### City of Merri-bek

#### Housing tenure

Pascoe Vale South'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 Pascoe Vale South, 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** |  |  |  |  |  |  |  |
| **Pascoe Vale South - Households (Enumerated)** | **2021** |  |  | **2016** |  |  | **Change** |
| **Tenure type** | **Number** | **%** | **City of Merri-bek %** | **Number** | **%** | **City of Merri-bek %** | **2016 to 2021** |
| Fully owned | 1,407 | 36.3 | 27.1 | 1,360 | 37.4 | 28.5 | +47 |
| Mortgage | 1,420 | 36.6 | 30.0 | 1,294 | 35.6 | 27.3 | +126 |
| Renting - Total | 914 | 23.6 | 37.1 | 717 | 19.7 | 35.3 | +197 |
| Renting - Social housing | 19 | 0.5 | 2.3 | 19 | 0.5 | 2.5 | -1 |
| Renting - Private | 892 | 23.0 | 34.7 | 697 | 19.2 | 32.6 | +195 |
| Renting - Not stated | 3 | 0.1 | 0.1 | 0 | 0.0 | 0.2 | +3 |
| Other tenure type | 31 | 0.8 | 1.3 | 21 | 0.6 | 1.4 | +9 |
| Not stated | 109 | 2.8 | 4.5 | 246 | 6.8 | 7.4 | -138 |
| **Total households** | **3,881** | **100.0** | **100.0** | **3,640** | **100.0** | **100.0** | **+240** |

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

Overall, 36.3% of households owned their dwelling; 36.6% were purchasing, and 23.6% 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 Pascoe Vale South between 2016 and 2021 were:

* Renting - Private (+195 households)
* Mortgage (+126 households)

The total number of households in Pascoe Vale South increased by 241 between 2016 and 2021.