

Community report

Unincorporated SA

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

AREA

Unincorporated SA

COMPARISON

Regional SA

POPULATION

Persons

GENERATED

3 April 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

Unincorporated SA | Regional SA comparison | Persons

Community report section 1 of 1

Key takeaway

In 2021, separate houses was the most common dwelling type among dwellings in Unincorporated SA, accounting for 62.5% (1,073 dwellings). This share was lower than Regional SA (86.1%). Since 2016, the biggest change was in caravans, cabin, houseboat, which decreased by 131 dwellings and 7.2 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

Unincorporated SA - Dwellings (Enumerated)

Category	2021			2016			Change	
	Count	%	Regional SA %	Count	%	Regional SA %	Count	pp
Separate house	1,073	62.5%	86.1%	1,089	61.7%	85.9%	-16	+0.8
Medium density	54	3.1%	10.7%	38	2.2%	10.5%	+16	+0.9
High density	0	0.0%	0.1%	0	0.0%	0.1%	0	0.0
Caravans, cabin, houseboat	198	11.5%	1.9%	329	18.7%	2.0%	-131	-7.2
Other	107	6.2%	0.4%	178	10.1%	0.8%	-71	-3.9
Not stated	280	16.3%	0.8%	130	7.4%	0.8%	+150	+8.9
Total Occupied Private Dwellings	1,716	100.0%	100.0%	1,764	100.0%	100.0%	-48	0.0

Data basis: enumerated.