



# **National House Building Report**

Capitals and Local  
Government Areas

November 2020

# National House Building Report

## Capitals and Local Government Areas

November 2020

House building continues to accelerate driven particularly by surging demand as a response to various National and State government policies but also supported by recovering economies through the now general easing of coronavirus restrictions - and a cut in interest rates.

### Market Insights

ABS house building approvals have surged over September with all capitals reporting solid to strong increases in activity. The federal governments popular HomeBuilder Grant is the key driver of rising demand for new houses with the rush now on for buyers to take advantage of the policy before it expires at years end.

Reviving economies and rising consumer confidence is also a factor with state labour markets in particular now clearly on the rebound following the general easing of coronavirus restrictions.

The recent RBA cut in official interest rates is also a positive factor driving housing demand and supported by the Banks announcement that the official rate will remain at current record low levels for three years.

Despite the impact of strict coronavirus restrictions, Melbourne remained the strongest contributor to national new house building approvals, although recording the lowest increase of all the capitals over the month.

Perth reported the strongest increase in house building approvals of all the capitals over September and recorded its highest monthly total in 4 years.

All capitals except Darwin are now reporting increases in ABS house building approvals over this year so far compared to the same period last year with Melbourne highest at 13.0% followed by Perth up 9.5%, Adelaide 5.2%, Brisbane 4.9% and Sydney higher by 2.0%.

Sydney reported an average building cost per house of \$364,050 over the first 9 months of this year which was an increase of 1.8% compared to the same period last year. Melbourne's average house building cost was however lower by 1.7% at \$361,323

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with Brisbane \$299,522 – up 2.7%, Adelaide \$271,267 - up 0.7% and Perth \$293,549 – down just 0.2% over this year so far compared to last.

<b>HOUSES</b>	<b>Sydney</b>	<b>Melbourne</b>	<b>Brisbane</b>	<b>Adelaide</b>	<b>Perth</b>
Sep-20	1401	2379	1117	618	1180
Previous Month	1304	2337	979	574	963
This Year to Date v. Same Last Year	2.0%	13.0%	4.9%	5.2%	9.5%
Full Year to Date v. Same Last Year	-5.3%	7.7%	4.9%	5.4%	5.6%
Average Cost per Approval	\$353,322	\$351,508	\$307,103	\$264,280	\$274,814

The top performing Local Government Areas nationally for house building approvals over the first 9 months of this year were all in the Greater Melbourne area led clearly by Wyndham with 4165 followed by Melton 3221, Casey 2655, Hume 2508 and Brisbane 2433.

#### **Top LGA's September 2020**

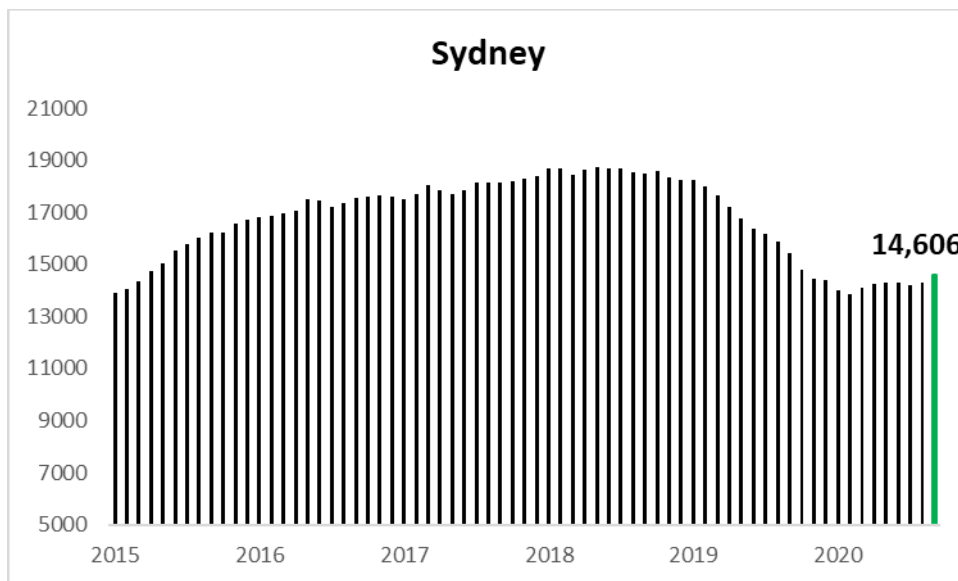
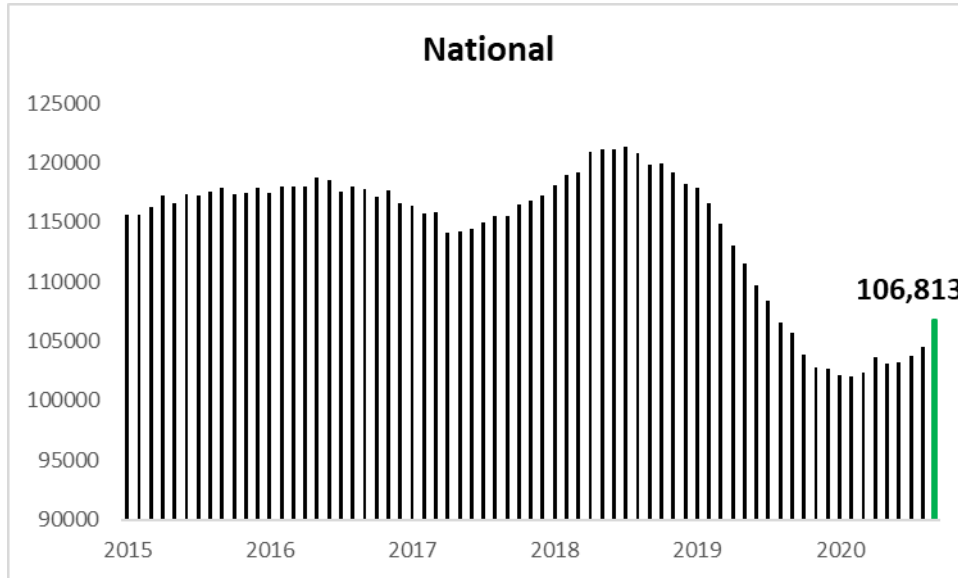
#### **ABS Building Approvals**

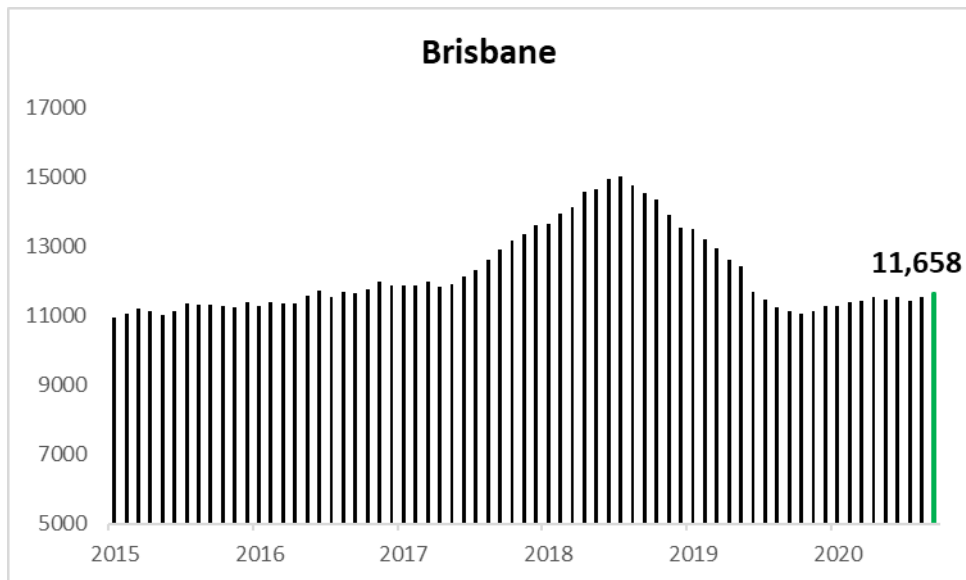
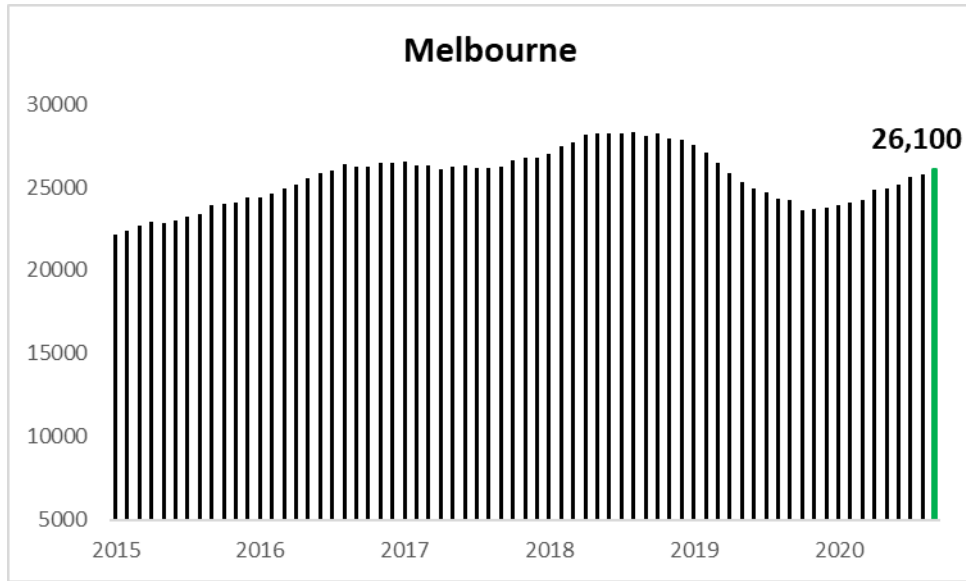
Wyndham (VIC)	4165
Melton (VIC)	3221
Casey (VIC)	2655
Hume (VIC)	2508
Brisbane (QLD)	2433
Moreton Bay (QLD)	2388
Blacktown (NSW)	2263
Greater Geelong (VIC)	2196
Whittlesea (VIC)	1851
Sunshine Coast (QLD)	1635

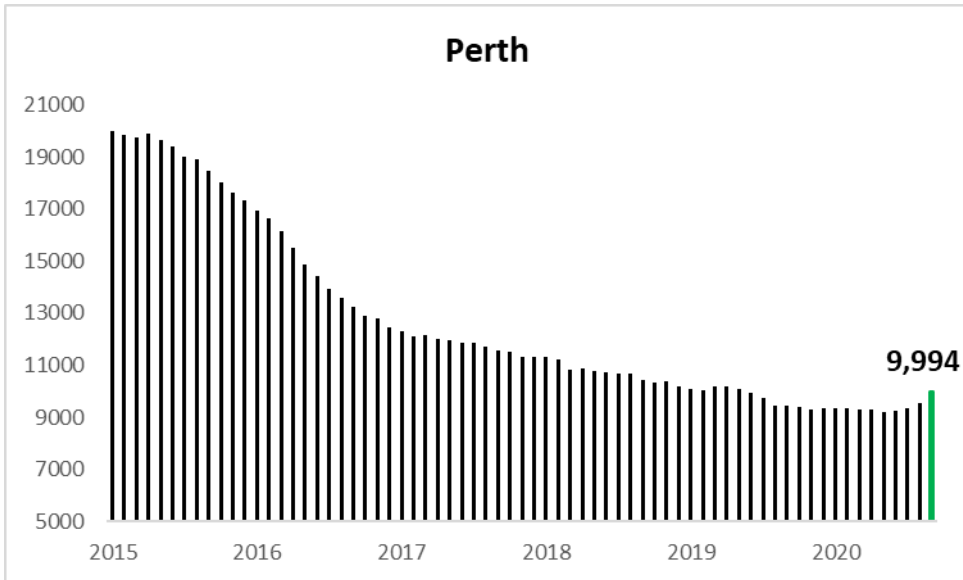
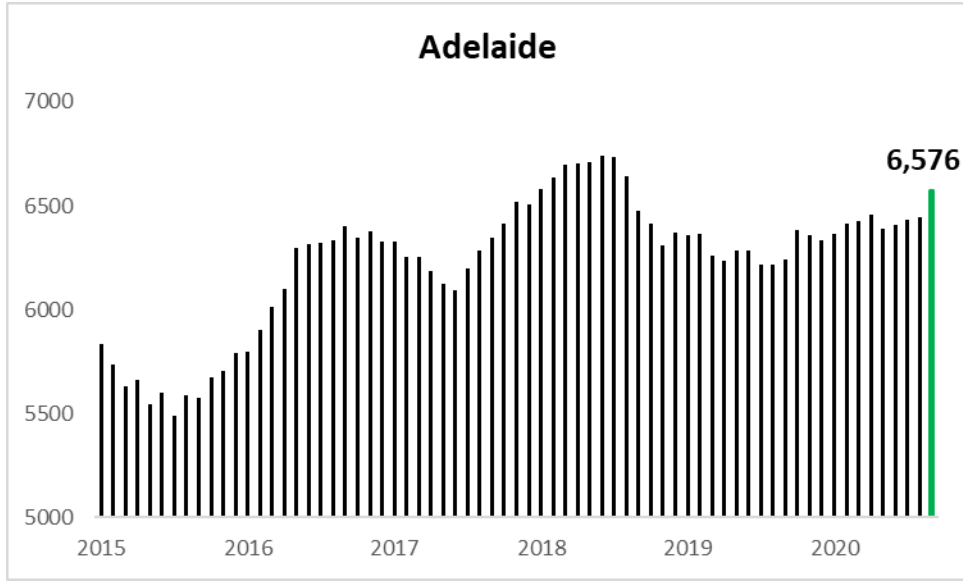


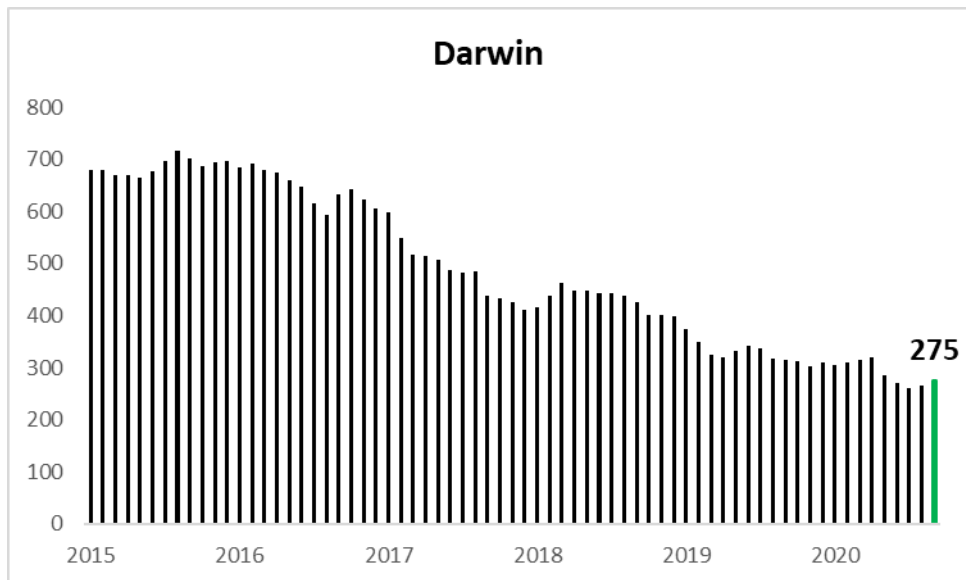
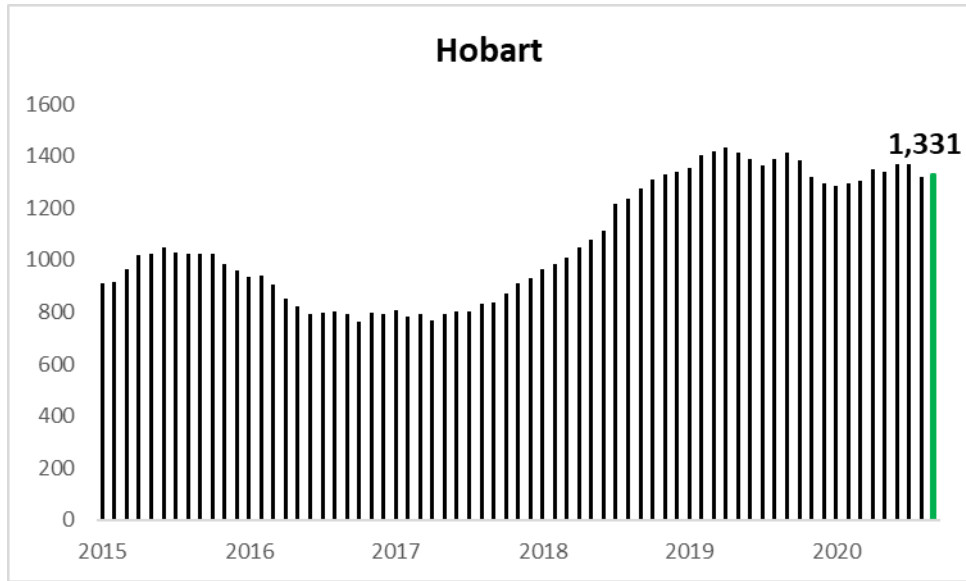
## New House Building Approvals (ABS September 2020)

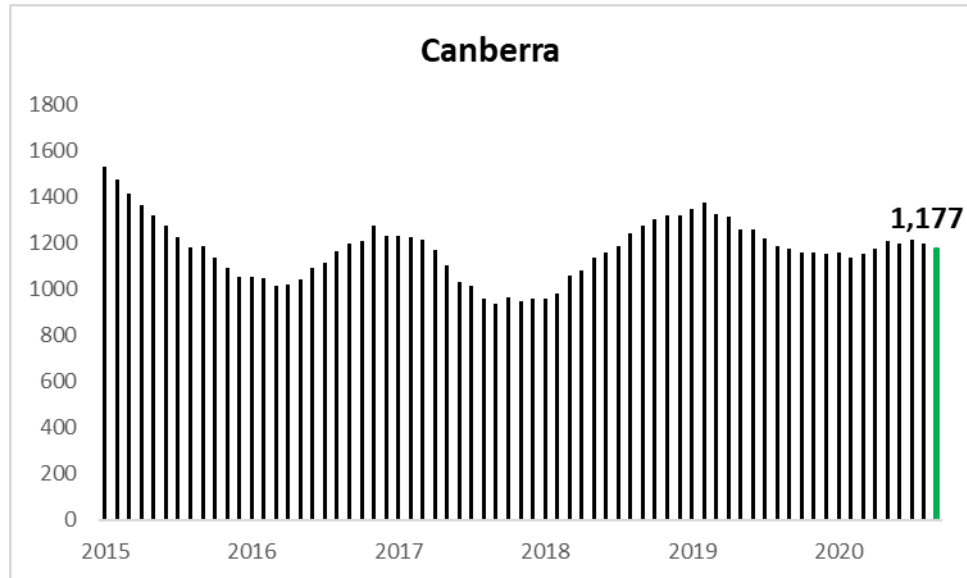
5-Year Series, ABS Building Approvals Private Sector New Houses - Rolling Monthly Annual











### Latest Data Tables

Local Government Areas, ABS House Building Approvals – Top Ten September 2020

#### National

Full Year	Approvals	Cost per House
Wyndham	5429	\$296,266
Melton	3944	\$288,600
Casey	3392	\$300,204
Hume	3312	\$294,365
Brisbane	3256	\$421,395
Moreton Bay	3224	\$250,391
Blacktown	2894	\$274,423
Greater Geelong	2800	\$325,310
Whittlesea	2400	\$295,165
Logan	2246	\$243,269

This Year So Far	Approvals	Cost per House
Wyndham	4165	\$296,754
Melton	3221	\$288,953
Casey	2655	\$299,940
Hume	2508	\$296,433
Brisbane	2433	\$415,642
Moreton Bay	2388	\$254,197
Blacktown	2263	\$275,240
Greater Geelong	2196	\$325,585
Whittlesea	1851	\$294,340
Sunshine Coast	1635	\$301,820

Quarter	Approvals	Cost per House
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Wyndham	1580	\$291,096
Melton	1141	\$290,139
Hume	1019	\$287,232
Casey	933	\$297,781
Moreton Bay	913	\$255,566
Brisbane	857	\$419,340
Blacktown	830	\$284,470
Greater Geelong	823	\$325,578
Whittlesea	595	\$297,016
Logan	552	\$249,497

Month	Approvals	Cost per House
Wyndham	396	\$415,981
Casey	378	\$209,332
Melton	327	\$321,204
Blacktown	294	\$287,972
Moreton Bay	269	\$363,048
Greater Geelong	268	\$396,052
Brisbane	246	\$546,951
Hume	239	\$377,051
Whittlesea	222	\$275,178
Logan	208	\$246,150

## NSW

Full Year	Approvals	Cost per House
Blacktown	2894	\$274,423
Camden	1693	\$312,370
The Hills Shire	1622	\$438,241
Liverpool	1204	\$288,676
Campbelltown	1153	\$309,593
Maitland	989	\$308,848
Lake Macquarie	840	\$347,024
Central Coast	705	\$314,116
Penrith	654	\$317,780
Canterbury-Bankstown	625	\$282,084

This Year So Far	Approvals	Cost per House
Blacktown	2263	\$275,240
Camden	1270	\$313,025
The Hills Shire	1211	\$443,489
Campbelltown	950	\$311,928
Liverpool	946	\$293,025
Maitland	802	\$306,116
Lake Macquarie	685	\$341,088
Central Coast	570	\$324,485
Cessnock	514	\$306,162
Penrith	474	\$323,929

Quarter	Approvals	Cost per House
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Blacktown	830	\$284,470
Camden	466	\$316,486
Campbelltown	398	\$318,572
The Hills Shire	392	\$416,018
Liverpool	363	\$293,229
Maitland	320	\$297,060
Lake Macquarie	224	\$369,061
Cessnock	222	\$301,183
Central Coast	214	\$341,036
Wollongong	168	\$329,177

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Blacktown	294	\$287,972
Camden	132	\$412,286
The Hills Shire	128	\$408,054
Campbelltown	98	\$450,155
Lake Macquarie	84	\$292,489
Liverpool	81	\$398,742
Penrith	72	\$330,188
Maitland	71	\$716,616
Cessnock	55	\$479,550
Shoalhaven	55	\$332,697

#### **VIC**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	5429	\$296,266
Melton	3944	\$304,464
Casey	3392	\$330,343
Hume	3312	\$340,356
Greater Geelong	2800	\$341,728
Whittlesea	2400	\$355,990
Ballarat	1324	\$315,484
Cardinia	1030	\$318,512
Greater Bendigo	977	\$408,518
Mornington Peninsula	697	\$630,183

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	4165	\$296,754
Melton	3221	\$288,953
Casey	2655	\$299,940
Hume	2508	\$296,433
Greater Geelong	2196	\$325,585
Whittlesea	1851	\$294,340
Ballarat	1084	\$299,903
Cardinia	811	\$316,175
Greater Bendigo	760	\$314,112
Mornington Peninsula	497	\$650,301

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
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Wyndham	1580	\$291,096
Melton	1141	\$290,139
Hume	1019	\$287,232
Casey	933	\$297,781
Greater Geelong	823	\$325,578
Whittlesea	595	\$297,016
Ballarat	461	\$300,497
Greater Bendigo	284	\$309,930
Cardinia	280	\$314,453
Bass Coast	182	\$318,436

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	396	\$415,981
Casey	378	\$209,332
Melton	327	\$321,204
Greater Geelong	268	\$396,052
Hume	239	\$377,051
Whittlesea	222	\$275,178
Ballarat	116	\$483,835
Greater Bendigo	107	\$251,846
Cardinia	82	\$339,724
Monash	53	\$377,928

#### **QLD**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Brisbane	3256	\$421,395
Moreton Bay	3224	\$250,391
Logan	2246	\$243,269
Sunshine Coast	2207	\$302,371
Ipswich	1943	\$252,823
Gold Coast	1644	\$372,133
Fraser Coast	701	\$275,412
Redland	698	\$277,626
Cairns	600	\$328,343
Toowoomba	530	\$308,681

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Brisbane	2433	\$415,642
Moreton Bay	2388	\$254,197
Sunshine Coast	1635	\$301,820
Logan	1629	\$245,207
Ipswich	1471	\$254,187
Gold Coast	1181	\$380,227
Fraser Coast	566	\$269,597
Redland	538	\$277,375
Cairns	469	\$315,713
Townsville	413	\$289,980

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Moreton Bay	913	\$255,566

Brisbane	857	\$419,340
Logan	552	\$249,497
Sunshine Coast	547	\$298,209
Ipswich	462	\$268,718
Gold Coast	398	\$401,298
Fraser Coast	209	\$270,961
Cairns	208	\$303,745
Redland	193	\$282,274
Townsville	182	\$295,200

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Moreton Bay	269	\$363,048
Brisbane	246	\$546,951
Logan	208	\$246,150
Ipswich	192	\$183,662
Sunshine Coast	173	\$278,859
Gold Coast	134	\$440,582
Fraser Coast	65	\$328,405
Redland	60	\$288,406
Cairns	56	\$412,106
Toowoomba	46	\$220,959

## **SA**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Port Adelaide Enfield	897	\$239,311
Playford	876	\$214,458
Charles Sturt	773	\$257,362
Onkaparinga	657	\$238,179
Mount Barker	543	\$256,392
Marion	405	\$262,563
Salisbury	363	\$208,768
Campbelltown	326	\$311,974
Tea Tree Gully	300	\$253,463
West Torrens	249	\$308,396

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Playford	697	\$214,102
Port Adelaide Enfield	681	\$238,740
Charles Sturt	585	\$259,576
Onkaparinga	493	\$241,909
Mount Barker	417	\$255,378
Marion	287	\$266,962
Salisbury	283	\$208,247
Campbelltown	235	\$316,203
West Torrens	201	\$302,346
Tea Tree Gully	200	\$250,849

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Port Adelaide Enfield	236	\$247,435

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Playford	235	\$217,671
Charles Sturt	177	\$255,072
Onkaparinga	175	\$249,728
Mount Barker	157	\$262,382
Salisbury	124	\$205,251
Marion	101	\$268,893
Campbelltown	73	\$301,920
Tea Tree Gully	72	\$254,615
Gawler	69	\$237,905

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Charles Sturt	94	\$125,572
Port Adelaide Enfield	92	\$275,027
Playford	79	\$260,900
Onkaparinga	43	\$330,573
Marion	35	\$226,638
Salisbury	30	\$379,237
Campbelltown	25	\$237,768
Gawler	24	\$191,219
Mount Barker	24	\$745,466
Alexandrina	22	\$204,870

#### **WA**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Swan	1475	\$236,900
Wanneroo	1321	\$234,191
Cockburn	974	\$254,252
Armadale	687	\$230,282
Stirling	629	\$382,705
Rockingham	566	\$244,313
Mandurah	565	\$292,206
Joondalup	504	\$296,566
Canning	408	\$301,736
Gosnells	407	\$238,975

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Swan	1131	\$235,382
Wanneroo	1037	\$233,490
Cockburn	748	\$250,452
Stirling	500	\$363,042
Armadale	495	\$229,216
Mandurah	442	\$287,801
Rockingham	440	\$243,227
Joondalup	390	\$291,556
Canning	325	\$302,466
Gosnells	305	\$237,089

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Wanneroo	434	\$229,548
Swan	431	\$235,125

Cockburn	302	\$247,778
Armadale	219	\$231,053
Stirling	197	\$348,389
Mandurah	194	\$280,621
Rockingham	170	\$223,565
Joondalup	140	\$293,299
Kwinana	134	\$221,254
Canning	128	\$300,051

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Swan	122	\$339,838
Wanneroo	103	\$406,903
Cockburn	74	\$472,363
Stirling	64	\$344,146
Armadale	50	\$446,376
Rockingham	44	\$350,003
Mandurah	41	\$541,522
Joondalup	36	\$374,625
Gosnells	34	\$296,614
Canning	32	\$413,291

#### **TAS**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Clarence	406	\$309,519
Launceston	272	\$313,683
Kingborough	266	\$323,821
Glenorchy	193	\$262,581
Sorell	189	\$266,099
West Tamar	175	\$297,163
Brighton	170	\$265,548
Huon Valley	146	\$282,561
Latrobe	132	\$300,144
Meander Valley	121	\$265,085

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Clarence	343	\$316,115
Kingborough	197	\$319,726
Launceston	196	\$318,944
Glenorchy	173	\$261,896
Brighton	155	\$267,686
Sorell	142	\$270,759
West Tamar	125	\$301,788
Huon Valley	103	\$285,443
Latrobe	102	\$303,121
Devonport	90	\$318,086

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Clarence	117	\$321,370
Launceston	85	\$294,241

Kingborough	80	\$327,708
Glenorchy	58	\$250,665
Sorell	48	\$279,525
Brighton	45	\$288,289
West Tamar	40	\$305,000
Huon Valley	39	\$301,918
Latrobe	38	\$302,905
Northern Midlands	32	\$247,586

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Brighton	29	\$226,036
Clarence	24	\$641,061
Waratah/Wynyard	24	\$37,742
West Tamar	23	\$217,522
Launceston	19	\$502,153
Glenorchy	16	\$258,156
Kingborough	16	\$551,089
Sorell	15	\$186,865
Hobart	12	\$212,438
Devonport	8	\$581,500

#### **NT**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Darwin	58	\$383,798
Alice Springs	38	\$308,396
Barkly	8	\$344,439
East Arnhem	1	\$905,280

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Palmerston	99	\$341,803
Darwin	51	\$379,234
Litchfield	36	\$294,545
Alice Springs	26	\$313,294
Barkly	8	\$344,439
Katherine	5	\$232,300
East Arnhem	1	\$905,280

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Darwin	18	\$424,930
Barkly	6	\$339,500
Alice Springs	4	\$285,056
Belyuen		

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Palmerston	12	\$328,561
Alice Springs	8	
Litchfield	6	\$263,987
Darwin	4	\$440,965
Barkly	2	\$1,018,500
Katherine	2	\$98,250



<b>ACT</b>		
<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
ACT	1177	\$362,000
<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
ACT	871	\$363,333
<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
ACT	294	\$360,275
<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
ACT	86	\$404,903

## State Local Government Areas New Houses Currently Listed for Sale – Top Ten



### CURRENT NEW BUILD FOR SALE

<b>NSW</b>	<b>Listed</b>	<b>Median Asking Price</b>
Blacktown	869	\$780,500
Camden	676	\$730,000
The Hills Shire	587	\$822,500
Liverpool	559	\$714,460
Campbelltown	310	\$715,000
Wollondilly	170	\$681,200
Cessnock	166	\$498,395
Lake Macquarie	142	\$699,490
Maitland	114	\$537,497
Central Coast	76	\$645,990
<b>VIC</b>	<b>Listed</b>	<b>Median Asking Price</b>
Wyndham	1137	\$607,990
Casey	895	\$576,500
Whittlesea	615	\$579,900
Hume	541	\$620,000
Melton	456	\$617,800
Cardinia	293	\$602,902
Greater Geelong	217	\$699,549
Mitchell	155	\$683,070
Ballarat	122	\$610,052
Greater Bendigo	113	\$695,000
<b>QLD</b>	<b>Listed</b>	<b>Median Asking Price</b>
Moreton Bay	853	\$499,720
Logan	806	\$442,750
Brisbane	724	\$726,350
Ipswich	674	\$445,100
Gold Coast	426	\$569,950
Sunshine Coast	247	\$565,250

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Redland	109	\$609,500
Townsville	99	\$406,502
Cairns	82	\$450,000
Fraser Coast	65	\$399,545

<b>SA</b>	<b>Listed</b>	<b>Median Asking Price</b>
Mount Barker	175	\$445,600
Port Adelaide Enfield	166	\$484,750
Playford	164	\$367,250
Onkaparinga	86	\$427,663
Charles Sturt	85	\$513,745
Salisbury	84	\$411,700
Gawler	75	\$348,036
Campbelltown	67	\$575,000
Tea Tree Gully	62	\$450,000
Light	55	\$390,500

<b>WA</b>	<b>Listed</b>	<b>Median Asking Price</b>
Swan	374	\$424,790
Wanneroo	366	\$433,811
Rockingham	256	\$380,790
Armadale	238	\$430,770
Cockburn	215	\$476,515
Stirling	182	\$661,995
Joondalup	164	\$549,150
Gosnells	126	\$445,930
Canning	114	\$526,500
Mandurah	114	\$356,890

<b>TAS</b>	<b>Listed</b>	<b>Median Asking Price</b>
West Tamar	14	\$486,500
Clarence	12	\$473,000
Launceston	10	\$532,000
Glenorchy	9	\$573,000
Kingborough	9	\$651,000
Northern Midlands	8	\$353,150
Sorell	8	\$497,000
Central Coast	3	\$465,000
George Town	3	\$320,000
Brighton	2	\$489,280

<b>NT</b>	<b>Listed</b>	<b>Median Asking Price</b>
Darwin	25	\$743,000.00
Litchfield	2	\$618,950.00
Palmerston	2	
Alice Springs	1	\$1,200,000.00

<b>ACT</b>	<b>Listed</b>	<b>Median Asking Price</b>
ACT	12	\$889,000

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## State Local Government Areas Houses Currently Listed for Rent – Top Ten

**CURRENT FOR RENT****NSW**

	<b>For Rent</b>	<b>Median Asking Rent</b>
Blacktown	693	\$430
Parramatta	502	\$475
Canterbury-Bankstown	484	\$520
Inner West	425	\$720
Cumberland	375	\$470
Sydney	362	\$750
Penrith	320	\$430
Fairfield	298	\$420
Liverpool	297	\$463
Central Coast	289	\$450

**VIC**

	<b>For Rent</b>	<b>Median Asking Rent</b>
Wyndham	1293	\$380
Monash	665	\$500
Moreland	640	\$465
Hume	526	\$390
Whittlesea	503	\$400
Brimbank	438	\$380
Casey	435	\$395
Whitehorse	435	\$495
Darebin	407	\$490
Boroondara	393	\$650

**QLD**

	<b>For Rent</b>	<b>Median Asking Rent</b>
Brisbane	2339	\$450
Logan	703	\$360
Gold Coast	693	\$500
Moreton Bay	627	\$380
Ipswich	492	\$350
Sunshine Coast	249	\$520
Cairns	227	\$460
Cairns	227	\$460
Townsville	200	\$380
Toowoomba	168	\$353

**SA**

	<b>For Rent</b>	<b>Median Asking Rent</b>
Port Adelaide Enfield	125	\$410
Salisbury	111	\$360
Charles Sturt	109	\$420
Onkaparinga	102	\$383
Adelaide	97	\$498
Playford	94	\$300
West Torrens	78	\$453

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Norwood Payneham St		
Peters	77	\$495
Marion	68	\$430
Campbelltown	63	\$438

<b>WA</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Stirling	282	\$420
Canning	157	\$350
Wanneroo	151	\$400
Melville	134	\$480
Gosnells	119	\$370
Swan	117	\$398
Joondalup	116	\$480
Rockingham	114	\$370
Cockburn	105	\$425
Victoria Park	103	\$400

<b>TAS</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Launceston	136	\$420
Hobart	74	\$523
Clarence	61	\$480
Glenorchy	45	\$430
Kingborough	26	\$493
Waratah/Wynyard	19	\$220
George Town	13	\$330
Sorell	13	\$440
Burnie	12	\$278
Devonport	12	\$338

<b>NT</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Darwin	88	\$600
Palmerston	41	\$500
Alice Springs	24	\$515
Katherine	12	\$445
Litchfield	12	\$485
Barkly	5	\$284
Coomalie	3	\$350
Victoria-Daly	1	\$250
Wagait	1	\$240

<b>ACT</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
ACT	334	\$573



## 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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## Contact us

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