



National Townhouse and Unit Building Report

Capitals and Local
Government Areas

April 2021



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Depressed Higher-Density Development Still Falling Although Early Signs of Revival Now Emerging in Some Capitals

A raft of government policies introduced over the past year and designed to stimulate residential building activity have had minimal impact to date on the higher-density development sector.

The trend for total national ABS higher-density dwelling building approvals continues to decline, down by 5.1% over the first three months of this year compared to the same period in 2020.

Although annual levels remain at their lowest since 2012, the declining trend has improved marginally over the past month reflecting increased apartment development activity in Brisbane, Perth and Canberra.

Nationally, 8005 higher-density dwellings were approved for building over March which was the highest monthly total since July 2018. Capital city higher-density building approvals accounted for 39.5% of all dwelling approvals over the month which, although an increase over the previous month's result, remained well below the 48.4% market share recorded over March 2020.

Townhouse construction trends continue to outperform units, although the monthly market share of total higher density development fell to 36.4% - the lowest result since February 2020.

The number of national unit building approvals reported over the first three months of this year was lower by 7.1% compared to the same period in 2020 with townhouse approvals down by 2.0% compared to the same year to date comparisons.

Market Insights

Units

Sydney, Melbourne and Adelaide have reported sharp declines in unit approvals over the year ending March 2021 compared to the previous year, down by 16.8%, 31.6%



and 41.9% respectively. Brisbane and Perth however have recorded annual Increases In unit approvals - higher by 4.5% and 14.1% respectively.

Adelaide reported the highest average per unit building cost per approval of \$427,778 over March 2021 followed by Melbourne \$383,752, Sydney \$380,001 and Brisbane \$317,961.

Units	Sydney	Melbourne	Brisbane	Adelaide	Perth
Mar-21	1784	1405	672	36	0
Previous Month	1247	197	142	34	285
This Year to Date v. Same Last Year	-9.5%	-56.5%	72.8%	1.2%	42.8%
Full Year to Date v. Same Last Year	-16.8%	-31.6%	4.5%	-41.9%	14.1%
Average Cost per Approval	\$380,001	\$383,752	\$317,961	\$427,778	

The top performing Local Government Area nationally for unit building approvals over the year ending March 2021 was Brisbane City with 3,043 followed by Canberra with 2,836, Gold Coast 2,008, Sydney City 1,882 and Melbourne City 1,733.

Units	Approvals
Year Ending March 2021	
Brisbane (QLD)	3,043
Canberra (ACT)	2,836
Gold Coast (QLD)	2,008
Sydney (NSW)	1,882
Melbourne (VIC)	1,733
Dubbo Regional (NSW)	1,620
Blacktown (NSW)	1,413
Port Phillip (VIC)	1,159
The Hills Shire (NSW)	1,016
Yarra (VIC)	974



Townhouses

Brisbane reported the highest increase in townhouse building approvals over the year ending March 2021 up by 21.0% followed by Sydney up 9.6% and Melbourne higher by 2.6%. Townhouse building approvals however were down by 17.8% for Adelaide and 20.0% for Perth on the same year on year comparisons.

Sydney reported the highest average per townhouse building cost of \$376,297 over March 2021 followed by Melbourne \$367,095, Brisbane \$269,199, Adelaide \$236,467 and Perth \$233,517.

Townhouses	Sydney	Melbourne	Brisbane	Adelaide	Perth
Mar-21	671	873	171	122	89
Previous Month	434	965	297	106	27
This Year to Date v. Same Last Year	9.3%	-2.4%	-20.2%	-0.5%	2.5%
Full Year to Date v. Same Last Year	9.6%	2.6%	21.0%	-17.8%	-20.0%
Average Cost per Approval	\$376,297	\$367,095	\$269,199	\$236,467	\$233,517

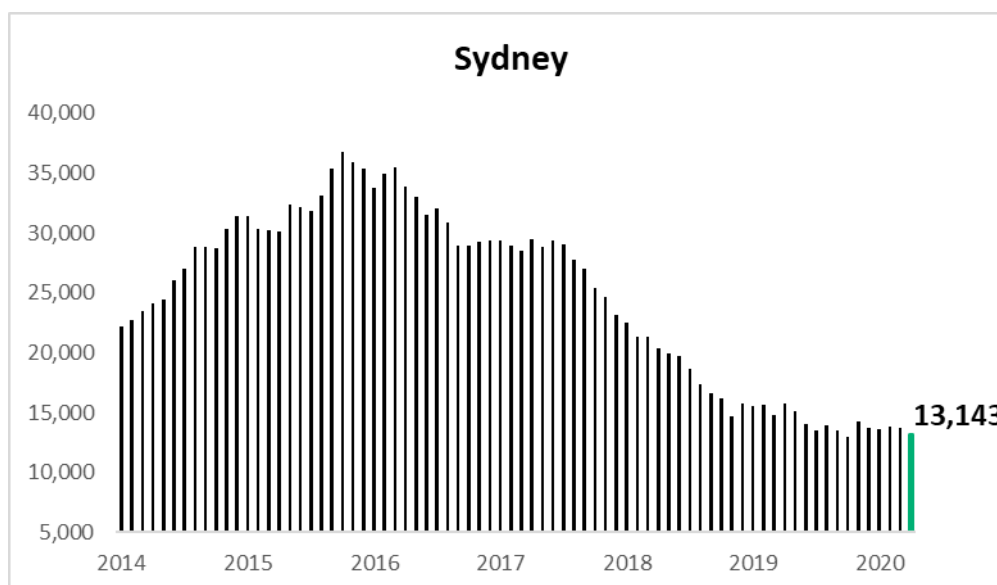
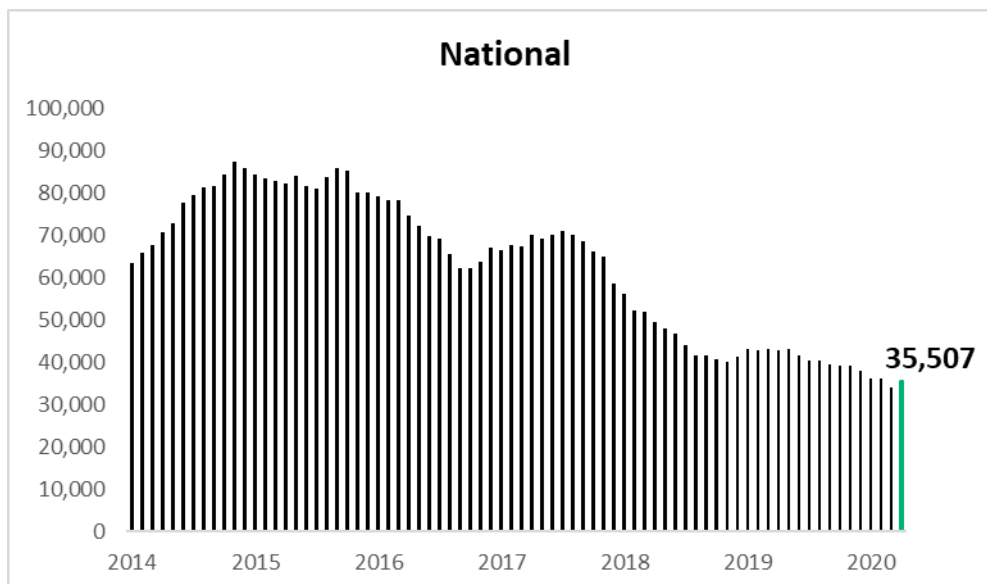
The top performing Local Government Area nationally for ABS townhouse building approvals over the year ending March 2021 compared to the same period the previous year was Brisbane City with 1,482 followed by Canberra with 1,357, Blacktown 923, Moreton Bay 826, Logan 745, Canterbury-Bankstown 692, and Hobsons Bay 691.

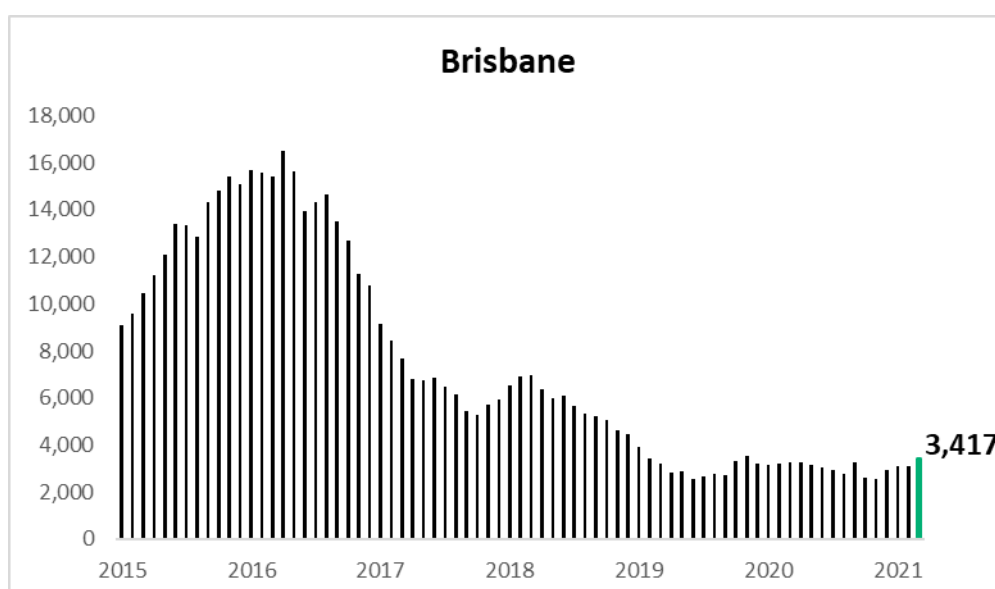
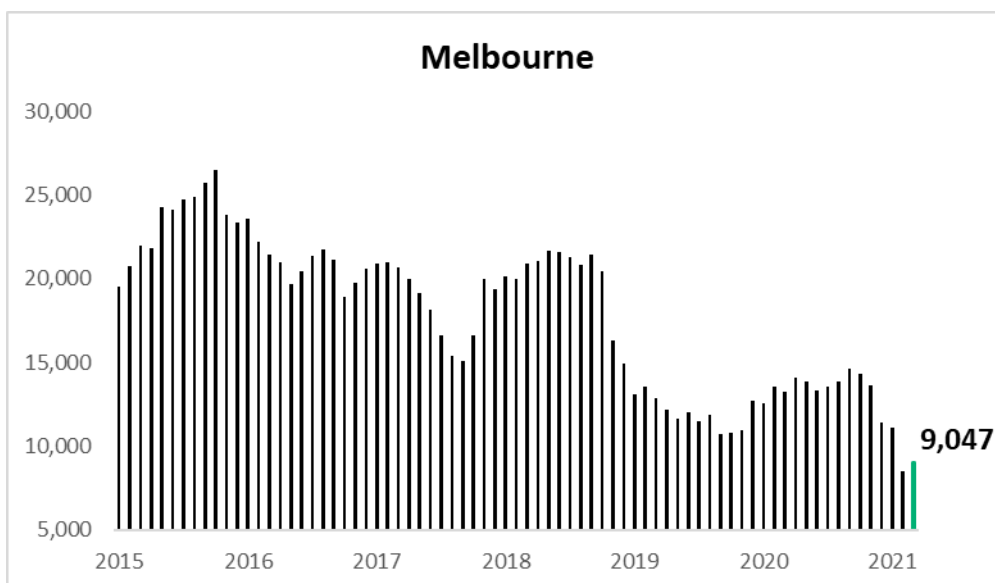
Townhouses	Approvals
Year Ending March 2021	
Brisbane (QLD)	1482
Canberra (ACT)	1357
Blacktown (NSW)	923
Moreton Bay (QLD)	826
Logan (QLD)	745
Gold Coast (QLD)	720
Canterbury-Bankstown (NSW)	692
Hobsons Bay (VIC)	691
Moreland (VIC)	646
Darebin (VIC)	600

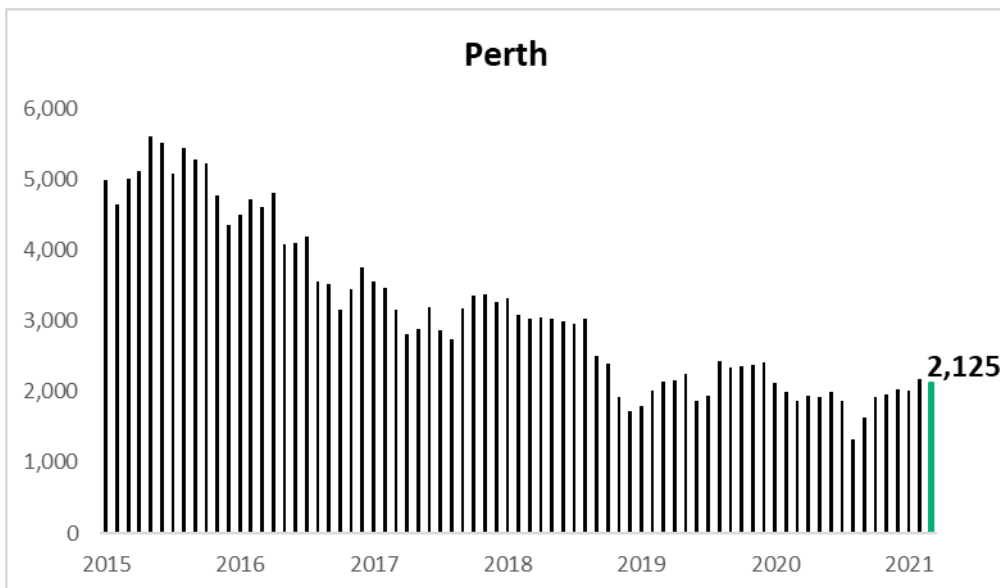
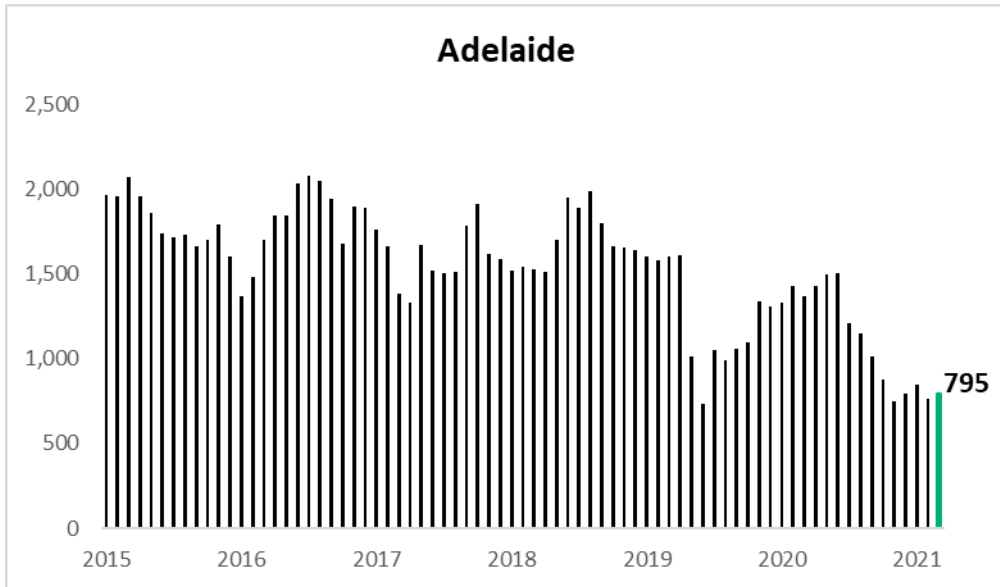


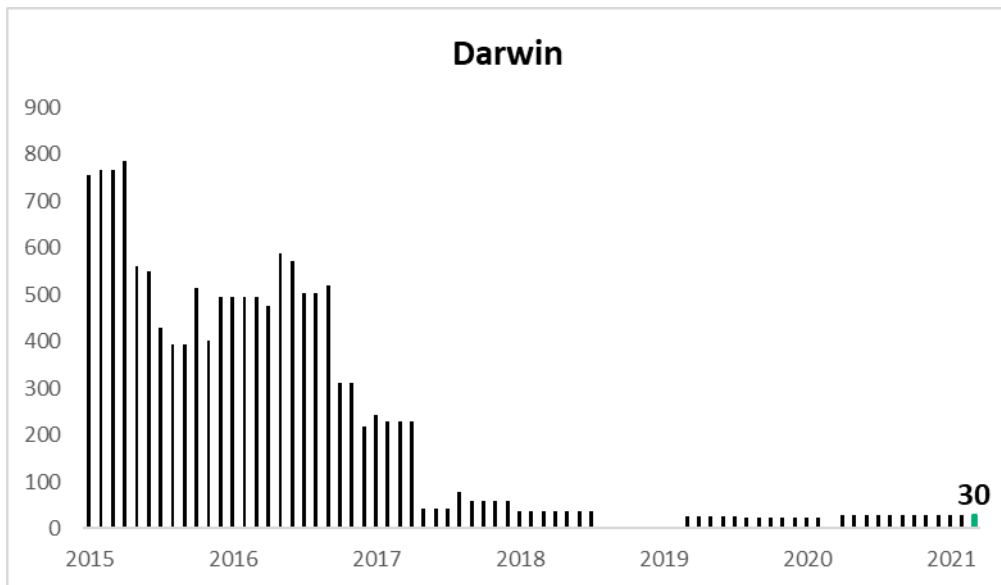
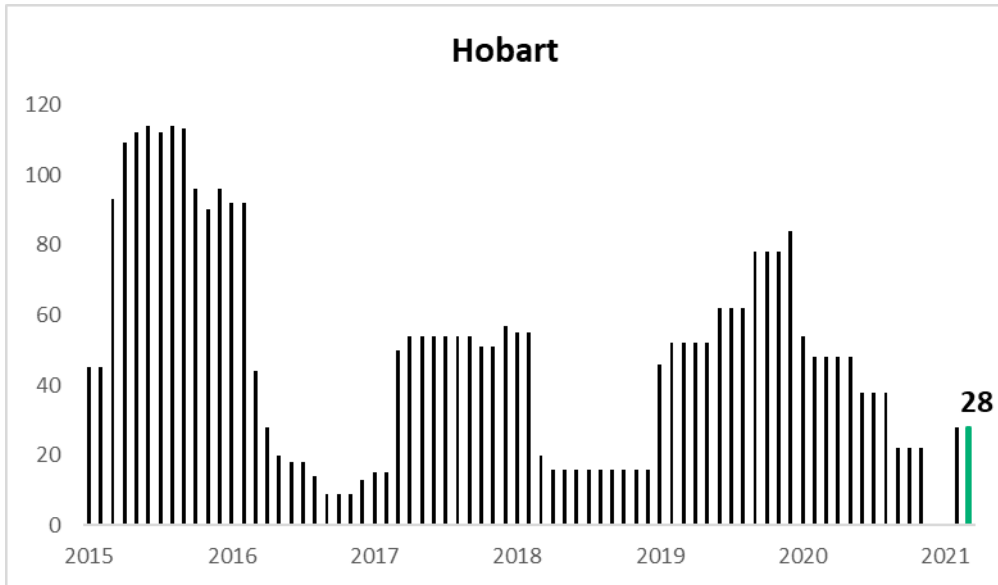
New Unit and Townhouse Building Approvals (ABS March 2021)

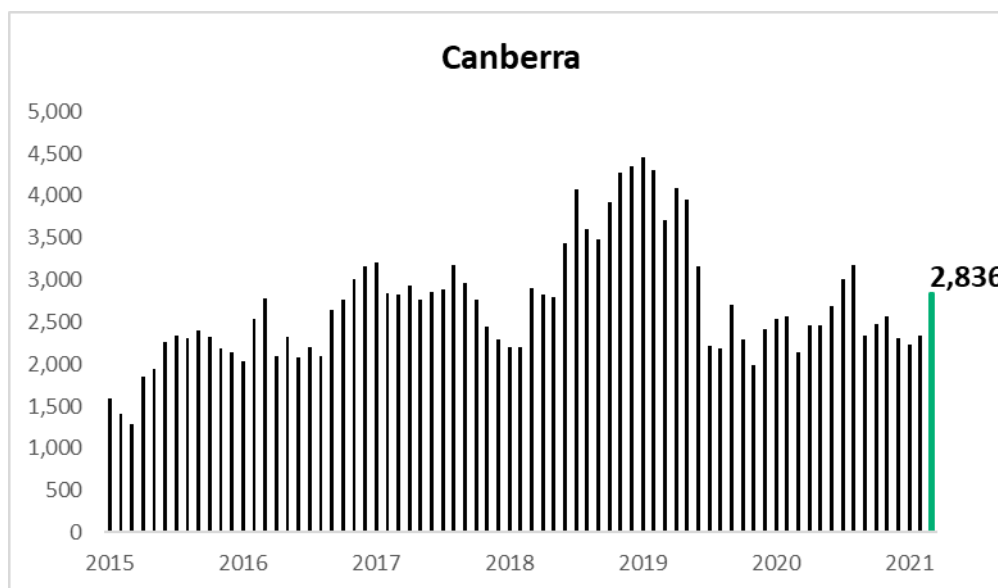
5-Year Series, ABS Building Approvals, Private Sector UNITS - Rolling Monthly Annual



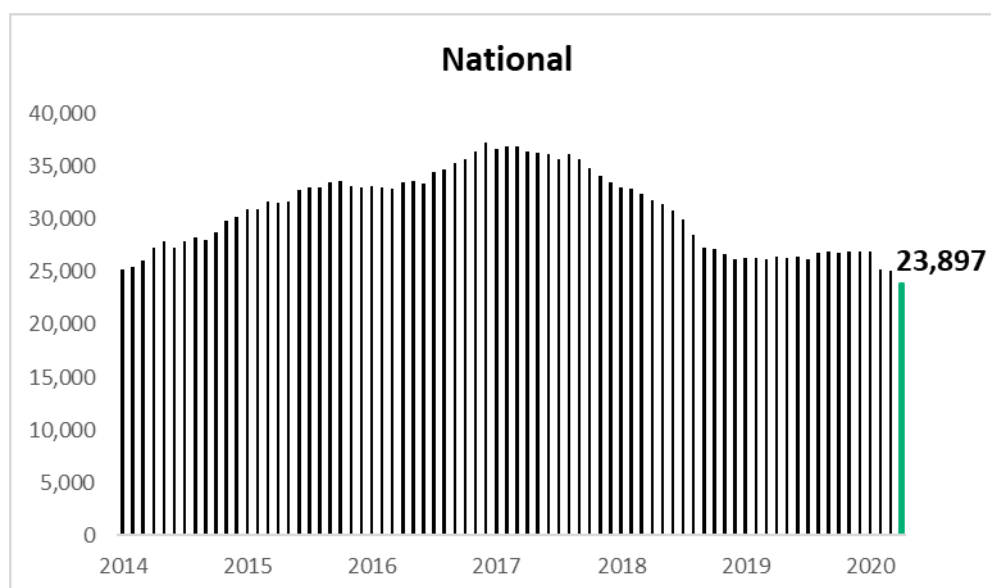


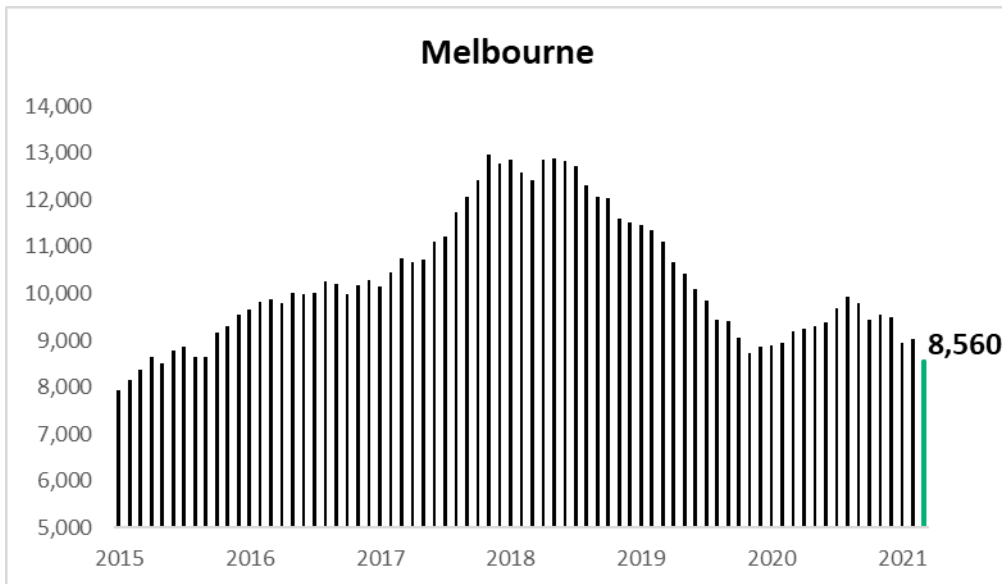
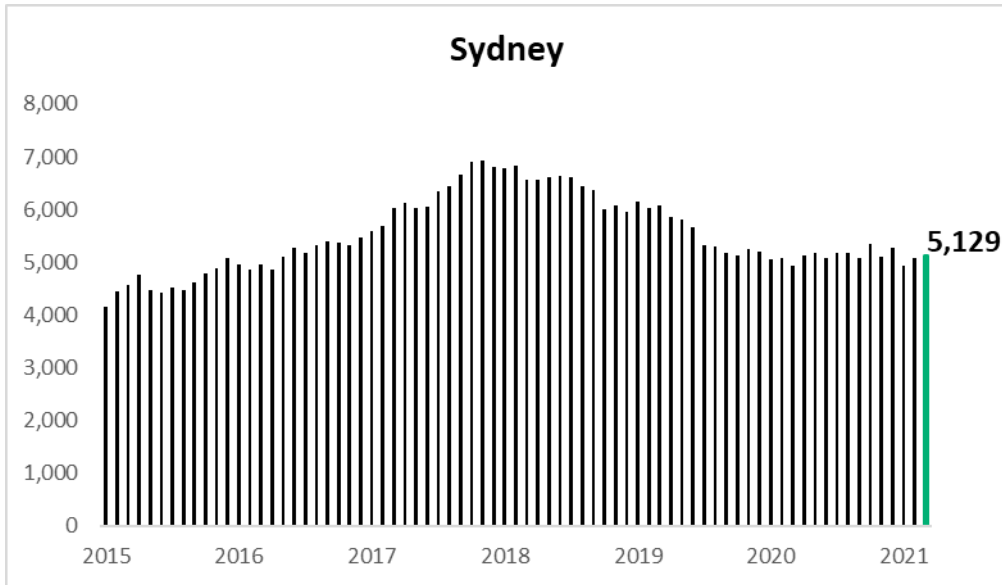


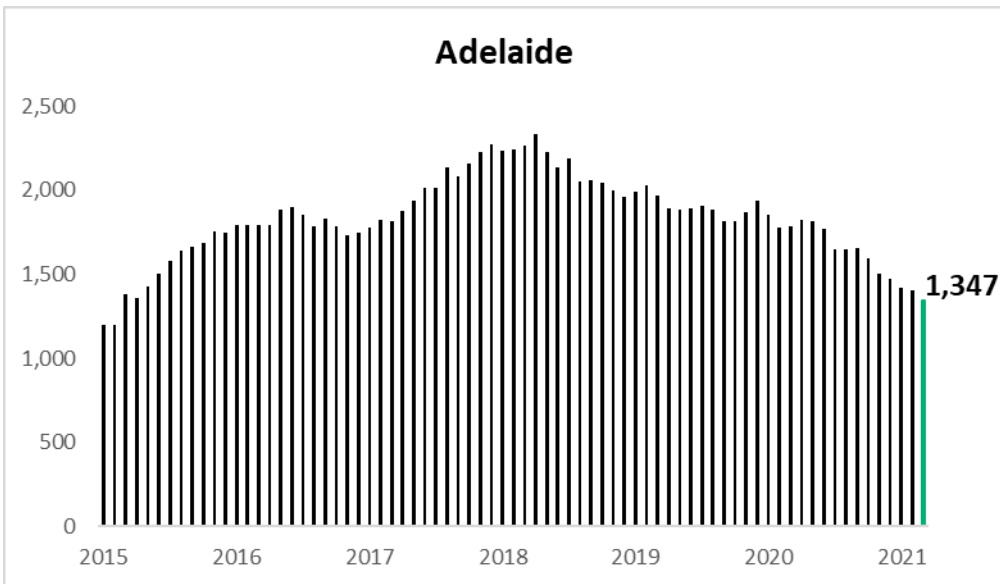
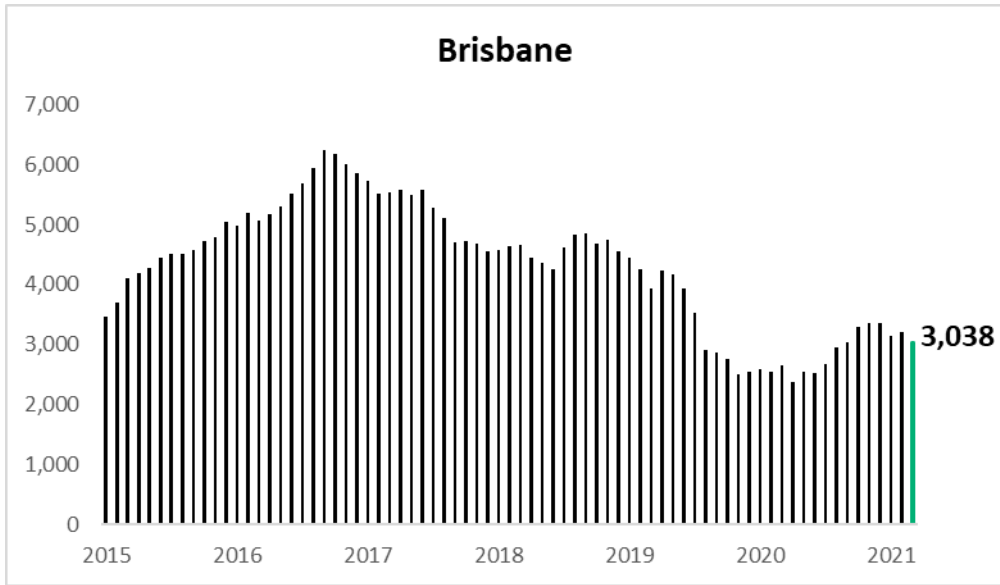


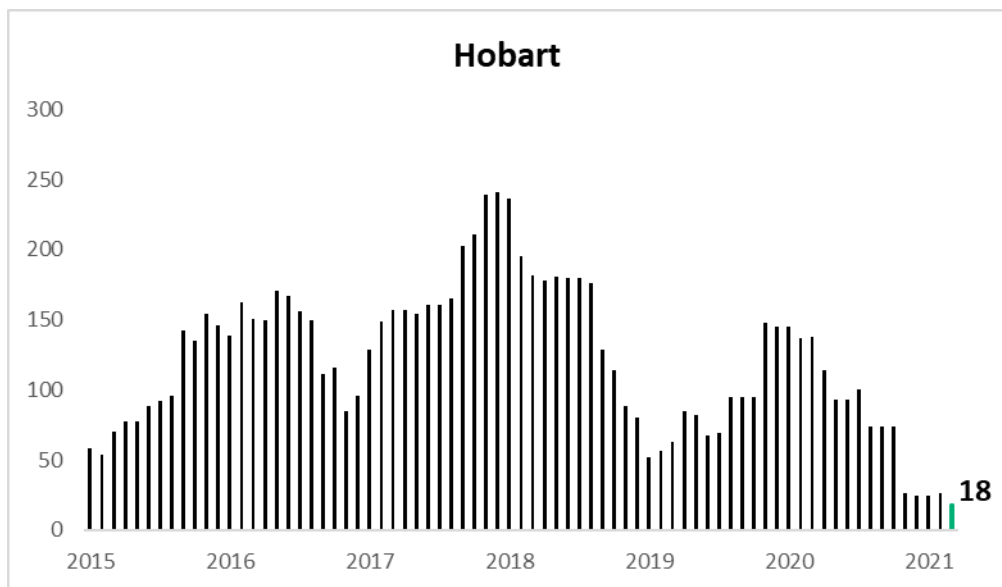
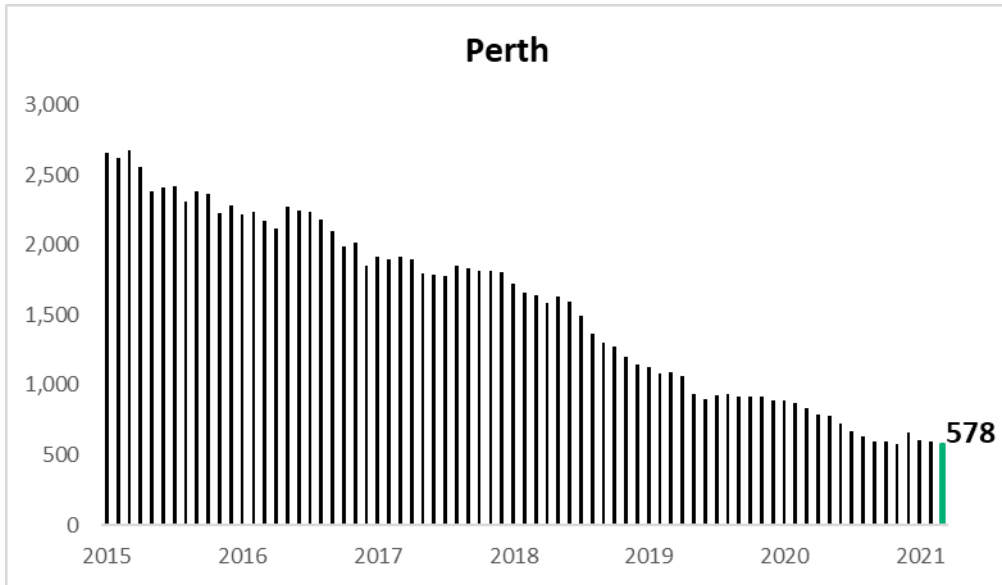


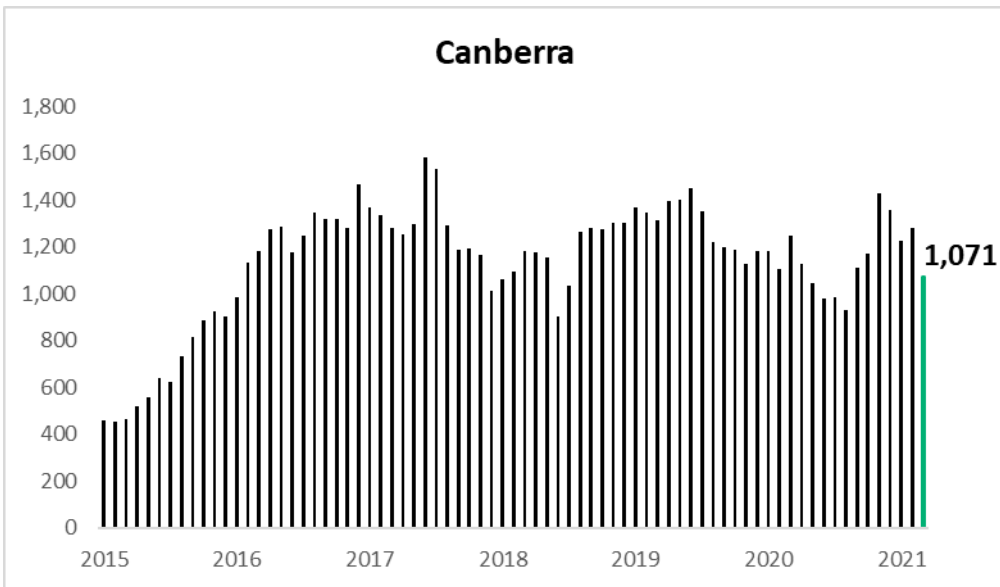
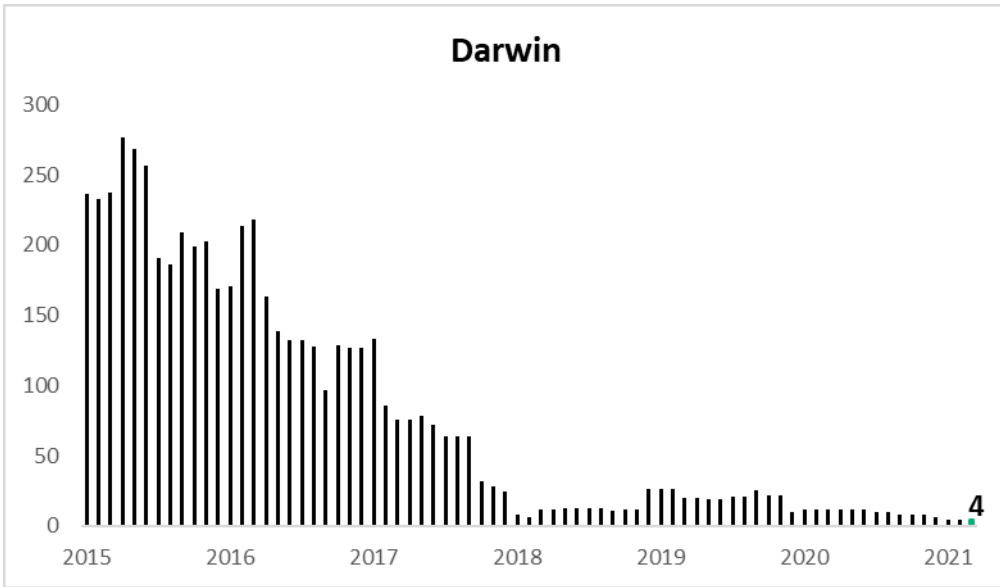
5-Year Series, ABS Building Approvals, Private Sector TOWNHOUSES - Rolling Monthly Annual













Latest Data Tables

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

NATIONAL

Full Year

	Approvals	Cost per Unit
Brisbane	3,043	\$353,493
Canberra	2,836	\$290,076
Gold Coast	2,008	\$452,433
Sydney	1,882	\$518,248
Melbourne	1,733	\$429,752
Dubbo Regional	1,620	\$276,715
Blacktown	1,413	\$261,576
Port Phillip	1,159	\$325,047
The Hills Shire	1,016	\$330,122
Yarra	974	\$515,351

This Year So Far

	Approvals	Cost per Unit
Brisbane	1,012	\$336,590
Sydney	934	\$416,600
Gold Coast	807	\$422,870
Canberra	778	\$310,458
Bayside	573	\$343,365
Whitehorse	548	\$388,250
The Hills Shire	545	\$338,618
Blacktown	541	\$272,299
Dubbo Regional	396	\$292,276
Sunshine Coast	336	\$271,045

Quarter

	Approvals	Cost per Unit
Brisbane	1,012	\$336,590
Sydney	934	\$416,600
Gold Coast	807	\$422,870
Canberra	778	\$310,458
Bayside	573	\$343,365
Whitehorse	548	\$388,250
The Hills Shire	545	\$338,618
Blacktown	541	\$272,299
Dubbo Regional	396	\$292,276
Sunshine Coast	336	\$271,045

Month

	Approvals	Cost per Unit
Brisbane	598	\$312,542
The Hills Shire	545	\$338,618
Whitehorse	517	\$386,847
Canberra	495	\$278,902
Melbourne	311	\$362,219
Sunshine Coast	291	\$268,286
Gold Coast	272	\$629,550



Sydney	234	\$640,513
Dubbo Regional	209	\$327,273
Ryde	203	\$336,514

NSW

Full Year	Approvals	Cost per Unit
Sydney	1,882	\$518,248
Dubbo Regional	1,620	\$276,715
Blacktown	1,413	\$261,576
The Hills Shire	1,016	\$330,122
Inner West	873	\$323,343
Bayside	863	\$351,396
Ryde	702	\$345,558
Georges River	611	\$348,538
Liverpool	591	\$285,356
Parramatta	566	\$357,310

This Year So Far	Approvals	Cost per Unit
Sydney	934	\$416,600
Bayside	573	\$343,365
The Hills Shire	545	\$338,618
Blacktown	541	\$272,299
Dubbo Regional	396	\$292,276
Sutherland Shire	215	\$372,701
Ryde	203	\$336,514
Kiama	129	\$420,233
Strathfield	125	\$351,232
Willoughby	117	\$362,060

Quarter	Approvals	Cost per Unit
Sydney	934	\$416,600
Bayside	573	\$343,365
The Hills Shire	545	\$338,618
Blacktown	541	\$272,299
Dubbo Regional	396	\$292,276
Sutherland Shire	215	\$372,701
Ryde	203	\$336,514
Kiama	129	\$420,233
Strathfield	125	\$351,232
Willoughby	117	\$362,060

Month	Approvals	Cost per Unit
The Hills Shire	545	\$338,618
Sydney	234	\$640,513
Dubbo Regional	209	\$327,273
Ryde	203	\$336,514
Sutherland Shire	148	\$346,129
Strathfield	125	\$351,232
Central Coast	97	\$252,577
Bayside	76	\$358,250
Inner West	65	\$389,578



Wollongong	46	\$489,130
VIC		
Full Year	Approvals	Cost per Unit
Melbourne	1,733	\$429,752
Port Phillip	1,159	\$325,047
Yarra	974	\$515,351
Glen Eira	829	\$445,900
Whitehorse	822	\$392,828
Moreland	582	\$369,660
Boroondara	564	\$477,633
Stonnington	468	\$679,641
Hobsons Bay	400	\$350,276
Kingston	317	\$335,140
This Year So Far	Approvals	Cost per Unit
Whitehorse	548	\$388,250
Melbourne	321	\$361,215
Kingston	213	\$314,667
Yarra	195	\$375,376
Banyule	104	\$288,462
Boroondara	75	\$968,954
Stonnington	73	\$483,162
Moreland	70	\$326,214
Greater Dandenong	66	\$434,419
Port Phillip	57	\$333,263
Quarter	Approvals	Cost per Unit
Whitehorse	548	\$388,250
Melbourne	321	\$361,215
Kingston	213	\$314,667
Yarra	195	\$375,376
Banyule	104	\$288,462
Boroondara	75	\$968,954
Stonnington	73	\$483,162
Moreland	70	\$326,214
Greater Dandenong	66	\$434,419
Port Phillip	57	\$333,263
Month	Approvals	Cost per Unit
Whitehorse	517	\$386,847
Melbourne	311	\$362,219
Kingston	127	\$358,064
Banyule	104	\$288,462
Yarra	85	\$283,892
Port Phillip	57	\$333,263
Maroondah	50	\$630,800
Stonnington	49	\$587,160
Glen Eira	35	\$352,591
Moreland	30	\$361,167



QLD

Full Year	Approvals	Cost per Unit
Brisbane	3,043	\$353,493
Gold Coast	2,008	\$452,433
Sunshine Coast	847	\$431,384
Redland	164	\$323,939
Moreton Bay	130	\$362,054
Logan	79	\$253,165
Noosa	43	\$558,441
Townsville	12	\$416,667
Cairns	10	\$803,053
Ipswich	1	\$162,500

This Year So Far	Approvals	Cost per Unit
Brisbane	1,012	\$336,590
Gold Coast	807	\$422,870
Sunshine Coast	336	\$271,045
Redland	74	\$361,756
Townsville	12	\$416,667
Ipswich	1	\$162,500

Quarter	Approvals	Cost per Unit
Brisbane	1,012	\$336,590
Gold Coast	807	\$422,870
Sunshine Coast	336	\$271,045
Redland	74	\$361,756
Townsville	12	\$416,667
Ipswich	1	\$162,500

Month	Approvals	Cost per Unit
Brisbane	598	\$312,542
Sunshine Coast	291	\$268,286
Gold Coast	272	\$629,550
Redland	74	\$361,756

SA

Full Year	Approvals	Cost per Unit
Charles Sturt	232	\$251,203
Adelaide	230	\$557,061
Norwood Payneham St Peters	62	\$438,710
West Torrens	61	\$319,672
Holdfast Bay	56	\$285,714
Gawler	30	\$175,333
Port Adelaide Enfield	28	\$246,429
Onkaparinga	22	\$227,273
Unley	22	\$363,636
Prospect	20	\$500,000

This Year So Far	Approvals	Cost per Unit
Holdfast Bay	56	\$285,714
West Torrens	39	\$333,333



Adelaide	22	\$545,455
Unley	22	\$363,636
Marion	17	\$200,982
Port Adelaide Enfield	14	\$242,857
Campbelltown	4	\$178,750

Quarter	Approvals	Cost per Unit
Holdfast Bay	56	\$285,714
West Torrens	39	\$333,333
Adelaide	22	\$545,455
Unley	22	\$363,636
Marion	17	\$200,982
Port Adelaide Enfield	14	\$242,857
Campbelltown	4	\$178,750

Month	Approvals	Cost per Unit
Adelaide	22	\$545,455
Port Adelaide Enfield	14	\$242,857

WA

Full Year	Approvals	Cost per Unit
Perth	322	\$248,634
Stirling	290	\$299,204
Claremont	261	\$989,301
Subiaco	250	\$380,000
Melville	227	\$392,132
Nedlands	183	\$387,325
Fremantle	123	\$273,447
South Perth	109	\$279,631
Victoria Park	94	\$292,021
Vincent	93	\$346,964

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

Quarter	Approvals	Cost per Unit
Claremont	245	\$979,592
Mosman Park	26	\$275,000
Nedlands	26	\$466,996
South Perth	16	\$343,750
Belmont	14	\$214,286

Month	Approvals	Cost per Unit
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TAS

Full Year	Approvals	Cost per Unit
Hobart	28	\$339,286



This Year So Far	Approvals	Cost per Unit
Hobart	28	\$339,286
Quarter	Approvals	Cost per Unit
Hobart	28	\$339,286
Month	Approvals	Cost per Unit
NT		
Full Year	Approvals	Cost per Unit
Darwin	30	\$183,333
This Year So Far	Approvals	Cost per Unit
Quarter	Approvals	Cost per Unit
Month	Approvals	Cost per Unit
ACT		
Full Year	Approvals	Cost per Unit
ACT	2,836	\$290,076
This Year So Far	Approvals	Cost per Unit
ACT	778	\$310,458
Quarter	Approvals	Cost per Unit
ACT	778	\$310,458
Month	Approvals	Cost per Unit
ACT	495	\$278,902

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

National	Approvals	Cost per Townhouse
Full Year		
Brisbane	1482	\$284,577
Australian Capital Territory	1357	\$208,489
Blacktown	923	\$233,356
Moreton Bay	826	\$178,998
Logan	745	\$153,524
Gold Coast	720	\$311,371
Canterbury-Bankstown	692	\$303,885
Hobsons Bay	691	\$265,722
Moreland	646	\$246,983
Darebin	600	\$226,917



This Year So Far	Approvals	Cost per Townhouse
Hobsons Bay	373	\$241,406
Brisbane	305	\$303,781
Blacktown	272	\$276,157
Port Stephens	235	\$191,868
Gold Coast	221	\$389,101
Australian Capital Territory	193	\$251,914
Logan	172	\$163,087
Sunshine Coast	170	\$293,437
Canterbury-Bankstown	149	\$342,904
Casey	146	\$338,452

Quarter	Approvals	Cost per Townhouse
Hobsons Bay	373	\$241,406
Brisbane	305	\$303,781
Blacktown	272	\$276,157
Port Stephens	235	\$191,868
Gold Coast	221	\$389,101
Australian Capital Territory	193	\$251,914
Logan	172	\$163,087
Sunshine Coast	170	\$293,437
Canterbury-Bankstown	149	\$342,904
Casey	146	\$338,452

Month	Approvals	Cost per Townhouse
Blacktown	234	\$286,096
Port Stephens	226	\$187,265
Gold Coast	149	\$451,523
Brisbane	135	\$284,303
Sunshine Coast	73	\$326,574
Australian Capital Territory	70	\$277,656
Casey	67	\$284,493
Moreland	60	\$301,243
Greater Geelong	59	\$294,723
Glen Eira	56	\$478,861

NSW

Full Year	Approvals	Cost per Townhouse
Blacktown	923	\$233,356
Canterbury-Bankstown	692	\$303,885
Sutherland Shire	524	\$394,589
Parramatta	451	\$333,358
Wollongong	423	\$201,217
Newcastle	359	\$251,679
Dubbo Regional	342	\$301,991
Shellharbour	314	\$252,043
Port Stephens	301	\$206,994
Camden	293	\$232,801

This Year So Far	Approvals	Cost per Townhouse
Blacktown	272	\$276,157



Port Stephens	235	\$191,868
Canterbury-Bankstown	149	\$342,904
Parramatta	136	\$390,533
Sutherland Shire	101	\$429,170
Newcastle	100	\$314,001
Fairfield	79	\$283,873
Dubbo Regional	76	\$302,172
Shoalhaven	72	\$251,994
Camden	66	\$231,741

Quarter	Approvals	Cost per Townhouse
Blacktown	272	\$276,157
Port Stephens	235	\$191,868
Canterbury-Bankstown	149	\$342,904
Parramatta	136	\$390,533
Sutherland Shire	101	\$429,170
Newcastle	100	\$314,001
Fairfield	79	\$283,873
Dubbo Regional	76	\$302,172
Shoalhaven	72	\$251,994
Camden	66	\$231,741

Month	Approvals	Cost per Townhouse
Blacktown	234	\$286,096
Port Stephens	226	\$187,265
Sutherland Shire	55	\$372,863
Newcastle	50	\$316,276
Orange	44	\$249,939
Fairfield	41	\$312,073
Lake Macquarie	36	\$258,727
Canterbury-Bankstown	34	\$359,676
Dubbo Regional	33	\$336,939
Ryde	33	\$381,666

VIC

Full Year	Approvals	Cost per Townhouse
Hobsons Bay	691	\$265,722
Moreland	646	\$246,983
Darebin	600	\$226,917
Monash	592	\$346,286
Whitehorse	555	\$370,306
Casey	497	\$243,239
Knox	459	\$263,351
Moonee Valley	455	\$396,591
Whittlesea	453	\$194,178
Glen Eira	436	\$441,468

This Year So Far	Approvals	Cost per Townhouse
Hobsons Bay	373	\$241,406
Casey	146	\$338,452
Greater Geelong	137	\$268,935



Moreland	128	\$299,552
Glen Eira	121	\$484,271
Monash	115	\$368,820
Brimbank	110	\$241,817
Kingston	110	\$463,066
Moonee Valley	109	\$381,128
Knox	98	\$280,217
Quarter	Approvals	Cost per Townhouse
Hobsons Bay	373	\$241,406
Casey	146	\$338,452
Greater Geelong	137	\$268,935
Moreland	128	\$299,552
Glen Eira	121	\$484,271
Monash	115	\$368,820
Brimbank	110	\$241,817
Kingston	110	\$463,066
Moonee Valley	109	\$381,128
Knox	98	\$280,217
Month	Approvals	Cost per Townhouse
Casey	67	\$284,493
Moreland	60	\$301,243
Greater Geelong	59	\$294,723
Glen Eira	56	\$478,861
Hume	55	\$200,692
Moonee Valley	55	\$431,400
Boroondara	53	\$813,808
Darebin	45	\$269,405
Knox	41	\$261,244
Hobsons Bay	40	\$297,786
QLD		
Full Year	Approvals	Cost per Townhouse
Brisbane	1482	\$284,577
Moreton Bay	826	\$178,998
Logan	745	\$153,524
Gold Coast	720	\$311,371
Sunshine Coast	492	\$233,266
Ipswich	266	\$224,039
Redland	135	\$262,410
Toowoomba	113	\$176,111
Noosa	46	\$435,851
Fraser Coast	34	\$224,325
This Year So Far	Approvals	Cost per Townhouse
Brisbane	305	\$303,781
Gold Coast	221	\$389,101
Logan	172	\$163,087
Sunshine Coast	170	\$293,437
Moreton Bay	31	\$241,935



Ipswich	29	\$235,725
Fraser Coast	17	\$285,267
Noosa	14	\$622,905
Toowoomba	14	\$232,420
Southern Downs	12	\$227,917

Quarter	Approvals	Cost per Townhouse
Brisbane	305	\$303,781
Gold Coast	221	\$389,101
Logan	172	\$163,087
Sunshine Coast	170	\$293,437
Moreton Bay	31	\$241,935
Ipswich	29	\$235,725
Fraser Coast	17	\$285,267
Noosa	14	\$622,905
Toowoomba	14	\$232,420
Southern Downs	12	\$227,917

Month	Approvals	Cost per Townhouse
Gold Coast	149	\$451,523
Brisbane	135	\$284,303
Sunshine Coast	73	\$326,574
Ipswich	18	\$273,611
Logan	18	\$151,500
Noosa	9	\$269,518
Townsville	6	\$234,091
Fraser Coast	4	\$322,816
Toowoomba	3	\$161,000
Scenic Rim	2	\$270,060

SA

Full Year	Approvals	Cost per Townhouse
Campbelltown	356	\$186,297
Charles Sturt	251	\$204,069
Marion	213	\$194,052
West Torrens	181	\$194,480
Port Adelaide Enfield	146	\$212,011
Tea Tree Gully	90	\$159,859
Norwood Payneham St Peters	81	\$411,435
Prospect	72	\$235,361
Onkaparinga	63	\$201,871
Salisbury	48	\$125,000

This Year So Far	Approvals	Cost per Townhouse
Marion	118	\$201,442
Campbelltown	57	\$269,206
Port Adelaide Enfield	32	\$200,000
Onkaparinga	30	\$229,600
Charles Sturt	25	\$215,200
Tea Tree Gully	24	\$187,500
West Torrens	19	\$275,798



Norwood Payneham St Peters	15	\$291,748
Holdfast Bay	14	\$246,429
Prospect	11	\$272,727

Quarter	Approvals	Cost per Townhouse
Marion	118	\$201,442
Campbelltown	57	\$269,206
Port Adelaide Enfield	32	\$200,000
Onkaparinga	30	\$229,600
Charles Sturt	25	\$215,200
Tea Tree Gully	24	\$187,500
West Torrens	19	\$275,798
Norwood Payneham St Peters	15	\$291,748
Holdfast Bay	14	\$246,429
Prospect	11	\$272,727

Month	Approvals	Cost per Townhouse
Marion	28	\$200,000
Charles Sturt	18	\$221,111
Onkaparinga	16	\$261,750
Port Adelaide Enfield	16	\$196,875
Campbelltown	15	\$264,275
Holdfast Bay	10	\$250,000
Tea Tree Gully	7	\$171,715
Unley	5	\$478,600
West Torrens	5	\$226,033
Norwood Payneham St Peters	2	\$371,000

WA

Full Year	Approvals	Cost per Townhouse
Stirling	202	\$214,343
Joondalup	75	\$175,776
Canning	66	\$232,696
Cockburn	65	\$76,287
Dardanup	56	\$251,376
Gosnells	42	\$194,018
Melville	41	\$259,122
Bayswater	32	\$205,444
Nedlands	32	\$500,511
Wanneroo	31	\$232,725

This Year So Far	Approvals	Cost per Townhouse
Stirling	80	\$223,479
Dardanup	20	\$262,466
Melville	20	\$314,840
Canning	18	\$237,011
Belmont	15	\$308,574
Swan	12	\$203,023
Ashburton	11	\$225,242
Joondalup	11	\$200,498
Cockburn	10	\$208,913



Vincent	10	\$313,091
Quarter	Approvals	Cost per Townhouse
Stirling	80	\$223,479
Dardanup	20	\$262,466
Melville	20	\$314,840
Canning	18	\$237,011
Belmont	15	\$308,574
Swan	12	\$203,023
Ashburton	11	\$225,242
Joondalup	11	\$200,498
Cockburn	10	\$208,913
Vincent	10	\$313,091
Month	Approvals	Cost per Townhouse
Stirling	44	\$222,180
Melville	10	\$350,595
Canning	7	\$216,601
Cockburn	7	\$209,875
Bassendean	5	\$170,000
Vincent	5	\$326,182
Greater Geraldton	3	\$350,000
Wanneroo	3	\$223,268
Armadale	2	\$260,827
Bayswater	2	\$119,275
TAS		
Full Year	Approvals	Cost per Townhouse
Glenorchy	24	\$192,500
Devonport	13	\$323,077
Launceston	8	\$262,500
Burnie	5	\$203,000
Hobart	2	\$250,000
This Year So Far	Approvals	Cost per Townhouse
Devonport	2	\$450,000
Glenorchy	2	\$192,500
Launceston	2	\$150,000
Quarter	Approvals	Cost per Townhouse
Devonport	2	\$450,000
Glenorchy	2	\$192,500
Launceston	2	\$150,000
Month	Approvals	Cost per Townhouse
Launceston	2	\$150,000
NT		
Full Year	Approvals	Cost per Townhouse
Alice Springs	6	\$357,246
Barkly	6	\$266,667
Darwin	2	\$282,425



Belyuen		
This Year So Far	Approvals	Cost per Townhouse
Barkly	6	\$266,667
Quarter	Approvals	Cost per Townhouse
Barkly	6	\$266,667
Month	Approvals	Cost per Townhouse
ACT		
Full Year	Approvals	Cost per Townhouse
ACT	1357	\$208,489
This Year So Far	Approvals	Cost per Townhouse
ACT	193	\$251,914
Quarter	Approvals	Cost per Townhouse
ACT	193	\$251,914
Month	Approvals	Cost per Townhouse
ACT	70	\$277,656

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



CURRENT NEW BUILD FOR SALE

NSW	Listed	Median Asking Price
Sydney	213	\$1,353,000
The Hills Shire	180	\$742,750
Cumberland	150	\$595,000
Parramatta	145	\$670,000
Blacktown	144	\$536,000
Bayside	121	\$867,250
Ryde	119	\$845,000
Liverpool	90	\$535,000
Ku-ring-gai	58	\$1,750,000
Canada Bay	55	\$1,031,000

VIC	Listed	Median Asking Price
Melbourne	385	\$725,000
Boroondara	256	\$1,095,000
Stonnington	222	\$1,280,000
Bayside	211	\$1,375,000
Maribyrnong	147	\$553,376
Port Phillip	138	\$739,000
Moreland	135	\$760,000
Whitehorse	129	\$625,000



Darebin	114	\$615,982
Ballarat	1	\$350,000

QLD	Listed	Median Asking Price
Brisbane	607	\$664,000
Gold Coast	341	\$790,000
Sunshine Coast	62	\$619,950
Moreton Bay	56	\$610,000
Redland	29	\$677,500
Noosa	10	\$1,650,000
Logan	8	\$349,250
Toowoomba	8	\$439,000
Burdekin	5	\$335,000
Fraser Coast	4	\$329,500

SA	Listed	Median Asking Price
Charles Sturt	36	\$532,500
Adelaide	31	\$560,000
Norwood Payneham St Peters	13	\$785,000
Prospect	12	\$690,000
Unley	8	\$795,760
Burnside	7	\$605,000
West Torrens	5	\$650,000
Wattle Range	4	\$322,000
Port Adelaide Enfield	3	

WA	Listed	Median Asking Price
Cockburn	23	\$467,296
Victoria Park	17	\$756,000
Meekatharra	13	\$625,000
South Perth	13	\$898,000
Swan	12	\$383,750
Wanneroo	11	\$464,990
Canning	8	\$459,500
Stirling	8	\$778,000
Subiaco	6	\$945,000
Vincent	6	\$732,500

TAS	Listed	Median Asking Price
Kingborough	11	\$720,000
Clarence	6	\$695,000
West Tamar	3	\$470,500
Launceston	2	\$650,000
Brighton	1	\$495,000
Burnie	1	\$350,000
Glenorchy	1	\$535,000
Meander Valley	1	\$325,000
Sorell	1	\$475,000

NT	Listed	Median Asking Price
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ACT	Listed	Median Asking Price
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ACT 126 \$520,000

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



CURRENT NEW BUILD FOR SALE

NSW

	Listed	Median Asking Price
Blacktown	98	\$784,990
The Hills Shire	42	\$1,268,500
Camden	17	\$729,900
Liverpool	14	\$807,500
Wingecarribee	14	\$1,141,000
Sutherland Shire	13	\$1,197,000
Ku-ring-gai	12	\$1,800,000
Central Coast	11	\$601,000
Lake Macquarie	10	\$586,250
Hornsby	7	\$1,487,500

VIC

	Listed	Median Asking Price
Casey	231	\$499,450
Wyndham	131	\$443,900
Whittlesea	112	\$504,975
Boroondara	98	\$1,580,000
Brimbank	74	\$579,565
Whitehorse	69	\$1,312,000
Cardinia	66	\$490,950
Hobsons Bay	65	\$772,500
Moonee Valley	62	\$917,500
Melton	61	\$419,000

QLD

	Listed	Median Asking Price
Brisbane	205	\$650,000
Gold Coast	108	\$589,000
Moreton Bay	56	\$421,000
Logan	21	\$420,000
Redland	19	\$477,000
Toowoomba	14	\$465,000
Fraser Coast	11	\$428,000
Ipswich	10	\$429,000
Livingstone	7	\$370,000
Townsville	3	\$372,900

SA

	Listed	Median Asking Price
Port Adelaide Enfield	19	\$522,400
Mount Barker	12	\$379,000
Adelaide Hills	10	\$612,400
Marion	9	\$410,350



Charles Sturt	6	\$390,000
Norwood Payneham St Peters	6	\$619,000
Wattle Range	6	\$399,000
Campbelltown	5	\$509,000
Salisbury	3	\$341,988
Burnside	2	\$825,000

WA	Listed	Median Asking Price
Cockburn	23	\$467,296
Victoria Park	17	\$756,000
Meekatharra	13	\$625,000
South Perth	13	\$898,000
Swan	12	\$383,750
Wanneroo	11	\$464,990
Canning	8	\$459,500
Stirling	8	\$778,000
Subiaco	6	\$945,000
Vincent	6	\$732,500

TAS	Listed	Median Asking Price
Kingborough	11	\$720,000
Clarence	6	\$695,000
West Tamar	3	\$470,500
Launceston	2	\$650,000
Brighton	1	\$495,000
Burnie	1	\$350,000
Glenorchy	1	\$535,000
Meander Valley	1	\$325,000
Sorell	1	\$475,000

NT	Listed	Median Asking Price
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ACT	Listed	Median Asking Price
ACT	16	\$955,000

Local Government Areas UNITS Currently Listed for Rent – Top Ten



CURRENT FOR RENT

NSW	For Rent	Median Asking Rent
Sydney	1,347	\$600
Parramatta	795	\$390
Inner West	649	\$420
Bayside	647	\$450
Canterbury-Bankstown	635	\$350
Cumberland	515	\$410
Randwick	448	\$520

Powered by





Ryde	428	\$450
North Sydney	410	\$550
Georges River	296	\$410

VIC	For Rent	Median Asking Rent
Melbourne	3,068	\$380
Stonnington	896	\$370
Boroondara	675	\$380
Glen Eira	672	\$350
Port Phillip	641	\$395
Yarra	467	\$395
Moreland	462	\$350
Whitehorse	364	\$380
Darebin	345	\$345
Monash	341	\$385

QLD	For Rent	Median Asking Rent
Brisbane	2,683	\$430
Gold Coast	434	\$500
Cairns	168	\$350
Sunshine Coast	148	\$498
Townsville	146	\$320
Mackay	100	\$315
Moreton Bay	92	\$350
Logan	86	\$290
Toowoomba	84	\$320
Gladstone	53	\$270

SA	For Rent	Median Asking Rent
Adelaide	329	\$420
West Torrens	50	\$300
Charles Sturt	49	\$330
Norwood Payneham St Peters	40	\$330
Burnside	35	\$350
Holdfast Bay	34	\$445
Salisbury	34	\$310
Unley	34	\$368
Port Adelaide Enfield	30	\$305
Walkerville	16	\$460

WA	For Rent	Median Asking Rent
Perth	220	\$460
Vincent	214	\$455
Stirling	125	\$380
Victoria Park	79	\$385
Belmont	77	\$390
South Perth	77	\$395
Joondalup	54	\$400
Subiaco	51	\$450
Cockburn	47	\$380
Bayswater	46	\$345



TAS	For Rent	Median Asking Rent
Hobart	60	\$410
Launceston	41	\$350
Burnie	11	\$250
Clarence	10	\$425
Glenorchy	10	\$390
Devonport	6	\$260
Latrobe	5	\$380
West Tamar	5	\$390
Meander Valley	4	\$340
West Coast	4	\$185

NT	For Rent	Median Asking Rent
Darwin	111	\$415
Palmerston	25	\$400
Alice Springs	22	\$345
Katherine	4	\$345
Litchfield	1	\$300

ACT	For Rent	Median Asking Rent
ACT	148	\$470

Local Government Areas TOWNHOUSES Currently Listed for Rent – Top Ten



CURRENT FOR RENT

NSW	For Rent	Median Asking Rent
Parramatta	148	\$470
Canterbury-Bankstown	131	\$540
Sydney	119	\$825
Blacktown	113	\$430
Cumberland	107	\$460
Ryde	89	\$550
Inner West	80	\$695
Penrith	78	\$420
Fairfield	76	\$410
Central Coast	73	\$498

VIC	For Rent	Median Asking Rent
Moreland	266	\$430
Monash	246	\$520
Darebin	169	\$455
Maribyrnong	164	\$450
Whittlesea	132	\$375





Hume	125	\$365
Moonee Valley	117	\$499
Whitehorse	112	\$520
Brimbank	89	\$395
Glen Eira	89	\$590

QLD	For Rent	Median Asking Rent
Brisbane	464	\$435
Logan	169	\$330
Moreton Bay	166	\$360
Gold Coast	162	\$500
Ipswich	95	\$340
Sunshine Coast	45	\$520
Cairns	27	\$380
Gladstone	27	\$298
Townsville	23	\$305
Redland	20	\$420

SA	For Rent	Median Asking Rent
Adelaide	36	\$485
Charles Sturt	29	\$465
Norwood Payneham St Peters	27	\$560
Playford	23	\$305
Port Adelaide Enfield	22	\$418
Campbelltown	12	\$470
Salisbury	11	\$410
Marion	10	\$435
West Torrens	10	\$470
Prospect	7	\$480

WA	For Rent	Median Asking Rent
Stirling	136	\$420
Canning	33	\$400
Victoria Park	32	\$450
South Perth	28	\$465
Belmont	26	\$450
Bayswater	16	\$380
Meekatharra	15	\$455
Subiaco	15	\$540
Armadale	14	\$318
Cockburn	14	\$400

TAS	For Rent	Median Asking Rent
Hobart	18	\$583
Launceston	7	\$480
Clarence	6	\$445
Kingborough	5	\$540
Glenorchy	4	\$388
Central Coast	2	\$290
Brighton	1	\$470
Burnie	1	\$310



Glamorgan/Spring Bay	1	\$550
Huon Valley	1	\$360
NT	For Rent	Median Asking Rent
Darwin	15	\$550
Palmerston	5	\$470
Alice Springs	1	\$480
Katherine	1	\$580
ACT	For Rent	Median Asking Rent
ACT	80	\$570



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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