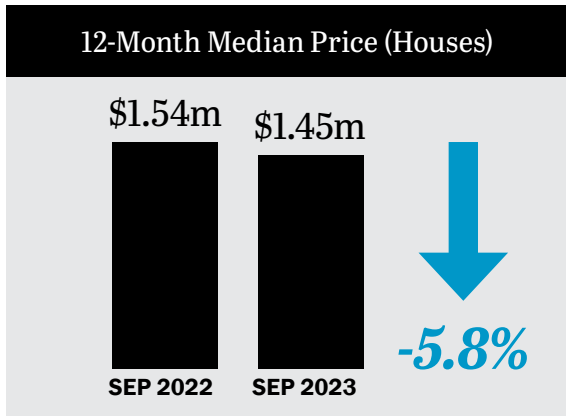
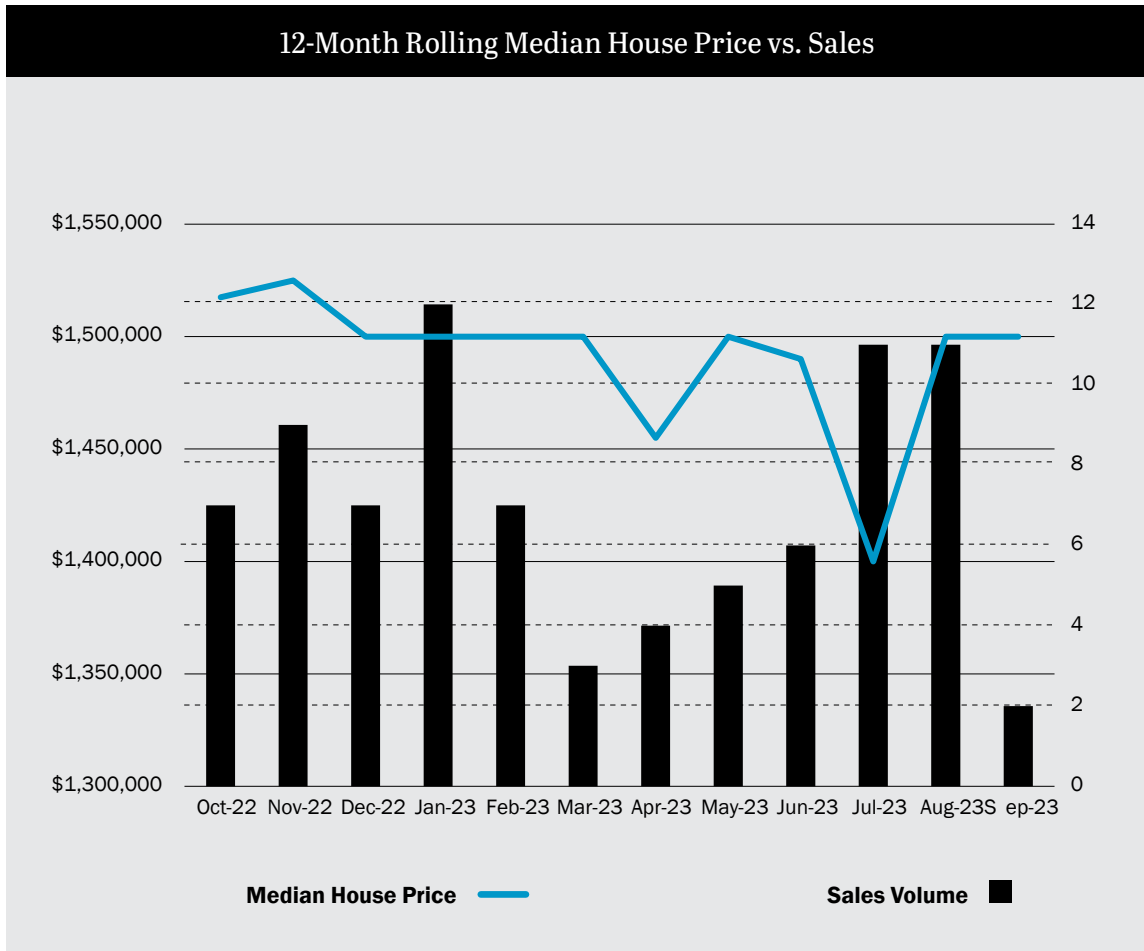
Median Rent (Houses)



NYD: Not Yet Disclosed

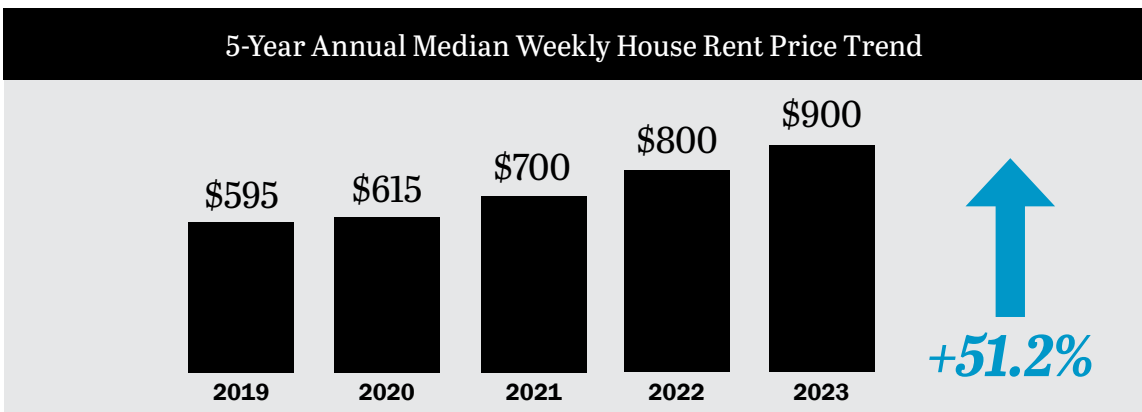
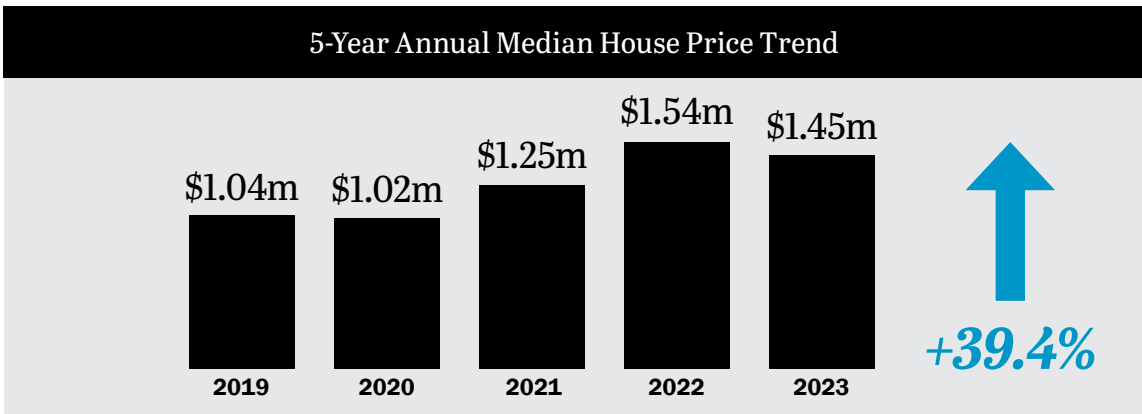
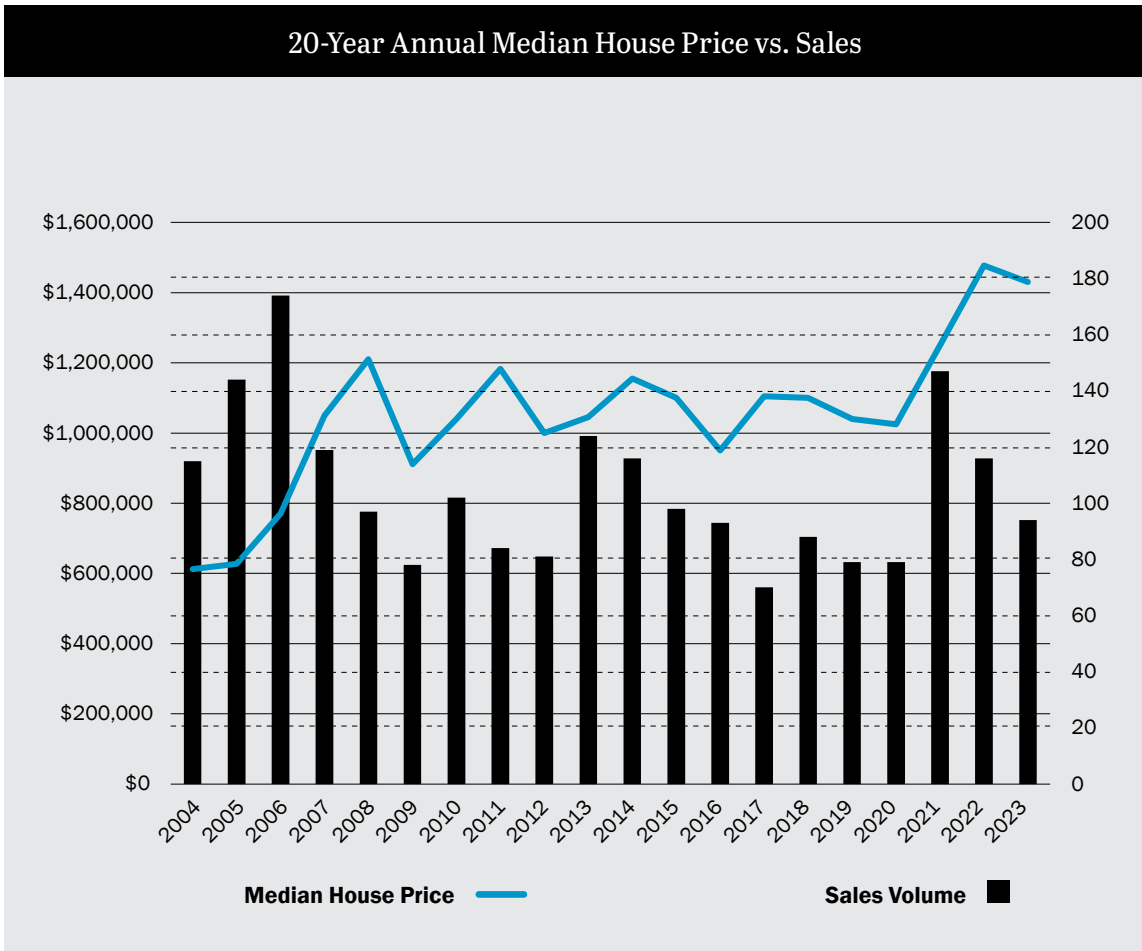
Attadale property *market update...*

12-MONTH TRENDS



Attadale property *market update...*

LONG-TERM TRENDS



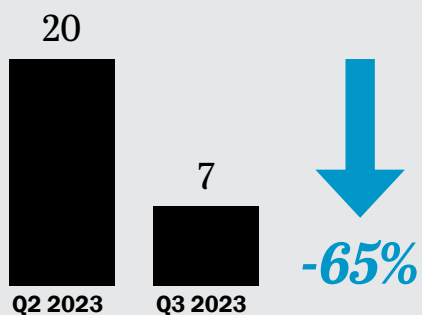
Bicton property *market update...*

Q3 2023

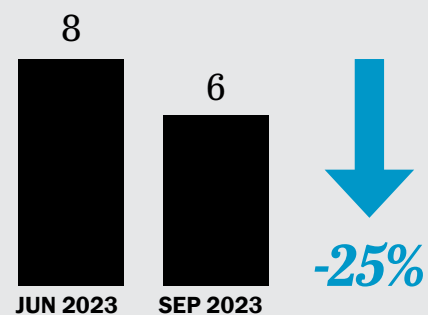
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Phipps Street	House	4 x 2 x 4	529	\$1,580,000
Waddell Road	House	4 x 2 x 3	514	\$1,150,000
Thurloe Street	House	3 x 1 x 1	459	\$980,000
Harris Street	House	3 x 1 x 2	289	\$901,000
Blackwall Reach Parade	House	1 x 1	363	\$900,000
Westbury Crescent	Land	-	555	\$865,000
Fifth Street	Apartment	3 x 2 x 2	162	\$850,000
Beach Street	House	3 x 2 x 1	136	\$800,000
Foss Street	House	3 x 2 x 2	184	\$760,000
Waddell Road	Villa	3 x 1 x 2	257	\$720,000
Harris Street	House	3 x 1 x 2	378	\$670,000
Point Walter Road	Villa	3 x 1 x 2	343	\$640,000
Point Walter Road	Townhouse	3 x 2 x 2	103	\$599,000
Foss Street	Townhouse	3 x 1 x 2	122	\$585,000
Point Walter Road	Villa	3 x 1 x 1	270	\$570,000
Harris Street	Villa	2 x 1 x 1	87	\$470,000
Canning Highway	Apartment	3 x 1 x 2	80	\$450,000
Kanimbla Street	Villa	2 x 1 x 1	72	\$410,000
Waddell Road	Villa	3 x 1 x 1	80	\$388,000

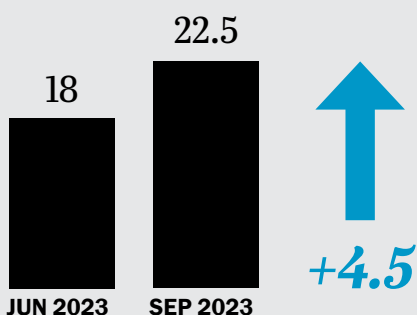
Total Sales per Quarter (Houses)



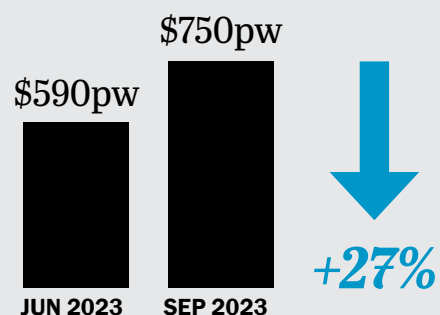
Listings for Sale (Houses)



Median Days to Sell (Houses)



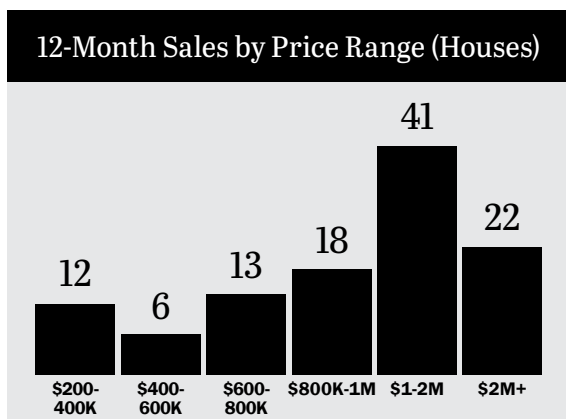
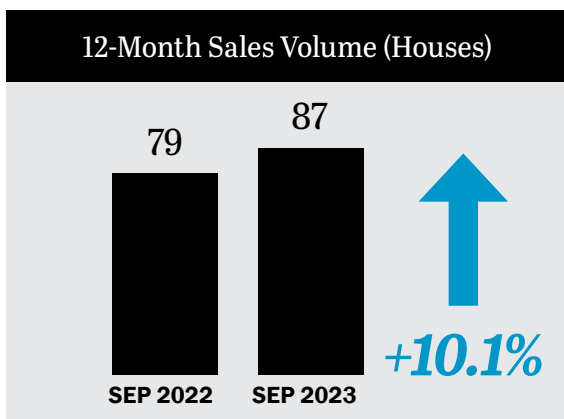
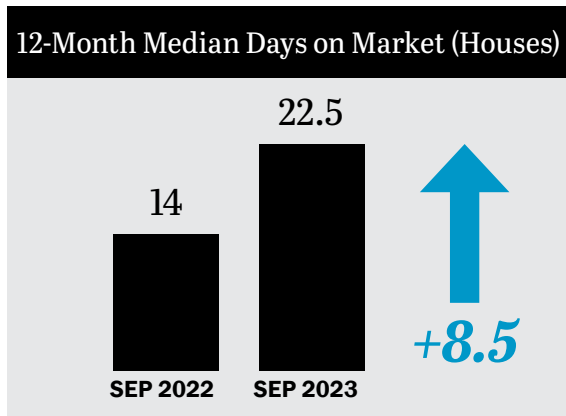
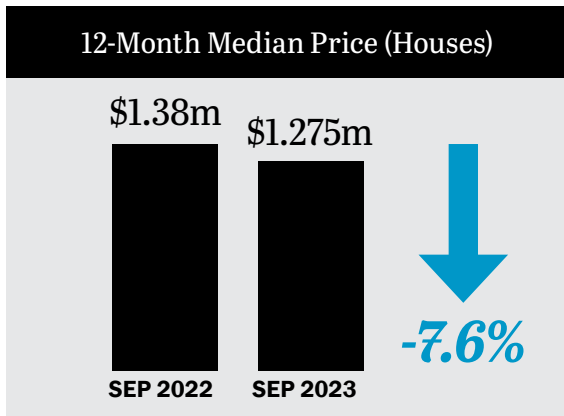
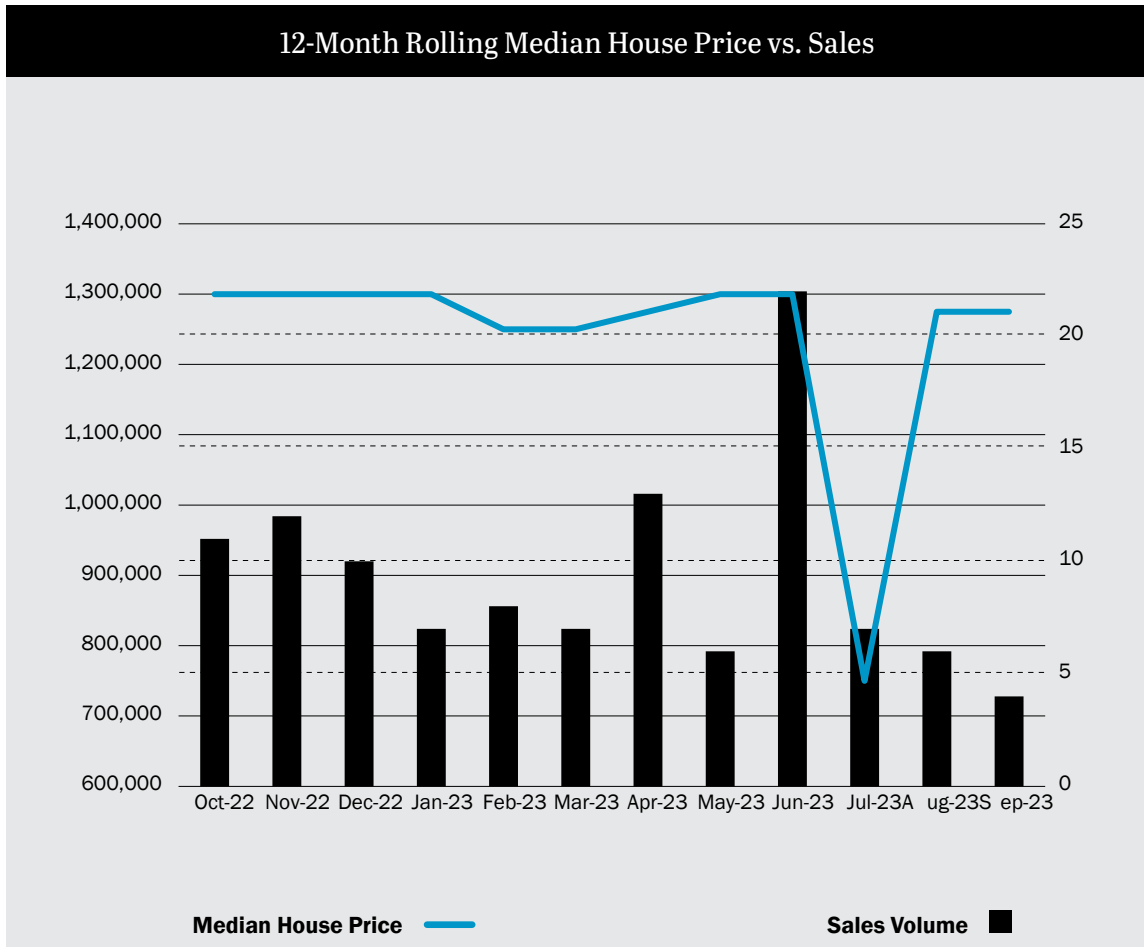
Median Rent (Houses)



NYD: Not Yet Disclosed

Bicton property *market update...*

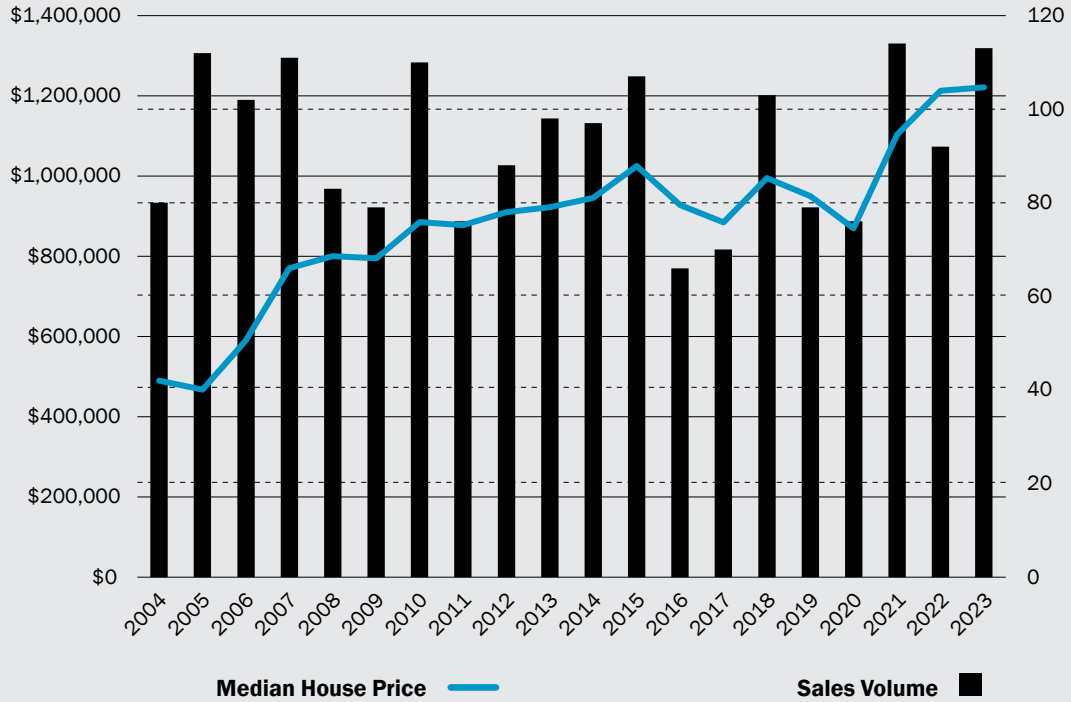
12-MONTH TRENDS



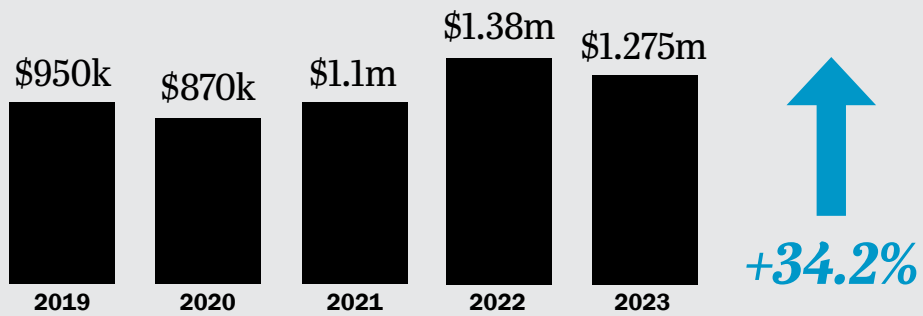
Bicton property *market update...*

LONG-TERM TRENDS

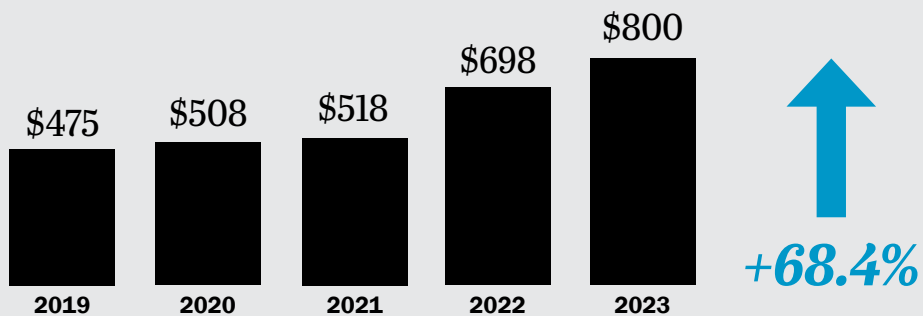
20-Year Annual Median House Price vs. Sales



5-Year Annual Median House Price Trend



5-Year Annual Median Weekly House Rent Price Trend



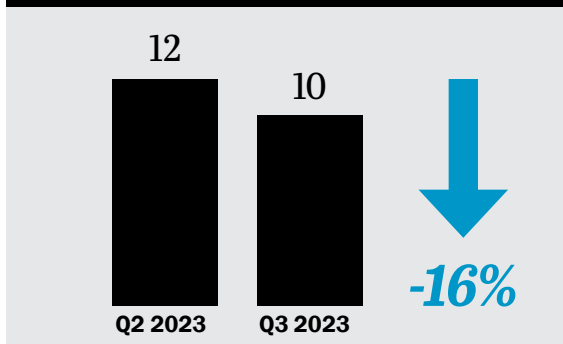
Booragoon property *market update...*

Q3 2023

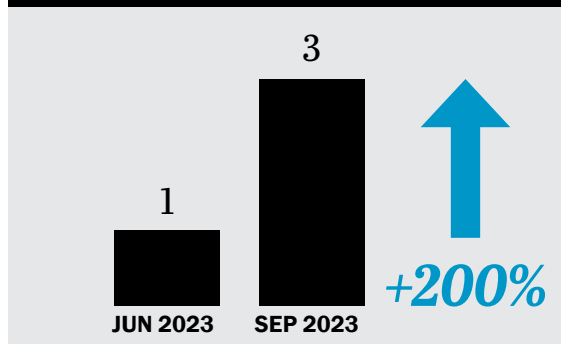
Sales Q3 2023 - All Property Types

Address	Type	Bed/Bath/Car	Size m ²	Price
Royce Grove	House	5 x 2 x 2	1,126	\$1,580,000
Marcus Avenue	House	4 x 2 x 2	767	\$1,416,000
Pickering Way	House	4 x 2 x 2	557	\$1,225,000
Rankin Way	House	4 x 2 x 2	809	\$1,100,000
Royce Grove	House	3 x 1 x 1	735	\$1,005,000
Davy Street	Apartment	3 x 2 x 2	164	\$980,000
The Ramble	House	3 x 2 x 2	436	\$910,000
The Ramble	House	3 x 2 x 2	171	\$900,000
Riseley Street	House	3 x 2 x 2	367	\$805,000
Davy Street	Apartment	2 x 2 x 2	120	\$770,000
Congdon Way	Villa	3 x 2 x 2	122	\$750,000
Colleran Way	Apartment	2 x 2 x 2	83	\$710,000
Davy Street	Apartment	2 x 2 x 2	116	\$670,000
Connelly Way	Land	-	388	\$625,000
Davenport Road	Apartment	2 x 2 x 1	116	\$590,000
Earlston Place	Townhouse	3 x 1 x 1	123	\$585,000
Rankin Way	House	2 x 1 x 1	71	\$585,000
Gould Place	Land	-	359	\$576,000
Siddons Way	Townhouse	2 x 1 x 2	85	\$545,000
Earlston Way	Villa	3 x 1 x 1	111	\$520,000
Sprigg Place	House	3 x 2 x 2	154	NYD

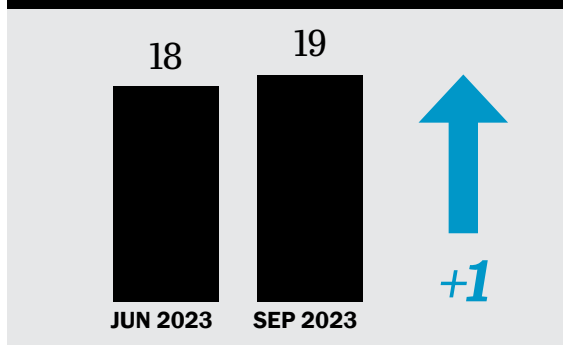
Total Sales per Quarter (Houses)



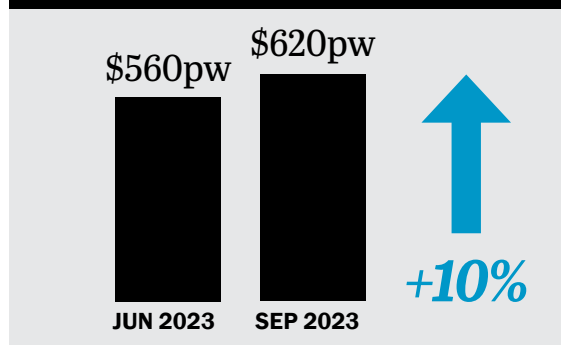
Listings for Sale (Houses)



Median Days to Sell (Houses)



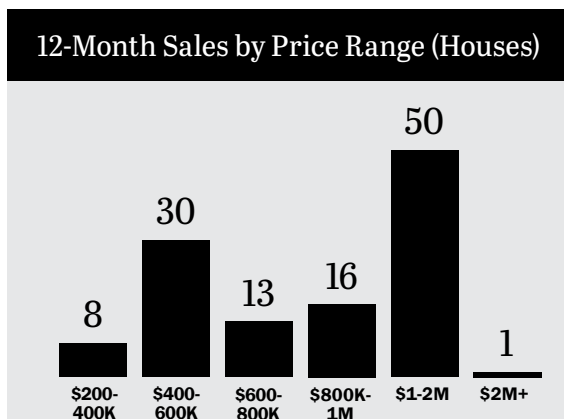
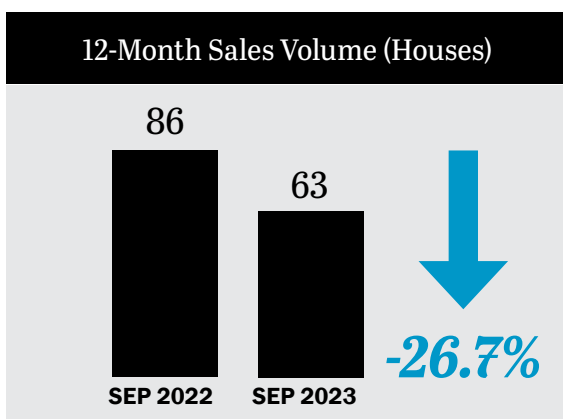
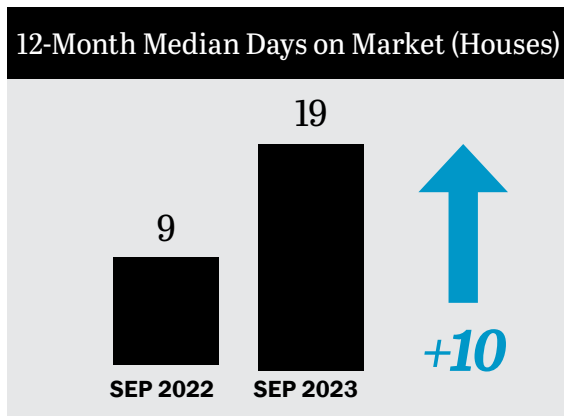
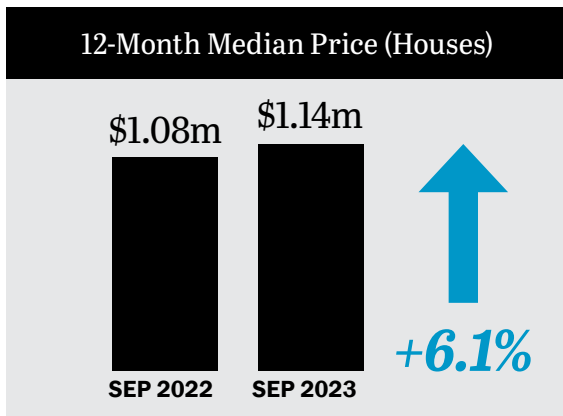
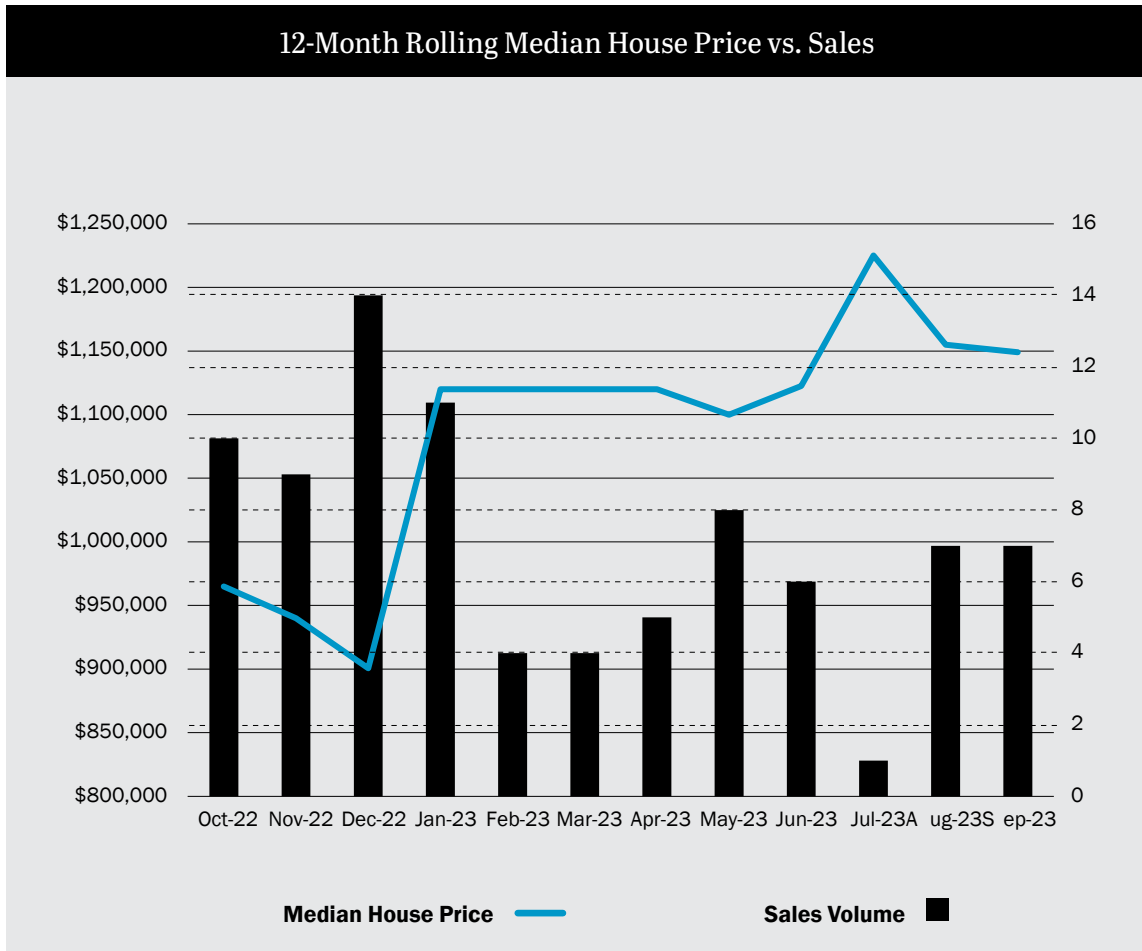
Median Rent (Houses)



NYD: Not Yet Disclosed

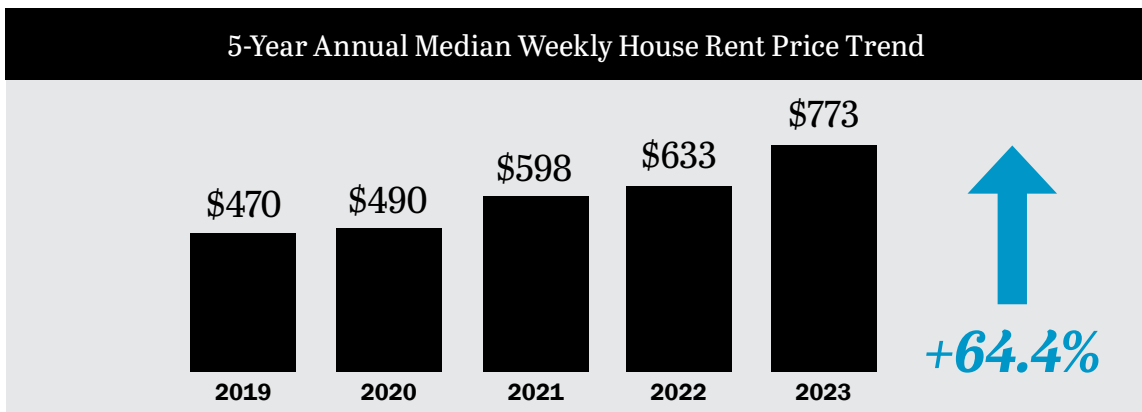
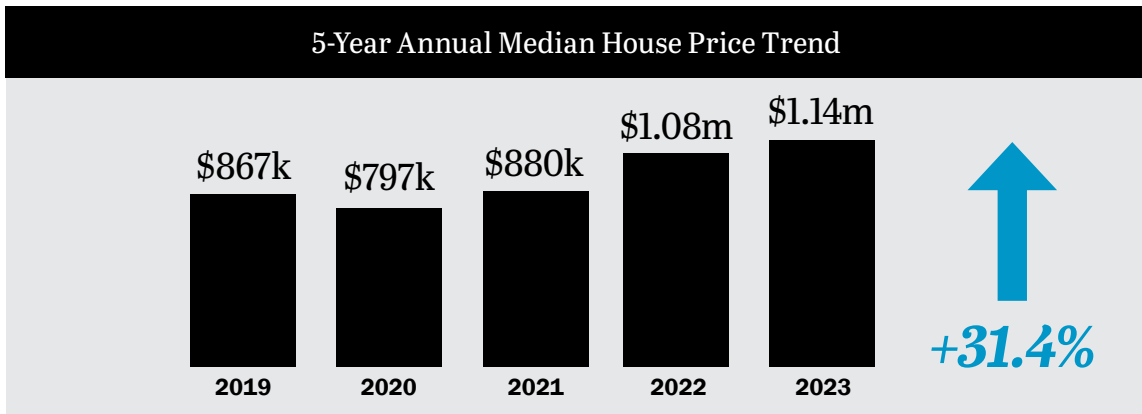
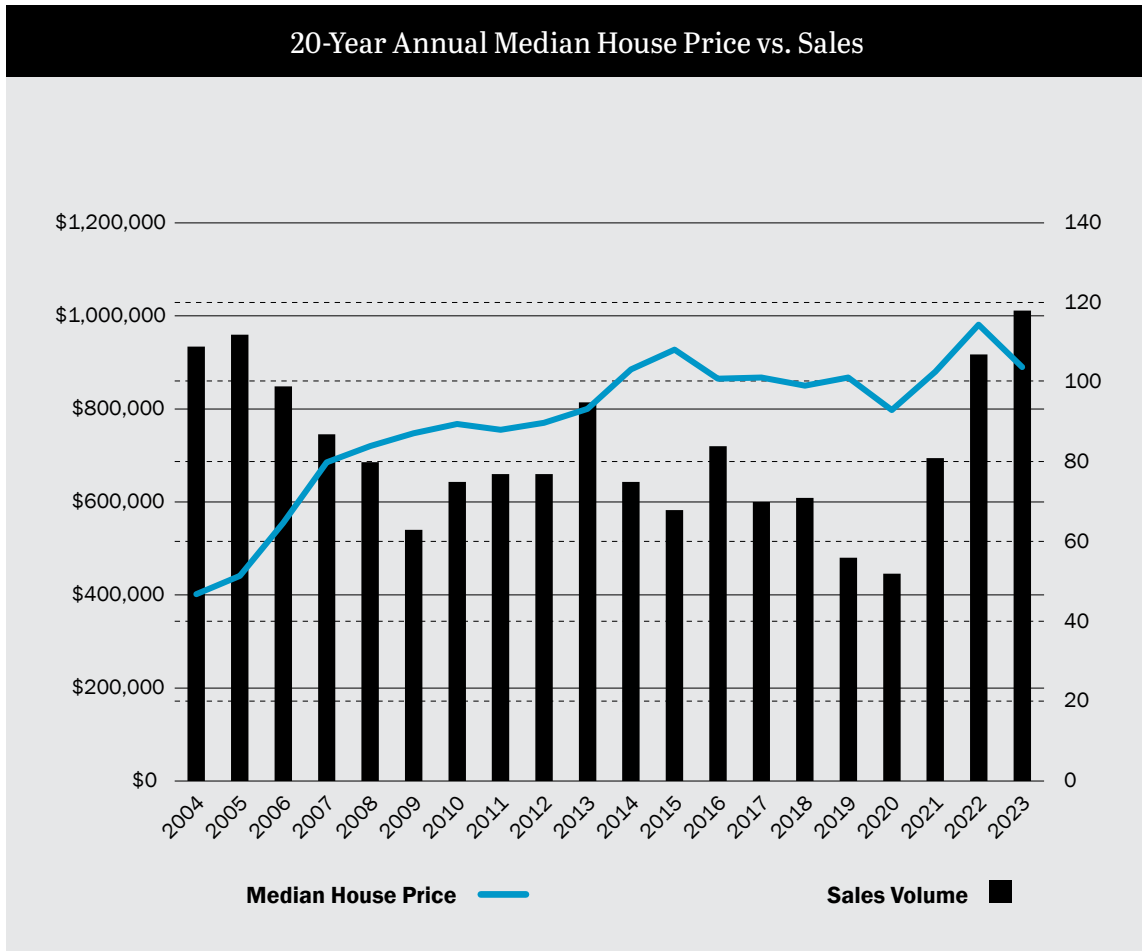
Booragoon property *market update...*

12-MONTH TRENDS



Booragoon property *market update...*

LONG-TERM TRENDS



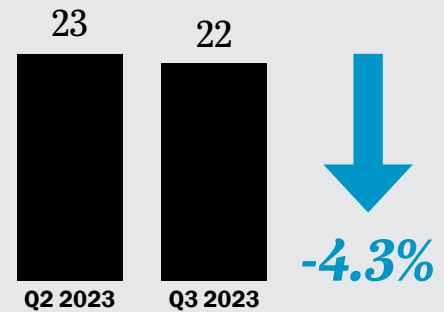
Melville property *market update...*

Q3 2023

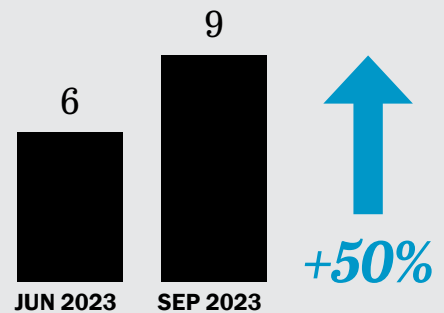
Sales Q3 2023 - All Property Types

Address	Type	Bed/Bath/Car	Size m ²	Price
Rome Road	House	5 x 3 x 7	819	\$1,735,000
Kirkland Place	House	4 x 2 x 2	802	\$1,580,000
McCoy Street	House	5 x 3 x 2	265	\$1,390,000
Birdwood Road	House	2 x 1 x 2	993	\$1,350,000
Olding Street	House	4 x 2 x 1	789	\$1,320,000
Kennedy Street	House	3 x 1 x 2	900	\$1,300,000
McCoy Street	House	3 x 1 x 2	910	\$1,300,000
Renton Street	Land	-	820	\$1,250,000
Cardew Street	House	4 x 2 x 2	792	\$1,230,000
Marmion Street	House	4 x 2 x 2	507	\$1,200,000
Potts Street	House	3 x 2 x 2	809	\$1,150,000
Redwood Crescent	House	4 x 2 x 2	400	\$1,100,000
Shelshaw Street	House	4 x 2 x 2	817	\$1,030,000
Joiner Street	House	4 x 2 x 2	555	\$980,000
Maddox Crescent	House	3 x 1 x 1	847	\$915,000
Coleman Crescent	House	3 x 1 x 2	444	\$875,000
McLean Street	House	3 x 1 x 2	457	\$840,000
Marmion Street	Villa	3 x 2 x 3	292	\$810,000
Canning Highway	THouse	4 x 2 x 3	308	\$800,000
Windfield Road	House	3 x 2 x 2	244	\$800,000
Rome Road	House	3 x 1 x 1	524	\$764,500
Canning Highway	Villa	3 x 2 x 3	99	\$685,000
Canning Highway	House	3 x 2 x 2	246	\$685,000
Bridges Road	Villa	3 x 1 x 2	267	\$650,000
Bridges Road	Apt	2 x 2 x 1	127	\$635,000
Challenger Place	Land	-	235	\$475,000
Money Road	Villa	2 x 1 x 1	99	\$440,000
Bridges Road	Villa	2 x 1 x 2	78	\$430,000
Canning Highway	Villa	2 x 1 x 1	73	\$385,000
Perkins Road	House	3 x 1 x 1	850	\$325,000
Kitchener Road	Villa	3 x 2 x 2	162	NYD
Rome Road	House	3 x 1 x 2	1,042	NYD

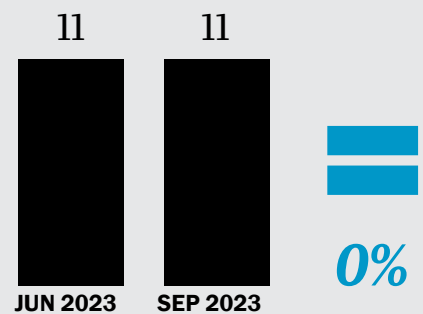
Total Sales per Quarter (Houses)



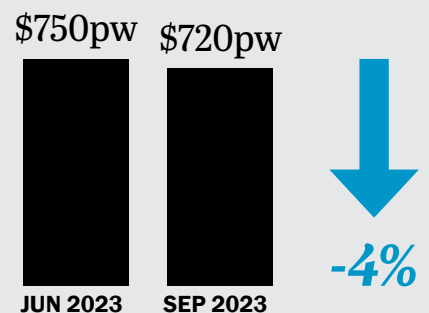
Listings for Sale (Houses)



Median Days to Sell (Houses)



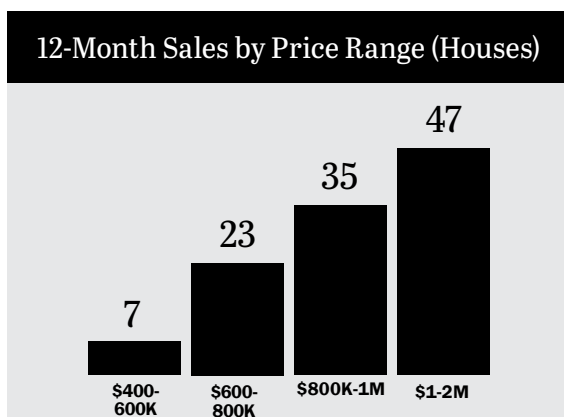
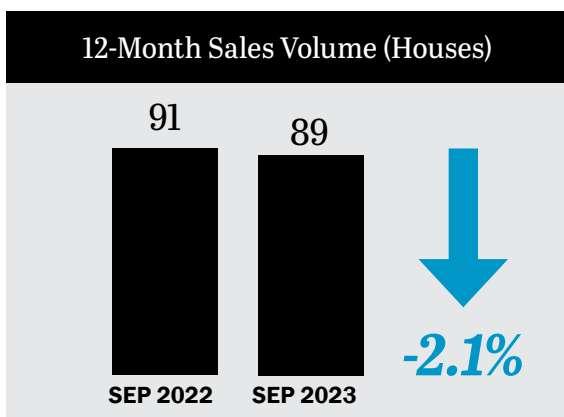
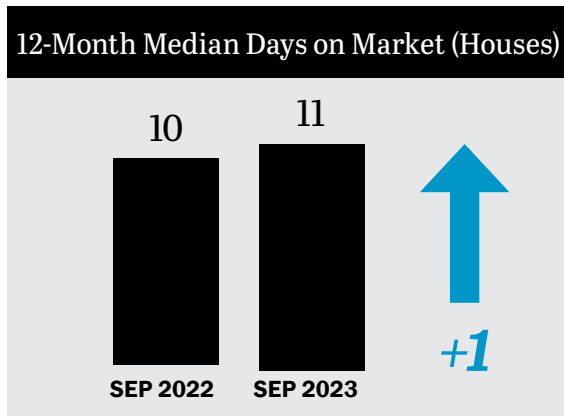
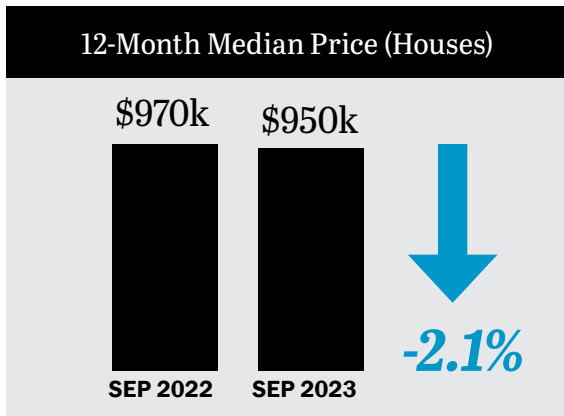
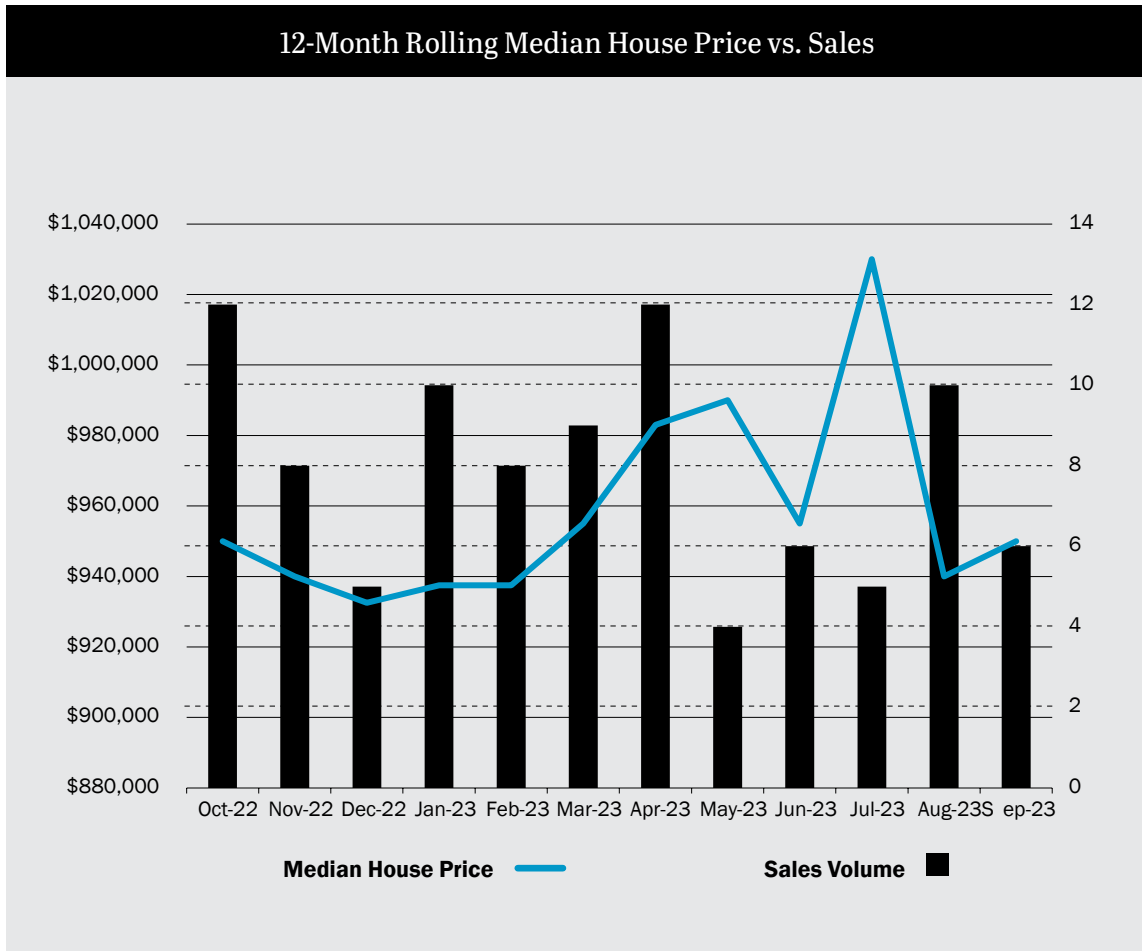
Median Rent (Houses)



NYD: Not Yet Disclosed

Melville property *market update...*

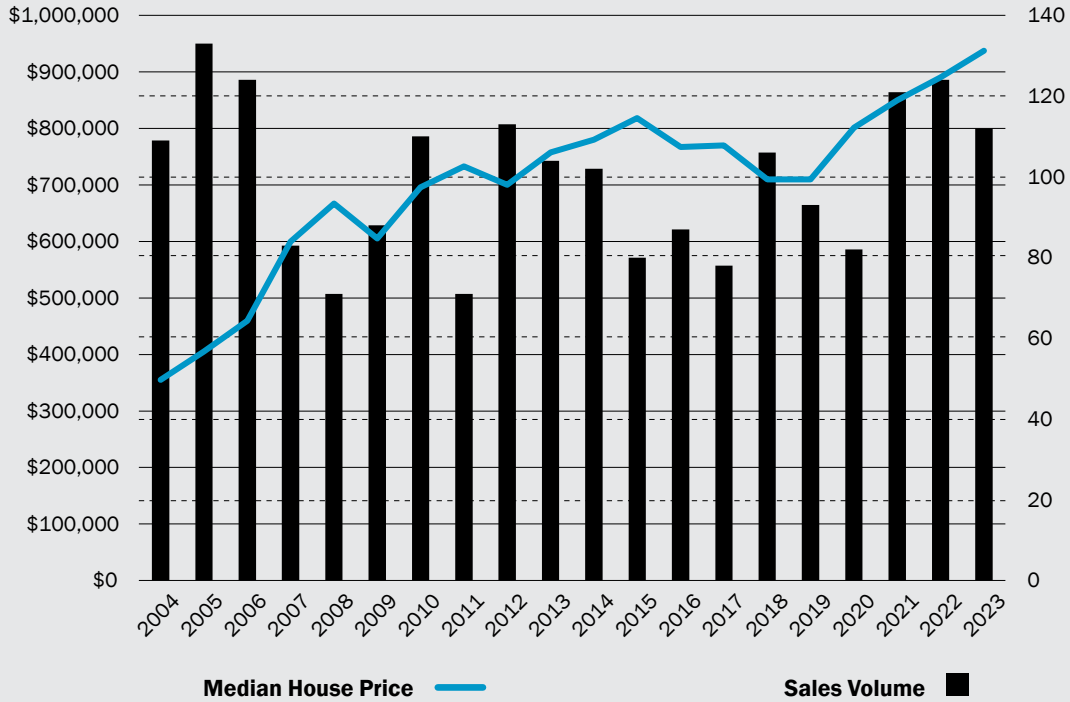
12-MONTH TRENDS



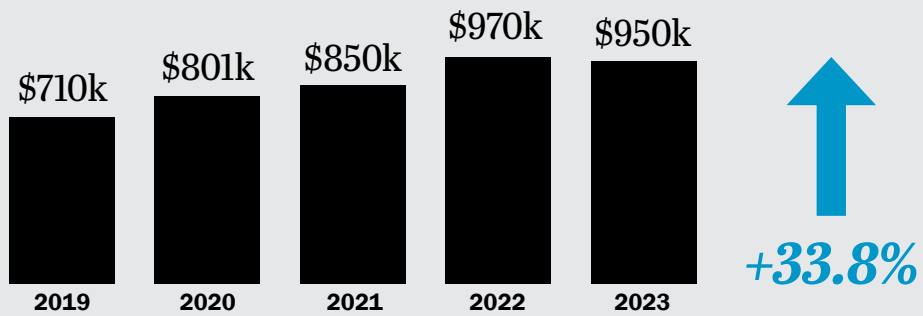
Melville property *market update...*

LONG-TERM TRENDS

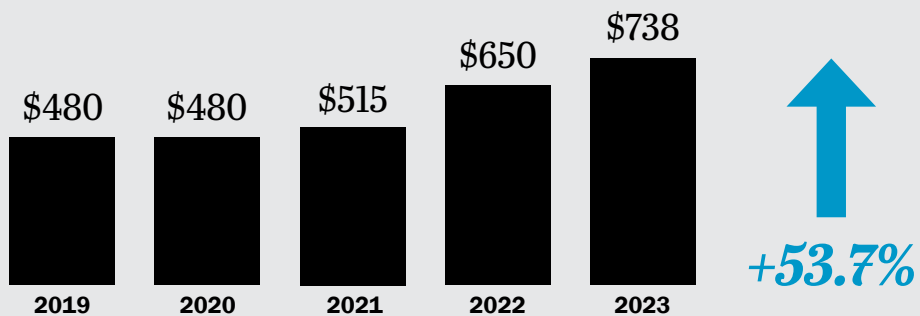
20-Year Annual Median House Price vs. Sales



5-Year Annual Median House Price Trend



5-Year Annual Median Weekly House Rent Price Trend



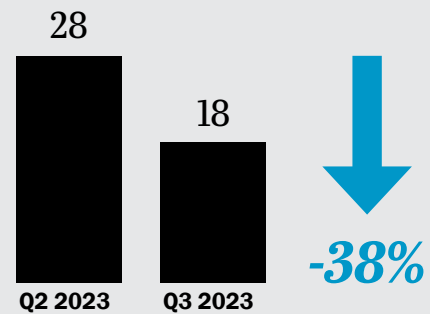
Mount Pleasant property *market update...*

Q3 2023

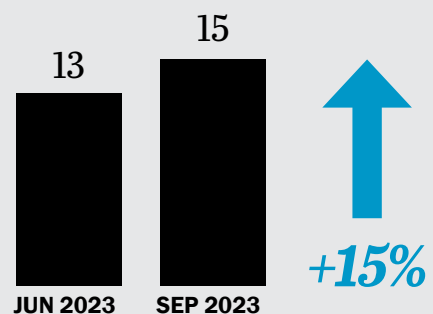
Sales Q3 2023 - All Property Types

Address	Type	Bed/Bath/Car	Size m ²	Price
Cowrie Crescent	House	4 x 3 x 3	705	\$2,300,000
The Esplanade	House	3 x 2 x 4	463	\$1,900,000
The Esplanade	House	3 x 2 x 5	661	\$1,880,000
Bateman Road	House	4 x 2 x 2	506	\$1,825,000
Edgar Way	House	5 x 2 x 2	789	\$1,700,000
Reynolds Road	House	4 x 3 x 2	435	\$1,575,000
Beamish Avenue	House	3 x 1 x 1	1,138	\$1,560,000
Kemp Road	House	4 x 2 x 2	363	\$1,550,000
Regent Avenue	House	5 x 3 x 2	404	\$1,450,000
Central Avenue	House	5 x 2 x 2	366	\$1,420,000
St Michael Terrace	House	3 x 2 x 2	431	\$1,420,000
Parkside Avenue	House	4 x 2 x 1	1,024	\$1,400,000
Canning Avenue	House	3 x 1 x 3	731	\$1,220,000
Hesford Avenue	House	4 x 2 x 4	519	\$1,200,000
Bateman Road	Land	-	521	\$1,125,000
Gairloch Street	House	4 x 2 x 2	595	\$1,100,000
Raymond Street	House	3 x 2 x 2	416	\$1,050,000
Edgar Way	THouse	3 x 1	520	\$1,000,000
Coomoora Road	Villa	3 x 2 x 2	373	\$820,000
Mount View Terrace	Duplex	3 x 1 x 2	312	\$815,000
Edgar Way	Land	-	400	\$780,000
Reynolds Road	Villa	3 x 2 x 1	298	\$770,000
Canning Avenue	Land	-	390	\$727,500
Canning Avenue	THouse	3 x 2 x 1	102	\$700,000
Canning Avenue	Villa	3 x 2 x 1	98	\$645,000
Canning Highway	Apt	2 x 1 x 1	109	\$590,000
Kishorn Road	Apt	1 x 1 x 1	80	\$570,000
Lisa Place	House	3 x 1 x 1	543	NYD

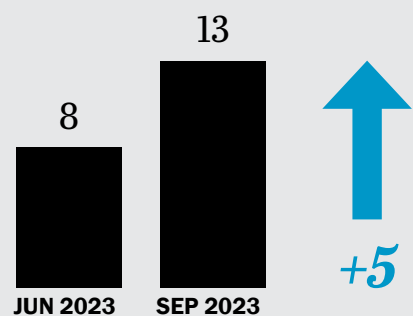
Total Sales per Quarter (Houses)



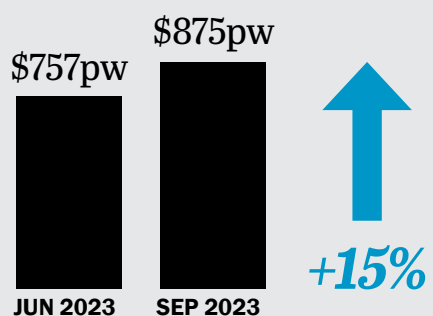
Listings for Sale (Houses)



Median Days to Sell (Houses)



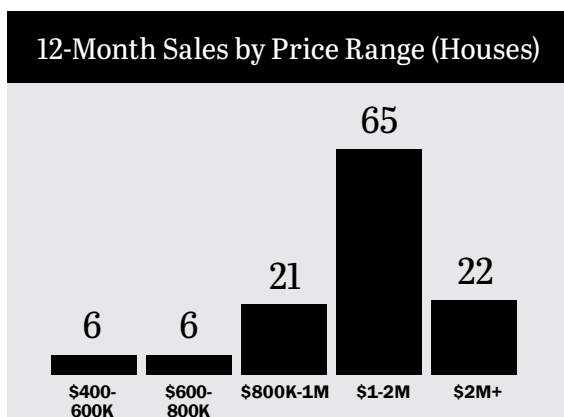
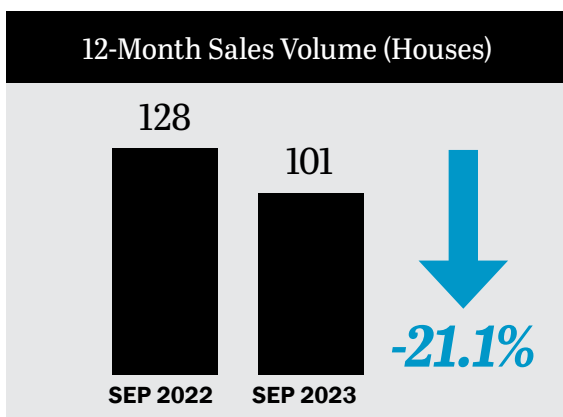
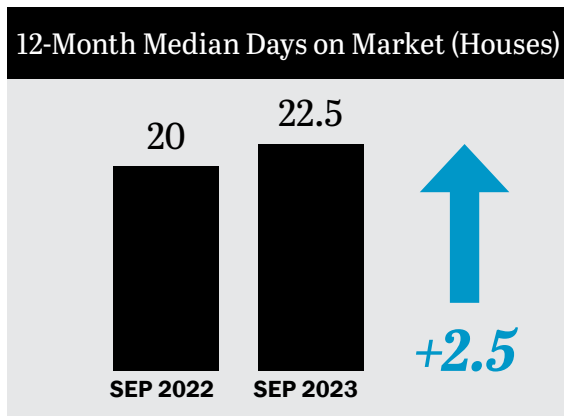
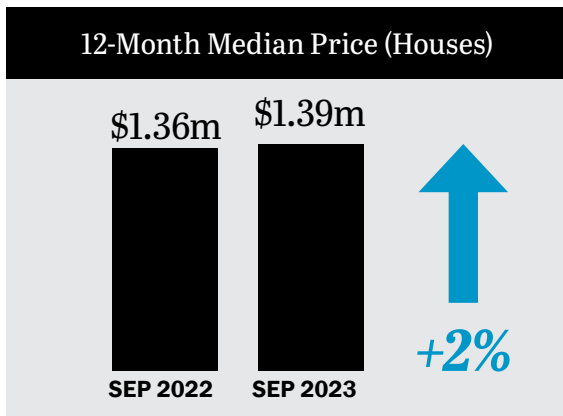
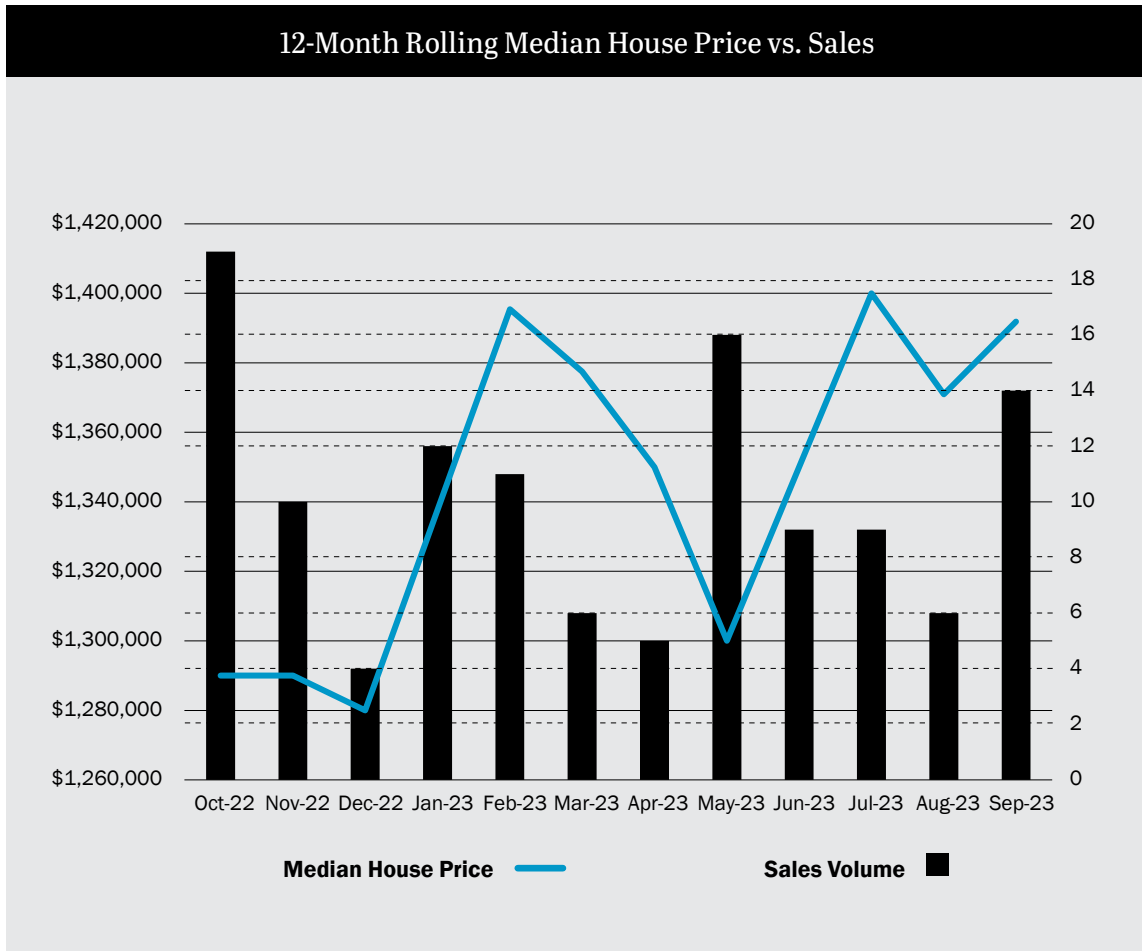
Median Rent (Houses)



NYD: Not Yet Disclosed

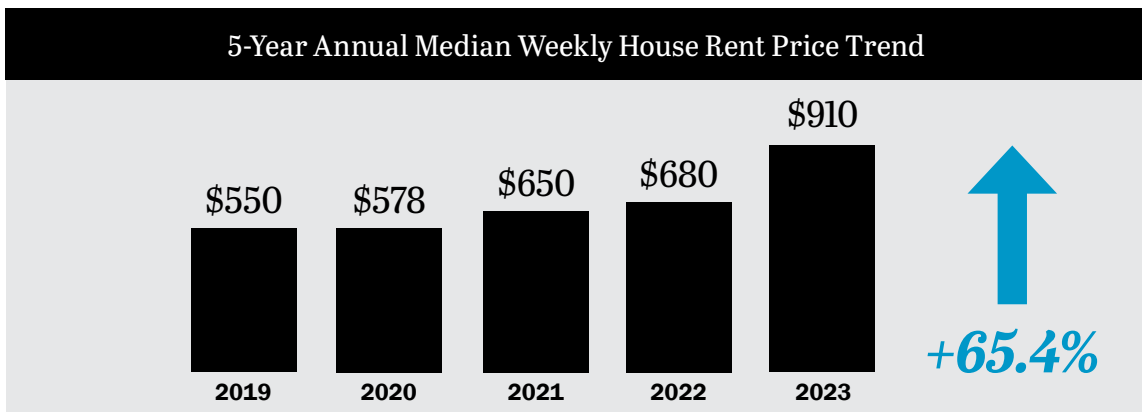
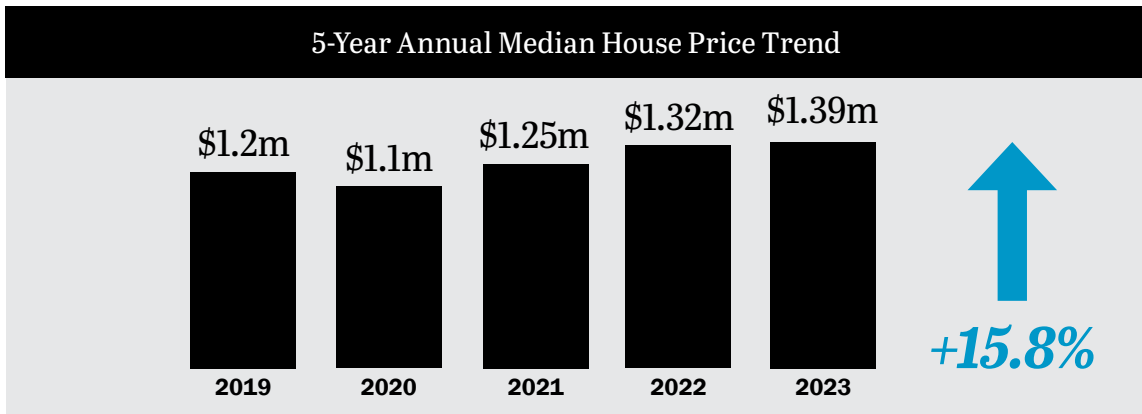
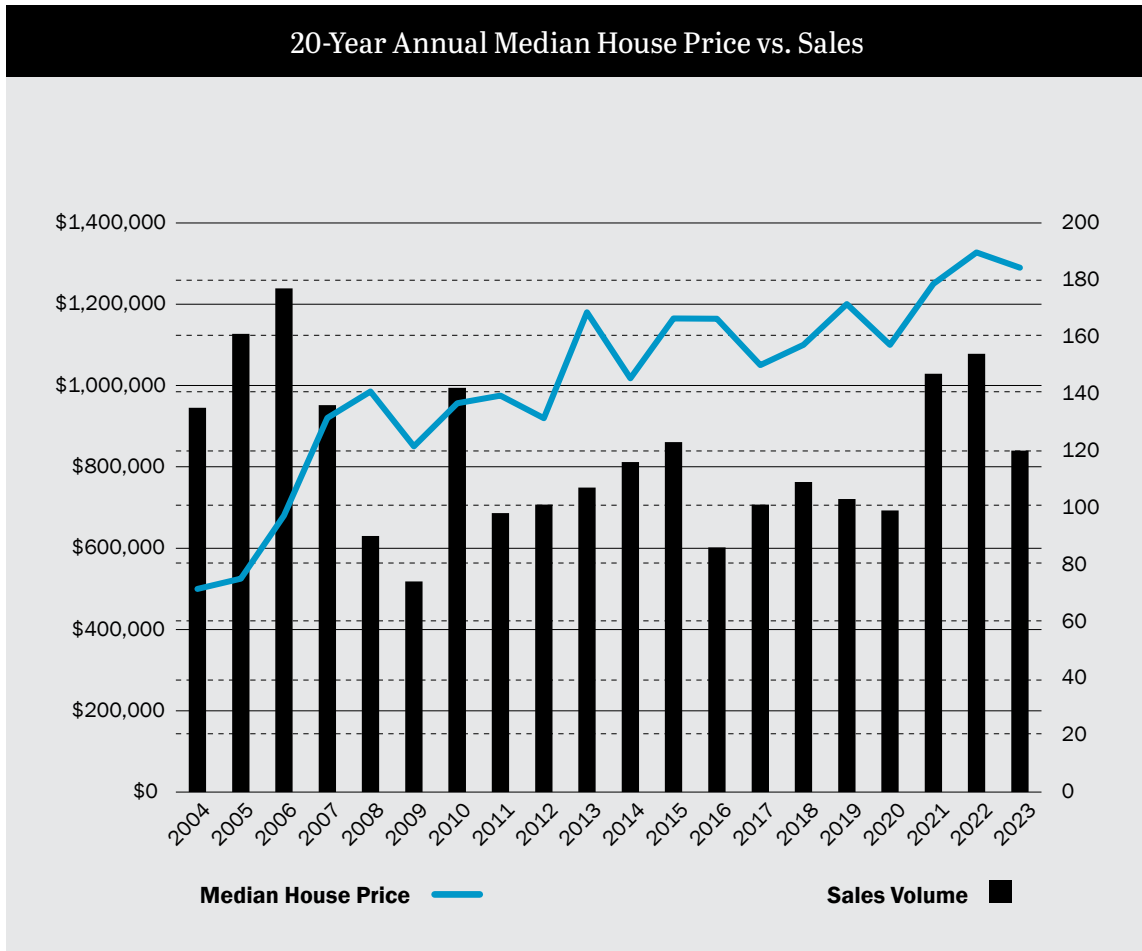
Mount Pleasant property *market update...*

12-MONTH TRENDS



Mount Pleasant property *market update...*

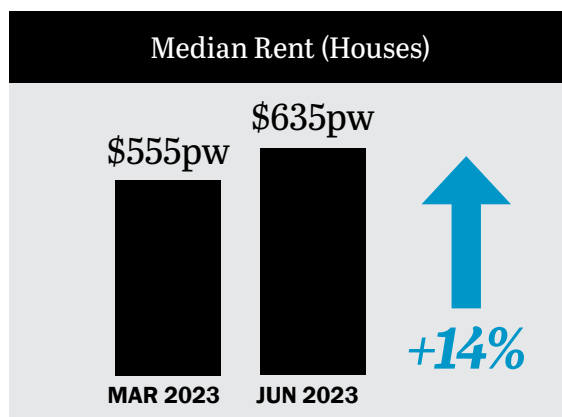
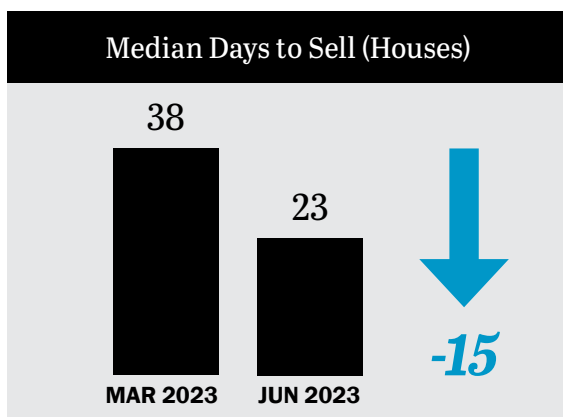
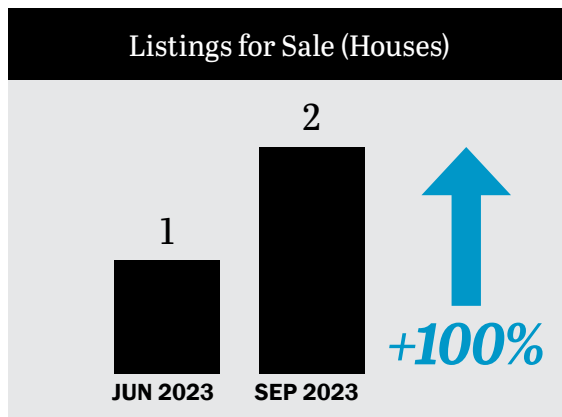
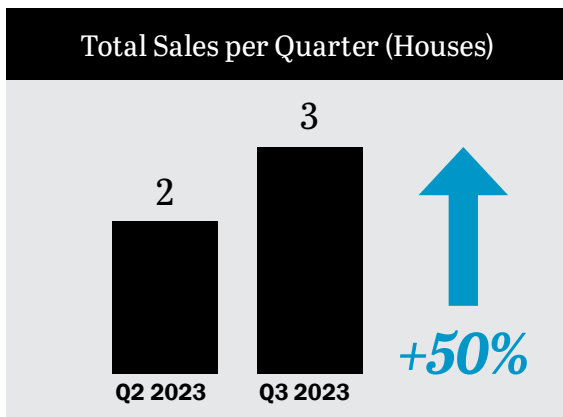
LONG-TERM TRENDS



Myaree property *market update...*

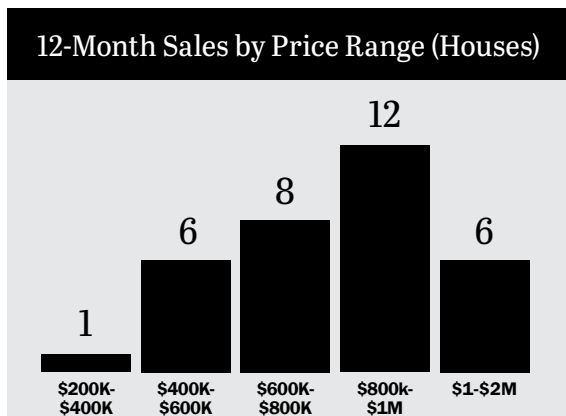
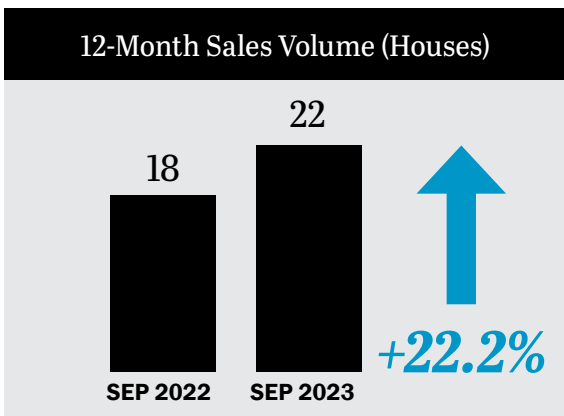
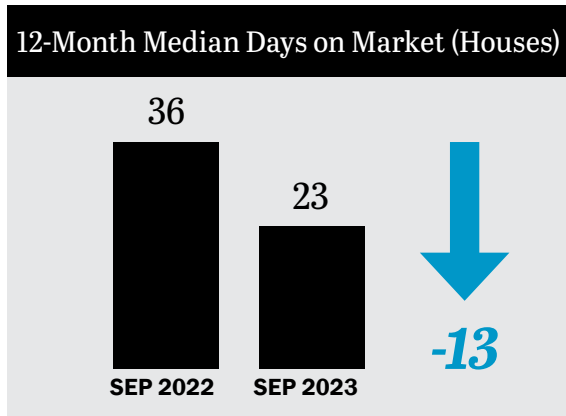
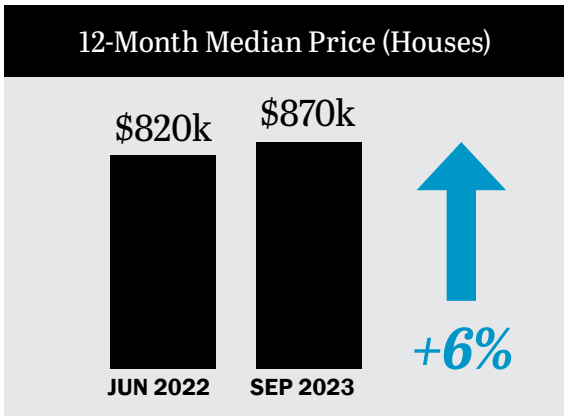
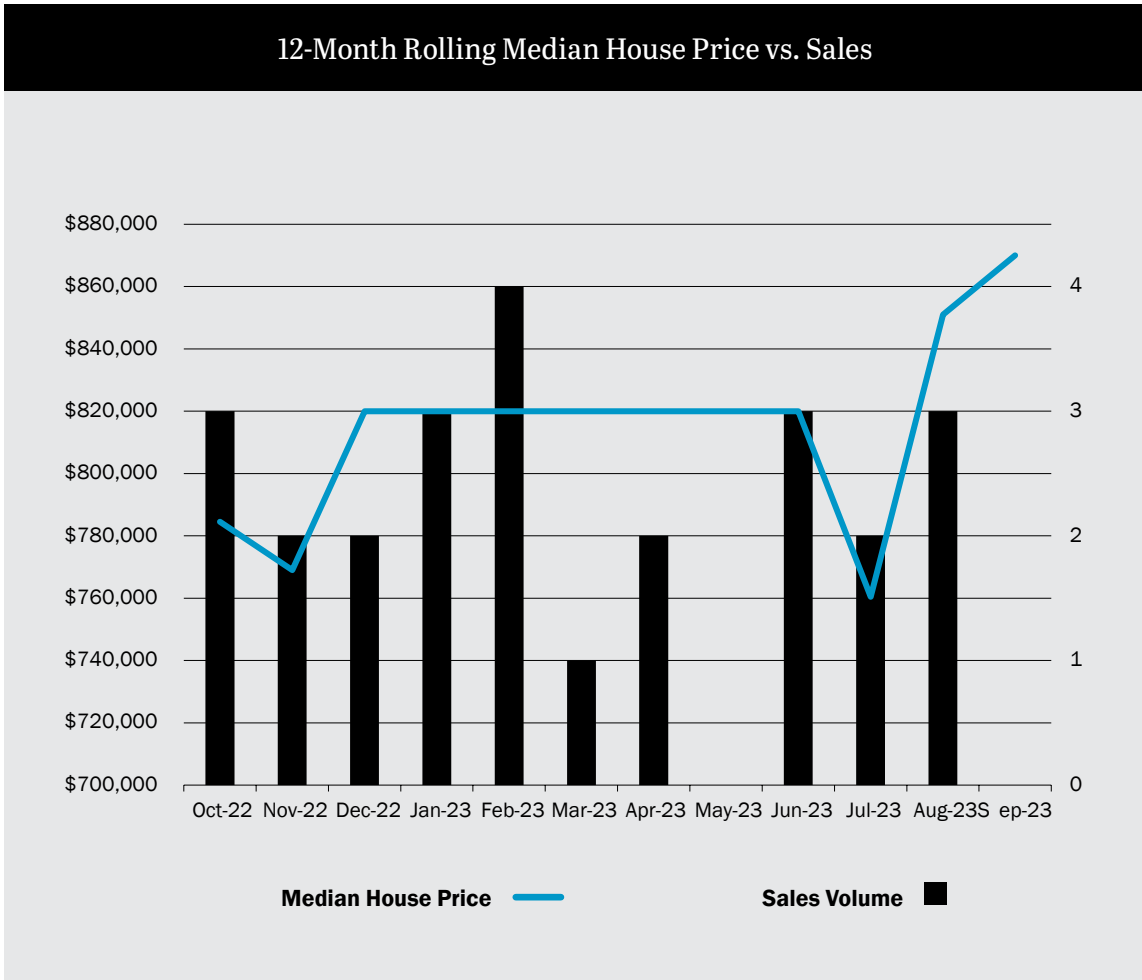
Q3 2023

Sales Q3 2023 - All Property Types				
Address	Type	Bed/Bath/Car	Size m ²	Price
Shearer Street	House	5 x 2 x 2	718	\$1,430,000
Prosser Way	House	4 x 1 x 2	1,196	\$1,330,000
Hayward Street	House	4 x 2 x 2	497	\$851,000
Schacht Court	Land	-	441	\$613,950
North Lake Road	Land	-	478	\$540,000



Myaree property *market update...*

12-MONTH TRENDS



Myaree property *market update...*

LONG-TERM TRENDS

