

Community report

Adelaide (C)

Prepared from Community Explorer topic selections for briefing, planning and reporting use.

AREA

Adelaide (C)

COMPARISON

Greater Adelaide

POPULATION

Persons

GENERATED

30 March 2026

Included sections

1 selected topic will be included in this report.

01 Dwelling type

Sources and method

- Source: Australian Bureau of Statistics, Census of Population and Housing, 2021 and, where available, 2016 comparison data.
- Percentages are calculated from the denominator supplied for each topic. Change (pp) is the 2021 percentage minus the 2016 percentage when the topic is comparable across years.
- Enumerated topics describe where people or dwellings were counted on Census night.

Dwelling type

Adelaide (C) | Greater Adelaide comparison | Persons

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Key takeaway

In 2021, high density was the most common dwelling type among dwellings in Adelaide (C), accounting for 52.2% (6,313 dwellings). This share was higher than Greater Adelaide (2.7%). Since 2016, the biggest change was in high density, which increased by 1,904 dwellings and 8.1 percentage points.

About this topic

Dwelling type shows the structure of dwellings, such as separate houses, medium density housing, and higher density housing. It is a core measure of built form and residential density within an area.

This topic helps explain the housing role of an area and the kinds of households it may attract. It is best read with household size, household type, tenure, and age structure, because built form and population characteristics are closely related.

Interpretation notes

– Dwelling structure describes the physical form of dwellings counted on Census night rather than tenure, housing condition, or household makeup.

– It is strongest when read alongside household size and tenure, because structure alone does not show who lives there.

Dwelling structure

Adelaide (C) – Dwellings (Enumerated)

Category	2021			2016			Change	
	Count	%	Greater Adelaide %	Count	%	Greater Adelaide %	Count	pp
Separate house	1,020	8.4%	74.4%	1,152	11.5%	74.1%	-132	-3.1
Medium density	4,443	36.7%	22.3%	4,137	41.4%	23.1%	+306	-4.7
High density	6,313	52.2%	2.7%	4,409	44.1%	2.1%	+1,904	+8.1
Caravans, cabin, houseboat	0	0.0%	0.3%	3	0.0%	0.2%	-3	0.0
Other	158	1.3%	0.1%	196	2.0%	0.2%	-38	-0.7
Not stated	151	1.2%	0.3%	104	1.0%	0.3%	+47	+0.2
Total Occupied Private Dwellings	12,093	100.0%	100.0%	10,004	100.0%	100.0%	+2,089	0.0

Data basis: enumerated.