Queensland regions compared, Census 2021

Source: ABS *Census of Population and Housing* 2021

This publication uses demographic data from the Australian Bureau of Statistics' (ABS) Census of Population and Housing 2021 to compare key characteristics of Queensland's **usual resident** population by statistical areas level 4 (SA4).

The 2021 Census was conducted during the COVID-19 pandemic, with mitigation measures in place. People's movements were restricted by international border closures, various areas of Australia in lockdown, and state border closures. An independent review of the 2021 Census[1] found that more people were counted at home than otherwise would have been the case, and that data quality was enhanced as it resulted in less imputation and the collection of more complete information about families and households, including data such as household income.

SA4s generally have a population of over 100,000 people and are the largest sub-state regions in the main structure of the Australian Statistical Geography Standard.

Population

At the time of the 2021 Census, Queensland's usual residents numbered 5,156,139 persons (Table 1). Just over half (50.7%) lived in SA4s outside of the Greater Brisbane Capital City Statistical Area[2]:

- Among all SA4s, Gold Coast had the largest population (640,778 persons), making up 12.4% of Queensland total population.

- Sunshine Coast was the next largest population with 398,840 persons, followed by Brisbane - South with 371,026 persons.

- While the five largest SA4 populations were located in South East Queensland, the regional SA4s of Cairns (9th) and Wide Bay (6th) ranked in the top 10 by population size.

There were some notable differences between SA4s in the distribution of males and females:
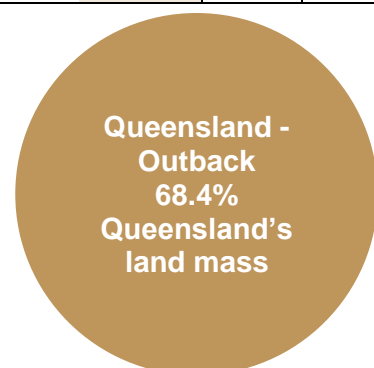
- Queensland - Outback had the highest ratio of males to females in the state, with 1.08 males per female.

- This was followed by Mackay - Isaac - Whitsunday with 1.05 males per female.

- At 0.93, Sunshine Coast and Toowoomba both recorded the lowest ratio of males to females across Queensland.

Table 1   Usual resident population, 2021

SA4	Male	Female	Persons	Persons % Qld	Sex ratio M:F
	— persons —				
Brisbane - East	117,124	122,696	239,817	4.7%	0.95
Brisbane - North	109,298	115,298	224,598	4.4%	0.95
Brisbane - South	182,420	188,606	371,026	7.2%	0.97
Brisbane - West	92,626	96,586	189,213	3.7%	0.96
Brisbane Inner City	144,652	147,592	292,245	5.7%	0.98
Cairns	126,014	127,735	253,748	4.9%	0.99
Central Queensland	115,421	112,823	228,246	4.4%	1.02
Darling Downs - Maranoa	64,356	64,264	128,622	2.5%	1.00
Gold Coast	311,152	329,627	640,778	12.4%	0.94
Ipswich	182,621	184,504	367,126	7.1%	0.99
Logan - Beaudesert	177,600	182,174	359,767	7.0%	0.97
Mackay - Isaac - Whitsunday	92,710	88,188	180,894	3.5%	1.05
Moreton Bay - North	129,066	135,684	264,752	5.1%	0.95
Moreton Bay - South	106,946	110,751	217,700	4.2%	0.97
Queensland - Outback	41,390	38,443	79,827	1.5%	1.08
Sunshine Coast	192,005	206,834	398,840	7.7%	0.93
Toowoomba	78,137	83,917	162,059	3.1%	0.93
Townsville	117,138	117,144	234,283	4.5%	1.00
Wide Bay	151,711	156,032	307,745	6.0%	0.97
Queensland	**2,540,397**	**2,615,733**	**5,156,139**		**0.97**

Gold Coast 12.4% of Queensland population

Gold Coast 0.1% Queensland's land mass
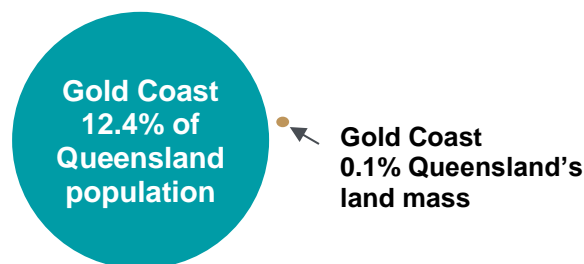
Queensland - Outback 1.5% of Queensland population

Queensland - Outback 68.4% Queensland's land mass

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[1] COVID-19 and the 2021 Census | Australian Bureau of Statistics (abs.gov.au)

[2] Greater Brisbane Capital City Statistical Area includes the SA4s of Brisbane - East, Brisbane - North, Brisbane - South, Brisbane - West, Brisbane Inner City, Ipswich, Logan - Beaudesert, Moreton Bay - North, and Moreton Bay - South

Age structure

Brisbane City had both the **youngest population** in Queensland **(**median age of **34 years)** and the **lowest dependency ratio (31)**

Wide Bay had both the **oldest population** in Queensland **(**median age of **49 years)** and the **highest dependency ratio (77)**

While Queensland usual residents in 2021 had a median age of 38 years, there was considerable variation at the SA4 level:

- Wide Bay had the oldest population on average, with a median age of 49 years — at least five years older than that of any other SA4 (Figure 1). This was reflected in the dependency ratio, where there were 77 dependents (persons aged 0–14 years and those aged 65 years and older) per 100 working-age persons (15–64 years) in Wide Bay.
    - 27.3% of Wide Bay's usual residents were aged 65 years or older, the highest percentage in Queensland.
- Sunshine Coast had the second–highest median age at 44 years, followed by Darling Downs - Maranoa, Moreton Bay - North and Brisbane - East at 42 years. These SA4s also had relatively high dependency ratios — 65, 69, 66 and 60 per 100 working age persons respectively, and were all among the top five SA4s for highest percentage of persons aged 65 years and older.
- Toowoomba notably had a comparatively lower median age (37 years), but a relatively high dependency ratio (61).
    - 19.6% of Toowoomba's residents were aged 0–14 years, while 18.4% were aged 65 years and older.
- Brisbane Inner City had the lowest dependency ratio at 31 dependents per 100 workers, and equal–lowest median age (34 years) with Queensland - Outback.

Figure 1   Working-age population (%), median age (years) and dependency ratio, 2021
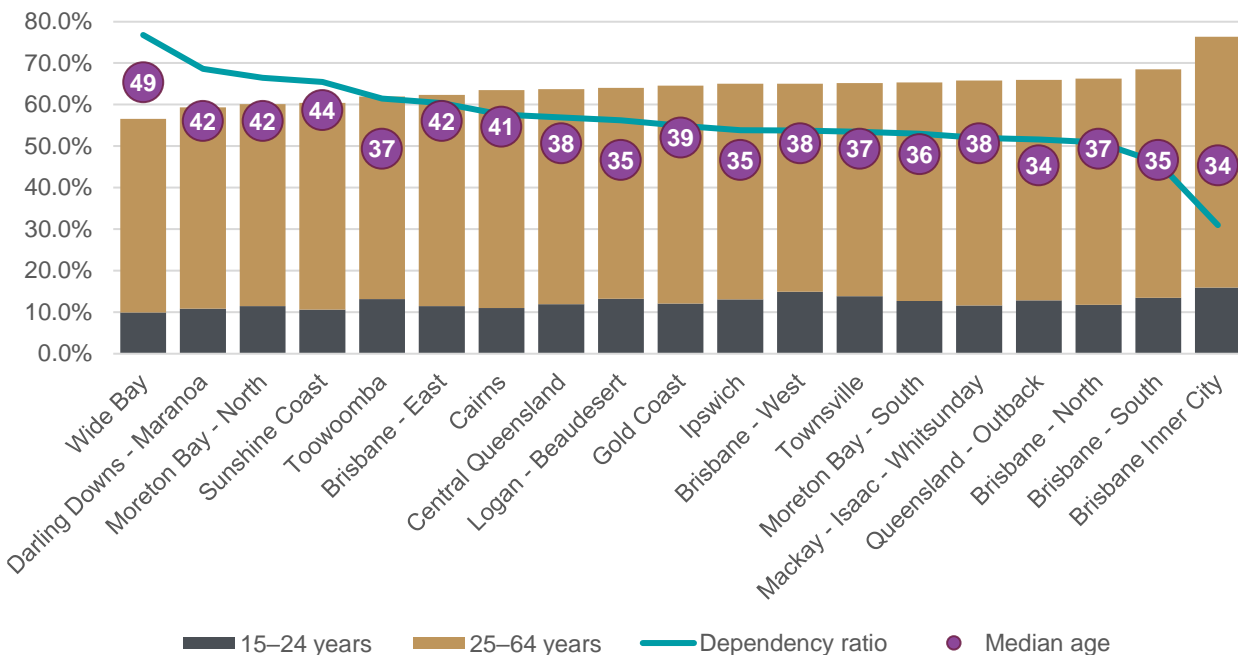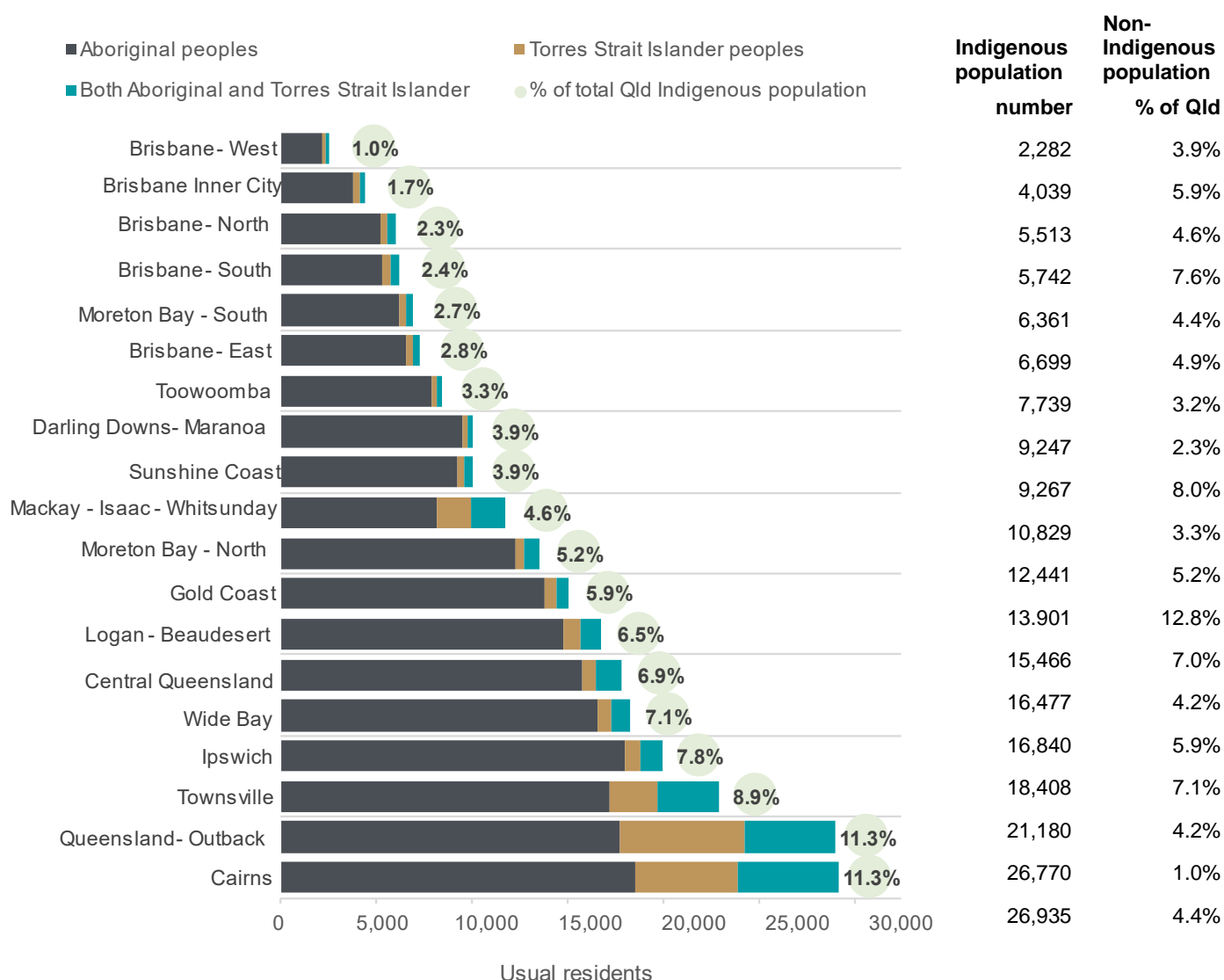
Indigenous status

At the time of the 2021 Census, Aboriginal and Torres Strait Islander peoples made up 4.6% of Queensland's usual resident population, above the national level of 3.2%.

There were 237,324 Aboriginal and Torres Strait Islander persons living in Queensland, including 21,781 people who identified solely as Torres Strait Islander persons.

> Cairns and Queensland - Outback had the **highest number of Aboriginal and Torres Strait Islander residents**

Queensland's Aboriginal and Torres Strait Islander peoples were more decentralised than the overall population, with 11.3% living in Cairns SA4 and a further 11.3% living in Queensland - Outback (Figure 2). Townsville (8.9%), Ipswich (7.8%), and Wide Bay (7.1%) rounded out the top five SA4s with the largest Aboriginal and Torres Strait Islander populations. These five SA4s accounted for 46.4% of Queensland's Aboriginal and Torres Strait Islander residents, with Ipswich being the only major city SA4 among them. In comparison, only 22.6% of Queensland's non-Indigenous residents lived in these five SA4s.

Figure 2 Aboriginal and Torres Strait Islander usual residents of Queensland, 2021

	Indigenous population	Non-Indigenous population
	number	% of Qld
Brisbane - West	2,282	3.9%
Brisbane Inner City	4,039	5.9%
Brisbane - North	5,513	4.6%
Brisbane - South	5,742	7.6%
Moreton Bay - South	6,361	4.4%
Brisbane - East	6,699	4.9%
Toowoomba	7,739	3.2%
Darling Downs - Maranoa	9,247	2.3%
Sunshine Coast	9,267	8.0%
Mackay - Isaac - Whitsunday	10,829	3.3%
Moreton Bay - North	12,441	5.2%
Gold Coast	13,901	12.8%
Logan - Beaudesert	15,466	7.0%
Central Queensland	16,477	4.2%
Wide Bay	16,840	5.9%
Ipswich	18,408	7.1%
Townsville	21,180	4.2%
Queensland - Outback	26,770	1.0%
Cairns	26,935	4.4%

Overseas born

In 2021, just over seven million Australian residents reported that they were born overseas, including 1,170,330 living in Queensland, accounting for 24.1% of Queensland's total population (Table 2).

> Around **1 in 3** Queenslanders who were born overseas were born in New Zealand or England

People born in England or New Zealand accounted for 34.2% of overseas-born Queenslanders.

New Zealand and England were the top two countries of overseas birth in all SA4s except Brisbane - North and Brisbane - South, where England was third and fourth respectively.

Brisbane - South (39.3%) had the highest percentage of overseas-born residents, with China the leading country (6.1%), followed by India (4.2%) and New Zealand (3.3%). Compared with other SA4s, Brisbane - South was also home to Queensland's largest populations of people born in Bangladesh, Bosnia and Herzegovina, China, Greece, Hong Kong, India, Indonesia, Iran, Korea, Malaysia, Pakistan, Singapore, Sri Lanka and Taiwan.

> **2 in 5** Brisbane - South residents were born overseas

While Gold Coast recorded a smaller percentage of residents born overseas (30.7%) than Brisbane - South, it was home to the largest populations of overseas-born persons from 26 of the 49 different countries listed in the ABS profile. Gold Coast had the largest population of New Zealand-born persons (45,248) accounting for 7.5% of all Gold Coast residents, and the largest population of England-born residents — 31,905 (5.3% of all residents). Sunshine Coast also had a relatively large population of England-born residents — 24,383.

Closer to home, around 17,000 Queenslanders said they were born in Papua New Guinea. While small populations could be found in each SA4, Cairns had the largest population of Papua New Guinea-born persons, at 2,765 residents.

Table 2   Top 5 Countries of birth[a], 2021

	China[b]	England	Germany	India	Iraq	New Zealand	PNG	Philippines	Scotland	South Africa	Taiwan	Vietnam	Born overseas [c]
Brisbane - East		1				2		4	5	3			24.2%
Brisbane - North	5	3		2		1		4					26.4%
Brisbane - South	1	4		2		3					5		39.3%
Brisbane - West	3	1		5		2				4			30.9%
Brisbane Inner City	3	1		4		2				5			31.8%
Cairns		1		5		2	3	4					22.0%
Central Queensland		2		5		1		3		4			11.9%
Darling Downs - Maranoa		1		5		2		3		4			9.2%
Gold Coast	3	2		5		1				4			30.7%
Ipswich		2		4		1		5				3	25.5%
Logan - Beaudesert		2		3		1		4		5			29.1%
Mackay - Isaac - Whitsunday		2		5		1		3		4			14.1%
Moreton Bay - North		1				2		3	5	4			20.2%
Moreton Bay - South		2		3		1		5		4			23.9%
Queensland - Outback		2				1	4	3		5			10.4%
Sunshine Coast		1	5	4		2				3			22.1%
Toowoomba		1		3	4	2		5					16.1%
Townsville		1		4		2		3		5			14.0%
Wide Bay		1	4			2		3		5			14.0%
Queensland	4	2		3		1		5					**24.1%**

(a)   These data are drawn from the 2021 General Community Profile. The countries of birth in the profile consists of the most common 50 Country of Birth responses reported nationally in the 2016 Census.

(b)   Excludes Special Administrative Regions (SARs) and Taiwan. SARs comprise Hong Kong and Macau.

(c)   Includes overseas-born, born elsewhere.

Long–term health conditions

The 2021 Census, for the first time, asked people about selected long–term health conditions — arthritis, asthma, cancer (including remission), dementia, diabetes (excluding gestational diabetes), heart disease (including heart attack or angina), kidney disease, lung conditions (including COPD or emphysema), mental health conditions (including depression or anxiety) and stroke[3].

Almost 7 in 10 Queenslanders in 2021 reported that they had none of the selected long–term health conditions. Wide Bay had the highest percentages of both males (40.3%) and females (43.6%) reporting at least one of the selected long–term health conditions. Wide Bay also has the oldest population on average in Queensland, with a median age of 49 years, and the highest proportion of residents (6.8%) with three or more of the selected long–term health conditions (Figure 3).

Moreton Bay - North had the second-highest percentages of males and females reporting long-term conditions (36.7% and 41.7% respectively).
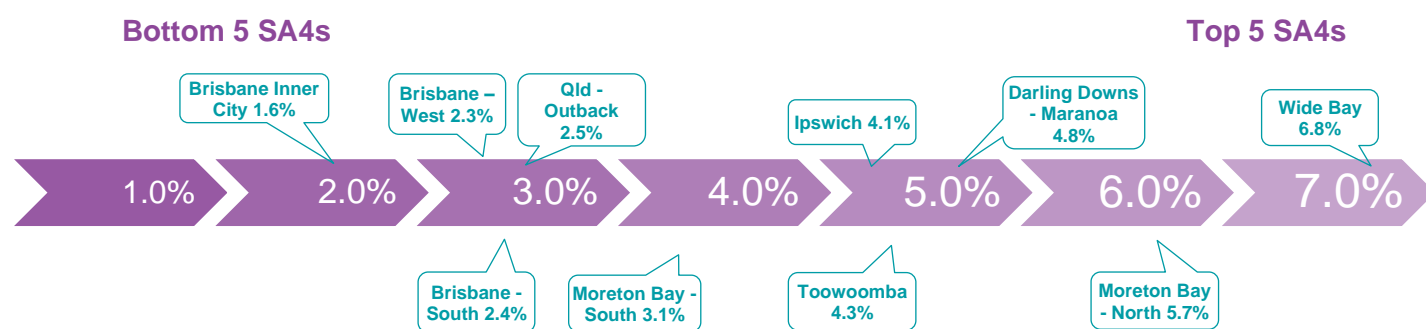
In comparison, Queensland - Outback, with one of the youngest populations (34 years), had the lowest percentages of males (23.0%) and females (26.1%) reporting at least one of the selected conditions. Brisbane Inner City, also with a young population, had the lowest percentage of residents reporting three or more conditions (1.6%).

Table 3   Percentage of males and females reporting at least one selected[3] long-term health condition, 2021

	Males	Females	Males	Females
	— Number —		—% —	
Brisbane - East	33,723	41,079	30.8%	35.6%
Brisbane - North	28,514	35,940	27.9%	33.2%
Brisbane - South	40,225	48,821	23.5%	27.5%
Brisbane - West	22,549	27,306	25.7%	29.7%
Brisbane Inner City	31,540	37,197	23.6%	27.1%
Cairns	30,837	34,500	28.0%	30.4%
Central Queensland	30,127	35,322	30.0%	34.8%
Darling Downs - Maranoa	19,159	21,371	33.9%	37.4%
Gold Coast	78,647	93,953	27.8%	31.2%
Ipswich	49,588	60,110	30.4%	35.5%
Logan - Beaudesert	47,913	57,622	30.0%	34.8%
Mackay - Isaac - Whitsunday	21,332	24,326	27.3%	31.3%
Moreton Bay - North	42,645	52,051	36.7%	41.7%
Moreton Bay - South	28,437	35,196	28.4%	33.8%
Queensland - Outback	7,850	8,696	23.0%	26.1%
Sunshine Coast	54,310	65,642	31.0%	34.5%
Toowoomba	22,902	28,926	32.0%	37.2%
Townsville	30,831	36,810	30.1%	34.8%
Wide Bay	54,664	61,809	40.3%	43.6%
Queensland	**677,891**	**808,734**	**29.5%**	**33.7%**

In every SA4, a higher percentage of females than males reported having at least one long-term condition (Table 3).

Figure 3   Three or more of the selected long–term health conditions[3], 2021

Gold Coast, with Queensland's largest SA4 population, also recorded the largest number of people with at least one of the selected conditions —172,597 residents. Sunshine Coast (119,952), followed by Wide Bay (116,468) had the next two largest numbers of people reporting at least one condition.

The Census also gave people the option of reporting 'any other' long–term health condition that wasn't among those listed in the questionnaire — 9.3% of Queenslanders (439,958) responded affirmatively. Overall, once these additional conditions are included, 33.9% of males and 38.2% of females reported having any long-term health condition. Consequently, percentages were also higher in each of the SA4s. For example, six SA4s recorded female percentages from 40–48%, as did two SA4s for males.

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[3] Respondents could also report 'any other long–term health condition(s)', although these were not included in the data provided to sum conditions. Data include persons who were told by a doctor or nurse that they had the selected condition. Data exclude people who did not state a response.

Type of condition

Given both the varying age distributions across Queensland SA4s and the association of some conditions, for example dementia with increasing age, percentages in this section have been age-standardised.

Except for Queensland - Outback, the top three conditions in every SA4, in varying order, were arthritis, asthma and mental health conditions (Table 4). In Queensland - Outback, asthma (7.3%), followed by diabetes (6.2%), then arthritis (6.0%) were the top three reported conditions.

Almost half a million Queensland residents in 2021 reported being diagnosed with a long–term mental health condition. In most SA4s, mental health conditions had the highest age-standardised percentages, with levels of 10–14% recorded in 12 SA4s:

> **496,644** Queensland residents reported having a **long–term mental health condition**

- the highest levels were recorded in Wide Bay (13.9%) and Moreton Bay - North (13.8%)

- the lowest level was recorded in Queensland - Outback (5.6%).

The five SA4s with the largest number of people reporting a mental health diagnosis were Gold Coast, Ipswich, Wide Bay, Sunshine Coast, and Logan - Beaudesert. However, this is not surprising as these SA4s also have some of the largest overall populations in the State.

Table 4   Persons reporting selected[(a)] long–term health conditions, age-standardised percentage, Queensland SA4s, 2021

	Arthritis	Asthma	Cancer	Dementia	Diabetes	Heart disease	Kidney disease	Lung condition	Mental health condition	Stroke
					Age standardised percentage (%)					
Brisbane - East	7.8	9.6	2.9	0.6	3.9	3.7	0.8	1.7	10.8	0.8
Brisbane - North	7.1	9.0	2.9	0.6	4.2	3.7	0.8	1.6	10.6	0.8
Brisbane - South	6.2	7.7	2.5	0.6	4.1	3.3	0.7	1.3	8.5	0.7
Brisbane - West	6.0	8.3	2.8	0.6	3.0	3.2	0.6	1.1	9.7	0.6
Brisbane Inner City	5.5	7.7	2.8	0.6	2.7	3.1	0.6	1.1	9.6	0.6
Cairns	6.9	7.2	2.6	0.6	3.9	3.4	0.8	1.7	8.7	0.8
Central Queensland	8.7	9.8	2.7	0.6	4.7	4.1	1.0	2.2	10.8	0.9
Darling Downs - Maranoa	8.9	11.2	2.7	0.5	4.7	3.8	0.9	1.9	10.8	0.9
Gold Coast	7.2	8.4	2.7	0.6	3.2	3.1	0.7	1.6	9.1	0.8
Ipswich	9.4	11.1	2.8	0.6	5.6	4.0	1.0	2.2	12.4	1.0
Logan - Beaudesert	9.2	10.9	2.7	0.7	5.6	4.0	1.1	2.3	11.4	1.0
Mackay - Isaac - Whitsunday	7.6	8.7	2.6	0.7	4.3	3.9	0.9	1.8	8.9	0.8
Moreton Bay - North	9.8	11.4	3.0	0.6	4.9	4.3	1.1	2.5	13.8	1.0
Moreton Bay - South	8.1	9.9	2.9	0.6	4.4	3.9	0.9	1.8	11.9	0.8
Queensland - Outback	6.0	7.3	2.1	0.7	6.2	4.1	1.2	1.6	5.6	0.8
Sunshine Coast	7.7	8.7	2.8	0.6	2.8	3.2	0.6	1.6	10.2	0.8
Toowoomba	9.0	10.6	2.8	0.6	4.6	3.8	0.9	1.7	12.3	0.9
Townsville	8.7	8.9	2.9	0.7	4.7	4.1	1.0	1.9	11.1	0.9
Wide Bay	10.3	10.9	2.9	0.6	4.7	4.2	1.0	2.7	13.9	1.1
Queensland	**8.0**	**9.3**	**2.8**	**0.6**	**4.1**	**3.7**	**0.8**	**1.8**	**10.6**	**0.9**

(a) Respondents had the option to record multiple long–term health conditions. Queensland usual residents only.

Almost 232,000 Queenslanders reported having diabetes. While the highest percentage of residents with diabetes was recorded in Queensland - Outback (6.2%), the largest populations with diabetes were in Gold Coast (23,000 persons), followed by Wide Bay (20,384), then Ipswich (19,224).

In every SA4, the percentages of females with diagnoses of mental health condition, arthritis and asthma were higher than those of males. The opposite was true for heart disease, stroke and, except for one SA4, diabetes and kidney disease. Dementia levels were also higher among females than males in 16 SA4s, while the percentage with a lung condition was higher among males than females in 16 SA4s.
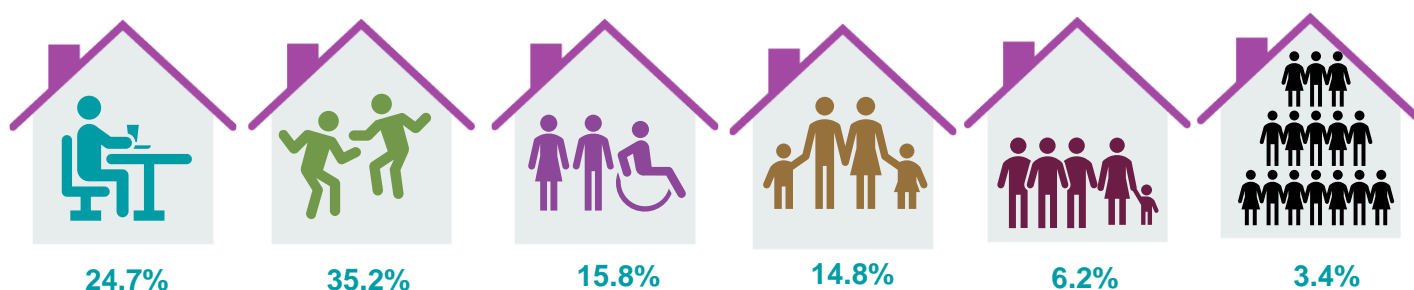
Household composition

At the time of the 2021 Census there were 1,366,657 families living in 1,327,873 households, and a further 541,585 non-family households (Table 5).

More than 7 in 10 households in Queensland were family households (71.0%), while the remaining 29.0% were non-family households. In every SA4, lone-person households accounted for the majority of non-family households (77.5% – 91.1%), with lone person households comprising 24.7% of all Queensland households (Figure 4).

Brisbane Inner City had the lowest percentage of family households (56.7%), and the highest percentage of lone-person households (33.6%). In contrast, Moreton Bay - South had the highest percentage of family households (79.6%), and the lowest percentage of lone person households (17.8%).

Looking at the number of people living in households Queensland-wide, while lone-person households accounted for 1 in 4 households, a further 35.2% of households had only two people resident, leaving 40.1% with three or more residents. Less than 1 in 10 (9.6%) Queensland households had five or more residents. Logan - Beaudesert (14.5%) had the highest percentage of households with five or more residents, followed by Queensland - Outback (13.9%) and Ipswich (12.7%). In each of these SA4s, the larger households were almost all family households.

Figure 4 Household size[a],[b], Queensland, 2021

| 24.7% | 35.2% | 15.8% | 14.8% | 6.2% | 3.4% |

Table 5 Household composition and size[a],[b], 2021

	Family households		Non-family households[c]		Number of household residents					
	number	%	number	%	1 person		2 people		5 or more	
Brisbane - East	66,587	75.6%	21,460	24.4%	19,189	21.8%	30,749	34.9%	8,193	9.3%
Brisbane - North	59,934	68.9%	27,040	31.1%	23,254	26.7%	29,156	33.5%	6,667	7.7%
Brisbane - South	94,642	71.6%	37,623	28.4%	29,413	22.2%	41,728	31.5%	13,773	10.4%
Brisbane - West	50,427	75.7%	16,211	24.3%	13,118	19.7%	21,991	33.0%	6,445	9.7%
Brisbane Inner City	69,460	56.7%	53,086	43.3%	41,145	33.6%	44,793	36.6%	6,122	5.0%
Cairns	63,025	68.3%	29,276	31.7%	25,421	27.5%	33,604	36.4%	8,060	8.7%
Central Queensland	57,738	70.9%	23,695	29.1%	21,197	26.0%	28,623	35.1%	8,136	10.0%
Darling Downs - Maranoa	32,710	69.5%	14,338	30.5%	13,065	27.8%	17,703	37.6%	4,651	9.9%
Gold Coast	167,242	71.4%	67,102	28.6%	54,935	23.4%	83,915	35.8%	20,470	8.7%
Ipswich	93,123	74.9%	31,274	25.1%	27,108	21.8%	39,712	31.9%	15,788	12.7%
Logan - Beaudesert	90,008	76.2%	28,048	23.8%	24,149	20.5%	36,834	31.2%	17,088	14.5%
Mackay - Isaac - Whitsunday	44,420	71.8%	17,453	28.2%	15,363	24.8%	22,025	35.6%	6,190	10.0%
Moreton Bay - North	70,061	71.5%	27,878	28.5%	24,778	25.3%	36,057	36.8%	9,767	10.0%
Moreton Bay - South	59,813	79.6%	15,371	20.4%	13,388	17.8%	24,514	32.6%	8,660	11.5%
Queensland - Outback	17,179	67.7%	8,203	32.3%	7,416	29.2%	7,875	31.0%	3,533	13.9%
Sunshine Coast	108,566	72.5%	41,207	27.5%	35,390	23.6%	58,188	38.9%	12,297	8.2%
Toowoomba	41,817	69.4%	18,408	30.6%	16,324	27.1%	21,369	35.5%	5,971	9.9%
Townsville	58,953	69.1%	26,331	30.9%	22,862	26.8%	30,509	35.8%	7,575	8.9%
Wide Bay	82,162	68.6%	37,588	31.4%	33,493	28.0%	49,160	41.1%	9,501	7.9%
Queensland	**1,327,873**	**71.0%**	**541,585**	**29.0%**	**461,009**	**24.7%**	**658,508**	**35.2%**	**178,890**	**9.6%**

(a) Includes up to three residents who were temporarily absent on Census night.
(b) Excludes 'Visitors only' and 'Other non-classifiable' households.
(c) Comprises 'Lone person' and 'Group households'.

Figure 5 Tenure type(a), 2021

Legend: ■ Rented ■ Owned outright ■ Owned with a mortgage (b)

Region	Rented	Owned outright	Owned with a mortgage
Brisbane Inner City	52.7	20.0	26.2
Queensland - Outback	47.5	25.8	20.0
Ipswich	36.7	23.6	38.3
Brisbane - South	36.1	26.6	35.7
Townsville	35.6	28.3	34.4
Brisbane - North	35.3	26.7	36.0
Logan - Beaudesert	35.2	23.5	40.2
Gold Coast	33.9	28.6	36.1
Cairns	33.5	31.7	33.1
Toowoomba	33.3	31.5	33.4
Mackay - Isaac - Whitsunday	33.0	29.2	35.2
Central Queensland	32.4	30.0	35.2
Moreton Bay - North	32.2	31.8	34.1
Moreton Bay - South	30.4	24.3	43.9
Darling Downs - Maranoa	28.4	38.9	28.6
Brisbane - West	27.4	32.5	38.5
Sunshine Coast	26.7	35.9	34.5
Wide Bay	25.6	43.4	28.7
Brisbane - East	24.7	32.4	40.9

Per cent of dwellings

Figure 6 Dwelling type(a), 2021

Legend: ■ Separate house ■ Semi-detached house ■ Flat or apartment

Region	Separate house	Semi-detached house	Flat or apartment
Darling Downs - Maranoa	92.3	5.8	0.9
Ipswich	88.4	9.7	1.5
Wide Bay	88.2	6.3	3.8
Central Queensland	87.8	5.8	5.5
Logan - Beaudesert	85.1	11.9	2.6
Mackay - Isaac - Whitsunday	84.0	9.9	4.6
Queensland - Outback	83.1	9.5	3.4
Townsville	82.8	10.3	6.0
Moreton Bay - South	82.6	15.4	1.6
Brisbane - East	82.4	12.4	4.9
Toowoomba	81.4	14.1	4.2
Moreton Bay - North	80.5	11.5	6.9
Cairns	78.0	8.4	12.2
Brisbane - West	76.7	6.7	16.6
Sunshine Coast	74.2	12.9	12.1
Brisbane - South	69.6	14.5	15.4
Brisbane - North	69.3	13.7	16.6
Gold Coast	57.8	20.3	21.3
Brisbane Inner City	35.0	6.9	58.0

Per cent of dwellings

(a) Data are based on place of enumeration, count of occupied private dwellings.
(b) Includes dwellings being purchased under a shared equity scheme.

Tenure and dwelling type

One in three (33.6%) dwellings in Queensland was rented in 2021, a slightly higher percentage were mortgaged (35.0%), while 29.5% were owned outright.
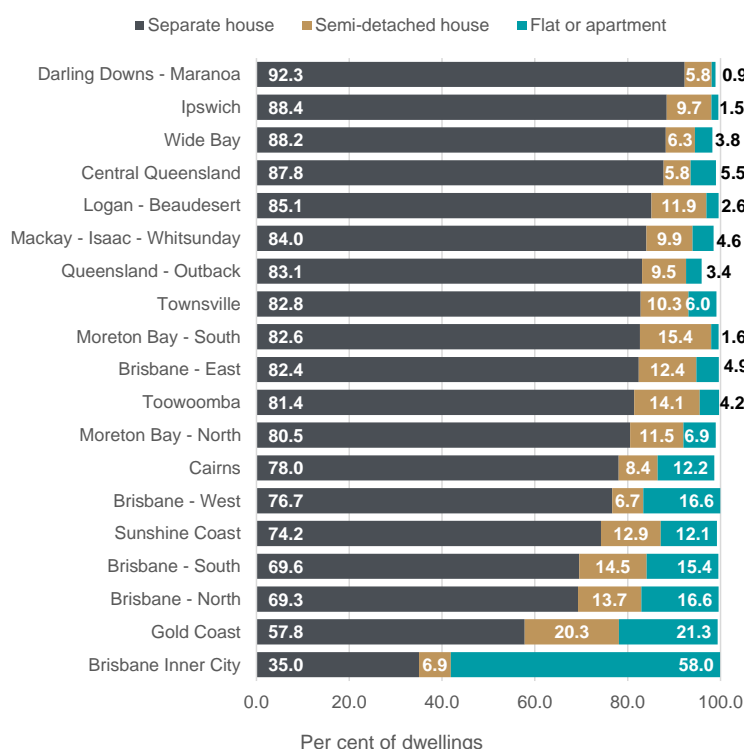
More than half (52.7%) of all dwellings in Brisbane Inner City were rented dwellings, reflecting its younger, more mobile population and the very high proportion of flats and apartments (58.0%) (Figure 5 and Figure 6).

Brisbane Inner City had the highest % of rentals and apartments

58.0% of dwellings were apartments or flats

52.7% of dwellings were rented

Queensland - Outback had the second-highest percentage of rented dwellings (47.5%), however, 2 in 5 were social or community housing rentals. This is, in part, due to the tenancy arrangements in many of Queensland's discrete Indigenous communities and the Torres Strait region.

Brisbane - East had the lowest percentage of rented dwellings (24.7%), with 3 in 4 either mortgaged or owned outright.

The percentage of dwellings owned outright was highest in Wide Bay (43.4%), where Queensland's population was on average, older than elsewhere. Wide Bay also had one of the highest proportions of separate houses in the state (88.2%), following Darling Downs - Maranoa (92.3%) and Ipswich (88.4%).

While Moreton Bay - South had a relatively low percentage of rented dwellings (30.4%), it had one of the lowest percentages of dwellings owned outright (24.3%), with most dwellings mortgaged (43.9%).

Mortgage repayments and rent

> $ Gold Coast, Sunshine Coast and Brisbane Inner City had the **highest median rents**

Queensland's overall median rent was $365 per week, equating to $1,460 per four weeks (a proxy for month) — $273 lower than the median monthly mortgage repayment (Figure 7).

The gap between the monthly rent and monthly mortgage was lowest in Gold Coast and Sunshine Coast. These two SA4s had the highest median rents among all Queensland SA4s — $1,800 and $1,760 respectively. The third-highest median rents were in Brisbane Inner City ($1,700 per month). Notably, this is where the highest median mortgage repayment was recorded ($2,200 per month). The second-highest median mortgage repayment was recorded in Brisbane - West ($2,167 per month). These two SA4s had the largest gap between median monthly rent and mortgages ($500 and $487 respectively), after Queensland - Outback ($660 per month).
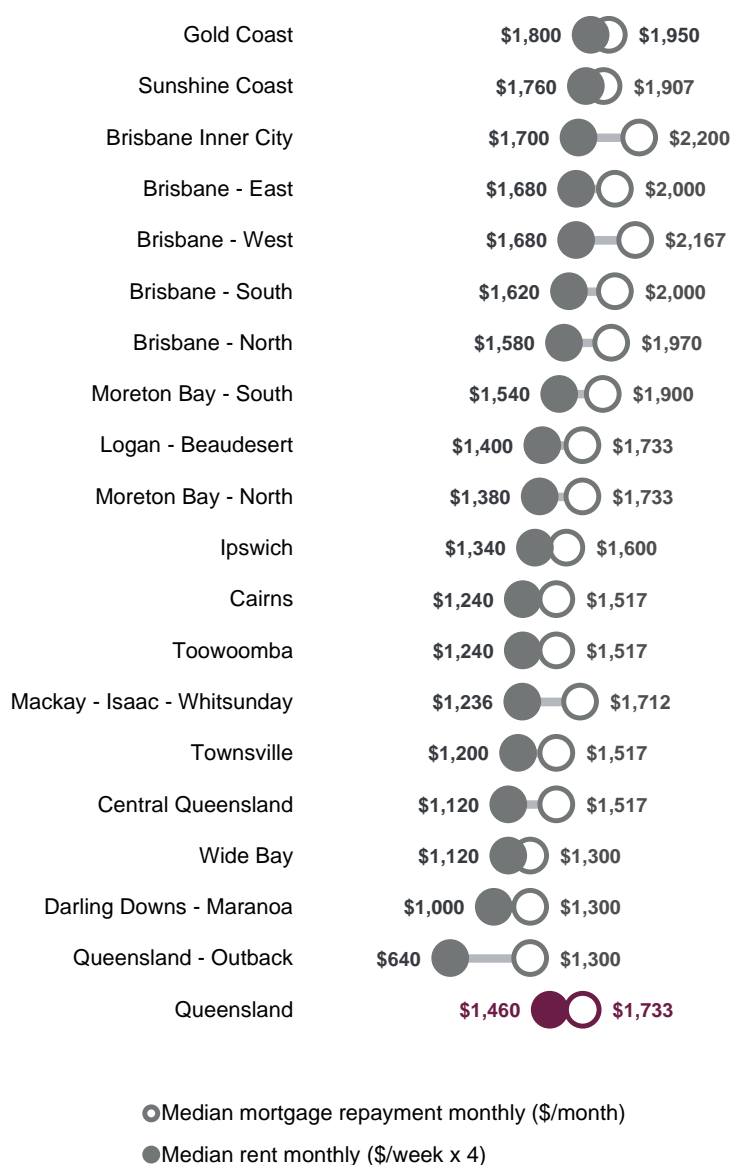
Median mortgage repayments and rents tended to be higher in Brisbane's SA4s (Inner, East, West, South and North), decreasing in the outer ring areas of Logan - Beaudesert, Moreton Bay - North, Moreton Bay - South, and Ipswich.

The lowest monthly median mortgages were recorded in Wide Bay, Darling Downs - Maranoa, and Queensland - Outback — all $1,300 per month. The median monthly rent in Queensland - Outback was notably lower than elsewhere in the state, reflecting the higher level of social and community housing in the region.

> Brisbane Inner City, and Brisbane - East, West, and South had the **highest median mortgage repayments**

Figure 7   Median rent and mortgage repayment ($/month), 2021

Region	Median rent monthly	Median mortgage repayment monthly
Gold Coast	$1,800	$1,950
Sunshine Coast	$1,760	$1,907
Brisbane Inner City	$1,700	$2,200
Brisbane - East	$1,680	$2,000
Brisbane - West	$1,680	$2,167
Brisbane - South	$1,620	$2,000
Brisbane - North	$1,580	$1,970
Moreton Bay - South	$1,540	$1,900
Logan - Beaudesert	$1,400	$1,733
Moreton Bay - North	$1,380	$1,733
Ipswich	$1,340	$1,600
Cairns	$1,240	$1,517
Toowoomba	$1,240	$1,517
Mackay - Isaac - Whitsunday	$1,236	$1,712
Townsville	$1,200	$1,517
Central Queensland	$1,120	$1,517
Wide Bay	$1,120	$1,300
Darling Downs - Maranoa	$1,000	$1,300
Queensland - Outback	$640	$1,300
Queensland	$1,460	$1,733

○ Median mortgage repayment monthly ($/month)

● Median rent monthly ($/week x 4)

(a)   For 2021, median rent calculations exclude dwellings being 'Occupied rent-free' and are therefore not comparable with 2016 Census data.

(b)   Median mortgage repayment is applicable to occupied private dwellings being purchased and includes dwellings being purchased under a shared equity scheme. It excludes 'Visitors only' and 'Other non-classifiable' households.

> Brisbane Inner City, and Brisbane - West, and South also had the **highest median household incomes**

Income

As noted in the previous section, Brisbane Inner City and Brisbane - West had the highest median monthly mortgage repayments across Queensland SA4s. These two SA4s also had both the highest median personal income and highest median household income per week (Figure 8). Brisbane Inner City and Brisbane - West had average household sizes of 2.2 and 2.7 persons respectively — 2.2 persons was the lowest household size among all Queensland SA4s.

The next-highest median household income was recorded in Brisbane - South ($2,022 per week), where the average household size was 2.7 persons.

Wide Bay, with an average of only 2.3 persons per household, recorded the lowest median household income ($1,096) in Queensland. Wide Bay also had the lowest median personal income ($557) across Queensland SA4s.
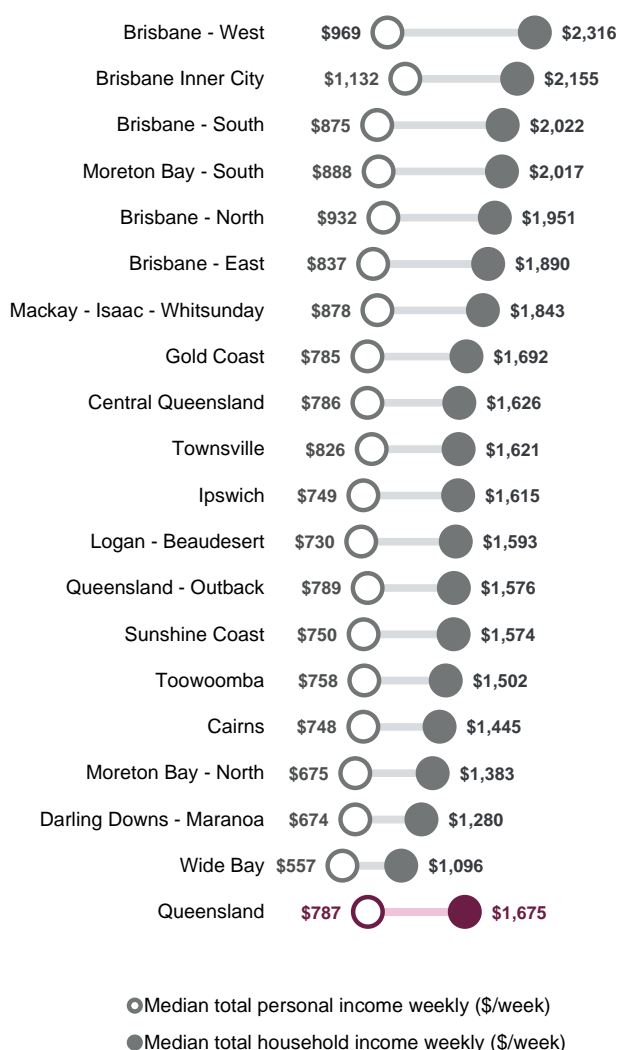
> 🔦 On **Wide Bay SA4**
>
> - **Lowest** median personal and household incomes
> - **= lowest** median mortgage repayments
> - **2nd highest** % home ownership
> - **3rd highest** % of separate houses
> - **3rd highest** % of one person households
> - **Highest** % of people with multiple long–term health conditions
> - **Oldest** median age
> - **Highest** dependency ratio

> 🔦 On **Brisbane Inner City SA4**
>
> - **Highest** median personal income
> - **2nd highest** household income
> - **Highest** median mortgage repayments
> - **Lowest** % home ownership
> - **Highest** % of flats and apartments
> - **Highest** % of one person households
> - **Lowest** % of people with multiple long–term health conditions
> - Equal **youngest** median age
> - **Lowest** dependency ratio

Figure 8   Median personal and household income(b) ($/week), 2021

	Personal	Household
Brisbane - West	$969	$2,316
Brisbane Inner City	$1,132	$2,155
Brisbane - South	$875	$2,022
Moreton Bay - South	$888	$2,017
Brisbane - North	$932	$1,951
Brisbane - East	$837	$1,890
Mackay - Isaac - Whitsunday	$878	$1,843
Gold Coast	$785	$1,692
Central Queensland	$786	$1,626
Townsville	$826	$1,621
Ipswich	$749	$1,615
Logan - Beaudesert	$730	$1,593
Queensland - Outback	$789	$1,576
Sunshine Coast	$750	$1,574
Toowoomba	$758	$1,502
Cairns	$748	$1,445
Moreton Bay - North	$675	$1,383
Darling Downs - Maranoa	$674	$1,280
Wide Bay	$557	$1,096
Queensland	$787	$1,675

○ Median total personal income weekly ($/week)
● Median total household income weekly ($/week)

(a) Median total personal income is applicable to persons aged 15 years and over.
(b) Median total household income is applicable to occupied private dwellings. It excludes households where at least one member aged 15 years and over did not state an income and households where at least one member aged 15 years and over was temporarily absent on Census Night. It excludes 'Visitors only' and 'Other non-classifiable' households.

Notes

All data in this report are sourced from the ABS Census of Population and Housing 2021. All data are based on place of usual residence unless otherwise stated. Count of occupied private dwellings excludes 'Visitors only' and 'Other non-classifiable' households.

Where possible, 'not stated' responses are excluded from totals and percentage calculations.

Statistical areas level 4 (SA4s) (2021) are aggregations of SA3 areas. In regional areas, SA4s tend to have a population range of between 100,000 and 300,000 and in metropolitan areas, between 300,000 and 500,000. There are 19 SA4 regions that cover the state.

Total populations for each state and territory include 'Migratory - Offshore - Shipping' and 'No usual address' SA4s that are not detailed specifically in this report. As such, the sum of SA4 regions is not equivalent to the state/territory total.

Age standardisation is a technique that adjusts for the fact that populations may have quite different age distributions, i.e. the Wide Bay population is, on average, much older than the Queensland population with higher proportions of the population in older age groups.

Dependency ratio is a measure used to compare the size of the dependent population to the working age population. It is calculated by combining the child population (0–14 years) and senior population (65 years and over), then dividing this by the working-age population (15–64 years) and multiplying it by 100. It is expressed as the number of 'dependents' for every 100 'workers'.