



Emerging Trends in Residential Market Demand

The once highly predictable residential market has undergone significant changes over the past 25 years. Residential demand has become increasingly fragmented and the previous “one size fits all” policy adopted by stakeholders in the residential market has become outdated.

BIS Oxford Economics’ Emerging Trends in Residential Market Demand uses hard data from the 1991 to 2016 Censuses to quantify the demographic trends that are taking place across the different segments of the residential market, and the impact they are having on demand. Households are broken down by household type, dwelling type, and tenure.

Questions answered by this report include:

- Which age groups will experience the greatest rate of household growth?
- Are younger households continuing to delay having children?
- Are households renting for longer? Are households increasingly opting for townhouses or apartments when they eventually buy or do they purchase houses?
- Do children remain in the family home for longer? Are 50+ year old households still paying off their mortgage at a later age as a result?
- Are Retirees increasingly downsizing to smaller dwellings?
- How will demand for different types type of dwelling change over the next decade based on population growth and demographic change?
- How do the above trends differ across the capital cities?

Key demographic trends are provided across four main age cohorts:

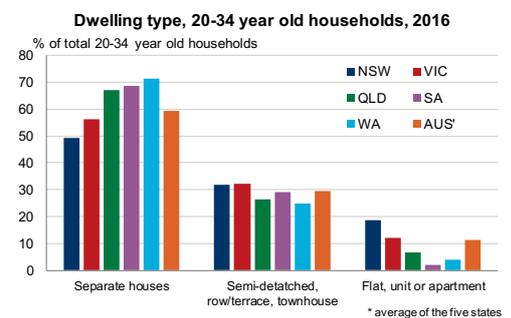
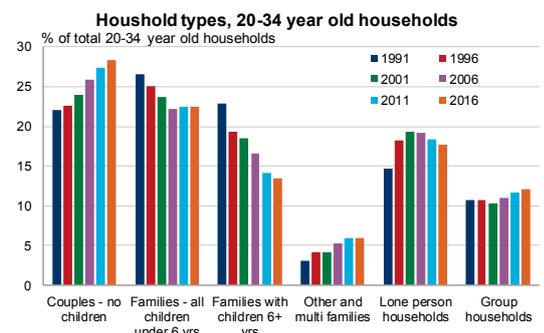
- 20–34 year olds — Millennials
- 35–49 year olds — Generation X
- 50–64 year olds — Baby Boomers
- 65+ year olds — Retirees

Further breakdowns are often provided within these groups by five year age cohort.

Separate data is provided for Sydney, Melbourne, Brisbane, Adelaide and Perth, as well as an aggregate of the five capital cities.

The report combines the demographic and market trends over the past twenty-five years, presenting the implications for the residential market, and quantifying expected future demand for different dwelling types across the capital cities. The information will highlight the segments of the market offering the greatest growth potential over the next decade and is an essential resource for forward-looking businesses to be on top of the upcoming residential market trends.

Subscribers can order an individual capital city, purchase a package of selected capital cities, or the full five city report.



Source: Australian Bureau of Statistics, BIS Oxford Economics

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