



# **National House Building Report**

Capitals and Local  
Government Areas

February 2021



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## House Building Booming - But for How Long?

House building approvals have surged over the second half of 2020, clearly driven by the federal governments HomeBuilder Initiative that provided a \$25,000 grant to eligible applicants towards the construction of a new house.

The Initial HomeBuilder offering expired on Dec 31 2020; however, the federal government has extended the policy to March 31 2021 but with a reduced grant of \$15,000.

Building approvals for houses Increased by 14.6% over 2020 compared to 2019 with 117,721 recorded nationally - the highest annual total since 2015.

Although the end of the HomeBuilder grant will reduce housing construction albeit from high levels, demand in the shorter-term will be supported by a reviving economy, sustained low Interest rates and strong general housing market activity.

The longer term outlook for new housing remains problematic - particularly given unprecedented declines in migration clearly Impacting population growth

## Market Insights

ABS house building approvals finished 2020 with more strong results, as all capitals continued to report sharp increases in activity.

Perth was the top annual performer with a remarkable Increase of 34.4% over the year followed by Brisbane up 14.5%, Melbourne up 13.3%, Adelaide up 11.9% and Sydney where house building approvals Increased by 7.2% over 2020.

Building approval numbers In Perth were second only to Melbourne over the final three months of 2020 - with Melbourne maintaining Its clear lead over all other capitals.

Sydney reported an average building cost per house of \$365,217 over 2020 an annual increase of 1.6% with Melbourne \$362,087 down 1.7%, Brisbane \$296,785 – up 1.0%, Adelaide \$268,361 - down 0.6% and Perth \$291,630 – down 1.5%

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<b>HOUSES</b>	<b>Sydney</b>	<b>Melbourne</b>	<b>Brisbane</b>	<b>Adelaide</b>	<b>Perth</b>
<b>Dec-20</b>	1347	2225	1331	793	1605
Previous Month	1374	2303	1499	700	1686
This Year to Date v. Same Last Year	7.2%	13.3%	14.5%	11.9%	34.4%
Full Year to Date v. Same Last Year	7.2%	13.3%	14.5%	11.9%	34.4%
Average Cost per Approval	\$371,540	\$364,373	\$288,635	\$258,670	\$292,670

The top performing Local Government Area for 2020 nationally was clearly Wyndham with 5695 followed by Melton 4506, Moreton Bay 3603, Casey 3575 and Hume 3355.

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

Wyndham (VIC)
Melton (VIC)
Moreton Bay (QLD)
Casey (VIC)
Hume (VIC)
Brisbane (QLD)
Greater Geelong (VIC)
Blacktown (NSW)
Logan (QLD)
Sunshine Coast (QLD)

#### **ABS Building Approvals**

5695
4506
3603
3575
3355
3286
3230
3089
2638
2435

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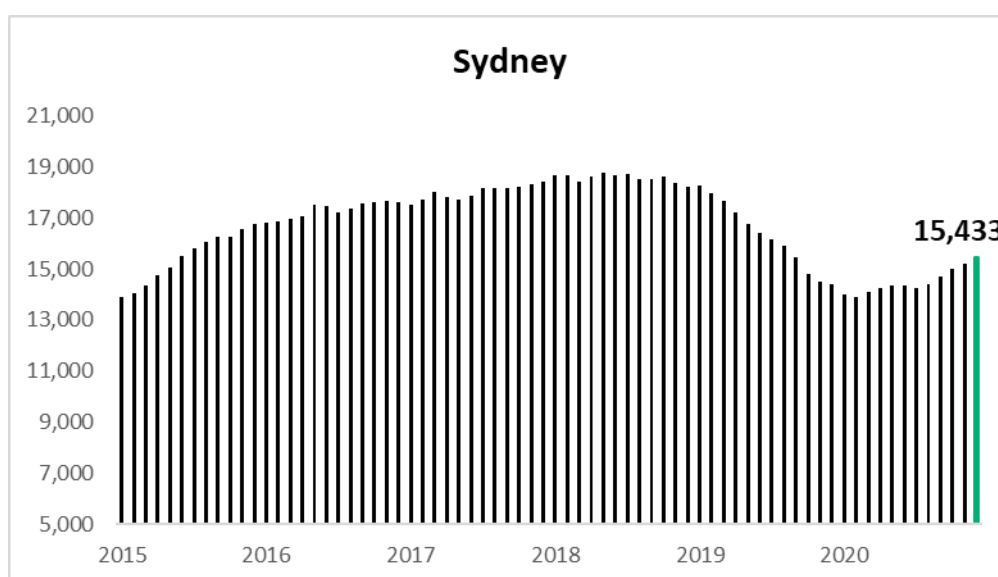
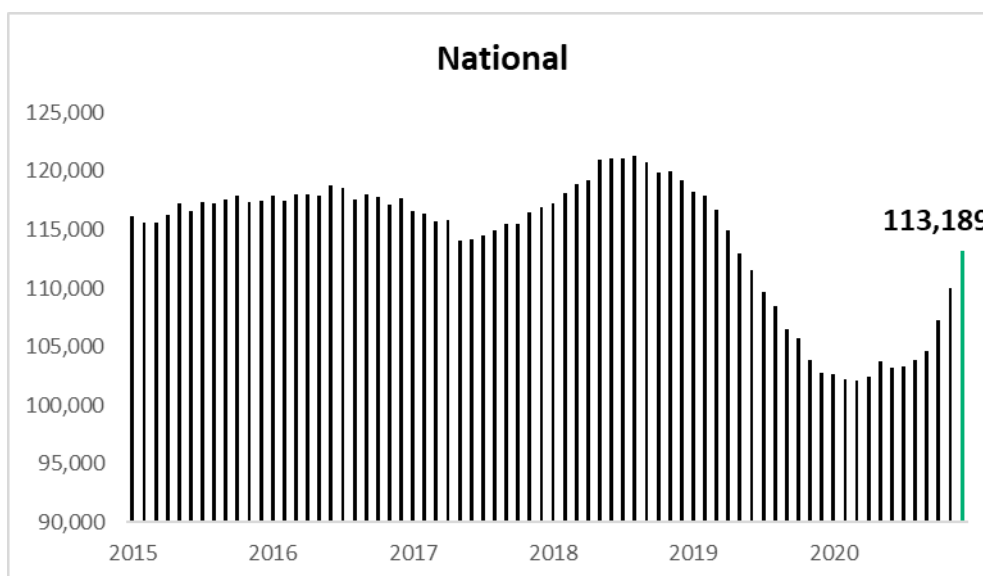






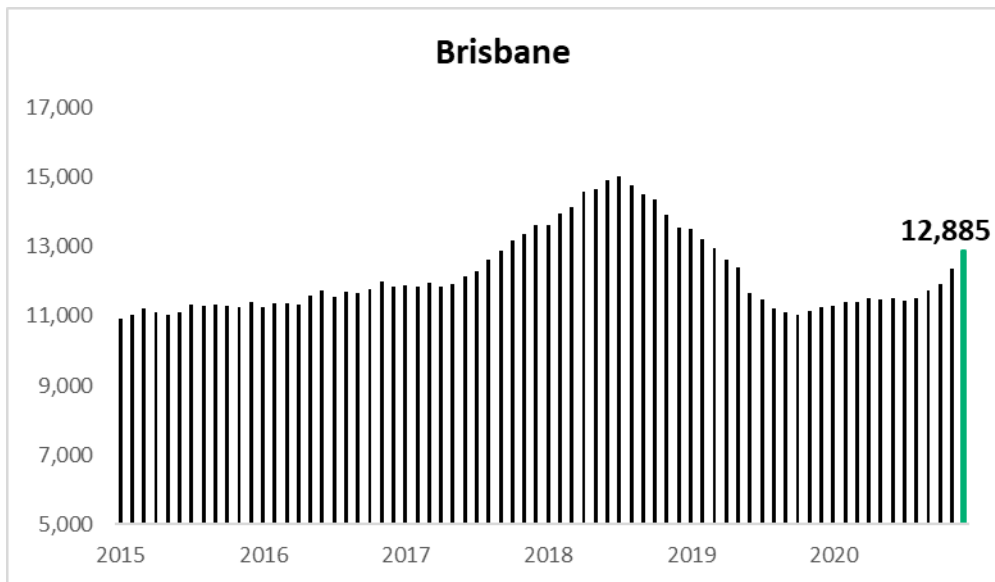
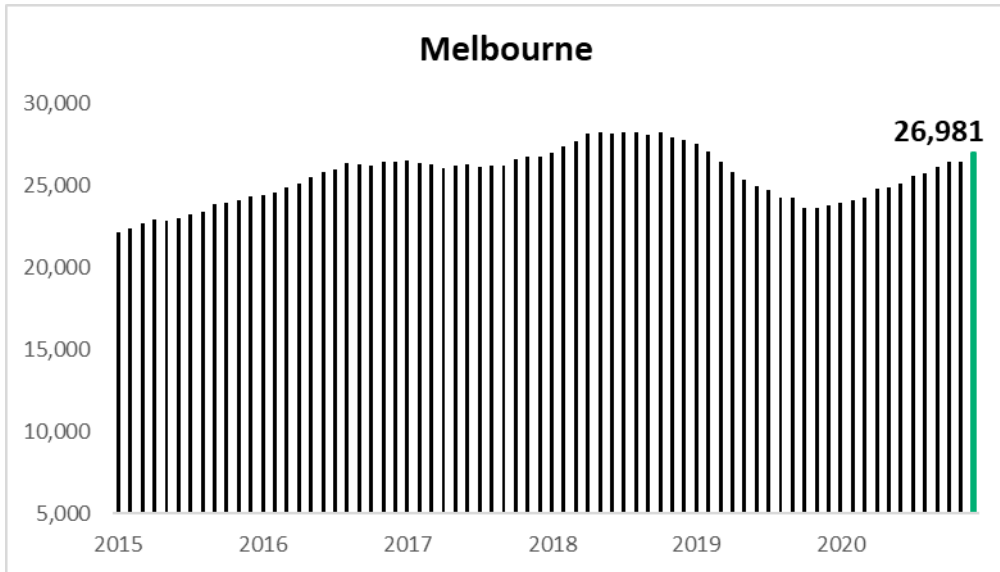
## New House Building Approvals (ABS December 2020)

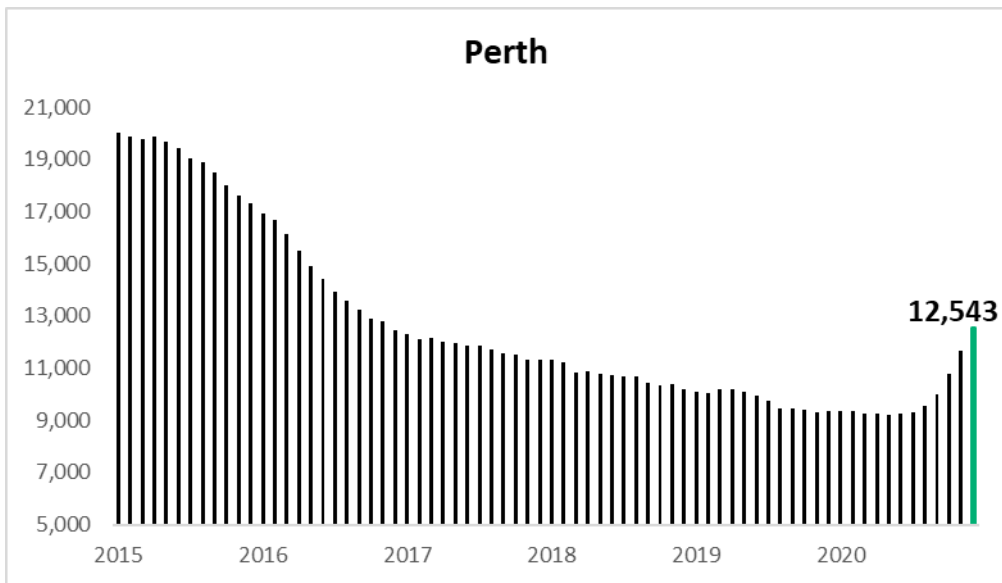
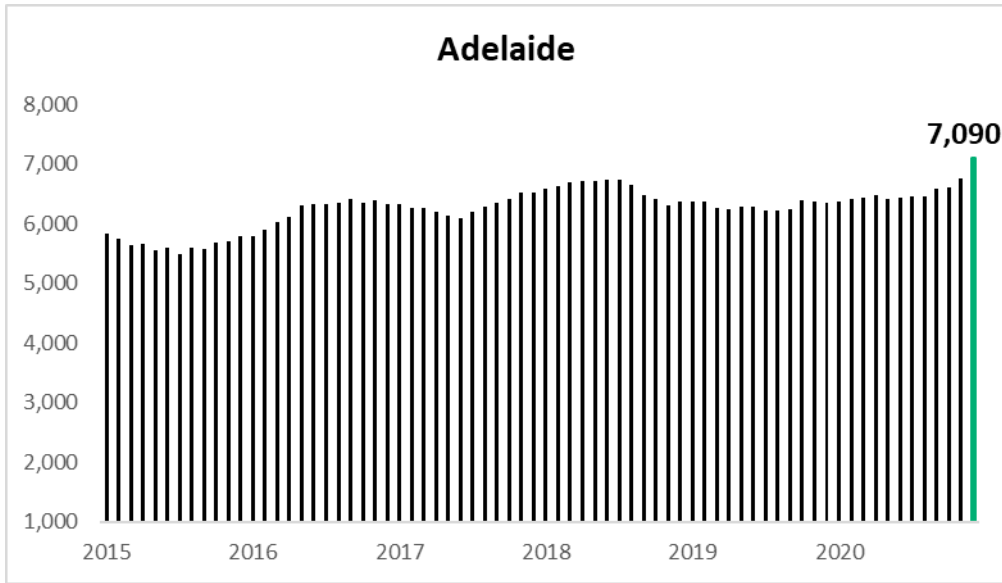
5-Year Series, ABS Building Approvals Private Sector New Houses - Rolling Monthly Annual

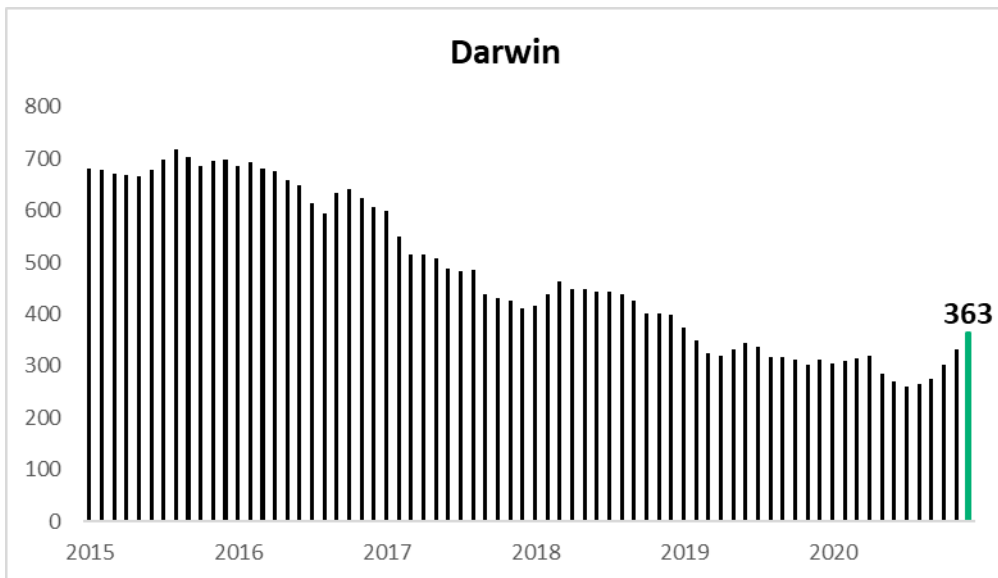
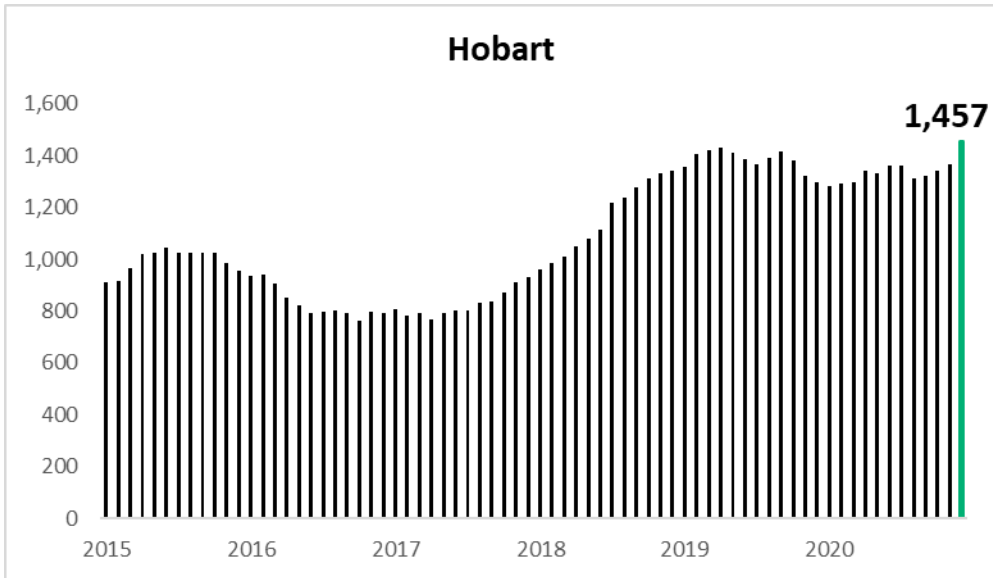


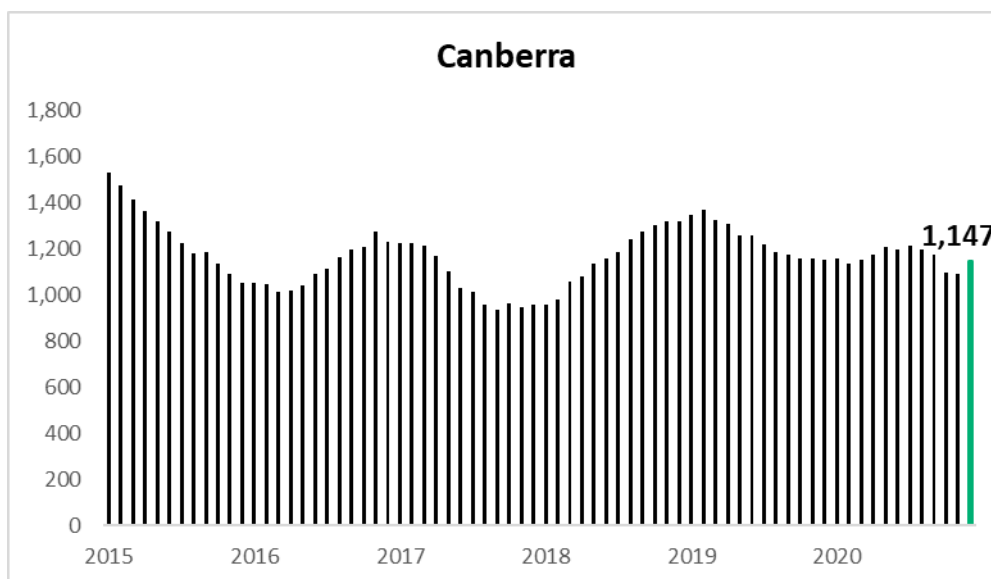
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## Latest Data Tables

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

<b>National Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	5695	\$296,815
Melton	4506	\$288,362
Moreton Bay	3603	\$253,427
Casey	3575	\$299,425
Hume	3355	\$293,678
Brisbane	3286	\$414,576
Greater Geelong	3230	\$323,150
Blacktown	3089	\$276,833
Logan	2638	\$249,092
Sunshine Coast	2435	\$304,446

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	5695	\$296,815
Melton	4506	\$288,362
Moreton Bay	3603	\$253,427
Casey	3575	\$299,425
Hume	3355	\$293,678
Brisbane	3286	\$414,576
Greater Geelong	3230	\$323,150
Blacktown	3089	\$276,833
Logan	2638	\$249,092
Sunshine Coast	2435	\$304,446

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	1506	\$296,605





Melton	1268	\$286,808
Moreton Bay	1215	\$251,915
Greater Geelong	997	\$322,333
Logan	928	\$253,577
Casey	920	\$297,941
Brisbane	853	\$411,535
Hume	844	\$285,641
Blacktown	824	\$281,227
Sunshine Coast	800	\$309,813

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	529	\$305,959
Melton	427	\$301,914
Moreton Bay	400	\$253,885
Greater Geelong	326	\$326,510
Casey	303	\$302,408
Sunshine Coast	288	\$312,223
Logan	281	\$239,532
Brisbane	276	\$408,005
Ipswich	275	\$266,976
Hume	251	\$291,121

## **NSW**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Blacktown	3089	\$276,833
Camden	1821	\$310,649
The Hills Shire	1690	\$430,448
Liverpool	1288	\$296,614
Campbelltown	1248	\$315,386
Lake Macquarie	980	\$347,238
Maitland	974	\$312,768
Central Coast	733	\$327,597
Cessnock	678	\$305,246
Penrith	623	\$323,779

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Blacktown	3089	\$276,833
Camden	1821	\$310,649
The Hills Shire	1690	\$430,448
Liverpool	1288	\$296,614
Campbelltown	1248	\$315,386
Lake Macquarie	980	\$347,238
Maitland	974	\$312,768
Central Coast	733	\$327,597
Cessnock	678	\$305,246
Penrith	623	\$323,779

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Blacktown	824	\$281,227

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Camden	544	\$307,482
The Hills Shire	479	\$397,479
Liverpool	314	\$299,982
Lake Macquarie	302	\$359,528
Campbelltown	298	\$326,407
Wollondilly	190	\$338,772
Maitland	174	\$342,078
Central Coast	163	\$333,622
Cessnock	162	\$303,962

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Blacktown	229	\$272,931
Camden	208	\$307,185
Lake Macquarie	138	\$332,541
The Hills Shire	123	\$378,582
Liverpool	117	\$309,921
Campbelltown	98	\$306,575
Coffs Harbour	90	\$277,181
Wollondilly	78	\$337,656
Central Coast	57	\$404,093
Cumberland	56	\$308,190

#### **VIC**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	5695	\$296,815
Melton	4506	\$336,580
Casey	3575	\$342,303
Hume	3355	\$315,683
Greater Geelong	3230	\$341,969
Whittlesea	2430	\$598,950
Ballarat	1497	\$324,441
Cardinia	1108	\$353,367
Greater Bendigo	1046	\$340,106
Bass Coast	688	\$308,294

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	5695	\$296,815
Melton	4506	\$288,362
Casey	3575	\$299,425
Hume	3355	\$293,678
Greater Geelong	3230	\$323,150
Whittlesea	2430	\$296,177
Ballarat	1497	\$302,081
Cardinia	1108	\$314,068
Greater Bendigo	1046	\$316,768
Bass Coast	688	\$328,375

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	1506	\$296,605
Melton	1268	\$286,808

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Greater Geelong	997	\$322,333
Casey	920	\$297,941
Hume	844	\$285,641
Whittlesea	571	\$302,745
Ballarat	411	\$307,599
Cardinia	297	\$308,316
Greater Bendigo	285	\$324,256
Bass Coast	221	\$316,698

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	529	\$305,959
Melton	427	\$301,914
Greater Geelong	326	\$326,510
Casey	303	\$302,408
Hume	251	\$291,121
Whittlesea	208	\$304,106
Ballarat	99	\$304,601
Greater Bendigo	83	\$349,990
Cardinia	77	\$319,784
Bass Coast	73	\$296,711

#### **QLD**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Moreton Bay	3603	\$253,427
Brisbane	3286	\$414,576
Logan	2638	\$249,092
Sunshine Coast	2435	\$304,446
Ipswich	2262	\$259,192
Gold Coast	1638	\$372,550
Fraser Coast	833	\$271,097
Toowoomba	742	\$308,194
Redland	727	\$271,636
Cairns	717	\$310,099

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Moreton Bay	3603	\$253,427
Brisbane	3286	\$414,576
Logan	2638	\$249,092
Sunshine Coast	2435	\$304,446
Ipswich	2262	\$259,192
Gold Coast	1638	\$372,550
Fraser Coast	833	\$271,097
Toowoomba	742	\$308,194
Redland	727	\$271,636
Cairns	717	\$310,099

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Moreton Bay	1215	\$251,915
Logan	928	\$253,577
Brisbane	853	\$411,535

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Sunshine Coast	800	\$309,813
Ipswich	790	\$268,556
Gold Coast	457	\$352,712
Townsville	285	\$271,165
Toowoomba	270	\$311,701
Fraser Coast	255	\$278,644
Cairns	248	\$299,483

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Moreton Bay	400	\$253,885
Sunshine Coast	288	\$312,223
Logan	281	\$239,532
Brisbane	276	\$408,005
Ipswich	275	\$266,976
Gold Coast	122	\$332,421
Townsville	79	\$266,227
Toowoomba	78	\$317,586
Fraser Coast	74	\$283,481
Bundaberg	69	\$318,040

#### **SA**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Playford	1034	\$213,650
Port Adelaide Enfield	952	\$236,889
Charles Sturt	761	\$259,697
Onkaparinga	730	\$240,225
Mount Barker	630	\$258,238
Salisbury	489	\$207,959
Marion	412	\$258,368
Campbelltown	300	\$316,847
Tea Tree Gully	287	\$249,567
West Torrens	271	\$300,275

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Playford	1034	\$213,650
Port Adelaide Enfield	952	\$236,889
Charles Sturt	761	\$259,697
Onkaparinga	730	\$240,225
Mount Barker	630	\$258,238
Salisbury	489	\$207,959
Marion	412	\$258,368
Campbelltown	300	\$316,847
Tea Tree Gully	287	\$249,567
West Torrens	271	\$300,275

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Playford	337	\$212,715
Port Adelaide Enfield	267	\$233,469
Onkaparinga	237	\$236,720
Mount Barker	213	\$263,836

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Salisbury	206	\$206,080
Charles Sturt	172	\$253,855
Marion	122	\$240,841
Tea Tree Gully	87	\$246,619
Gawler	83	\$233,100
Adelaide Plains	80	\$251,086

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Port Adelaide Enfield	122	\$232,432
Playford	119	\$199,668
Mount Barker	95	\$258,159
Salisbury	76	\$224,109
Onkaparinga	67	\$246,431
Charles Sturt	57	\$256,393
Marion	38	\$245,833
Gawler	37	\$231,335
Adelaide Plains	35	\$252,508
Alexandrina	33	\$244,171

#### **WA**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Swan	1866	\$237,999
Wanneroo	1692	\$238,294
Cockburn	1340	\$249,964
Armadale	849	\$234,162
Rockingham	792	\$241,823
Mandurah	781	\$283,235
Stirling	736	\$362,740
Kwinana	581	\$221,594
Joondalup	548	\$306,024
Gosnells	501	\$235,506

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Swan	1866	\$237,999
Wanneroo	1692	\$238,294
Cockburn	1340	\$249,964
Armadale	849	\$234,162
Rockingham	792	\$241,823
Mandurah	781	\$283,235
Stirling	736	\$362,740
Kwinana	581	\$221,594
Joondalup	548	\$306,024
Gosnells	501	\$235,506

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Swan	735	\$242,026
Wanneroo	655	\$245,900
Cockburn	592	\$249,347
Armadale	354	\$241,079
Rockingham	352	\$240,067

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Mandurah	339	\$277,282
Kwinana	297	\$224,839
Stirling	236	\$362,098
Gosnells	196	\$233,044
Joondalup	158	\$341,734

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Swan	244	\$244,023
Wanneroo	230	\$252,669
Cockburn	194	\$260,790
Rockingham	107	\$237,555
Kwinana	104	\$226,803
Mandurah	94	\$250,864
Armadale	93	\$237,316
Stirling	81	\$364,305
Gosnells	66	\$237,677
Joondalup	59	\$301,521

### **TAS**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Clarence	446	\$312,410
Launceston	305	\$311,382
Kingborough	283	\$326,104
Brighton	216	\$268,089
West Tamar	208	\$306,522
Glenorchy	202	\$268,012
Sorell	202	\$271,209
Huon Valley	171	\$284,746
Latrobe	148	\$304,589
Devonport	133	\$294,712

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Clarence	446	\$312,410
Launceston	305	\$311,382
Kingborough	283	\$326,104
Brighton	216	\$268,089
West Tamar	208	\$306,522
Glenorchy	202	\$268,012
Sorell	202	\$271,209
Huon Valley	171	\$284,746
Latrobe	148	\$304,589
Devonport	133	\$294,712

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Launceston	109	\$297,784
Clarence	103	\$300,071
Kingborough	86	\$340,714
West Tamar	83	\$313,651
Huon Valley	68	\$283,690
Brighton	61	\$269,112

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Sorell	60	\$272,275
Latrobe	46	\$307,843
Meander Valley	45	\$322,749
Devonport	43	\$245,791

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Launceston	68	\$269,904
Clarence	39	\$301,210
Kingborough	38	\$311,377
Brighton	37	\$257,169
Huon Valley	31	\$243,581
Devonport	29	\$215,241
Glenorchy	22	\$316,048
Latrobe	21	\$298,246
West Tamar	19	\$342,895
Central Coast	18	\$279,491

#### **NT**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Palmerston	164	\$353,845
Darwin	75	\$396,955
Litchfield	70	\$274,207
Alice Springs	33	\$326,214
Katherine	13	\$163,964
Barkly	12	\$373,836
Wagait	2	\$108,559
East Arnhem	1	\$905,280
Roper Gulf	1	\$700,000
Victoria Daly	1	\$250,000

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Palmerston	164	\$353,845
Darwin	75	\$396,955
Litchfield	70	\$274,207
Alice Springs	33	\$326,214
Katherine	13	\$163,964
Barkly	12	\$373,836
Wagait	2	\$108,559
East Arnhem	1	\$905,280
Roper Gulf	1	\$700,000
Victoria Daly	1	\$250,000

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Darwin	24	\$434,610
Alice Springs	7	\$374,202
Barkly	4	\$432,630

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Palmerston	28	\$386,435
Litchfield	11	\$313,426

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Darwin	8	\$389,799
Alice Springs	1	\$360,000
Katherine	1	\$453,349
Wagait	1	\$50,000

**ACT**

Full Year	Approvals	Cost per House
ACT	1147	\$362,330

This Year So Far	Approvals	Cost per House
ACT	1147	\$362,330

Quarter	Approvals	Cost per House
ACT	276	\$359,164

State Local Government Areas New Houses Currently Listed for Sale – Top Ten**CURRENT NEW BUILD FOR SALE****NSW**

	Listed	Median Asking Price
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

**VIC**

	Listed	Median Asking Price
Wyndham	1137	\$519,750
Casey	895	\$555,506
Whittlesea	615	\$537,465
Hume	541	\$535,000
Melton	456	\$487,900
Cardinia	293	\$551,092
Greater Geelong	217	\$502,084
Mitchell	155	\$476,442
Ballarat	122	\$447,100
Greater Bendigo	113	\$383,863

**QLD**

	Listed	Median Asking Price
Moreton Bay	853	\$499,720

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Logan	806	\$442,750
Brisbane	724	\$726,350
Ipswich	674	\$445,100
Gold Coast	426	\$569,950
Sunshine Coast	247	\$565,250
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
Litchfield	2	\$618,950
Palmerston	2	



Alice Springs	1	\$1,200,000
<b>ACT</b>	<b>Listed</b>	<b>Median Asking Price</b>
ACT	19	\$875,900

## 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	759	\$430
Parramatta	537	\$460
Canterbury-Bankstown	510	\$500
Cumberland	413	\$480
Inner West	375	\$750
Fairfield	355	\$420
Penrith	353	\$430
Central Coast	301	\$475
Campbelltown	289	\$400
Newcastle	289	\$425

#### VIC

	<b>For Rent</b>	<b>Median Asking Rent</b>
Wyndham	1317	\$380
Monash	823	\$500
Moreland	655	\$450
Hume	551	\$380
Brimbank	544	\$370
Whittlesea	523	\$400
Whitehorse	466	\$500
Darebin	434	\$470
Casey	401	\$395
Maribyrnong	394	\$463

#### QLD

	<b>For Rent</b>	<b>Median Asking Rent</b>
Brisbane	2194	\$460
Logan	587	\$360
Moreton Bay	562	\$400
Gold Coast	513	\$550
Ipswich	501	\$350
Sunshine Coast	286	\$600
Townsville	233	\$370
Toowoomba	171	\$355
Cairns	162	\$450
Cairns	162	\$450

#### SA

	<b>For Rent</b>	<b>Median Asking Rent</b>
Port Adelaide Enfield	128	\$420

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Charles Sturt	118	\$440
Playford	112	\$310
Adelaide	103	\$515
Salisbury	100	\$380
Onkaparinga	83	\$380
Marion	79	\$440
West Torrens	66	\$493
Norwood Payneham St Peters	60	\$500
Campbelltown	57	\$463

<b>WA</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Stirling	280	\$450
Wanneroo	171	\$410
Canning	161	\$390
Melville	145	\$500
Rockingham	136	\$390
Cockburn	126	\$430
Gosnells	126	\$380
Swan	115	\$400
Joondalup	113	\$500
Bayswater	96	\$425

<b>TAS</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Launceston	107	\$450
Hobart	104	\$575
Clarence	50	\$488
Glenorchy	27	\$470
Kingborough	21	\$500
West Tamar	21	\$380
Sorell	15	\$450
West Coast	13	\$270
Brighton	10	\$388
Burnie	8	\$295

<b>NT</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Darwin	82	\$550
Palmerston	49	\$500
Alice Springs	28	\$505
Litchfield	19	\$450
Katherine	12	\$410
Coomalie	4	\$338
Barkly	2	\$490

<b>ACT</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
ACT	323	\$610



## 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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