

National Housing Supply Council

State of Supply Report

Table A4.3: Projection of demand-supply gap using medium supply and medium household growth projections

Year	Medium supply projection	Medium household growth projection	Gap between underlying demand and dwelling construction	Cumulative gap including initial gap due to homelessness and vacancy
Number of dwellings				
2008	129,000	149,000	n.a.	85,000
2009	129,000	152,000	23,000	108,000
2010	130,000	153,000	23,000	131,000
2011	131,000	155,000	24,000	155,000
2012	131,000	155,000	24,000	179,000
2013	132,000	156,000	24,000	203,000
2014	133,000	156,000	23,000	226,000
2015	133,000	157,000	24,000	250,000
2016	134,000	157,000	23,000	273,000
2017	135,000	157,000	22,000	295,000
2018	135,000	156,000	21,000	316,000
2019	136,000	157,000	21,000	337,000
2020	137,000	156,000	19,000	356,000

Source: National Housing Supply Council estimates based on McDonald–Temple medium household growth scenario, 2008; NHSC estimates of net dwelling completions (adjusted for demolitions); NHSC estimates of the initial gap between dwelling supply and demand.