



**Master
Builders
Association**

New South Wales

THE COST OF CONSTRUCTING NEW HOUSING 2007/08 - 2024/25



Average cost of building new detached houses by state and territory (dollars)

	Australia	New South Wales	Victoria	Queensland	South Australia	Western Australia
2007-08	\$237,820	\$276,522	\$226,622	\$241,260	\$188,053	\$243,293
2008-09	\$258,897	\$307,641	\$238,105	\$266,637	\$201,970	\$275,462
2009-10	\$257,708	\$302,347	\$233,623	\$271,716	\$202,701	\$280,905
2010-11	\$268,613	\$307,262	\$254,236	\$277,475	\$219,904	\$273,108
2011-12	\$284,739	\$314,320	\$274,796	\$287,295	\$228,912	\$299,387
2012-13	\$288,097	\$321,148	\$284,756	\$279,295	\$241,079	\$283,711
2013-14	\$282,801	\$302,125	\$278,664	\$278,471	\$236,618	\$282,923
2014-15	\$281,508	\$308,854	\$277,560	\$266,427	\$233,820	\$286,921
2015-16	\$293,042	\$322,446	\$287,773	\$293,191	\$247,811	\$281,321
2016-17	\$305,959	\$325,620	\$315,075	\$283,264	\$263,826	\$301,406
2017-18	\$313,715	\$348,264	\$316,537	\$289,319	\$270,979	\$297,428
2018-19	\$320,170	\$349,960	\$327,687	\$289,621	\$275,364	\$298,272
2019-20	\$345,410	\$399,478	\$345,201	\$312,857	\$279,083	\$316,846
2020-21	\$338,051	\$371,755	\$338,677	\$322,628	\$293,329	\$311,484
2021-22	\$344,656	\$400,728	\$343,478	\$324,125	\$295,292	\$293,958
2022-23	\$394,579	\$432,039	\$412,090	\$389,911	\$310,737	\$335,550
2023-24	\$443,333	\$520,907	\$433,431	\$450,807	\$371,627	\$380,874
2024-25	\$474,939	\$565,749	\$485,292	\$458,868	\$389,949	\$407,114

Average cost of new apartments by state and territory (dollars)

	Australia	New South Wales	Victoria	Queensland
2007-08	\$287,689	\$281,779	\$246,100	\$311,795
2008-09	\$294,071	\$267,237	\$304,388	\$283,845
2009-10	\$326,209	\$307,284	\$316,576	\$312,509
2010-11	\$318,094	\$311,003	\$280,995	\$343,885
2011-12	\$294,140	\$299,214	\$259,472	\$328,571
2012-13	\$280,014	\$288,240	\$280,610	\$243,651
2013-14	\$284,044	\$297,833	\$285,722	\$234,860
2014-15	\$283,456	\$291,983	\$294,744	\$242,525
2015-16	\$285,926	\$304,785	\$289,673	\$260,332
2016-17	\$298,075	\$314,666	\$297,021	\$279,653
2017-18	\$324,274	\$341,841	\$309,874	\$311,540
2018-19	\$359,484	\$376,245	\$350,388	\$359,093
2019-20	\$377,200	\$378,455	\$374,592	\$404,069
2020-21	\$419,786	\$445,879	\$412,915	\$419,537
2021-22	\$406,186	\$403,717	\$427,337	\$415,025
2022-23	\$415,106	\$391,205	\$447,650	\$418,573
2023-24	\$480,447	\$463,518	\$435,889	\$597,825
2024-25	\$567,947	\$555,995	\$529,380	\$708,680

Average cost of building new townhouses by state and territory (dollars)

	Australia	New South Wales	Victoria	Queensland	South Australia	Western Australia
2007-08	\$184,419	\$201,906	\$184,069	\$162,292	\$179,491	\$192,868
2008-09	\$200,931	\$202,332	\$180,762	\$207,233	\$178,303	\$246,629
2009-10	\$220,196	\$214,142	\$227,619	\$205,283	\$191,423	\$275,812
2010-11	\$211,903	\$216,223	\$216,609	\$206,393	\$195,229	\$215,129
2011-12	\$207,697	\$200,182	\$232,366	\$180,694	\$181,288	\$229,900
2012-13	\$222,128	\$228,549	\$229,054	\$200,661	\$184,824	\$261,963
2013-14	\$213,811	\$231,473	\$227,950	\$177,164	\$183,350	\$217,965
2014-15	\$218,941	\$238,103	\$233,469	\$184,462	\$182,799	\$239,986
2015-16	\$232,787	\$240,110	\$257,284	\$204,206	\$211,879	\$207,637
2016-17	\$246,824	\$294,214	\$249,358	\$211,637	\$209,273	\$237,005
2017-18	\$250,088	\$282,170	\$258,511	\$218,705	\$210,131	\$233,046
2018-19	\$279,883	\$310,529	\$292,186	\$238,422	\$227,982	\$219,332
2019-20	\$299,972	\$330,319	\$325,224	\$239,158	\$238,764	\$225,368
2020-21	\$320,723	\$339,995	\$349,152	\$244,390	\$271,809	\$241,986
2021-22	\$317,074	\$378,167	\$324,347	\$242,680	\$263,800	\$239,151
2022-23	\$350,422	\$355,025	\$393,605	\$288,535	\$278,909	\$295,803
2023-24	\$366,174	\$359,686	\$387,136	\$334,218	\$321,213	\$364,416
2024-25	\$435,089	\$455,045	\$468,298	\$375,361	\$349,273	\$306,548

Average cost of building new detached houses by state and territory (dollars)

	Australia	New South Wales	Victoria	Queensland	South Australia	Western Australia
2007-08	\$237,820	\$276,522	\$226,622	\$241,260	\$188,053	\$243,293
2008-09	\$258,897	\$307,641	\$238,105	\$266,637	\$201,970	\$275,462
2009-10	\$257,708	\$302,347	\$233,623	\$271,716	\$202,701	\$280,905
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2024-25	\$474,939	\$565,749	\$485,292	\$458,868	\$389,949	\$407,114

Average cost per square metre of new apartments by state and territory (dollars)

	Australia	New South Wales	Victoria	Queensland
2007-08	\$2,273.50	\$2,402.62	\$1,884.38	\$2,353.35
2008-09	\$2,476.18	\$2,266.06	\$2,852.48	\$2,182.42
2009-10	\$2,661.63	\$2,660.01	\$2,619.58	\$2,445.87
2010-11	\$2,625.19	\$2,617.65	\$2,562.65	\$2,598.69
2011-12	\$2,532.63	\$2,464.90	\$2,595.24	\$2,399.55
2012-13	\$2,431.10	\$2,180.33	\$2,522.56	\$2,046.63
2013-14	\$2,598.04	\$2,730.16	\$2,682.08	\$2,023.43
2014-15	\$2,478.20	\$2,560.36	\$2,558.99	\$2,138.86
2015-16	\$2,556.79	\$2,702.23	\$2,586.60	\$2,306.89
2016-17	\$2,762.51	\$3,047.61	\$2,873.66	\$2,370.95
2017-18	\$2,997.82	\$3,357.64	\$2,924.72	\$2,551.72
2018-19	\$3,340.31	\$3,772.26	\$2,961.11	\$3,075.74
2019-20	\$3,046.60	\$3,478.77	\$2,610.94	\$2,970.88
2020-21	\$3,614.48	\$3,960.55	\$3,357.85	\$3,098.73
2021-22	\$3,591.71	\$4,165.90	\$3,718.24	\$2,818.51
2022-23	\$3,489.17	\$3,606.57	\$3,666.26	\$3,129.75
2023-24	\$4,115.88	\$4,319.03	\$3,672.50	\$4,142.36
2024-25	\$4,533.78	\$4,535.03	\$4,300.76	\$5,020.40

Average floor area of new detached houses by state and territory (square metres)

	Australia	New South Wales	Victoria	Queensland	South Australia	Western Australia
2007-08	239.0	250.2	239.8	247.0	193.0	242.2
2008-09	245.9	265.2	252.7	248.6	198.0	243.3
2009-10	237.0	257.8	237.1	241.9	193.8	245.6
2010-11	240.0	255.4	246	243.5	196.3	239.2
2011-12	241.5	260.5	245.9	245.4	202.6	236.0
2012-13	238.3	256.3	242	236.4	206.0	233.9
2013-14	233.9	243	239.9	233.7	206.1	229.5
2014-15	230.6	238.5	235.2	230.7	209.5	230.0
2015-16	231.1	226.9	239.5	238.4	204.9	225.8
2016-17	233.0	237.6	237.7	221.8	218.7	250.8
2017-18	232.6	220.4	246.3	231.0	199.2	243.1
2018-19	229.8	221.8	246.4	223.9	198.5	227.5
2019-20	236.7	235	251.6	227.6	205.7	233.8
2020-21	230.0	222.3	240	231.4	205.6	231.2
2021-22	232.4	240.3	240.8	226.1	213.4	223.2
2022-23	237.6	239.5	243.3	241.3	218.1	231.8
2023-24	240.5	234.5	246.6	245.1	228.1	240.4
2024-25	241.5	236.1	253.5	230.9	218.1	256.8

Average floor area of new townhouses by state and territory (square metres)

	Australia	New South Wales	Victoria	Queensland	South Australia	Western Australia
2007-08	147.0	156.2	153.8	136.4	147.2	150.6
2008-09	149.1	163.0	148.4	140.3	143.9	154.1
2009-10	158.5	157.2	169.5	148.7	156.5	162.3
2010-11	148.1	153.0	150.1	148.6	143.3	148.4
2011-12	149.8	156.9	163.6	135.4	138.2	144.0
2012-13	154.0	168.6	159.2	136.9	150.0	155.0
2013-14	146.3	163.5	153.4	127.7	146.6	140.3
2014-15	148.8	157.6	158.5	138.7	142.3	146.0
2015-16	154.5	163.8	157.8	144.0	162.9	150.1
2016-17	157.8	185.5	160.6	135.2	164.4	144.5
2017-18	147.7	153.0	151.6	139.3	153.7	151.7
2018-19	157.1	159.8	164.2	142.8	159.2	161.1
2019-20	159.7	162.6	167.6	139.3	163.4	156.9
2020-21	166.4	154.3	180.5	140.4	184.9	172.1
2021-22	158.1	155.0	170.6	135.1	153.2	193.4
2022-23	174.3	168.6	193.4	154.4	166.7	167.7
2023-24	161.3	160.3	164.0	152.3	173.9	188.6
2024-25	174.5	165.8	182.4	167.8	174.9	184.9

Average cost per square metre of new townhouses by state and territory (dollars)

	Australia	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	Australian Capital Territory
2007-08	\$1,254.30	\$1,293.03	\$1,196.81	\$1,190.00	\$1,219.37	\$1,280.49	\$1,083.15	\$1,253.73	\$1,139.44
2008-09	\$1,347.72	\$1,241.00	\$1,217.74	\$1,476.75	\$1,238.82	\$1,600.24	\$1,157.96	\$1,327.51	\$1,146.78
2009-10	\$1,389.07	\$1,362.14	\$1,342.73	\$1,380.61	\$1,222.92	\$1,699.92	\$1,220.92	\$1,475.71	\$1,187.41
2010-11	\$1,431.00	\$1,413.68	\$1,443.10	\$1,389.20	\$1,362.38	\$1,449.46	\$1,204.33	\$1,483.15	\$1,400.26
2011-12	\$1,386.87	\$1,276.10	\$1,420.76	\$1,334.91	\$1,312.16	\$1,596.53	\$1,295.73	\$1,658.41	\$1,544.86
2012-13	\$1,442.11	\$1,355.49	\$1,438.42	\$1,465.86	\$1,231.83	\$1,689.87	\$1,344.82	\$1,737.25	\$1,459.03
2013-14	\$1,461.26	\$1,416.08	\$1,486.28	\$1,387.45	\$1,250.77	\$1,553.79	\$1,344.86	\$1,706.15	\$1,539.42
2014-15	\$1,471.18	\$1,510.42	\$1,473.27	\$1,330.32	\$1,284.33	\$1,644.08	\$1,367.46	\$1,801.13	\$1,551.21
2015-16	\$1,507.00	\$1,465.96	\$1,630.65	\$1,418.39	\$1,300.35	\$1,382.96	\$1,347.17	\$1,853.55	\$1,609.19
2016-17	\$1,564.65	\$1,586.06	\$1,552.76	\$1,565.02	\$1,273.26	\$1,640.40	\$1,397.69	\$1,833.89	\$2,110.46
2017-18	\$1,693.45	\$1,844.25	\$1,705.33	\$1,570.48	\$1,367.15	\$1,536.74	\$1,548.26	\$1,854.74	\$1,895.05
2018-19	\$1,781.56	\$1,942.75	\$1,779.13	\$1,669.97	\$1,431.96	\$1,361.30	\$1,571.46	\$1,758.25	\$1,736.69
2019-20	\$1,878.82	\$2,031.36	\$1,940.36	\$1,716.73	\$1,460.87	\$1,436.65	\$1,683.19	\$1,804.67	\$1,758.31
2020-21	\$1,928.00	\$2,203.61	\$1,934.47	\$1,740.55	\$1,470.35	\$1,406.32	\$1,799.49	\$1,748.58	\$1,760.80
2021-22	\$2,005.15	\$2,439.31	\$1,901.55	\$1,796.96	\$1,722.27	\$1,236.37	\$1,868.92	\$1,727.58	\$1,758.44
2022-23	\$2,010.45	\$2,105.47	\$2,034.87	\$1,869.36	\$1,672.92	\$1,763.46	\$2,069.70	\$2,191.35	\$1,719.12
2023-24	\$2,270.56	\$2,243.27	\$2,360.01	\$2,194.33	\$1,847.54	\$1,932.42	\$2,368.01	\$2,086.87	\$1,990.90
2024-25	\$2,493.63	\$2,745.37	\$2,567.42	\$2,236.95	\$1,996.53	\$1,657.55	\$2,537.73	\$2,301.74	\$2,163.15

Average floor area of new apartments by state and territory (square metres)

	Australia	New South Wales	Victoria	Queensland
2007-08	126.5	117.3	130.6	132.5
2008-09	118.8	117.9	106.7	130.1
2009-10	122.6	115.5	120.9	127.8
2010-11	121.2	118.8	109.7	132.3
2011-12	116.1	121.4	100.0	136.9
2012-13	115.2	132.2	111.2	119.1
2013-14	109.3	109.1	106.5	116.1
2014-15	114.4	114.0	115.2	113.4
2015-16	111.8	112.8	112.0	112.9
2016-17	107.9	103.3	103.4	118.0
2017-18	108.2	101.8	106.0	122.1
2018-19	107.6	99.7	118.3	116.8
2019-20	123.8	108.8	143.5	136.0
2020-21	116.1	112.6	123.0	135.4
2021-22	113.1	96.9	114.9	147.3
2022-23	119.0	108.5	122.1	133.7
2023-24	116.7	107.3	118.7	144.3
2024-25	125.3	122.6	123.1	141.2