

# **SA Housing Authority**



**Government  
of South Australia**

**South Australia**

## **Housing Affordability**

**DEMAND AND SUPPLY SOUTH AUSTRALIA**

**24 OCT 2018**

## **Data included:**

Low and moderate income households

Household and family types

Age of household reference person

Housing stress

Recent movers

Indigenous persons

Dwelling prices

Tenure Diversity

Affordable house sales

Recent development trends by dwelling type

Social housing stock

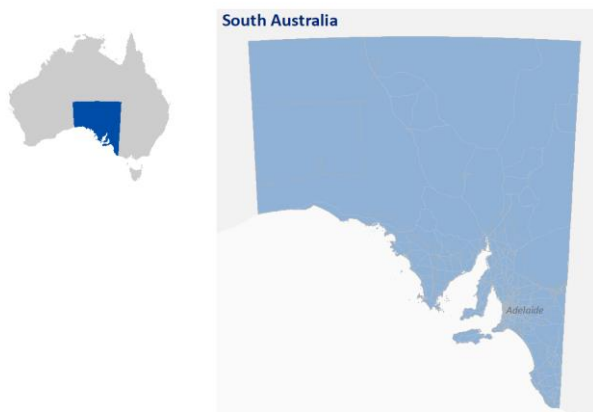




## Housing Affordability key data sets - South Australia

The complexity surrounding housing affordability means that there is no one best measure for assessing the nature and degree of housing affordability problems.

This report describes the extent and general nature of local housing needs. A summary of the report is provided below.



Key Data Set South Australia		Key Finding	Change 2011-2016
1	Low and moderate income households	Percentage of very low and low income households (less than 80% of state median) 2016	37.2%
2	Household and family types	Percentage change in the number of households between 2011 and 2016	4.6%
3	Age of household reference person	Percentage of households where the household reference person is aged 60 years or over	34.1%
4	Housing stress, 2016	Percentage of low and very low income private renter households paying more than 25% of their weekly gross household income on housing	86.0%
5	Recent movers (1 July 2011 - 30 June 2017)	Percentage of people who were living at a different address five years ago (2016 data)	35.9%
6	Indigenous persons	Indigenous persons as a percentage of the total population 2016	2.0%
<b>Housing Supply</b> South Australia			
7	Dwelling prices	Average annual percentage change in median dwelling prices, 2008-2009 to 2016-2017	2.7%
8	Tenure Diversity, 2016	Percentage of households who own, or are purchasing their dwelling, 2016	64.7%
9	Affordable house sales	Proportion of dwelling sales that were affordable to very low and low income households between 1 July 2011 and 30 June 2017	8.8%
10	Dwelling type	Percentage of dwellings with one or two bedrooms	22.0%
11	Recent development trends by dwelling type	Percentage of new, high and medium density residential dwellings, 1 July 2012 to 30 June 2017	28.1%
12	Social housing stock	Social housing stock (number of dwellings)	46870

# 1 Low and moderate income households

## South Australia

### What is the desired trend?

A mix of household incomes is desirable in any location.

### What is the current situation in South Australia?

Very Low and Low income households are defined as those households earning up to 80% of the State's median income. In 2016 80% of the State's median income was \$965 per week.

The number of very low and low income households in South Australia was 237,700.

### What is the current trend?

South Australia is a lower income state, with lower median household incomes than the eastern states.

As affordability declines, lower income households concentrate in areas which are less well located, often further from employment, education and other services.

### Why use this information?

Understanding the mix of household types in a community informs the demand and need for housing.

The median household income is the household income at which half the households have more income and half have less income.

The low and moderate income households indicator uses the following widely used description for very low, low and moderate income households.

- Very low income – 50% of median household income
- Low income – 80% of median household income
- Moderate income – 120% of median household income

As housing markets operate regionally, calculations of very low, low and moderate income households are based on two medians – one for metropolitan and one for rest of state.

### What does this mean for affordability in the area?

A vibrant and healthy community needs a broad social mix - in terms of family types, family backgrounds, incomes, ages, etc. A wide mix of people in a community will result in a greater diversity of activities and ideas.

A larger concentration of higher income households and people in stable employment will drive up house prices and rents beyond the affordability of lower income households and those employed on a flexible basis.

### Household income by tenure type, 2016

South Australia												
Tenure type	Very low income (<\$603 per wk)		Low income (\$603-\$964 per wk)		Moderate income (\$965-\$1446 per wk)		High income (>=\$1447 per wk)		Income not stated		Total	
	number	%	number	%	number	%	number	%	number	%	number	%
Being purchased (incl rent/buy)	16,630	12.2	21,240	20.9	32,472	34.3	133,365	54.0	21,959	37.0	225,670	35.3
Rented: Public	19,642	14.4	5,652	5.6	2,626	2.8	2,339	0.9	3,240	5.5	33,492	5.2
Rented: Private and not stated	29,448	21.6	23,563	23.2	24,287	25.7	41,758	16.9	10,296	17.3	129,351	20.2
Rented: Other landlord	5,703	4.2	2,166	2.1	1,610	1.7	2,831	1.1	1,325	2.2	13,636	2.1
Other tenure types	64,784	47.6	48,872	48.2	33,673	35.6	66,726	27.0	22,594	38.0	236,646	37.0
Total	136,207	100.0	101,493	100.0	94,668	100.0	247,019	100.0	59,414	100.0	638,795	100.0

Source: Based on Australian Bureau of Statistics data, 2016 Census of Population and Housing  
Data based on [Place of Usual Residence](#)

## 2 Household and family types South Australia

### What is the desired trend?

A mix of household sizes and types is desirable in all locations.

### What is the current situation in South Australia?

Between 2011 and 2016 the percentage change in total households for South Australia was 4.6%.

### What is the current trend?

Household formation rates are no longer exceeding population growth.

The national household size has remained stable over the last ten years with an average of 2.6 people per household.

The exception to this trend is the Indigenous community which has seen a slight decrease in household size from 3.4 people in 2006 down to 3.2 people in 2016. Also, around half of the regional LGAs in SA have seen a slight decrease in household size whereas the handful of LGAs where the average household size has increased are almost entirely within metropolitan Adelaide. These include Burnside, Charles Sturt, Holdfast Bay, Marion, Mitcham, Prospect and Unley.

### Why use this information?

Informs the extent of the demand and need for different housing types.

### What does this mean for affordability in the area?

The increase in average household size within some metropolitan LGAs is likely resultant from higher housing costs whereby some people are choosing to share accommodation in order to afford housing costs. Nationally, group households are the fastest growing household type.

Meanwhile, the decrease in household size within regional SA coincides with a dramatic increase in the median age of the population, a marked decline in couple families with children and a steady increase in lone person households. Although there is not an affordability issue within regional SA currently, there may be a future mismatch between the housing available and the housing needs of an ageing population.

Household and Family types	2016		2011		Change 2011 to 2016	
	number	%	number	%	number	%
Couple Families with Children 15 or over	60,743	13.7	56,924	13.2	3,819	6.7
Couple Families with Children under 15	123,994	27.9	121,512	28.2	2,482	2.0
Total couples with child(ren)	184,737	41.6	178,436	41.4	6,301	3.5
One Parent Families with Children 15 or over	36,851	8.3	32,964	7.7	3,887	11.8
One Parent Families with Children under 15	36,279	8.2	37,118	8.6	-839	-2.3
Total one parent families	73,130	16.5	70,082	16.3	3,048	4.3
Other Families	7,282	1.6	7,064	1.6	218	3.1
Couple Families with No Children	178,588	40.2	174,668	40.6	3,920	2.2
Total families	443,737	100.0	430,250	99.9	13,487	3.1
One Family Households	430,095	63.9	418,614	65.0	11,481	2.7
Two or more family households	6,724	1.0	5,742	0.9	982	17.1
Total family households	436,819	64.9	424,356	65.9	12,463	2.9
Lone person household	179,120	26.6	172,667	26.8	6,453	3.7
Group household	22,855	3.4	22,019	3.4	836	3.8
Other Households	34,753	5.2	24,855	3.9	9,898	39.8
Total households	673,547	100.0	643,897	100.0	29,650	4.6
Average household size	2.4		2.4		0.0	0.0
(Average number of people per household)						

Source: Australian Bureau of Statistics, 2016 Census of Population and Housing  
Household Data based on Place of Enumeration (Place on Census night), Family Data based on Place of Usual Residence

### 3 Age of household reference person South Australia

#### What is the desired trend?

A mix of age groups is desirable for any location.

#### What is the current situation in South Australia?

In 2016, South Australia had a equal proportion of households with a household reference person (or "head") aged 60 years or older (34.1)%. The number of "older" households in South Australia was 231,699.

#### What is the current trend?

SA is ageing faster than the rest of Australia and 20.9% of its population is projected to be aged 65 or more by 2025 compared to 17.8% nationally.

Age profiles vary across housing tenures, with older persons predominately in outright homeownership.

#### Why use this information?

The indicator provides an age profile of heads of households and its influence on housing need and demand.

Data on the age profile of the population (as opposed to head of household) is available from the ABS.

#### What does this mean for affordability in the area?

An age profile of a community effects relative housing need. Age cohorts provide an indication of likely housing demand.

- Young people (typically 15-24 years) often experience the highest incidence of housing stress and require housing options that support a transition to independence.
- Households in the mid 20s to 40s are often starting a family and seeking opportunities to enter homeownership.
- Mature aged householders in their 50s and 60s are more likely to be outright owners. Those in private rental are unlikely to enter homeownership at this stage in life.
- Older households (over 65) are often asset rich but income poor and looking for housing options which enable ageing within their community or support services that assists them to age in place.



#### South Australia

Age of household reference persons	2016	
	number	%
15-29 years	66,422	9.8
30-44 years	161,074	23.7
45-59 years	186,516	27.4
60-74 years	149,840	22.0
75 and over	81,859	12.0
Not Applicable	34,753	5.1
Total	680,464	100.0

Source: Australian Bureau of Statistics, 2016 Census of Population and Housing  
Data based on Place of Usual Residence

## 4 Housing Stress, 2016

### South Australia

#### What is the desired trend?

Reduction in the proportion of households, particularly private renters, in housing stress and extreme stress.

#### What is the current situation in South Australia?

In 2016, South Australia had a high proportion of private renter households (includes those with a landlord type of 'other') who were earning a low or very low income and paying more than 25% of their income on housing (86.0)%. The number of private renter households earning a low or very low income which are in housing stress in South Australia was 52,387.

#### What is the current trend?

The proportion of low and moderate households in housing stress increased in SA from 29.5% in 2011 to 30.6% in 2016 although the percentage of low and moderate income households who spent more than 50% of their income on housing decreased slightly from 10.7% to 10.6%.

Housing stress affects some tenures disproportionately, with private tenants; and increasingly first home buyers; bearing the brunt of declining housing affordability.

#### Why use this information?

Housing stress is an indicator of housing need, which was initially developed by the National Housing Strategy in 1990/91 and is widely used across Australia.

Housing stress refers to low income households (lowest 40% of incomes) paying more than 25% of gross household income for private rental or 30% for mortgage repayments. For moderate income households, housing stress refers to households paying more than 30% of gross household income on rent or mortgage repayments.

Low and moderate income households paying more than 50% of their gross household income on housing are often considered to be in extreme housing stress.

Housing stress calculations are limited to the proportion of income paid on rent and mortgage payments, as reported through the Census. Affordability issues are compounded often by associated energy and water consumption and transport costs. However these are difficult to quantify, given variations in household type, health and lifestyle preferences and employment patterns and have therefore been excluded.

#### What does this mean for affordability in the area?

A household that is in stress is less likely to be able to contribute to community life, either due to the need to work longer hours to pay the bills, or simply because there isn't enough money for other activities.

The housing stress problem manifests itself in different ways, such as moving to a lower priced area (and hence often away from job opportunities), postponement of child bearing or family breakdown.

As alternative housing forms and tenures increase, providing greater opportunities for a range of more affordable housing options, the level of housing stress in the community should decline.



## South Australia

Housing stress, 2016	Very low income <\$603 per wk		Low income \$603- \$964 per wk		Moderate income \$965-\$1446 per wk		Total households
	number	%	number	%	number	%	number
<b>Households paying 25% or more of income on housing</b>							
Being purchased (incl rent/buy)	11,475	8.4	12,436	12.3	14,930	15.8	58,617
Rented: Public	12,646	9.3	1,886	1.9	404	0.4	14,958
Rented: Private and not stated	27,481	20.2	19,393	19.1	11,704	12.4	61,253
Rented: Other landlord	4,385	3.2	1,128	1.1	303	0.3	5,882
Rented: TOTAL	44,512	32.7	22,407	22.1	12,411	13.1	82,093
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	55,991	41.1	34,847	34.3	27,353	28.9	140,715
<b>Households paying 30% or more of income on housing</b>							
Being purchased (incl rent/buy)	10,506	7.7	9,997	9.9	9,270	9.8	39,421
Rented: Public	7,757	5.7	791	0.8	106	0.1	8,662
Rented: Private and not stated	26,450	19.4	15,853	15.6	4,901	5.2	48,040
Rented: Other landlord	3,800	2.8	779	0.8	133	0.1	4,746
Rented: TOTAL	38,007	27.9	17,423	17.2	5,140	5.4	61,448
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	48,513	35.6	27,429	27.0	14,419	15.2	100,874
<b>Households paying 50% or more of income on housing</b>							
Being purchased (incl rent/buy)	6,959	5.1	2,609	2.6	1,376	1.5	12,081
Rented: Public	2,583	1.9	42	0.0	8	0.0	2,637
Rented: Private and not stated	17,928	13.2	1,663	1.6	206	0.2	19,867
Rented: Other landlord	1,710	1.3	85	0.1	13	0.0	1,809
Rented: TOTAL	22,221	16.3	1,790	1.8	227	0.2	24,313
Other tenure types	0	0.0	0	0.0	0	0.0	0
Total households	29,179	21.4	4,405	4.3	1,604	1.7	36,394
<b>Total households renting or purchasing</b>							
Being purchased (incl rent/buy)	16,630	12.2	21,240	20.9	32,472	34.3	225,670
Rented: Public	19,642	14.4	5,652	5.6	2,626	2.8	33,492
Rented: Private and not stated	29,448	21.6	23,563	23.2	24,287	25.7	129,351
Rented: Other landlord	5,703	4.2	2,166	2.1	1,610	1.7	13,636
Rented: TOTAL	54,793	40.2	31,381	30.9	28,523	30.1	176,479
Other tenure types	64,784	47.6	48,872	48.2	33,673	35.6	236,646
Total households	136,200	100.0	101,489	100.0	94,663	100.0	638,792

Source: Based on Australian Bureau of Statistics data, 2016 Census of Population and Housing  
Data based on Place of Usual Residence



## 5 Recent movers (2011 -2016)

### South Australia

#### What is the desired trend?

A mix of household sizes and types is desirable in all locations.

#### What is the current situation in South Australia?

In 2016, South Australia had a equal proportion of people who were living at a different address five years ago (35.9)%. The number of recent movers in South Australia was 566,332.

#### What is the current trend?

Migration trends influence the housing form and demand, and movement across the metropolitan area is an important factor in residential planning.

Non metropolitan areas often have a net migration of young adults in search of educational and employment opportunities. There is also a 'sea-change' and 'tree-change' phenomenon nationally with older households moving away from inner metropolitan areas, placing greater demands on physical and social infrastructure for the destination communities.

#### Why use this information?

This indicator provides a measure of recent movers into the Council area and therefore likely future housing need through identifying population and demographic trends that can influence housing demand.

#### What does this mean for affordability in the area?

Developing a broad picture of future household profile will assist in determining the likely demand for housing in the future, as differing groups, household types and sizes have differing housing needs.

It also can inform local housing strategies which may promote certain population groups into the community, eg younger workforce in an ageing community.

#### South Australia

Age of persons who had a different address in the 2011 Census	Moved between 2011 and 2016			
	number	%		
5-9 years	45,866	8.1		
10-14 years	35,687	6.3		
15-29 years	165,941	29.3		
30-44 years	161,600	28.5		
45-59 years	87,182	15.4		
60-74 years	47,816	8.4		
75 and over	22,240	3.9		
Total persons	566,332	100.0		

Households who had a different address in the 2011 Census by current tenure	Moved between 2011 and 2016		Households who had a different address in the 2011 Census by household income	Moved between 2011 and 2016	
	number	%		number	%
Fully owned	32,985	13.4	Very low income	43,113	17.5
Being purchased (incl rent/buy)	89,125	36.1	Low income	35,099	14.2
Rented (incl rent-free)	116,990	47.4	Moderate income	39,566	16.0
Other tenure type (incl life tenure)	3,346	1.4	High income	109,280	44.2
Not stated	4,530	1.8	One or more incomes not stated	19,914	8.1
Total households	246,976	100.0	Total households	246,972	100.0

Source: Based on Australian Bureau of Statistics data, 2016 Census of Population and Housing  
Data based on Place of Usual Residence

## 6 Indigenous persons

### South Australia

#### What is the desired trend?

A mix of population groups is desirable in any location, promoting tolerance and providing choice for a diversity of people.

#### What is the current situation in South Australia?

In 2016, South Australia had a equal proportion of Aboriginal and Torres Strait Islanders (2.0%). The number of indigenous persons in South Australia was 34,178.

#### What is the current trend?

Nationally, proportions of households with an Indigenous person continues to grow. Over the last five years the median age of Indigenous people has increased to 23 and the median household size has decreased to 3.2.

#### Why use this information?

Across Australia, Indigenous people experience higher levels of housing need. Indigenous homelessness is 3.5 times and overcrowding almost 6 times higher than the national figures. Indigenous home ownership is just over half the national average.

#### What does this mean for affordability in the area?

A diversity of dwelling types and sometimes specialised services are needed to support a diversity of population groups. Indigenous people, for example typically have larger households and often experience discrimination in the private rental market.

#### Indigenous persons (Aboriginal and/or Torres Strait Islanders)

##### South Australia

Age group (years)	2016		2011	
	number	%	number	%
0 to 9	7,750	22.7	7,035	23.1
10 to 19	7,221	21.1	6,691	22.0
20 to 29	5,635	16.5	5,042	16.6
30 to 39	3,994	11.7	3,714	12.2
40 to 49	3,860	11.3	3,532	11.6
50 to 59	3,089	9.0	2,389	7.9
60 and over	2,629	7.7	2,007	6.6
Total	34,178	100.0	30,410	100.0

Source: Australian Bureau of Statistics, 2016 Census of Population and Housing  
Data based on Place of Enumeration (Place on Census night)

## 7 Dwelling prices South Australia

### What is the desired trend?

Stable house and rent prices rising proportionate to household income growth.

### What is the current situation in South Australia?

The median house price in South Australia for the financial year 2016-2017 was \$390,000. Between 1 July 2008 and 30 June 2017 the average annual change in median house prices for South Australia was 2.7% year on year.

### What is the current trend?

House prices have increased by nearly 75% over the past decade across Australia. In comparison, South Australian house prices have only increased by 28% over this same period.

Rental prices have been more stable although steadily increasing. Growth rates have gradually declined over the 10 years with only slight increases in recent years.

### Why use this information?

Median prices provide an indication of accessibility of home ownership and rental options.

One of the most pertinent factors preventing households in the private rental market from leaving the tenure and entering home ownership is the rapid increase in house prices.

House prices are derived from data held by the Valuer General and are calculated based on all sales for the previous year.

### What does this mean for affordability in the area?

Increases in median house and rent prices in excess of household income growth have a negative impact on housing affordability.

### Median dwelling prices, 1 July 2008 to 30 June 2017

South Australia				
Financial year ending June 30	Dwelling type			Total
	Detached house	Attached dwelling (Maisonettes / Row Houses)	Flat/Unit (Home units / Flats / Townhouses)	
	median price \$	median price \$	median price \$	median price \$
2008 to 2009	325,000	320,000	280,000	315,000
2009 to 2010	356,000	354,000	297,500	345,000
2010 to 2011	372,000	385,150	310,000	360,000
2011 to 2012	355,000	360,000	297,500	345,000
2012 to 2013	360,000	393,000	300,000	350,000
2013 to 2014	370,000	399,500	304,125	356,500
2014 to 2015	380,000	406,000	320,000	368,000
2015 to 2016	400,000	426,500	330,000	380,000
2016 to 2017	405,000	455,000	339,000	390,000

Source: Valuer Generals Office

# 8 Tenure Diversity, 2016

## South Australia

### What is the desired trend?

A mix of housing tenure outcomes with a strong level of home ownership.

### What is the current situation in South Australia?

In 2016, South Australia had an equal proportion of households purchasing or owning their dwelling (64.7)%. The number of households purchasing and owning their dwelling in South Australia was 435,801.

### What is the current trend?

There has been a slight decrease in home ownership rates over the last ten years both at a national level and within South Australia. This is due to a decrease in outright ownership, while the percentage of households purchasing their home has remained steady.

Of greater concern is the decline in home purchase rates for 25 to 44 year olds. According to a Grattan Institute report<sup>1</sup> there has been a noticeable decline for this age group over the last 10 years. It is unclear at this stage whether the decline among younger households represents a deferral or permanent reduction in purchase and hence ownership rates.

Nationally, there is a substantially lower level of homeownership among the Indigenous population (less than 60% of the national rate).

### Why use this information?

Tenure profile provides an indication of housing possibilities available within a community.

### What does this mean for affordability in the area?

A variety of housing tenures will encourage a mix of people in a community. A vibrant and healthy community needs a wide social mix, in terms of family types, family backgrounds and ages. A wide mix of people in a community will result in a greater diversity of activities and ideas.

Whilst the 'Great Australian Dream' of home ownership remains a real goal for most, at some stages in life, there is a need for alternative forms of accommodation. For example, students and other young single people leaving home or older persons who wish to downsize but remain within the local community.

Providing greater choice in housing tenure results in greater affordability of housing for all. A wide mix of housing provision in an area will provide a sense of security to existing residents that they and their children can afford to live in their community through all stages of life, should they choose to do so.

### South Australia

Tenure type	Separate house		Medium density <sup>2</sup>		High density <sup>3</sup>		Other Dwelling Structure		Not stated		Total	
	number	%	number	%	number	%	number	%	number	%	number	%
Fully Owned	181,449	35.0	22,544	16.6	1,419	12.9	2,606	40.3	741	25.3	208,759	31.0
Being Purchased (incl rent/buy)	200,118	38.7	24,253	17.9	1,415	12.8	534	8.3	718	24.5	227,042	33.7
Rented from State/Territory Housing Authority	13,545	2.6	19,348	14.3	847	7.7	23	0.4	71	2.4	33,836	5.0
Rented from other landlord	85,724	16.6	50,865	37.6	5,624	51.1	1,288	19.9	728	24.9	144,228	21.4
Rented and landlord type not stated	725	0.1	650	0.5	42	0.4	15	0.2	14	0.5	1,454	0.2
Occupied rent free	4,825	0.9	906	0.7	92	0.8	112	1.7	94	3.2	6,016	0.9
Other Tenure Type	4,254	0.8	5,450	4.0	285	2.6	163	2.5	110	3.8	10,261	1.5
Tenure Not Stated	27,054	5.2	11,433	8.4	1,289	11.7	1,721	26.6	452	15.4	41,945	6.2
Total	517,694	100.0	135,449	100.0	11,013	100.0	6,462	100.0	2,928	100.0	673,541	100.0

Source: Australian Bureau of Statistics, 2016 Census of Population and Housing  
Data based on Place of Enumeration (Place on Census Night)

<sup>1</sup> Figure 4.2 Housing Affordability: Re-imagining the Australian Dream, March 2018

<sup>2</sup> Semi-detached, row or terrace houses, or townhouses with one or more storeys, and flats or apartments in a one or two storey block or attached to a house

<sup>3</sup> Flats or apartments in a three or more storey block

## 9 Affordable house sales South Australia

### ➔ What is the desired trend?

Increased proportion of house sales which are affordable for low and moderate income households.

### What is the current situation in South Australia?

There were 172,410 dwelling sales in the period 1 July 2011 - 30 June 2017 in South Australia. The proportion of dwelling sales that were affordable to very low and low income households was 8.8%.

### ➔ What is the current trend?

The percentage of sales affordable for low and moderate income households has declined dramatically, such that only a small percentage of sales are within an affordable range.

### ➔ Why use this information?

This is an indicator of the feasibility of attaining the Australian dream of home ownership for low and moderate income households.

House prices provide a good indicator of home purchase affordability for a local area.

House prices are derived from data held by the Valuer General.

### ➔ What does this mean for affordability in the area?

Low and moderate income households represent 60% of households in the state. With access to a limited percentage of the sales, there will be greater pressure on the private rental market and people's aspirations for home ownership will not be realised.

Home purchase Prices	2011-2012		2012-2013		2013-2014	
	Capital City	Rest of State	Capital City	Rest of State	Capital City	Rest of State
Very Low Income	\$112,000	\$89,000	\$127,000	\$101,000	\$139,000	\$111,000
Low Income	\$179,000	\$143,000	\$202,000	\$161,000	\$222,000	\$177,000
Median Income	\$224,000	\$179,000	\$253,000	\$202,000	\$278,000	\$221,000
Moderate Income	\$269,000	\$214,000	\$304,000	\$242,000	\$333,000	\$265,000

Home purchase Prices	2014-2015		2015-2016		2016-2017	
	Capital City	Rest of State	Capital City	Rest of State	Capital City	Rest of State
Very Low Income	\$127,000	\$101,000	\$131,000	\$106,000	\$138,000	\$112,000
Low Income	\$203,000	\$162,000	\$209,000	\$170,000	\$221,000	\$180,000
Median Income	\$254,000	\$202,000	\$261,000	\$212,000	\$276,000	\$224,000
Moderate Income	\$305,000	\$243,000	\$314,000	\$255,000	\$332,000	\$269,000

**Please note:** For 11/12 through to 13/14 the home purchase price is based on current RBA bank rate and 5% deposit. From 14/15 through to 16/17 the home purchase price is based on the 10 year average of the RBA bank rate and 5% deposit.



## South Australia

All percentage figures refer to the percentage of the total sales for that year.

Affordable house sales Year ending June 30	Detached and semi-detached houses		Flats, units and apartments		Total private sales	
	number	%	number	%	number	%
<b>very low income households (up to 50% of the median income)</b>						
2011-12	322	1.3	32	0.1	355	1.4
2012-13	548	2.1	63	0.2	610	2.3
2013-14	703	2.4	65	0.2	770	2.6
2014-15	616	2.0	56	0.2	670	2.2
2015-16	538	1.8	53	0.2	590	1.9
2016-17	579	1.9	67	0.2	645	2.1
Total	3305	1.9	335	0.2	3,640	2.1
<b>low income households (50-80% of the median income)</b>						
2011-12	995	3.9	127	0.5	1120	4.4
2012-13	1448	5.5	387	1.5	1835	6.9
2013-14	1977	6.7	659	2.2	2635	9.0
2014-15	1450	4.7	406	1.3	1855	6.1
2015-16	1458	4.8	456	1.5	1915	6.2
2016-17	1647	5.5	554	1.8	2200	7.3
Total	8975	5.2	2590	1.5	11565	6.7
<b>moderate income households (80-120% of the median income)</b>						
2011-12	3,360	13.3	1,090	4.3	4,450	17.6
2012-13	5,022	19.0	1,508	5.7	6,530	24.7
2013-14	6,654	22.7	1,825	6.2	8,480	28.9
2014-15	5,020	16.4	1,776	5.8	6,795	22.2
2015-16	4,941	16.1	1,826	6.0	6,765	22.1
2016-17	5,468	18.2	1,587	5.3	7,055	23.5
Total	30,465	17.7	9,610	5.6	40,075	23.2
All house sales Year ending June 30	Detached and semi-detached houses		Flats, units and apartments		Total private sales	
	number	%	number	%	number	%
<b>Total</b>						
2011-12	22,070	87.4	3,185	12.6	25,255	100.0
2012-13	23,040	87.0	3,445	13.0	26,485	100.0
2013-14	25,480	86.9	3,850	13.1	29,330	100.0
2014-15	26,050	85.1	4,570	14.9	30,620	100.0
2015-16	25,880	84.5	4,765	15.5	30,645	100.0
2016-17	25,915	86.2	4,150	13.8	30,070	100.0
Total	148,440	86.1	23,970	13.9	172,410	100.0

Source: South Australian Department for Communities and Social Inclusion, 2013

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Where there are 1 to 5 dwellings the number is replaced with a '\*\*'

All totals have been rounded to the nearest 5

# 10 Dwelling type

## South Australia

### What is the desired trend?

Dwelling types which reflect the changing nature of households in South Australia, particularly the prevalence of single and smaller households.

### What is the current situation in South Australia?

In 2016, South Australia had a equal proportion of dwellings with only one or two bedrooms (22.0)%. The number of one and two bedroom dwellings in South Australia was 140,297.

### What is the current trend?

The market is supplying more large (3 and 4 bedroom) stock and less small stock (1 and 2 bedroom) both nationally and in SA. However, the percentage of smaller stock is increasing. This is particularly important in South Australia where the average household size is lower (2.4) compared to the Australian average (2.6).

### Why use this information?

Dwelling types and size provides an indication of housing choice in the area.

Combined with recent development data, it provides a useful profile of the community's housing supply.

### What does this mean for affordability in the area?

Providing greater choice in housing types and sizes results in greater levels of social mix and enhanced community sustainability as people, across all stages of life can find suitable and affordable housing within the community.

### Dwelling type by number of bedrooms, 2016

South Australia												
Number of bedrooms	Separate house		Medium density <sup>1</sup>		High density <sup>2</sup>		Other Dwelling Structure		Not stated		Total Stock	
	number	%	number	%	number	%	number	%	number	%	number	%
None (includes bedsitters)	655	0.1	472	0.4	111	1.1	332	11.0	41	1.7	1,611	0.3
1 bedroom	5,391	1.1	13,085	10.3	1,829	18.9	988	32.7	214	8.7	21,505	3.4
2 bedrooms	51,235	10.3	60,204	47.5	6,183	63.8	664	22.0	499	20.3	118,792	18.6
3 bedrooms	286,817	57.7	43,505	34.3	1,195	12.3	555	18.4	963	39.1	333,035	52.1
4 bedrooms	122,056	24.6	4,663	3.7	77	0.8	208	6.9	358	14.6	127,366	19.9
5+ bedrooms	21,937	4.4	879	0.7	25	0.3	70	2.3	107	4.3	23,037	3.6
Not stated	8,710	1.8	4,003	3.2	264	2.7	207	6.8	278	11.3	13,455	2.1
Total	496,801	100.0	126,811	100.0	9,684	100.0	3,024	100.0	2,460	100.0	638,801	100.0

Source: Australian Bureau of Statistics, 2016 Census of Population and Housing  
Data based on Place of Enumeration (Place on Census night)

<sup>1</sup> Semi-detached, row or terrace houses, or townhouses with one or more storeys, and flats or apartments in a one or two storey block or attached to a house

<sup>2</sup> Flats or apartments in a three or more storey block

# 11 Recent development trends by dwelling type

## South Australia

### What is the desired trend?

Increasing diversity of housing type, particularly around transport nodes and activity centres, to accommodate the changing household demographic.

### What is the current situation in South Australia?

The percentage of newly approved residential dwellings which were considered high or medium density within South Australia between 1 July 2012 and 30 June 2017 was 28.1%. This represents a total of 15,413 high or medium density dwellings approved within South Australia during this period.

### What is the current trend?

SA has been dominated by detached dwellings with 3 or more bedrooms. The changing ageing demographic profile of SA and average number of people per household suggests a need for a greater diversity of housing and specifically smaller dwellings to accommodate smaller households.

### Why use this information?

Residential development trends can inform the adoption of strategic priorities for the future.

Identifying the type of stock being delivered to market, and the change, if any, to the Local Government's Area stock profile, can assist in identifying the type of stock that should be developed in the future.

### Recent residential building approvals by type, 1 July 2012 to 30 June 2017

South Australia								
Financial year ending June 30	Dwelling type							
	Separate houses		Medium density <sup>1</sup>		High density <sup>2</sup>		Total	
	number	%	number	%	number	%	number	%
2012 to 2013	6,837	80.1	1,179	13.8	522	6.1	8,538	100.0
2013 to 2014	8,396	75.9	1,749	15.8	922	8.3	11,067	100.0
2014 to 2015	7,894	70.3	1,701	15.2	1,630	14.5	11,225	100.0
2015 to 2016	8,418	67.5	2,253	18.1	1,792	14.4	12,463	100.0
2016 to 2017	7,807	68.1	2,267	19.8	1,398	12.2	11,472	100.0
Total 1 July 2012 to 30 June 2017	39,352	71.9	9,149	16.7	6,264	11.4	54,765	100.0

Source: [Australian Bureau of Statistics](#)

<sup>1</sup> Semi-detached, row or terrace houses, or townhouses with one or more storeys, and flats or apartments in a one or two storey block or attached to a house

<sup>2</sup> Flats or apartments in a three or more storey block



# 12 Social housing stock

## South Australia

### What is the desired trend?

A proportion of local social housing stock relative to housing need.

### What is the current situation in South Australia?

As at 30 June 2017 the total stock of social housing in South Australia was 46,870 dwellings. This comprised of:

- Community Housing: 7420
- Public Housing: 39450

### What is the current trend?

Consistent with national trends, South Australia public housing stock numbers continue to decline, while community and Indigenous managed social housing stock has increased.

### Why use this information?

Stock levels are an indication of the availability of publicly funding housing options available to the local community.

Data is sourced from the Department for Communities and Social Inclusion. Public housing figures vary from those reported in the Census making calculations of proportion to all households difficult.

### What does this mean for affordability in the area?

The provision of publicly funded social housing within the community provides housing opportunities for those people who have needs in addition to affordability and links the housing response to other support services necessary for them to maintain their tenancy.

Areas with a low percentage of publicly funded housing will mean that family or community members who require such assistance will need to move out of the community to access appropriate housing.

There are also a number of urban renewal areas across the state that have had a higher concentration of public housing stock and efforts are progressing to reconfigure housing stock to meet the current needs of the community.

### Social housing stock

#### South Australia

South Australia		
As at 30 June 2017	number	% South Australia total
Community Housing	7,420	15.8
Public Housing	39,450	84.2
Total social housing stock	46,870	100.0

Source: [South Australian Department for Communities and Social Inclusion](#), 2017