



# **National Townhouse and Unit Building Report**

Capitals and Local  
Government Areas

April 2021



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## No Sign of Revival in Higher-Density Residential Development as Unit Approvals Continue to Tumble

New apartment development activity remains in the doldrums despite booming housing markets and record levels of building approvals for new houses.

Total ABS higher-density dwelling building approvals were down sharply by 29.0% over the first two months of 2021 compared to the same period in 2020, with annual activity levels now the lowest since 2012.

The overall capital city residential development market share of higher-density approvals has fallen for the fourth consecutive month, accounting for just 32.2% over February and the lowest monthly result since September 2009.

Although townhouse construction continues to outperform units, activity levels nonetheless declined over the first two months of 2021 - down by 12.6% compared to the same period last year. Unit development by comparison however fell sharply again - down by 34.6% over the same this year to date comparisons.

## Market Insights

### Units

All capitals with the exception of Perth recorded sharp falls in ABS unit building approvals over the year ending February compared to the previous year's activity with Sydney down 9.6%, Melbourne down 37.0%, Brisbane down 4.6% and Adelaide lower by 46.6%. By contrast unit building approvals for Perth were higher by 8.7% over the year compared to the previous year's total.

Perth reported the highest average per unit building cost per approval of \$898,772 over February 2021 followed by Brisbane \$596,426, Adelaide \$352,941, Sydney \$345,191 and Melbourne \$312,176.



<b>Units</b>	<b>Sydney</b>	<b>Melbourne</b>	<b>Brisbane</b>	<b>Adelaide</b>	<b>Perth</b>
<b>Feb-21</b>	1201	197	142	34	285
Previous Month	1055	221	273	104	42
This Year to Date v. Same Last Year	-9.0%	-87.3%	46.1%	-16.9%	84.7%
Full Year to Date v. Same Last Year	-9.6%	-37.0%	-4.6%	-46.6%	8.7%
Average Cost per Approval	\$345,191	\$596,426	\$312,176	\$352,941	\$898,772

The top performing Local Government Area nationally for unit building approvals over the year ending February 2021 was Brisbane City with 2,685 followed by Canberra with 2,341, Gold Coast 1,748, Sydney City 1,648 and Melbourne City 1,594.

<b>Units</b>	<b>Approvals</b>
<b>Year Ending February 2021</b>	
Brisbane (QLD)	2,685
Canberra (ACT)	2,341
Gold Coast (QLD)	1,748
Sydney (NSW)	1,648
Melbourne (VIC)	1,594
Blacktown (NSW)	1,540
Dubbo Regional	1,534
Yarra (NSW)	1,267
Georges River (NSW)	1,254
Port Phillip (VIC)	1,117

## **Townhouses**

Brisbane reported the highest increase in townhouse building approvals over the year ending February 2021 up by 25.1% followed by Melbourne up 7.1% and Sydney higher by 0.1%. Townhouse building approvals however were down by 13.2% for Adelaide and 21.9% for Perth on the same year on year comparisons.

Sydney reported the highest average per townhouse building cost of \$337,272 over February 2021 followed by Melbourne \$316,627, Brisbane \$281,956, Adelaide \$267,274 and Perth \$216,000.



<b>Townhouses</b>	<b>Sydney</b>	<b>Melbourne</b>	<b>Brisbane</b>	<b>Adelaide</b>	<b>Perth</b>
<b>Feb-21</b>	412	960	228	106	27
Previous Month	259	537	48	140	89
This Year to Date v. Same Last Year	-22.2%	4.3%	-35.7%	43.0%	22.1%
Full Year to Date v. Same Last Year	0.1%	7.1%	25.1%	-13.2%	-21.9%
Average Cost per Approval	\$337,272	\$316,627	\$281,956	\$267,274	\$216,000

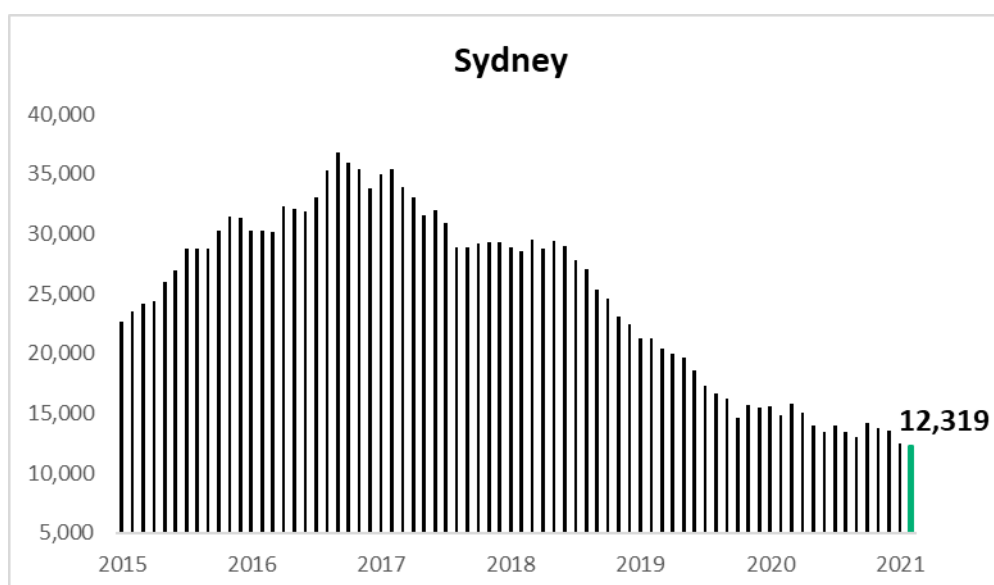
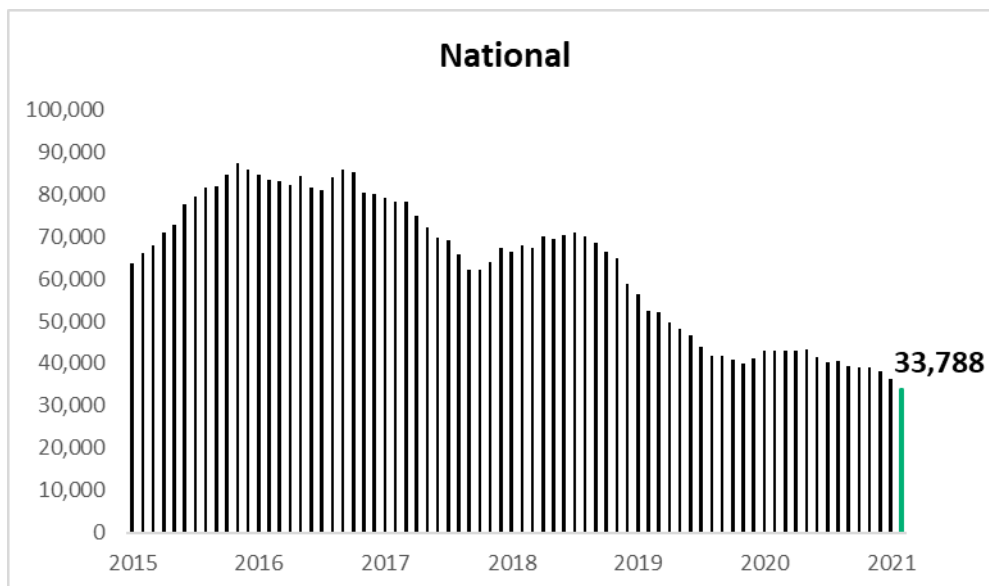
The top performing Local Government Area nationally for ABS townhouse building approvals over the year ending February 2021 compared to the same period the previous year was Brisbane City with 1,347 closely followed by Canberra with 1,287, Moreton Bay 795, Canterbury-Bankstown 657, Blacktown 655, Logan 653, and Hobsons Bay 651.

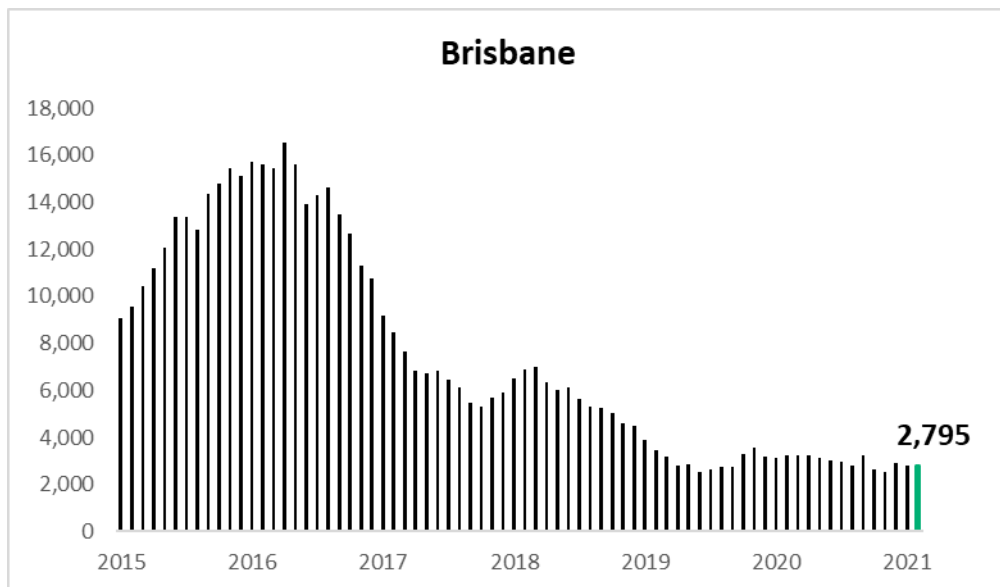
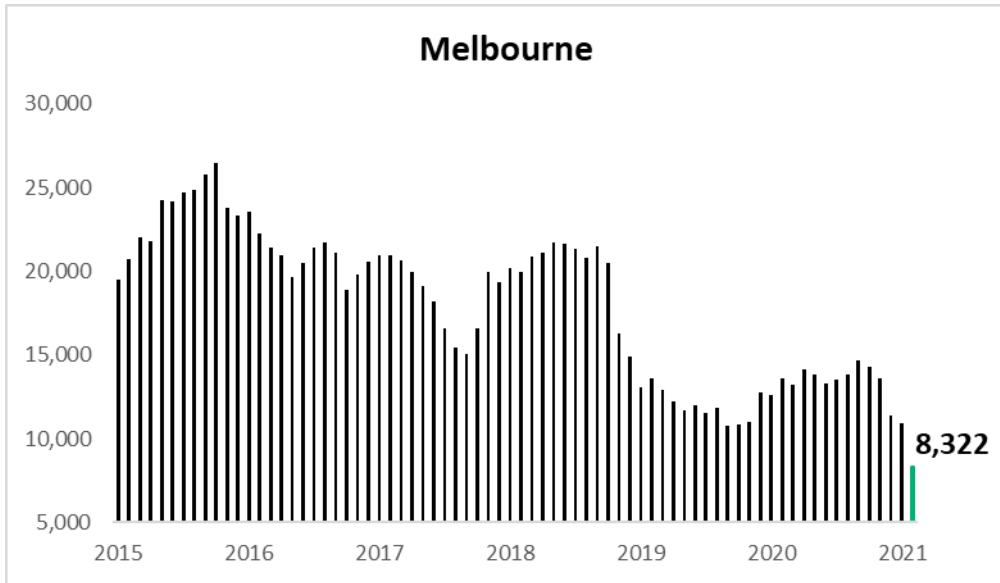
<b>Townhouses</b>	<b>Approvals</b>
<b>Year Ending February 2021</b>	
Brisbane (QLD)	1,347
Canberra (ACT)	1,287
Moreton Bay (QLD)	795
Canterbury-Bankstown (NSW)	657
Blacktown (NSW)	655
Logan (QLD)	653
Hobsons Bay (VIC)	651
Moreland (VIC)	580
Monash (VIC)	569
Gold Coast (QLD)	567

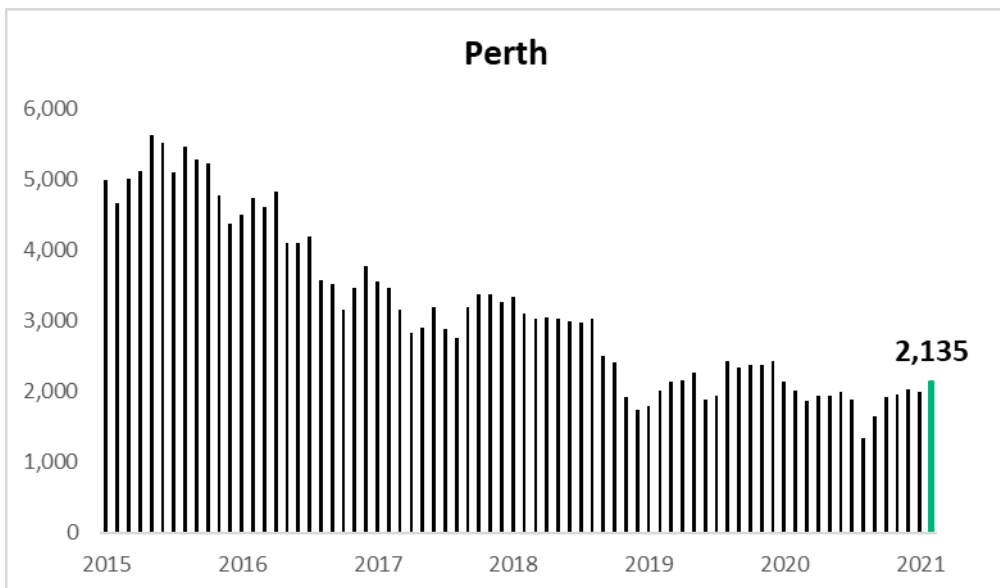
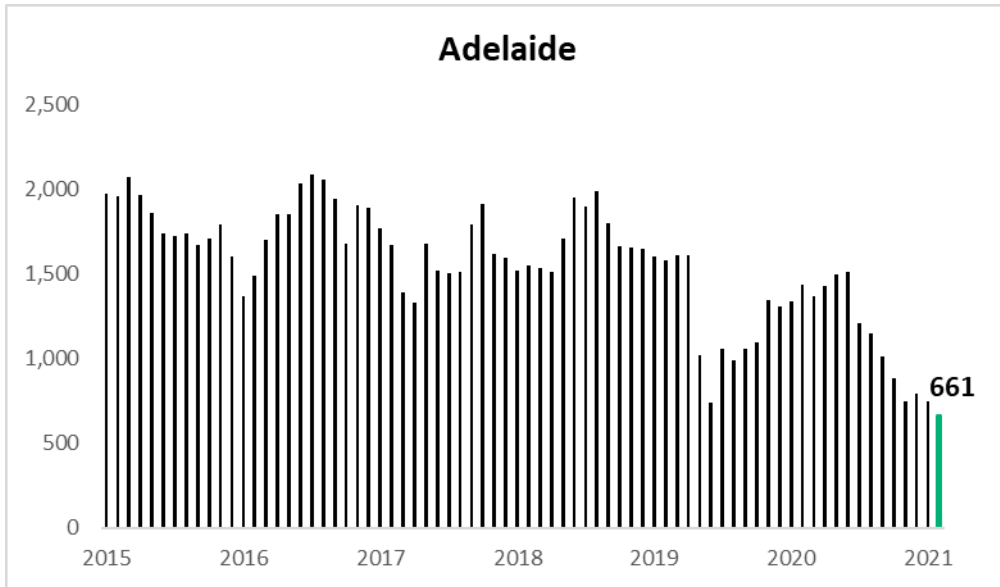


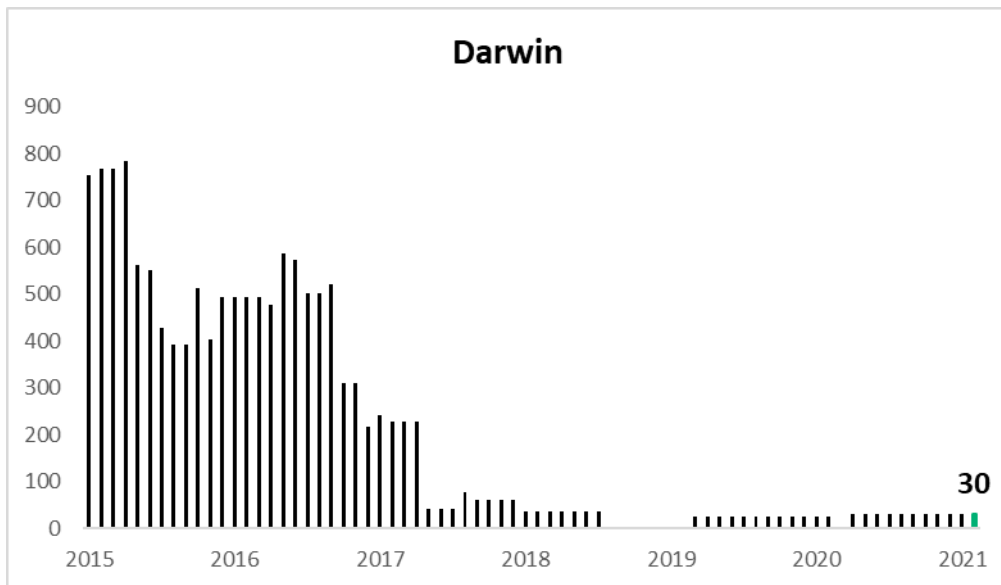
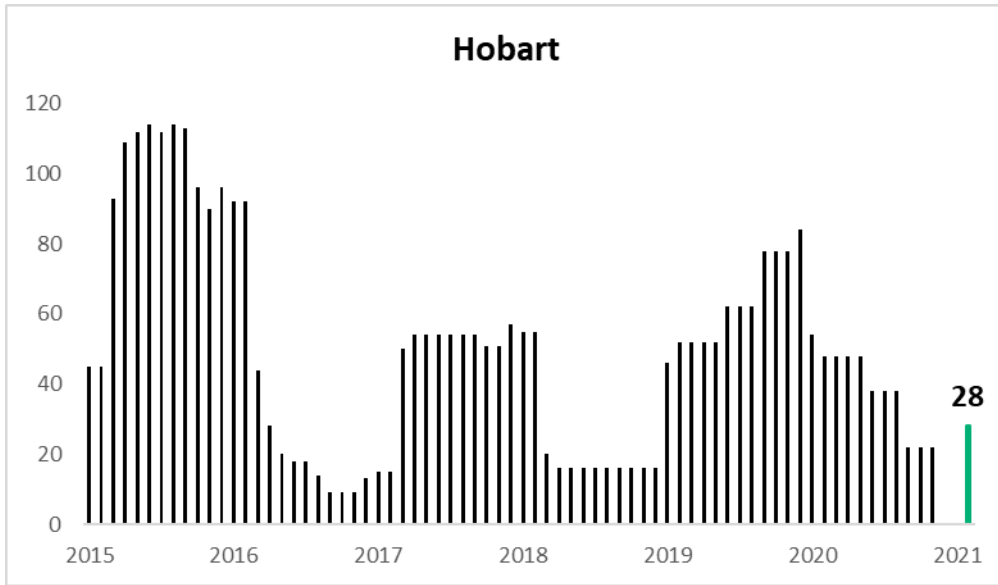
## New Unit and Townhouse Building Approvals (ABS February 2021)

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

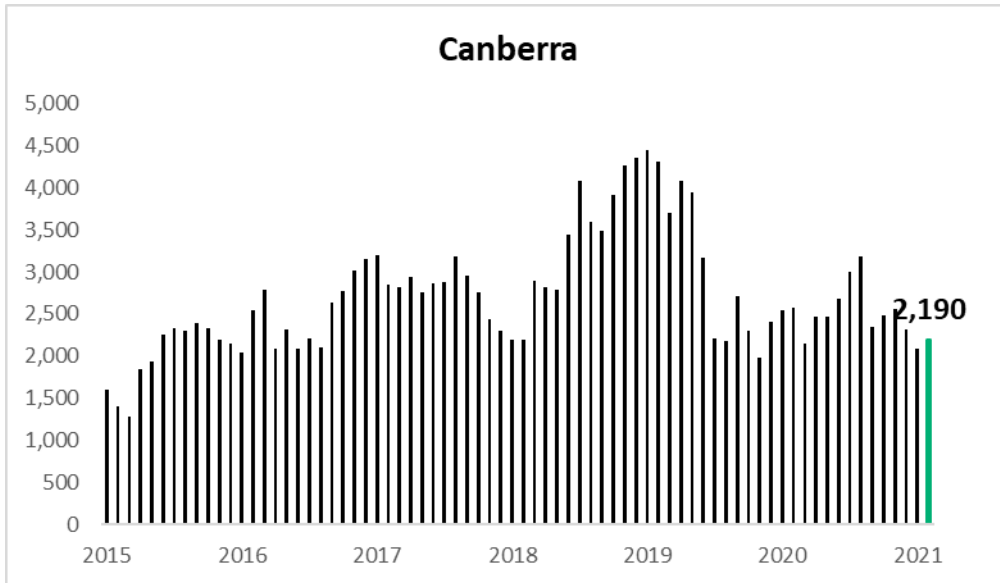




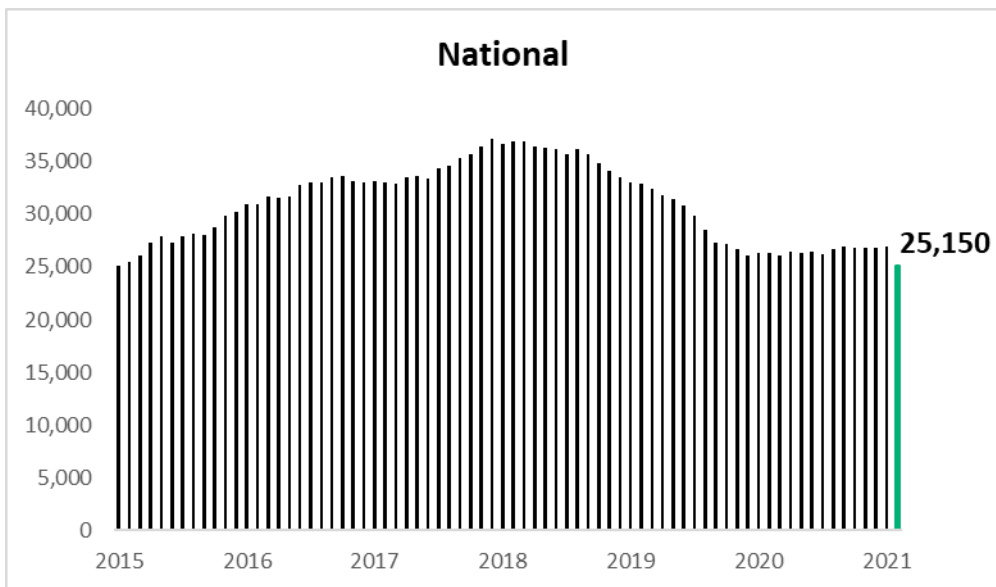


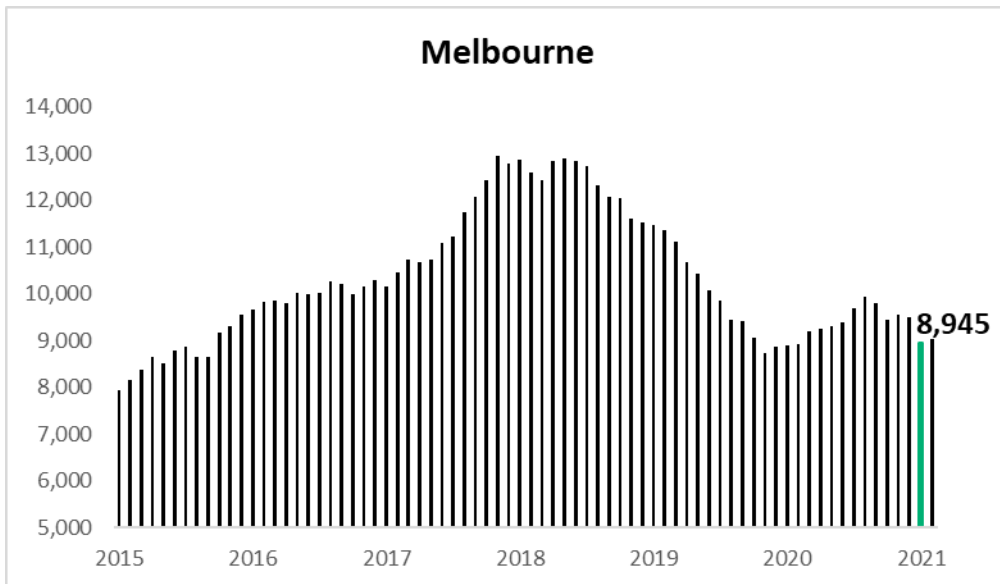
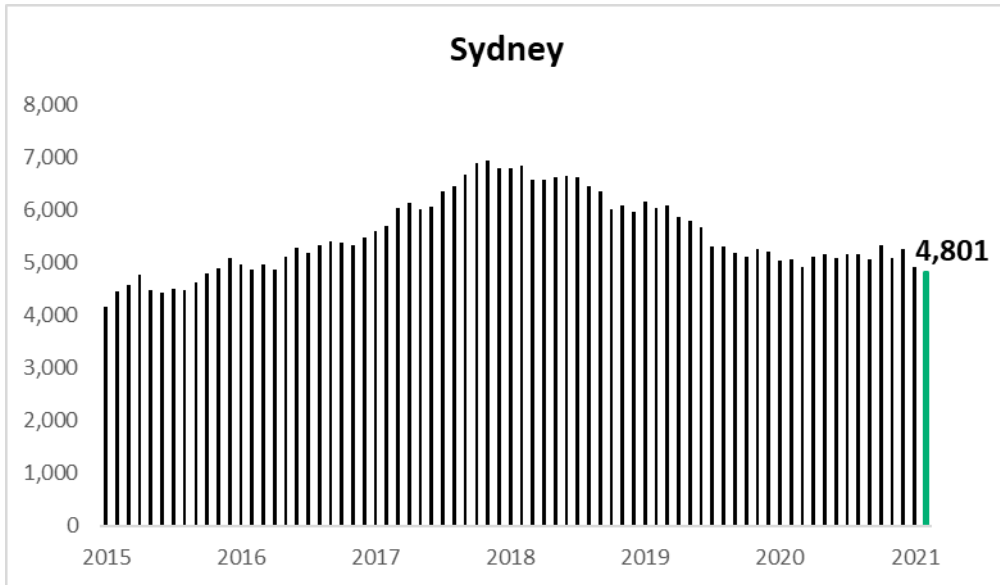


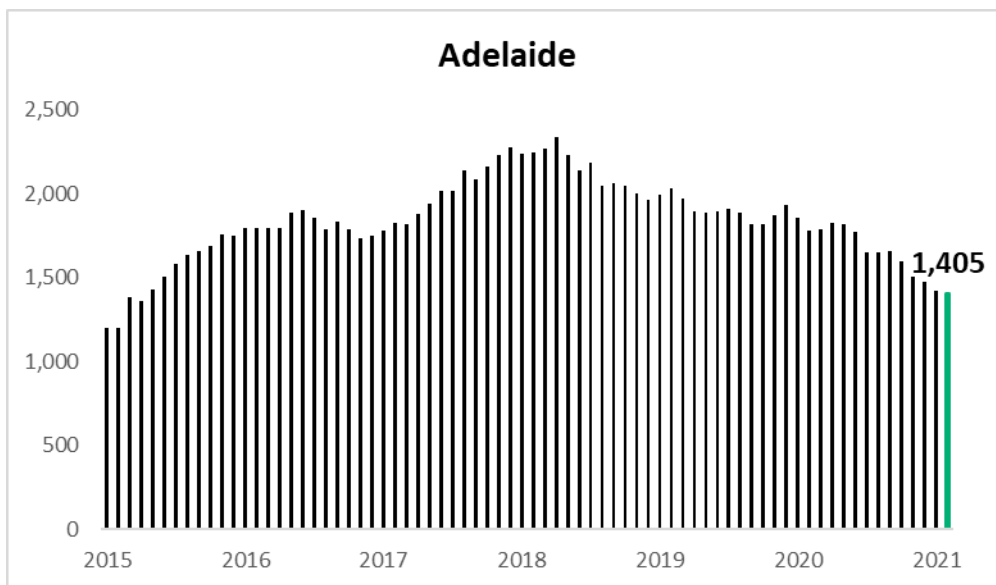
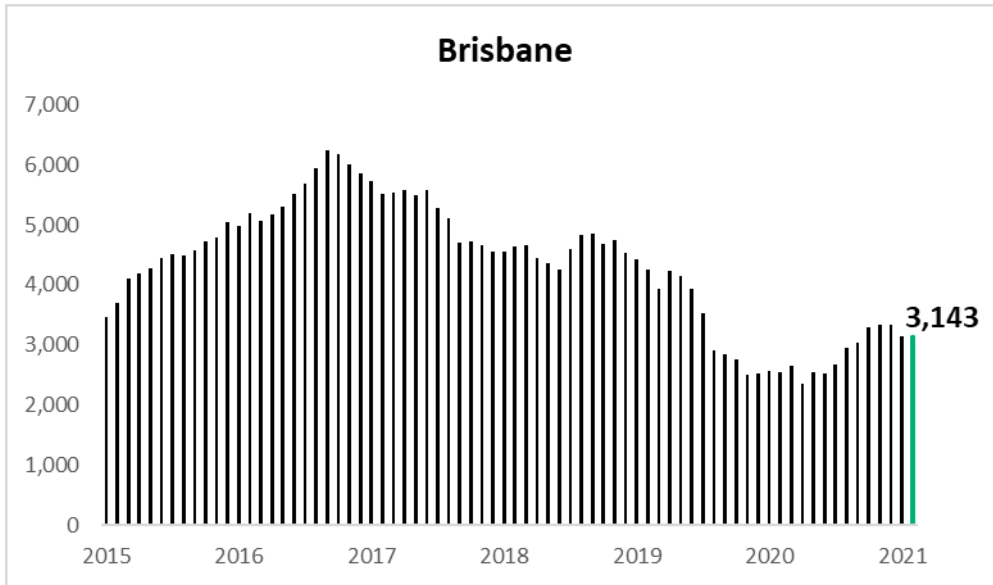


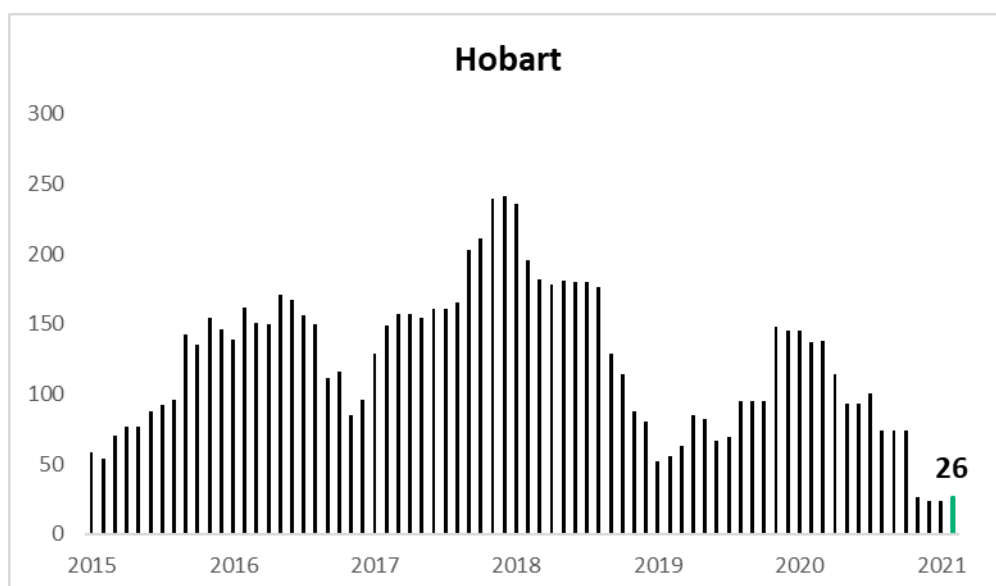
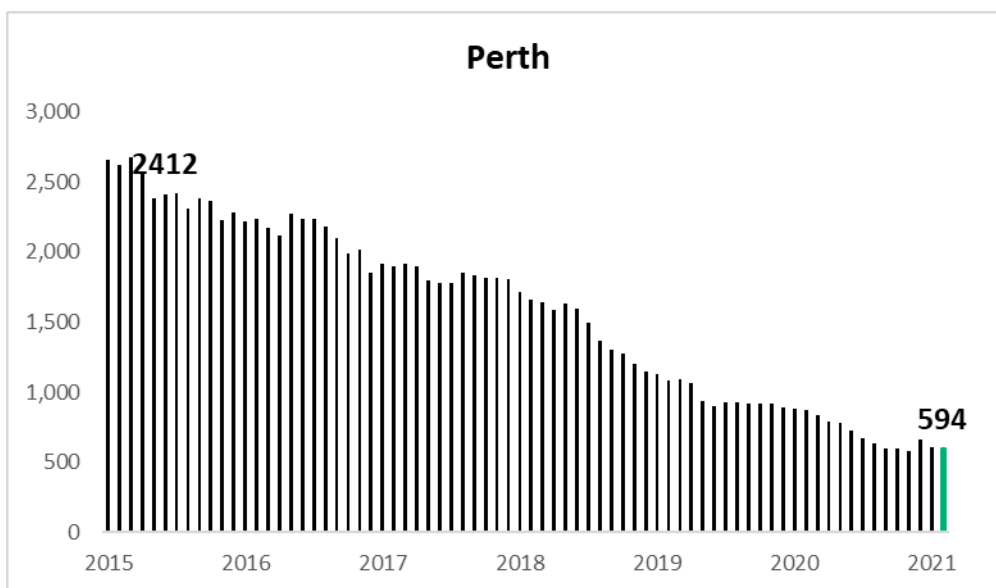


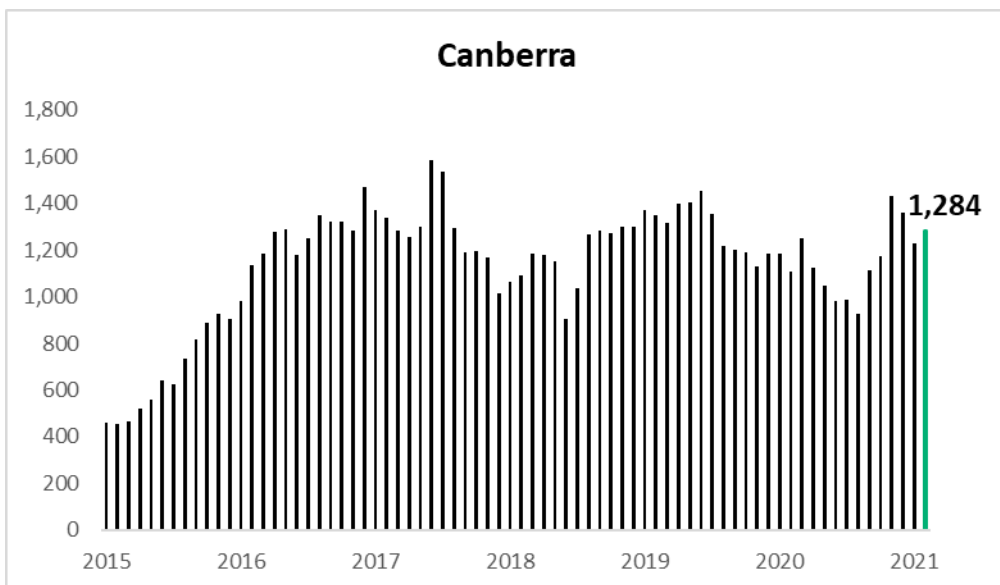
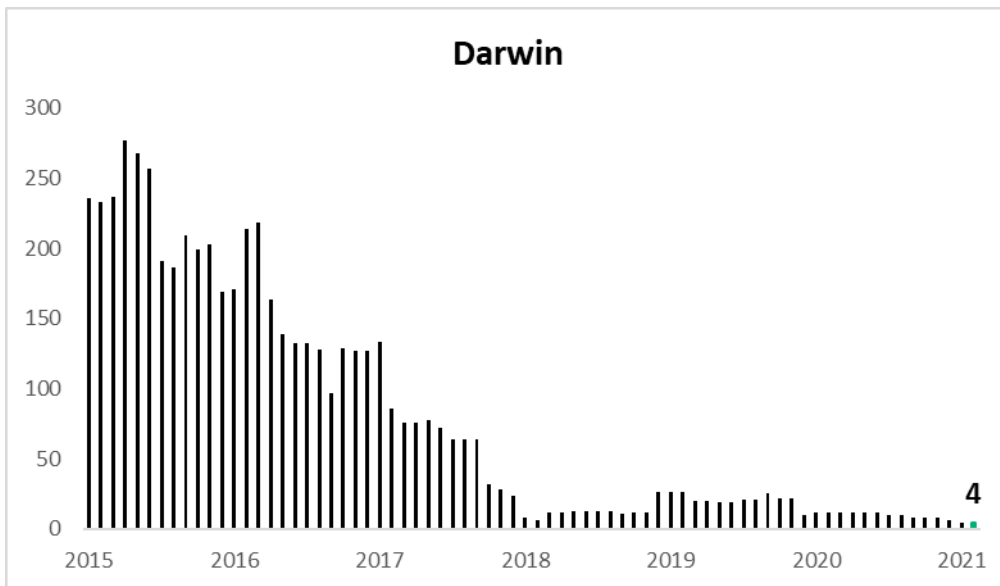
5-Year Series, ABS Building Approvals, Private Sector TOWNHOUSES - Rolling Monthly Annual













## Latest Data Tables

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

#### **NATIONAL**

##### **Full Year**

	<b>Approvals</b>	<b>Cost per Unit</b>
Brisbane	2,685	\$356,282
ACT	2,341	\$292,438
Gold Coast	1,748	\$427,316
Sydney	1,648	\$500,888
Melbourne	1,594	\$450,988
Blacktown	1,540	\$262,188
Dubbo Regional	1,534	\$271,232
Yarra	1,267	\$460,593
Georges River	1,254	\$335,053
Port Phillip	1,117	\$327,723

##### **This Year So Far**

	<b>Approvals</b>	<b>Cost per Unit</b>
Sydney	700	\$341,749
Gold Coast	535	\$317,792
Bayside	497	\$341,089
Brisbane	414	\$371,327
ACT	283	\$365,653
Blacktown	249	\$306,226
Claremont	245	\$979,592
Dubbo Regional	187	\$253,161
Kiama	129	\$420,233
Willoughby	117	\$362,060

##### **Quarter**

	<b>Approvals</b>	<b>Cost per Unit</b>
Gold Coast	1,023	\$444,104
Sydney	801	\$398,532
Brisbane	783	\$344,812
Dubbo Regional	717	\$240,364
ACT	542	\$316,293
Bayside	497	\$341,089
Blacktown	344	\$289,292
Claremont	245	\$979,592
Penrith	212	\$284,434
Northern Beaches	143	\$358,972

##### **Month**

	<b>Approvals</b>	<b>Cost per Unit</b>
Sydney	700	\$341,749
Gold Coast	530	\$298,149
Claremont	245	\$979,592
Blacktown	171	\$328,949
Brisbane	142	\$312,173
ACT	132	\$347,409



Kiama	129	\$420,233
Northern Beaches	95	\$287,408
Sutherland Shire	67	\$431,398
Greater Dandenong	60	\$450,361

## NSW

Full Year	Approvals	Cost per Unit
Sydney	1,648	\$500,888
Blacktown	1,540	\$262,188
Dubbo Regional	1,534	\$271,232
Georges River	1,254	\$335,053
Parramatta	926	\$332,784
Inner West	844	\$314,944
Bayside	787	\$350,734
Liverpool	591	\$285,356
Ryde	525	\$344,307
The Hills Shire	471	\$320,292

This Year So Far	Approvals	Cost per Unit
Sydney	700	\$341,749
Bayside	497	\$341,089
Blacktown	249	\$306,226
Dubbo Regional	187	\$253,161
Kiama	129	\$420,233
Willoughby	117	\$362,060
Northern Beaches	102	\$294,243
Shellharbour	77	\$365,951
Sutherland Shire	67	\$431,398
Ku-ring-gai	54	\$370,370

Quarter	Approvals	Cost per Unit
Sydney	801	\$398,532
Dubbo Regional	717	\$240,364
Bayside	497	\$341,089
Blacktown	344	\$289,292
Penrith	212	\$284,434
Northern Beaches	143	\$358,972
Kiama	129	\$420,233
Willoughby	117	\$362,060
Georges River	107	\$331,831
Sutherland Shire	99	\$592,438

Month	Approvals	Cost per Unit
Sydney	700	\$341,749
Blacktown	171	\$328,949
Kiama	129	\$420,233
Northern Beaches	95	\$287,408
Sutherland Shire	67	\$431,398
Fairfield	41	\$237,073
Penrith	39	\$256,410



North Sydney	32	\$809,375
Bayside	26	\$346,154
Canterbury-Bankstown	25	\$275,819

## VIC

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Melbourne	1,594	\$450,988
Yarra	1,267	\$460,593
Port Phillip	1,117	\$327,723
Glen Eira	794	\$450,013
Boroondara	580	\$459,029
Moreland	556	\$368,896
Stonnington	419	\$690,456
Hobsons Bay	400	\$350,276
Whitehorse	305	\$402,967
Moonee Valley	280	\$387,656

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Yarra	110	\$446,068
Kingston	86	\$250,581
Greater Dandenong	60	\$450,361
Boroondara	47	\$1,104,751
Moreland	40	\$300,000
Whitehorse	31	\$411,645
Stonnington	24	\$270,833
Glen Eira	10	\$407,800
Melbourne	10	\$330,000
Alpine		

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Maribyrnong	131	\$298,092
Yarra	110	\$446,068
Kingston	86	\$250,581
Melbourne	71	\$544,997
Boroondara	63	\$1,037,195
Greater Dandenong	60	\$450,361
Moreland	40	\$300,000
Stonnington	36	\$330,278
Glen Eira	34	\$407,756
Whitehorse	31	\$411,645

<b>Month</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Greater Dandenong	60	\$450,361
Boroondara	40	\$1,086,691
Yarra	32	\$739,608
Whitehorse	31	\$411,645
Stonnington	24	\$270,833
Glen Eira	10	\$407,800

## QLD

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Unit</b>
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Brisbane	2,685	\$356,282
Gold Coast	1,748	\$427,316
Sunshine Coast	563	\$514,763
Moreton Bay	213	\$314,869
Redland	90	\$292,844
Logan	79	\$253,165
Noosa	43	\$558,441
Townsville	12	\$416,667
Cairns	10	\$803,053
Rockhampton	6	\$151,667
<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Gold Coast	535	\$317,792
Brisbane	414	\$371,327
Sunshine Coast	45	\$288,889
Townsville	12	\$416,667
Ipswich	1	\$162,500
<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Gold Coast	1,023	\$444,104
Brisbane	783	\$344,812
Logan	59	\$254,237
Sunshine Coast	45	\$288,889
Townsville	12	\$416,667
Ipswich	1	\$162,500
<b>Month</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Gold Coast	530	\$298,149
Brisbane	142	\$312,173
Sunshine Coast	37	\$270,270
<b>SA</b>		
<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Charles Sturt	232	\$251,203
Adelaide	208	\$558,288
Norwood Payneham St Peters	62	\$438,710
West Torrens	61	\$319,672
Holdfast Bay	56	\$285,714
Gawler	30	\$175,333
Onkaparinga	22	\$227,273
Unley	22	\$363,636
Campbelltown	21	\$200,714
Prospect	20	\$500,000
<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Holdfast Bay	56	\$285,714
West Torrens	39	\$333,333
Unley	22	\$363,636
Marion	17	\$200,982
Campbelltown	4	\$178,750
<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Unit</b>



Holdfast Bay	56	\$285,714
Norwood Payneham St Peters	53	\$471,698
West Torrens	39	\$333,333
Charles Sturt	32	\$204,031
Unley	22	\$363,636
Marion	17	\$200,982
Campbelltown	4	\$178,750

<b>Month</b>	<b>Approvals</b>	<b>Cost per Unit</b>
West Torrens	34	\$352,941

#### **WA**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Perth	322	\$248,634
Stirling	290	\$299,204
Claremont	261	\$989,301
Subiaco	260	\$376,923
Melville	227	\$392,132
Nedlands	183	\$387,325
Fremantle	123	\$273,447
South Perth	121	\$296,824
Vincent	100	\$362,676
Victoria Park	94	\$292,021

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Claremont	245	\$979,592
Mosman Park	26	\$275,000
Nedlands	26	\$466,996
South Perth	16	\$343,750
Belmont	14	\$214,286

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Claremont	245	\$979,592
Melville	122	\$396,919
Victoria Park	58	\$331,034
Mosman Park	26	\$275,000
Nedlands	26	\$466,996
South Perth	16	\$343,750
Belmont	14	\$214,286

<b>Month</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Claremont	245	\$979,592
Mosman Park	26	\$275,000
Nedlands	14	\$642,857

#### **TAS**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Hobart	28	\$339,286
Devonport		

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Hobart	28	\$339,286



<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Hobart	28	\$339,286
<b>Month</b>	<b>Approvals</b>	<b>Cost per Unit</b>
Hobart	28	\$339,286
<b>NT</b>		
<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>
<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Unit</b>
<b>Month</b>	<b>Approvals</b>	<b>Cost per Unit</b>
<b>ACT</b>		
<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Unit</b>
ACT	2,341	\$292,438
<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Unit</b>
ACT	283	\$365,653
<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Unit</b>
ACT	542	\$316,293
<b>Month</b>	<b>Approvals</b>	<b>Cost per Unit</b>
ACT	132	\$347,409

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

<b>National</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
<b>Full Year</b>		
Brisbane	1347	\$302,872
ACT	1287	\$242,281
Moreton Bay	795	\$204,917
Canterbury-Bankstown	657	\$330,936
Blacktown	655	\$219,283
Logan	653	\$168,652
Hobsons Bay	651	\$278,071
Moreland	580	\$273,703
Monash	569	\$374,763
Gold Coast	567	\$277,752



<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Hobsons Bay	333	\$234,634
Brisbane	170	\$319,249
ACT	123	\$237,265
Canterbury-Bankstown	115	\$337,945
Parramatta	104	\$390,004
Sunshine Coast	97	\$268,499
Monash	92	\$340,294
Marion	90	\$201,890
Logan	84	\$155,585
Casey	79	\$384,215

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Hobsons Bay	380	\$246,656
Logan	196	\$165,624
Brisbane	186	\$321,127
Canterbury-Bankstown	183	\$332,219
ACT	182	\$227,113
Sunshine Coast	131	\$258,784
Parramatta	128	\$387,454
Whittlesea	117	\$218,085
Marion	114	\$196,665
Brimbank	109	\$252,110

<b>Month</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Hobsons Bay	313	\$232,514
Brisbane	157	\$317,916
ACT	120	\$233,546
Greater Geelong	69	\$230,513
Monash	68	\$323,042
Parramatta	66	\$376,441
Brimbank	59	\$242,400
Canterbury-Bankstown	52	\$336,424
Logan	52	\$154,405
Kingston	42	\$526,184

## **NSW**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Canterbury-Bankstown	657	\$330,936
Blacktown	655	\$219,283
Sutherland Shire	469	\$411,125
Parramatta	419	\$357,568
Wollongong	409	\$273,542
Newcastle	309	\$258,603
Shellharbour	308	\$280,127
Dubbo Regional	307	\$342,648
Camden	265	\$261,630
Maitland	262	\$251,412

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
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Canterbury-Bankstown	115	\$337,945
Parramatta	104	\$390,004
Shoalhaven	51	\$249,744
Newcastle	50	\$311,725
Sutherland Shire	46	\$496,493
Dubbo Regional	43	\$275,491
Camden	38	\$223,568
Fairfield	38	\$253,447
Liverpool	34	\$208,640
Maitland	34	\$340,478

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Canterbury-Bankstown	183	\$332,219
Parramatta	128	\$387,454
Blacktown	94	\$241,421
Sutherland Shire	89	\$461,608
Newcastle	88	\$288,003
Dubbo Regional	81	\$333,128
Shellharbour	75	\$271,062
Liverpool	71	\$248,689
Camden	59	\$226,692
Shoalhaven	59	\$254,848

<b>Month</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Parramatta	66	\$376,441
Canterbury-Bankstown	52	\$336,424
Fairfield	32	\$253,687
Camden	30	\$217,186
Shellharbour	28	\$285,884
Sutherland Shire	28	\$500,184
Newcastle	27	\$301,248
Dubbo Regional	24	\$267,969
Bayside	20	\$321,013
Shoalhaven	20	\$224,990

#### **VIC**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Hobsons Bay	651	\$278,071
Moreland	580	\$273,703
Monash	569	\$374,763
Darebin	553	\$281,276
Whitehorse	525	\$393,918
Casey	430	\$266,600
Whittlesea	429	\$219,898
Knox	418	\$289,281
Moonee Valley	400	\$412,549
Glen Eira	380	\$486,502

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Hobsons Bay	333	\$234,634
Monash	92	\$340,294



Casey	79	\$384,215
Greater Geelong	78	\$249,428
Kingston	75	\$488,000
Brimbank	73	\$245,438
Whitehorse	68	\$389,644
Glen Eira	65	\$488,933
Moreland	62	\$297,871
Knox	57	\$293,864

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Hobsons Bay	380	\$246,656
Whittlesea	117	\$218,085
Brimbank	109	\$252,110
Kingston	109	\$440,391
Monash	108	\$340,662
Greater Geelong	107	\$242,923
Moonee Valley	99	\$415,829
Casey	96	\$353,260
Moreland	92	\$294,842
Knox	86	\$287,457

<b>Month</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Hobsons Bay	313	\$232,514
Greater Geelong	69	\$230,513
Monash	68	\$323,042
Brimbank	59	\$242,400
Kingston	42	\$526,184
Moreland	40	\$311,344
Moonee Valley	39	\$363,847
Casey	35	\$223,571
Glen Eira	34	\$455,846
Darebin	33	\$334,740

<b>QLD</b>		
<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Brisbane	1347	\$302,872
Moreton Bay	795	\$204,917
Logan	653	\$168,652
Gold Coast	567	\$277,752
Sunshine Coast	419	\$235,312
Ipswich	248	\$222,142
Redland	135	\$281,596
Toowoomba	110	\$200,304
Noosa	37	\$476,310
Fraser Coast	30	\$248,592

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Brisbane	170	\$319,249
Sunshine Coast	97	\$268,499
Logan	84	\$155,585
Gold Coast	72	\$259,922



Fraser Coast	13	\$273,714
Ipswich	11	\$173,730
Redland	11	\$453,745
Toowoomba	11	\$251,898
Cairns	10	\$231,200
Southern Downs	10	\$245,500

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Logan	196	\$165,624
Brisbane	186	\$321,127
Sunshine Coast	131	\$258,784
Gold Coast	100	\$275,448
Toowoomba	26	\$212,581
Ipswich	23	\$166,731
Redland	14	\$407,466
Fraser Coast	13	\$273,714
Cairns	10	\$231,200
Moreton Bay	10	\$143,500

<b>Month</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Brisbane	157	\$317,916
Logan	52	\$154,405
Gold Coast	38	\$311,391
Sunshine Coast	35	\$240,623
Redland	11	\$453,745
Cairns	10	\$231,200
Ipswich	8	\$169,058
Toowoomba	4	\$186,550
Fraser Coast	3	\$220,000
Noosa	3	\$1,631,667

<b>SA</b>		
<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Campbelltown	341	\$232,557
Charles Sturt	233	\$233,225
Marion	185	\$205,851
West Torrens	176	\$233,537
Port Adelaide Enfield	130	\$213,873
Tea Tree Gully	83	\$192,783
Norwood Payneham St Peters	79	\$423,851
Prospect	72	\$263,139
Salisbury	48	\$200,000
Onkaparinga	47	\$188,018

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Marion	90	\$201,890
Campbelltown	42	\$270,968
Tea Tree Gully	17	\$194,000
Port Adelaide Enfield	16	\$203,125
Onkaparinga	14	\$192,857
West Torrens	14	\$293,571



Norwood Payneham St Peters	13	\$279,555
Prospect	11	\$272,727
Burnside	8	\$400,000
Charles Sturt	7	\$200,000

<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Marion	114	\$196,665
Campbelltown	55	\$261,902
Norwood Payneham St Peters	43	\$472,889
West Torrens	43	\$249,302
Prospect	33	\$272,727
Charles Sturt	22	\$244,194
Port Adelaide Enfield	22	\$199,091
Onkaparinga	20	\$184,500
Tea Tree Gully	17	\$194,000
Burnside	8	\$400,000

<b>Month</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Campbelltown	26	\$301,275
Marion	19	\$300,000
West Torrens	14	\$293,571
Burnside	8	\$400,000
Port Adelaide Enfield	8	\$206,250
Charles Sturt	7	\$200,000
Onkaparinga	6	\$150,000
Tea Tree Gully	6	\$164,667
Unley	5	\$220,000
Holdfast Bay	4	\$237,500

#### **WA**

<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Stirling	158	\$222,756
Joondalup	75	\$207,488
Canning	59	\$246,470
Cockburn	58	\$215,791
Dardanup	56	\$251,376
Gosnells	42	\$208,970
Nedlands	32	\$500,511
Melville	31	\$325,085
Bayswater	30	\$211,188
Swan	28	\$253,855

<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Stirling	36	\$225,067
Dardanup	20	\$262,466
Belmont	15	\$308,574
Swan	12	\$203,023
Ashburton	11	\$225,242
Canning	11	\$250,000
Joondalup	11	\$200,498
Melville	10	\$279,085





Gosnells	9	\$148,229
Vincent	5	\$300,000
<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Stirling	85	\$221,327
Joondalup	44	\$207,666
Dardanup	28	\$265,120
Belmont	15	\$308,574
Melville	13	\$256,668
Swan	12	\$203,023
Ashburton	11	\$225,242
Bayswater	11	\$225,355
Canning	11	\$250,000
Gosnells	9	\$148,229
<b>Month</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Swan	12	\$203,023
Ashburton	11	\$225,242
Gosnells	7	\$128,571
Vincent	5	\$300,000
Subiaco	3	\$331,833
<b>TAS</b>		
<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Glenorchy	24	\$284,167
Devonport	13	\$323,077
Launceston	6	\$300,000
Burnie	5	\$203,000
Hobart	2	\$250,000
<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Devonport	2	\$450,000
Glenorchy	2	\$192,500
<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Devonport	2	\$450,000
Glenorchy	2	\$192,500
<b>Month</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Glenorchy	2	\$192,500
<b>NT</b>		
<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Alice Springs	6	\$357,246
Barkly	6	\$266,667
Darwin	2	\$282,425
<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Barkly	6	\$266,667
<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
Barkly	6	\$266,667



Month	Approvals	Cost per Townhouse
<b>ACT</b>		
<b>Full Year</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
ACT	1287	\$242,281
<b>This Year So Far</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
ACT	123	\$237,265
<b>Quarter</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
ACT	182	\$227,113
<b>Month</b>	<b>Approvals</b>	<b>Cost per Townhouse</b>
ACT	120	\$233,546

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



#### **CURRENT NEW BUILD FOR SALE**

<b>NSW</b>	<b>Listed</b>	<b>Median Asking Price</b>
Sydney	205	\$1,285,251
The Hills Shire	170	\$738,750
Cumberland	147	\$595,000
Blacktown	143	\$504,990
Parramatta	141	\$654,500
Ryde	136	\$785,000
Bayside	129	\$900,000
Liverpool	110	\$530,000
Sutherland Shire	78	\$970,000
Ku-ring-gai	68	\$1,690,000
<b>VIC</b>	<b>Listed</b>	<b>Median Asking Price</b>
Melbourne	357	\$725,000
Boroondara	233	\$1,225,000
Stonnington	233	\$1,050,000
Bayside	224	\$1,305,000
Maribyrnong	166	\$527,850
Port Phillip	141	\$811,750
Whitehorse	131	\$599,000
Darebin	128	\$594,900
Moonee Valley	114	\$715,500
Bass Coast	1	
<b>QLD</b>	<b>Listed</b>	<b>Median Asking Price</b>
Brisbane	627	\$655,000
Gold Coast	359	\$749,900



Sunshine Coast	77	\$731,700
Moreton Bay	47	\$750,000
Redland	28	\$657,500
Noosa	13	\$2,250,000
Fraser Coast	8	\$329,500
Toowoomba	8	\$439,000
Logan	6	\$345,000
Bundaberg	2	\$590,000

<b>SA</b>	<b>Listed</b>	<b>Median Asking Price</b>
Adelaide	21	\$602,500
Charles Sturt	20	\$532,500
Norwood Payneham St Peters	7	\$1,035,000
Unley	7	\$770,000
Prospect	5	
Burnside	4	
Wattle Range	3	\$289,000
West Torrens	3	
Holdfast Bay	1	\$2,850,000

<b>WA</b>	<b>Listed</b>	<b>Median Asking Price</b>
Cockburn	21	\$465,472
Stirling	12	\$729,000
Swan	10	\$384,197
Meekatharra	9	\$625,000
Canning	8	\$469,000
Victoria Park	7	\$756,000
Ravensthorpe	6	\$520,000
South Perth	6	\$770,000
Wanneroo	6	\$464,990
Vincent	5	\$770,000

<b>TAS</b>	<b>Listed</b>	<b>Median Asking Price</b>
Clarence	12	\$600,000
Kingborough	8	\$690,000
Launceston	3	\$569,500
Break O'Day	1	\$340,000
Brighton	1	\$495,000
Burnie	1	\$350,000
Glenorchy	1	\$535,000
Meander Valley	1	\$325,000
Sorell	1	\$475,000
West Tamar	1	\$483,000

<b>NT</b>	<b>Listed</b>	<b>Median Asking Price</b>
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<b>ACT</b>	<b>Listed</b>	<b>Median Asking Price</b>
ACT	84	\$529,700



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



### CURRENT NEW BUILD FOR SALE

#### NSW

	<b>Listed</b>	<b>Median Asking Price</b>
Blacktown	87	\$779,000
The Hills Shire	58	\$900,000
Liverpool	25	\$795,000
Lake Macquarie	24	\$557,500
Camden	22	\$729,900
Sutherland Shire	19	\$1,197,000
Wingecarribee	15	\$995,500
Ku-ring-gai	9	\$1,637,500
Willoughby	9	\$2,230,000
Central Coast	8	\$860,000

#### VIC

	<b>Listed</b>	<b>Median Asking Price</b>
Casey	240	\$484,500
Wyndham	141	\$458,690
Whittlesea	96	\$504,975
Cardinia	92	\$499,020
Boroondara	89	\$1,520,000
Hume	88	\$447,990
Brimbank	74	\$639,995
Whitehorse	70	\$1,275,000
Darebin	65	\$749,500
Hobsons Bay	55	\$749,000

#### QLD

	<b>Listed</b>	<b>Median Asking Price</b>
Brisbane	210	\$634,500
Gold Coast	121	\$584,000
Moreton Bay	57	\$428,000
Redland	24	\$544,500
Logan	20	\$397,500
Toowoomba	15	\$420,000
Ipswich	10	\$364,450
Fraser Coast	8	\$413,500
Livingstone	5	\$370,000
Sunshine Coast	4	\$485,000

#### SA

	<b>Listed</b>	<b>Median Asking Price</b>
West Torrens	17	\$419,750
Port Adelaide Enfield	15	\$418,000
Campbelltown	9	\$509,000
Charles Sturt	6	\$385,000
Mount Barker	6	\$379,000
Adelaide Hills	5	\$599,900
Marion	5	\$410,350
Norwood Payneham St Peters	5	\$609,000
Playford	4	\$289,500



Salisbury	4	\$375,000
<b>WA</b>	<b>Listed</b>	<b>Median Asking Price</b>
Cockburn	21	\$465,472
Stirling	12	\$729,000
Swan	10	\$384,197
Meekatharra	9	\$625,000
Canning	8	\$469,000
Victoria Park	7	\$756,000
Ravensthorpe	6	\$520,000
South Perth	6	\$770,000
Wanneroo	6	\$464,990
Vincent	5	\$770,000
<b>TAS</b>	<b>Listed</b>	<b>Median Asking Price</b>
Clarence	12	\$600,000
Kingborough	8	\$690,000
Launceston	3	\$569,500
Break O'Day	1	\$340,000
Brighton	1	\$495,000
Burnie	1	\$350,000
Glenorchy	1	\$535,000
Meander Valley	1	\$325,000
Sorell	1	\$475,000
West Tamar	1	\$483,000
<b>NT</b>	<b>Listed</b>	<b>Median Asking Price</b>
<b>ACT</b>	<b>Listed</b>	<b>Median Asking Price</b>
ACT	38	\$727,500

### Local Government Areas UNITS Currently Listed for Rent – Top Ten



#### **CURRENT FOR RENT**

<b>NSW</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Sydney	1,343	\$580
Parramatta	836	\$390
Bayside	685	\$463
Inner West	667	\$440
Canterbury-Bankstown	647	\$360
Cumberland	502	\$400
Randwick	477	\$525
North Sydney	474	\$550
Ryde	413	\$445
Canada Bay	348	\$540

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<b>VIC</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Melbourne	3,349	\$390
Stonnington	908	\$375
Boroondara	656	\$380
Glen Eira	654	\$375
Port Phillip	603	\$400
Yarra	445	\$395
Moreland	429	\$360
Whitehorse	353	\$370
Monash	350	\$390
Moonee Valley	315	\$350

<b>QLD</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Brisbane	2,993	\$430
Gold Coast	481	\$500
Cairns	197	\$340
Townsville	169	\$330
Sunshine Coast	159	\$480
Toowoomba	92	\$300
Moreton Bay	91	\$320
Mackay	89	\$310
Logan	81	\$290
Gladstone	65	\$250

<b>SA</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Adelaide	334	\$425
Charles Sturt	59	\$338
West Torrens	58	\$320
Salisbury	45	\$365
Holdfast Bay	41	\$420
Norwood Payneham St Peters	41	\$360
Unley	31	\$330
Port Adelaide Enfield	28	\$313
Walkerville	27	\$420
Mitcham	23	\$340

<b>WA</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Perth	234	\$480
Vincent	191	\$470
Stirling	145	\$380
South Perth	72	\$383
Subiaco	59	\$465
Belmont	56	\$410
Victoria Park	51	\$385
Joondalup	47	\$410
Bayswater	46	\$350
Melville	40	\$398

<b>TAS</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Hobart	78	\$445
Launceston	54	\$333



Glenorchy	14	\$360
Clarence	13	\$445
Devonport	10	\$265
Burnie	5	\$205
Central Coast	5	\$220
West Tamar	5	\$400
Kingborough	4	\$465
Meander Valley	3	\$350

<b>NT</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Darwin	145	\$390
Alice Springs	22	\$335
Palmerston	21	\$350
Katherine	5	\$350
Litchfield	1	\$350

<b>ACT</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
ACT	158	\$480

### Local Government Areas TOWNHOUSES Currently Listed for Rent – Top Ten



#### **CURRENT FOR RENT**

<b>NSW</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Sydney	1,343	\$580
Parramatta	836	\$390
Bayside	685	\$463
Inner West	667	\$440
Canterbury-Bankstown	647	\$360
Cumberland	502	\$400
Randwick	477	\$525
North Sydney	474	\$550
Ryde	413	\$445
Canada Bay	348	\$540

<b>VIC</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Melbourne	3,349	\$390
Stonnington	908	\$375
Boroondara	656	\$380
Glen Eira	654	\$375
Port Phillip	603	\$400
Yarra	445	\$395
Moreland	429	\$360
Whitehorse	353	\$370
Monash	350	\$390
Moonee Valley	315	\$350



<b>QLD</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Brisbane	2,993	\$430
Gold Coast	481	\$500
Cairns	197	\$340
Townsville	169	\$330
Sunshine Coast	159	\$480
Toowoomba	92	\$300
Moreton Bay	91	\$320
Mackay	89	\$310
Logan	81	\$290
Gladstone	65	\$250

<b>SA</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Adelaide	334	\$425
Charles Sturt	59	\$338
West Torrens	58	\$320
Salisbury	45	\$365
Holdfast Bay	41	\$420
Norwood Payneham St Peters	41	\$360
Unley	31	\$330
Port Adelaide Enfield	28	\$313
Walkerville	27	\$420
Mitcham	23	\$340

<b>WA</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Perth	234	\$480
Vincent	191	\$470
Stirling	145	\$380
South Perth	72	\$383
Subiaco	59	\$465
Belmont	56	\$410
Victoria Park	51	\$385
Joondalup	47	\$410
Bayswater	46	\$350
Melville	40	\$398

<b>TAS</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Hobart	78	\$445
Launceston	54	\$333
Glenorchy	14	\$360
Clarence	13	\$445
Devonport	10	\$265
Burnie	5	\$205
Central Coast	5	\$220
West Tamar	5	\$400
Kingborough	4	\$465
Meander Valley	3	\$350

<b>NT</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
Darwin	145	\$390
Alice Springs	22	\$335





Palmerston	21	\$350
Katherine	5	\$350
Litchfield	1	\$350
<b>ACT</b>	<b>For Rent</b>	<b>Median Asking Rent</b>
ACT	158	\$480



### **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](#).