



# **National House Building Report**

Capitals and Local  
Government Areas

March 2021



# National House Building Report

## Capitals and Local Government Areas

March 2021

### Recent Strong House Building Set to Peak

House building approvals have continued to surge into 2021 with high activity levels reflecting the Impact of the federal governments HomeBuilder Initiative.

Although the Initial HomeBuilder offering of a \$25,000 grant to eligible applicants towards the construction of a new house expired on Dec 31 2020, a modified policy will be active until March 31 2021 with a reduced grant of \$15,000.

The annual rate of growth of house building approvals however continues to accelerate, with national approvals Increasing by 17.2% over the year ending January 2021 compared to the same period the previous year.

Annual building approvals however remain well below the previous peaks of 2018 and will likely decline over 2021 as the Impact of the HomeBuilder grant diminishes.

A strongly rebounding economy and booming housing markets generally will continue to support home building despite a declining population - albeit at lower levels from the current strong results.

### Market Insights

ABS house building approvals have commenced 2021 with more strong results reported from all capitals.

Perth continues to significantly outperform the other capitals this year with January approvals 94.4% higher compared to the total for January 2020.

Building approval numbers In Perth were again second only to Melbourne over the month and well ahead of the results recorded for the other capitals. Sydney January approvals lagged all capitals except Adelaide.

Sydney however reported the top average building cost per house approval of \$372,022 over January 2021 followed by Melbourne \$346,678, Brisbane \$288,593, Perth \$286,861 and Adelaide \$268,908.

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<b>HOUSES</b>	<b>Sydney</b>	<b>Melbourne</b>	<b>Brisbane</b>	<b>Adelaide</b>	<b>Perth</b>
<b>Jan-21</b>	896	1693	929	556	1365
Previous Month	1379	2239	1365	781	1605
This Year to Date v. Same Last Year	21.2%	1.6%	24.9%	25.2%	94.4%
Full Year to Date v. Same Last Year	11.3%	12.7%	16.3%	12.8%	41.5%
Average Cost per Approval	\$372,022	\$346,678	\$288,593	\$268,908	\$286,861

The top performing Local Government Area over the year ending 2021 nationally was clearly Wyndham with 5698 followed by Melton 4563, Moreton Bay 3621, Casey 3614 and Hume 3353.

#### **Top LGA's January 2021**

#### **Annual ABS Building Approvals**

Wyndham (VIC)	5,698
Melton (VIC)	4,563
Moreton Bay (QLD)	3,621
Casey (VIC)	3,614
Hume (VIC)	3,353
Greater Geelong (VIC)	3,273
Brisbane (QLD)	3,267
Blacktown (NSW)	3,172
Logan (QLD)	2,778
Whittlesea (VIC)	2,462

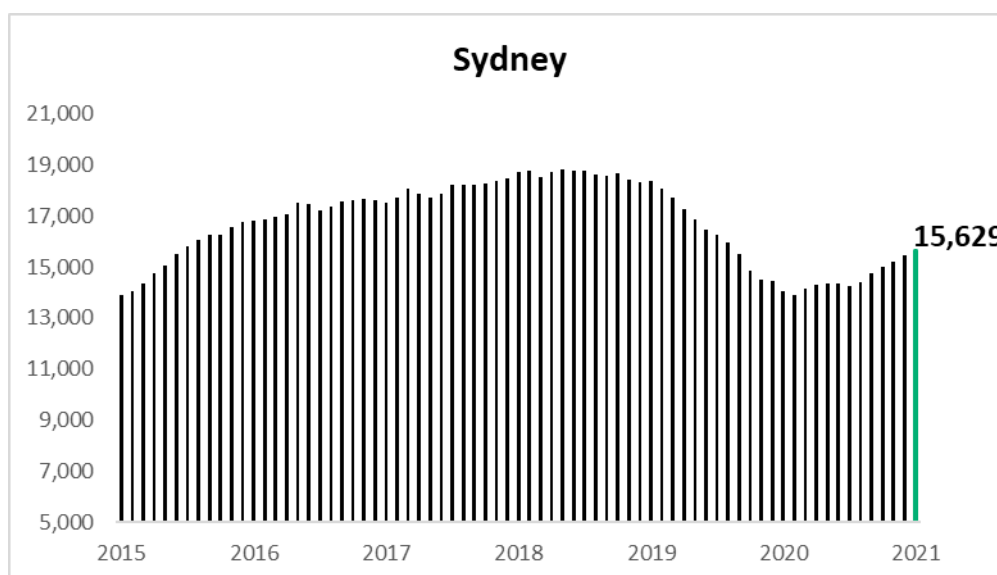
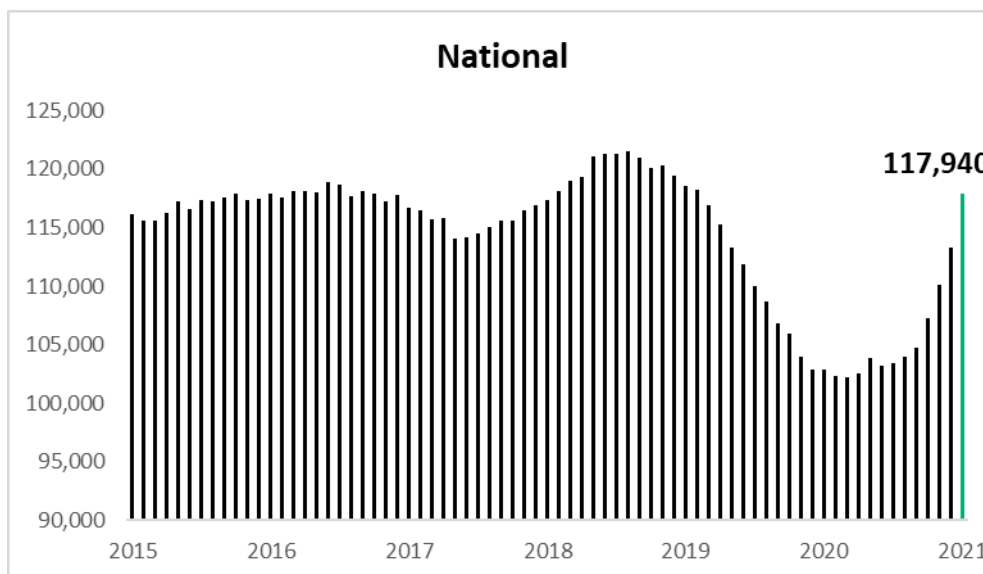
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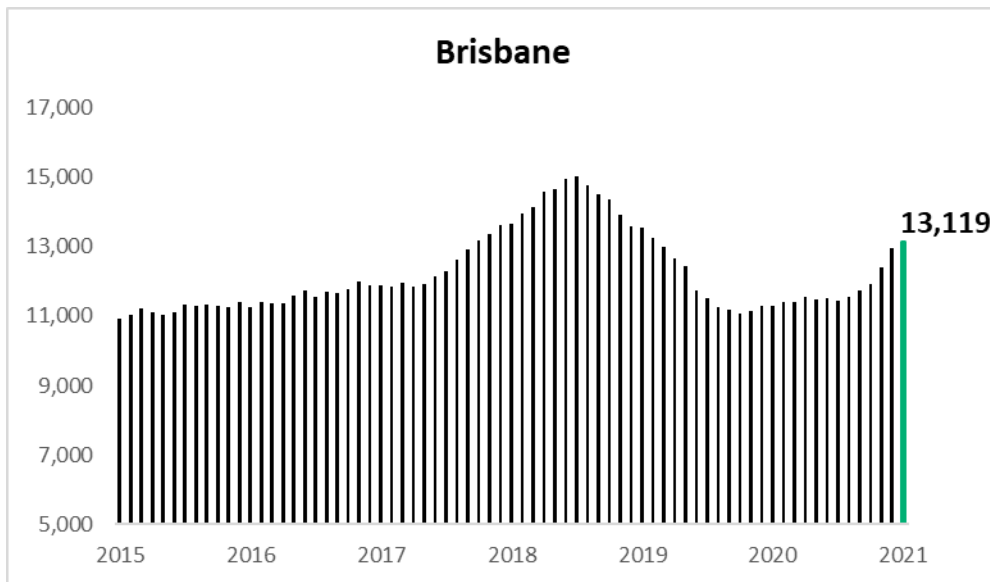
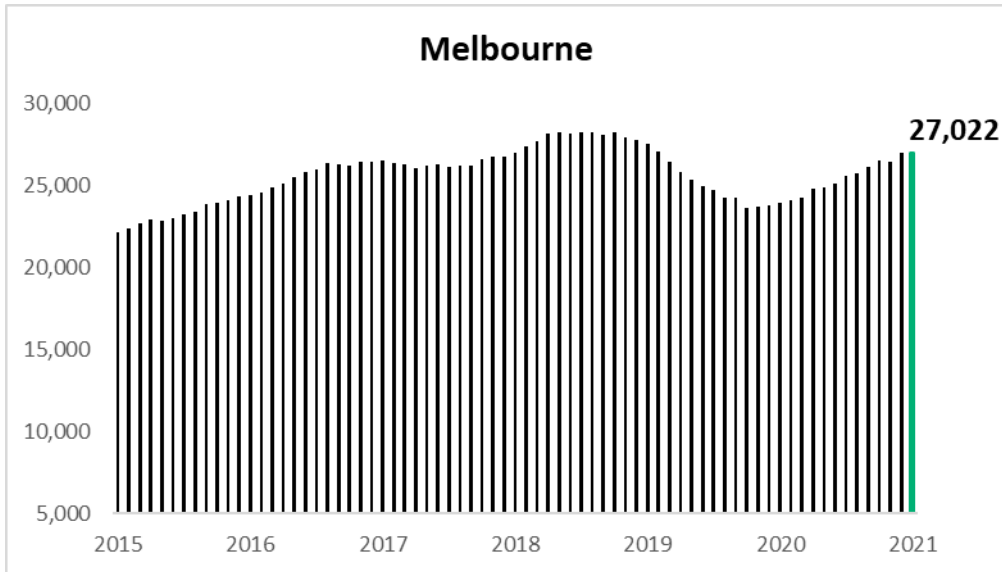
## New House Building Approvals (ABS January 2021)

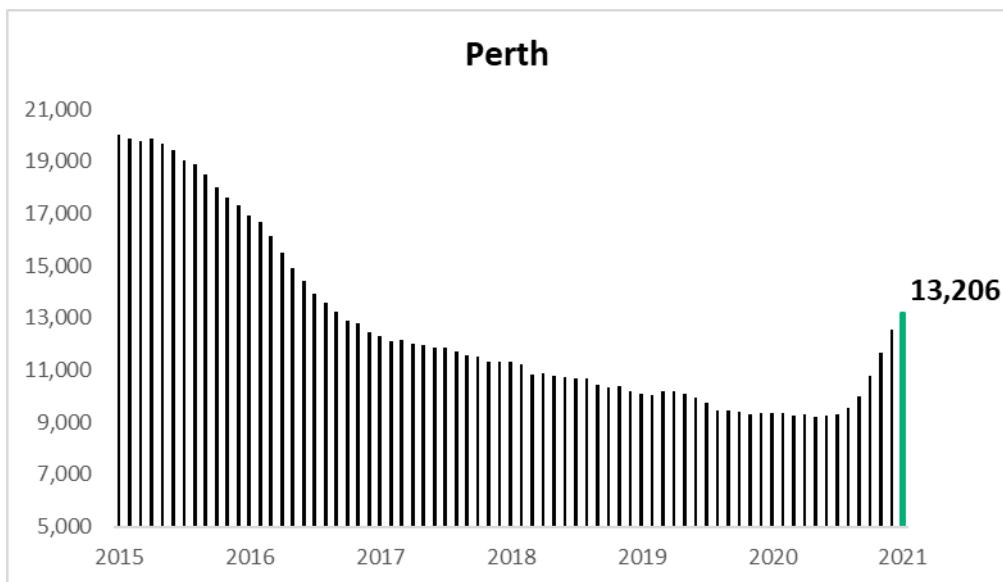
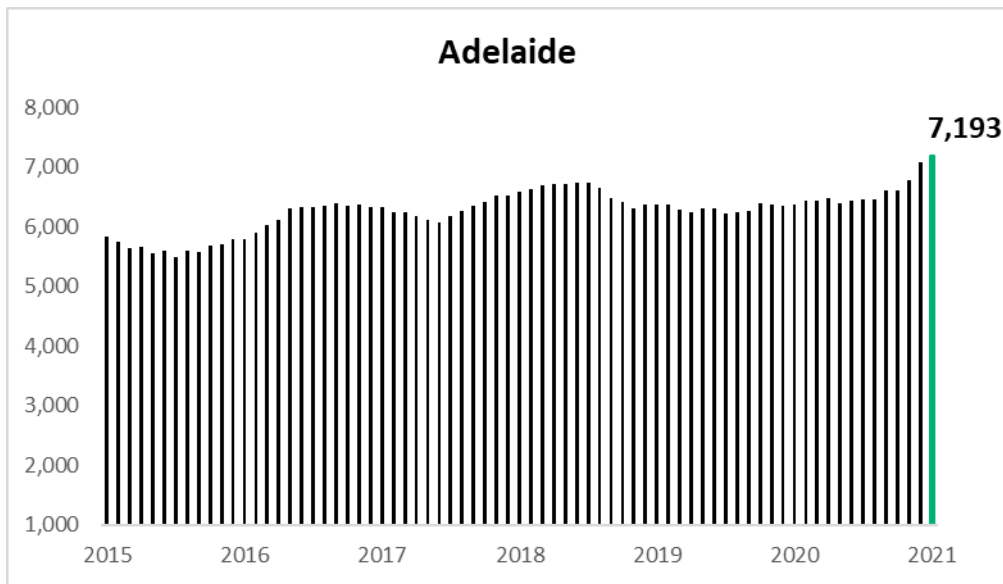
5-Year Series, ABS Building Approvals Private Sector New Houses - Rolling Monthly Annual

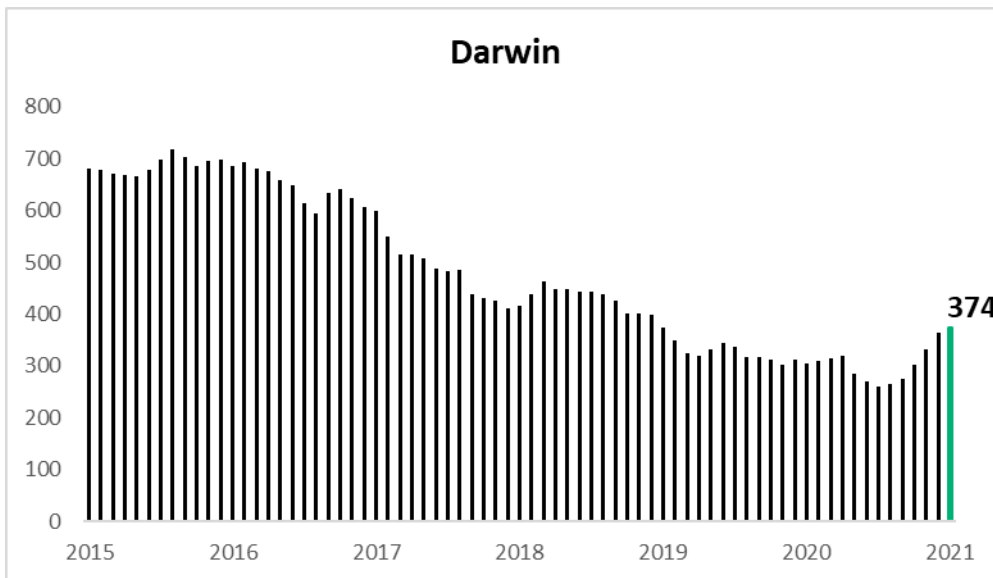
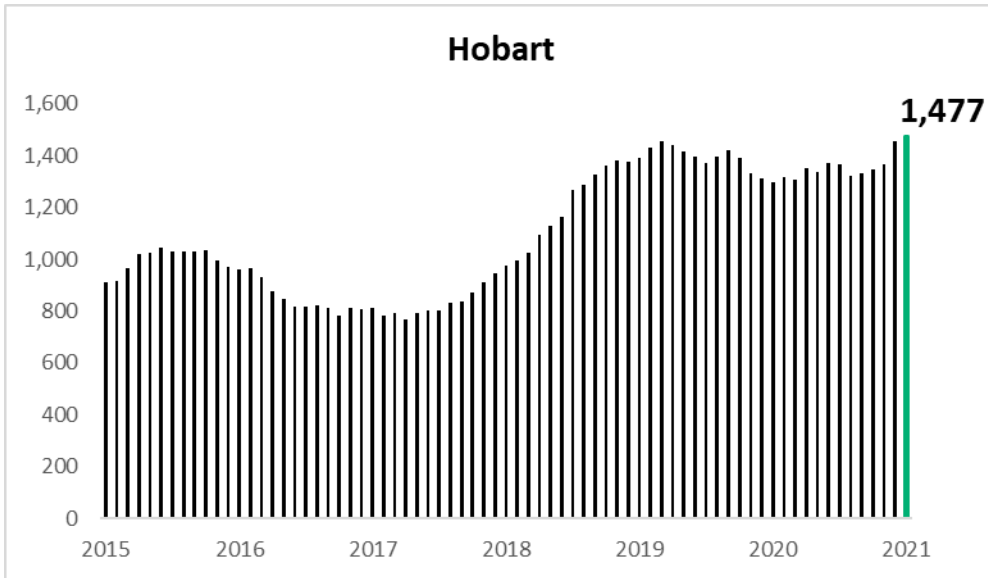


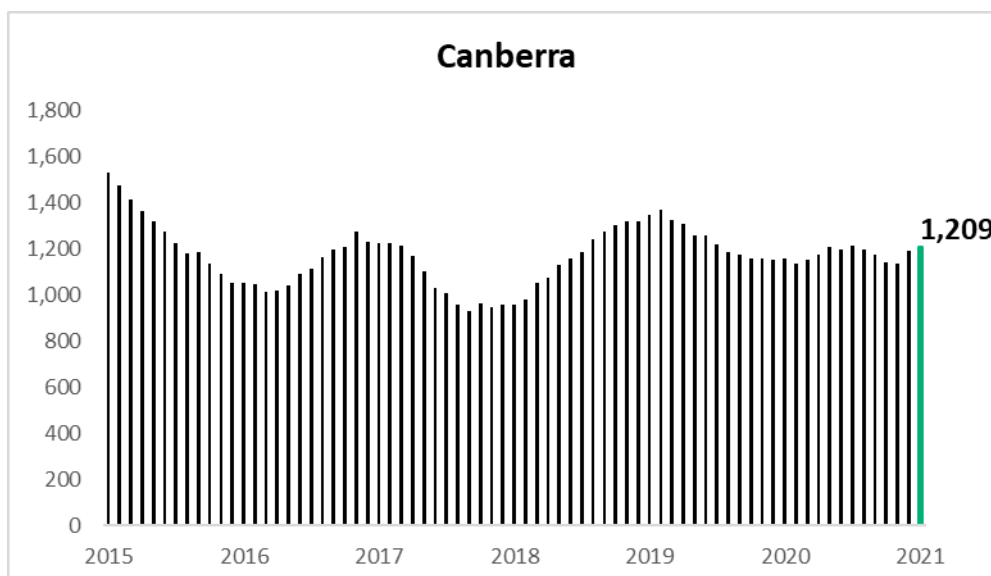
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## Latest Data Tables

### Local Government Areas, ABS House Building Approvals – Top Ten January 2021

<b>National Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	5,698	\$296,305
Melton	4,563	\$288,369
Moreton Bay	3,621	\$252,637
Casey	3,614	\$299,716
Hume	3,353	\$292,595
Greater Geelong	3,273	\$322,666
Brisbane	3,267	\$414,285
Blacktown	3,172	\$277,278
Logan	2,778	\$249,024
Whittlesea	2,462	\$296,426

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	399	\$304,408
Logan	275	\$240,945
Melton	271	\$284,629
Casey	248	\$300,562
Greater Geelong	238	\$298,914
Moreton Bay	225	\$255,258
Hume	216	\$290,584
Wanneroo	205	\$243,652
Swan	204	\$247,379
Brisbane	182	\$428,673





<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	1361	\$302,629
Melton	1162	\$290,344
Moreton Bay	1087	\$252,922
Logan	955	\$249,543
Casey	881	\$299,283
Greater Geelong	880	\$315,909
Hume	747	\$288,080
Brisbane	743	\$425,496
Swan	711	\$245,267
Blacktown	706	\$278,318

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	399	\$304,408
Logan	275	\$240,945
Melton	271	\$284,629
Casey	248	\$300,562
Greater Geelong	238	\$298,914
Moreton Bay	225	\$255,258
Hume	216	\$290,584
Wanneroo	205	\$243,652
Swan	204	\$247,379
Brisbane	182	\$428,673

## **NSW**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Blacktown	3172	\$277,278
Camden	1872	\$310,981
The Hills Shire	1640	\$429,519
Liverpool	1299	\$296,866
Campbelltown	1247	\$316,320
Lake Macquarie	969	\$347,655
Maitland	943	\$312,105
Central Coast	758	\$329,339
Cessnock	680	\$307,414
Canterbury-Bankstown	608	\$291,882

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Blacktown	132	\$274,523
Camden	112	\$318,138
Liverpool	77	\$295,571
Campbelltown	74	\$311,082
Central Coast	72	\$322,372
Canterbury-Bankstown	59	\$294,822
The Hills Shire	55	\$383,324
Fairfield	44	\$300,389
Port Macquarie-Hastings	44	\$357,425
Dubbo Regional	41	\$267,271

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<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Blacktown	706	\$278,318
Camden	506	\$307,765
The Hills Shire	360	\$381,735
Liverpool	292	\$298,051
Campbelltown	276	\$319,918
Lake Macquarie	236	\$342,655
Cessnock	156	\$314,024
Wollondilly	156	\$333,304
Central Coast	148	\$352,791
Maitland	147	\$326,356

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Blacktown	132	\$274,523
Camden	112	\$318,138
Liverpool	77	\$295,571
Campbelltown	74	\$311,082
Central Coast	72	\$322,372
Canterbury-Bankstown	59	\$294,822
The Hills Shire	55	\$383,324
Fairfield	44	\$300,389
Port Macquarie-Hastings	44	\$357,425
Dubbo Regional	41	\$267,271

#### **VIC**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	5698	\$296,305
Melton	4563	\$337,156
Casey	3614	\$313,970
Hume	3353	\$342,711
Greater Geelong	3273	\$340,217
Whittlesea	2462	\$607,352
Ballarat	1504	\$321,835
Cardinia	1116	\$355,245
Greater Bendigo	1082	\$341,967
Bass Coast	702	\$309,797

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	399	\$304,408
Melton	271	\$284,629
Casey	248	\$300,562
Greater Geelong	238	\$298,914
Hume	216	\$290,584
Whittlesea	172	\$301,006
Ballarat	100	\$299,600
Greater Bendigo	90	\$317,405
Cardinia	68	\$322,994
Baw Baw	59	\$293,389

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
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Wyndham	1361	\$302,629
Melton	1162	\$290,344
Casey	881	\$299,283
Greater Geelong	880	\$315,909
Hume	747	\$288,080
Whittlesea	551	\$301,790
Ballarat	365	\$302,763
Greater Bendigo	265	\$326,867
Cardinia	242	\$314,220
Bass Coast	200	\$312,732

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Wyndham	399	\$304,408
Melton	271	\$284,629
Casey	248	\$300,562
Greater Geelong	238	\$298,914
Hume	216	\$290,584
Whittlesea	172	\$301,006
Ballarat	100	\$299,600
Greater Bendigo	90	\$317,405
Cardinia	68	\$322,994
Baw Baw	59	\$293,389

<b>QLD</b>		
<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Moreton Bay	3621	\$252,637
Brisbane	3267	\$414,285
Logan	2778	\$249,024
Sunshine Coast	2457	\$307,087
Ipswich	2278	\$260,073
Gold Coast	1598	\$372,059
Fraser Coast	871	\$272,409
Redland	787	\$273,872
Cairns	765	\$309,924
Townsville	735	\$280,880

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Logan	275	\$240,945
Moreton Bay	225	\$255,258
Brisbane	182	\$428,673
Sunshine Coast	165	\$316,281
Ipswich	128	\$262,403
Cairns	104	\$297,211
Gold Coast	101	\$363,383
Fraser Coast	91	\$281,528
Redland	88	\$270,858
Townsville	64	\$251,555

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Moreton Bay	1087	\$252,922



Logan	955	\$249,543
Brisbane	743	\$425,496
Sunshine Coast	689	\$311,200
Ipswich	666	\$267,525
Gold Coast	388	\$344,779
Fraser Coast	256	\$288,545
Cairns	247	\$304,986
Townsville	246	\$262,162
Toowoomba	224	\$309,664

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Logan	275	\$240,945
Moreton Bay	225	\$255,258
Brisbane	182	\$428,673
Sunshine Coast	165	\$316,281
Ipswich	128	\$262,403
Cairns	104	\$297,211
Gold Coast	101	\$363,383
Fraser Coast	91	\$281,528
Redland	88	\$270,858
Townsville	64	\$251,555

#### **SA**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Playford	1028	\$213,946
Port Adelaide Enfield	970	\$237,603
Charles Sturt	728	\$260,286
Onkaparinga	725	\$239,125
Mount Barker	645	\$259,445
Salisbury	518	\$209,419
Marion	438	\$261,108
Tea Tree Gully	305	\$260,687
Campbelltown	290	\$318,750
Gawler	280	\$228,408

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Port Adelaide Enfield	74	\$230,713
Mount Barker	67	\$253,586
Onkaparinga	61	\$231,822
Playford	52	\$238,664
Gawler	47	\$219,067
Marion	47	\$260,227
Salisbury	41	\$222,819
Barossa	39	\$254,139
Tea Tree Gully	33	\$345,513
Adelaide Plains	29	\$258,001

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Playford	282	\$213,688
Port Adelaide Enfield	258	\$231,144

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Onkaparinga	233	\$234,477
Mount Barker	230	\$253,989
Salisbury	181	\$219,038
Charles Sturt	136	\$257,324
Marion	126	\$254,695
Gawler	104	\$227,530
Tea Tree Gully	95	\$281,238
Adelaide Plains	87	\$256,179

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Port Adelaide Enfield	74	\$230,713
Mount Barker	67	\$253,586
Onkaparinga	61	\$231,822
Playford	52	\$238,664
Gawler	47	\$219,067
Marion	47	\$260,227
Salisbury	41	\$222,819
Barossa	39	\$254,139
Tea Tree Gully	33	\$345,513
Adelaide Plains	29	\$258,001

#### **WA**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Swan	1954	\$239,151
Wanneroo	1793	\$239,723
Cockburn	1444	\$250,440
Armadale	917	\$235,911
Mandurah	831	\$280,839
Rockingham	825	\$242,102
Stirling	784	\$360,556
Kwinana	614	\$222,777
Gosnells	546	\$236,932
Joondalup	536	\$312,206

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Wanneroo	205	\$243,652
Swan	204	\$247,379
Cockburn	151	\$256,410
Armadale	108	\$247,699
Mandurah	84	\$288,851
Stirling	80	\$349,822
Rockingham	74	\$248,084
Gosnells	73	\$246,834
Busselton	59	\$308,441
Kwinana	58	\$225,890

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Swan	711	\$245,267
Wanneroo	649	\$246,199
Cockburn	550	\$252,469

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Armadale	322	\$245,711
Rockingham	312	\$243,389
Mandurah	298	\$277,623
Kwinana	255	\$226,628
Stirling	243	\$362,069
Gosnells	224	\$237,844
Busselton	186	\$296,700

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Wanneroo	205	\$243,652
Swan	204	\$247,379
Cockburn	151	\$256,410
Armadale	108	\$247,699
Mandurah	84	\$288,851
Stirling	80	\$349,822
Rockingham	74	\$248,084
Gosnells	73	\$246,834
Busselton	59	\$308,441
Kwinana	58	\$225,890

#### **TAS**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Clarence	455	\$317,435
Launceston	310	\$305,136
Kingborough	280	\$326,488
West Tamar	216	\$311,294
Sorell	210	\$271,645
Brighton	204	\$267,095
Glenorchy	201	\$273,918
Huon Valley	175	\$291,141
Latrobe	156	\$302,853
Meander Valley	142	\$287,276

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
Clarence	40	\$346,711
Meander Valley	19	\$312,984
West Tamar	18	\$321,167
Kingborough	17	\$385,590
Glenorchy	15	\$298,107
Huon Valley	15	\$322,740
Launceston	15	\$266,667
Sorell	13	\$276,315
Derwent Valley	12	\$310,252
Latrobe	12	\$289,217

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Clarence	112	\$314,262
Launceston	104	\$292,082
Kingborough	77	\$364,778
West Tamar	75	\$319,360

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Huon Valley	68	\$288,021
Brighton	50	\$260,729
Devonport	49	\$243,245
Meander Valley	49	\$332,197
Sorell	49	\$281,119
Glenorchy	46	\$308,303

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Clarence	40	\$346,711
Meander Valley	19	\$312,984
West Tamar	18	\$321,167
Kingborough	17	\$385,590
Glenorchy	15	\$298,107
Huon Valley	15	\$322,740
Launceston	15	\$266,667
Sorell	13	\$276,315
Derwent Valley	12	\$310,252
Latrobe	12	\$289,217

#### **NT**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
Palmerston	167	\$356,443
Darwin	76	\$411,935
Litchfield	76	\$281,435
Alice Springs	32	\$324,689
Barkly	13	\$358,925
Katherine	13	\$163,964
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>
Litchfield	10	\$390,882
Palmerston	8	\$408,399
Darwin	5	\$547,995
Barkly	1	\$180,000

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
Darwin	22	\$478,502
Alice Springs	5	\$386,841
Barkly	5	\$382,104

<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
Litchfield	10	\$390,882
Palmerston	8	\$408,399
Darwin	5	\$547,995
Barkly	1	\$180,000

#### **ACT**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per House</b>
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ACT	1209	\$361,696
<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per House</b>
ACT	95	\$359,176
<b>Quarter</b>	<b>Approvals</b>	<b>Cost per House</b>
ACT	336	\$352,518
<b>Month</b>	<b>Approvals</b>	<b>Cost per House</b>
ACT	95	\$359,176

### 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	682	\$829,990
Camden	532	\$790,000
Liverpool	454	\$755,245
The Hills Shire	406	\$857,800
Campbelltown	267	\$754,000
Cessnock	153	\$536,285
Wollondilly	126	\$718,692
Lake Macquarie	112	\$733,422
Central Coast	80	\$639,375
Maitland	66	\$555,253

<b>VIC</b>	<b>Listed</b>	<b>Median Asking Price</b>
Wyndham	1142	\$526,607
Casey	814	\$571,806
Whittlesea	641	\$535,563
Melton	510	\$496,540
Hume	485	\$538,494
Cardinia	296	\$553,500
Greater Geelong	170	\$539,200
Mitchell	121	\$499,400
Ballarat	117	\$486,498
Baw Baw	112	\$520,126

<b>QLD</b>	<b>Listed</b>	<b>Median Asking Price</b>
Logan	785	\$458,900
Moreton Bay	673	\$522,729
Ipswich	648	\$457,467
Brisbane	575	\$686,900
Gold Coast	200	\$559,000
Townsville	121	\$442,663

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Sunshine Coast	79	\$591,904
Lockyer Valley	73	\$448,062
Cairns	55	\$455,013
Gympie	54	\$457,618

<b>SA</b>	<b>Listed</b>	<b>Median Asking Price</b>
Playford	275	\$378,836
Mount Barker	147	\$433,500
Salisbury	79	\$410,525
Gawler	74	\$357,000
Port Adelaide Enfield	70	\$495,000
Onkaparinga	59	\$465,400
Campbelltown	48	\$618,410
Tea Tree Gully	47	\$459,950
Charles Sturt	45	\$542,300
Light	44	\$408,312

<b>WA</b>	<b>Listed</b>	<b>Median Asking Price</b>
Wanneroo	496	\$436,590
Swan	442	\$426,213
Armadale	253	\$413,834
Cockburn	253	\$490,034
Rockingham	207	\$375,105
Stirling	182	\$647,690
Joondalup	144	\$585,499
Gosnells	134	\$426,000
Mandurah	124	\$348,797
Kwinana	121	\$413,805

<b>TAS</b>	<b>Listed</b>	<b>Median Asking Price</b>
Clarence	18	\$495,700
Glenorchy	6	\$572,600
Launceston	6	\$569,209
Sorell	5	\$492,000
Dorset	4	\$591,979
Northern Midlands	4	\$409,669
George Town	3	\$305,000
Huon Valley	3	\$495,000
Kingborough	3	\$745,000
Central Coast	2	\$545,000

<b>NT</b>	<b>Listed</b>	<b>Median Asking Price</b>
Darwin	22	\$695,250.00
Litchfield	4	\$554,600.00
Palmerston	1	

<b>ACT</b>	<b>Listed</b>	<b>Median Asking Price</b>
ACT	18	\$896,501



## 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	743	\$430
Parramatta	510	\$455
Canterbury-Bankstown	474	\$500
Cumberland	415	\$460
Inner West	398	\$750
Fairfield	353	\$420
Campbelltown	327	\$400
Central Coast	320	\$500
Penrith	317	\$440
The Hills Shire	291	\$570

#### **VIC**

	<b>For Rent</b>	<b>Median Asking Rent</b>
Wyndham	1351	\$380
Monash	839	\$500
Moreland	672	\$440
Hume	633	\$380
Whittlesea	581	\$390
Brimbank	574	\$370
Whitehorse	463	\$495
Darebin	433	\$450
Casey	414	\$410
Maribyrnong	398	\$460

#### **QLD**

	<b>For Rent</b>	<b>Median Asking Rent</b>
Brisbane	2062	\$460
Logan	556	\$370
Moreton Bay	550	\$400
Gold Coast	520	\$560
Ipswich	471	\$355
Sunshine Coast	309	\$615
Townsville	254	\$365
Gladstone	172	\$350
Cairns	168	\$450
Cairns	168	\$450

#### **SA**

	<b>For Rent</b>	<b>Median Asking Rent</b>
Charles Sturt	127	\$450
Port Adelaide Enfield	118	\$420

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Salisbury	111	\$380
Adelaide	96	\$530
Onkaparinga	92	\$370
Playford	83	\$310
Marion	81	\$450
West Torrens	76	\$465
Campbelltown	59	\$470
Tea Tree Gully	49	\$410

<b>WA</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Stirling	258	\$450
Rockingham	147	\$395
Wanneroo	146	\$425
Canning	140	\$405
Melville	121	\$550
Swan	117	\$400
Joondalup	116	\$480
Cockburn	106	\$450
Gosnells	93	\$400
Bayswater	91	\$420

<b>TAS</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Launceston	115	\$450
Hobart	76	\$580
Clarence	48	\$473
Glenorchy	38	\$478
Kingborough	30	\$510
West Tamar	20	\$405
Burnie	19	\$320
Sorell	15	\$450
West Coast	10	\$255
Brighton	8	\$385

<b>NT</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Darwin	71	\$550
Palmerston	51	\$515
Alice Springs	19	\$550
Katherine	18	\$460
Litchfield	10	\$515
Coomalie	5	\$325
Barkly	2	\$490

<b>ACT</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
ACT	304	\$600



## 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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