



National House Building Report

Capitals and Local
Government Areas

October 2020

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House building is on the rise fuelled by direct Federal Government stimulus – State Governments now set to unleash more demand

Market Insights

Although ABS house building approvals generally eased over August, the underlying trend clearly remains positive with increased demand generated particularly by the federal governments popular HomeBuilder Grant.

Melbourne as usual remains the strongest contributor to national new house building approvals with underlying activity in Adelaide and Perth also now clearly on the rise.

Although Sydney continues to be relatively subdued by comparison, the approvals trend has shifted upwards over recent months albeit from a significantly low base.

New house building activity in the smaller capitals of Hobart, Darwin and Canberra is also being clearly supported by government policies, with each reporting recent significant underlying growth.

Sydney ABS house building approvals over the first 8 months of this year fell marginally by 0.9% compared to the same period last year, however Melbourne, Brisbane, Adelaide and Perth all recorded increases - up by 12.5%, 2.8%, 2.5% and 3.9% respectively.

Sydney reported an average building cost per houses of \$364,612 over the first 8 months of this year which was an increase of 1.4% compared to the same period last year. Melbourne's average house building cost was however lower by 1.5% at \$377,817 with Brisbane \$299,083 – up 2.8%, Adelaide \$272,370 - up 1.0% and Perth \$294,951 – up just 0.2% over this year so far compared to last.

HOUSES	Sydney	Melbourne	Brisbane	Adelaide	Perth
Aug-20	1307	2337	976	574	965
Previous Month	1385	2570	969	534	846
This Year to Date v. Same Last Year	-0.9%	12.5%	2.8%	2.5%	3.9%

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Full Year to Date v. Same Last Year	-10.0%	6.1%	2.1%	3.6%	1.5%
Average Cost per Approval	\$362,741	\$365,150	\$302,925	\$270,961	\$291,729

The top performing Local Government Areas nationally for house building approvals over the first 8 months of this year were all in the Greater Melbourne area led clearly by Wyndham with 2584 followed by Melton 2080, Casey 1722, Brisbane 1576 and Hume 1488. The top NSW LGA was Blacktown.

This Year to August - Top LGA's	ABS House Building Approvals
Wyndham (VIC)	2584
Melton (VIC)	2080
Casey (VIC)	1722
Brisbane (QLD)	1576
Hume (VIC)	1488
Moreton Bay (QLD)	1475
Blacktown (NSW)	1433
Greater Geelong (VIC)	1370
Whittlesea (VIC)	1256
Sunshine Coast (QLD)	1088

The outlook for new house building remains clearly positive despite concerns over the continuation of coronavirus restrictions at various levels. Although Melbourne remains the top approvals performer, severe local shutdown policies are likely to subdue activity over the shorter-term. The recent easing of some restrictions however is a positive factor in supporting growing local demand for new house building.

The current surge in owner-occupier loans for new home building reflects the latest building approval data and will be enhanced by new government policies designed to generally ease lending restrictions.

Strong first home buyer activity is also set to continue with the extending of the federal governments First Home Owner Deposit Scheme through a doubling of available places and raised price ceilings that will act to increase demand for new housing.

Although international migration levels are set to fall drastically in the face of extended border closures and will undoubtedly influence longer-term dwelling supply levels, in the shorter-term recent dramatic shifts in inter-state migration will likely significantly impact local home building activity. Recent data indicates ongoing strong net interstate migration into Queensland and Western Australia which may be enhanced due to coronavirus safe-haven perceptions.

The entrenchment of the home-office lifestyle will also create demand for larger dwellings and reduce the preference for CBD accessible locations and enhance outer suburban and regional living locations with more available and affordable development potential.

New house building is on the rise – particularly supported by unprecedented direct government support. More accessible finance and record low interest rates – perhaps set to go lower sooner rather than later – are also driving higher demand.

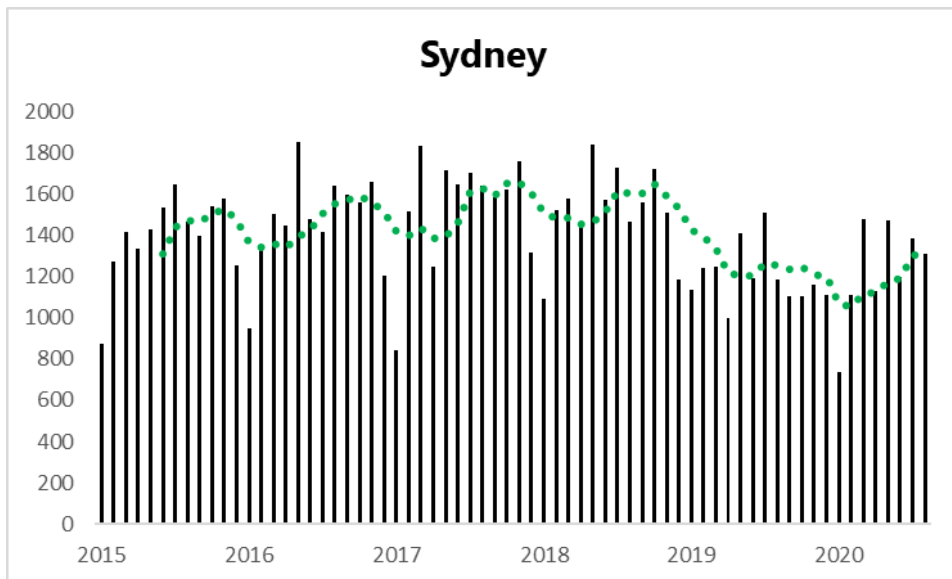
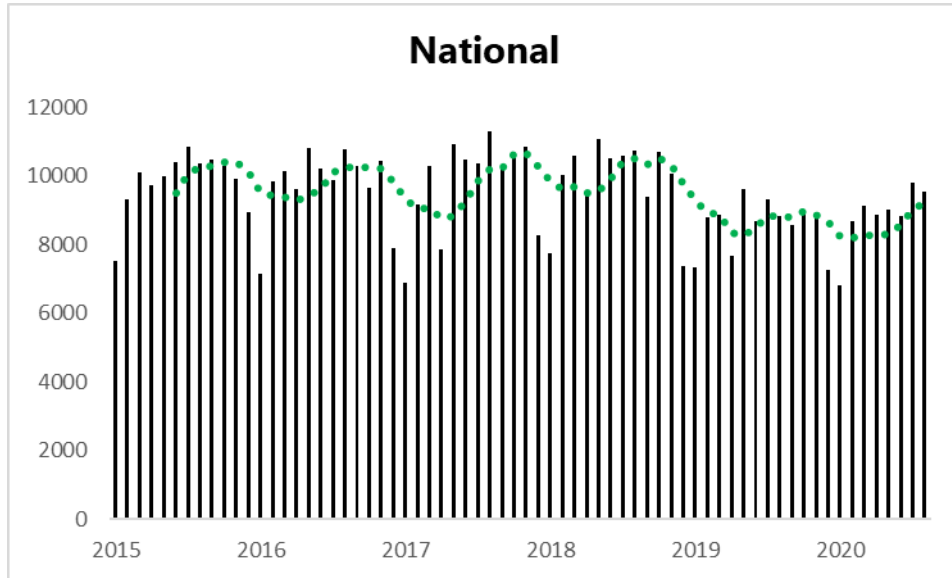
State governments also have a role to foster residential construction activity particularly through land supply and planning initiatives – with the clear payoff of much needed economic energy - and jobs.

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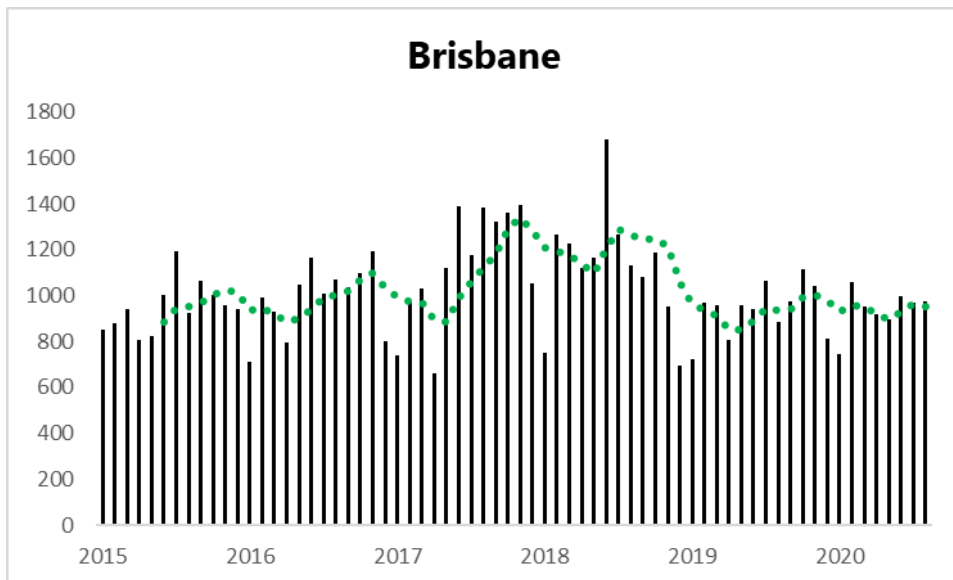
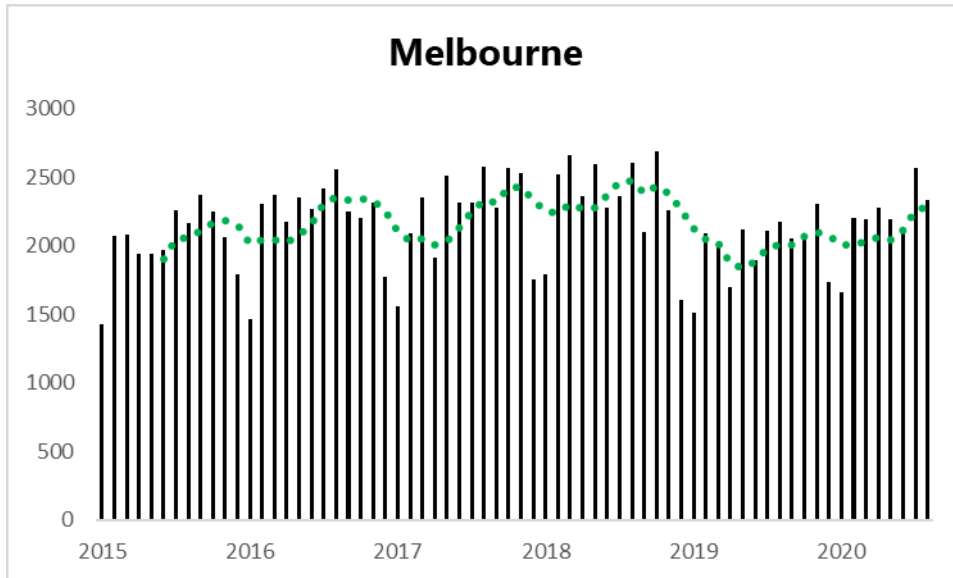


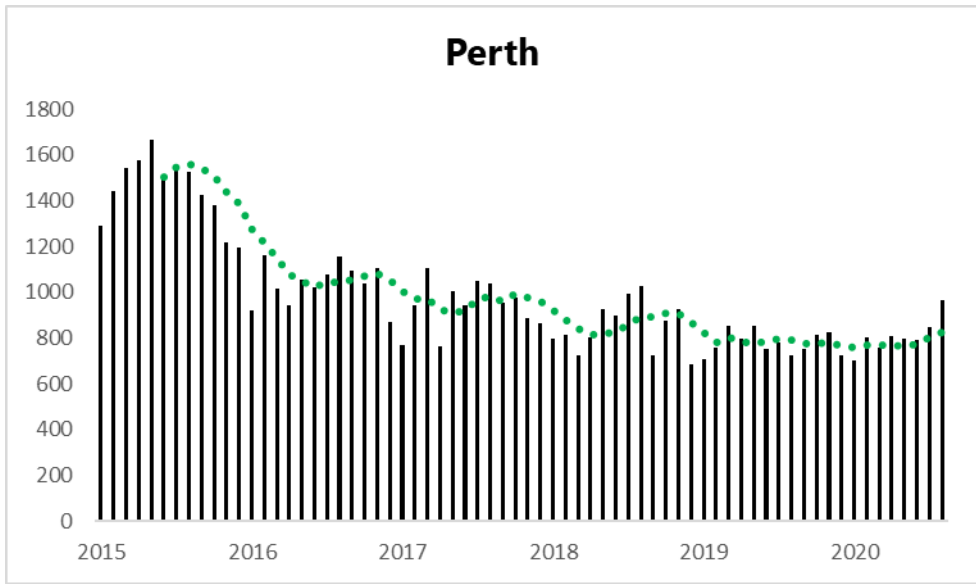
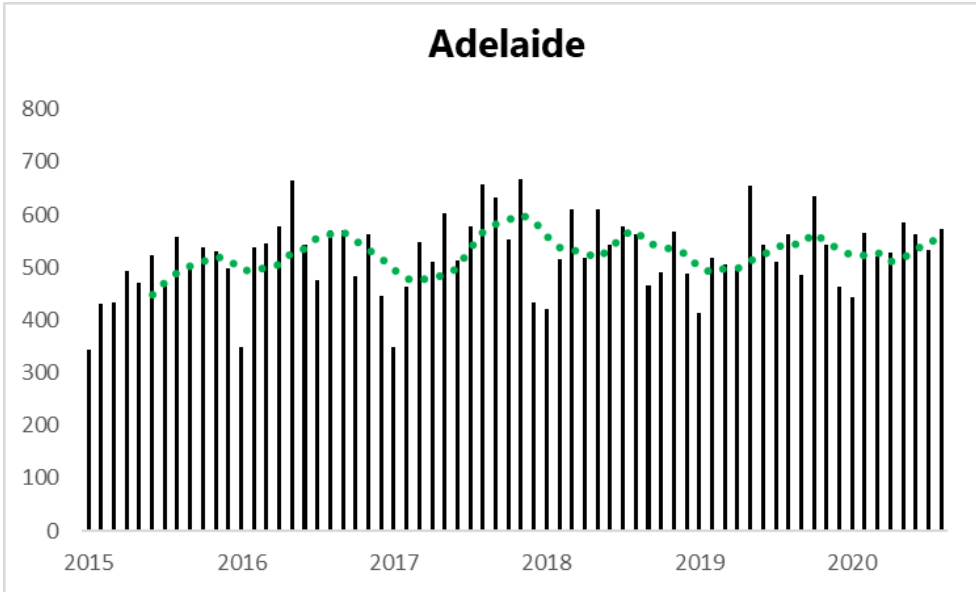
New House Building Approvals (ABS August 2020)

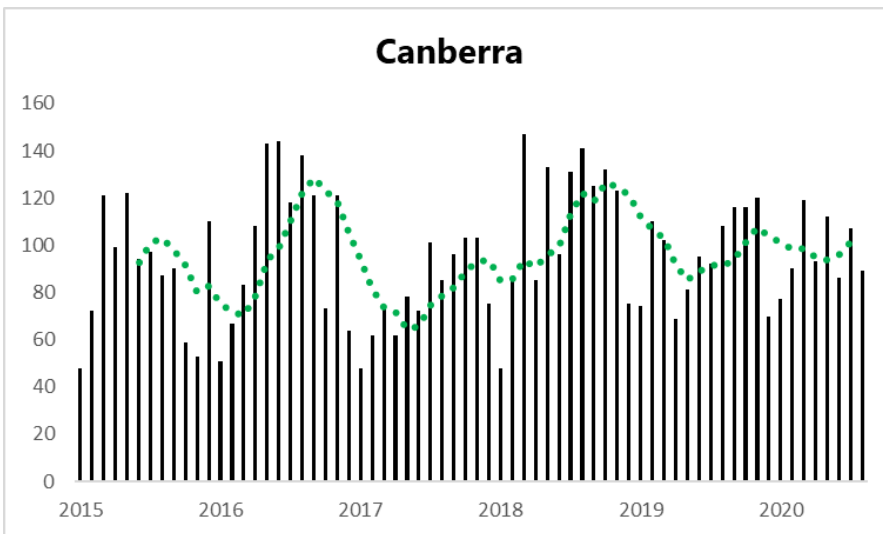
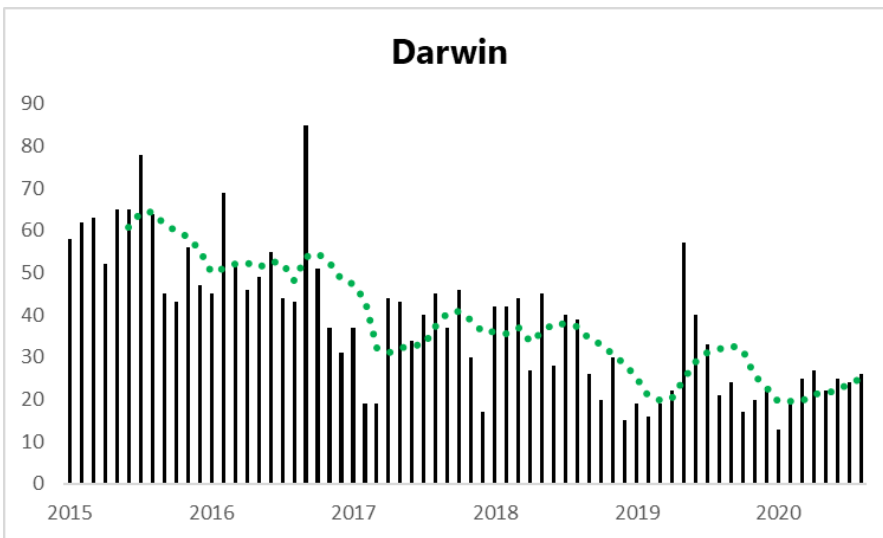
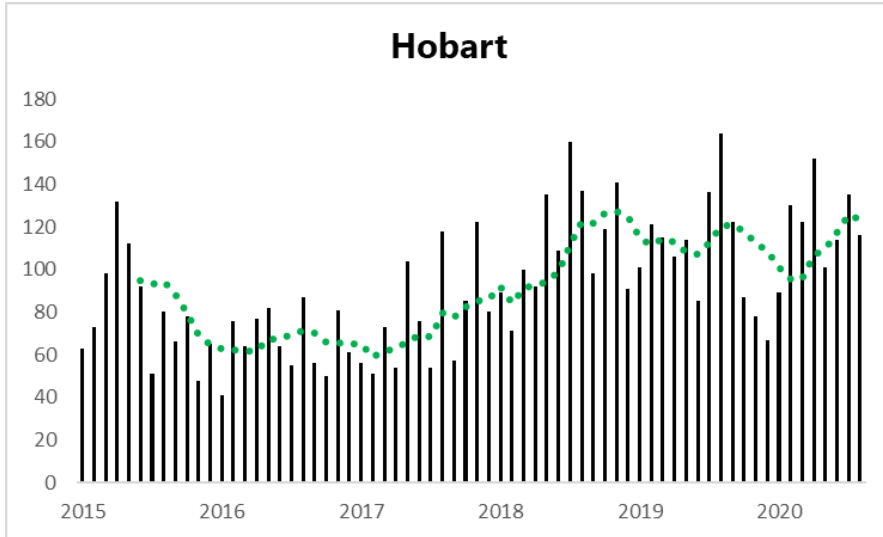
5-Year Series, ABS Building Approvals Private Sector Houses - 6 Month Trend



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Local Government Areas, ABS House Building Approvals – Top Ten August 2020

NATIONAL

Full Year	Approvals	Cost per House
Wyndham	5186	\$297,030
Melton	3791	\$288,409
Casey	3294	\$298,627
Brisbane	3239	\$425,933
Moreton Bay	3108	\$249,311
Hume	3029	\$296,231
Blacktown	2860	\$271,108
Greater Geelong	2537	\$323,135
Whittlesea	2390	\$296,253
Sunshine Coast	2277	\$304,410

This Year So Far	Approvals	Cost per House
Wyndham	2584	\$300,262
Melton	2080	\$288,303
Casey	1722	\$301,109
Brisbane	1576	\$413,632
Hume	1488	\$302,695
Moreton Bay	1475	\$253,350
Blacktown	1433	\$269,894
Greater Geelong	1370	\$325,550
Whittlesea	1256	\$293,072
Sunshine Coast	1088	\$303,635

Quarter	Approvals	Cost per House
Wyndham	1279	\$302,575
Melton	1145	\$290,949
Casey	984	\$304,345
Blacktown	831	\$273,381
Moreton Bay	776	\$251,927
Brisbane	746	\$417,319
Greater Geelong	744	\$323,345
Hume	705	\$301,615
Whittlesea	675	\$294,978
Sunshine Coast	566	\$307,401

Month	Approvals	Cost per House
Wyndham	396	\$295,059
Casey	378	\$303,109
Melton	327	\$295,973
Blacktown	294	\$268,081
Moreton Bay	269	\$256,796

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Greater Geelong	268	\$319,649
Brisbane	246	\$436,150
Hume	239	\$297,446
Whittlesea	222	\$291,797
Logan	208	\$243,136

NSW

Full Year	Approvals	Cost per House
Blacktown	2860	\$271,108
The Hills Shire	1676	\$433,472
Camden	1639	\$312,889
Liverpool	1151	\$281,898
Campbelltown	993	\$304,585
Maitland	982	\$306,511
Lake Macquarie	771	\$343,334
Central Coast	674	\$301,687
Penrith	667	\$305,869
Canterbury-Bankstown	636	\$279,578

This Year So Far	Approvals	Cost per House
Blacktown	1433	\$269,894
The Hills Shire	819	\$456,638
Camden	804	\$311,019
Liverpool	582	\$293,255
Campbelltown	551	\$307,097
Maitland	473	\$310,990
Lake Macquarie	447	\$329,382
Central Coast	356	\$314,535
Penrith	322	\$314,498
Cessnock	292	\$309,948

Quarter	Approvals	Cost per House
Blacktown	831	\$273,381
Camden	448	\$312,586
The Hills Shire	402	\$452,729
Liverpool	358	\$290,677
Campbelltown	257	\$312,466
Lake Macquarie	257	\$335,395
Maitland	253	\$311,166
Central Coast	189	\$320,179
Fairfield	182	\$328,232
Cessnock	162	\$306,898

Month	Approvals	Cost per House
Blacktown	294	\$268,081
Camden	132	\$314,615
The Hills Shire	128	\$462,560
Campbelltown	98	\$330,013

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Liverpool	81	\$290,261
Lake Macquarie	78	\$351,533
Maitland	72	\$319,251
Penrith	72	\$338,801
Cessnock	55	\$287,134
Shoalhaven	55	\$382,017

VIC

Full Year	Approvals	Cost per House
Wyndham	5186	\$297,030
Melton	3791	\$284,975
Casey	3294	\$315,779
Hume	3029	\$347,891
Greater Geelong	2537	\$353,121
Whittlesea	2390	\$343,635
Ballarat	1126	\$406,904
Cardinia	986	\$318,277
Greater Bendigo	942	\$326,020
Mornington Peninsula	697	\$348,651

This Year So Far	Approvals	Cost per House
Wyndham	2584	\$300,262
Melton	2080	\$288,303
Casey	1722	\$301,109
Hume	1488	\$302,695
Greater Geelong	1370	\$325,550
Whittlesea	1256	\$293,072
Ballarat	623	\$299,462
Cardinia	531	\$317,083
Greater Bendigo	476	\$316,606
Mornington Peninsula	336	\$652,850

Quarter	Approvals	Cost per House
Wyndham	1279	\$302,575
Melton	1145	\$290,949
Casey	984	\$304,345
Greater Geelong	744	\$323,345
Hume	705	\$301,615
Whittlesea	675	\$294,978
Ballarat	329	\$297,447
Cardinia	283	\$296,712
Greater Bendigo	283	\$311,907
Mornington Peninsula	147	\$676,635

Month	Approvals	Cost per House
Wyndham	396	\$295,059
Casey	378	\$303,109
Melton	327	\$295,973

Greater Geelong	268	\$319,649
Hume	239	\$297,446
Whittlesea	222	\$291,797
Ballarat	116	\$296,299
Greater Bendigo	107	\$293,463
Cardinia	82	\$287,953
Monash	53	\$555,268

QLD

Full Year	Approvals	Cost per House
Brisbane	3239	\$425,933
Moreton Bay	3108	\$249,311
Sunshine Coast	2277	\$304,410
Logan	2234	\$235,620
Ipswich	1997	\$249,065
Gold Coast	1760	\$369,748
Fraser Coast	694	\$269,181
Redland	626	\$275,585
Toowoomba	546	\$294,119
Cairns	526	\$336,779

This Year So Far	Approvals	Cost per House
Brisbane	1576	\$413,632
Moreton Bay	1475	\$253,350
Sunshine Coast	1088	\$303,635
Logan	1021	\$244,300
Ipswich	1012	\$247,171
Gold Coast	783	\$369,516
Fraser Coast	357	\$268,799
Redland	344	\$274,793
Toowoomba	295	\$297,031
Cairns	261	\$325,252

Quarter	Approvals	Cost per House
Moreton Bay	776	\$251,927
Brisbane	746	\$417,319
Sunshine Coast	566	\$307,401
Ipswich	549	\$245,428
Logan	505	\$247,143
Gold Coast	358	\$378,659
Fraser Coast	171	\$275,057
Redland	168	\$271,652
Toowoomba	163	\$289,952
Cairns	131	\$325,750

Month	Approvals	Cost per House
Moreton Bay	269	\$256,796
Brisbane	246	\$436,150

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Logan	208	\$243,136
Ipswich	192	\$264,680
Sunshine Coast	173	\$300,383
Gold Coast	134	\$385,075
Fraser Coast	65	\$265,250
Redland	60	\$289,271
Cairns	56	\$303,159
Toowoomba	46	\$348,811

SA

Full Year	Approvals	Cost per House
Playford	863	\$213,322
Port Adelaide Enfield	860	\$240,298
Charles Sturt	757	\$260,699
Onkaparinga	658	\$232,788
Mount Barker	492	\$254,663
Marion	424	\$263,449
Salisbury	345	\$204,492
Campbelltown	326	\$318,442
Tea Tree Gully	312	\$250,982
West Torrens	252	\$316,251

This Year So Far	Approvals	Cost per House
Playford	462	\$212,286
Port Adelaide Enfield	445	\$234,129
Charles Sturt	408	\$261,530
Onkaparinga	318	\$237,607
Mount Barker	260	\$251,148
Marion	186	\$265,913
Campbelltown	162	\$322,638
Salisbury	155	\$210,533
West Torrens	134	\$309,493
Tea Tree Gully	128	\$248,731

Quarter	Approvals	Cost per House
Charles Sturt	263	\$256,455
Port Adelaide Enfield	253	\$231,846
Playford	201	\$218,073
Onkaparinga	136	\$238,572
Mount Barker	124	\$255,014
Marion	99	\$258,145
Salisbury	80	\$213,148
Campbelltown	77	\$324,147
Tea Tree Gully	76	\$254,797
West Torrens	65	\$325,367

Month	Approvals	Cost per House
Charles Sturt	94	\$253,000

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Port Adelaide Enfield	92	\$223,654
Playford	79	\$223,651
Onkaparinga	43	\$255,348
Marion	35	\$276,830
Salisbury	30	\$219,707
Campbelltown	25	\$330,975
Gawler	24	\$197,073
Mount Barker	24	\$249,700
Alexandrina	22	\$246,324

WA

Full Year	Approvals	Cost per House
Swan	1344	\$235,689
Wanneroo	1140	\$237,596
Cockburn	883	\$259,040
Armadale	627	\$230,316
Stirling	622	\$395,694
Mandurah	534	\$287,338
Rockingham	520	\$248,298
Joondalup	493	\$294,914
Melville	399	\$437,180
Gosnells	370	\$241,244

This Year So Far	Approvals	Cost per House
Swan	700	\$235,540
Wanneroo	603	\$236,328
Cockburn	446	\$252,263
Stirling	303	\$372,569
Armadale	276	\$227,758
Rockingham	270	\$255,606
Mandurah	260	\$285,279
Joondalup	250	\$290,580
Canning	197	\$304,036
Melville	188	\$443,924

Quarter	Approvals	Cost per House
Swan	352	\$241,373
Wanneroo	313	\$234,563
Cockburn	202	\$253,810
Stirling	187	\$332,901
Armadale	158	\$226,097
Rockingham	143	\$255,350
Mandurah	141	\$270,838
Joondalup	103	\$310,620
Gosnells	102	\$234,416
Canning	101	\$324,951

Month	Approvals	Cost per House
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Swan	122	\$253,631
Wanneroo	103	\$228,751
Cockburn	74	\$240,597
Stirling	64	\$347,303
Armadale	50	\$206,803
Mandurah	45	\$258,389
Rockingham	44	\$279,027
Joondalup	36	\$293,211
Gosnells	34	\$253,060
Canning	32	\$340,323

TAS

Full Year	Approvals	Cost per House
Clarence	465	\$292,747
Launceston	260	\$310,877
Kingborough	253	\$325,312
Brighton	190	\$245,385
Sorell	185	\$258,543
Glenorchy	174	\$258,497
West Tamar	161	\$291,115
Huon Valley	136	\$281,338
Latrobe	124	\$294,552
Meander Valley	118	\$255,824

This Year So Far	Approvals	Cost per House
Clarence	224	\$312,487
Glenorchy	115	\$267,561
Kingborough	113	\$317,428
Launceston	111	\$337,861
Brighton	109	\$259,618
Sorell	94	\$266,283
West Tamar	85	\$300,276
Huon Valley	64	\$275,403
Latrobe	64	\$303,250
Hobart	61	\$356,270

Quarter	Approvals	Cost per House
Glenorchy	74	\$271,355
Clarence	69	\$339,275
Brighton	66	\$257,263
Launceston	65	\$336,806
Kingborough	63	\$306,709
Sorell	54	\$262,144
West Tamar	43	\$315,221
Latrobe	40	\$294,911
Hobart	38	\$351,081
Huon Valley	35	\$263,266

Month	Approvals	Cost per House
Brighton	29	\$253,914
Waratah/Wynyard	24	\$216,483
Clarence	23	\$351,274
West Tamar	23	\$303,609
Launceston	19	\$383,073
Glenorchy	16	\$323,760
Kingborough	16	\$350,462
Sorell	15	\$252,059
Hobart	12	\$429,236
Devonport	8	\$364,375

NT

Full Year	Approvals	Cost per House
Darwin	57	\$387,068
Alice Springs	39	\$313,329
Barkly	2	\$359,255
East Arnhem	1	\$905,280

This Year So Far	Approvals	Cost per House
Palmerston	67	\$337,957
Darwin	33	\$354,310
Alice Springs	22	\$318,428
Litchfield	22	\$241,509
Katherine	3	\$321,667
Barkly	2	\$359,255
East Arnhem	1	\$905,280

Quarter	Approvals	Cost per House
Alice Springs	14	\$307,342
Darwin	14	\$352,923
Barkly	2	\$359,255
East Arnhem	1	\$905,280

Month	Approvals	Cost per House
Palmerston	12	\$325,980
Alice Springs	8	\$284,063
Litchfield	6	\$213,624
Darwin	4	\$412,125
Barkly	2	\$359,255
Katherine	2	\$262,500

ACT

Full Year	Approvals	Cost per House
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ACT	31	\$358,260
This Year So Far	Approvals	Cost per House
ACT	12	\$318,088
Quarter	Approvals	Cost per House
ACT	5	\$337,278
Month	Approvals	Cost per House
ACT	3	\$320,667

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



NSW	Listed	Median Asking Price
Blacktown	956	\$760,000
Camden	780	\$733,000
The Hills Shire	631	\$819,235
Liverpool	570	\$719,900
Campbelltown	418	\$711,350
Wollondilly	192	\$679,000
Maitland	137	\$560,400
Cessnock	124	\$498,500
Lake Macquarie	123	\$667,108
Central Coast	87	\$632,840
VIC	Listed	Median Asking Price
Wyndham	1150	\$638,833
Casey	1011	\$610,000
Whittlesea	678	\$642,450
Hume	522	\$685,798
Melton	451	\$641,450
Cardinia	257	\$641,900
Greater Geelong	222	\$666,000
Mitchell	206	\$699,990
Ballarat	142	\$650,000
Bass Coast	124	\$710,550
QLD	Listed	Median Asking Price
Moreton Bay	819	\$495,795
Logan	817	\$447,000
Brisbane	725	\$697,745
Ipswich	648	\$441,484
Gold Coast	489	\$559,552
Sunshine Coast	271	\$550,724
Cairns	104	\$450,000
Redland	103	\$598,700

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Townsville	99	\$416,500
Toowoomba	98	\$406,750

SA	Listed	Median Asking Price
Playford	163	\$360,700
Port Adelaide Enfield	160	\$486,636
Mount Barker	137	\$451,011
Charles Sturt	91	\$499,950
Onkaparinga	88	\$438,000
Salisbury	86	\$401,030
Gawler	78	\$347,950
Tea Tree Gully	73	\$450,000
Campbelltown	60	\$565,000
Light	51	\$377,200

WA	Listed	Median Asking Price
Wanneroo	407	\$397,590
Swan	354	\$418,590
Rockingham	309	\$379,990
Cockburn	273	\$452,000
Armadale	233	\$412,065
Stirling	184	\$674,900
Joondalup	149	\$549,125
Gosnells	137	\$441,553
Mandurah	116	\$347,426
Kwinana	106	\$383,990

TAS	Listed	Median Asking Price
Clarence	15	\$497,250
West Tamar	15	\$484,000
Kingborough	11	\$605,000
Launceston	10	\$529,500
Sorell	10	\$473,500
Glenorchy	8	\$526,500
Northern Midlands	7	\$377,982
George Town	4	\$325,000
Latrobe	3	\$395,000
Meander Valley	3	\$376,124

NT	Listed	Median Asking Price
Darwin	27	\$643,050
Litchfield	2	\$559,700
Alice Springs	1	\$1,200,000
Palmerston	1	\$550,000

ACT	Listed	Median Asking Price
ACT	16	\$899,000

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



NSW	For Rent	Median Asking Rent
Blacktown	597	\$430
Parramatta	478	\$475
Canterbury-Bankstown	463	\$500
Inner West	386	\$730
Sydney	366	\$785
Cumberland	347	\$470
Fairfield	317	\$430
Penrith	317	\$420
Liverpool	295	\$470
Campbelltown	263	\$400

VIC	For Rent	Median Asking Rent
Wyndham	1154	\$380
Monash	661	\$493
Moreland	604	\$460
Hume	517	\$390
Whittlesea	422	\$395
Brimbank	407	\$370
Yarra	384	\$650
Boroondara	375	\$700
Whitehorse	373	\$504
Casey	367	\$390

QLD	For Rent	Median Asking Rent
Brisbane	2328	\$450
Gold Coast	718	\$520
Logan	668	\$360
Moreton Bay	629	\$375
Ipswich	522	\$350
Sunshine Coast	250	\$500
Cairns	225	\$450
Cairns	225	\$450
Townsville	169	\$360
Redland	141	\$460

SA	For Rent	Median Asking Rent
Charles Sturt	116	\$420
Port Adelaide Enfield	106	\$400
Salisbury	106	\$360
Adelaide	103	\$490
Playford	96	\$290
Marion	79	\$440
Onkaparinga	75	\$350
West Torrens	71	\$465

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Norwood Payneham St Peters	68	\$500
Campbelltown	50	\$430

WA	For Rent	Median Asking Rent
Stirling	284	\$400
Canning	162	\$378
Wanneroo	156	\$400
Swan	129	\$360
Gosnells	117	\$350
Cockburn	116	\$425
Rockingham	110	\$353
Melville	108	\$475
Victoria Park	99	\$420
Joondalup	97	\$480

TAS	For Rent	Median Asking Rent
Launceston	141	\$420
Hobart	90	\$420
West Coast	30	\$533
Clarence	29	\$215
Glenorchy	25	\$470
Kingborough	16	\$450
Meander Valley	16	\$505
West Tamar	15	\$335
Devonport	13	\$450
Huon Valley	13	\$350

NT	For Rent	Median Asking Rent
Darwin	74	\$520
Palmerston	31	\$450
Alice Springs	26	\$530
Katherine	13	\$415

ACT	For Rent	Median Asking Rent
ACT	290	\$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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