



National Townhouse and Unit Building Report

Capitals and Local
Government Areas

October 2020

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Higher-density home building remains significantly subdued despite recent government stimulus policies. Townhouse demand however is set to rise from home-office surge

Market Insights

Higher-density home building activity inclusive of units and townhouses remains significantly subdued according to latest ABS building approval data despite government policies recently introduced to directly stimulate residential construction.

Although the Federal Governments HomeBuilder Grant and extensions to the First Home Buyer Deposit Scheme have clearly acted to increase new house building, unit and townhouse development continues to decline - falling to 9-year lows nationally.

Although latest ABS building approval trends reveal a hint of an upswing in Sydney and Melbourne, current levels in both those cities are sharply lower than the peaks of four years ago.

Townhouse development levels are currently tracking generally higher than units however approvals remain similarly well below the results of recent years.

Units

National unit development levels have collapsed over recent years reflecting in particular the Introduction of significant lending constraints to investors and developers.

Ongoing low levels of new apartment development, which is a significant driver of employment and general economic activity, is a clear negative for local economies desperately looking for post-coronavirus shutdown stimulus.

Melbourne unit approvals have bounced back this year albeit from a low base and continue to track at higher levels compared to the same period last year. Current new unit building activity in all other capitals however remains substantially below last year's results.

Sydney, Brisbane, Adelaide and Perth have recorded sharp declines in ABS unit building approvals this year so far compared to the same period last year, falling by 20.9%, 18.0%, 25.3% and 52.3% respectively.

Sydney reported an average per unit building cost of \$340,252 over the first 8 months of this year that was an increase of 5.6% compared to the same period last year. Melbourne's average per unit building cost was however lower at \$377,817 – down 3.0%, with Brisbane \$329,897 – up 3.9%, Adelaide \$343,768 - up 12.9%, and Perth \$326,796 – up 2.9% over this year so far compared to last.

UNITS	Sydney	Melbourne	Brisbane	Adelaide	Perth
Aug-20	449	979	114	17	41
Previous Month	1304	775	274	30	79
This Year to Date v. Same Last Year	-20.9%	15.9%	-18.0%	-25.3%	-52.3%
Full Year to Date v. Same Last Year	-22.6%	17.0%	-19.2%	14.3%	-45.3%

The top performing Local Government Area nationally for unit building approvals over the first 8 months of this year was Melbourne with 1247 followed by Brisbane with 1051, Georges River 1034, Yarra 1003 and Parramatta 886.

Units	Approvals
This Year So Far	
Melbourne (VIC)	1247
Brisbane (QLD)	1051
Georges River (NSW)	1034
Yarra (VIC)	1003
Parramatta (NSW)	886
Inner West (NSW)	795
Blacktown (NSW)	629
Dubbo Regional (NSW)	609
Gold Coast (QLD)	508
Boroondara (VIC)	448

Townhouses

Townhouse development, although similarly subdued over recent years to units, has performed marginally better than units this year. Melbourne and Brisbane have been the top performers with levels considerably higher than last year's totals.

Sydney townhouse development this year to date is similar to the levels reported over the same period last year but totals remain well behind Melbourne and only marginally

ahead of Brisbane. ABS townhouse approvals in Adelaide, Perth and Canberra are sharply lower this year so far compared to last.

Sydney reported an average per townhouse building cost of \$339,392 over the first 8 months of this year that was an increase of 7.2% compared to the same period last year. Melbourne's average building cost per townhouse was slightly lower at \$332,634 – down 0.9%, with Brisbane \$238,708 – up 1.1%, Adelaide \$236,060 - up 5.1%, and Perth \$260,163 – up 7.6% over this year so far compared to last.

TOWNHOUSES	Sydney	Melbourne	Brisbane	Adelaide	Perth
Aug-20	387	820	312	82	22
Previous Month	403	902	337	85	14
This Year to Date v. Same Last Year	-3.5%	17.8%	20.4%	-23.1%	-42.2%
Full Year to Date v. Same Last Year	-3.8%	4.6%	0.6%	-13.0%	-32.0%

The top performing Local Government Area nationally for ABS townhouse building approvals over the first 8 months of this year was clearly Brisbane with 939 followed by Moreton Bay with 471 and then the inner Melbourne LGA's of Moreland 400, Monash 344, Darebin 337 and Whitehorse 328. The leading NSW LGA for townhouse development so far this year is Canterbury Bankstown with 314.

Townhouses	Approvals
This Year So Far	
Brisbane (QLD)	939
Moreton Bay (QLD)	471
Moreland (VIC)	400
Monash (VIC)	344
Darebin (VIC)	337
Whitehorse (VIC)	328
Logan (QLD)	325
Gold Coast (QLD)	321
Canterbury-Bankstown (NSW)	314
Greater Dandenong (VIC)	256

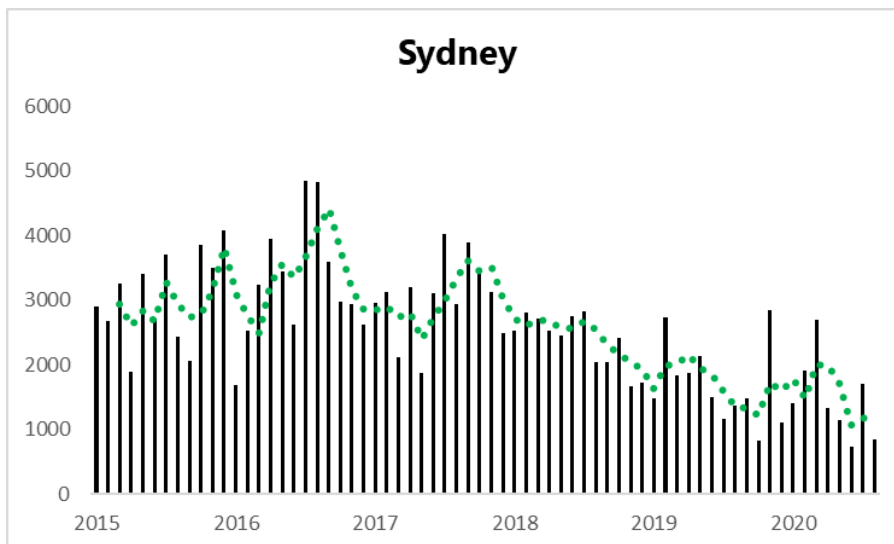
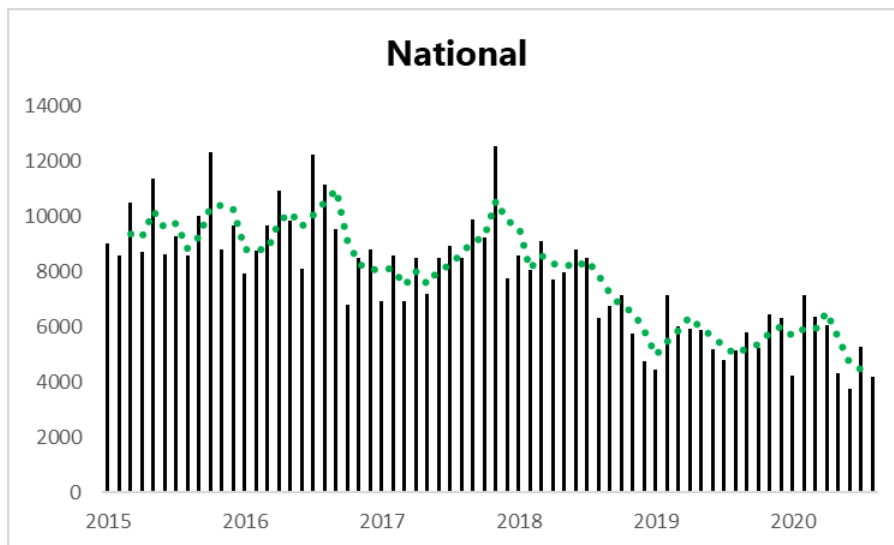
Although new house building is now surging – particularly driven by direct policy initiatives, higher-density development continues to lag by comparison and remains well below the peaks of previous years.

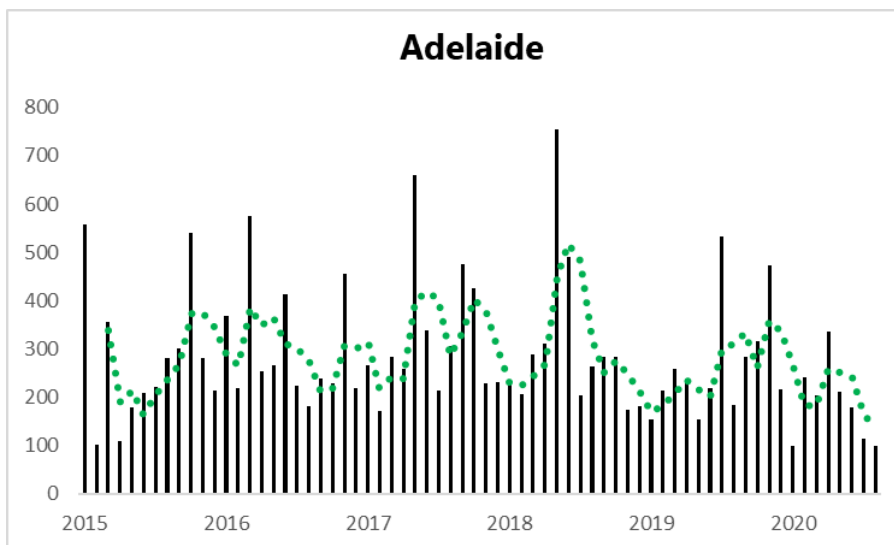
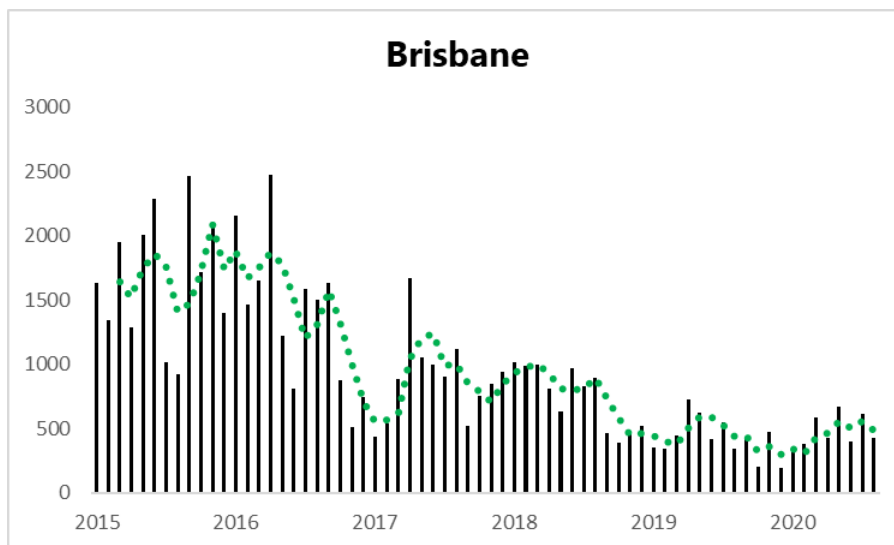
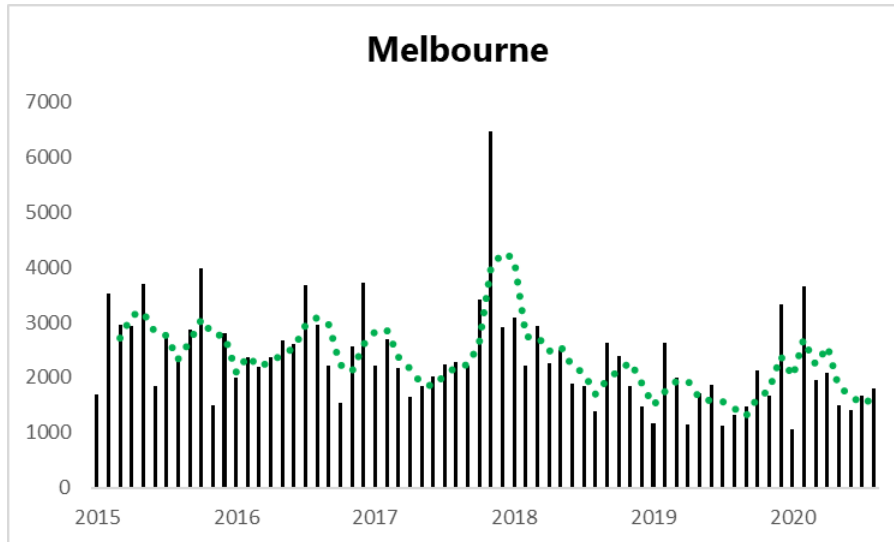
The comparatively better recent performance of new townhouses compared to new units may be enhanced with demand particularly set to increase for larger-sized dwellings to cater for a rising home-office workforce. The challenge to meet this likely

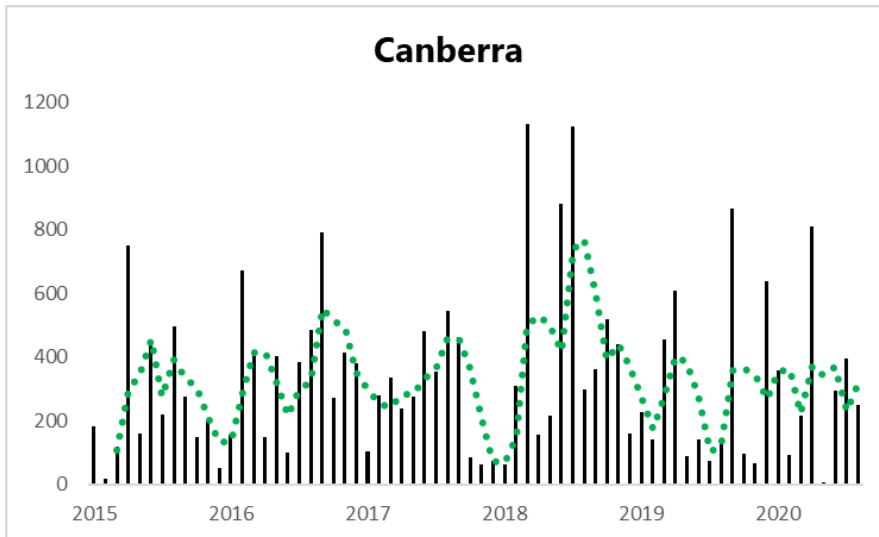
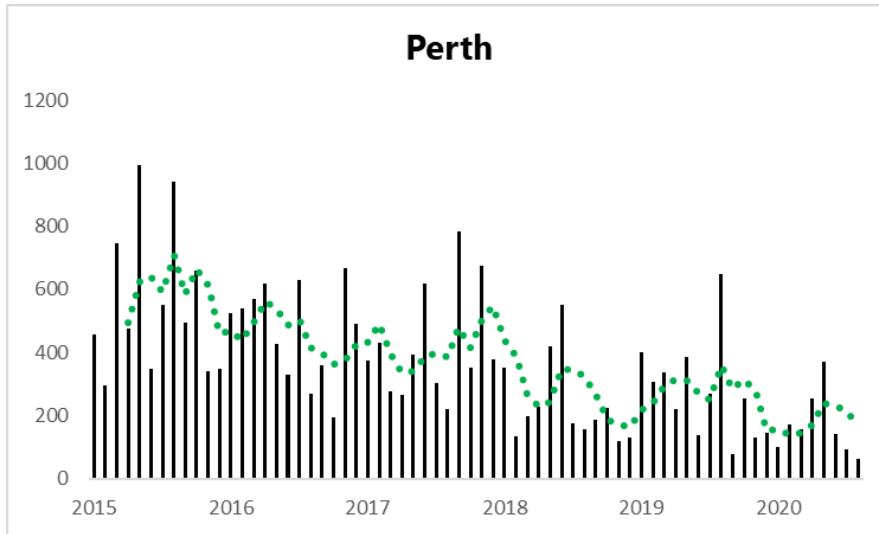
increased demand lies with an easing of current finance constraints for investors and developers generally, and the provision by state and local government of suitably zoned development sites particularly in inner and middle-ring suburbs

New Higher-Density Dwelling Building Approvals (ABS August 2020)

5-Year Series, ABS Building Approvals, Private Sector, Unit and Townhouse Combined - 3 Month Trend







Latest Data Tables

Local Government Areas, ABS Higher-Density Dwelling Building Approvals – Top Ten
August 2020

NATIONAL

UNITS

Full Year

	Approvals	Cost per Unit
Melbourne	4801	\$403,657
Parramatta	2441	\$340,791
Brisbane	1985	\$321,062
Yarra	1602	\$379,030
Gold Coast	1449	\$471,854
Georges River	1357	\$327,583
Dubbo Regional	1093	\$268,130
Blacktown	1019	\$256,787
Inner West	991	\$304,126
Whitehorse	930	\$305,518

This Year So Far

	Approvals	Cost per Unit
Melbourne	1247	\$418,750
Brisbane	1051	\$354,132
Georges River	1034	\$323,388
Yarra	1003	\$407,780
Parramatta	886	\$334,074
Inner West	795	\$308,986
Blacktown	629	\$254,413
Dubbo Regional	609	\$291,340
Gold Coast	508	\$438,390
Boroondara	448	\$391,771

Quarter

	Approvals	Cost per Unit
Brisbane	480	\$390,746
Parramatta	435	\$372,054
Yarra	354	\$509,209
Hobsons Bay	350	\$351,429
Melbourne	320	\$518,750
Georges River	303	\$313,202
Inner West	302	\$380,343
Moonee Valley	279	\$390,552
Dubbo Regional	252	\$309,057
Whitehorse	241	\$383,734

Month

	Approvals	Cost per Unit
Yarra	350	\$511,886
Whitehorse	205	\$390,244
Sunshine Coast	152	\$407,895

Inner West	139	\$345,608
Moonee Valley	128	\$382,530
Georges River	127	\$314,961
Bayside	117	\$382,637
Glen Eira	107	\$358,326
Stonnington	101	\$716,527
Brisbane	94	\$544,787

TOWNHOUSES

Full Year	Approvals	Cost per Unit
Brisbane	1478	\$296,939
Gold Coast	857	\$244,254
Moreton Bay	744	\$196,324
Moreland	676	\$277,064
Monash	655	\$387,345
Darebin	654	\$279,251
Canterbury-Bankstown	577	\$328,567
Logan	503	\$167,688
Greater Geelong	489	\$274,649
Blacktown	488	\$228,200

This Year So Far	Approvals	Cost per Unit
Brisbane	939	\$298,584
Moreton Bay	471	\$203,279
Moreland	400	\$268,296
Monash	344	\$386,719
Darebin	337	\$274,473
Whitehorse	328	\$394,377
Logan	325	\$174,698
Gold Coast	321	\$261,071
Canterbury-Bankstown	314	\$329,082
Greater Dandenong	256	\$271,593

Quarter	Approvals	Cost per Unit
Brisbane	625	\$299,121
Greater Dandenong	186	\$272,868
Moreland	180	\$260,938
Gold Coast	179	\$251,816
Monash	162	\$367,799
Canterbury-Bankstown	138	\$340,344
Darebin	138	\$276,332
Logan	137	\$182,893
Whitehorse	135	\$396,900
Manningham	127	\$456,709

Month	Approvals	Cost per Unit
Brisbane	195	\$263,836
Greater Dandenong	123	\$294,669
Darebin	60	\$270,096
Maribyrnong	58	\$255,515

Moreland	57	\$244,377
Logan	54	\$150,182
Manningham	52	\$434,502
Canterbury-Bankstown	50	\$323,828
Yarra	48	\$330,583
Blacktown	47	\$225,256

NSW

UNITS

Full Year

	Approvals	Cost per Unit
Parramatta	2441	\$340,791
Georges River	1357	\$327,583
Dubbo Regional	1093	\$268,130
Blacktown	1019	\$256,787
Inner West	991	\$304,126
Canterbury-Bankstown	785	\$365,061
Ryde	574	\$352,198
Newcastle	561	\$338,825
Sydney	541	\$398,287
Canada Bay	467	\$495,127

This Year So Far

	Approvals	Cost per Unit
Georges River	1034	\$323,388
Parramatta	886	\$334,074
Inner West	795	\$308,986
Blacktown	629	\$254,413
Dubbo Regional	609	\$291,340
Campbelltown	347	\$259,859
Sutherland Shire	182	\$368,334
Liverpool	174	\$279,571
Bayside	160	\$380,970
Central Coast	150	\$320,103

Quarter

	Approvals	Cost per Unit
Parramatta	435	\$372,054
Georges River	303	\$313,202
Inner West	302	\$380,343
Dubbo Regional	252	\$309,057
Liverpool	174	\$279,571
Bayside	117	\$382,637
Wollongong	112	\$265,464
Lane Cove	107	\$275,715
Penrith	84	\$174,988
Northern Beaches	78	\$221,346

Month

	Approvals	Cost per Unit
Inner West	139	\$345,608
Georges River	127	\$314,961
Bayside	117	\$382,637

Eurobodalla	67	\$286,791
Wollongong	21	\$250,000
Ku-ring-gai	20	\$559,821
Canada Bay	18	\$333,333
Woollahra	15	\$468,453
Randwick	13	\$389,628
Cumberland	8	\$278,474

TOWNHOUSES

Full Year	Approvals	Cost per Unit
Canterbury-Bankstown	577	\$328,567
Blacktown	488	\$228,200
Sutherland Shire	454	\$393,490
Camden	419	\$246,691
Shellharbour	361	\$272,531
Liverpool	351	\$329,240
Wollongong	348	\$266,628
Parramatta	334	\$354,278
Newcastle	322	\$261,263
Penrith	283	\$219,163

This Year So Far	Approvals	Cost per Unit
Canterbury-Bankstown	314	\$329,082
Sutherland Shire	245	\$396,786
Wollongong	226	\$266,890
Parramatta	217	\$340,667
Blacktown	208	\$235,671
The Hills Shire	182	\$400,222
Shellharbour	149	\$295,270
Dubbo Regional	148	\$327,451
Camden	144	\$286,688
Fairfield	124	\$331,610

Quarter	Approvals	Cost per Unit
Canterbury-Bankstown	138	\$340,344
Sutherland Shire	104	\$352,740
Parramatta	95	\$344,878
Blacktown	83	\$221,206
Maitland	78	\$242,788
Dubbo Regional	73	\$328,924
Newcastle	70	\$253,899
Liverpool	62	\$239,220
Shellharbour	62	\$298,635
Georges River	58	\$378,412

Month	Approvals	Cost per Unit
Canterbury-Bankstown	50	\$323,828
Blacktown	47	\$225,256
Sutherland Shire	38	\$331,878
Wollongong	38	\$269,211

Port Macquarie-Hastings	34	\$237,291
Liverpool	31	\$224,258
Dubbo Regional	24	\$378,109
Georges River	24	\$378,899
Penrith	22	\$237,727
Fairfield	21	\$300,773

VIC

UNITS

Full Year	Approvals	Cost per Unit
Melbourne	4801	\$403,657
Yarra	1602	\$427,046
Whitehorse	930	\$218,330
Maribyrnong	855	\$420,018
Boroondara	739	\$404,542
Port Phillip	658	\$317,557
Moreland	612	\$307,248
Maroondah	441	\$197,959
Stonnington	430	\$345,650
Banyule	416	\$404,974

This Year So Far	Approvals	Cost per Unit
Melbourne	1247	\$418,750
Yarra	1003	\$407,780
Boroondara	448	\$391,771
Moreland	368	\$395,313
Hobsons Bay	350	\$351,429
Moonee Valley	333	\$396,102
Whitehorse	250	\$383,780
Stonnington	190	\$743,116
Banyule	172	\$341,593
Glen Eira	171	\$424,189

Quarter	Approvals	Cost per Unit
Yarra	354	\$509,209
Hobsons Bay	350	\$351,429
Melbourne	320	\$518,750
Moonee Valley	279	\$390,552
Whitehorse	241	\$383,734
Glen Eira	147	\$360,786
Stonnington	141	\$787,237
Greater Dandenong	112	\$193,750
Moreland	106	\$316,038
Kingston	79	\$405,696

Month	Approvals	Cost per Unit
Yarra	350	\$511,886
Whitehorse	205	\$390,244
Moonee Valley	128	\$382,530

Glen Eira	107	\$358,326
Stonnington	101	\$716,527
Moreland	66	\$227,273
Boroondara	16	\$321,375
Frankston	6	\$480,375

TOWNHOUSES

Full Year

	Approvals	Cost per Unit
Moreland	676	\$277,064
Monash	655	\$387,345
Darebin	654	\$279,251
Greater Geelong	489	\$274,649
Greater Dandenong	485	\$274,502
Whitehorse	465	\$390,971
Brimbank	444	\$249,565
Glen Eira	440	\$462,357
Casey	418	\$247,588
Whittlesea	415	\$219,074

This Year So Far

	Approvals	Cost per Unit
Moreland	400	\$268,296
Monash	344	\$386,719
Darebin	337	\$274,473
Whitehorse	328	\$394,377
Greater Dandenong	256	\$271,593
Casey	253	\$240,257
Whittlesea	223	\$218,639
Knox	218	\$295,124
Manningham	216	\$445,840
Glen Eira	206	\$465,322

Quarter

	Approvals	Cost per Unit
Greater Dandenong	186	\$272,868
Moreland	180	\$260,938
Monash	162	\$367,799
Darebin	138	\$276,332
Whitehorse	135	\$396,900
Manningham	127	\$456,709
Glen Eira	124	\$457,827
Maribyrnong	119	\$336,692
Whittlesea	102	\$212,379
Hobsons Bay	93	\$296,153

Month

	Approvals	Cost per Unit
Greater Dandenong	123	\$294,669
Darebin	60	\$270,096
Maribyrnong	58	\$255,515
Moreland	57	\$244,377
Manningham	52	\$434,502
Yarra	48	\$330,583

Casey	42	\$244,033
Monash	37	\$416,293
Moonee Valley	36	\$456,363
Whitehorse	34	\$439,035

QLD

UNITS

Full Year	Approvals	Cost per Unit
Brisbane	1985	\$321,062
Gold Coast	1449	\$471,854
Sunshine Coast	605	\$380,975
Moreton Bay	144	\$296,243
Redland	90	\$292,844
Noosa	43	\$558,441
Townsville	5	\$163,636

This Year So Far	Approvals	Cost per Unit
Brisbane	1051	\$354,132
Gold Coast	508	\$438,390
Sunshine Coast	301	\$386,565
Moreton Bay	121	\$239,397
Redland	90	\$292,844
Noosa	43	\$558,441

Quarter	Approvals	Cost per Unit
Brisbane	480	\$390,746
Sunshine Coast	232	\$400,241
Gold Coast	218	\$596,699
Noosa	43	\$558,441
Redland	37	\$279,892

Month	Approvals	Cost per Unit
Sunshine Coast	152	\$407,895
Brisbane	94	\$544,787
Gold Coast	63	\$941,270
Noosa	43	\$558,441
Redland	20	\$245,000

TOWNHOUSES

Full Year	Approvals	Cost per Unit
Brisbane	1478	\$296,939
Gold Coast	857	\$244,254
Moreton Bay	744	\$196,324
Logan	503	\$167,688
Sunshine Coast	394	\$239,532
Toowoomba	103	\$199,296
Ipswich	97	\$204,740
Redland	78	\$226,103

Fraser Coast	57	\$385,123
Noosa	39	\$349,828

This Year So Far	Approvals	Cost per Unit
Brisbane	939	\$298,584
Moreton Bay	471	\$203,279
Logan	325	\$174,698
Gold Coast	321	\$261,071
Sunshine Coast	181	\$231,219
Ipswich	67	\$219,221
Toowoomba	67	\$193,437
Redland	47	\$244,061
Noosa	27	\$380,388
Fraser Coast	13	\$227,324

Quarter	Approvals	Cost per Unit
Brisbane	625	\$299,121
Gold Coast	179	\$251,816
Logan	137	\$182,893
Sunshine Coast	119	\$227,774
Moreton Bay	60	\$142,025
Redland	38	\$233,704
Ipswich	33	\$278,697
Toowoomba	30	\$193,880
Noosa	10	\$276,863
Livingstone	6	\$349,597

Month	Approvals	Cost per Unit
Brisbane	195	\$263,836
Logan	54	\$150,182
Gold Coast	40	\$208,722
Sunshine Coast	39	\$246,482
Moreton Bay	38	\$146,332
Ipswich	25	\$305,083
Noosa	6	\$221,425
Toowoomba	6	\$163,260
Whitsunday	2	\$350,000

SA

UNITS

Full Year	Approvals	Cost per Unit
Adelaide	272	\$386,029
Charles Sturt	218	\$271,927
Burnside	134	\$261,194
Onkaparinga	126	\$199,841
West Torrens	89	\$269,663
Campbelltown	66	\$342,182
Port Adelaide Enfield	63	\$216,084
Unley	59	\$338,983

Marion	44	\$284,285
Gawler	30	\$175,333

This Year So Far	Approvals	Cost per Unit
Charles Sturt	158	\$253,165
Adelaide	91	\$571,429
Gawler	30	\$175,333
West Torrens	22	\$295,455
Prospect	20	\$500,000
Port Adelaide Enfield	14	\$250,000
Campbelltown	6	\$250,000
Onkaparinga	2	\$250,000

Quarter	Approvals	Cost per Unit
Adelaide	51	\$823,529
Gawler	30	\$175,333
Charles Sturt	25	\$600,000
Onkaparinga	2	\$250,000

Month	Approvals	Cost per Unit
Adelaide	17	\$1,000,000

TOWNHOUSES

Full Year	Approvals	Cost per Unit
Campbelltown	382	\$225,587
Charles Sturt	222	\$230,687
Port Adelaide Enfield	201	\$224,462
West Torrens	189	\$250,598
Marion	161	\$208,566
Norwood Payneham St		
Peters	111	\$263,036
Onkaparinga	75	\$233,223
Tea Tree Gully	67	\$201,954
Salisbury	39	\$207,692
Burnside	36	\$386,111

This Year So Far	Approvals	Cost per Unit
Campbelltown	219	\$226,421
Charles Sturt	154	\$210,227
West Torrens	85	\$236,147
Port Adelaide Enfield	80	\$214,351
Tea Tree Gully	43	\$200,768
Marion	41	\$226,069
Salisbury	39	\$207,692
Norwood Payneham St		
Peters	23	\$315,217
Walkerville	21	\$316,667
Holdfast Bay	18	\$303,508

Quarter	Approvals	Cost per Unit
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Campbelltown	86	\$216,513
Charles Sturt	51	\$247,157
Port Adelaide Enfield	30	\$262,667
Tea Tree Gully	24	\$198,638
Marion	19	\$219,707
West Torrens	19	\$201,053
Holdfast Bay	16	\$272,697
Norwood Payneham St		
Peters	6	\$178,333
Prospect	6	\$250,000
Adelaide Hills	5	\$240,000

Month	Approvals	Cost per Unit
Campbelltown	21	\$231,905
Holdfast Bay	14	\$286,653
Tea Tree Gully	13	\$181,857
Charles Sturt	11	\$218,182
Unley	5	\$325,000
Walkerville	5	\$340,000
West Torrens	4	\$200,000
Marion	3	\$236,888
	2	

WA**UNITS**

Full Year	Approvals	Cost per Unit
Stirling	255	\$296,867
South Perth	189	\$320,120
Melville	168	\$354,783
Vincent	128	\$319,384
Fremantle	123	\$273,447
Cambridge	94	\$412,904
Subiaco	90	\$333,578
Cottesloe	77	\$441,558
Joondalup	54	\$269,279
Victoria Park	43	\$238,372

This Year So Far	Approvals	Cost per Unit
Stirling	232	\$292,108
Fremantle	123	\$273,447
South Perth	97	\$292,946
Cottesloe	77	\$441,558
Vincent	74	\$341,617
Melville	71	\$423,662
Victoria Park	36	\$229,167
Wanneroo	34	\$175,000
Joondalup	23	\$306,087
Claremont	16	\$1,137,969

Quarter	Approvals	Cost per Unit
Cottesloe	77	\$441,558

Melville	71	\$423,662
Vincent	22	\$295,455
South Perth	19	\$315,789
Claremont	16	\$1,137,969
Bassendean	8	\$162,500
Bayswater	8	\$258,240
Perth	8	\$550,000
Stirling	8	\$195,745

Month	Approvals	Cost per Unit
Vincent	22	\$295,455
South Perth	19	\$315,789
Albany		

TOWNHOUSES

Full Year	Approvals	Cost per Unit
Stirling	117	\$218,239
Cockburn	105	\$211,582
Canning	81	\$247,285
Melville	50	\$350,256
Joondalup	44	\$209,929
Swan	38	\$221,906
Vincent	28	\$381,147
Victoria Park	24	\$284,232
Belmont	23	\$265,183
Dardanup	22	\$180,000

This Year So Far	Approvals	Cost per Unit
Canning	45	\$247,960
Cockburn	45	\$216,840
Stirling	26	\$213,648
Bassendean	16	\$214,882
Gosnells	16	\$219,098
Joondalup	16	\$220,060
Swan	16	\$291,979
Melville	15	\$371,895
Rockingham	14	\$200,198
Armadale	11	\$132,727

Quarter	Approvals	Cost per Unit
Stirling	11	\$204,074
Canning	6	\$175,000
Gosnells	6	\$214,928
Swan	6	\$458,333
Vincent	6	\$399,182
Cockburn	5	\$146,285
Belmont	4	\$278,300
Cottesloe	4	\$1,704,500
Joondalup	4	\$285,643
Victoria Park	4	\$300,127

Month	Approvals	Cost per Unit
Stirling	8	\$186,852
Swan	6	\$458,333
Belmont	4	\$278,300
Karratha	2	\$171,991
Victoria Park	2	\$240,303
Vincent	2	\$218,524

TAS

UNITS		
Full Year	Approvals	Cost per Unit
Hobart	38	\$489,474

TOWNHOUSES		
Full Year	Approvals	Cost per Unit
Glenorchy	66	\$236,667
Brighton	8	\$236,482
Burnie	8	\$137,500
Launceston	6	\$133,333
Meander Valley	4	\$125,000
Latrobe	2	\$220,000

This Year So Far	Approvals	Cost per Unit
Glenorchy	9	\$317,778

Quarter	Approvals	Cost per Unit
Glenorchy	9	\$317,778

NT

UNITS		
Full Year	Approvals	Cost per Unit
Darwin	30	\$183,333

This Year So Far	Approvals	Cost per Unit
Darwin	30	\$183,333

TOWNHOUSES		
Full Year	Approvals	Cost per Unit
Alice Springs	6	\$357,246
Darwin	6	\$360,808

This Year So Far	Approvals	Cost per Unit
Alice Springs	6	\$357,246
Darwin	2	\$282,425

Quarter	Approvals	Cost per Unit
Alice Springs	2	\$235,150

ACT

UNITS		
Full Year	Approvals	Cost per Unit
ACT	3179	\$297,078

This Year So Far	Approvals	Cost per Unit
ACT	1767	\$286,734

Quarter	Approvals	Cost per Unit
ACT	775	\$331,192

Month	Approvals	Cost per Unit
ACT	190	\$360,758

TOWNHOUSES

Full Year	Approvals	Cost per Unit
ACT	916	\$251,420

This Year So Far	Approvals	Cost per Unit
ACT	659	\$245,020

Quarter	Approvals	Cost per Unit
ACT	166	\$239,139

Month	Approvals	Cost per Unit
ACT	61	\$230,131

Local Government Areas New Higher-Density Dwellings Currently Listed for Sale – Top Ten



NSW

UNIT	Listed	Median Asking Price
Sydney	222	\$1,240,000
Bayside	160	\$769,500
Cumberland	151	\$599,999
The Hills Shire	139	\$740,000
Ryde	132	\$813,000
Parramatta	128	\$642,900

Liverpool	109	\$525,000
Sutherland Shire	88	\$797,500
Woollahra	82	\$2,395,000
Blacktown	68	\$514,500

TOWNHOUSE	Listed	Median Asking Price
Blacktown	50	\$694,990
The Hills Shire	50	\$973,500
Lake Macquarie	42	\$525,000
Ku-ring-gai	34	\$1,745,000
Penrith	27	\$582,500
Ryde	18	\$1,350,000
Liverpool	16	\$795,000
Shellharbour	15	\$566,995
Wingecarribee	15	\$850,000
Hornsby	13	

VIC

UNIT	Listed	Median Asking Price
Melbourne	393	\$760,000
Bayside	170	\$1,101,000
Stonnington	159	\$1,235,000
Boroondara	154	\$1,081,500
Glen Eira	100	\$641,100
Maribyrnong	93	\$525,700
Yarra	90	\$927,250
Moonee Valley	84	\$713,000
Moreland	77	\$727,500
Whitehorse	71	\$685,000

TOWNHOUSE	Listed	Median Asking Price
Wyndham	150	\$425,000
Casey	125	\$470,000
Whittlesea	96	\$469,950
Hume	70	\$449,000
Manningham	60	\$1,065,000
Maribyrnong	55	\$739,000
Hobsons Bay	54	\$744,000
Brimbank	44	\$599,000
Kingston	41	\$809,500
Darebin	40	\$690,000

QLD

UNIT	Listed	Median Asking Price
Brisbane	732	\$599,500

Gold Coast	339	\$699,450
Sunshine Coast	129	\$670,000
Moreton Bay	56	\$531,000
Redland	25	\$622,500
Toowoomba	18	\$334,000
Noosa	16	\$1,975,000
Fraser Coast	10	\$329,500
Logan	9	\$344,000
Burdekin	5	\$335,000

TOWNHOUSE	Listed	Median Asking Price
Brisbane	203	\$579,950
Gold Coast	154	\$585,000
Moreton Bay	97	\$419,000
Sunshine Coast	28	\$510,000
Logan	18	\$334,900
Redland	17	\$549,000
Fraser Coast	13	\$459,500
Ipswich	11	\$358,900
Bundaberg	2	
Cairns	2	\$690,000

SA

UNIT	Listed	Median Asking Price
Adelaide	52	\$904,500
Charles Sturt	36	\$424,850
Unley	28	\$594,500
Norwood Payneham St		
Peters	26	\$915,000
West Torrens	26	\$360,000
Burnside	10	\$570,000
Port Adelaide Enfield	5	\$324,900
Wattle Range	4	\$357,000
Adelaide Hills	3	
Onkaparinga	3	\$279,000

TOWNHOUSE	Listed	Median Asking Price
Charles Sturt	14	\$409,900
Port Adelaide Enfield	14	\$549,950
Adelaide Hills	11	\$629,900
Campbelltown	9	\$517,500
Norwood Payneham St		
Peters	9	\$569,000
West Torrens	8	\$554,000
Mount Barker	7	\$379,000
Wattle Range	7	\$449,000
Marion	4	\$448,500
Playford	4	\$299,450

WA

UNIT	Listed	Median Asking Price
South Perth	88	\$710,000
Melville	84	\$649,000
Belmont	82	\$439,000
Stirling	59	\$515,000
Vincent	49	\$669,000
Victoria Park	41	\$530,000
Fremantle	31	\$735,000
Perth	28	\$505,000
Cambridge	26	\$905,000
Subiaco	21	\$535,000

TOWNHOUSE	Listed	Median Asking Price
Cockburn	35	\$469,591
Wanneroo	18	\$455,973
Stirling	17	\$424,000
Swan	10	\$399,990
Armadale	8	\$427,788
Ravensthorpe	8	\$650,000
Canning	7	\$517,000
Bayswater	6	\$456,731
Belmont	6	\$599,000

TAS

UNIT	Listed	Median Asking Price
Kingborough	6	\$497,500
Hobart	2	\$617,500
Launceston	2	\$362,000
Meander Valley	2	\$365,000
Northern Midlands	2	\$316,500
West Tamar	2	\$349,000
Burnie	1	
Central Coast	1	\$335,000
Devonport	1	\$219,000
George Town	1	\$270,000

TOWNHOUSE	Listed	Median Asking Price
Clarence	16	\$562,500
Kingborough	10	\$730,000
Launceston	5	\$479,000
Meander Valley	2	\$375,000
Northern Midlands	2	\$364,000
West Tamar	2	\$379,000
Break O'Day	1	\$340,000
Latrobe	1	\$399,000

NT

UNIT	Listed	Median Asking Price
Alice Springs	2	\$416,500.00
Darwin	2	\$462,500.00
TOWNHOUSE	Listed	Median Asking Price
Alice Springs	1	\$465,500

<u>ACT</u>	Listed	Median Asking Price
UNIT	169	\$514,500
ACT	54	\$625,000

Local Government Areas Higher-Density Dwellings Currently Listed for Rent – Top Ten

**NSW**

UNIT	For Rent	Median Asking Rent
Sydney	2012	\$550
Parramatta	736	\$400
Inner West	674	\$450
Bayside	655	\$500
Randwick	575	\$520
North Sydney	510	\$530
Canterbury-Bankstown	458	\$380
Ryde	452	\$450
Cumberland	406	\$450
Canada Bay	292	\$550

TOWNHOUSE	For Rent	Median Asking Rent
Parramatta	89	\$500
Blacktown	63	\$450
Penrith	59	\$400
Canterbury-Bankstown	57	\$500
Cumberland	52	\$530
Ryde	47	\$490
Inner West	45	\$720
The Hills Shire	45	\$590
Randwick	42	\$720
Fairfield	40	\$420

VIC

UNIT	For Rent	Median Asking Rent
Melbourne	4290	\$420
Stonnington	934	\$400
Port Phillip	575	\$420
Glen Eira	542	\$400
Yarra	538	\$425
Boroondara	503	\$400
Moreland	347	\$390
Monash	287	\$395
Whitehorse	286	\$390
Moonee Valley	268	\$390

TOWNHOUSE	For Rent	Median Asking Rent
Moreland	294	\$480
Monash	276	\$560
Darebin	152	\$500
Whitehorse	152	\$588
Maribyrnong	140	\$465
Moonee Valley	133	\$515
Glen Eira	104	\$678
Manningham	104	\$580
Kingston	91	\$540
Whittlesea	87	\$390

QLD

UNIT	For Rent	Median Asking Rent
Brisbane	4562	\$420
Gold Coast	953	\$450
Cairns	292	\$360
Sunshine Coast	146	\$410
Moreton Bay	130	\$318
Townsville	123	\$330
Logan	102	\$295
Toowoomba	96	\$295
Ipswich	73	\$270
Gladstone	69	\$243

TOWNHOUSE	For Rent	Median Asking Rent
Brisbane	725	\$430
Moreton Bay	180	\$360
Gold Coast	170	\$475
Logan	165	\$323
Ipswich	70	\$330
Redland	31	\$410

Sunshine Coast	23	\$460
Gladstone	17	\$280
Douglas	14	\$370
Toowoomba	14	\$320

SA

UNIT	For Rent	Median Asking Rent
Adelaide	446	\$420
Charles Sturt	81	\$340
West Torrens	61	\$295
Norwood Payneham St Peters	50	\$320
Holdfast Bay	39	\$380
Salisbury	36	\$320
Burnside	35	\$370
Port Adelaide Enfield	32	\$295
Unley	32	\$325
Marion	18	\$315

TOWNHOUSE	For Rent	Median Asking Rent
Adelaide	52	\$490
Charles Sturt	24	\$400
Norwood Payneham St Peters	21	\$473
Port Adelaide Enfield	14	\$405
Salisbury	12	\$393
Marion	9	\$398
West Torrens	8	\$440
Unley	7	\$415
Tea Tree Gully	6	\$385
Burnside	5	\$440

WA

UNIT	For Rent	Median Asking Rent
Perth	242	\$430
Vincent	235	\$445
Stirling	142	\$345
South Perth	89	\$375
Subiaco	78	\$423
Belmont	63	\$360
Victoria Park	58	\$340
Cockburn	49	\$360
Joondalup	43	\$363
Bayswater	42	\$295

TOWNHOUSE	For Rent	Median Asking Rent
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Stirling	33	\$480
South Perth	25	\$450
Canning	18	\$300
Victoria Park	17	\$475
Subiaco	12	\$480
Vincent	11	\$440
Bayswater	10	\$393
Coolgardie	10	\$160
Fremantle	10	\$480

TAS

UNIT	For Rent	Median Asking Rent
Hobart	97	\$450
Launceston	61	\$350
Glenorchy	18	\$375
West Coast	11	\$160
Kingborough	10	\$388
Clarence	8	\$370
West Tamar	8	\$270
Burnie	7	\$250
Devonport	7	\$280
Central Coast	3	\$250

TOWNHOUSE	For Rent	Median Asking Rent
Hobart	15	\$495
Launceston	15	\$450
Glenorchy	2	\$500
Kingborough	2	\$455
Clarence	1	\$475
Meander Valley	1	\$500
West Tamar	1	\$425

NT

UNIT	For Rent	Median Asking Rent
Darwin	198	\$375
Alice Springs	44	\$370
Palmerston	27	\$340
Coomalie	1	\$280

TOWNHOUSE	For Rent	Median Asking Rent
Darwin	20	\$390
Palmerston	6	\$455
Alice Springs	1	\$380
Katherine	1	\$540

ACT**UNIT**

ACT

For Rent

435

Median Asking Rent

\$490

TOWNHOUSE

ACT

For Rent

104

Median Asking Rent

\$540



Dr. Andrew Wilson

Dr Andrew Wilson is Chief Economist for My Housing Market. My Housing Market provides expert insights for home buyers, home sellers, tenants, landlords, investors, developers, builders, real estate agents, governments, media and all those seeking to find out what's really happening in their property markets.

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