

Community report

Port Stephens (A)

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

AREA

Port Stephens (A)

COMPARISON

Regional NSW

POPULATION

Persons

GENERATED

31 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

Port Stephens (A) | Regional NSW comparison | Persons

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Key takeaway

In 2021, separate houses was the most common dwelling type among dwellings in Port Stephens (A), accounting for 80.2% (24,390 dwellings). This share was lower than Regional NSW (81.4%). Since 2016, the biggest change was in separate houses, which increased by 2,897 dwellings and 1.9 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

Port Stephens (A) – Dwellings (Enumerated)

Category	2021			2016			Change	
	Count	%	Regional NSW %	Count	%	Regional NSW %	Count	pp
Separate house	24,390	80.2%	81.4%	21,493	78.3%	80.9%	+2,897	+1.9
Medium density	4,589	15.1%	14.0%	4,386	16.0%	13.8%	+203	-0.9
High density	701	2.3%	2.5%	568	2.1%	2.2%	+133	+0.2
Caravans, cabin, houseboat	561	1.8%	1.2%	777	2.8%	1.8%	-216	-1.0
Other	64	0.2%	0.4%	67	0.2%	0.6%	-3	0.0
Not stated	110	0.4%	0.4%	163	0.6%	0.8%	-53	-0.2
Total Occupied Private Dwellings	30,415	100.0%	100.0%	27,448	100.0%	100.0%	+2,967	0.0

Data basis: enumerated.