### City of Merri-bek

#### Housing tenure

Brunswick East's Housing Tenure data provides insights into its socio-economic status as well as the role it plays in the housing market. For example, a high concentration of private renters may indicate a transient area attractive to young singles and couples, while a concentration of home owners indicates a more settled area with mature families and empty-nesters ([Household Summary](households?[QS])). Tenure can also reflect built form ([Dwelling Type](dwellings?[QS])), with a significantly higher share of renters in high density housing and a substantially larger proportion of home-owners in separate houses, although this is not always the case.

In conjunction with other socio-economic status indicators in Brunswick East, Tenure data is useful for analysing housing markets, housing affordability and identifying public housing areas.

Further reading: [How can Councils influence affordable housing.](https://content.id.com.au/ebook-2021-how-councils-can-influence-affordable-housing%22%20%5Ct%20%22blank)

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| **Housing tenure** |  |  |  |  |  |  |  |
| **Brunswick East - Households (Enumerated)** | **2021** |  |  | **2016** |  |  | **Change** |
| **Tenure type** | **Number** | **%** | **City of Merri-bek %** | **Number** | **%** | **City of Merri-bek %** | **2016 to 2021** |
| Fully owned | 1,263 | 18.1 | 27.1 | 1,159 | 20.3 | 28.5 | +104 |
| Mortgage | 1,785 | 25.6 | 30.0 | 1,222 | 21.4 | 27.3 | +563 |
| Renting - Total | 3,554 | 51.0 | 37.1 | 2,820 | 49.4 | 35.3 | +733 |
| Renting - Social housing | 125 | 1.8 | 2.3 | 127 | 2.2 | 2.5 | -2 |
| Renting - Private | 3,426 | 49.2 | 34.7 | 2,693 | 47.1 | 32.6 | +732 |
| Renting - Not stated | 3 | 0.0 | 0.1 | 0 | 0.0 | 0.2 | +3 |
| Other tenure type | 82 | 1.2 | 1.3 | 76 | 1.3 | 1.4 | +6 |
| Not stated | 286 | 4.1 | 4.5 | 435 | 7.6 | 7.4 | -149 |
| **Total households** | **6,970** | **100.0** | **100.0** | **5,714** | **100.0** | **100.0** | **+1,256** |

Analysis of the housing tenure of households of Brunswick East in 2021 compared to the City of Merri-bek shows that there was a smaller proportion of households who owned their dwelling; a smaller proportion purchasing their dwelling; and a larger proportion who were renters.

Overall, 18.1% of households owned their dwelling; 25.6% were purchasing, and 51.0% were renting, compared with 27.1%, 30.0% and 37.1% respectively for the City of Merri-bek.

The largest changes in housing tenure categories for the households in Brunswick East between 2016 and 2021 were:

* Renting - Private (+732 households)
* Mortgage (+563 households)
* Fully owned (+104 households)

The total number of households in Brunswick East increased by 1,256 between 2016 and 2021.