



# **National Townhouse and Unit Building Report**

Capitals and Local  
Government Areas

November 2020

# National Townhouse and Unit Building Report

## Capitals and Local Government Areas

November 2020

Although new house approvals continue to increase, higher-density home development remains a significant underperformer by comparison, with government residential stimulus policies clearly driving strong demand for detached low-rise dwellings.

### Market Insights

Higher-density home building activity inclusive of units and townhouses has shown early signs of revival over September with ABS building approvals for units increasing in all capitals over the month. By contrast, approvals for townhouses were mixed with monthly falls recorded by the major capitals offset by marginal rises in the other smaller capital cities.

Monthly results however can be volatile, with longer-term trends continuing to clearly reveal subdued activity in higher-density development over recent years.

With post-coronavirus economic recovery, the primary driver of current government policy, the continued subdued state of labour-intensive, higher-density development is a concern. Policies should also be directed to revitalising the sector, particularly in regard to market-matching planning outcomes and access to finance.

### Units

Nationally, unit approvals remain 13.0% lower over the first 9 months of this year compared to the same period last year. Melbourne and Brisbane however have recorded increases rising by 24.3% and 4.5% respectively, but underlying levels remain low compared to recent years. Sydney unit approvals reported so far this year have fallen by 22.1% compared to the same period last year.

Sydney reported an average per unit building cost of \$340,108 over the first 9 months of this year which was an increase of 2.6% compared to the same period last year. Melbourne's average per unit building cost was higher at \$380,111 – down 9.6%, with Brisbane \$353,831 – up 13.7%, Adelaide \$405,577- up 30.3%, and Perth \$336,382 – up 10.3% over this year so far compared to last.

Units	Sydney	Melbourne	Brisbane	Adelaide	Perth
<b>Sep-20</b>	527	1425	655	57	320
Previous Month	436	979	114	17	41
This Year to Date v. Same Last Year	-22.1%	24.3%	4.5%	-35.2%	-37.2%
Full Year to Date v. Same Last Year	-22.5%	36.3%	-3.6%	-5.4%	-29.9%

The top performing Local Government Area nationally for unit building approvals over the first 9 months of this year was Melbourne with 3,564, followed by Brisbane with 1,885, Canberra with 1,767, Yarra with 1,332, and Georges River 1,077.

Units This Year So Far	Approvals
Melbourne (VIC)	3,564
Brisbane (QLD)	1,885
Canberra (ACT)	1,767
Yarra (VIC)	1,332
Georges River	1,077
Port Phillip (VIC)	1,042
Inner West (NSW)	945
Parramatta (NSW)	926
Blacktown (NSW)	776
Dubbo Regional (NSW)	722

## Townhouses

National townhouse building approvals continue to outperform units, with totals higher by 1.0% over the first 9 months of this year compared to the same period last year. Melbourne and Brisbane have reported significant Increases - higher by 13.0% and 21.8% respectively. Approvals for Sydney townhouses this year so far however are lower by 4.9% compared to last year with totals well below Melbourne.

Sydney reported an average per townhouse building cost of \$342,975 over the first 9 months of this year which was an increase of 7.6% compared to the same period last year. Melbourne's average building cost per townhouse at \$338,080 was higher by 1.3%, with Brisbane \$238,169 – up 1.1%, Adelaide \$244,966 - up 8.0%, and Perth \$270,055 – up 9.7% over this year so far compared to last.

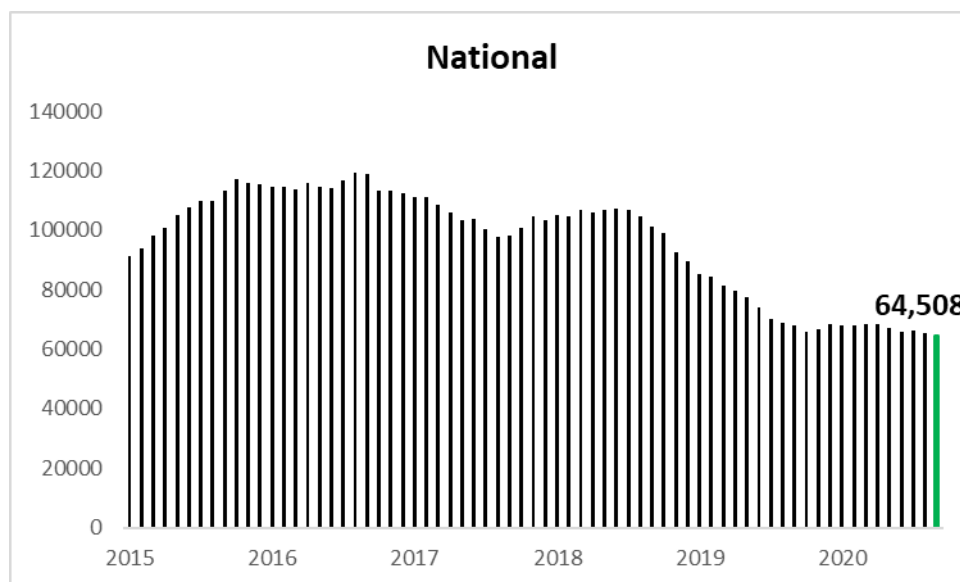
Townhouses	Sydney	Melbourne	Brisbane	Adelaide	Perth
<b>Sep-20</b>	388	658	258	96	34
Previous Month	385	820	312	82	22
This Year to Date v. Same Last Year	-4.9%	13.0%	21.8%	-21.1%	-43.1%
Full Year to Date v. Same Last Year	-3.2%	3.2%	4.8%	-9.4%	-34.6%

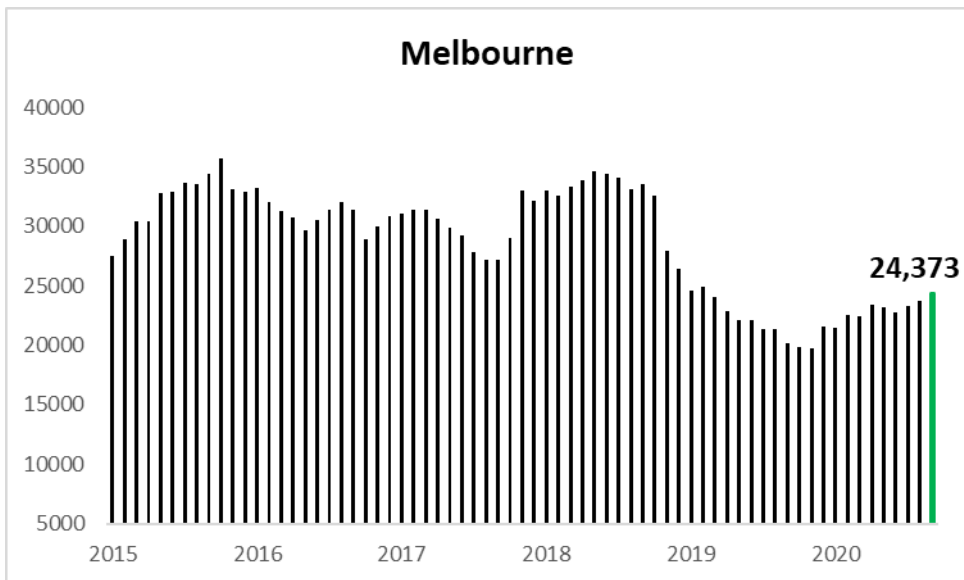
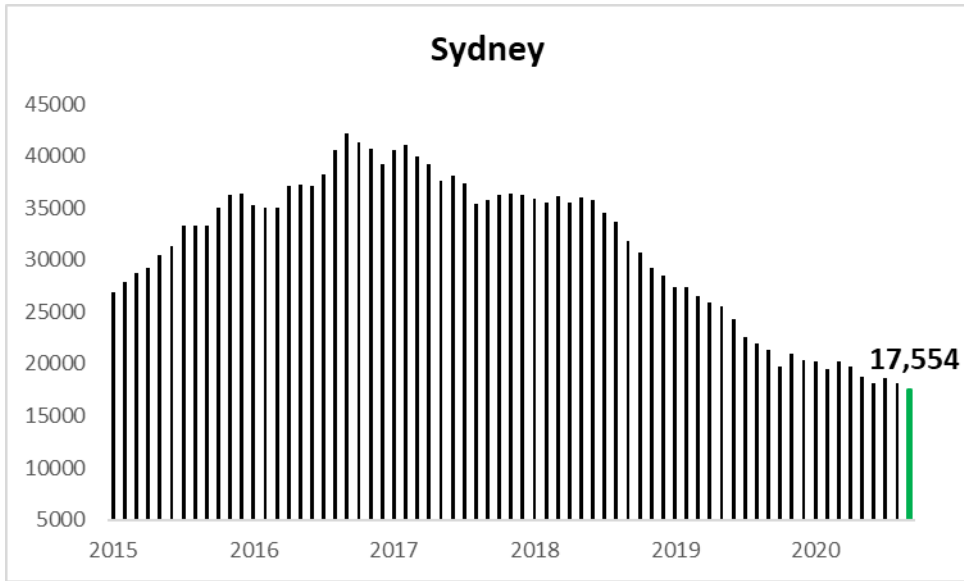
The top performing Local Government Area nationally for ABS townhouse building approvals over the first 9 months of this year was clearly Brisbane with 1,197, followed by Canberra with 875, Moreton Bay 722, Moreland 520, Gold Coast 484, Logan 471 and Canterbury Bankstown 465.

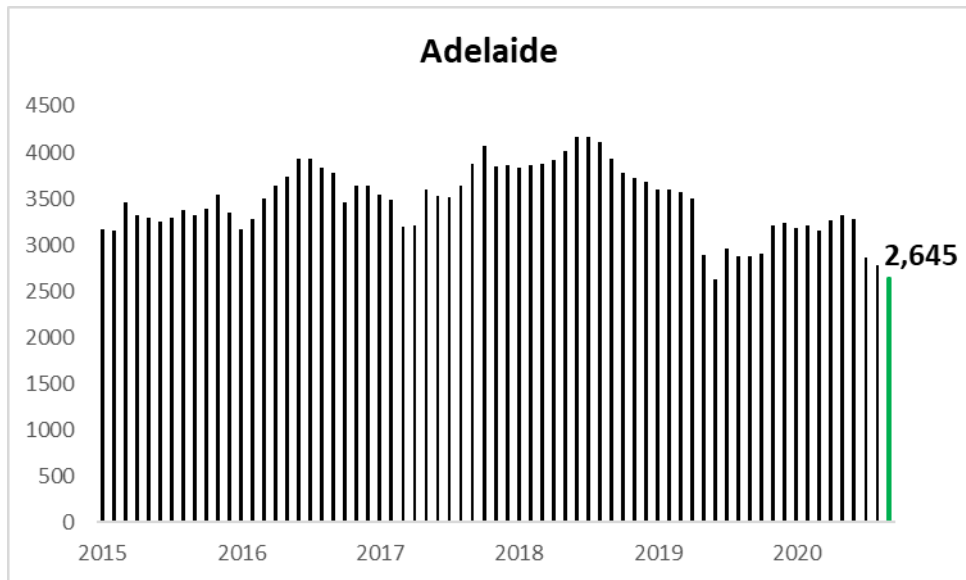
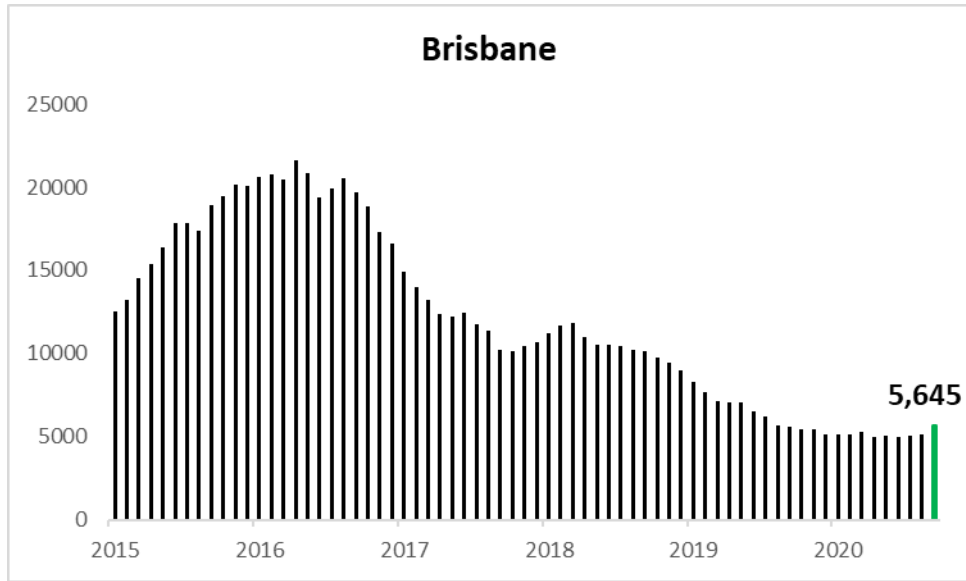
<b>Townhouses</b>	<b>Approvals</b>
<b>This Year So Far</b>	
Brisbane	1,197
Canberra	875
Moreton Bay	722
Moreland	520
Gold Coast	484
Logan	471
Canterbury-Bankstown	465
Monash	455
Darebin	414
Blacktown	392

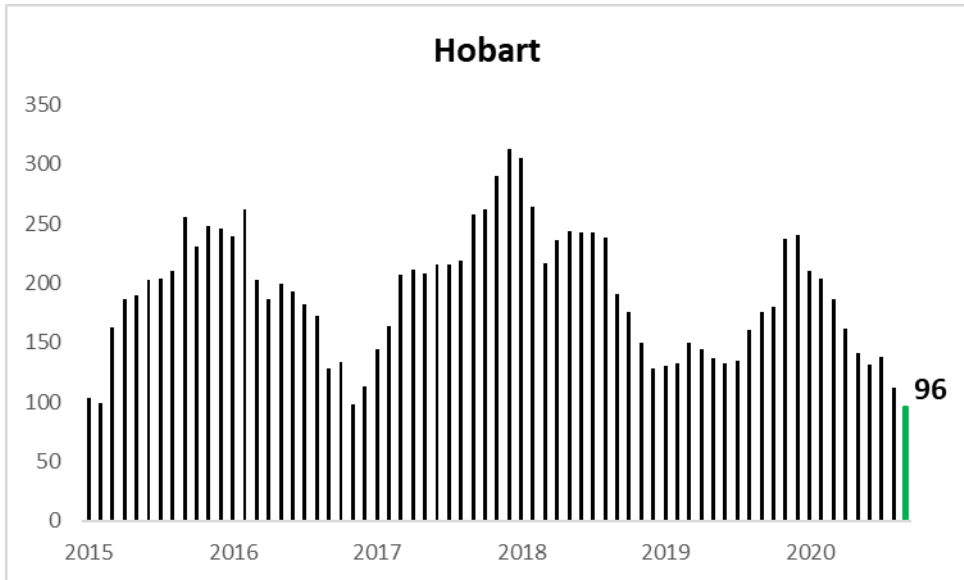
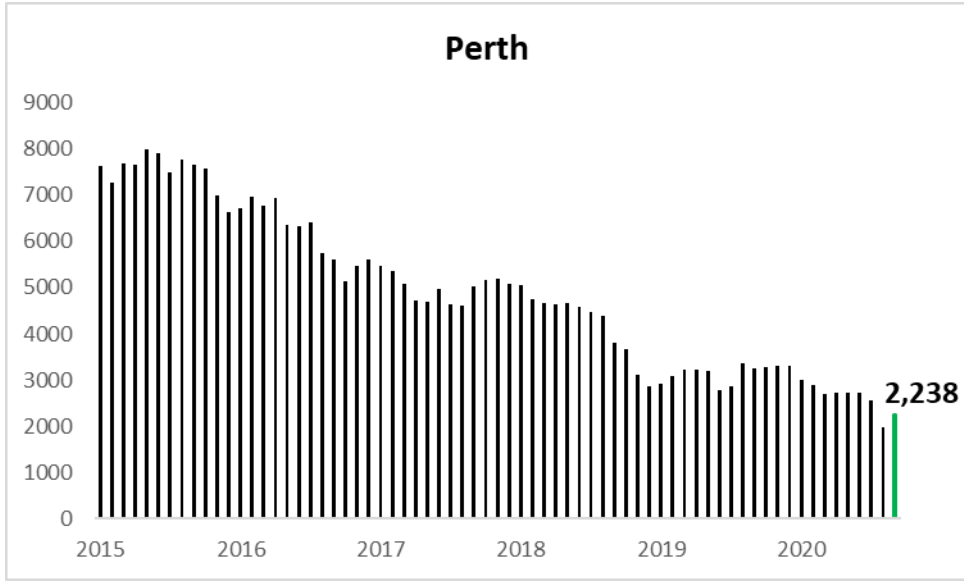
### **New Higher-Density Dwelling Building Approvals (ABS August 2020)**

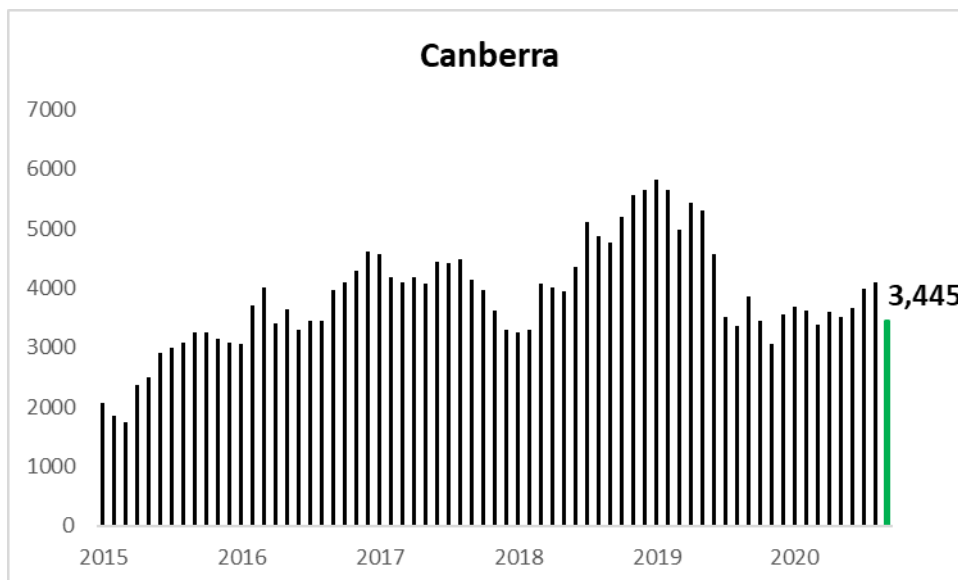
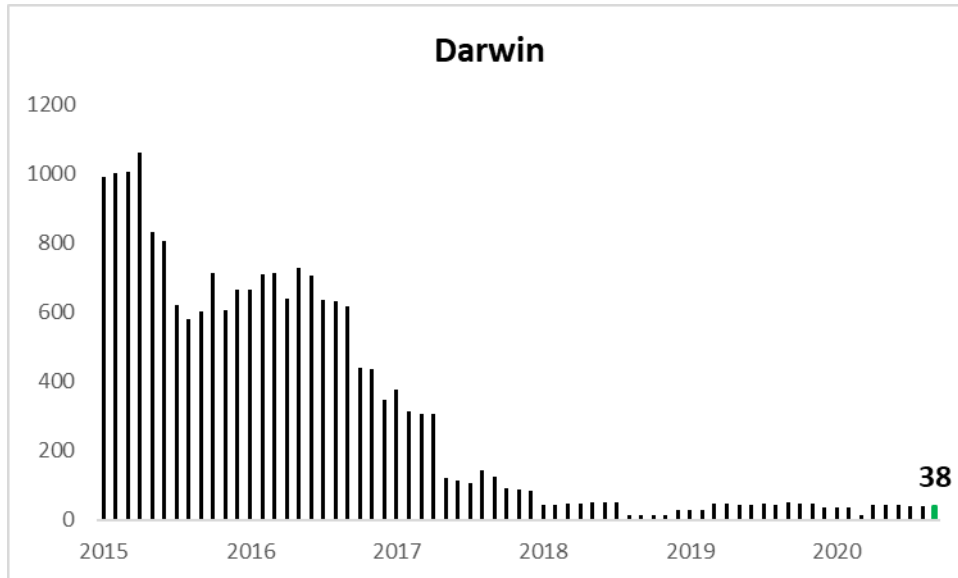
5-Year Series, ABS Building Approvals, Private Sector New Units and Townhouses Combined - Rolling Monthly Annual













## 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	4,914	\$379,341
Canberra	2,344	\$286,656
Brisbane	2,315	\$346,424
Parramatta	1,978	\$309,338
Yarra	1,606	\$369,702
Georges River	1,357	\$327,583
Port Phillip	1,278	\$354,340
Gold Coast	1,174	\$440,441
Dubbo Regional	1,150	\$279,491
Inner West	1,040	\$305,093

This Year So Far	Approvals	Cost per Unit
Melbourne	3,564	\$372,440
Brisbane	1,885	\$365,129
Canberra	1,767	\$286,734
Yarra	1,332	\$376,955
Georges River	1,077	\$323,651
Port Phillip	1,042	\$338,922
Inner West	945	\$305,787
Parramatta	926	\$330,565
Blacktown	776	\$249,129
Dubbo Regional	722	\$310,768

Quarter	Approvals	Cost per Unit
Brisbane	906	\$401,182
Port Phillip	862	\$303,589
Canberra	517	\$355,017
Parramatta	393	\$383,075
Yarra	392	\$490,459
Hobsons Bay	350	\$351,429
Perth	314	\$240,955
Inner West	300	\$384,428
Whitehorse	255	\$405,329
Georges River	235	\$317,983

Month	Approvals	Cost per Unit
Port Phillip	848	\$301,013
Brisbane	552	\$423,665
Perth	314	\$240,955
Melbourne	207	\$425,121
Glen Eira	121	\$515,702

Ryde	116	\$317,714
Moreland	100	\$353,583
Moreton Bay	83	\$421,687
Lane Cove	79	\$268,354
Hornsby	67	\$179,104

### Townhouses

Full Year	Approvals	Cost per Townhouse
Brisbane	1364	\$300,236
Canberra	1101	\$253,195
Moreton Bay	879	\$196,060
Gold Coast	703	\$247,028
Moreland	675	\$277,144
Darebin	595	\$279,931
Monash	583	\$392,885
Canterbury-Bankstown	579	\$328,211
Logan	525	\$167,322
Blacktown	471	\$228,310

This Year So Far	Approvals	Cost per Townhouse
Brisbane	1197	\$298,795
Canberra	875	\$248,174
Moreton Bay	722	\$198,990
Moreland	520	\$269,744
Gold Coast	484	\$253,965
Logan	471	\$168,732
Canterbury-Bankstown	465	\$325,117
Monash	455	\$380,423
Darebin	414	\$276,712
Blacktown	392	\$226,101

Quarter	Approvals	Cost per Townhouse
Brisbane	482	\$309,068
Canberra	347	\$245,563
Moreton Bay	190	\$181,057
Greater Dandenong	167	\$276,593
Moreland	145	\$257,058
Monash	138	\$386,011
Logan	129	\$184,791
Canterbury-Bankstown	127	\$337,781
Whitehorse	127	\$397,777
Kingston	121	\$343,918

Month	Approvals	Cost per Townhouse
Brisbane	184	\$71,771
Gold Coast	93	\$56,153
Moreland	68	\$114,499
Monash	65	\$221,765
Glen Eira	57	\$234,679
Maribyrnong	53	\$139,268
Canterbury-Bankstown	51	\$271,585

Whittlesea	50	\$49,802
Knox	49	\$91,484
Parramatta	45	\$155,299

## **NSW**

### **Units**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Parramatta	1,978	\$309,338
Georges River	1,357	\$327,583
Dubbo Regional	1,150	\$279,491
Inner West	1,040	\$305,093
Blacktown	1,019	\$256,787
Canterbury-Bankstown	792	\$365,875
Sydney	569	\$417,352
Liverpool	484	\$313,702
Canada Bay	467	\$495,127
Sutherland Shire	443	\$410,379

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Georges River	1,077	\$323,651
Inner West	945	\$305,787
Parramatta	926	\$330,565
Blacktown	776	\$249,129
Dubbo Regional	722	\$310,768
Canterbury-Bankstown	675	\$375,442
Canada Bay	467	\$495,127
Hornsby	383	\$394,334
Campbelltown	377	\$254,035
Sydney	349	\$433,024

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Parramatta	393	\$383,075
Inner West	300	\$384,428
Georges River	235	\$317,983
Dubbo Regional	201	\$317,816
Lane Cove	186	\$272,589
Liverpool	174	\$279,571
Ryde	147	\$331,326
Wollongong	137	\$282,044
Bayside	117	\$382,637
The Hills Shire	96	\$329,449

<b>Month</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Ryde	116	\$317,714
Lane Cove	79	\$268,354
Hornsby	67	\$179,104
Dubbo Regional	57	\$497,346
The Hills Shire	57	\$401,197
Inner West	49	\$324,650
Canterbury-Bankstown	32	\$262,500
Sydney	28	\$785,714

Mosman	21	\$479,406
Sutherland Shire	19	\$431,579

### Townhouses

Full Year	Approvals	Cost per Townhouse
Canterbury-Bankstown	579	\$328,211
Blacktown	471	\$228,310
Sutherland Shire	461	\$400,840
Camden	410	\$244,804
Wollongong	358	\$272,116
Shellharbour	351	\$276,770
Parramatta	344	\$350,187
Newcastle	309	\$261,573
Penrith	275	\$218,013
Liverpool	273	\$318,877

This Year So Far	Approvals	Cost per Townhouse
Canterbury-Bankstown	465	\$325,117
Blacktown	392	\$226,101
Sutherland Shire	336	\$418,603
Wollongong	304	\$271,274
Parramatta	275	\$343,148
Shellharbour	236	\$285,978
Newcastle	231	\$255,896
The Hills Shire	221	\$392,252
Dubbo Regional	206	\$350,349
Camden	195	\$273,660

Quarter	Approvals	Cost per Townhouse
Canterbury-Bankstown	127	\$337,781
Sutherland Shire	114	\$395,562
Dubbo Regional	101	\$368,984
Wollongong	83	\$305,214
Newcastle	80	\$264,527
Blacktown	79	\$238,969
Liverpool	73	\$232,630
Parramatta	72	\$354,344
Penrith	71	\$210,370
Maitland	70	\$246,399

Month	Approvals	Cost per Townhouse
Canterbury-Bankstown	51	\$271,585
Parramatta	45	\$155,299
Camden	33	\$94,379
Newcastle	32	\$354,959
Liverpool	29	\$324,070
Maitland	28	\$146,218
Ballina	26	\$119,464
Sutherland Shire	25	\$678,976
Shellharbour	21	\$362,143
Georges River	20	\$60,000

**VIC****Units**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Melbourne	4,914	\$379,341
Yarra	1,606	\$369,702
Port Phillip	1,278	\$354,340
Whitehorse	931	\$313,030
Maribyrnong	855	\$375,103
Moreland	712	\$386,845
Boroondara	678	\$392,221
Maroondah	441	\$318,454
Glen Eira	420	\$435,976
Banyule	416	\$317,197

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Melbourne	3,564	\$372,440
Yarra	1,332	\$376,955
Port Phillip	1,042	\$338,922
Boroondara	548	\$366,037
Moreland	524	\$383,270
Whitehorse	438	\$323,799
Banyule	416	\$317,197
Hobsons Bay	350	\$351,429
Moonee Valley	343	\$393,664
Glen Eira	292	\$462,111

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Port Phillip	862	\$303,589
Yarra	392	\$490,459
Hobsons Bay	350	\$351,429
Whitehorse	255	\$405,329
Glen Eira	228	\$441,846
Melbourne	207	\$425,121
Moreland	206	\$334,264
Greater Dandenong	132	\$207,727
Moonee Valley	128	\$382,530
Stonnington	113	\$720,082

<b>Month</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Port Phillip	848	\$301,013
Melbourne	207	\$425,121
Glen Eira	121	\$515,702
Moreland	100	\$353,583
Yarra	38	\$315,789
Bayside	30	\$716,667
Greater Dandenong	20	\$286,000
Boroondara	18	\$548,889
Kingston	17	\$334,422
Whitehorse	14	\$777,071

**Townhouses**

<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>
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>Units</b>		
<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Unit</b>

Brisbane	2,315	\$346,424
Gold Coast	1,174	\$440,441
Sunshine Coast	620	\$379,016
Moreton Bay	227	\$342,110
Redland	90	\$292,844
Noosa	43	\$558,441
Logan	20	\$250,000
Rockhampton	6	\$151,667
Townsville	5	\$163,636
Ipswich	2	\$182,500

**This Year So Far**

**Approvals**

**Cost per Unit**

Brisbane	1,885	\$365,129
Gold Coast	629	\$407,866
Sunshine Coast	471	\$344,992
Moreton Bay	206	\$311,937
Redland	90	\$292,844
Noosa	43	\$558,441
Logan	20	\$250,000
Rockhampton	6	\$151,667
Townsville	5	\$163,636

**Quarter**

**Approvals**

**Cost per Unit**

Brisbane	906	\$401,182
Sunshine Coast	167	\$398,204
Gold Coast	160	\$565,229
Moreton Bay	97	\$404,689
Noosa	43	\$558,441
Logan	20	\$250,000
Redland	20	\$245,000
Rockhampton	6	\$151,667

**Month**

**Approvals**

**Cost per Unit**

Brisbane	552	\$423,665
Moreton Bay	83	\$421,687
Logan	20	\$250,000
Sunshine Coast	15	\$300,000
Gold Coast	7	\$590,957
Rockhampton	6	\$151,667

**Townhouses**

**Full Year**

**Approvals**

**Cost per Townhouse**

Brisbane	1364	\$300,236
Moreton Bay	879	\$196,060
Gold Coast	703	\$247,028
Logan	525	\$167,322
Sunshine Coast	392	\$238,692
Ipswich	120	\$207,437
Toowoomba	99	\$200,388
Redland	90	\$231,515
Fraser Coast	57	\$385,123
Townsville	40	\$279,723

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Brisbane	1197	\$298,795
Moreton Bay	722	\$198,990
Gold Coast	484	\$253,965
Logan	471	\$168,732
Sunshine Coast	255	\$229,048
Ipswich	104	\$212,681
Toowoomba	87	\$200,694
Redland	61	\$248,047
Fraser Coast	38	\$468,478
Townsville	32	\$289,739

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Brisbane	482	\$309,068
Moreton Bay	190	\$181,057
Logan	129	\$184,791
Gold Coast	108	\$241,216
Sunshine Coast	105	\$228,224
Ipswich	56	\$254,217
Redland	48	\$241,175
Toowoomba	30	\$211,562
Noosa	10	\$276,863
Bundaberg	6	\$150,000

<b>Month</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Brisbane	184	\$71,771
Gold Coast	93	\$56,153
Logan	40	\$116,015
Sunshine Coast	36	\$128,247
Moreton Bay	12	\$2,294,608
Toowoomba	7	\$250,000
Ipswich	6	\$1,277,922
Redland	4	\$915,000
Lockyer Valley	3	
Livingstone	2	

## **SA**

<b>Units</b>		
<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Adelaide	329	\$392,474
Charles Sturt	218	\$271,927
Onkaparinga	126	\$199,841
Campbelltown	63	\$348,349
Port Adelaide Enfield	63	\$216,084
West Torrens	61	\$229,508
Unley	59	\$338,983
Marion	44	\$284,285
Gawler	30	\$175,333
Prospect	20	\$500,000



<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Charles Sturt	218	\$271,927
Adelaide	148	\$514,351
Unley	59	\$338,983
Campbelltown	33	\$443,788
Gawler	30	\$175,333
Port Adelaide Enfield	30	\$203,776
West Torrens	22	\$295,455
Prospect	20	\$500,000
Onkaparinga	6	\$196,667

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Adelaide	74	\$555,730
Gawler	30	\$175,333

<b>Month</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Adelaide	57	\$423,228

### **Townhouses**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Campbelltown	363	\$224,616
Charles Sturt	222	\$231,244
Port Adelaide Enfield	196	\$226,362
West Torrens	184	\$246,267
Marion	161	\$209,423
Norwood Payneham St Peters	117	\$284,162
Onkaparinga	72	\$231,257
Tea Tree Gully	70	\$200,728
Salisbury	39	\$207,692
Holdfast Bay	38	\$385,609

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Campbelltown	285	\$224,141
Charles Sturt	197	\$228,103
West Torrens	125	\$253,220
Port Adelaide Enfield	97	\$210,871
Marion	65	\$209,843
Tea Tree Gully	46	\$198,979
Salisbury	39	\$207,692
Norwood Payneham St Peters	38	\$359,211
Burnside	32	\$400,000
Prospect	31	\$261,290

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Campbelltown	64	\$220,848
Charles Sturt	37	\$246,588
Prospect	22	\$240,909
Marion	17	\$216,898
Holdfast Bay	16	\$310,197
Tea Tree Gully	16	\$180,259
Unley	16	\$307,813
Norwood Payneham St Peters	15	\$412,667

West Torrens	14	\$203,571
Port Adelaide Enfield	12	\$200,000

Month	Approvals	Cost per Townhouse
Campbelltown	39	\$94,572
Charles Sturt	24	\$88,490
Port Adelaide Enfield	18	
Tea Tree Gully	11	\$47,273
West Torrens	11	\$104,545
Marion	10	\$161,760
Norwood Payneham St Peters	4	\$1,475,000
Holdfast Bay	2	\$475,000

## WA

Units	Approvals	Cost per Unit
<b>Full Year</b>		
Perth	322	\$248,634
Stirling	246	\$296,622
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

This Year So Far	Approvals	Cost per Unit
Perth	322	\$248,634
Stirling	246	\$296,622
Vincent	124	\$322,826
Fremantle	123	\$273,447
South Perth	118	\$287,422
Subiaco	90	\$333,578
Cottesloe	77	\$441,558
Melville	71	\$423,662
Victoria Park	36	\$229,167
Wanneroo	34	\$175,000

Quarter	Approvals	Cost per Unit
Perth	314	\$240,955
Melville	47	\$468,085
Vincent	22	\$295,455
South Perth	19	\$315,789
Claremont	16	\$1,137,969
Bassendean	8	\$162,500
Stirling	8	\$195,745
Rockingham	6	\$377,425

Month	Approvals	Cost per Unit
Perth	314	\$240,955

Rockingham	6	\$377,425
<b>Townhouses</b>		
<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Stirling	132	\$213,742
Cockburn	95	\$212,401
Canning	65	\$249,053
Joondalup	44	\$209,929
Swan	38	\$221,906
Melville	34	\$374,956
Vincent	24	\$378,729
Gosnells	23	\$210,792
Dardanup	22	\$180,000
Bassendean	19	\$216,462
<b>This Year So Far</b>		
	<b>Approvals</b>	<b>Cost per Townhouse</b>
Stirling	73	\$197,168
Cockburn	60	\$219,444
Canning	53	\$255,815
Joondalup	33	\$223,516
Melville	25	\$348,949
Bassendean	19	\$216,462
Gosnells	19	\$212,246
Swan	16	\$291,979
Vincent	16	\$360,943
Rockingham	14	\$200,198
<b>Quarter</b>		
	<b>Approvals</b>	<b>Cost per Townhouse</b>
Stirling	26	\$189,416
Belmont	8	\$229,150
Wanneroo	8	\$197,025
Swan	6	\$458,333
Cockburn	5	\$146,285
Bayswater	4	\$201,000
Nedlands	4	\$494,841
Vincent	4	\$284,262
Gosnells	3	\$175,703
Karratha	2	\$171,991
<b>Month</b>		
	<b>Approvals</b>	<b>Cost per Townhouse</b>
Canning	6	
Gosnells	6	\$87,851
Cottesloe	4	
Joondalup	4	
Subiaco	2	
Victoria Park	2	
Vincent	2	

## **TAS**

**Units**  
**TAS**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Hobart	22	\$545,455

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Unit</b>
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<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Unit</b>
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<b>Month</b>	<b>Approvals</b>	<b>Cost per Unit</b>
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**Townhouses**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Glenorchy	66	\$236,667
Burnie	10	\$156,500
Brighton	8	\$236,482
Launceston	6	\$133,333
Meander Valley	4	\$125,000
Latrobe	2	\$220,000

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Glenorchy	9	\$317,778
Launceston	4	\$150,000
Burnie	2	\$232,500

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Glenorchy	9	\$317,778
Launceston	4	\$150,000
Burnie	2	\$232,500

<b>Month</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
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**NT**

**Units**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Darwin	30	\$183,333

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Darwin	30	\$183,333

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Unit</b>
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<b>Month</b>	<b>Approvals</b>	<b>Cost per Unit</b>
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**Townhouses**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Alice Springs	6	\$357,246
Darwin	2	\$282,425

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Alice Springs	6	\$357,246
Palmerston	4	\$244,500
Darwin	2	\$282,425

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
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Alice Springs 2 \$235,150

**Month Approvals Cost per Townhouse**

**ACT**

**Units**

**Full Year Approvals Cost per Unit**  
ACT 2,344 \$286,656

**This Year So Far Approvals Cost per Unit**  
ACT 1,767 \$286,734

**Quarter Approvals Cost per Unit**  
ACT 517 \$355,017

**Month Approvals Cost per Unit**  
ACT

**Townhouses**

**Full Year Approvals Cost per Townhouse**  
ACT 1101 \$253,195

**This Year So Far Approvals Cost per Townhouse**  
ACT 875 \$248,174

**Quarter Approvals Cost per Townhouse**  
ACT 347 \$245,563

**Month Approvals Cost per Townhouse**  
ACT 35 \$1,590,979

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



**NSW**

Unit	Listed	Median Asking Price
Sydney	158	\$1,225,000
Cumberland	139	\$610,000
Ryde	104	\$815,000
Liverpool	102	\$525,495
Parramatta	94	\$659,000
The Hills Shire	90	\$707,500
Bayside	86	\$785,000
Sutherland Shire	71	\$872,500

Hornsby	66	\$772,000
Canada Bay	56	\$1,031,000

<b>Townhouse</b>	<b>Listed</b>	<b>Median Asking Price</b>
Blacktown	50	\$689,990
Ku-ring-gai	38	\$1,630,000
Lake Macquarie	29	\$525,000
The Hills Shire	25	\$1,081,000
Ryde	22	\$1,320,000
Penrith	20	\$632,000
Liverpool	17	\$795,000
Newcastle	14	\$657,500
Hornsby	11	
Shellharbour	10	\$589,000

## VIC

<b>Unit</b>	<b>Listed</b>	<b>Median Asking Price</b>
Melbourne	286	\$620,000
Stonnington	112	\$590,000
Bayside	102	\$694,495
Boroondara	92	\$577,000
Glen Eira	72	\$721,250
Maribyrnong	72	\$666,650
Yarra	68	\$700,000
Moonee Valley	67	\$589,500
Whitehorse	63	\$695,000
Moreland	62	\$642,000

<b>Townhouse</b>	<b>Listed</b>	<b>Median Asking Price</b>
Casey	102	\$625,000
Wyndham	94	\$700,000
Whittlesea	78	\$562,500
Manningham	55	\$717,250
Maribyrnong	40	\$575,000
Kingston	39	\$659,995
Hume	36	\$685,000
Monash	36	\$705,000
Brimbank	28	\$690,000
Cardinia	28	\$764,500

## QLD

<b>Unit</b>	<b>Listed</b>	<b>Median Asking Price</b>
Brisbane	504	\$609,000
Gold Coast	227	\$714,000
Sunshine Coast	79	\$599,000
Moreton Bay	43	\$585,000
Redland	28	\$615,000
Toowoomba	23	\$339,000

Fraser Coast	10	\$329,500
Noosa	8	\$1,825,000
Logan	7	\$316,000
Burdekin	5	\$335,000

<b>Townhouse</b>	<b>Listed</b>	<b>Median Asking Price</b>
Brisbane	162	\$575,000
Gold Coast	85	\$582,450
Moreton Bay	54	\$387,000
Logan	24	\$335,900
Redland	16	\$549,000
Sunshine Coast	16	\$560,000
Fraser Coast	15	\$455,000
Ipswich	9	\$355,950
Cairns	3	\$690,000
Bundaberg	2	

## SA

<b>Unit</b>	<b>Listed</b>	<b>Median Asking Price</b>
Adelaide	37	\$710,000
Charles Sturt	35	\$472,500
Norwood Payneham St Peters	17	\$782,500
Unley	16	\$599,500
West Torrens	9	\$675,000
Wattle Range	7	\$359,000
Burnside	6	\$562,500
Adelaide Hills	3	\$424,900
Holdfast Bay	3	\$995,000
Onkaparinga	3	\$279,000

<b>Townhouse</b>	<b>Listed</b>	<b>Median Asking Price</b>
Campbelltown	9	\$517,500
Charles Sturt	9	\$439,000
West Torrens	9	\$574,900
Port Adelaide Enfield	8	\$549,950
Norwood Payneham St Peters	7	\$524,000
Adelaide Hills	6	\$619,900
Marion	5	\$448,500
Mount Barker	4	\$379,000
Prospect	4	\$459,500
Wattle Range	3	\$449,000

## WA

<b>Unit</b>	<b>Listed</b>	<b>Median Asking Price</b>
Melville	70	\$630,000
Belmont	60	\$460,000
Vincent	45	\$699,000

South Perth	40	\$752,000
Stirling	32	\$479,000
Perth	30	\$511,250
Victoria Park	26	\$570,000
Fremantle	23	\$699,000
Cambridge	17	\$770,000
Claremont	14	\$699,000

<b>Townhouse</b>	<b>Listed</b>	<b>Median Asking Price</b>
Stirling	21	\$510,000
Cockburn	19	\$504,050
Wanneroo	10	\$446,790
Armadale	9	\$440,000
Canning	7	\$459,500
Swan	7	\$386,000
Bayswater	6	\$463,092
Belmont	6	\$574,500
Meekatharra	6	\$600,000
Joondalup	5	\$575,000

## **TAS**

<b>Unit</b>	<b>Listed</b>	<b>Median Asking Price</b>
Kingborough	5	\$460,000
Devonport	2	\$289,500
Hobart	2	\$617,500
Launceston	2	\$362,000
Meander Valley	2	\$365,000
West Tamar	2	\$349,000
Burnie	1	
Central Coast	1	\$335,000
George Town	1	\$270,000
Glenorchy	1	\$510,000

<b>Townhouse</b>	<b>Listed</b>	<b>Median Asking Price</b>
Clarence	11	\$562,500
Kingborough	6	\$730,000
Launceston	4	\$469,000
Latrobe	2	\$387,000
Northern Midlands	2	\$364,000
Break O'Day	1	\$340,000
Glamorgan/Spring Bay	1	\$480,000
Meander Valley	1	\$425,000
West Tamar	1	\$369,000

## **NT**

<b>Unit</b>	<b>Listed</b>	<b>Median Asking Price</b>
Alice Springs	2	\$416,500



Darwin	2	\$462,500
<b>Townhouse</b>	<b>Listed</b>	<b>Median Asking Price</b>
Alice Springs	1	\$465,500

**ACT**

<b>Unit</b>	<b>Listed</b>	<b>Median Asking Price</b>
ACT	167	\$519,000
<b>Townhouse</b>	<b>Listed</b>	<b>Median Asking Price</b>
ACT	44	\$619,000

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

**NSW**

<b>Unit</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Sydney	1,805	\$550
Parramatta	732	\$400
Inner West	674	\$440
Bayside	668	\$490
Canterbury-Bankstown	545	\$375
Randwick	507	\$500
Cumberland	462	\$430
North Sydney	447	\$523
Ryde	433	\$430
Strathfield	292	\$450

<b>Townhouse</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Parramatta	163	\$495
Sydney	127	\$745
Canterbury-Bankstown	124	\$550
Cumberland	122	\$493
Inner West	112	\$695
Blacktown	104	\$450
Ryde	82	\$610
Fairfield	80	\$398
Penrith	75	\$410
Central Coast	72	\$420

**VIC**

<b>Unit</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Melbourne	4,092	\$400
Stonnington	963	\$400
Port Phillip	585	\$410
Glen Eira	545	\$400
Boroondara	516	\$395
Yarra	506	\$420
Moreland	348	\$380
Whitehorse	342	\$380
Moonee Valley	274	\$375
Monash	272	\$380

<b>Townhouse</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Moreland	341	\$470
Monash	265	\$550
Darebin	196	\$480
Moonee Valley	147	\$510
Whitehorse	139	\$550
Maribyrnong	135	\$460
Glen Eira	131	\$680
Manningham	107	\$565
Whittlesea	105	\$390
Greater Dandenong	100	\$443

**QLD**

<b>Unit</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Brisbane	4,372	\$420
Gold Coast	771	\$470
Cairns	280	\$350
Townsville	136	\$325
Sunshine Coast	124	\$400
Toowoomba	124	\$310
Logan	122	\$290
Moreton Bay	106	\$313
Mackay	74	\$320
Gladstone	69	\$270

<b>Townhouse</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Brisbane	749	\$430
Logan	246	\$330
Gold Coast	240	\$450
Moreton Bay	237	\$345
Ipswich	119	\$320
Sunshine Coast	42	\$480

Redland	34	\$415
Cairns	33	\$360
Gladstone	30	\$275
Douglas	22	\$350

## **SA**

<b>Unit</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Adelaide	434	\$410
West Torrens	56	\$290
Norwood Payneham St Peters	50	\$350
Charles Sturt	49	\$340
Unley	48	\$330
Port Adelaide Enfield	45	\$300
Holdfast Bay	43	\$320
Burnside	36	\$330
Salisbury	32	\$320
Mitcham	27	\$290

<b>Townhouse</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Adelaide	43	\$500
Charles Sturt	29	\$400
Norwood Payneham St Peters	20	\$498
Salisbury	19	\$385
Port Adelaide Enfield	14	\$400
Unley	13	\$435
Marion	11	\$435
Campbelltown	10	\$418
Playford	10	\$300
West Torrens	10	\$510

## **WA**

<b>Unit</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Perth	236	\$440
Vincent	208	\$440
Stirling	113	\$330
Subiaco	64	\$420
Belmont	63	\$355
South Perth	63	\$360
Victoria Park	62	\$350
Swan	46	\$323
Cockburn	42	\$360
Cambridge	41	\$333

<b>Townhouse</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Stirling	135	\$380
Victoria Park	44	\$375
Canning	43	\$333

South Perth	42	\$445
Bayswater	28	\$365
Belmont	27	\$400
Meekatharra	25	\$385
Vincent	19	\$500
Coolgardie	15	\$160
Gosnells	14	\$310

## **TAS**

<b>Unit</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Hobart	109	\$425
Launceston	65	\$350
Glenorchy	18	\$340
West Coast	12	\$160
Devonport	9	\$280
Burnie	8	\$220
Kingborough	7	\$370
West Tamar	7	\$270
Clarence	6	\$410
Meander Valley	4	\$245

<b>Townhouse</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Launceston	15	\$400
Glenorchy	13	\$395
Hobart	11	\$495
Clarence	7	\$485
Kingborough	4	\$515
Burnie	1	\$260
Devonport	1	\$440
Meander Valley	1	\$470
Sorell	1	\$430
Waratah/Wynyard	1	\$170

## **NT**

<b>Unit</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Darwin	202	\$400
Palmerston	43	\$340
Alice Springs	41	\$330
Katherine	3	\$290
Coomalie	1	\$280

<b>Townhouse</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Darwin	25	\$530
Alice Springs	5	\$450
Palmerston	3	\$460
Barkly	2	\$348

## **ACT**



**Unit**  
ACT

**For Rent**  
429

**Median Asking Rent**  
\$490

**Townhouse**  
ACT

**For Rent**  
144

**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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## Contact us

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