



# **National House Building Report**

Capitals and Local  
Government Areas

December 2020

# National House Building Report

## Capitals and Local Government Areas

December 2020

The recent increases in planned house building activity continues to rise with demand directly underpinned by National and State government policy Initiatives for buyers, sharply improving economies and now largely restored and rising consumer confidence.

### Market Insights

ABS national house building approvals increased again over October although results were mixed between capitals. The October rise reflected a particularly sharp increase in Perth approvals with Brisbane activity also up over the month. Melbourne and Sydney however reported marginal monthly declines in building approvals for houses.

All capitals have recorded increases in house building activity over the first 10 months of this year compared to the same period last with Perth clearly the top performer - rising by 18.2%.

Monthly building approvals in Perth are now at the highest level since May 2015 with the latest result only behind Melbourne in capital city performance.

Affordability is a key driver of strong new housing demand in Perth with an average loan over October of \$285,762 well below Sydney and Melbourne and also lower than the Brisbane average.

The extension of the federal government's popular HomeBuilder Grant until March 2021 and the ongoing post-coronavirus normalisation of local economies, will support continuing high levels of house building activity over coming months.

HOUSES	Sydney	Melbourne	Brisbane	Adelaide	Perth
Oct-20	1367	2344	1210	647	1567
Previous Month	1414	2379	1171	618	1180
This Year to Date v. Same Last Year	4.3%	12.9%	6.0%	4.9%	18.2%
Full Year to Date v. Same Last Year	0.6%	11.5%	7.0%	3.3%	14.3%
Average Cost per Approval	\$360,838	\$367,945	\$286,251	\$259,572	\$285,762

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The top performing Local Government Areas nationally for house building approvals over the first 10 months of this year were as usual all in the Greater Melbourne area and again clearly led by Wyndham with 4677 followed by Melton 3572, Casey 2939, Hume 2826 and Moreton Bay In Queensland 2742.

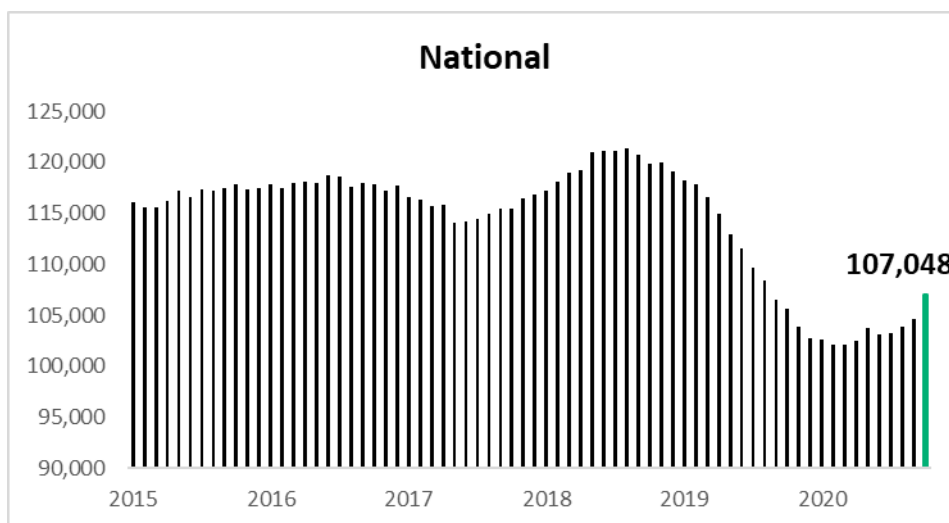
**Top LGA's October 2020**

**ABS Building Approvals**

Wyndham (VIC)	4677
Melton (VIC)	3572
Casey (VIC)	2939
Hume (VIC)	2826
Moreton Bay (QLD)	2742
Brisbane (QLD)	2725
Greater Geelong (VIC)	2571
Blacktown (NSW)	2542
Whittlesea (VIC)	2050
Sunshine Coast (QLD)	1911

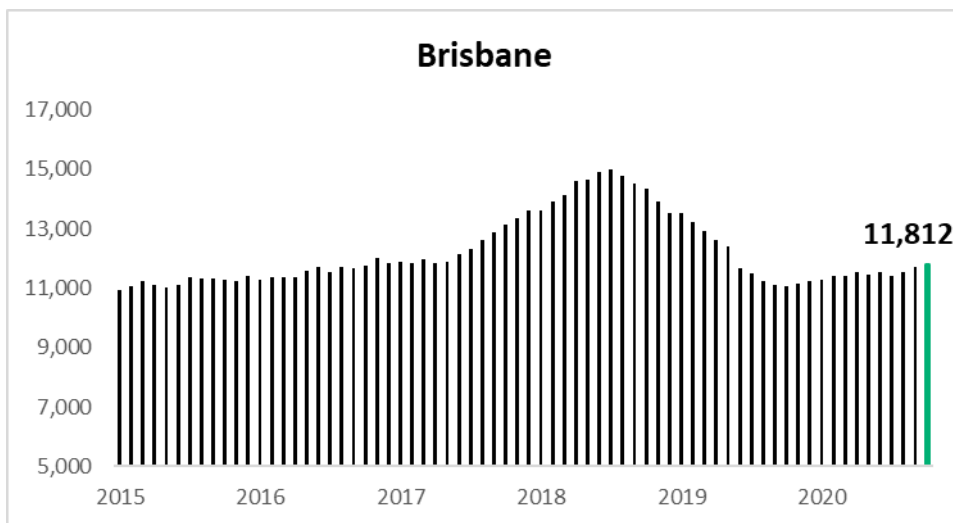
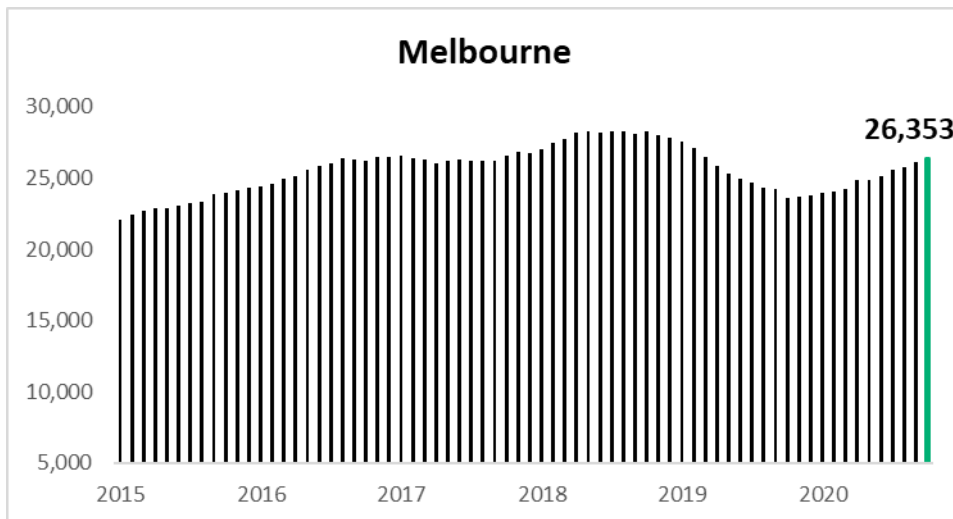
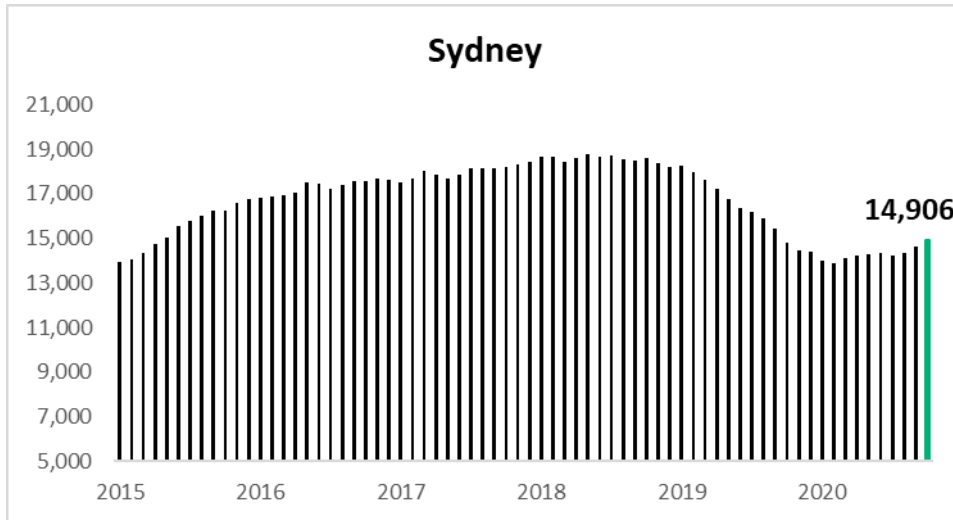
**New House Building Approvals (ABS October 2020)**

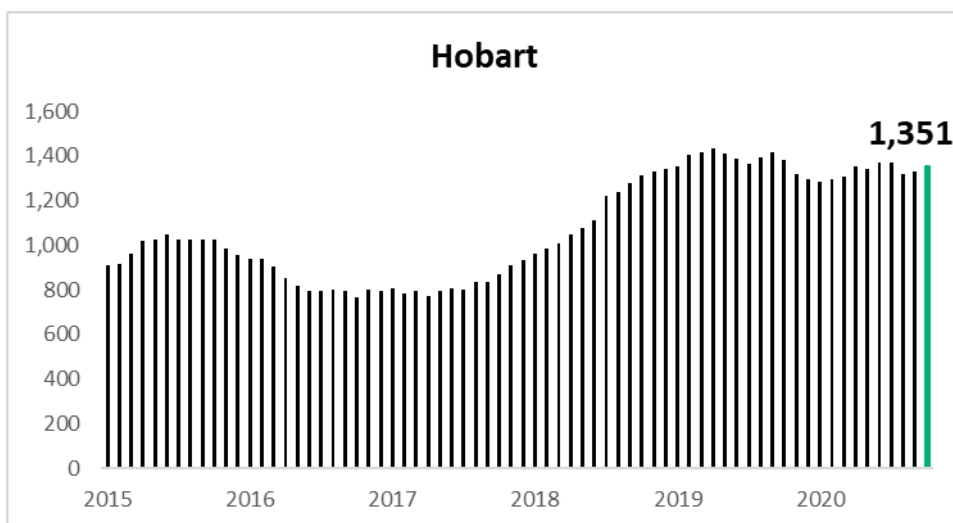
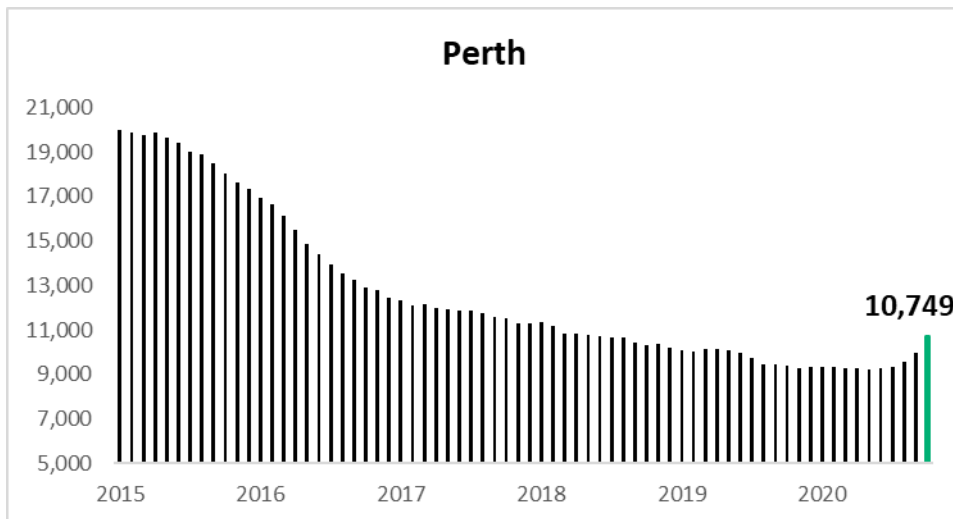
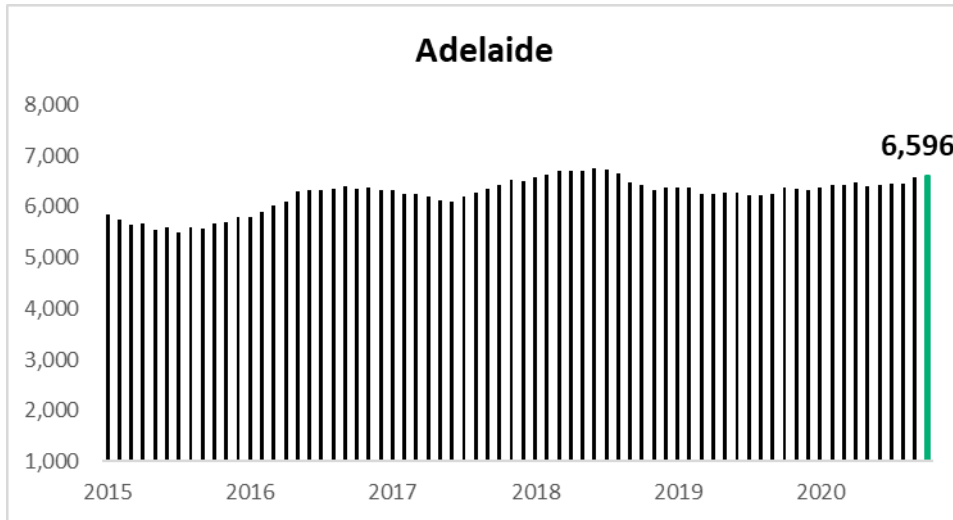
5-Year Series, ABS Building Approvals Private Sector New Houses - Rolling Monthly Annual

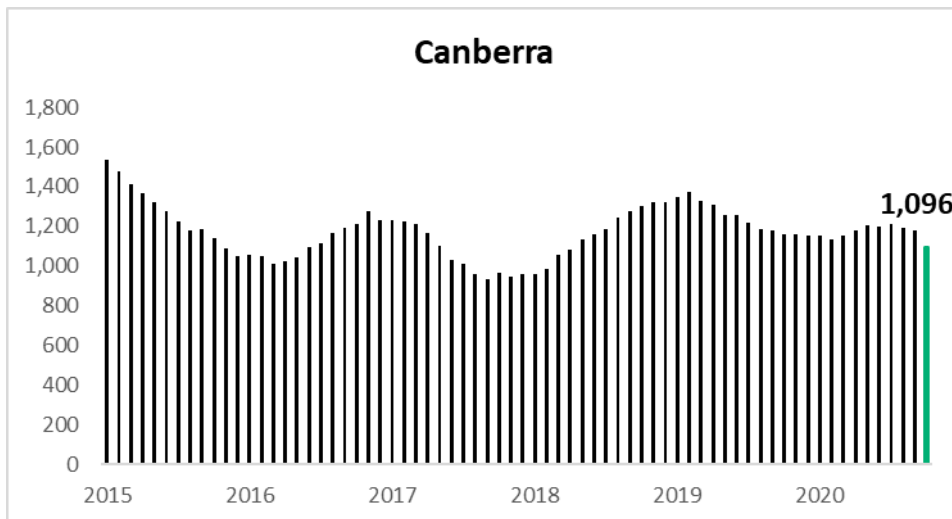
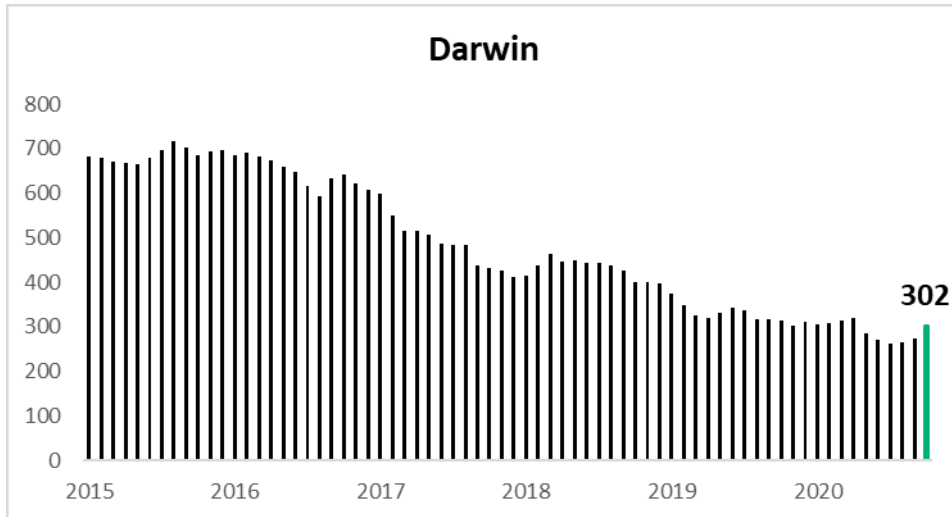


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## Latest Data Tables

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

National Full Year	Approvals	Cost per House
Wyndham	5525	\$296,606
Melton	4047	\$287,481
Casey	3440	\$300,107
Hume	3369	\$295,113
Brisbane	3276	\$417,520
Moreton Bay	3211	\$253,906
Blacktown	2973	\$275,900
Greater Geelong	2973	\$323,670
Whittlesea	2409	\$297,583

Logan	2331	\$243,958
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<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
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Wyndham	4677	\$296,343
Melton	3572	\$287,763
Casey	2939	\$299,531
Hume	2826	\$295,322
Moreton Bay	2742	\$253,868
Brisbane	2725	\$412,540
Greater Geelong	2571	\$323,732
Blacktown	2542	\$276,594
Whittlesea	2050	\$296,542
Sunshine Coast	1911	\$303,033

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
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Wyndham	1530	\$291,498
Melton	1110	\$286,349
Moreton Bay	987	\$258,839
Hume	976	\$285,651
Greater Geelong	936	\$325,168
Casey	874	\$293,321
Brisbane	874	\$414,311
Blacktown	808	\$286,716
Sunshine Coast	647	\$304,001
Logan	644	\$248,399

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
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Wyndham	512	\$293,000
Moreton Bay	354	\$251,646
Melton	351	\$276,837
Greater Geelong	344	\$323,955
Hume	318	\$286,561
Brisbane	292	\$386,692
Casey	284	\$295,712
Blacktown	278	\$288,241
Sunshine Coast	276	\$310,219
Ipswich	244	\$268,675

## NSW

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
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Blacktown	2973	\$275,900
Camden	1685	\$311,912
The Hills Shire	1639	\$434,749
Liverpool	1263	\$292,535
Campbelltown	1188	\$312,566
Maitland	993	\$309,616
Lake Macquarie	879	\$348,011
Central Coast	756	\$312,341
Penrith	648	\$320,235

Canterbury-Bankstown	642	\$280,206
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<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
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Blacktown	2542	\$276,594
Camden	1423	\$313,624
The Hills Shire	1385	\$441,239
Liverpool	1074	\$296,407
Campbelltown	1046	\$313,885
Maitland	862	\$309,407
Lake Macquarie	780	\$346,299
Central Coast	657	\$321,349
Cessnock	559	\$306,059
Penrith	525	\$324,960

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
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Blacktown	808	\$286,716
Camden	473	\$308,444
The Hills Shire	410	\$425,444
Campbelltown	398	\$323,595
Liverpool	359	\$301,183
Maitland	290	\$303,998
Lake Macquarie	228	\$372,946
Central Coast	215	\$325,299
Cessnock	193	\$308,010
Wollondilly	167	\$363,423

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
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Blacktown	278	\$288,241
The Hills Shire	174	\$425,579
Camden	150	\$318,185
Liverpool	101	\$304,711
Campbelltown	96	\$333,250
Lake Macquarie	93	\$386,620
Central Coast	87	\$291,703
Wollondilly	72	\$347,444
Shellharbour	61	\$348,570
Maitland	60	\$353,399

### **VIC**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
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Wyndham	5525	\$296,606
Melton	4047	\$335,834
Casey	3440	\$344,360
Hume	3369	\$314,076
Greater Geelong	2973	\$341,510
Whittlesea	2409	\$355,509
Ballarat	1381	\$320,790
Cardinia	1058	\$323,718
Greater Bendigo	999	\$420,399
Mornington Peninsula	698	\$615,383



<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	4677	\$296,343
Melton	3572	\$287,763
Casey	2939	\$299,531
Hume	2826	\$295,322
Greater Geelong	2571	\$323,732
Whittlesea	2050	\$296,542
Ballarat	1226	\$301,669
Cardinia	933	\$314,477
Greater Bendigo	858	\$313,750
Mornington Peninsula	563	\$655,960

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	1530	\$291,498
Melton	1110	\$286,349
Hume	976	\$285,651
Greater Geelong	936	\$325,168
Casey	874	\$293,321
Whittlesea	558	\$309,583
Ballarat	470	\$305,012
Cardinia	311	\$303,868
Greater Bendigo	280	\$310,973
Bass Coast	205	\$315,496

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	512	\$293,000
Melton	351	\$276,837
Greater Geelong	344	\$323,955
Hume	318	\$286,561
Casey	284	\$295,712
Whittlesea	199	\$317,025
Ballarat	142	\$315,153
Cardinia	122	\$303,189
Greater Bendigo	98	\$310,949
Bass Coast	68	\$327,913

#### **QLD**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Brisbane	3276	\$417,520
Moreton Bay	3211	\$253,906
Logan	2331	\$243,958
Sunshine Coast	2273	\$302,538
Ipswich	1995	\$253,756
Gold Coast	1672	\$367,355
Fraser Coast	746	\$268,173
Redland	686	\$275,858
Cairns	659	\$321,536
Townsville	576	\$287,937

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Moreton Bay	2742	\$253,868
Brisbane	2725	\$412,540
Sunshine Coast	1911	\$303,033
Logan	1899	\$245,243
Ipswich	1715	\$256,248
Gold Coast	1351	\$379,841
Fraser Coast	668	\$265,831
Redland	601	\$275,293
Cairns	574	\$309,965
Townsville	516	\$288,084

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Moreton Bay	987	\$258,839
Brisbane	874	\$414,311
Sunshine Coast	647	\$304,001
Logan	644	\$248,399
Ipswich	562	\$271,718
Gold Coast	442	\$387,968
Cairns	245	\$289,844
Townsville	245	\$284,507
Fraser Coast	232	\$265,010
Redland	201	\$265,633

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Moreton Bay	354	\$251,646
Brisbane	292	\$386,692
Sunshine Coast	276	\$310,219
Ipswich	244	\$268,675
Logan	213	\$234,285
Gold Coast	170	\$377,158
Cairns	105	\$284,287
Townsville	103	\$280,480
Fraser Coast	90	\$253,398
Mackay	72	\$329,531

#### **SA**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Port Adelaide Enfield	917	\$238,107
Playford	912	\$215,157
Charles Sturt	743	\$256,403
Onkaparinga	663	\$240,342
Mount Barker	534	\$260,362
Salisbury	401	\$206,169
Marion	393	\$259,353
Campbelltown	305	\$309,043
Tea Tree Gully	281	\$254,775
West Torrens	247	\$310,091

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
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Playford	804	\$215,255
Port Adelaide Enfield	769	\$238,304
Charles Sturt	632	\$259,002
Onkaparinga	558	\$241,706
Mount Barker	467	\$259,663
Salisbury	349	\$203,959
Marion	330	\$261,029
Campbelltown	257	\$314,660
Tea Tree Gully	229	\$251,983
West Torrens	220	\$302,363

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Playford	283	\$222,244
Port Adelaide Enfield	264	\$244,150
Onkaparinga	179	\$247,415
Mount Barker	167	\$270,387
Salisbury	166	\$193,877
Charles Sturt	136	\$269,023
Marion	110	\$242,871
Tea Tree Gully	79	\$258,018
Gawler	78	\$230,643
Campbelltown	62	\$315,498

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Playford	107	\$222,764
Port Adelaide Enfield	84	\$238,975
Salisbury	66	\$180,942
Onkaparinga	65	\$240,161
Mount Barker	50	\$295,398
Charles Sturt	47	\$251,858
Marion	43	\$221,434
Tea Tree Gully	29	\$259,803
Gawler	26	\$230,010
Alexandrina	25	\$254,863

#### **WA**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Swan	1592	\$237,642
Wanneroo	1422	\$234,907
Cockburn	1097	\$253,996
Armadale	759	\$230,829
Stirling	658	\$374,248
Mandurah	637	\$290,205
Rockingham	636	\$242,750
Joondalup	516	\$305,363
Kwinana	446	\$219,190
Canning	430	\$297,618

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Swan	1357	\$235,567

Wanneroo	1244	\$235,025
Cockburn	941	\$249,534
Armadale	635	\$230,608
Stirling	573	\$361,221
Mandurah	567	\$287,017
Rockingham	554	\$241,777
Joondalup	437	\$307,336
Kwinana	384	\$218,899
Canning	382	\$298,789

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Swan	531	\$236,281
Wanneroo	517	\$234,472
Cockburn	423	\$249,332
Armadale	306	\$232,694
Mandurah	268	\$284,761
Rockingham	234	\$232,570
Stirling	206	\$347,084
Kwinana	202	\$220,140
Joondalup	150	\$333,672
Canning	143	\$288,760

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Swan	226	\$236,495
Wanneroo	207	\$242,715
Cockburn	193	\$245,976
Armadale	140	\$235,532
Mandurah	125	\$284,245
Rockingham	114	\$236,180
Kwinana	100	\$220,885
Stirling	73	\$348,743
Busselton	59	\$290,216
Canning	57	\$277,822

## **TAS**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Clarence	404	\$308,450
Kingborough	265	\$315,203
Launceston	260	\$313,921
Sorell	200	\$266,643
Glenorchy	194	\$259,861
West Tamar	187	\$299,051
Brighton	179	\$269,333
Huon Valley	145	\$280,162
Latrobe	137	\$304,391
Meander Valley	122	\$256,308

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Clarence	374	\$315,523
Kingborough	223	\$317,285

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Launceston	216	\$317,569
Glenorchy	179	\$260,492
Brighton	169	\$269,614
Sorell	166	\$268,684
West Tamar	151	\$301,891
Huon Valley	118	\$287,688
Latrobe	118	\$302,949
Meander Valley	98	\$262,521

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Clarence	108	\$318,472
Kingborough	73	\$313,832
Launceston	73	\$294,225
Sorell	55	\$266,209
West Tamar	55	\$307,855
Brighton	47	\$287,393
Glenorchy	44	\$253,138
Huon Valley	43	\$314,916
Latrobe	42	\$299,047
Meander Valley	37	\$275,205

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Clarence	31	\$308,981
Kingborough	26	\$298,790
West Tamar	26	\$302,385
Sorell	24	\$256,408
Launceston	20	\$304,100
Latrobe	16	\$301,851
Huon Valley	15	\$303,107
Meander Valley	15	\$279,515
Brighton	14	\$290,954
George Town	13	\$298,287

#### **NT**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Darwin	64	\$383,458
Alice Springs	38	\$316,954
Barkly	8	\$344,439
East Arnhem	1	\$905,280

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Palmerston	113	\$342,529
Darwin	58	\$379,043
Litchfield	52	\$273,787
Alice Springs	28	\$315,387
Barkly	8	\$344,439
Katherine	5	\$232,300
East Arnhem	1	\$905,280

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
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Darwin	17	\$367,854
Barkly	6	\$339,500
Alice Springs	5	\$262,825

Month	Approvals	Cost per House
Litchfield	16	\$227,083
Palmerston	14	\$347,662
Darwin	7	\$377,652
Alice Springs	2	\$342,605

ACT	Approvals	Cost per House
Full Year		
ACT	1096	\$364,545

This Year So Far	Approvals	Cost per House
ACT	906	\$365,638

Quarter	Approvals	Cost per House
ACT	222	\$362,720

Month	Approvals	Cost per House
ACT	35	\$422,994

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



### CURRENT NEW BUILD FOR SALE

NSW	Listed	Median Asking Price
Blacktown	1537	\$790,000
Camden	1117	\$735,000
The Hills Shire	1060	\$829,333
Liverpool	993	\$719,900
Campbelltown	579	\$710,957
Wollondilly	303	\$689,000
Cessnock	275	\$498,789
Maitland	223	\$543,478
Lake Macquarie	221	\$698,490
Central Coast	135	\$642,000

VIC	Listed	Median Asking Price
Wyndham	1787	\$695,000
Casey	1257	\$697,500
Whittlesea	968	\$699,995
Hume	920	\$697,715
Melton	776	\$689,010
Cardinia	473	\$689,000
Greater Geelong	382	\$692,440
Mitchell	296	\$691,900

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Ballarat	217	\$710,450
Bass Coast	185	\$719,800

<b>QLD</b>	<b>Listed</b>	<b>Median Asking Price</b>
Logan	1688	\$445,500
Moreton Bay	1578	\$499,900
Brisbane	1443	\$727,220
Ipswich	1409	\$445,050
Gold Coast	802	\$569,900
Sunshine Coast	482	\$569,774
Redland	236	\$597,700
Townsville	204	\$401,185
Cairns	150	\$453,650
Fraser Coast	135	\$407,500

<b>SA</b>	<b>Listed</b>	<b>Median Asking Price</b>
Playford	345	\$364,322
Mount Barker	339	\$445,229
Port Adelaide Enfield	336	\$485,100
Charles Sturt	184	\$538,900
Salisbury	173	\$415,768
Onkaparinga	171	\$424,250
Gawler	136	\$356,150
Campbelltown	130	\$585,000
Tea Tree Gully	124	\$450,000
Light	104	\$391,250

<b>WA</b>	<b>Listed</b>	<b>Median Asking Price</b>
Wanneroo	822	\$434,310
Swan	778	\$423,990
Rockingham	494	\$380,790
Armadale	478	\$430,000
Cockburn	440	\$482,895
Stirling	362	\$660,150
Joondalup	337	\$549,999
Gosnells	242	\$439,945
Canning	224	\$523,000
Kwinana	208	\$396,939

<b>TAS</b>	<b>Listed</b>	<b>Median Asking Price</b>
Clarence	24	\$490,700
Launceston	23	\$550,000
West Tamar	19	\$492,000
Kingborough	16	\$683,500
Northern Midlands	16	\$353,150
Glenorchy	15	\$565,200
Sorell	11	\$499,000
George Town	7	\$305,000
Central Coast	5	\$465,000
Dorset	4	\$662,308

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<b>NT</b>	<b>Listed</b>	<b>Median Asking Price</b>
Darwin	47	\$711,400.00
Litchfield	8	\$568,600.00
Palmerston	3	
Alice Springs	1	\$1,200,000.00
<b>ACT</b>	<b>Listed</b>	<b>Median Asking Price</b>
ACT	23	\$889,000

## 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	738	\$430
Canterbury-Bankstown	516	\$520
Parramatta	506	\$460
Inner West	420	\$720
Cumberland	383	\$450
Fairfield	349	\$430
The Hills Shire	330	\$600
Newcastle	326	\$450
Penrith	317	\$420
Sydney	311	\$750

#### **VIC**

	<b>For Rent</b>	<b>Median Asking Rent</b>
Wyndham	1361	\$380
Monash	721	\$495
Moreland	719	\$470
Hume	603	\$385
Whittlesea	539	\$395
Brimbank	491	\$375
Casey	468	\$395
Darebin	444	\$465
Whitehorse	436	\$480
Maribyrnong	393	\$460

#### **QLD**

	<b>For Rent</b>	<b>Median Asking Rent</b>
Brisbane	2498	\$460
Logan	618	\$360
Moreton Bay	597	\$395
Gold Coast	534	\$523
Ipswich	468	\$350
Townsville	290	\$390
Cairns	237	\$440
Cairns	237	\$440
Toowoomba	216	\$355

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Sunshine Coast	210	\$555
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<b>SA</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
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Port Adelaide Enfield	124	\$400
Salisbury	120	\$380
Charles Sturt	116	\$450
Adelaide	87	\$513
Playford	78	\$305
Campbelltown	75	\$425
Onkaparinga	75	\$375
Norwood Payneham St		
Peters	70	\$488
West Torrens	70	\$473
Marion	64	\$440

<b>WA</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
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Stirling	288	\$410
Canning	165	\$380
Wanneroo	147	\$420
Joondalup	134	\$510
Rockingham	131	\$390
Melville	128	\$500
Swan	119	\$420
Bayswater	118	\$420
Cockburn	108	\$430
Victoria Park	106	\$430

<b>TAS</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
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Launceston	121	\$425
Hobart	76	\$520
Clarence	49	\$460
Glenorchy	42	\$450
Kingborough	23	\$550
Burnie	21	\$300
West Coast	15	\$250
Sorell	14	\$443
West Tamar	12	\$455
Brighton	9	\$400

<b>NT</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
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Darwin	101	\$600
Palmerston	45	\$550
Alice Springs	26	\$535
Katherine	17	\$500
Litchfield	15	\$420
Barkly	4	\$282
Coomalie	3	\$350
Wagait	1	\$240

<b>ACT</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
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ACT	381	\$585
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## 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

For media enquiries and interview requests please email [marketing@archistar.ai](mailto:marketing@archistar.ai). Market insights can be followed on [archistar.ai](http://archistar.ai), [LinkedIn](#), [Facebook](#) and [Instagram](#).

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