



# New Housing Outlook

## HIA Housing Forecasts - June 2020

### DWELLING STARTS: by state and territory

*thousand dwellings commenced*

### Calendar Year

Starts	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust
2008 (a)	28.929	41.506	39.224	12.774	20.816	2.937	0.918	2.408	149.512
2009 (a)	26.372	45.809	29.615	11.417	20.399	3.093	1.194	3.440	141.339
2010 (a)	35.261	60.259	34.444	12.366	24.832	3.191	1.582	4.808	176.743
2011 (a)	33.279	54.446	28.209	10.093	19.734	2.641	1.669	5.006	155.077
2012 (a)	35.114	52.207	28.916	8.489	20.537	2.068	2.073	4.109	153.513
2013 (a)	45.919	46.697	33.944	9.986	26.682	1.829	2.151	4.493	171.701
2014 (a)	51.671	58.855	40.306	11.373	32.602	2.411	2.121	4.116	203.455
2015 (a)	62.541	68.761	48.104	10.118	28.756	2.802	1.677	4.405	227.164
2016 (a)	77.078	65.847	49.148	11.498	21.559	2.150	1.217	5.747	234.244
2017 (a)	69.404	66.994	41.512	11.915	19.583	2.511	0.983	4.476	217.378
2018 (a)	72.515	72.077	42.274	11.934	16.223	2.905	0.715	6.396	225.039
2019 (a)	52.304	57.738	31.131	10.647	14.368	3.110	0.598	4.243	174.139
2020	40.072	50.240	27.323	9.578	14.196	2.579	0.506	3.862	148.356
2021	34.500	41.394	28.805	9.332	16.563	2.626	0.580	3.389	137.189

% change:	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust
2009 (a)	-8.8%	10.4%	-24.5%	-10.6%	-2.0%	5.3%	30.1%	42.9%	-5.5%
2010 (a)	33.7%	31.5%	16.3%	8.3%	21.7%	3.2%	32.5%	39.8%	25.0%
2011 (a)	-5.6%	-9.6%	-18.1%	-18.4%	-20.5%	-17.2%	5.5%	4.1%	-12.3%
2012 (a)	5.5%	-4.1%	2.5%	-15.9%	4.1%	-21.7%	24.2%	-17.9%	-1.0%
2013 (a)	30.8%	-10.6%	17.4%	17.6%	29.9%	-11.6%	3.8%	9.3%	11.8%
2014 (a)	12.5%	26.0%	18.7%	13.9%	22.2%	31.8%	-1.4%	-8.4%	18.5%
2015 (a)	21.0%	16.8%	19.3%	-11.0%	-11.8%	16.2%	-20.9%	7.0%	11.7%
2016 (a)	23.2%	-4.2%	2.2%	13.6%	-25.0%	-23.3%	-27.4%	30.5%	3.1%
2017 (a)	-10.0%	1.7%	-15.5%	3.6%	-9.2%	16.8%	-19.2%	-22.1%	-7.2%
2018 (a)	4.5%	7.6%	1.8%	0.2%	-17.2%	15.7%	-27.3%	42.9%	3.5%
2019 (a)	-27.9%	-19.9%	-26.4%	-10.8%	-11.4%	7.1%	-16.4%	-33.7%	-22.6%
2020	-23.4%	-13.0%	-12.2%	-10.0%	-1.2%	-17.1%	-15.3%	-9.0%	-14.8%
2021	-13.9%	-17.6%	5.4%	-2.6%	16.7%	1.8%	14.5%	-12.2%	-7.5%

Source HIA Economics - June 2020





# New Housing Outlook

## HIA Housing Forecasts - June 2020

### DWELLING STARTS: by state and territory

*thousand dwellings commenced*

#### Financial Year

Starts	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust
2006/07 (a)	30.253	38.608	41.235	11.222	24.802	2.897	1.377	2.239	152.633
2007/08 (a)	31.913	41.853	45.406	11.906	22.538	2.919	1.046	2.243	159.824
2008/09 (a)	24.065	41.994	29.272	12.132	18.568	2.957	1.003	2.639	132.630
2009/10 (a)	34.567	55.117	36.121	12.334	25.488	3.223	1.363	4.396	172.609
2010/11 (a)	32.373	59.070	29.145	10.942	20.984	3.068	1.731	5.110	162.423
2011/12 (a)	30.808	50.462	28.497	9.141	17.830	2.268	1.651	4.603	145.260
2012/13 (a)	42.457	50.601	30.259	8.978	24.942	1.913	2.367	4.499	166.016
2013/14 (a)	47.541	51.616	36.837	11.154	29.726	1.958	2.045	4.247	185.124
2014/15 (a)	58.017	64.871	45.444	10.636	31.704	2.830	1.936	4.044	219.482
2015/16 (a)	70.003	68.409	50.011	11.292	25.399	2.442	1.492	5.071	234.119
2016/17 (a)	74.488	64.191	44.421	10.823	19.676	2.172	1.007	4.797	221.575
2017/18 (a)	72.519	75.617	42.279	13.056	18.200	2.813	0.924	5.072	230.480
2018/19 (a)	62.588	62.148	36.421	10.105	15.490	3.026	0.646	6.007	196.431
2019/20	46.250	54.796	29.289	10.753	13.858	2.934	0.528	4.315	162.724
2020/21	35.648	43.809	27.606	9.306	15.948	2.666	0.533	3.482	138.998

% change:	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust
2007/08 (a)	5.5%	8.4%	10.1%	6.1%	-9.1%	0.8%	-24.0%	0.2%	4.7%
2008/09 (a)	-24.6%	0.3%	-35.5%	1.9%	-17.6%	1.3%	-4.1%	17.7%	-17.0%
2009/10 (a)	43.6%	31.2%	23.4%	1.7%	37.3%	9.0%	35.9%	66.6%	30.1%
2010/11 (a)	-6.3%	7.2%	-19.3%	-11.3%	-17.7%	-4.8%	27.0%	16.2%	-5.9%
2011/12 (a)	-4.8%	-14.6%	-2.2%	-16.5%	-15.0%	-26.1%	-4.6%	-9.9%	-10.6%
2012/13 (a)	37.8%	0.3%	6.2%	-1.8%	39.9%	-15.7%	43.4%	-2.3%	14.3%
2013/14 (a)	12.0%	2.0%	21.7%	24.2%	19.2%	2.4%	-13.6%	-5.6%	11.5%
2014/15 (a)	22.0%	25.7%	23.4%	-4.6%	6.7%	44.5%	-5.3%	-4.8%	18.6%
2015/16 (a)	20.7%	5.5%	10.0%	6.2%	-19.9%	-13.7%	-22.9%	25.4%	6.7%
2016/17 (a)	6.4%	-6.2%	-11.2%	-4.2%	-22.5%	-11.1%	-32.5%	-5.4%	-5.4%
2017/18 (a)	-2.6%	17.8%	-4.8%	20.6%	-7.5%	29.5%	-8.2%	5.7%	4.0%
2018/19 (a)	-13.7%	-17.8%	-13.9%	-22.6%	-14.9%	7.6%	-30.1%	18.4%	-14.8%
2019/20	-26.1%	-11.8%	-19.6%	6.4%	-10.5%	-3.0%	-18.3%	-28.2%	-17.2%
2020/21	-22.9%	-20.1%	-5.7%	-13.5%	15.1%	-9.1%	1.0%	-19.3%	-14.6%

Source HIA Economics - June 2020





# New Housing Outlook

## HIA Housing Forecasts - June 2020

### DWELLING STARTS: by state and territory

*thousand dwellings commenced*

*Quarterly, seasonally adjusted*

Dwellings	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust
Mar-03	11.671	11.243	9.516	2.590	5.806	0.470	0.215	0.724	42.235
Jun-03	11.156	10.150	9.901	2.549	5.016	0.633	0.253	0.633	40.291
Sep-03	11.538	11.349	10.447	2.588	5.122	0.653	0.190	0.436	42.323
Dec-03	10.705	12.224	12.000	2.740	5.867	0.666	0.328	0.973	45.503
Mar-04	12.021	11.185	11.324	2.488	5.979	0.791	0.250	0.578	44.616
Jun-04	11.482	10.721	10.649	2.663	5.616	0.740	0.271	0.916	43.058
Sep-04	11.048	9.711	10.410	2.524	5.653	0.682	0.351	0.366	40.745
Dec-04	10.382	10.911	9.170	2.853	5.520	0.781	0.373	0.410	40.400
Mar-05	8.238	9.671	10.208	2.576	5.731	0.690	0.339	0.860	38.313
Jun-05	9.764	10.573	9.583	3.037	6.023	0.669	0.270	0.820	40.739
Sep-05	8.880	10.558	9.824	2.562	6.413	0.696	0.319	0.344	39.596
Dec-05	7.331	9.359	9.471	2.500	5.985	0.572	0.385	0.392	35.995
Mar-06	9.150	9.574	8.998	2.996	6.308	0.626	0.281	0.672	38.605
Jun-06	7.617	9.749	9.656	2.639	7.237	0.679	0.369	0.457	38.403
Sep-06	7.295	10.150	9.970	2.714	6.707	0.761	0.274	0.635	38.506
Dec-06	7.915	9.845	10.229	2.806	6.277	0.714	0.238	0.657	38.681
Mar-07	8.071	9.185	10.597	2.561	6.055	0.761	0.437	0.345	38.012
Jun-07	6.972	9.428	10.439	3.141	5.763	0.661	0.428	0.602	37.434
Sep-07	8.047	10.160	10.767	2.940	5.491	0.701	0.346	0.710	39.162
Dec-07	7.214	11.390	11.635	2.727	5.667	0.795	0.237	0.577	40.242
Mar-08	8.505	10.563	11.362	3.132	5.254	0.703	0.259	0.421	40.199
Jun-08	8.147	9.740	11.642	3.107	6.126	0.720	0.204	0.535	40.221
Sep-08	6.509	10.853	9.441	3.578	5.112	0.768	0.201	0.915	37.377
Dec-08	5.768	10.350	6.779	2.957	4.324	0.746	0.254	0.537	31.715
Mar-09	5.729	10.728	6.718	2.948	4.557	0.678	0.231	0.505	32.094
Jun-09	6.059	10.063	6.334	2.649	4.575	0.765	0.317	0.682	31.444
Sep-09	6.420	11.420	7.735	2.802	5.581	0.802	0.308	0.970	36.038
Dec-09	8.164	13.598	8.828	3.018	5.686	0.848	0.338	1.283	41.763
Mar-10	10.825	15.336	8.793	3.197	7.397	0.845	0.372	0.723	47.488
Jun-10	9.158	14.763	10.765	3.317	6.824	0.728	0.345	1.420	47.320
Sep-10	7.405	16.332	7.760	3.139	5.360	0.858	0.500	0.975	42.329
Dec-10	7.873	13.828	7.126	2.713	5.251	0.760	0.365	1.690	39.606
Mar-11	9.287	14.262	7.716	2.602	5.163	0.751	0.624	1.032	41.437

Source HIA Economics - June 2020



# New Housing Outlook

## HIA Housing Forecasts - June 2020

### DWELLING STARTS: by state and territory

*thousand dwellings commenced*

*Quarterly, seasonally adjusted*

<b>Dwellings</b>	<b>NSW</b>	<b>VIC</b>	<b>QLD</b>	<b>SA</b>	<b>WA</b>	<b>TAS</b>	<b>NT</b>	<b>ACT</b>	<b>Aust</b>
Jun-11	7.808	14.648	6.543	2.488	5.210	0.699	0.242	1.413	39.051
Sep-11	7.617	13.187	7.535	2.790	4.727	0.558	0.381	1.412	38.207
Dec-11	8.567	12.349	6.415	2.213	4.634	0.633	0.422	1.149	36.382
Mar-12	5.995	12.196	7.159	2.117	4.287	0.553	0.311	0.996	33.614
Jun-12	8.629	12.730	7.388	2.021	4.182	0.524	0.537	1.046	37.057
Sep-12	10.148	13.730	6.862	1.761	5.607	0.521	0.658	1.383	40.670
Dec-12	10.342	13.551	7.507	2.590	6.461	0.470	0.567	0.684	42.172
Mar-13	11.054	11.337	7.640	2.261	6.049	0.437	0.635	0.791	40.204
Jun-13	10.913	11.983	8.250	2.366	6.825	0.485	0.507	1.641	42.970
Sep-13	11.428	11.108	8.283	2.349	6.907	0.481	0.597	1.074	42.227
Dec-13	12.524	12.269	9.771	3.010	6.901	0.426	0.412	0.987	46.300
Mar-14	12.802	13.753	9.199	2.906	7.824	0.475	0.415	1.313	48.687
Jun-14	10.787	14.486	9.584	2.889	8.094	0.576	0.621	0.873	47.910
Sep-14	14.115	15.858	11.180	2.639	8.562	0.637	0.632	1.114	54.737
Dec-14	13.967	14.758	10.343	2.939	8.122	0.723	0.453	0.816	52.121
Mar-15	14.356	16.892	12.254	2.369	8.029	0.645	0.417	0.706	55.668
Jun-15	15.579	17.363	11.667	2.689	6.991	0.825	0.434	1.408	56.956
Sep-15	16.826	16.462	11.410	2.641	7.230	0.709	0.358	1.324	56.960
Dec-15	15.780	18.044	12.773	2.419	6.506	0.623	0.468	0.967	57.580
Mar-16	19.950	17.501	13.605	3.184	5.707	0.603	0.419	1.475	62.444
Jun-16	17.447	16.402	12.223	3.048	5.956	0.507	0.247	1.305	57.135
Sep-16	20.062	15.084	12.246	2.520	5.250	0.546	0.207	0.881	56.796
Dec-16	19.619	16.860	11.074	2.746	4.646	0.494	0.344	2.086	57.869
Mar-17	16.848	16.942	10.125	2.369	5.002	0.551	0.232	0.777	52.846
Jun-17	17.959	15.305	10.976	3.188	4.778	0.581	0.224	1.053	54.064
Sep-17	17.209	18.042	9.753	3.526	4.575	0.636	0.343	1.792	55.876
Dec-17	17.388	16.705	10.658	2.832	5.228	0.743	0.184	0.854	54.592
Mar-18	18.984	22.242	11.331	3.711	4.310	0.694	0.208	0.596	62.076
Jun-18	18.938	18.628	10.537	2.987	4.087	0.740	0.189	1.830	57.936
Sep-18	18.085	16.016	11.466	2.711	4.202	0.711	0.182	2.752	56.125
Dec-18	16.508	15.191	8.940	2.525	3.624	0.760	0.136	1.218	48.902
Mar-19	13.576	15.713	8.331	2.440	3.538	0.827	0.172	0.866	45.463
Jun-19	14.419	15.228	7.684	2.429	4.126	0.728	0.156	1.171	45.941

Source HIA Economics - June 2020



# New Housing Outlook

## HIA Housing Forecasts - June 2020

### DWELLING STARTS: by state and territory

*thousand dwellings commenced*

*Quarterly, seasonally adjusted*

<b>Dwellings</b>	<b>NSW</b>	<b>VIC</b>	<b>QLD</b>	<b>SA</b>	<b>WA</b>	<b>TAS</b>	<b>NT</b>	<b>ACT</b>	<b>Aust</b>
Sep-19	11.713	13.814	7.887	2.748	3.500	0.769	0.133	0.775	41.339
Dec-19	12.596	12.983	7.229	3.030	3.204	0.786	0.137	1.431	41.396
Mar-20	10.975	15.209	7.327	2.529	3.557	0.665	0.126	1.130	41.520
Jun-20	10.966	12.790	6.846	2.446	3.597	0.714	0.131	0.979	38.469
Sep-20	9.202	11.130	6.278	2.279	3.210	0.538	0.119	0.891	33.648
Dec-20	8.928	11.110	6.872	2.324	3.831	0.662	0.130	0.861	34.719
Mar-21	8.911	10.944	7.297	2.392	4.460	0.760	0.142	0.876	35.781
Jun-21	8.607	10.624	7.159	2.311	4.447	0.707	0.143	0.853	34.850

Source HIA Economics - June 2020



# New Housing Outlook

## Forecasts - June 2020

### DWELLING STARTS: by type

*thousand dwellings commenced*

<i>seasonally adjusted</i>	<i>thousand starts</i>			<i>(a) = actual</i>		
				<b>% change:</b>		
<b>NSW</b>	Houses	Multi-units	Total	Houses	Multi-units	Total
2008 (a)	14.89	14.04	28.93	-3%	-6%	-5%
2009 (a)	15.69	10.68	26.37	5%	-24%	-9%
2010 (a)	16.92	18.35	35.26	8%	72%	34%
2011 (a)	16.33	16.95	33.28	-3%	-8%	-6%
2012 (a)	16.49	18.62	35.11	1%	10%	6%
2013 (a)	20.28	25.64	45.92	23%	38%	31%
2014 (a)	24.40	27.27	51.67	20%	6%	13%
2015 (a)	26.56	35.98	62.54	9%	32%	21%
2016 (a)	29.36	47.72	77.08	11%	33%	23%
2017 (a)	28.65	40.75	69.40	-2%	-15%	-10%
2018 (a)	30.59	41.92	72.52	7%	3%	4%
2019 (a)	25.58	26.73	52.30	-16%	-36%	-28%
2020	21.19	18.89	40.07	-17%	-29%	-23%
2021	20.57	13.93	34.50	-3%	-26%	-14%
<b>VIC</b>	Houses	Multi-units	Total	Houses	Multi-units	Total
2008 (a)	30.59	10.92	41.51	3%	4%	3%
2009 (a)	33.58	12.23	45.81	10%	12%	10%
2010 (a)	37.73	22.53	60.26	12%	84%	32%
2011 (a)	33.18	21.27	54.45	-12%	-6%	-10%
2012 (a)	28.18	24.03	52.21	-15%	13%	-4%
2013 (a)	26.99	19.70	46.70	-4%	-18%	-11%
2014 (a)	32.21	26.65	58.86	19%	35%	26%
2015 (a)	33.35	35.41	68.76	4%	33%	17%
2016 (a)	36.27	29.57	65.85	9%	-16%	-4%
2017 (a)	36.54	30.45	66.99	1%	3%	2%
2018 (a)	38.43	33.65	72.08	5%	11%	8%
2019 (a)	35.47	22.26	57.74	-8%	-34%	-20%
2020	33.46	16.78	50.24	-6%	-25%	-13%
2021	31.47	9.92	41.39	-6%	-41%	-18%

Source HIA Economics - June 2020



# New Housing Outlook

## Housing Starts, by type

seasonally adjusted	thousand starts			(a) = actual		
	Houses	Multi-units	Total	Houses	Multi-units	Total
<b>QLD</b>				<b>% change:</b>		
2008 (a)	25.87	13.36	39.22	-15%	3%	-10%
2009 (a)	21.47	8.15	29.62	-17%	-39%	-24%
2010 (a)	22.66	11.78	34.44	6%	45%	16%
2011 (a)	17.31	10.90	28.21	-24%	-7%	-18%
2012 (a)	19.42	9.50	28.92	12%	-13%	3%
2013 (a)	19.58	14.36	33.94	1%	51%	17%
2014 (a)	21.79	18.52	40.31	11%	29%	19%
2015 (a)	23.31	24.80	48.10	7%	34%	19%
2016 (a)	24.51	24.64	49.15	5%	-1%	2%
2017 (a)	25.18	16.33	41.51	3%	-34%	-16%
2018 (a)	25.28	16.99	42.27	0%	4%	2%
2019 (a)	20.97	10.17	31.13	-17%	-40%	-26%
2020	19.49	7.83	27.32	-7%	-23%	-12%
2021	20.32	8.49	28.80	4%	8%	5%
<b>SA</b>						
2008 (a)	9.98	2.80	12.77	12%	14%	12%
2009 (a)	8.96	2.45	11.42	-10%	-12%	-11%
2010 (a)	9.71	2.66	12.37	8%	8%	8%
2011 (a)	7.29	2.81	10.09	-25%	5%	-18%
2012 (a)	6.67	1.82	8.49	-8%	-35%	-16%
2013 (a)	7.14	2.85	9.99	7%	56%	18%
2014 (a)	8.51	2.86	11.37	19%	1%	14%
2015 (a)	7.34	2.78	10.12	-14%	-3%	-11%
2016 (a)	7.95	3.55	11.50	8%	28%	14%
2017 (a)	7.68	4.23	11.92	-3%	19%	4%
2018 (a)	7.91	4.03	11.93	3%	-5%	0%
2019 (a)	7.65	3.00	10.65	-3%	-26%	-11%
2020	7.50	2.08	9.58	-2%	-31%	-10%
2021	7.63	1.70	9.33	2%	-18%	-3%

Source HIA Economics - June 2020



# New Housing Outlook

## Housing Starts, by type

seasonally adjusted	thousand starts			(a) = actual		
	Houses	Multi-units	Total	Houses	Multi-units	Total
<b>WA</b>				<b>% change:</b>		
2008 (a)	15.74	5.08	20.82	-11%	-2%	-9%
2009 (a)	17.32	3.08	20.40	10%	-39%	-2%
2010 (a)	19.17	5.66	24.83	11%	84%	22%
2011 (a)	16.26	3.47	19.73	-15%	-39%	-21%
2012 (a)	16.17	4.37	20.54	-1%	26%	4%
2013 (a)	20.81	5.87	26.68	29%	34%	30%
2014 (a)	24.50	8.11	32.60	18%	38%	22%
2015 (a)	20.99	7.76	28.76	-14%	-4%	-12%
2016 (a)	15.68	5.88	21.56	-25%	-24%	-25%
2017 (a)	14.03	5.55	19.58	-11%	-5%	-9%
2018 (a)	12.71	3.51	16.22	-9%	-37%	-17%
2019 (a)	11.08	3.29	14.37	-13%	-6%	-11%
2020	11.71	2.48	14.20	6%	-25%	-1%
2021	12.98	3.58	16.56	11%	44%	17%
<b>TAS</b>						
2008 (a)	2.49	0.45	2.94	1%	-3%	1%
2009 (a)	2.56	0.53	3.09	3%	20%	5%
2010 (a)	2.37	0.82	3.19	-7%	54%	3%
2011 (a)	1.97	0.67	2.64	-17%	-18%	-17%
2012 (a)	1.63	0.44	2.07	-17%	-35%	-22%
2013 (a)	1.49	0.34	1.83	-9%	-22%	-12%
2014 (a)	1.97	0.44	2.41	32%	30%	32%
2015 (a)	2.29	0.51	2.80	16%	16%	16%
2016 (a)	1.85	0.30	2.15	-19%	-41%	-23%
2017 (a)	1.88	0.63	2.51	2%	111%	17%
2018 (a)	2.62	0.29	2.91	39%	-55%	16%
2019 (a)	2.75	0.36	3.11	5%	26%	7%
2020	2.36	0.22	2.58	-14%	-39%	-17%
2021	2.28	0.34	2.63	-3%	58%	2%

Source HIA Economics - June 2020





# New Housing Outlook

## Housing Starts, by type

seasonally adjusted	thousand starts			(a) = actual		
	Houses	Multi-units	Total	% change:		
<b>NT</b>				Houses	Multi-units	Total
2008 (a)	0.61	0.31	0.92	-15%	-58%	-37%
2009 (a)	0.82	0.38	1.19	33%	23%	30%
2010 (a)	0.80	0.78	1.58	-2%	107%	32%
2011 (a)	0.88	0.79	1.67	9%	2%	5%
2012 (a)	0.81	1.26	2.07	-7%	59%	24%
2013 (a)	0.75	1.41	2.15	-8%	12%	4%
2014 (a)	0.89	1.23	2.12	20%	-13%	-1%
2015 (a)	0.91	0.77	1.68	2%	-37%	-21%
2016 (a)	0.86	0.36	1.22	-5%	-53%	-27%
2017 (a)	0.63	0.36	0.98	-27%	0%	-19%
2018 (a)	0.59	0.12	0.72	-5%	-66%	-27%
2019 (a)	0.42	0.18	0.60	-29%	46%	-16%
2020	0.45	0.05	0.51	9%	-71%	-15%
2021	0.50	0.08	0.58	10%	58%	15%
<b>ACT</b>				Houses	Multi-units	Total
2008 (a)	1.19	1.22	2.41	5%	10%	8%
2009 (a)	2.00	1.44	3.44	67%	19%	43%
2010 (a)	1.97	2.84	4.81	-2%	97%	40%
2011 (a)	1.67	3.33	5.01	-15%	17%	4%
2012 (a)	1.90	2.21	4.11	14%	-34%	-18%
2013 (a)	1.60	2.89	4.49	-16%	31%	9%
2014 (a)	1.77	2.35	4.12	10%	-19%	-8%
2015 (a)	1.16	3.25	4.41	-35%	38%	7%
2016 (a)	1.22	4.52	5.75	6%	39%	30%
2017 (a)	0.94	3.53	4.48	-23%	-22%	-22%
2018 (a)	1.44	4.96	6.40	52%	40%	43%
2019 (a)	1.20	3.04	4.24	-17%	-39%	-34%
2020	1.28	2.58	3.86	7%	-15%	-9%
2021	1.32	2.07	3.39	3%	-20%	-12%

Source HIA Economics - June 2020



# New Housing Outlook

## Housing Starts, by type

seasonally adjusted	thousand starts			(a) = actual		
	Houses	Multi-units	Total	% change:		
Australia	Houses	Multi-units	Total	Houses	Multi-units	Total
2008 (a)	101.36	48.15	149.51	-5%	0%	-3%
2009 (a)	102.39	38.95	141.34	1%	-19%	-5%
2010 (a)	111.32	65.42	176.74	9%	68%	25%
2011 (a)	94.88	60.20	155.08	-15%	-8%	-12%
2012 (a)	91.28	62.24	153.51	-4%	3%	-1%
2013 (a)	98.65	73.06	171.70	8%	17%	12%
2014 (a)	116.03	87.42	203.46	18%	20%	18%
2015 (a)	115.90	111.26	227.16	0%	27%	12%
2016 (a)	117.70	116.54	234.24	2%	5%	3%
2017 (a)	115.54	101.84	217.38	-2%	-13%	-7%
2018 (a)	119.57	105.47	225.04	3%	4%	4%
2019 (a)	105.11	69.03	174.14	-12%	-35%	-23%
2020	97.44	50.92	148.36	-7%	-26%	-15%
2021	97.07	40.12	137.19	0%	-21%	-8%

Source HIA Economics - June 2020



# New Housing Outlook

## Forecasts - June 2020

### DWELLING STARTS: by type

*thousand dwellings commenced*

*thousand starts*

*(a) = actual*

*seasonally adjusted*

**% change:**

	<i>thousand starts</i>			<b>% change:</b>		
<b>NSW</b>	Houses	Multi-units	Total	Houses	Multi-units	Total
2007/08 (a)	15.94	15.97	31.91	-1%	12%	5%
2008/09 (a)	13.51	10.56	24.07	-15%	-34%	-25%
2009/10 (a)	17.66	16.91	34.57	31%	60%	44%
2010/11 (a)	16.09	16.29	32.37	-9%	-4%	-6%
2011/12 (a)	15.57	15.24	30.81	-3%	-6%	-5%
2012/13 (a)	19.06	23.40	42.46	22%	54%	38%
2013/14 (a)	22.31	25.23	47.54	17%	8%	12%
2014/15 (a)	25.34	32.68	58.02	14%	30%	22%
2015/16 (a)	27.46	42.54	70.00	8%	30%	21%
2016/17 (a)	29.21	45.28	74.49	6%	6%	6%
2017/18 (a)	30.88	41.64	72.52	6%	-8%	-3%
2018/19 (a)	29.10	33.49	62.59	-6%	-20%	-14%
2019/20	22.22	24.03	46.25	-24%	-28%	-26%
2020/21	20.43	15.22	35.65	-8%	-37%	-23%

  

	<i>thousand starts</i>			<b>% change:</b>		
<b>VIC</b>	Houses	Multi-units	Total	Houses	Multi-units	Total
2007/08 (a)	30.83	11.03	41.85	4%	21%	8%
2008/09 (a)	30.59	11.41	41.99	-1%	3%	0%
2009/10 (a)	38.17	16.95	55.12	25%	49%	31%
2010/11 (a)	34.84	24.23	59.07	-9%	43%	7%
2011/12 (a)	29.98	20.49	50.46	-14%	-15%	-15%
2012/13 (a)	27.93	22.67	50.60	-7%	11%	0%
2013/14 (a)	29.58	22.04	51.62	6%	-3%	2%
2014/15 (a)	32.32	32.55	64.87	9%	48%	26%
2015/16 (a)	35.44	32.97	68.41	10%	1%	5%
2016/17 (a)	35.66	28.53	64.19	1%	-13%	-6%
2017/18 (a)	38.62	37.00	75.62	8%	30%	18%
2018/19 (a)	36.56	25.59	62.15	-5%	-31%	-18%
2019/20	34.87	19.93	54.80	-5%	-22%	-12%
2020/21	32.40	11.41	43.81	-7%	-43%	-20%

Source HIA Economics - June 2020



# New Housing Outlook

## Housing Starts, by type

thousand starts

(a) = actual

seasonally adjusted

QLD	thousand starts			% change:		
	Houses	Multi-units	Total	Houses	Multi-units	Total
2007/08 (a)	30.39	15.02	45.41	7%	16%	10%
2008/09 (a)	20.23	9.05	29.27	-33%	-40%	-36%
2009/10 (a)	24.58	11.54	36.12	22%	28%	23%
2010/11 (a)	19.37	9.78	29.15	-21%	-15%	-19%
2011/12 (a)	18.27	10.23	28.50	-6%	5%	-2%
2012/13 (a)	18.87	11.39	30.26	3%	11%	6%
2013/14 (a)	20.46	16.38	36.84	8%	44%	22%
2014/15 (a)	23.43	22.01	45.44	15%	34%	23%
2015/16 (a)	23.64	26.37	50.01	1%	20%	10%
2016/17 (a)	24.55	19.88	44.42	4%	-25%	-11%
2017/18 (a)	26.29	15.99	42.28	7%	-20%	-5%
2018/19 (a)	22.55	13.87	36.42	-14%	-13%	-14%
2019/20	20.27	9.02	29.29	-10%	-35%	-20%
2020/21	19.87	7.74	27.61	-2%	-14%	-6%

SA	thousand starts			% change:		
	Houses	Multi-units	Total	Houses	Multi-units	Total
2007/08 (a)	9.56	2.35	11.91	9%	-5%	6%
2008/09 (a)	9.32	2.81	12.13	-2%	20%	2%
2009/10 (a)	9.70	2.63	12.33	4%	-6%	2%
2010/11 (a)	8.24	2.71	10.94	-15%	3%	-11%
2011/12 (a)	6.93	2.21	9.14	-16%	-18%	-16%
2012/13 (a)	6.51	2.46	8.98	-6%	12%	-2%
2013/14 (a)	8.31	2.85	11.15	28%	16%	24%
2014/15 (a)	7.79	2.85	10.64	-6%	0%	-5%
2015/16 (a)	7.70	3.59	11.29	-1%	26%	6%
2016/17 (a)	7.65	3.18	10.82	-1%	-12%	-4%
2017/18 (a)	8.20	4.86	13.06	7%	53%	21%
2018/19 (a)	7.33	2.77	10.11	-11%	-43%	-23%
2019/20	7.85	2.91	10.75	7%	5%	6%
2020/21	7.48	1.83	9.31	-5%	-37%	-13%

Source HIA Economics - June 2020



# New Housing Outlook

## Housing Starts, by type

thousand starts

(a) = actual

seasonally adjusted

	thousand starts			% change:		
	Houses	Multi-units	Total	Houses	Multi-units	Total
<b>WA</b>						
2007/08 (a)	16.99	5.55	22.54	-14%	12%	-9%
2008/09 (a)	14.86	3.71	18.57	-13%	-33%	-18%
2009/10 (a)	20.12	5.37	25.49	35%	45%	37%
2010/11 (a)	17.08	3.90	20.98	-15%	-27%	-18%
2011/12 (a)	14.71	3.12	17.83	-14%	-20%	-15%
2012/13 (a)	19.08	5.87	24.94	30%	88%	40%
2013/14 (a)	23.16	6.56	29.73	21%	12%	19%
2014/15 (a)	23.56	8.14	31.70	2%	24%	7%
2015/16 (a)	18.01	7.39	25.40	-24%	-9%	-20%
2016/17 (a)	14.43	5.25	19.68	-20%	-29%	-23%
2017/18 (a)	13.54	4.66	18.20	-6%	-11%	-8%
2018/19 (a)	11.96	3.53	15.49	-12%	-24%	-15%
2019/20	11.21	2.64	13.86	-6%	-25%	-11%
2020/21	12.58	3.37	15.95	12%	27%	15%
<b>TAS</b>						
2007/08 (a)	2.48	0.44	2.92	0%	4%	1%
2008/09 (a)	2.45	0.51	2.96	-1%	14%	1%
2009/10 (a)	2.57	0.65	3.22	5%	29%	9%
2010/11 (a)	2.20	0.87	3.07	-14%	33%	-5%
2011/12 (a)	1.74	0.53	2.27	-21%	-39%	-26%
2012/13 (a)	1.53	0.39	1.91	-12%	-27%	-16%
2013/14 (a)	1.64	0.32	1.96	8%	-18%	2%
2014/15 (a)	2.32	0.51	2.83	42%	60%	45%
2015/16 (a)	2.04	0.40	2.44	-12%	-21%	-14%
2016/17 (a)	1.75	0.42	2.17	-14%	5%	-11%
2017/18 (a)	2.30	0.52	2.81	31%	23%	30%
2018/19 (a)	2.69	0.34	3.03	17%	-34%	8%
2019/20	2.67	0.26	2.93	-1%	-23%	-3%
2020/21	2.35	0.32	2.67	-12%	20%	-9%

Source HIA Economics - June 2020



# New Housing Outlook

## Housing Starts, by type

thousand starts

(a) = actual

seasonally adjusted

% change:

NT	thousand starts			% change:		
	Houses	Multi-units	Total	Houses	Multi-units	Total
2007/08 (a)	0.60	0.44	1.05	-20%	-29%	-24%
2008/09 (a)	0.68	0.32	1.00	12%	-27%	-4%
2009/10 (a)	0.83	0.53	1.36	23%	64%	36%
2010/11 (a)	0.80	0.93	1.73	-4%	75%	27%
2011/12 (a)	0.83	0.82	1.65	4%	-12%	-5%
2012/13 (a)	0.82	1.55	2.37	-2%	89%	43%
2013/14 (a)	0.88	1.16	2.05	8%	-25%	-14%
2014/15 (a)	0.87	1.07	1.94	-2%	-8%	-5%
2015/16 (a)	0.89	0.61	1.49	2%	-43%	-23%
2016/17 (a)	0.74	0.27	1.01	-17%	-56%	-33%
2017/18 (a)	0.61	0.31	0.92	-17%	16%	-8%
2018/19 (a)	0.50	0.15	0.65	-19%	-52%	-30%
2019/20	0.44	0.09	0.53	-12%	-39%	-18%
2020/21	0.47	0.06	0.53	8%	-32%	1%

  

ACT	thousand starts			% change:		
	Houses	Multi-units	Total	Houses	Multi-units	Total
2007/08 (a)	1.28	0.97	2.24	3%	-3%	0%
2008/09 (a)	1.32	1.32	2.64	4%	36%	18%
2009/10 (a)	2.17	2.22	4.40	64%	69%	67%
2010/11 (a)	1.87	3.24	5.11	-14%	46%	16%
2011/12 (a)	1.71	2.90	4.60	-9%	-10%	-10%
2012/13 (a)	1.87	2.63	4.50	10%	-9%	-2%
2013/14 (a)	1.63	2.62	4.25	-13%	0%	-6%
2014/15 (a)	1.53	2.51	4.04	-6%	-4%	-5%
2015/16 (a)	1.03	4.04	5.07	-33%	61%	25%
2016/17 (a)	1.14	3.66	4.80	10%	-9%	-5%
2017/18 (a)	1.17	3.91	5.07	3%	7%	6%
2018/19 (a)	1.35	4.66	6.01	15%	19%	18%
2019/20	1.25	3.07	4.32	-7%	-34%	-28%
2020/21	1.33	2.15	3.48	7%	-30%	-19%

Source HIA Economics - June 2020



# New Housing Outlook

## Housing Starts, by type

<i>seasonally adjusted</i>	<i>thousand starts</i>			<i>(a) = actual</i>		
				<b>% change:</b>		
<b>Australia</b>	Houses	Multi-units	Total	Houses	Multi-units	Total
2007/08 (a)	108.07	51.76	159.82	1%	13%	5%
2008/09 (a)	92.96	39.67	132.63	-14%	-23%	-17%
2009/10 (a)	115.81	56.80	172.61	25%	43%	30%
2010/11 (a)	100.49	61.93	162.42	-13%	9%	-6%
2011/12 (a)	89.74	55.52	145.26	-11%	-10%	-11%
2012/13 (a)	95.66	70.36	166.02	7%	27%	14%
2013/14 (a)	107.98	77.15	185.12	13%	10%	12%
2014/15 (a)	117.16	102.32	219.48	9%	33%	19%
2015/16 (a)	116.20	117.92	234.12	-1%	15%	7%
2016/17 (a)	115.11	106.46	221.58	-1%	-10%	-5%
2017/18 (a)	121.61	108.87	230.48	6%	2%	4%
2018/19 (a)	112.03	84.40	196.43	-8%	-22%	-15%
2019/20	100.76	61.96	162.72	-10%	-27%	-17%
2020/21	96.90	42.10	139.00	-4%	-32%	-15%

Source HIA Economics - June 2020



# New Housing Outlook

## HOUSING RENOVATIONS FORECAST: by state and territory

Value of investment, \$ million, Chain Volume Measure

	NSW	VIC	QLD	SA	WA	TAS	NT	ACT	Aust
2004/05 (a)	16,407	7,941	6,584	2,128	3,310	841	353	461	38,025
2005/06 (a)	15,370	7,284	6,707	1,992	3,022	787	321	491	35,974
2006/07 (a)	14,319	7,558	6,976	2,105	2,773	753	290	446	35,220
2007/08 (a)	14,364	8,470	6,551	1,826	3,177	796	258	497	35,939
2008/09 (a)	13,396	8,293	6,135	1,945	2,916	769	252	421	34,127
2009/10 (a)	13,688	8,049	6,536	1,989	3,175	773	285	493	34,988
2010/11 (a)	14,576	8,446	6,156	1,906	3,507	757	339	499	36,186
2011/12 (a)	13,594	8,805	6,355	1,907	3,411	798	281	479	35,630
2012/13 (a)	12,750	8,721	5,182	1,662	3,118	732	221	487	32,873
2013/14 (a)	13,360	9,141	5,539	1,818	3,085	831	263	498	34,535
2014/15 (a)	14,481	8,845	5,886	1,947	3,155	822	279	553	35,968
2015/16 (a)	13,504	9,149	6,693	2,127	3,609	744	276	586	36,688
2016/17 (a)	14,046	10,067	6,811	2,241	3,031	598	287	536	37,617
2017/18 (a)	13,175	9,309	7,233	2,260	3,137	565	292	514	36,485
2018/19 (a)	12,491	9,568	8,227	2,377	3,234	611	335	531	37,374
2019/20	11,913	9,277	7,724	2,213	3,298	577	297	515	35,813
2020/21	12,029	9,458	7,286	2,037	3,587	598	289	504	35,788

### % change

2005/06 (a)	-6.3%	-8.3%	1.9%	-6.4%	-8.7%	-6.4%	-9.1%	6.5%	-5.4%
2006/07 (a)	-6.8%	3.8%	4.0%	5.7%	-8.2%	-4.3%	-9.7%	-9.2%	-2.1%
2007/08 (a)	0.3%	12.1%	-6.1%	-13.3%	14.6%	5.7%	-11.0%	11.4%	2.0%
2008/09 (a)	-6.7%	-2.1%	-6.4%	6.5%	-8.2%	-3.4%	-2.3%	-15.3%	-5.0%
2009/10 (a)	2.2%	-2.9%	6.5%	2.3%	8.9%	0.5%	13.1%	17.1%	2.5%
2010/11 (a)	6.5%	4.9%	-5.8%	-4.2%	10.5%	-2.1%	18.9%	1.2%	3.4%
2011/12 (a)	-6.7%	4.3%	3.2%	0.1%	-2.7%	5.4%	-17.1%	-4.0%	-1.5%
2012/13 (a)	-6.2%	-1.0%	-18.5%	-12.8%	-8.6%	-8.3%	-21.4%	1.7%	-7.7%
2013/14 (a)	4.8%	4.8%	6.9%	9.4%	-1.1%	13.5%	19.0%	2.3%	5.1%
2014/15 (a)	8.4%	-3.2%	6.3%	7.1%	2.3%	-1.1%	6.1%	11.0%	4.1%
2015/16 (a)	-6.7%	3.4%	13.7%	9.2%	14.4%	-9.5%	-1.1%	6.0%	2.0%
2016/17 (a)	4.0%	10.0%	1.8%	5.4%	-16.0%	-19.6%	4.0%	-8.5%	2.5%
2017/18 (a)	-6.2%	-7.5%	6.2%	0.8%	3.5%	-5.5%	1.7%	-4.1%	-3.0%
2018/19 (a)	-5.2%	2.8%	13.7%	5.2%	3.1%	8.1%	14.7%	3.3%	2.4%
2019/20	-4.6%	-3.0%	-6.1%	-6.9%	2.0%	-5.6%	-11.5%	-3.0%	-4.2%
2020/21	1.0%	2.0%	-5.7%	-8.0%	8.8%	3.7%	-2.6%	-2.1%	-0.1%

(a) = actual

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