

Queensland's future dwellings

Queensland Government dwelling projections, 2025 edition

Source: Queensland Government population, household and dwelling projections, 2025 edition

Introduction

This report provides an overview of Queensland's projected dwellings for the state, Greater Brisbane Capital City Statistical Area (GCCSA) and remaining statistical areas level 4 (SA4s).

These dwelling projections align with the broader suite of Queensland Government projections, which also include [population](#)ⁱ and household projections. A [methodology paper](#)ⁱⁱ is also available which provides further information on the methods used to compile these projections. Detailed data tables for [Queensland](#)ⁱⁱⁱ, [SA4s](#)^{iv} and [LGAs](#)^v are also available.

The dwelling projections encompass occupied and vacant private residential dwellings only. Private residential dwellings include structural dwellings (e.g. houses, flats, townhouses) but exclude temporary dwellings (e.g. tents, caravans). Non-private dwellings (e.g. hotels, hospitals, boarding schools, mining camps) are excluded.

Future changes in the number of dwellings are closely related to projections of the population. These projections estimate likely dwelling demand based on projected population growth, adjusted for assumptions around projected occupancy levels, dwelling supply and constraints, where available, along with anticipated consequent dwelling construction.

The demographic futures underpinning population and household projections, and therefore dwelling projections, are still largely uncertain. To account for this uncertainty, three projection series (low, medium, high) have been developed, to provide a range of outcomes for the possible future number of dwellings.

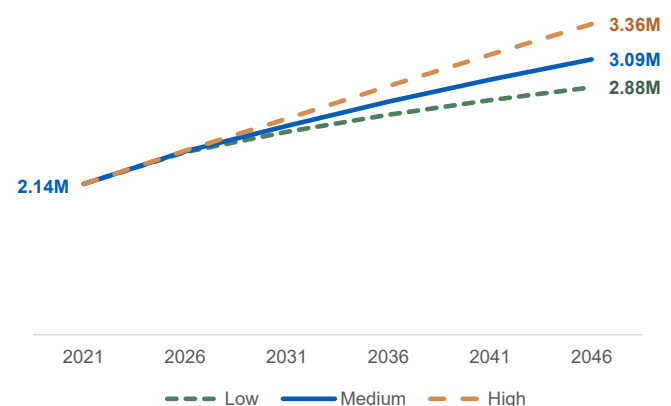
Occupancy rates have been calculated by dividing the total population (including those in non-private dwellings) by the number of private dwellings (occupied and vacant).

Queensland

In 2021, there were 2.14 million private dwellings in Queensland (Figure 1). These are projected to increase to between 2.88 million and 3.36 million dwellings by 2046.

Queensland's estimated resident population in 2021 was almost 5.22 million, leading to an overall occupancy rate of 2.43 persons per dwelling. By 2046, occupancy rates are projected to decline under all three series, to 2.32 in the low series, 2.36 in the medium series, and 2.38 in the high series.

Figure 1 Projected dwellings, Queensland



Greater Brisbane and remaining SA4s

There is significant spatial variation in the projected change in dwelling numbers over the 2021 to 2046 period at the SA4 level. Under the medium series, dwelling growth in Greater Brisbane Greater Capital City Statistical Area (GCCSA) is projected to be 1.7% per year, on average, over the 25-year horizon (Table 1). This equates to an additional 536,900 dwellings in the region to reach almost 1.55 million by 2046, accounting for 56.8% of Queensland's projected dwelling growth (Figure 2).

Among the remaining SA4s in the Rest of Queensland (RoQ), the largest dwelling increases are projected to occur in Gold Coast (152,990) and Sunshine Coast (89,750). The smallest increases are projected to be in Queensland - Outback (2,380) and Darling Downs - Maranoa (6,795).

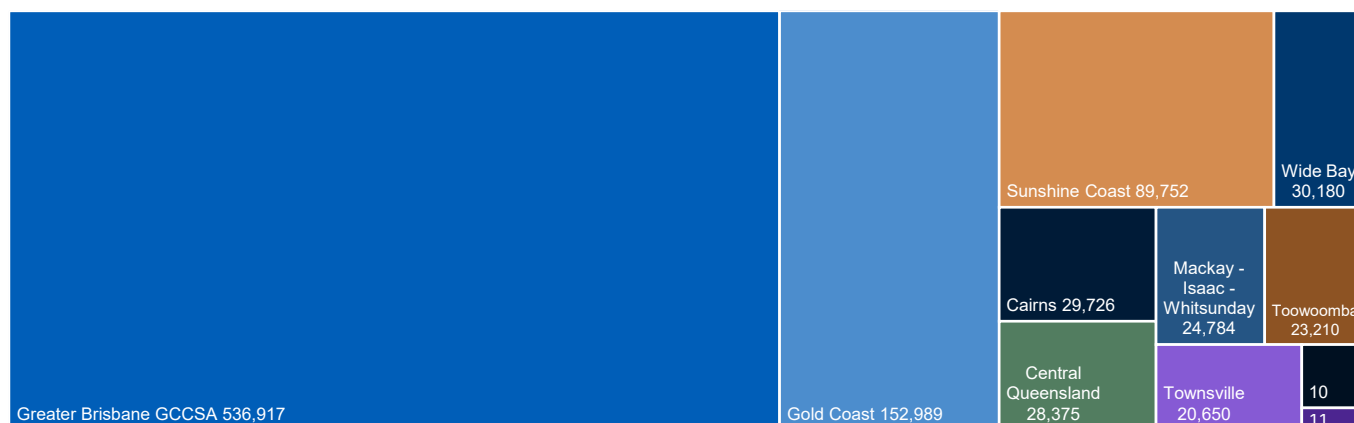
Gold Coast (1.8%) and Sunshine Coast (1.7%) are also projected to experience the fastest average annual growth rates in dwellings among the remaining SA4s. Dwelling growth rates in all other SA4s are projected to be lower than the Queensland average (1.5%).

Table 1 Projected dwellings, Greater Brisbane and Rest of Queensland SA4s (medium series)

Region	Dwellings		Change	
	2021	2046	2021–2046	
Region	— 000s —			% p.a. ^(a)
Greater Brisbane GCCSA	1,009.1	1,546.0	536.9	1.7%
Rest of Queensland	1,134.5	1,543.4	408.8	1.2%
Cairns	110.0	139.7	29.7	1.0%
Darling Downs - Maranoa	58.8	65.6	6.8	0.4%
Central Queensland	100.7	129.0	28.4	1.0%
Gold Coast	273.2	426.2	153.0	1.8%
Mackay - Isaac - Whitsunday	76.8	101.6	24.8	1.1%
Queensland - Outback	33.6	36.0	2.4	0.3%
Sunshine Coast	173.8	263.6	89.8	1.7%
Toowoomba	67.4	90.6	23.2	1.2%
Townsville	101.0	121.6	20.7	0.7%
Wide Bay	139.3	169.5	30.2	0.8%
Queensland	2,143.6	3,089.4	945.8	1.5%

(a) Average annual.

Figure 2 Projected dwelling change, Greater Brisbane and RoQ SA4s, (medium series), 2021 to 2046



10: Darling Downs – Maranoa 6,795 dwellings

11: Queensland – Outback 2,383 dwellings

Occupancy rates — medium series

Greater Brisbane had an overall occupancy rate per dwelling of 2.54 persons in 2021. By 2046, this is projected to decrease to 2.47 persons per dwelling (Table 2). Similarly, decreases in occupancy rates are projected for all remaining SA4s, with the largest change expected in Toowoomba (–0.14 persons per dwelling).

Table 2 Projected dwelling occupancy rates, Greater Brisbane and RoQ SA4s (medium series)

Region	Rate		Change
	2021	2046	2021–2046
	— persons per dwelling —		
Greater Brisbane GCCSA	2.54	2.47	–0.08
Rest of Queensland	2.33	2.25	–0.09
Cairns	2.34	2.27	–0.06
Darling Downs - Maranoa	2.21	2.14	–0.07
Central Queensland	2.30	2.19	–0.10
Gold Coast	2.38	2.29	–0.09
Mackay - Isaac - Whitsunday	2.38	2.28	–0.11
Queensland - Outback	2.43	2.34	–0.09
Sunshine Coast	2.32	2.21	–0.11
Toowoomba	2.44	2.30	–0.14
Townsville	2.35	2.31	–0.04
Wide Bay	2.23	2.15	–0.08
Queensland	2.43	2.36	–0.08

Sources and notes

- i www.qgso.qld.gov.au/statistics/theme/population/population-projections/overview
- ii www.qgso.qld.gov.au/statistics/theme/population/household-dwelling-projections/overview#current-release-qld-government-dwelling-projections-methodology
- iii www.qgso.qld.gov.au/statistics/theme/population/household-dwelling-projections/state#current-release-projected-dwellings-series-qld
- iv www.qgso.qld.gov.au/statistics/theme/population/household-dwelling-projections/regions#current-release-projected-dwellings-series-sa4-qld
- v www.qgso.qld.gov.au/statistics/theme/population/household-dwelling-projections/regions#current-release-projected-dwellings-series-local-government-area-qld

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