



National House Building Report

Capitals and Local
Government Areas

April 2021



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House Building Now at Record Levels

ABS house building approvals have continued to increase sharply with still-rising demand driven by the now defunct federal government's HomeBuilder policy.

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

The growth rate of house building approvals however continued to accelerate over February, with an annual record of 124,701 reported over the year.

Numbers are likely to continue to rise over coming months supported by generally strong housing markets, and a revived and growing economy.

With the withdrawal of a number of direct stimulus initiatives including HomeBuilder, house building activity is set to decline however over the medium-term, reflecting the unprecedented bringing forward of demand that these previous policies have generated.

Market Insights

ABS house building approvals have continued to surge in 2021 with more strong results reported from all capitals.

Perth growth levels continue to significantly outperform the other capitals with an increase of 118.0% over the first two months of this year compared to the same period in 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 approvals lagged all capitals except Adelaide.

Sydney reported the top average building cost per house approval of \$368,643 over February 2021 followed by Melbourne \$339,268, Brisbane \$305,431, Perth \$274,838 and Adelaide \$260,095.

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HOUSES	Sydney	Melbourne	Brisbane	Adelaide	Perth
Feb-21	1321	2662	1393	933	1902
Previous Month	902	1662	816	640	1364
This Year to Date v. Same Last Year	21.3%	11.5%	20.6%	55.6%	118.0%
Full Year to Date v. Same Last Year	14.3%	13.2%	16.9%	19.3%	52.8%
Average Cost per Approval	\$368,643	\$339,268	\$305,431	\$260,095	\$274,838

The top performing Local Government Area over the year ending February 2021 nationally was clearly Wyndham with 5,583 followed by Melton 4,651, Casey 3,734, Moreton Bay 3,733, and Greater Geelong 3,421.

Top LGA's February 2021	Annual ABS Building Approvals
Wyndham (VIC)	5,583
Melton (VIC)	4,651
Casey (VIC)	3,734
Moreton Bay (QLD)	3,733
Greater Geelong (VIC)	3,421
Hume (VIC)	3,314
Brisbane (QLD)	3,310
Blacktown (NSW)	3,178
Logan (QLD)	2,742
Sunshine Coast (QLD)	2,607



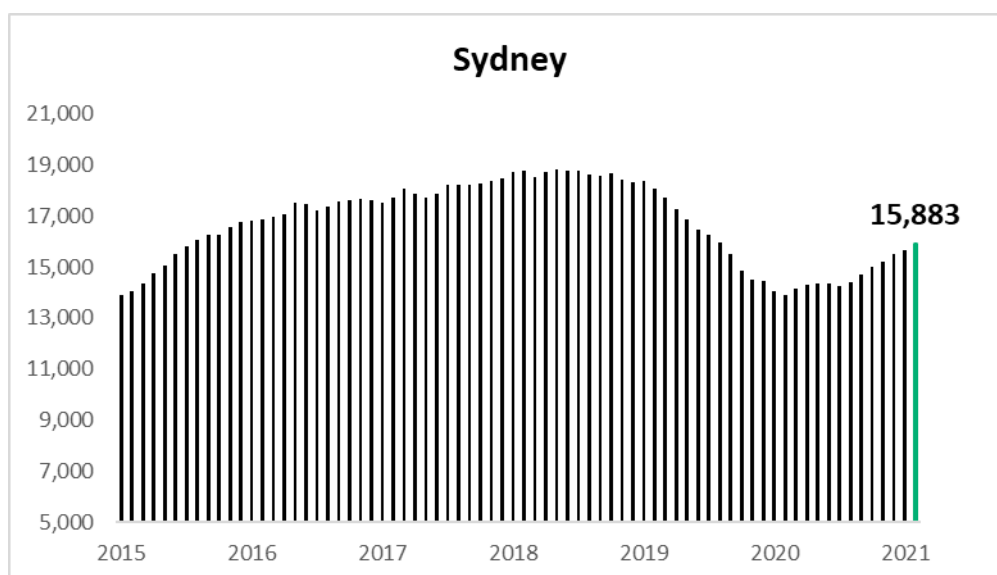
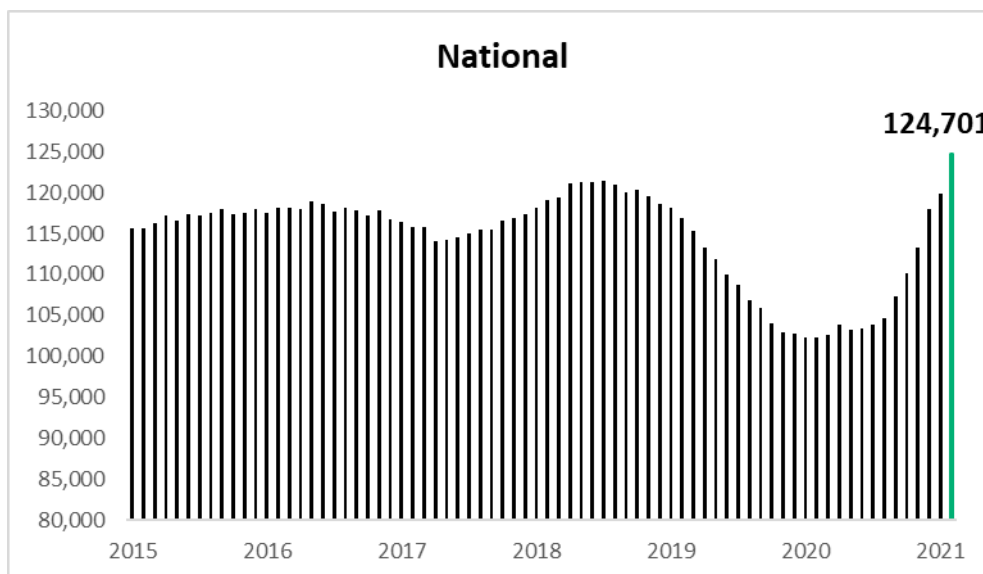
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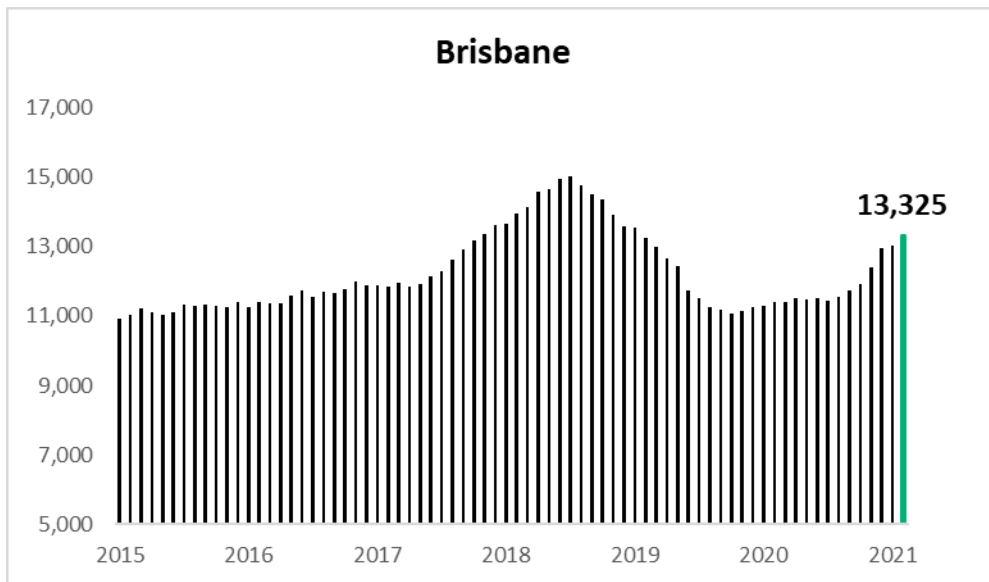
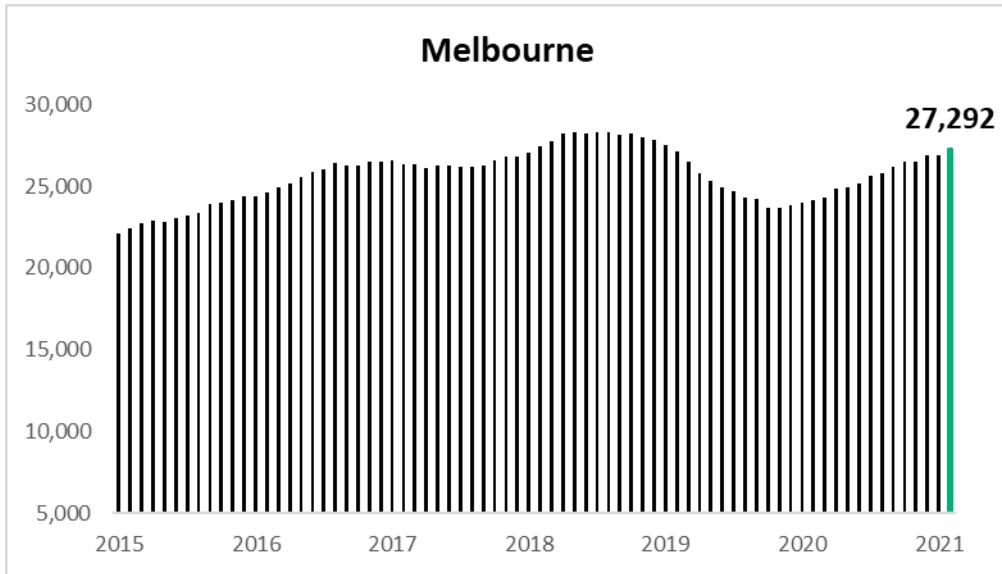
New House Building Approvals (ABS February 2021)

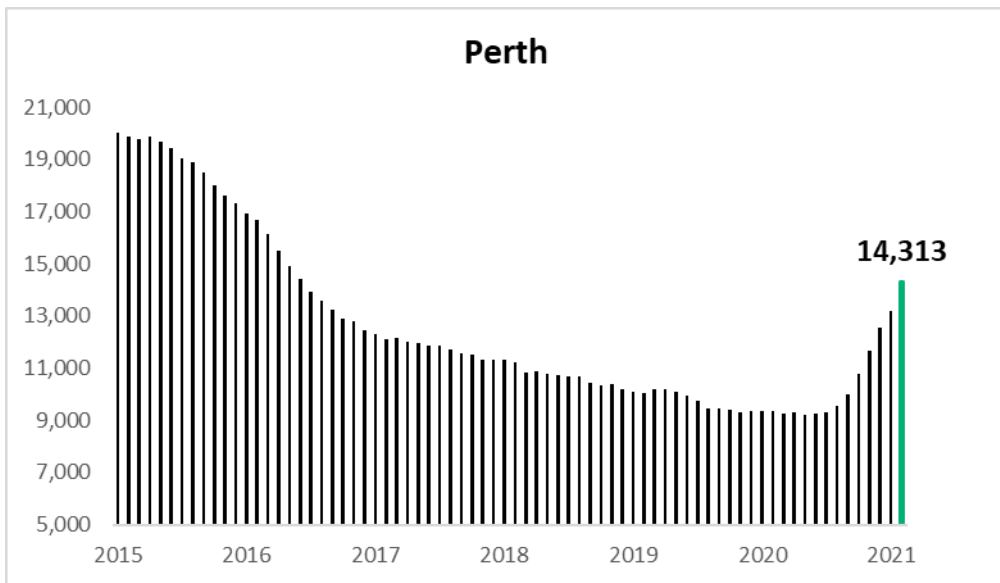
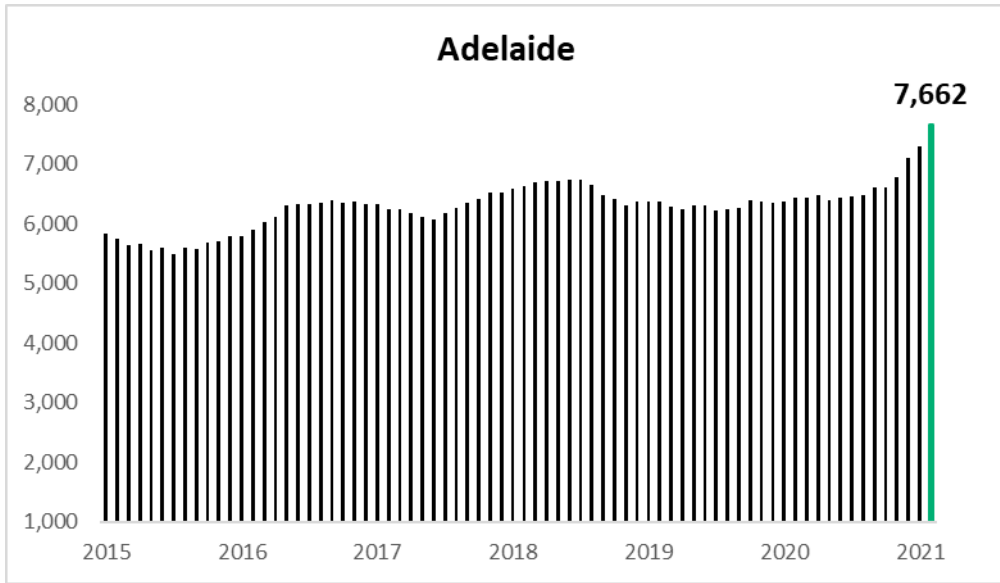
5-Year Series, ABS Building Approvals Private Sector New Houses - Rolling Monthly Annual

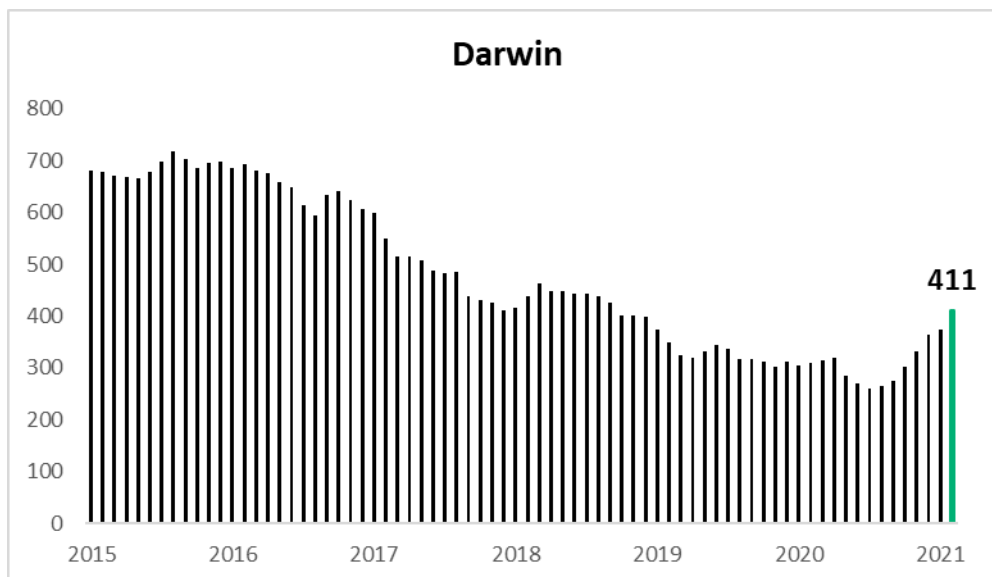
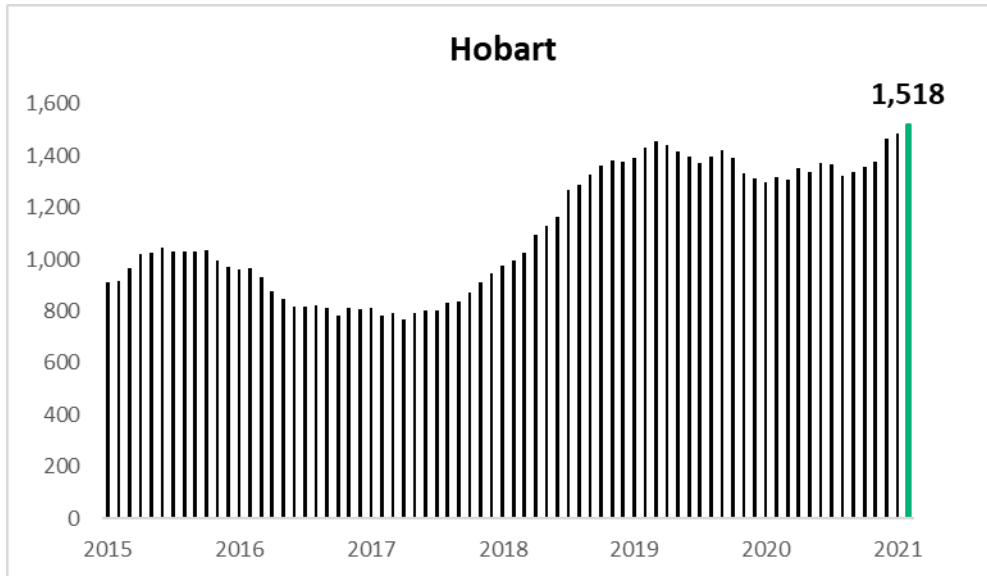


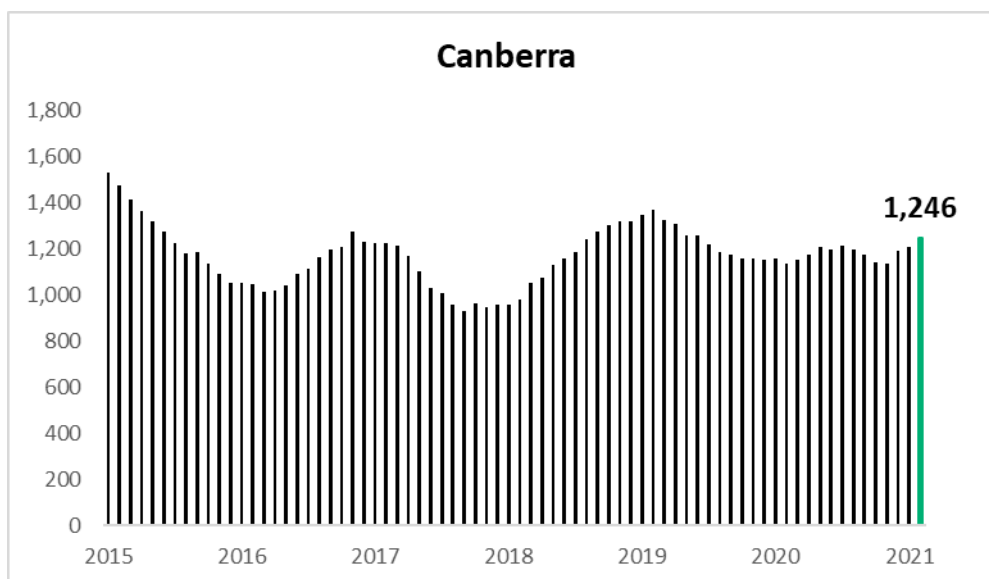
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Latest Data Tables

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

National Full Year	Approvals	Cost per House
Wyndham	5,583	\$294,208
Melton	4,651	\$285,794
Casey	3,734	\$299,527
Moreton Bay	3,733	\$253,780
Greater Geelong	3,421	\$321,473
Hume	3,314	\$291,493
Brisbane	3,310	\$416,808
Blacktown	3,178	\$277,201
Logan	2,742	\$251,548
Sunshine Coast	2,607	\$302,685

This Year So Far	Approvals	Cost per House
Wyndham	874	\$293,979
Melton	744	\$278,086
Greater Geelong	649	\$308,299
Casey	631	\$300,682
Moreton Bay	595	\$257,776
Brisbane	547	\$420,761
Swan	519	\$244,232
Sunshine Coast	517	\$292,037
Hume	459	\$286,998
Wanneroo	449	\$245,400



Quarter	Approvals	Cost per House
Wyndham	1299	\$292,220
Melton	1118	\$281,522
Moreton Bay	995	\$256,212
Greater Geelong	964	\$313,062
Casey	916	\$298,498
Brisbane	823	\$416,483
Sunshine Coast	805	\$299,259
Swan	763	\$244,165
Logan	756	\$246,447
Hume	719	\$287,945

Month	Approvals	Cost per House
Wyndham	479	\$288,559
Melton	470	\$277,133
Greater Geelong	410	\$313,926
Casey	378	\$300,550
Moreton Bay	370	\$259,308
Brisbane	364	\$417,161
Sunshine Coast	352	\$280,673
Swan	315	\$242,194
Logan	277	\$252,616
Hume	274	\$287,370

NSW

Full Year	Approvals	Cost per House
Blacktown	3178	\$277,201
Camden	1940	\$313,557
The Hills Shire	1645	\$418,236
Liverpool	1261	\$299,239
Campbelltown	1233	\$315,207
Maitland	951	\$313,371
Lake Macquarie	938	\$351,983
Central Coast	811	\$328,641
Cessnock	699	\$307,370
Canterbury-Bankstown	652	\$292,524

This Year So Far	Approvals	Cost per House
Camden	331	\$330,153
Blacktown	310	\$268,127
The Hills Shire	204	\$368,655
Central Coast	184	\$321,448
Canterbury-Bankstown	149	\$292,768
Campbelltown	140	\$303,322
Wollondilly	123	\$330,046
Liverpool	121	\$308,392
Shoalhaven	113	\$358,585
Cessnock	102	\$320,388

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Quarter	Approvals	Cost per House
Blacktown	568	\$272,009
Camden	541	\$320,330
The Hills Shire	332	\$370,855
Central Coast	244	\$342,019
Liverpool	240	\$309,488
Campbelltown	238	\$304,662
Lake Macquarie	218	\$342,286
Wollondilly	205	\$332,599
Canterbury-Bankstown	201	\$289,665
Shoalhaven	164	\$401,880

Month	Approvals	Cost per House
Camden	216	\$336,861
Blacktown	178	\$263,383
The Hills Shire	149	\$363,240
Central Coast	112	\$320,854
Canterbury-Bankstown	89	\$294,697
Wollondilly	85	\$328,834
Shoalhaven	75	\$376,660
Campbelltown	66	\$294,621
Cessnock	64	\$302,275
Maitland	63	\$343,296

VIC

Full Year	Approvals	Cost per House
Wyndham	5583	\$294,208
Melton	4651	\$328,663
Casey	3734	\$317,370
Greater Geelong	3421	\$339,953
Hume	3314	\$344,517
Whittlesea	2447	\$593,238
Ballarat	1601	\$358,293
Cardinia	1191	\$330,575
Greater Bendigo	1143	\$345,591
Bass Coast	722	\$315,315

This Year So Far	Approvals	Cost per House
Wyndham	874	\$293,979
Melton	744	\$278,086
Greater Geelong	649	\$308,299
Casey	631	\$300,682
Hume	459	\$286,998
Whittlesea	402	\$298,781
Ballarat	320	\$310,105
Cardinia	226	\$292,018
Greater Bendigo	224	\$316,374
Mitchell	161	\$282,265

Quarter	Approvals	Cost per House
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Wyndham	1299	\$292,220
Melton	1118	\$281,522
Greater Geelong	964	\$313,062
Casey	916	\$298,498
Hume	719	\$287,945
Whittlesea	595	\$297,386
Ballarat	419	\$308,805
Cardinia	313	\$299,906
Greater Bendigo	307	\$325,462
Mitchell	220	\$283,725

Month	Approvals	Cost per House
Wyndham	479	\$288,559
Melton	470	\$277,133
Greater Geelong	410	\$313,926
Casey	378	\$300,550
Hume	274	\$287,370
Whittlesea	243	\$300,314
Ballarat	213	\$316,431
Cardinia	158	\$278,687
Greater Bendigo	134	\$315,682
Mitchell	118	\$276,790

QLD

Full Year	Approvals	Cost per House
Moreton Bay	3733	\$253,780
Brisbane	3310	\$416,808
Logan	2742	\$251,548
Sunshine Coast	2607	\$302,685
Ipswich	2328	\$262,881
Gold Coast	1616	\$374,126
Fraser Coast	926	\$273,534
Cairns	836	\$306,649
Townsville	808	\$279,129
Redland	796	\$271,356

This Year So Far	Approvals	Cost per House
Moreton Bay	595	\$257,776
Brisbane	547	\$420,761
Sunshine Coast	517	\$292,037
Logan	438	\$251,578
Ipswich	377	\$274,421
Gold Coast	254	\$382,028
Cairns	204	\$303,179
Fraser Coast	201	\$277,840
Townsville	178	\$263,830
Redland	162	\$269,015

Quarter	Approvals	Cost per House
Moreton Bay	995	\$256,212

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Brisbane	823	\$416,483
Sunshine Coast	805	\$299,259
Logan	756	\$246,447
Ipswich	652	\$271,281
Gold Coast	376	\$365,932
Fraser Coast	275	\$279,358
Cairns	266	\$301,343
Townsville	257	\$264,567
Redland	232	\$270,175

Month	Approvals	Cost per House
Moreton Bay	370	\$259,308
Brisbane	364	\$417,161
Sunshine Coast	352	\$280,673
Logan	277	\$252,616
Ipswich	249	\$280,599
Gold Coast	153	\$394,337
Townsville	114	\$270,722
Fraser Coast	110	\$274,788
Cairns	100	\$309,385
Toowoomba	81	\$361,001

SA

Full Year	Approvals	Cost per House
Playford	1188	\$218,097
Port Adelaide Enfield	1003	\$237,169
Charles Sturt	779	\$260,307
Onkaparinga	766	\$238,536
Mount Barker	687	\$256,509
Salisbury	541	\$208,856
Marion	448	\$255,685
Tea Tree Gully	337	\$253,926
Gawler	325	\$228,468
Campbelltown	292	\$322,475

This Year So Far	Approvals	Cost per House
Playford	320	\$227,917
Port Adelaide Enfield	189	\$232,253
Onkaparinga	164	\$235,804
Mount Barker	146	\$244,387
Charles Sturt	122	\$284,353
Gawler	102	\$221,717
Salisbury	99	\$217,103
Marion	84	\$257,771
Tea Tree Gully	83	\$260,833
Adelaide Plains	63	\$256,362

Quarter	Approvals	Cost per House
Playford	439	\$220,260
Port Adelaide Enfield	311	\$232,323

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Mount Barker	241	\$249,815
Onkaparinga	231	\$238,886
Salisbury	175	\$220,145
Charles Sturt	172	\$270,819
Gawler	139	\$224,277
Marion	122	\$254,052
Tea Tree Gully	115	\$258,776
Adelaide Plains	98	\$254,986

Month	Approvals	Cost per House
Playford	213	\$215,082
Port Adelaide Enfield	115	\$233,244
Onkaparinga	103	\$238,162
Mount Barker	79	\$236,585
Charles Sturt	74	\$304,112
Salisbury	58	\$213,062
Gawler	55	\$223,981
Tea Tree Gully	42	\$258,362
Alexandrina	37	\$298,100
Marion	37	\$254,650

WA

Full Year	Approvals	Cost per House
Swan	2146	\$240,968
Wanneroo	1940	\$240,843
Cockburn	1536	\$250,785
Armadale	1055	\$237,297
Mandurah	904	\$278,504
Rockingham	898	\$240,380
Stirling	843	\$355,842
Kwinana	704	\$224,592
Gosnells	593	\$238,350
Joondalup	566	\$311,642

This Year So Far	Approvals	Cost per House
Swan	519	\$244,232
Wanneroo	449	\$245,400
Cockburn	325	\$256,972
Armadale	281	\$244,279
Mandurah	203	\$280,190
Rockingham	191	\$247,868
Stirling	190	\$355,962
Kwinana	168	\$230,351
Busselton	148	\$352,675
Gosnells	142	\$247,207

Quarter	Approvals	Cost per House
Swan	763	\$244,165
Wanneroo	679	\$247,862
Cockburn	519	\$258,399

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Armadale	374	\$242,547
Rockingham	298	\$244,165
Mandurah	297	\$270,909
Kwinana	272	\$228,994
Stirling	271	\$358,456
Gosnells	208	\$244,183
Busselton	201	\$330,181

Month	Approvals	Cost per House
Swan	315	\$242,194
Wanneroo	244	\$246,868
Cockburn	174	\$257,460
Armadale	173	\$242,143
Mandurah	119	\$274,077
Rockingham	117	\$247,731
Kwinana	110	\$232,702
Stirling	110	\$360,428
Busselton	89	\$381,999
Joondalup	80	\$293,720

TAS

Full Year	Approvals	Cost per House
Clarence	445	\$323,520
Launceston	332	\$307,317
Kingborough	294	\$325,941
West Tamar	229	\$315,059
Sorell	226	\$275,537
Glenorchy	210	\$276,787
Brighton	197	\$267,994
Huon Valley	182	\$286,805
Latrobe	168	\$307,714
Meander Valley	144	\$290,623

This Year So Far	Approvals	Cost per House
Clarence	100	\$334,388
Kingborough	48	\$330,621
Launceston	48	\$315,710
Sorell	45	\$285,815
West Tamar	44	\$340,568
Latrobe	33	\$335,594
Meander Valley	33	\$294,090
Glenorchy	31	\$310,441
Central Coast	26	\$337,212
Huon Valley	26	\$312,692

Quarter	Approvals	Cost per House
Clarence	139	\$325,079
Launceston	116	\$288,858
Kingborough	86	\$322,118
Sorell	63	\$275,243

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West Tamar	63	\$341,270
Huon Valley	57	\$275,105
Latrobe	54	\$321,070
Glenorchy	53	\$312,768
Brighton	51	\$259,315
Devonport	47	\$245,213

Month	Approvals	Cost per House
Clarence	60	\$326,173
Launceston	33	\$338,003
Sorell	32	\$289,674
Kingborough	31	\$300,477
West Tamar	26	\$354,000
Latrobe	21	\$362,095
Glenorchy	16	\$322,005
Central Coast	15	\$350,833
Meander Valley	14	\$268,448
Northern Midlands	13	\$336,107

NT

Full Year	Approvals	Cost per House
Palmerston	190	\$354,890
Litchfield	83	\$289,902
Darwin	82	\$408,956
Alice Springs	27	\$359,655
Katherine	14	\$180,824
Barkly	13	\$358,925
Wagait	2	\$108,559
East Arnhem	1	\$905,280
Roper Gulf	1	\$700,000
Victoria Daly	1	\$250,000

This Year So Far	Approvals	Cost per House
Palmerston	41	\$361,935
Litchfield	20	\$365,878
Darwin	16	\$425,967
Alice Springs	1	\$1,220,190
Barkly	1	\$180,000
Katherine	1	\$400,000

Quarter	Approvals	Cost per House
Darwin	24	\$413,911
Alice Springs	2	\$790,095
Barkly	1	\$180,000

Month	Approvals	Cost per House
Palmerston	33	\$350,671
Darwin	11	\$370,500
Litchfield	10	\$340,874
Alice Springs	1	\$1,220,190

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Katherine	1	\$400,000
ACT		
Full Year	Approvals	Cost per House
ACT	1246	\$358,707
This Year So Far	Approvals	Cost per House
ACT	222	\$352,433
Quarter	Approvals	Cost per House
ACT	347	\$352,026
Month	Approvals	Cost per House
ACT	127	\$347,388

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



CURRENT NEW BUILD FOR SALE

NSW	Listed	Median Asking Price
Blacktown	562	\$875,000
Camden	427	\$804,000
The Hills Shire	401	\$903,500
Liverpool	378	\$814,400
Campbelltown	273	\$788,250
Cessnock	140	\$563,544
Lake Macquarie	117	\$761,950
Wollondilly	99	\$730,200
Maitland	62	\$575,734
Central Coast	50	\$620,985

VIC	Listed	Median Asking Price
Wyndham	1270	\$536,673
Casey	775	\$584,243
Whittlesea	672	\$545,000
Melton	523	\$497,645
Hume	497	\$558,539
Cardinia	292	\$554,083
Ballarat	133	\$519,786
Greater Geelong	130	\$529,828
Baw Baw	121	\$525,993
Mitchell	83	\$504,630

QLD	Listed	Median Asking Price
Logan	831	\$461,540

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Ipswich	651	\$475,239
Moreton Bay	626	\$514,132
Brisbane	518	\$697,800
Gold Coast	206	\$566,000
Townsville	140	\$429,926
Lockyer Valley	78	\$440,000
Cairns	74	\$471,000
Scenic Rim	66	\$416,086
Sunshine Coast	66	\$580,000

SA	Listed	Median Asking Price
Playford	361	\$369,617
Mount Barker	156	\$435,000
Gawler	127	\$358,300
Port Adelaide Enfield	92	\$499,950
Salisbury	75	\$411,600
Onkaparinga	62	\$444,700
Light	52	\$409,006
Tea Tree Gully	52	\$460,877
Charles Sturt	47	\$612,028
Campbelltown	42	\$645,250

WA	Listed	Median Asking Price
Wanneroo	484	\$427,144
Swan	430	\$430,791
Armadale	237	\$400,000
Cockburn	216	\$502,790
Rockingham	168	\$366,449
Stirling	150	\$649,500
Mandurah	135	\$351,300
Joondalup	133	\$599,450
Gosnells	129	\$441,238
Kwinana	113	\$390,690

TAS	Listed	Median Asking Price
Clarence	16	\$495,700
Kingborough	9	\$777,500
Launceston	7	\$594,700
Sorell	7	\$505,300
Northern Midlands	6	\$409,669
Glenorchy	5	\$580,000
Dorset	4	\$618,672
George Town	3	\$305,000
West Tamar	3	\$529,000
Huon Valley	2	\$536,500

NT	Listed	Median Asking Price
Darwin	14	\$697,000.00
Litchfield	5	\$553,000.00
Palmerston	1	



ACT	Listed	Median Asking Price
ACT	14	\$896,700

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



CURRENT FOR RENT

NSW

	For Rent	Median Asking Rent
Blacktown	811	\$430
Parramatta	468	\$460
Canterbury-Bankstown	466	\$520
Cumberland	389	\$450
Penrith	352	\$420
Fairfield	348	\$420
Inner West	343	\$700
Central Coast	331	\$480
Campbelltown	319	\$400
Liverpool	295	\$480

VIC

	For Rent	Median Asking Rent
Wyndham	1351	\$375
Monash	776	\$495
Moreland	632	\$430
Hume	562	\$375
Whittlesea	536	\$390
Brimbank	533	\$365
Whitehorse	430	\$500
Maribyrnong	398	\$450
Casey	396	\$410
Darebin	388	\$450

QLD

	For Rent	Median Asking Rent
Brisbane	1885	\$470
Logan	587	\$370
Gold Coast	564	\$620
Moreton Bay	547	\$410
Ipswich	505	\$370
Sunshine Coast	340	\$600
Townsville	251	\$365
Gladstone	188	\$350
Cairns	165	\$450
Cairns	165	\$450

SA

	For Rent	Median Asking Rent
Charles Sturt	125	\$453
Salisbury	118	\$388

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Port Adelaide Enfield	111	\$435
Playford	99	\$310
Onkaparinga	96	\$380
Adelaide	88	\$520
Marion	79	\$440
West Torrens	73	\$490
Campbelltown	69	\$450
Norwood Payneham St Peters	67	\$543

WA	For Rent	Median Asking Rent
Stirling	292	\$450
Wanneroo	160	\$428
Canning	143	\$400
Swan	136	\$428
Melville	123	\$523
Rockingham	120	\$400
Cockburn	108	\$450
Gosnells	103	\$400
Bayswater	98	\$420
Joondalup	95	\$500

TAS	For Rent	Median Asking Rent
Launceston	111	\$420
Hobart	69	\$580
Clarence	47	\$485
Glenorchy	34	\$480
Kingborough	19	\$500
Sorell	16	\$455
Burnie	15	\$350
Devonport	13	\$335
Devonport	13	\$335
Brighton	9	\$400

NT	For Rent	Median Asking Rent
Darwin	56	\$580
Palmerston	47	\$530
Alice Springs	21	\$490
Katherine	14	\$455
Litchfield	7	\$600
Barkly	2	\$490
Coomalie	2	\$353

ACT	For Rent	Median Asking Rent
ACT	326	\$620



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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