



National House Building Report

Capitals and Local
Government Areas

April 2021



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Record House Building Continues

The recent surge in ABS house building approvals shows no sign of abating despite the end of the federal governments HomeBuilder policy.

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

The recent federal budget Introduced another Initiative aimed at new home building through the New Home Guarantee that enables qualified first home buyers to purchase a new home with a 5% deposit but limited to 10,000 successful applicants.

Private sector house building approvals reached a new record high over March of 15,317 which was a remarkable 11.8% higher than the previous record set In February and 45.6% higher over the three months of this year compared to the same period In 2020.

The recent unprecedented Increase In house building approvals Is clearly a positive for a post-covid economic revival, contributing to continued strong jobs growth and placing downward pressure on unemployment.

Supply constraints however are likely to emerge as a result of a significant bringing forward of demand with higher building costs leading to higher new home prices.

Market Insights

All capital cities continue to report soaring building approvals for houses with monthly growth levels continuing to rise across-the-board.

Perth however remains clearly the top performer with house building approvals up by 117.9% over the first three months of this year compared to the same period in 2020.

House building approvals In Perth remained second only to Melbourne over the month and continue to widen the gap to Sydney and Brisbane.

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Sydney reported the top average building cost per house approval of \$392,319 over March 2021 followed by Melbourne \$346,136, Brisbane \$297,944, Perth \$280,561 and Adelaide \$260,431.

HOUSES	Sydney	Melbourne	Brisbane	Adelaide	Perth
Mar-21	1512	3122	1562	1072	2221
Previous Month	1404	2662	1421	933	1900
This Year to Date v. Same Last Year	17.3%	11.5%	23.6%	55.6%	117.9%
Full Year to Date v. Same Last Year	13.8%	13.4%	17.5%	19.3%	52.7%
Average Cost per Approval	\$392,319	\$346,136	\$297,944	\$260,431	\$280,561

The top performing Local Government Area over the year ending March 2021 nationally was clearly Wyndham with 5,758 followed by Melton 4,852, Casey 3,951, Moreton Bay 3,898 and Greater Geelong 3,634.

Top LGA's March 2021	Annual ABS Building Approvals
Wyndham (VIC)	5,758
Melton (VIC)	4,852
Casey (VIC)	3,951
Moreton Bay (QLD)	3,898
Greater Geelong (VIC)	3,634
Hume (VIC)	3,441
Brisbane (QLD)	3,434
Blacktown (NSW)	3,213
Logan (QLD)	3,025
Sunshine Coast (QLD)	2,742



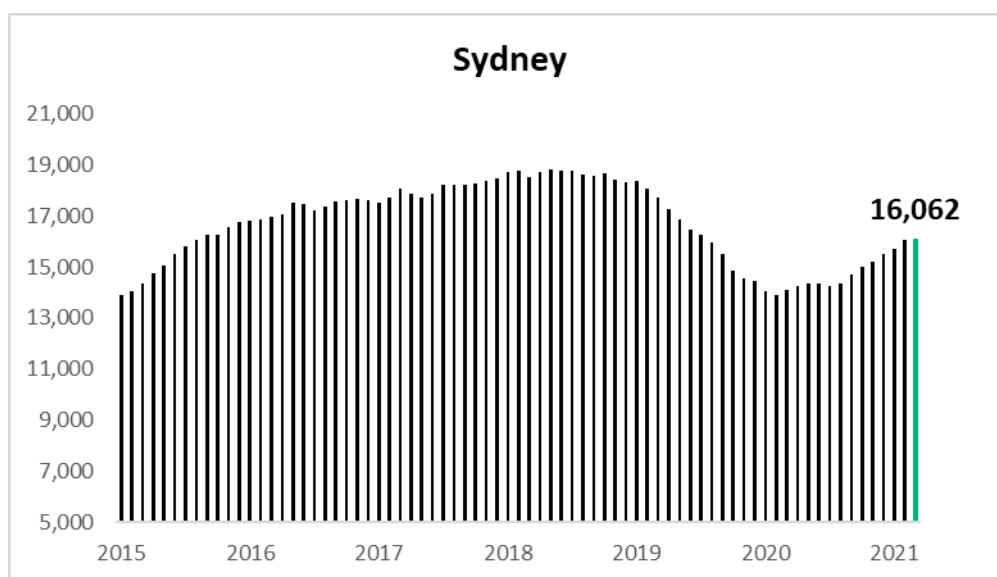
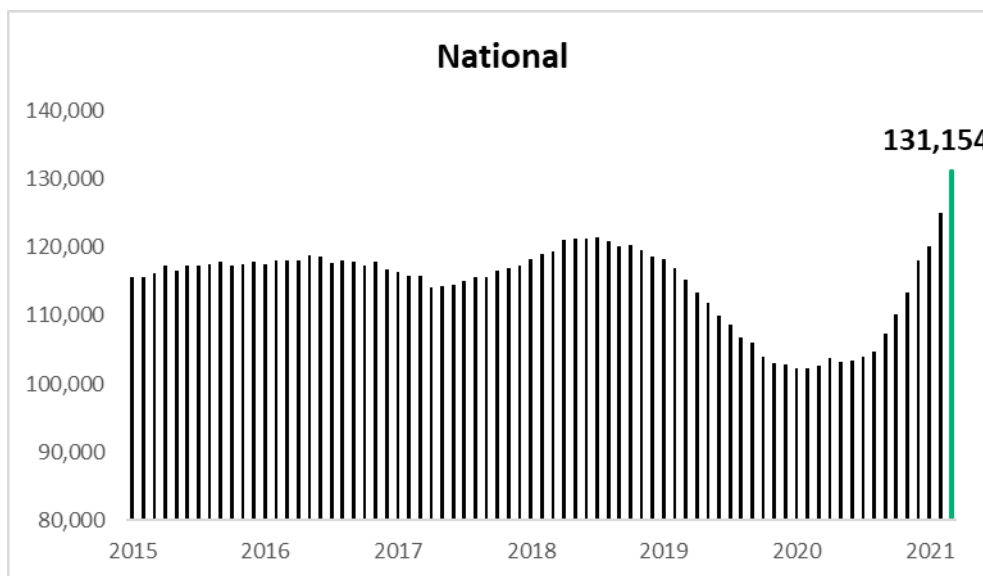
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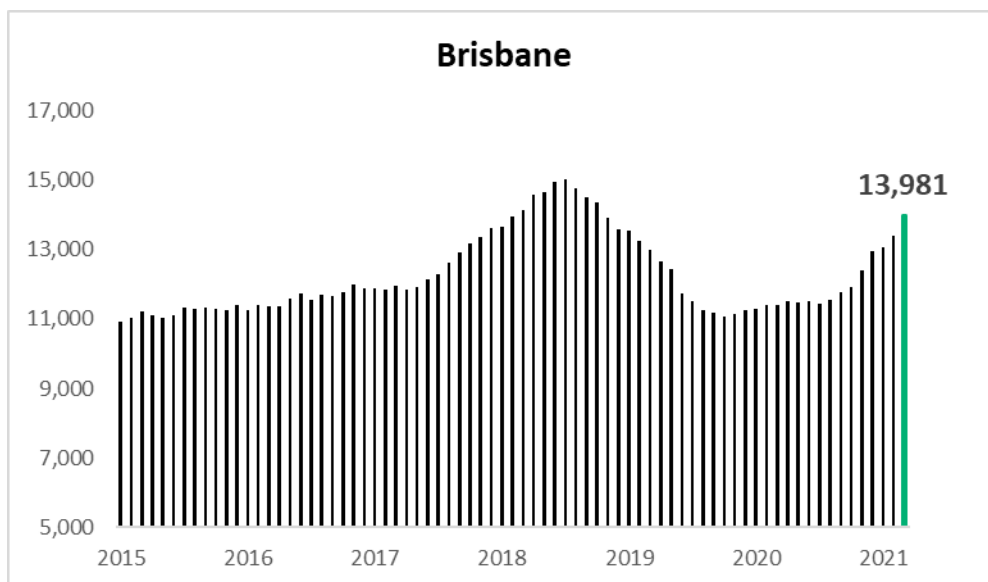
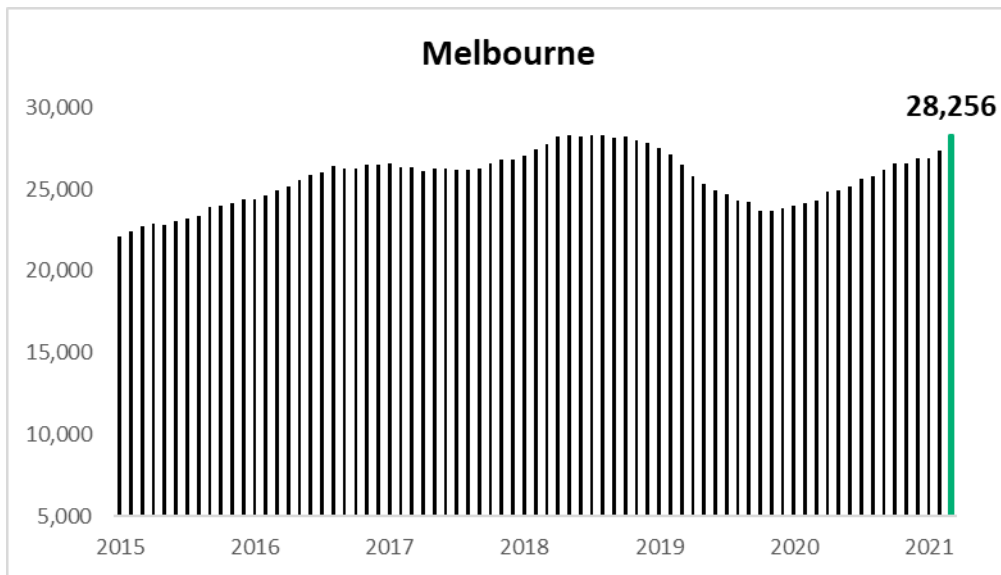
New House Building Approvals (ABS March 2021)

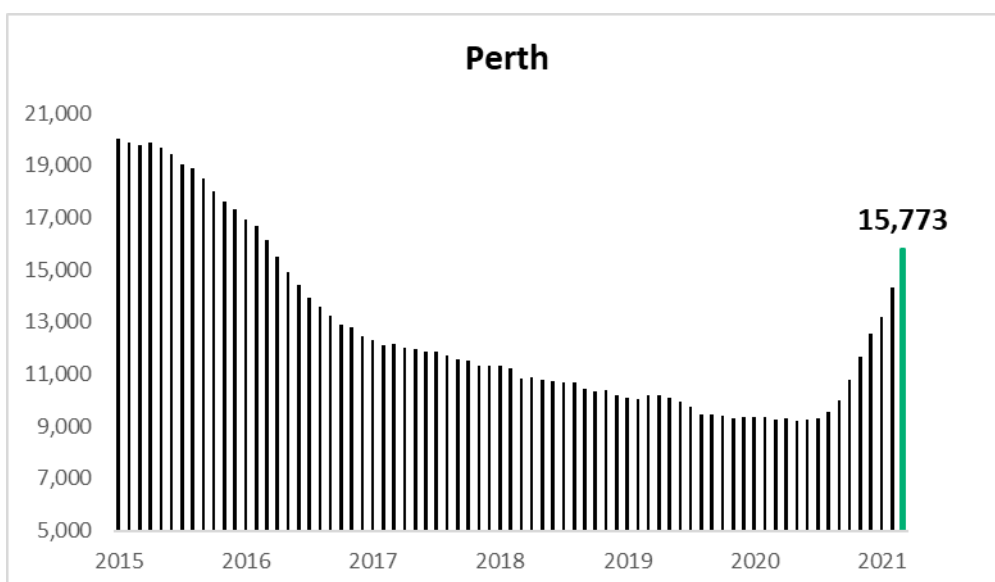
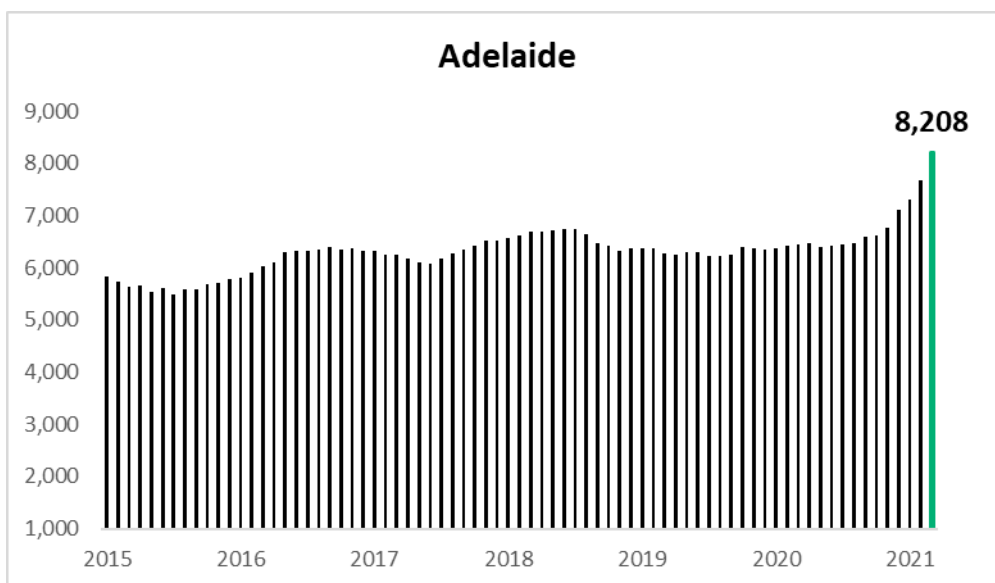
5-Year Series, ABS Building Approvals Private Sector New Houses - Rolling Monthly Annual

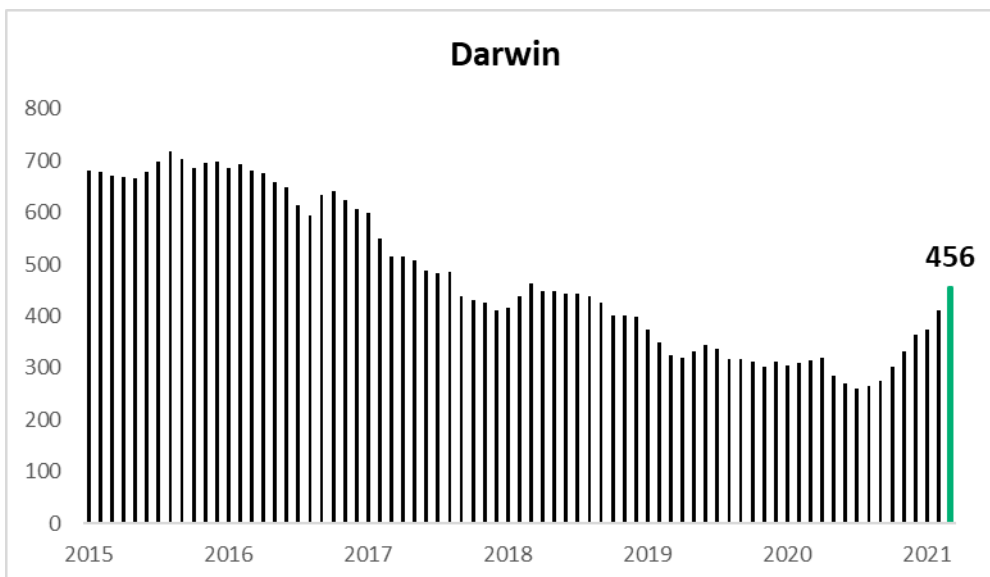
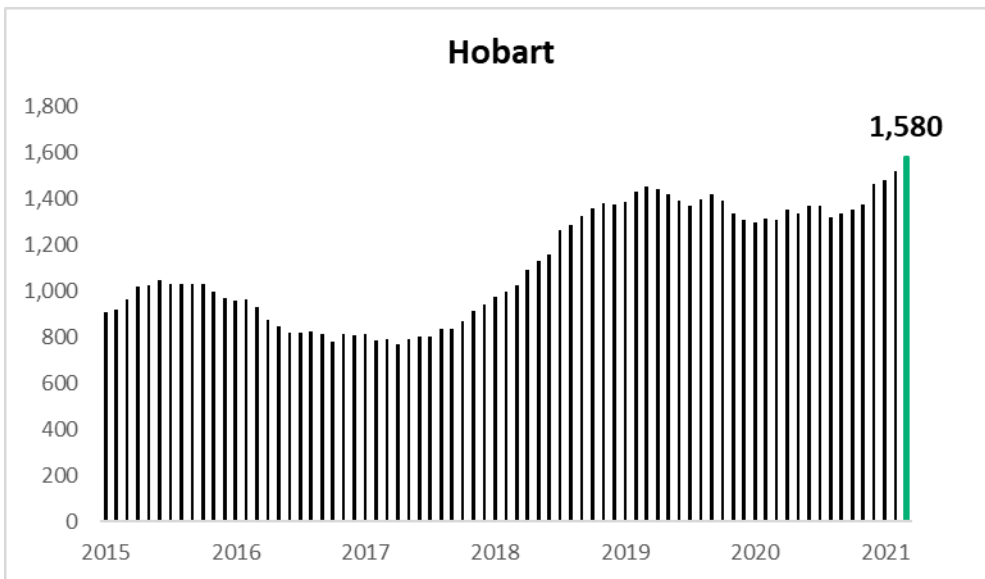


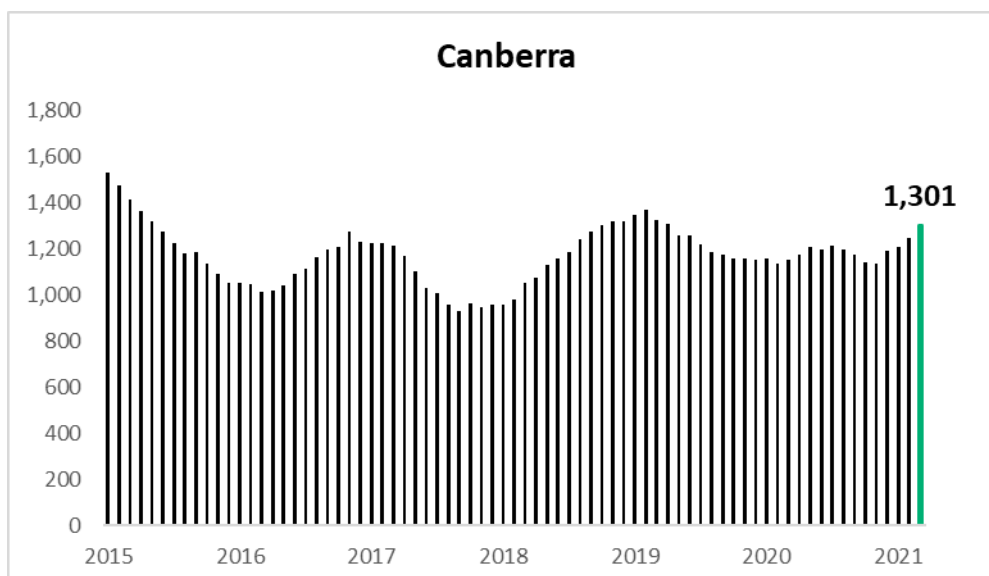
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Latest Data Tables

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

National Full Year	Approvals	Cost per House
Wyndham	5,758	\$294,494
Melton	4,852	\$284,670
Casey	3,951	\$298,237
Moreton Bay	3,898	\$255,248
Greater Geelong	3,634	\$321,794
Hume	3,441	\$291,236
Brisbane	3,434	\$413,558
Blacktown	3,213	\$277,308
Logan	3,025	\$251,542
Sunshine Coast	2,742	\$298,496

This Year So Far	Approvals	Cost per House
Wyndham	1472	\$294,410
Melton	1334	\$276,960
Casey	1132	\$295,812
Greater Geelong	1072	\$318,739
Moreton Bay	987	\$261,823
Brisbane	976	\$407,059
Logan	904	\$250,972
Swan	877	\$244,729
Hume	860	\$293,484
Sunshine Coast	828	\$281,779

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Quarter	Approvals	Cost per House
Wyndham	1472	\$294,410
Melton	1334	\$276,960
Casey	1132	\$295,812
Greater Geelong	1072	\$318,739
Moreton Bay	987	\$261,823
Brisbane	976	\$407,059
Logan	904	\$250,972
Swan	877	\$244,729
Hume	860	\$293,484
Sunshine Coast	828	\$281,779

Month	Approvals	Cost per House
Wodonga	598	\$41,902
Melbourne	590	\$9,946
Cardinia	501	\$96,059
Boulia	429	
Greater Dandenong	423	\$19,587
Lockyer Valley	404	\$33,871
Horsham	401	\$12,150
Mareeba	399	\$13,780
Subiaco	358	\$8,254
Southern Downs	311	\$19,543

NSW

Full Year	Approvals	Cost per House
Blacktown	3213	\$277,308
Camden	2013	\$315,767
The Hills Shire	1662	\$408,891
Liverpool	1293	\$298,731
Campbelltown	1170	\$316,517
Lake Macquarie	949	\$362,772
Maitland	905	\$316,076
Central Coast	855	\$327,538
Cessnock	729	\$305,294
Fairfield	659	\$272,472

This Year So Far	Approvals	Cost per House
Blacktown	704	\$267,617
Camden	547	\$328,735
The Hills Shire	378	\$377,539
Central Coast	285	\$316,155
Liverpool	226	\$309,931
Campbelltown	220	\$303,875
Wollondilly	200	\$332,098
Canterbury-Bankstown	192	\$297,337
Fairfield	191	\$278,227
Lake Macquarie	185	\$389,314

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Quarter	Approvals	Cost per House
Blacktown	704	\$267,617
Camden	547	\$328,735
The Hills Shire	378	\$377,539
Central Coast	285	\$316,155
Liverpool	226	\$309,931
Campbelltown	220	\$303,875
Wollondilly	200	\$332,098
Canterbury-Bankstown	192	\$297,337
Fairfield	191	\$278,227
Lake Macquarie	185	\$389,314

Month	Approvals	Cost per House
Berrigan	237	\$5,411
Cabonne	214	\$10,994
Tenterfield	178	\$7,447
Lithgow	105	\$51,612
Carrathool	101	
Eurobodalla	95	\$116,830
Lachlan	89	
Camden	80	\$875,043
Central Darling	78	
Wingecarribee	77	\$68,691

VIC

Full Year	Approvals	Cost per House
Wyndham	5758	\$294,494
Melton	4852	\$332,799
Casey	3951	\$345,562
Greater Geelong	3634	\$347,496
Hume	3441	\$329,369
Whittlesea	2546	\$624,959
Ballarat	1733	\$359,405
Cardinia	1258	\$340,435
Greater Bendigo	1214	\$356,066
Bass Coast	750	\$319,506

This Year So Far	Approvals	Cost per House
Wyndham	1472	\$294,410
Melton	1334	\$276,960
Casey	1132	\$295,812
Greater Geelong	1072	\$318,739
Hume	860	\$293,484
Whittlesea	711	\$298,177
Ballarat	530	\$307,737
Cardinia	383	\$297,968
Greater Bendigo	361	\$319,897
Baw Baw	251	\$306,665

Quarter	Approvals	Cost per House
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Wyndham	1472	\$294,410
Melton	1334	\$276,960
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Hume	860	\$293,484
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Greater Bendigo	361	\$319,897
Baw Baw	251	\$306,665

Month	Approvals	Cost per House
Wodonga	598	\$41,902
Melbourne	590	\$9,946
Cardinia	501	\$96,059
Greater Dandenong	423	\$19,587
Horsham	401	\$12,150
Whitehorse	306	\$61,599
Ararat	210	\$4,901
Campaspe	157	\$63,996
Golden Plains	136	\$132,690
Bass Coast	106	\$295,486

QLD

Full Year	Approvals	Cost per House
Moreton Bay	3898	\$255,248
Brisbane	3434	\$413,558
Logan	3025	\$251,542
Sunshine Coast	2742	\$298,496
Ipswich	2387	\$263,905
Gold Coast	1653	\$377,025
Fraser Coast	994	\$277,864
Townsville	922	\$282,232
Cairns	891	\$304,453
Toowoomba	803	\$313,005

This Year So Far	Approvals	Cost per House
Moreton Bay	987	\$261,823
Brisbane	976	\$407,059
Logan	904	\$250,972
Sunshine Coast	828	\$281,779
Ipswich	588	\$270,487
Gold Coast	440	\$378,993
Fraser Coast	353	\$284,445
Townsville	332	\$274,148
Cairns	302	\$300,516
Redland	230	\$282,290

Quarter	Approvals	Cost per House
Moreton Bay	987	\$261,823

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Brisbane	976	\$407,059
Logan	904	\$250,972
Sunshine Coast	828	\$281,779
Ipswich	588	\$270,487
Gold Coast	440	\$378,993
Fraser Coast	353	\$284,445
Townsville	332	\$274,148
Cairns	302	\$300,516
Redland	230	\$282,290

Month	Approvals	Cost per House
Boulia	429	
Lockyer Valley	404	\$33,871
Mareeba	399	\$13,780
Southern Downs	311	\$19,543
Hope Vale	211	
Gladstone	186	
Torres Strait Island	154	
Flinders	152	
Burke	98	
Bulloo	80	

SA

Full Year	Approvals	Cost per House
Playford	1238	\$219,093
Port Adelaide Enfield	1099	\$236,440
Onkaparinga	819	\$241,406
Charles Sturt	813	\$259,463
Mount Barker	744	\$254,651
Salisbury	582	\$211,014
Marion	481	\$249,982
Tea Tree Gully	385	\$251,772
Gawler	384	\$228,219
Campbelltown	302	\$316,592

This Year So Far	Approvals	Cost per House
Playford	465	\$224,874
Port Adelaide Enfield	338	\$235,383
Onkaparinga	271	\$241,552
Mount Barker	250	\$241,790
Charles Sturt	201	\$275,784
Gawler	180	\$223,775
Salisbury	170	\$220,029
Marion	156	\$238,381
Tea Tree Gully	143	\$250,248
Adelaide Plains	106	\$244,024

Quarter	Approvals	Cost per House
Playford	465	\$224,874
Port Adelaide Enfield	338	\$235,383

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Onkaparinga	271	\$241,552
Mount Barker	250	\$241,790
Charles Sturt	201	\$275,784
Gawler	180	\$223,775
Salisbury	170	\$220,029
Marion	156	\$238,381
Tea Tree Gully	143	\$250,248
Adelaide Plains	106	\$244,024

Month	Approvals	Cost per House
Playford	149	\$212,301
Peterborough	145	
Norwood Payneham St Peters	107	\$80,683
Mitcham	104	\$81,169
Ceduna	79	\$9,861
Franklin Harbour	78	
Maralinga Tjarutja	72	
Roxby Downs	71	
Tatiara	60	\$19,462
Adelaide Hills	43	\$188,490

WA

Full Year	Approvals	Cost per House
Swan	2395	\$241,678
Wanneroo	2159	\$239,878
Cockburn	1631	\$251,721
Armadale	1170	\$238,634
Mandurah	1028	\$276,628
Rockingham	985	\$242,043
Stirling	910	\$350,833
Kwinana	814	\$226,009
Gosnells	633	\$238,404
Joondalup	613	\$314,491

This Year So Far	Approvals	Cost per House
Swan	877	\$244,729
Wanneroo	757	\$242,787
Cockburn	535	\$255,786
Armadale	439	\$244,958
Mandurah	361	\$273,230
Rockingham	320	\$248,088
Kwinana	303	\$232,302
Stirling	290	\$354,889
Busselton	228	\$348,417
Gosnells	213	\$245,532

Quarter	Approvals	Cost per House
Swan	877	\$244,729
Wanneroo	757	\$242,787
Cockburn	535	\$255,786

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Armadale	439	\$244,958
Mandurah	361	\$273,230
Rockingham	320	\$248,088
Kwinana	303	\$232,302
Stirling	290	\$354,889
Busselton	228	\$348,417
Gosnells	213	\$245,532

Month	Approvals	Cost per House
Subiaco	358	\$8,254
Wandering	308	\$273
Claremont	210	
Albany	158	\$94,199
Leonora	158	
Kulin	135	
Ravensthorpe	129	
South Perth	102	\$101,075
Jerramungup	87	\$6,950
Cambridge	85	\$140,085

TAS

Full Year	Approvals	Cost per House
Clarence	474	\$322,393
Launceston	343	\$312,114
Kingborough	312	\$328,197
Sorell	230	\$279,233
West Tamar	229	\$316,705
Glenorchy	220	\$279,490
Brighton	200	\$269,951
Latrobe	185	\$314,371
Huon Valley	182	\$287,444
Meander Valley	174	\$287,676

This Year So Far	Approvals	Cost per House
Clarence	184	\$327,970
Launceston	84	\$329,687
Kingborough	83	\$332,009
Meander Valley	82	\$277,824
Sorell	68	\$298,736
West Tamar	63	\$329,175
Latrobe	61	\$339,197
Central Coast	51	\$340,517
Glenorchy	51	\$310,559
Devonport	43	\$297,689

Quarter	Approvals	Cost per House
Clarence	184	\$327,970
Launceston	84	\$329,687
Kingborough	83	\$332,009
Meander Valley	82	\$277,824

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Sorell	68	\$298,736
West Tamar	63	\$329,175
Latrobe	61	\$339,197
Central Coast	51	\$340,517
Glenorchy	51	\$310,559
Devonport	43	\$297,689

Month	Approvals	Cost per House
Circular Head	84	\$18,762
Launceston	49	\$255,911
Latrobe	36	\$267,123
King Island	35	
Kingborough	28	\$417,390
Burnie	25	\$68,400
Derwent Valley	25	\$108,358
Northern Midlands	23	\$198,580
Glamorgan/Spring Bay	20	\$209,200
West Coast	19	

NT		
Full Year	Approvals	Cost per House
Palmerston	220	\$359,377
Litchfield	96	\$300,386
Darwin	83	\$440,069
Alice Springs	31	\$369,610
Barkly	14	\$345,497
Katherine	14	\$180,824
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	80	\$370,342
Litchfield	35	\$353,137
Darwin	27	\$500,202
Alice Springs	6	\$565,915
Barkly	2	\$175,464
Katherine	1	\$400,000

Quarter	Approvals	Cost per House
Darwin	27	\$500,202
Alice Springs	6	\$565,915
Barkly	2	\$175,464

Month	Approvals	Cost per House
West Daly	174	
MacDonnell	39	
Katherine	15	
Coomalie	11	

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Alice Springs	1	\$2,175,300
ACT		
Full Year	Approvals	Cost per House
ACT	1301	\$361,563
This Year So Far	Approvals	Cost per House
ACT	396	\$355,354
Quarter	Approvals	Cost per House
ACT	396	\$355,354
Month	Approvals	Cost per House
ACT	0	

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



NSW	Listed	Median Asking Price
Blacktown	631	\$879,000
Liverpool	485	\$849,700
Camden	440	\$886,886
The Hills Shire	436	\$975,000
Campbelltown	299	\$797,640
Lake Macquarie	128	\$758,005
Cessnock	101	\$573,334
Wollondilly	94	\$726,000
Maitland	35	\$567,250
Albury	32	\$479,160
VIC	Listed	Median Asking Price
Wyndham	1293	\$534,661
Casey	844	\$580,507
Whittlesea	613	\$538,208
Melton	531	\$505,390
Hume	471	\$534,165
Cardinia	332	\$563,145
Ballarat	143	\$496,607
Greater Geelong	105	\$531,158
Mitchell	105	\$495,319
Baw Baw	69	\$508,200
QLD	Listed	Median Asking Price
Logan	787	\$467,269
Moreton Bay	656	\$511,857
Ipswich	634	\$463,350
Brisbane	455	\$743,950

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Gold Coast	222	\$595,445
Townsville	161	\$450,810
Redland	99	\$680,261
Lockyer Valley	66	\$442,000
Scenic Rim	66	\$416,790
Sunshine Coast	63	\$580,000

SA	Listed	Median Asking Price
Playford	389	\$386,845
Mount Barker	151	\$446,850
Gawler	109	\$357,450
Light	98	\$454,900
Alexandrina	78	\$434,000
Port Adelaide Enfield	74	\$507,000
Salisbury	73	\$423,385
Onkaparinga	52	\$532,354
Campbelltown	46	\$565,995
Tea Tree Gully	44	\$460,000

WA	Listed	Median Asking Price
Swan	427	\$429,999
Wanneroo	390	\$430,911
Cockburn	205	\$475,411
Armadale	183	\$399,932
Rockingham	170	\$373,900
Stirling	169	\$659,999
Joondalup	131	\$599,999
Gosnells	128	\$427,990
Mandurah	118	\$362,445
Kwinana	103	\$398,612

TAS	Listed	Median Asking Price
Clarence	15	\$508,150
Kingborough	14	\$782,500
Launceston	12	\$604,900
Sorell	7	\$511,300
Glenorchy	5	\$620,000
Northern Midlands	4	\$386,669
Dorset	3	\$638,343
West Tamar	3	\$529,000
George Town	2	\$300,000
Break O'Day	1	\$565,000

NT	Listed	Median Asking Price
Darwin	16	\$612,000.00
Litchfield	5	\$553,000.00
Palmerston	1	

ACT	Listed	Median Asking Price
ACT	11	\$901,201

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



NSW	For Rent	Median Asking Rent
Blacktown	781	\$430
Canterbury-Bankstown	478	\$515
Parramatta	430	\$465
Central Coast	370	\$500
Cumberland	369	\$450
Fairfield	329	\$430
Inner West	325	\$720
Penrith	308	\$430
Newcastle	293	\$450
The Hills Shire	271	\$610

VIC	For Rent	Median Asking Rent
Wyndham	1286	\$375
Monash	643	\$480
Moreland	543	\$440
Hume	494	\$380
Whittlesea	477	\$390
Brimbank	463	\$365
Maribyrnong	380	\$450
Darebin	367	\$455
Casey	365	\$400
Greater Geelong	360	\$430

QLD	For Rent	Median Asking Rent
Brisbane	1835	\$480
Moreton Bay	548	\$410
Logan	536	\$380
Gold Coast	530	\$600
Ipswich	496	\$370
Sunshine Coast	310	\$620
Townsville	199	\$360
Gladstone	191	\$350
Toowoomba	168	\$395
Mackay	149	\$420

SA	For Rent	Median Asking Rent
Port Adelaide Enfield	122	\$425
Playford	109	\$318
Charles Sturt	105	\$465
Onkaparinga	101	\$400
Salisbury	98	\$388
Adelaide	76	\$495
Campbelltown	70	\$450

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Norwood Payneham St		
Peters	69	\$540
Marion	67	\$450
West Torrens	62	\$473

WA	For Rent	Median Asking Rent
Stirling	290	\$450
Wanneroo	177	\$425
Canning	153	\$420
Rockingham	129	\$420
Gosnells	113	\$380
Joondalup	110	\$510
Cockburn	108	\$440
Melville	104	\$520
Swan	100	\$420
Mandurah	93	\$380

TAS	For Rent	Median Asking Rent
Launceston	108	\$455
Hobart	78	\$595
Clarence	57	\$495
Glenorchy	34	\$460
Kingborough	34	\$553
Burnie	13	\$380
Sorell	13	\$490
West Tamar	13	\$410
Brighton	12	\$420
George Town	11	\$370

NT	For Rent	Median Asking Rent
Darwin	53	\$570
Palmerston	51	\$550
Alice Springs	27	\$550
Katherine	8	\$495
Litchfield	6	\$555
Barkly	2	\$313
Coomalie	1	\$325

ACT	For Rent	Median Asking Rent
ACT	288	\$650



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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