



National House Building Report

Capitals and Local
Government Areas

May 2021



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House Building Still Strong but Now Easing

The recent record surge in ABS house building is now predictably showing signs of easing although levels clearly remain elevated.

The impact of the now expired HomeBuilder has predictably waned with activity from the limited New Home Guarantee initiative for first home buyers also declining.

National private sector house building approvals fell by 13.3% over April to 13,549 - down from the record high 15,317 reported over March. House building approvals however remained 54.0% higher over the four months of this year compared to the same period In 2020.

Lower building approvals over April also reflect the industry distractions as a result of the numerous holidays scheduled for that month.

Although the recent boom In house building approvals has likely peaked with the end of government stimulus Initiatives, building activity will continue to be a significant contributor to economic growth and provide more downward pressure to already sharply falling unemployment rates.

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 reported lower house building approvals over April compared to the previous month with the exception of Sydney, where approvals Increased by 7.3% to 1694 - the highest local monthly total since October 2018.

Perth remains the top performer with house building approvals up by 141.3% over the first four 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 over third-placed Brisbane.

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Sydney reported the top average building cost per house approval of \$370,509 over April 2021 followed by Melbourne \$339,268, Brisbane \$304,102, Perth \$275,127 and Adelaide \$260,085.

HOUSES	Sydney	Melbourne	Brisbane	Adelaide	Perth
Apr-21	1694	2885	1270	951	1889
Previous Month	1579	3206	1576	1072	2237
This Year to Date v. Same Last Year	26.7%	24.6%	37.2%	74.2%	141.3%
Full Year to Date v. Same Last Year	16.9%	16.4%	24.5%	33.5%	81.8%
Average Cost per Approval	\$370,509	\$339,268	\$304,102	\$260,085	\$275,127

The top performing Local Government Area over the year ending March 2021 nationally was clearly Wyndham with 5,806 followed by Melton 5,081, Casey 4,035, Moreton Bay 4,032 and Greater Geelong 3,727.

Top LGA's April 2021	Annual ABS Building Approvals
Wyndham (VIC)	5,806
Melton (VIC)	5,081
Casey (VIC)	4,035
Moreton Bay (QLD)	4,032
Greater Geelong (VIC)	3,727
Hume (VIC)	3,509
Brisbane (QLD)	3,502
Blacktown (NSW)	3,336
Logan (QLD)	3,206
Sunshine Coast (QLD)	2,889

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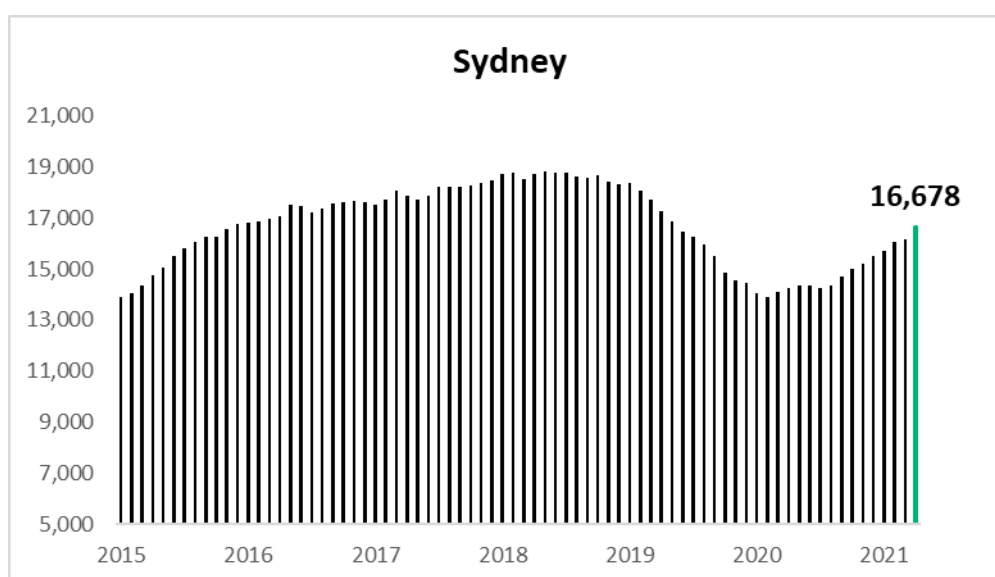
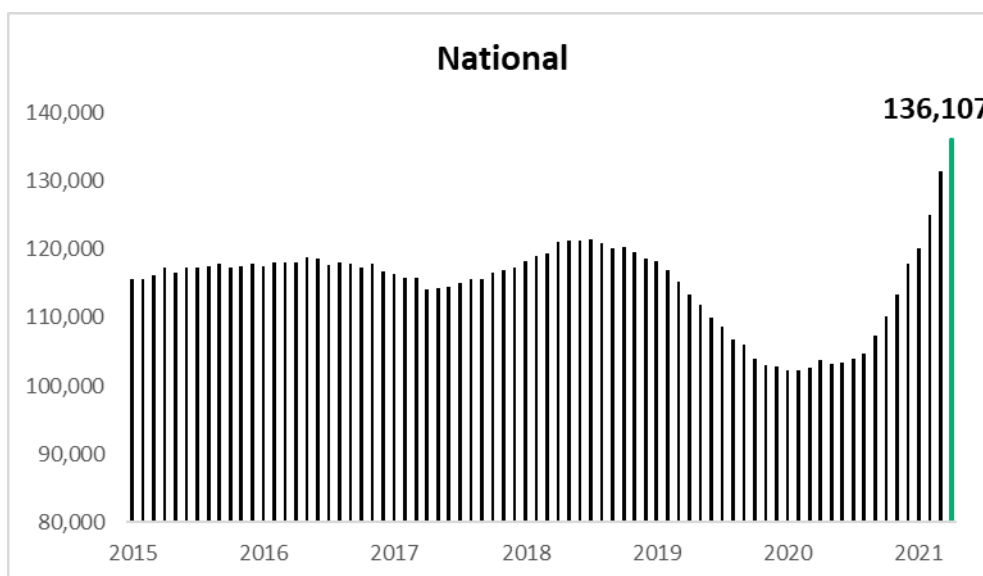
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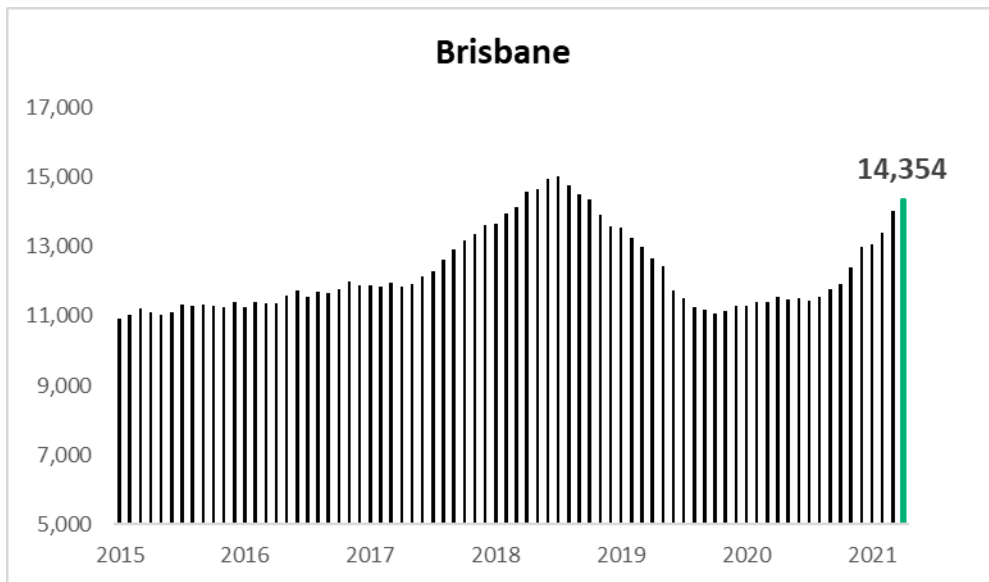
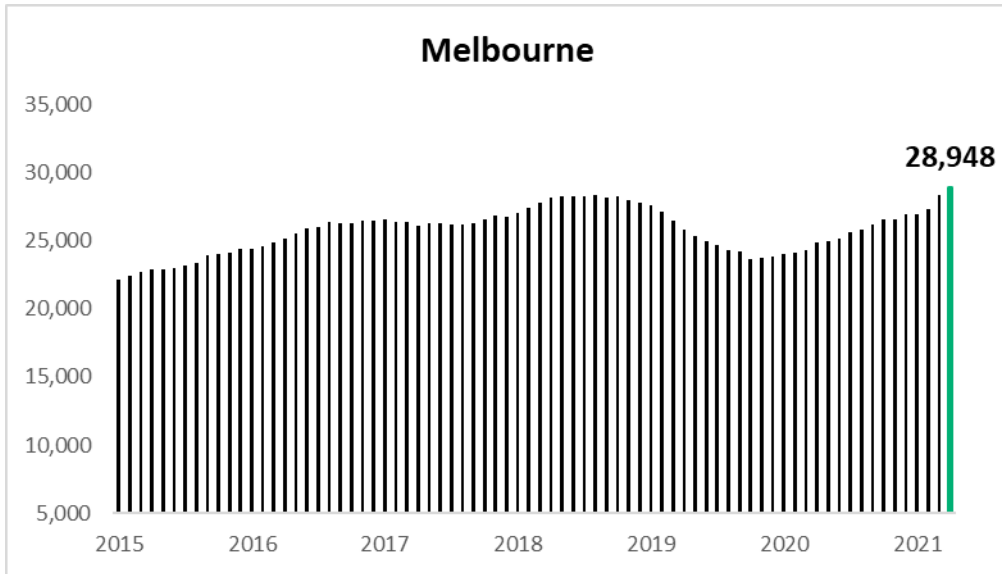
New House Building Approvals (ABS April 2021)

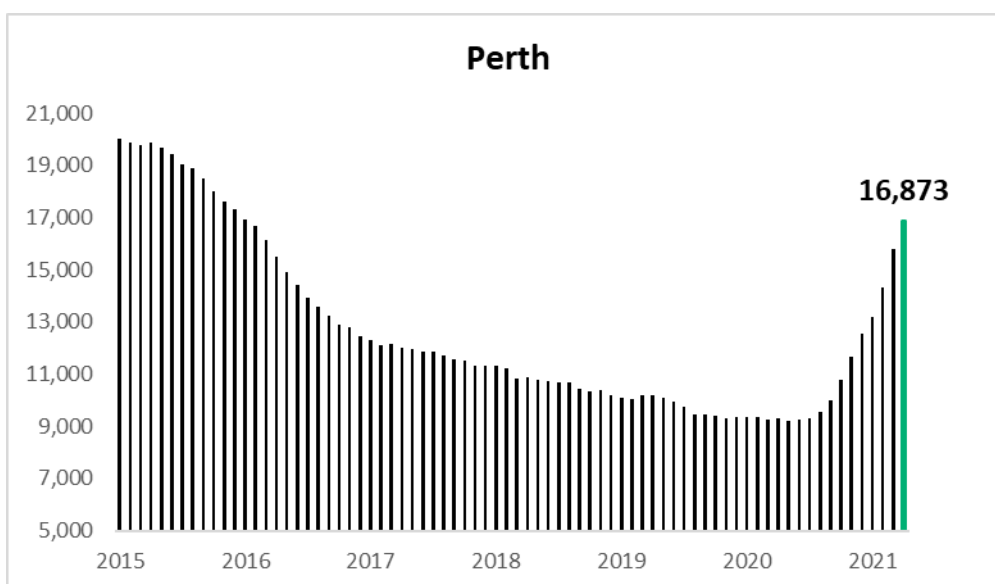
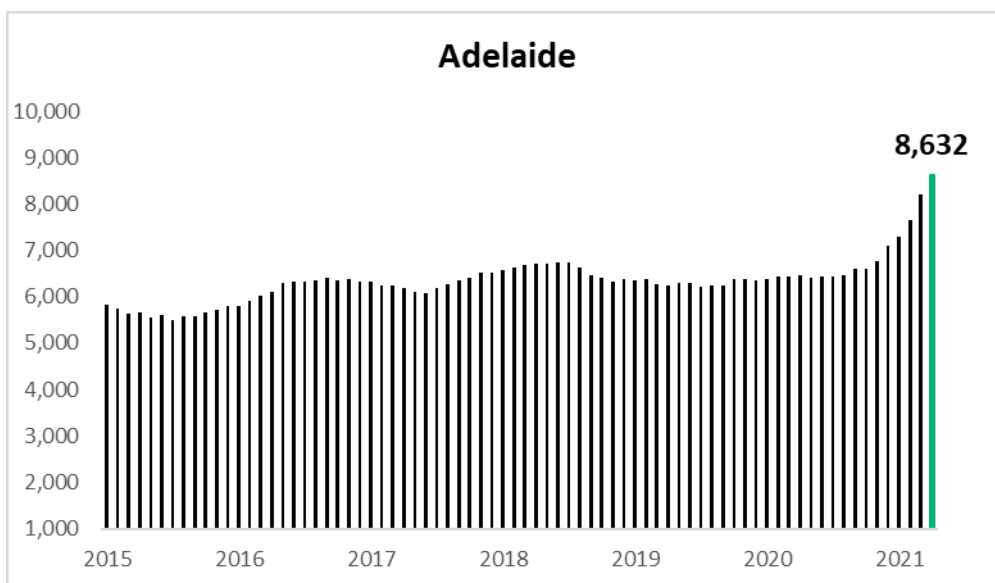
5-Year Series, ABS Building Approvals Private Sector New Houses - Rolling Monthly Annual

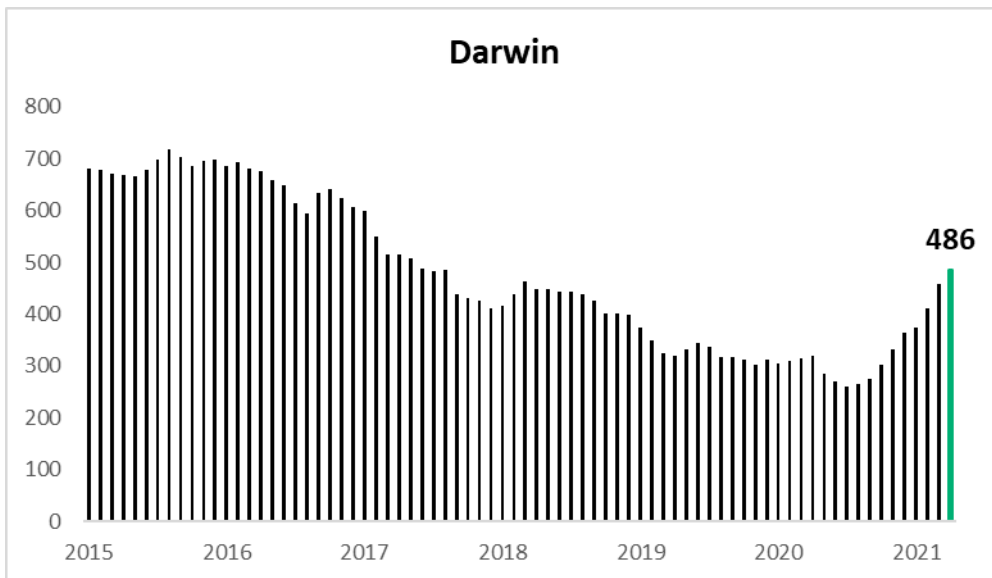
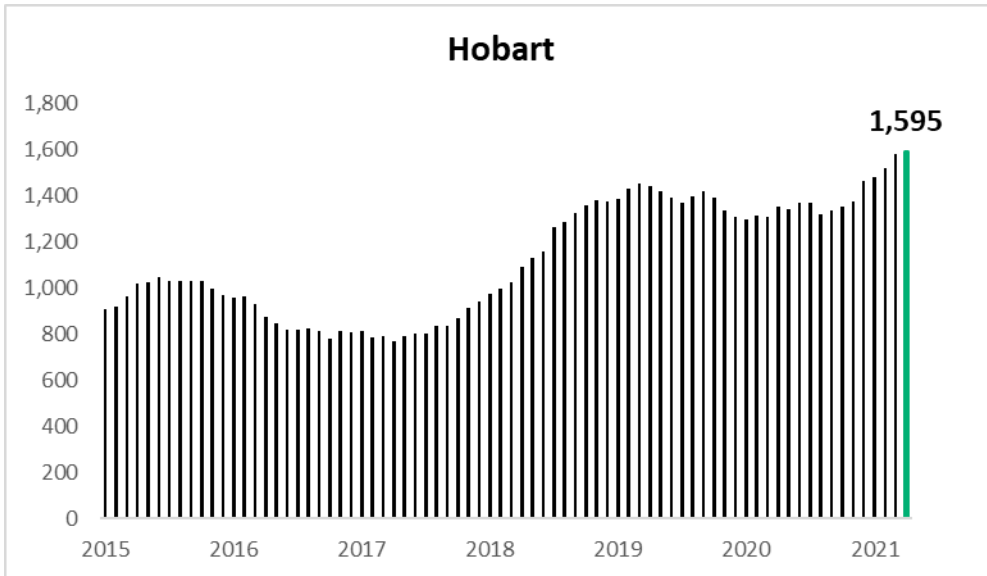


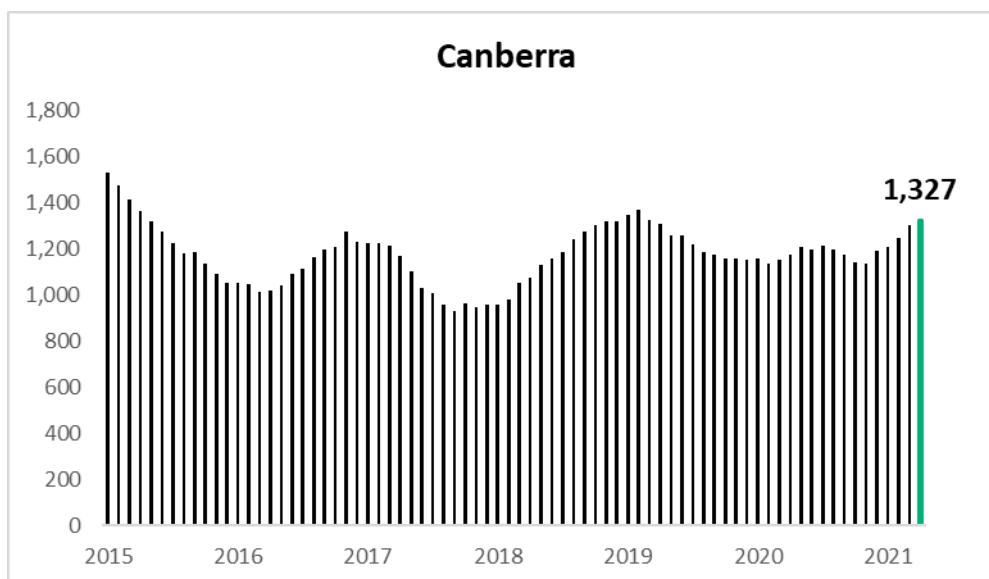
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Latest Data Tables

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

National

Full Year	Approvals	Cost per House
Wyndham	5,806	\$293,577
Melton	5,081	\$284,203
Casey	4,035	\$297,787
Moreton Bay	4,032	\$255,016
Greater Geelong	3,727	\$321,572
Hume	3,509	\$291,845
Brisbane	3,502	\$413,990
Blacktown	3,336	\$278,102
Logan	3,206	\$254,396
Sunshine Coast	2,889	\$298,439

This Year So Far	Approvals	Cost per House
Melton	1990	\$279,002
Wyndham	1990	\$294,947
Casey	1504	\$296,263
Greater Geelong	1425	\$318,638
Moreton Bay	1353	\$261,888
Brisbane	1300	\$409,252
Logan	1223	\$259,086
Swan	1183	\$244,851
Hume	1174	\$295,951
Sunshine Coast	1159	\$288,933

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Quarter	Approvals	Cost per House
Melton	1716	\$278,888
Wyndham	1595	\$293,559
Casey	1251	\$295,329
Greater Geelong	1186	\$322,666
Moreton Bay	1135	\$261,534
Brisbane	1117	\$406,193
Logan	1028	\$261,052
Sunshine Coast	994	\$284,394
Hume	989	\$297,729
Swan	979	\$244,324

Month	Approvals	Cost per House
Wyndham	603	\$295,060
Melton	602	\$274,314
Casey	503	\$289,791
Brisbane	438	\$388,881
Greater Geelong	437	\$331,813
Logan	412	\$248,550
Hume	406	\$300,921
Moreton Bay	399	\$263,114
Swan	359	\$245,550
Wanneroo	320	\$239,097

NSW

Full Year	Approvals	Cost per House
Blacktown	3336	\$278,102
Camden	2023	\$318,640
The Hills Shire	1762	\$401,329
Liverpool	1465	\$296,492
Campbelltown	1153	\$314,843
Lake Macquarie	902	\$367,843
Central Coast	884	\$333,407
Maitland	878	\$318,591
Cessnock	735	\$306,171
Wollondilly	676	\$337,024

This Year So Far	Approvals	Cost per House
Blacktown	1111	\$272,709
Camden	719	\$330,588
The Hills Shire	620	\$379,352
Liverpool	444	\$295,662
Central Coast	377	\$327,762
Campbelltown	283	\$296,310
Wollondilly	267	\$332,242
Canterbury-Bankstown	266	\$305,947
Lake Macquarie	237	\$380,087
Shoalhaven	236	\$391,249

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Quarter	Approvals	Cost per House
Blacktown	906	\$272,685
Camden	606	\$333,038
The Hills Shire	565	\$378,965
Liverpool	362	\$294,980
Central Coast	305	\$329,034
Wollondilly	229	\$332,157
Campbelltown	209	\$291,079
Canterbury-Bankstown	206	\$310,619
Shoalhaven	198	\$404,365
Cessnock	197	\$305,844

Month	Approvals	Cost per House
Blacktown	295	\$280,683
Camden	215	\$326,560
The Hills Shire	178	\$384,968
Liverpool	105	\$311,703
Central Coast	101	\$306,513
Fairfield	92	\$295,199
Lake Macquarie	89	\$431,834
Campbelltown	82	\$310,477
Cessnock	78	\$300,267
Wollondilly	77	\$335,377

VIC

Full Year	Approvals	Cost per House
Wyndham	5806	\$293,577
Melton	5081	\$337,166
Casey	4035	\$345,011
Greater Geelong	3727	\$328,264
Hume	3509	\$349,714
Whittlesea	2601	\$629,397
Ballarat	1801	\$343,163
Cardinia	1268	\$359,170
Greater Bendigo	1216	\$359,464
Bass Coast	800	\$380,034

This Year So Far	Approvals	Cost per House
Melton	1990	\$279,002
Wyndham	1990	\$294,947
Casey	1504	\$296,263
Greater Geelong	1425	\$318,638
Hume	1174	\$295,951
Whittlesea	969	\$301,071
Ballarat	696	\$308,873
Cardinia	504	\$302,575
Greater Bendigo	464	\$326,744
Baw Baw	358	\$307,825

Quarter	Approvals	Cost per House
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Melton	1716	\$278,888
Wyndham	1595	\$293,559
Casey	1251	\$295,329
Greater Geelong	1186	\$322,666
Hume	989	\$297,729
Whittlesea	807	\$302,490
Ballarat	589	\$310,937
Cardinia	436	\$299,390
Greater Bendigo	374	\$328,991
Mitchell	300	\$290,674

Month	Approvals	Cost per House
Wyndham	603	\$295,060
Melton	602	\$274,314
Casey	503	\$289,791
Greater Geelong	437	\$331,813
Hume	406	\$300,921
Whittlesea	314	\$298,329
Ballarat	212	\$304,129
Cardinia	157	\$306,533
Greater Bendigo	137	\$325,658
Baw Baw	106	\$322,718

QLD

Full Year	Approvals	Cost per House
Moreton Bay	4032	\$255,016
Brisbane	3502	\$413,990
Logan	3206	\$254,396
Sunshine Coast	2889	\$298,439
Ipswich	2345	\$266,759
Gold Coast	1671	\$380,027
Fraser Coast	1068	\$277,630
Townsville	978	\$283,773
Cairns	954	\$302,881
Toowoomba	830	\$318,859

This Year So Far	Approvals	Cost per House
Moreton Bay	1353	\$261,888
Brisbane	1300	\$409,252
Logan	1223	\$259,086
Sunshine Coast	1159	\$288,933
Ipswich	735	\$271,249
Gold Coast	586	\$379,005
Fraser Coast	483	\$283,185
Townsville	428	\$278,732
Cairns	407	\$300,665
Toowoomba	287	\$326,957

Quarter	Approvals	Cost per House
Moreton Bay	1135	\$261,534

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Brisbane	1117	\$406,193
Logan	1028	\$261,052
Sunshine Coast	994	\$284,394
Ipswich	607	\$273,114
Gold Coast	485	\$382,259
Fraser Coast	392	\$283,569
Townsville	364	\$283,511
Cairns	303	\$301,851
Toowoomba	241	\$329,675

Month	Approvals	Cost per House
Brisbane	438	\$388,881
Logan	412	\$248,550
Moreton Bay	399	\$263,114
Sunshine Coast	311	\$264,725
Ipswich	211	\$263,458
Gold Coast	186	\$374,849
Townsville	154	\$286,074
Fraser Coast	152	\$293,181
Cairns	98	\$294,975
Bundaberg	80	\$331,090

SA

Full Year	Approvals	Cost per House
Playford	1359	\$217,836
Port Adelaide Enfield	1153	\$237,243
Onkaparinga	883	\$242,713
Charles Sturt	808	\$263,821
Mount Barker	774	\$256,813
Salisbury	627	\$214,126
Marion	488	\$251,435
Tea Tree Gully	423	\$249,530
Gawler	411	\$228,314
Alexandrina	315	\$265,464

This Year So Far	Approvals	Cost per House
Playford	630	\$220,216
Port Adelaide Enfield	457	\$238,230
Onkaparinga	383	\$242,074
Mount Barker	330	\$254,497
Charles Sturt	284	\$286,416
Salisbury	237	\$225,315
Gawler	224	\$225,198
Tea Tree Gully	210	\$243,904
Marion	192	\$245,295
Alexandrina	152	\$274,684

Quarter	Approvals	Cost per House
Playford	523	\$213,414
Port Adelaide Enfield	383	\$239,683
Onkaparinga	322	\$244,016

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Mount Barker	263	\$254,729
Charles Sturt	235	\$293,342
Salisbury	196	\$225,837
Gawler	177	\$226,826
Tea Tree Gully	169	\$239,183
Marion	145	\$240,455
Alexandrina	130	\$275,149

Month	Approvals	Cost per House
Port Adelaide Enfield	149	\$239,354
Playford	145	\$218,158
Onkaparinga	107	\$250,363
Mount Barker	104	\$238,145
Charles Sturt	79	\$262,551
Gawler	78	\$226,465
Marion	72	\$215,759
Salisbury	71	\$224,109
Tea Tree Gully	60	\$235,606
Adelaide Plains	43	\$225,946

WA

Full Year	Approvals	Cost per House
Swan	2576	\$242,190
Wanneroo	2362	\$241,445
Cockburn	1688	\$253,371
Armadale	1249	\$239,732
Mandurah	1104	\$274,990
Rockingham	1021	\$241,470
Stirling	977	\$354,762
Kwinana	873	\$226,620
Gosnells	659	\$241,121
Joondalup	646	\$317,848

This Year So Far	Approvals	Cost per House
Swan	1183	\$244,851
Wanneroo	1058	\$245,530
Cockburn	654	\$260,270
Armadale	575	\$246,474
Mandurah	486	\$272,075
Stirling	423	\$356,675
Rockingham	410	\$247,109
Kwinana	397	\$231,926
Joondalup	283	\$321,757
Busselton	280	\$354,570

Quarter	Approvals	Cost per House
Swan	979	\$244,324
Wanneroo	853	\$245,981
Cockburn	503	\$261,429
Armadale	467	\$246,191

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Mandurah	402	\$268,569
Stirling	343	\$358,274
Kwinana	339	\$232,958
Rockingham	336	\$246,894
Joondalup	238	\$320,581
Serpentine-Jarrahdale	229	\$257,073

Month	Approvals	Cost per House
Swan	359	\$245,550
Wanneroo	320	\$239,097
Cockburn	210	\$253,950
Armadale	161	\$246,014
Mandurah	158	\$264,288
Kwinana	135	\$234,731
Rockingham	129	\$248,413
Stirling	102	\$345,932
Joondalup	87	\$315,826
Canning	85	\$294,185

TAS

Full Year	Approvals	Cost per House
Clarence	492	\$320,567
Launceston	360	\$316,502
Kingborough	313	\$329,839
West Tamar	238	\$312,021
Sorell	232	\$285,445
Glenorchy	215	\$296,257
Brighton	197	\$275,121
Huon Valley	188	\$282,955
Meander Valley	186	\$305,890
Latrobe	177	\$319,458

This Year So Far	Approvals	Cost per House
Clarence	227	\$323,994
Launceston	115	\$343,000
Kingborough	111	\$329,678
Meander Valley	106	\$305,157
Sorell	94	\$305,363
West Tamar	88	\$316,659
Glenorchy	86	\$322,639
Latrobe	73	\$339,521
Central Coast	58	\$335,630
Huon Valley	55	\$290,905

Quarter	Approvals	Cost per House
Clarence	187	\$319,135
Launceston	100	\$354,450
Kingborough	94	\$319,566
Meander Valley	87	\$303,447
Sorell	81	\$310,025

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Glenorchy	71	\$327,822
West Tamar	70	\$315,500
Latrobe	61	\$349,417
Central Coast	47	\$339,608
Brighton	41	\$288,277

Month	Approvals	Cost per House
Clarence	85	\$316,560
Meander Valley	49	\$266,870
Kingborough	37	\$315,863
Launceston	36	\$348,324
Latrobe	28	\$343,443
Central Coast	25	\$343,955
Devonport	25	\$300,705
Sorell	23	\$324,016
Glenorchy	20	\$310,742
West Tamar	19	\$302,789

NT

Full Year	Approvals	Cost per House
Palmerston	235	\$362,224
Litchfield	104	\$311,157
Darwin	85	\$443,336
Alice Springs	29	\$383,070
Katherine	16	\$212,393
Barkly	15	\$335,797
Wagait	2	\$108,559
Roper Gulf	1	\$700,000
Victoria Daly	1	\$250,000

This Year So Far	Approvals	Cost per House
Palmerston	109	\$365,575
Litchfield	49	\$347,955
Darwin	35	\$481,794
Alice Springs	8	\$544,436
Barkly	3	\$183,643
Katherine	3	\$422,252

Quarter	Approvals	Cost per House
Darwin	30	\$470,760
Alice Springs	8	\$544,436
Barkly	2	\$185,464

Month	Approvals	Cost per House
Palmerston	39	\$379,181
Litchfield	15	\$336,149
Darwin	12	\$589,331
Alice Springs	5	\$435,060
Barkly	1	\$170,928

ACT

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Full Year	Approvals	Cost per House
ACT	1327	\$359,183
This Year So Far	Approvals	Cost per House
ACT	515	\$354,593
Quarter	Approvals	Cost per House
ACT	420	\$353,556
Month	Approvals	Cost per House
ACT	174	\$359,082

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



NSW	Listed	Median Asking Price
Blacktown	585	\$899,990
Liverpool	492	\$870,990
The Hills Shire	464	\$974,800
Camden	391	\$899,999
Campbelltown	287	\$799,750
Lake Macquarie	104	\$794,950
Wollondilly	102	\$749,033
Cessnock	81	\$569,305
Maitland	42	\$567,500
Shoalhaven	38	\$710,990

VIC	Listed	Median Asking Price
Wyndham	1257	\$534,985
Casey	884	\$620,900
Whittlesea	637	\$538,088
Melton	552	\$504,930
Hume	414	\$557,543
Cardinia	308	\$595,113
Ballarat	158	\$509,070
Greater Geelong	136	\$537,534
Greater Bendigo	93	\$423,410
Mitchell	86	\$503,680

QLD	Listed	Median Asking Price
Logan	847	\$465,800
Ipswich	679	\$460,358
Moreton Bay	636	\$499,950
Brisbane	386	\$727,325
Gold Coast	223	\$571,990

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Townsville	167	\$453,405
Redland	90	\$676,428
Sunshine Coast	73	\$599,000
Gympie	69	\$416,900
Scenic Rim	69	\$418,550

SA	Listed	Median Asking Price
Playford	432	\$388,300
Mount Barker	148	\$448,700
Gawler	121	\$355,000
Port Adelaide Enfield	78	\$507,000
Alexandrina	71	\$432,795
Salisbury	61	\$438,685
Light	59	\$419,800
Onkaparinga	57	\$501,328
Tea Tree Gully	51	\$465,000
Marion	47	\$573,603

WA	Listed	Median Asking Price
Swan	508	\$428,200
Wanneroo	367	\$424,215
Cockburn	226	\$479,990
Armadale	211	\$408,500
Rockingham	178	\$373,950
Stirling	166	\$684,999
Gosnells	135	\$427,990
Joondalup	133	\$599,000
Kwinana	129	\$398,612
Mandurah	121	\$359,562

TAS	Listed	Median Asking Price
Launceston	25	\$602,800
Clarence	24	\$527,000
Kingborough	13	\$760,000
Sorell	11	\$545,000
Brighton	8	\$485,550
Derwent Valley	7	\$469,750
Northern Midlands	7	\$495,800
Dorset	3	\$638,343
Burnie	2	\$507,000
George Town	2	\$300,000

NT	Listed	Median Asking Price
Darwin	14	\$697,000.00
Litchfield	6	\$585,000.00
Palmerston	1	

ACT	Listed	Median Asking Price
ACT	9	\$905,900



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



NSW	For Rent	Median Asking Rent
Blacktown	725	\$435
Canterbury-Bankstown	418	\$500
Parramatta	409	\$450
Central Coast	396	\$500
Inner West	353	\$750
Cumberland	332	\$460
Fairfield	319	\$440
Penrith	307	\$430
Newcastle	298	\$450
Liverpool	280	\$470

VIC	For Rent	Median Asking Rent
Wyndham	1227	\$380
Monash	613	\$480
Moreland	568	\$445
Hume	500	\$380
Brimbank	465	\$370
Whittlesea	460	\$390
Greater Geelong	416	\$430
Casey	381	\$400
Maribyrnong	374	\$450
Whitehorse	356	\$500

QLD	For Rent	Median Asking Rent
Brisbane	1868	\$480
Gold Coast	530	\$625
Moreton Bay	527	\$410
Logan	498	\$380
Ipswich	495	\$370
Sunshine Coast	288	\$650
Townsville	201	\$370
Gladstone	186	\$350
Toowoomba	152	\$380
Isaac	133	\$380

SA	For Rent	Median Asking Rent
Charles Sturt	118	\$470
Port Adelaide Enfield	116	\$420
Salisbury	103	\$380
Playford	85	\$330
Adelaide	82	\$500
Onkaparinga	74	\$400

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Norwood Payneham St Peters	70	\$500
West Torrens	68	\$480
Marion	64	\$460
Campbelltown	56	\$450

WA	For Rent	Median Asking Rent
Stirling	303	\$450
Canning	155	\$420
Wanneroo	154	\$440
Rockingham	130	\$400
Cockburn	123	\$450
Swan	123	\$420
Melville	110	\$500
Joondalup	107	\$500
Mandurah	107	\$420
Gosnells	91	\$430

TAS	For Rent	Median Asking Rent
Launceston	99	\$450
Hobart	73	\$575
Clarence	48	\$530
Kingborough	33	\$550
Glenorchy	31	\$460
West Tamar	18	\$400
Burnie	16	\$360
George Town	16	\$350
West Coast	16	\$275
Central Coast	11	\$360

NT	For Rent	Median Asking Rent
Darwin	55	\$598
Palmerston	41	\$550
Alice Springs	22	\$550
Katherine	6	\$443
Litchfield	5	\$410
Barkly	1	\$280

ACT	For Rent	Median Asking Rent
ACT	333	\$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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