



**Regional  
Development**  
*Australia*  
CENTRAL COAST NSW

# CENTRAL COAST ECONOMIC QUARTERLY UPDATE

June 2026



[www.rdacc.org.au](http://www.rdacc.org.au)

With the Australian Census taking place on Tuesday 11<sup>th</sup> August this year, some data has not been updated from the 2021 Census. The following information has been updated from 2024 to 2025 as follows:

- Economic Growth has slowed from 1.3% (2024) to 0.5% (2025).
- Jobs Growth has remained the same at 0.8%.
- Unemployment rate as of March 2025 was 3.7%, but as of September 2025 had decreased to 3.4%.
- Gross Regional Product has grown from \$24,763 (2024) to \$25,812 (2025).
- Employing Businesses has remained steady at 12,234.
- Growth in Employing Businesses is negative at (-1.7%).
- Population Growth has fallen from 0.8% (2024) to 0.7% (2025).
- Estimated Resident Population has grown from 354,804 (2024) to 357,816 (2025)
- Net Arrivals have decreased from 2,808 (2024) to 2,061 (2025).
- Natural Increase has risen from 95 (2024) to 401 (2025).

According to Central Coast Council (Economic Overview) for the December 2025 quarter, the Median House Price for Central Coast LGA is now \$1,060,000, with unit prices sitting at \$740,000. Median House Rental is now \$650 / week, with Median Unit Rentals at \$550/week.

In the Central Coast Council area Tourism is growing, with 2024/25 tourism sales being \$3,589.5M, (up from \$2,775.07M in 2020) and total value added was \$1,760.6M (up from \$1,346.39M (2020)). Employment in the tourism sector has also risen from 10,037 (2020) to 13,728 (2025).

According to the NSW Governments Council League Table as of 30<sup>th</sup> April 2026, Central Coast Councils average development application lodgement days is 14, with 1,412 applications currently lodged, with 33% meeting expectations. Total Central Coast Development costs are \$793,490,183 compared with Lake Macquarie's costs of \$695,782,094, and Wollongong of \$440,266,404, the Central Coast is definitely moving forward in development.

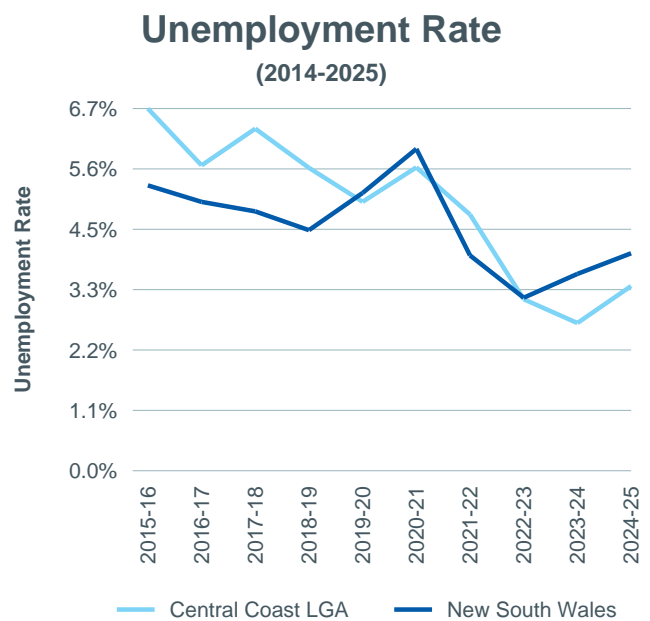
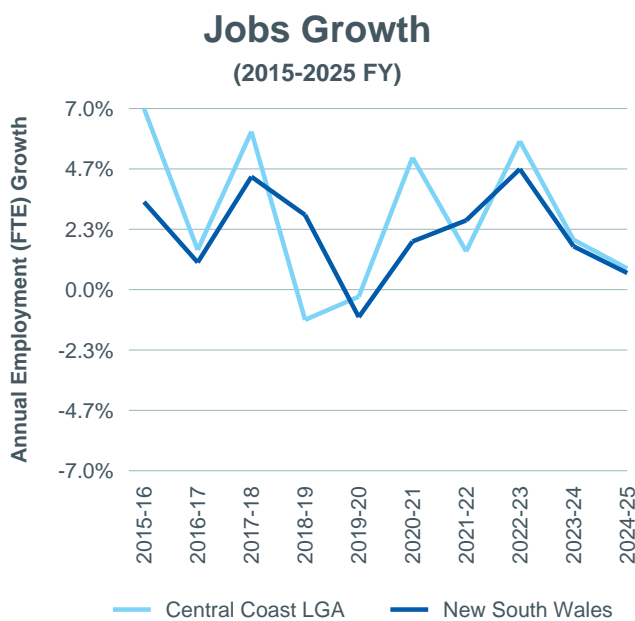
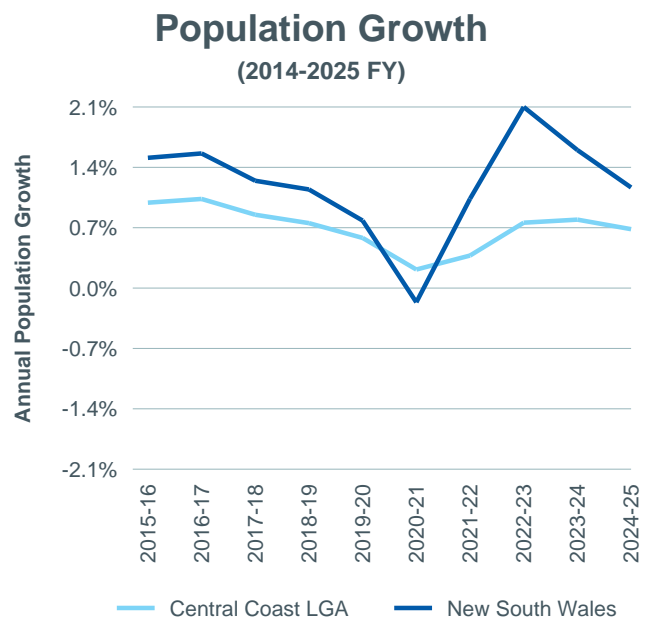
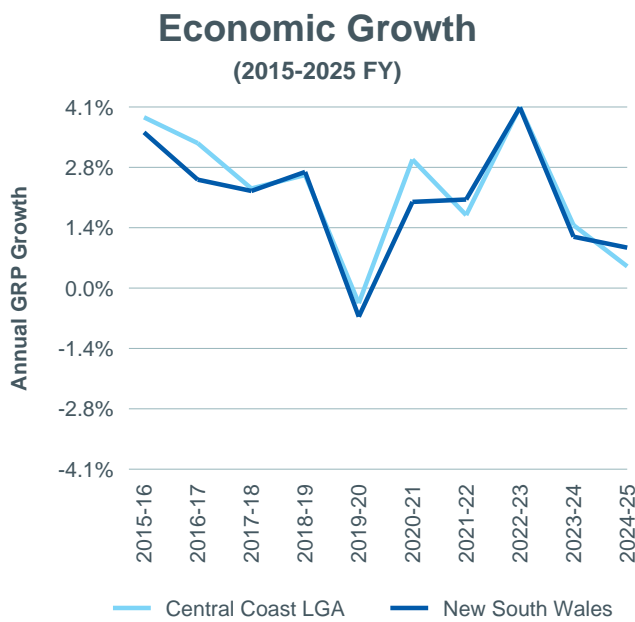
The Federal Government also released their May '26 Budget, after the third successive RBA rate rise. With the energy crisis, and cost of living pressures the underlying cash deficit for FY27 is predicted to be \$31.5 bn (Australian Department of Treasury). The five packages released were based on fuel and national security, cost of living relief, structural tax reforms, productivity and investment and finally savings ([budget.gov.au](http://budget.gov.au)).

Don't forget Census night, Tuesday 11<sup>th</sup> August 2026.

This regional profile provides you with the latest headline indicators on the performance of your local economy. Also included in this profile:

- > Economic Performance and Industry Structure
- > Population Growth, Demographics and Migration
- > Community and Social Development
- > Housing
- > Tourism

## Headline Indicators



Sources:

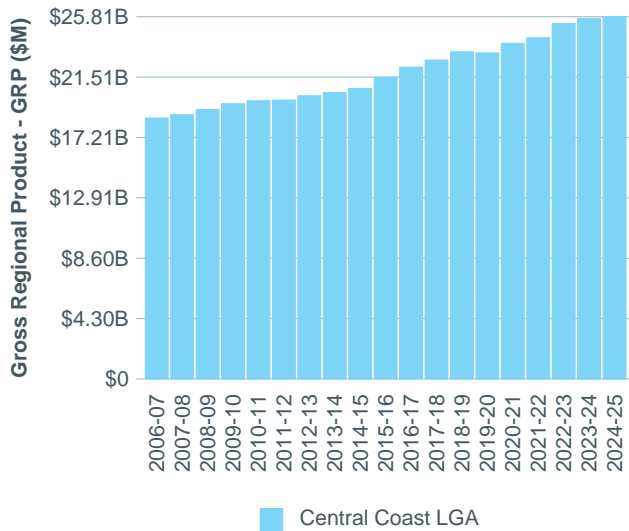
AEC (unpublished). Gross Regional Product Model 2024-25. AEC Group, Brisbane  
AEC (unpublished). Employment Estimates Model 2024-25. AEC Group, Brisbane

ABS (2025). 2024-25, Regional Population. Australian Bureau of Statistics, Canberra.  
Jobs and Skills Australia (2026). Small Area Labour Markets - Dec Quarter 2025.  
Department of Employment and Workplace Relations, Canberra.  
ABS (2026). Labour Force, Australia, Detailed - Electronic Delivery, Dec 2025. Cat no. 6291.0.55.001 Australian Bureau of Statistics, Canberra.

## Economic Activity

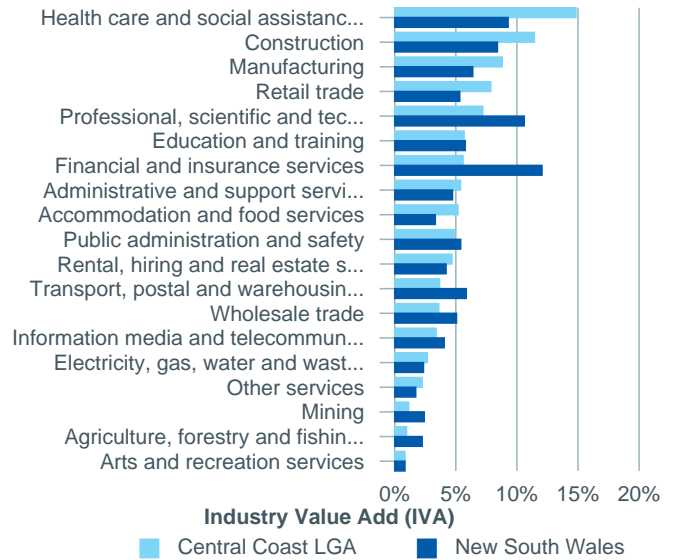
### Gross Regional Product (GRP)

(2006-07 to 2024-25 FY)



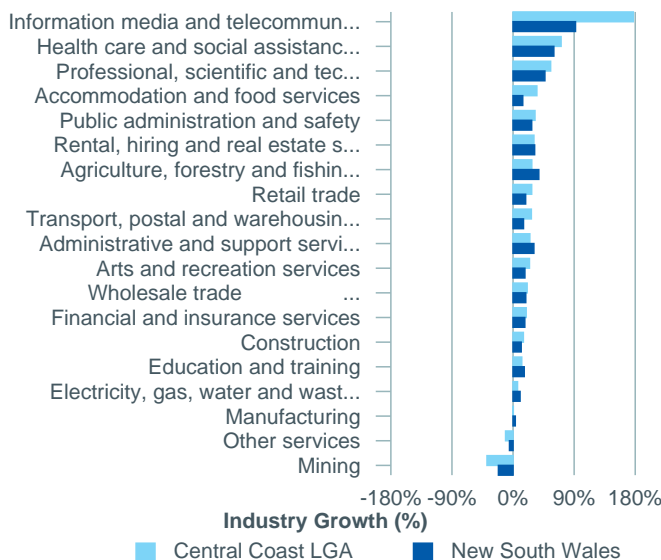
### Industry Value Add (IVA)

(2025 FY)

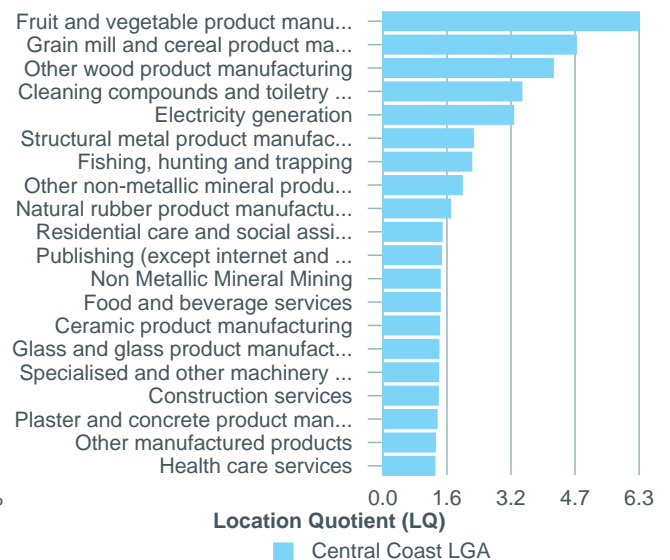


### Industry Contribution to Growth

(2014-15 to 2024-25)



### Specialist Local Industries (Top 20)



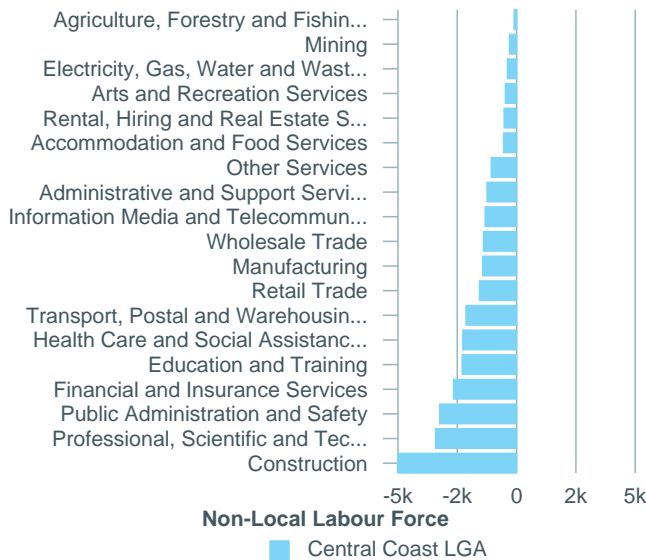
Sources:

AEC (unpublished). Gross Regional Product Model 2024-25. AEC Group, Brisbane

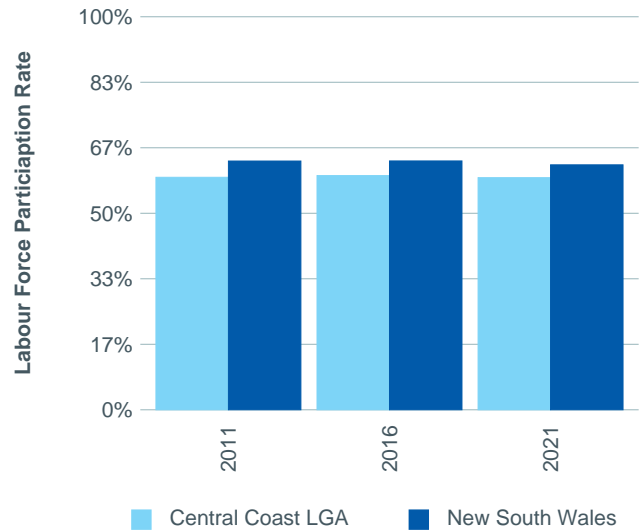
AEC (unpublished). Gross Regional Product Model 2024-25. AEC Group, Brisbane  
AEC (unpublished). Employment Estimates Model 2024-25. AEC Group, Brisbane

## Economic Activity

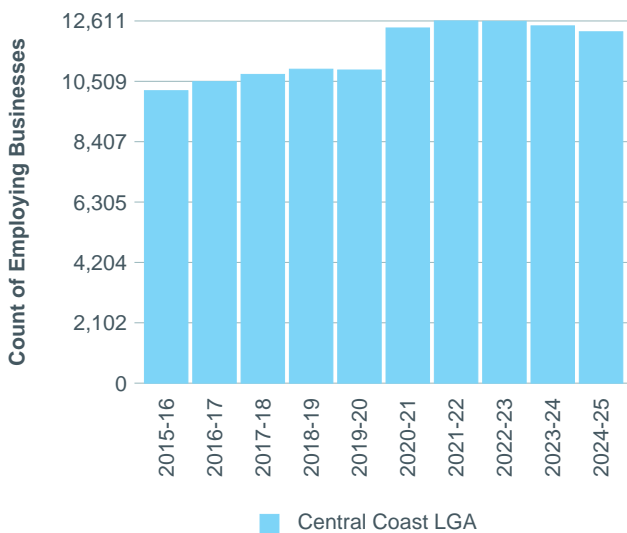
### Non-Local Labour Force (2021)



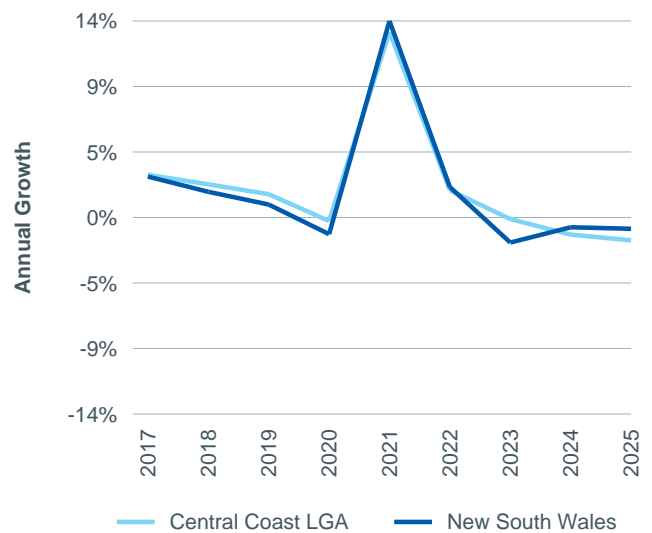
### Participation Rate (2011-2021)



### Employing Businesses (2015-16 to 2024-25 FY)



### Growth in Employing Businesses (2017 to 2025)



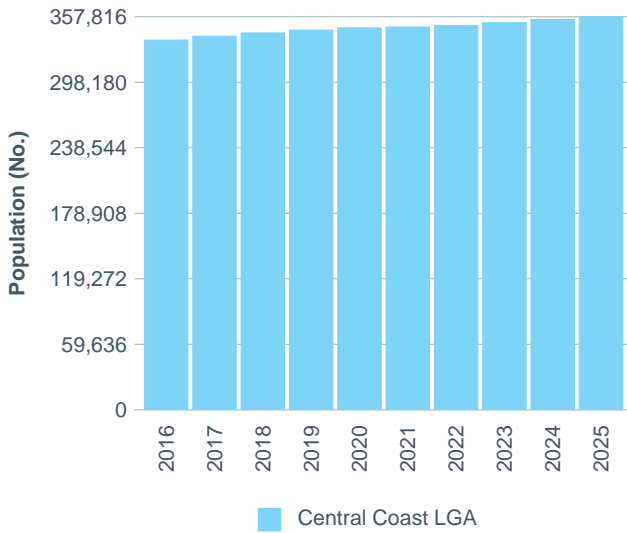
Sources:

ABS (2022). Census of Population and Housing, 2021. Australian Bureau of Statistics, Canberra  
 ABS (2024). Counts of Australian Businesses, including Entries and Exits, June 2020 to June 2024. Cat no. 8165.0. Australian Bureau of Statistics, Canberra

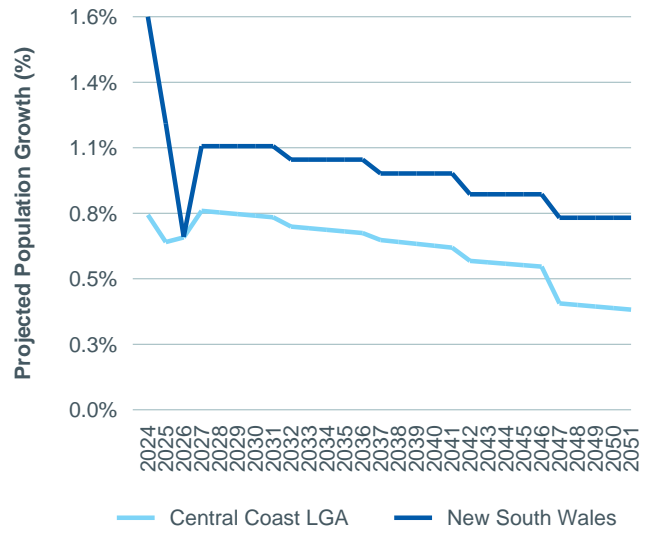
ABS (2012). Census of Population and Housing, 2011. Cat no. 2001.0. Australian Bureau of Statistics, Canberra  
 ABS (2017). Census of Population and Housing, 2016. Cat no. 2071.0. Australian Bureau of Statistics, Canberra  
 ABS (2022). Census of Population and Housing, 2021. Australian Bureau of Statistics, Canberra  
 ABS (2025). Counts of Australian Businesses, including Entries and Exits, June 2020 to June 2025. Cat no. 8165.0. Australian Bureau of Statistics, Canberra

## Population Growth, Demographics and Migration

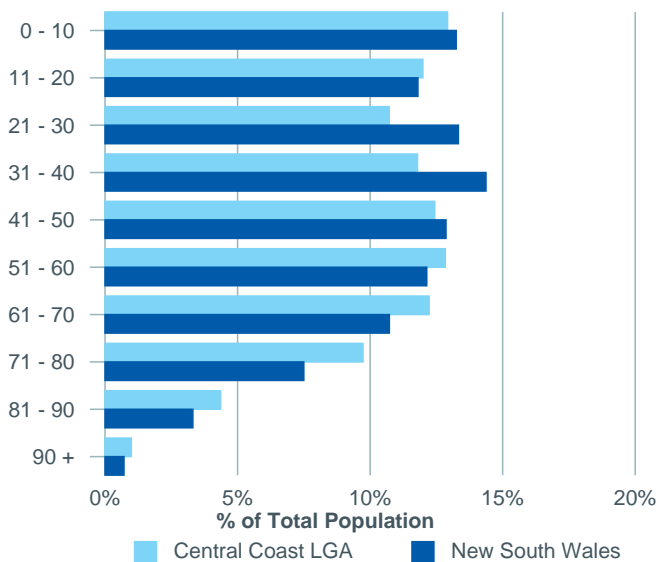
### Estimated Resident Population (ERP) (2015-2025)



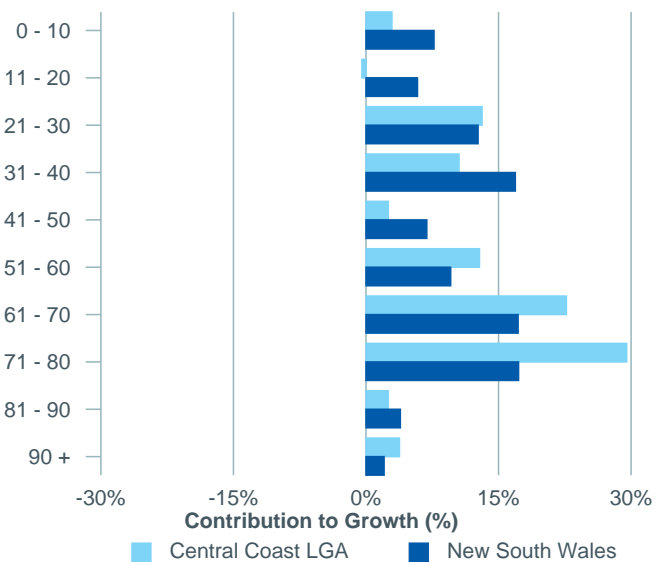
### Population Projections (2023 - 2051)



### Age Structure (2021)



### Age Contribution to Growth (2011-2021)



Sources:

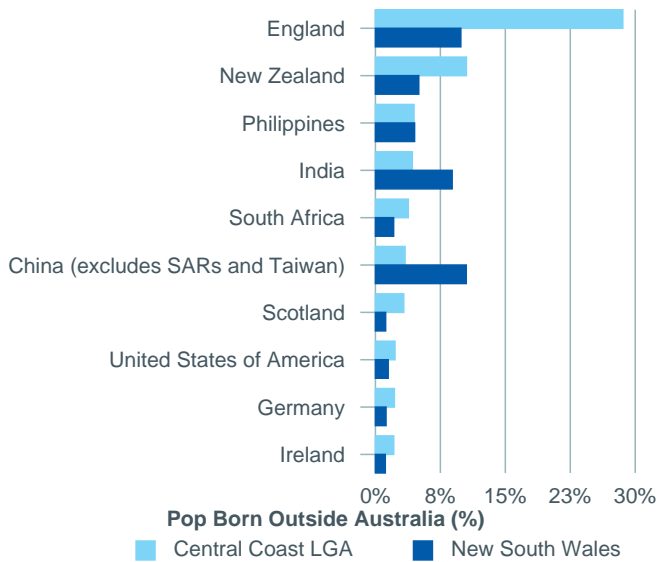
ABS (2026). 2024-25, Regional Population. Australian Bureau of Statistics, Canberra.  
ABS (2022). Census of Population and Housing, 2021. Australian Bureau of Statistics, Canberra

AEC (unpublished). Population Estimates Model. AEC Group, Brisbane  
ABS (2012). Census of Population and Housing, 2011. Cat no. 2001.0. Australian Bureau of Statistics, Canberra  
ABS (2022). Census of Population and Housing, 2021. Australian Bureau of Statistics, Canberra

## Population Growth, Demographics and Migration

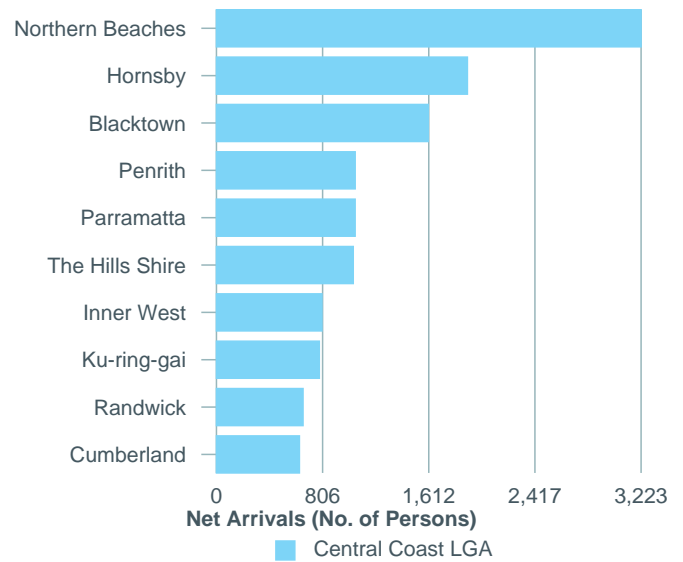
### Overseas Migration (Top 10)

(2021)



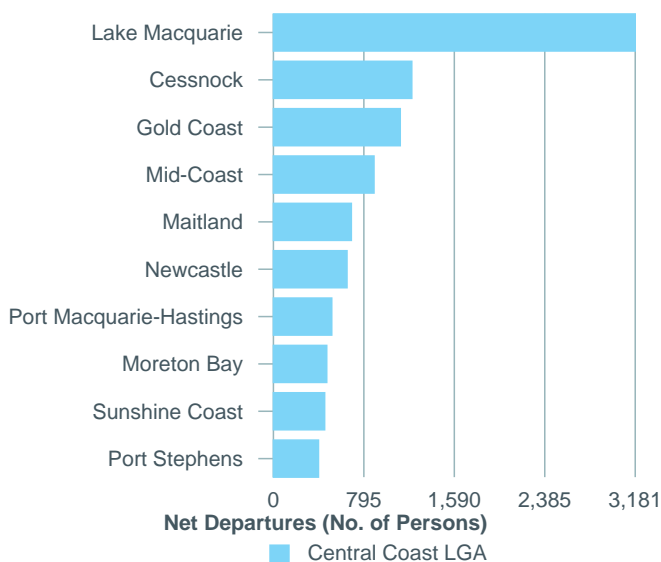
### Source of Regional Migration

(2021)



### Destination of Regional Emigration

(2021)



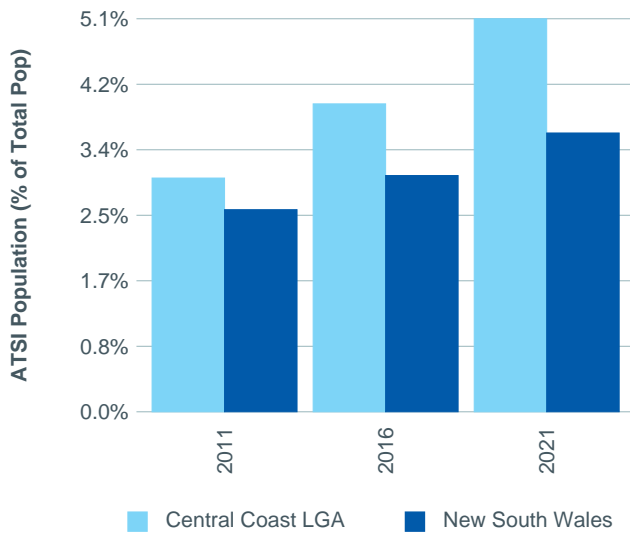
Sources:

ABS (2022). Census of Population and Housing, 2021. Australian Bureau of Statistics, Canberra

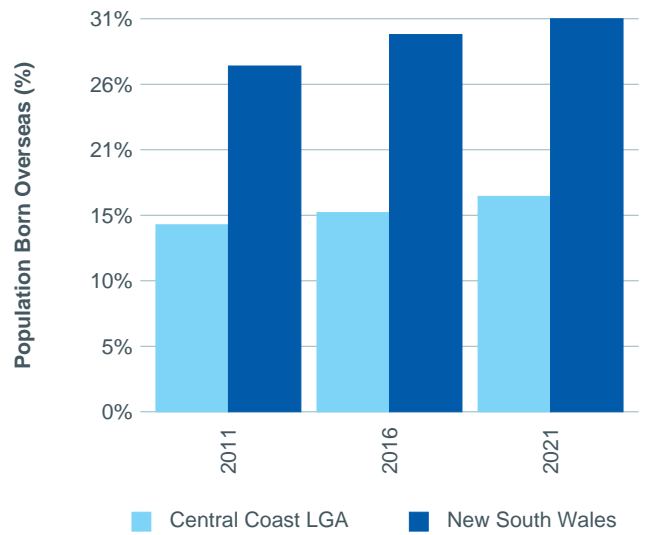
ABS (2022). Census of Population and Housing, 2021. Australian Bureau of Statistics, Canberra

## Community and Social Development

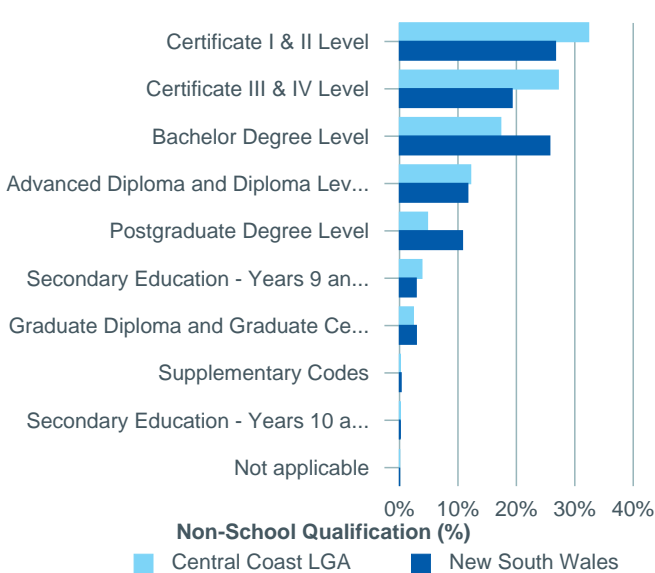
### ATSI Population (2011-2021)



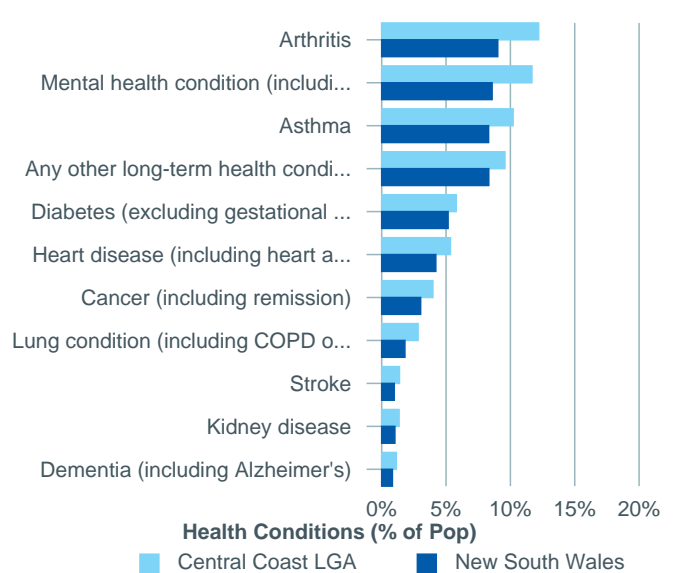
### Population Born Overseas (2011-2021)



### Highest Education Level (2021)



### Long-Term Health Conditions (2021)



Sources:

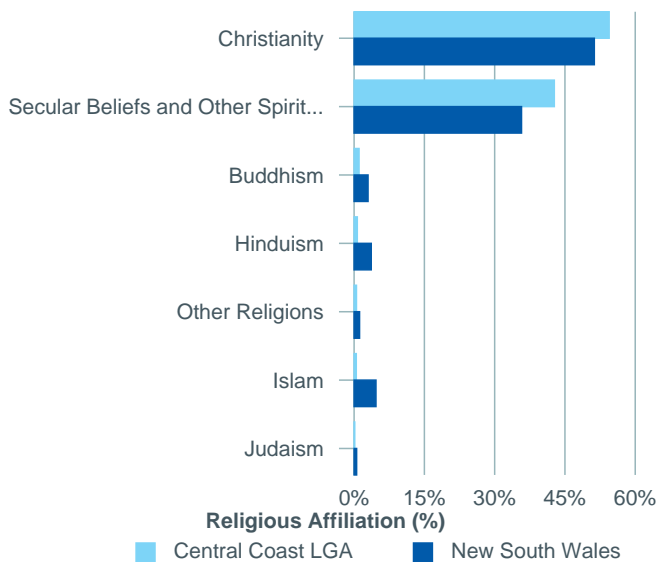
ABS (2012). Census of Population and Housing, 2011. Cat no. 2001.0. Australian Bureau of Statistics, Canberra  
 ABS (2017). Census of Population and Housing, 2016. Cat no. 2071.0. Australian Bureau of Statistics, Canberra  
 ABS (2022). Census of Population and Housing, 2021. Australian Bureau of Statistics, Canberra

ABS (2012). Census of Population and Housing, 2011. Cat no. 2001.0. Australian Bureau of Statistics, Canberra  
 ABS (2017). Census of Population and Housing, 2016. Cat no. 2071.0. Australian Bureau of Statistics, Canberra  
 ABS (2022). Census of Population and Housing, 2021. Australian Bureau of Statistics, Canberra  
 ABS (2022). Census of Population and Housing, 2021. Australian Bureau of Statistics, Canberra || ABS (2025). 2024-25, Regional Population. Australian Bureau of Statistics, Canberra.

## Community and Social Development

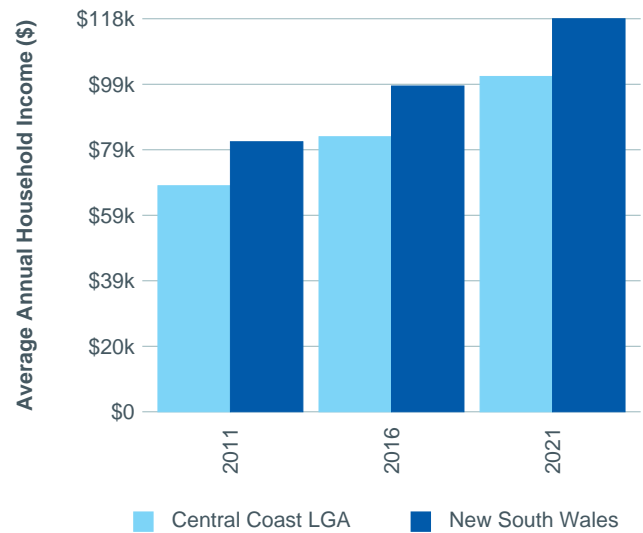
### Religious Affiliation

(2021)



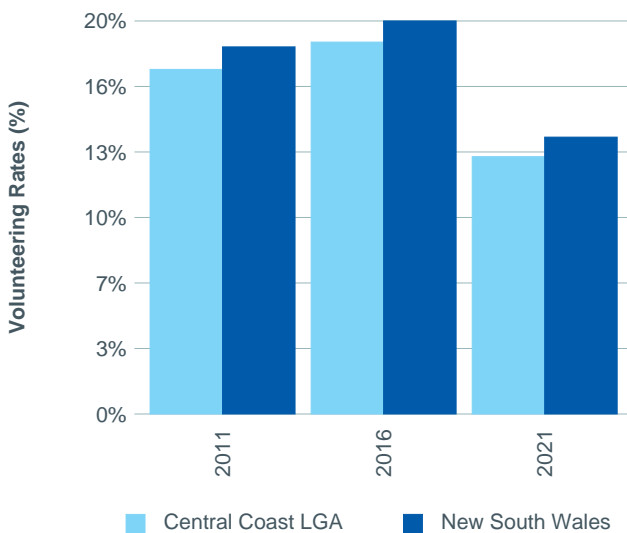
### Household Incomes

(2011-2021)



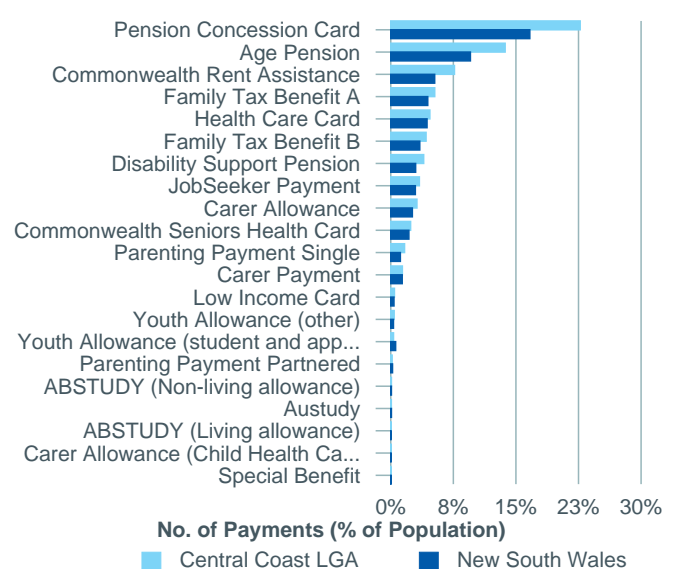
### Volunteering Rate

(2011-2021)



### Social Service Payments

(Jun 2025)



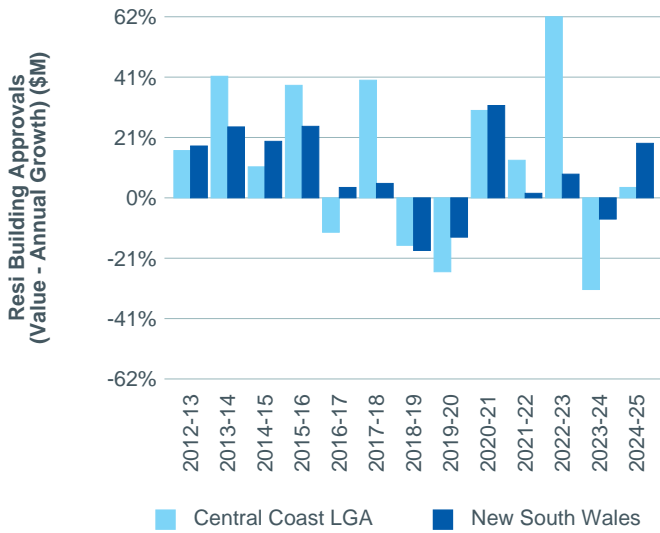
Sources:

ABS (2022). Census of Population and Housing, 2021. Australian Bureau of Statistics, Canberra  
 ABS (2012). Census of Population and Housing, 2011. Cat no. 2001.0. Australian Bureau of Statistics, Canberra  
 ABS (2017). Census of Population and Housing, 2016. Cat no. 2071.0. Australian Bureau of Statistics, Canberra  
 ABS (2017). Census of Population and Housing, 2016. Cat no. 2071.0. Australian Bureau of Statistics, Canberra

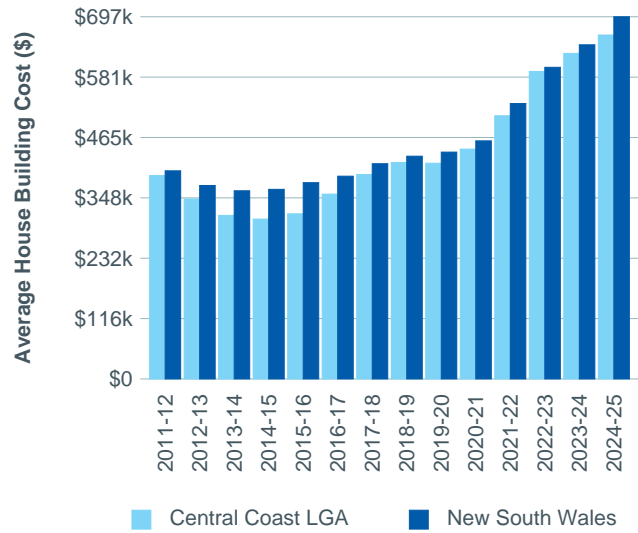
ABS (2012). Census of Population and Housing, 2011. Cat no. 2001.0. Australian Bureau of Statistics, Canberra  
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 ABS (2022). Census of Population and Housing, 2021. Australian Bureau of Statistics, Canberra  
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## Housing

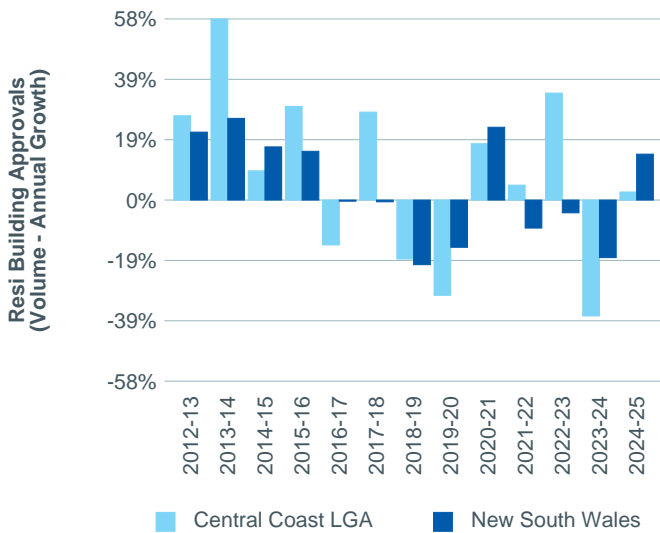
### Residential Building Approvals Value Annual Growth (2012-13 to 2024-25 FY)



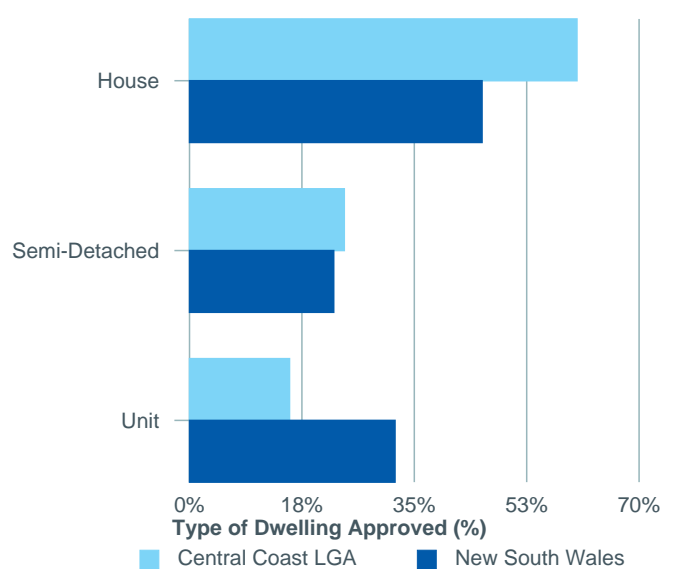
### Average House Build Cost (2011-12 to 2024-25 FY)



### Residential Building Approvals Volume Annual Growth (2012-13 to 2024-25 FY)



### Type of Dwelling Approved (2024-25)



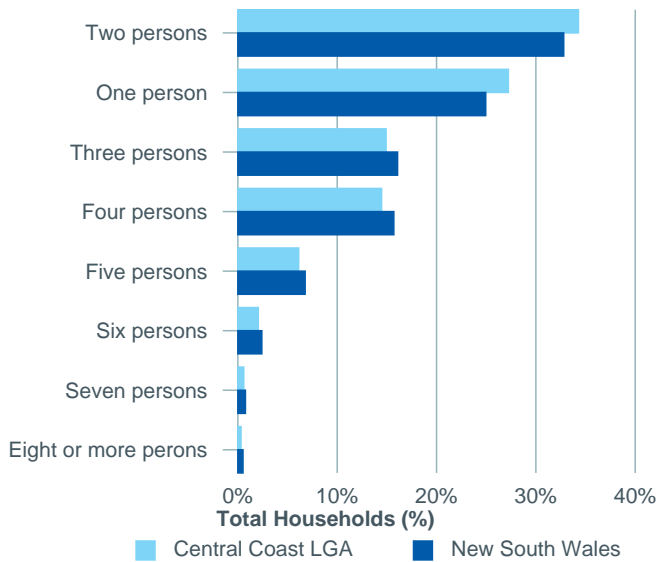
Sources:

ABS (2025). Building Approvals, Australia, Jun 2025. Cat no. 8731.0. Australian Bureau of Statistics, Canberra

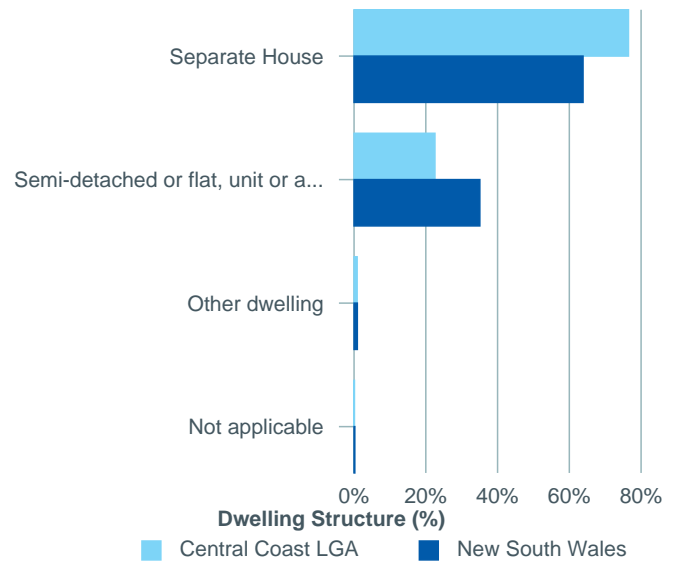
ABS (2025). Building Approvals, Australia, Sep 2025. Cat no. 8731.0. Australian Bureau of Statistics, Canberra

## Housing

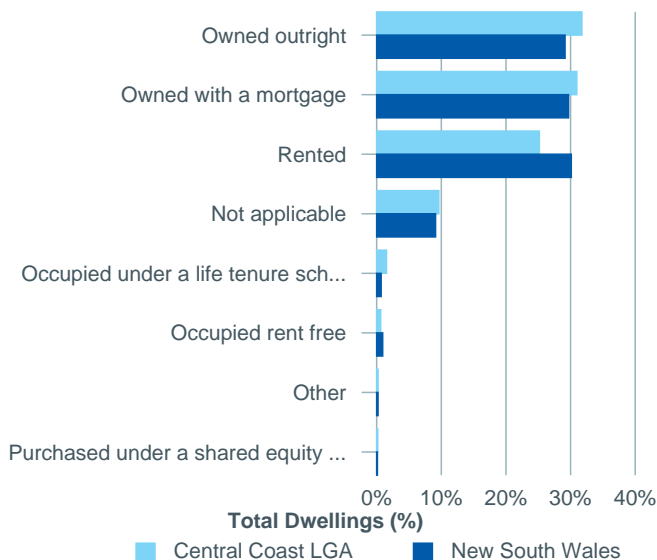
### Number of Persons in a Household (2021)



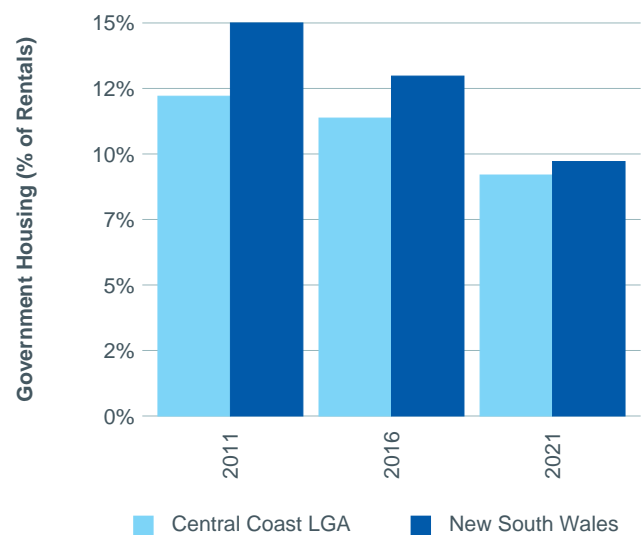
### Dwelling Structure Type (2021)



### Tenure Type (2021)



### Government Housing (2011-2021)



Sources:

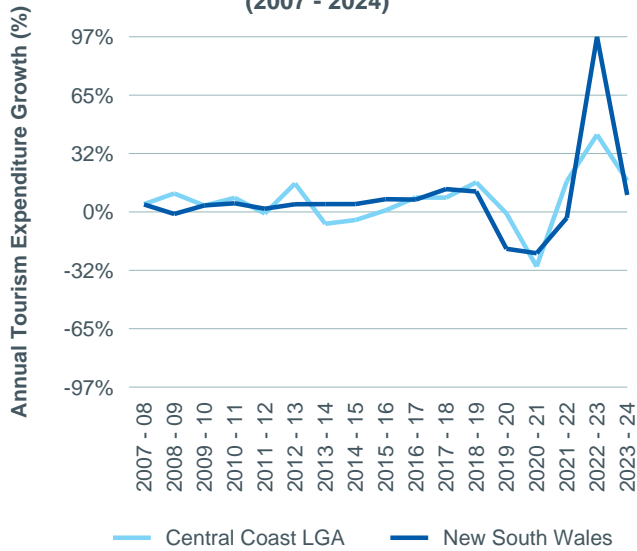
ABS (2022). Census of Population and Housing, 2021. Australian Bureau of Statistics, Canberra

ABS (2022). Census of Population and Housing, 2021. Australian Bureau of Statistics, Canberra  
 ABS (2012). Census of Population and Housing, 2011. Cat no. 2001.0. Australian Bureau of Statistics, Canberra  
 ABS (2017). Census of Population and Housing, 2016. Cat no. 2071.0. Australian Bureau of Statistics, Canberra

## Tourism

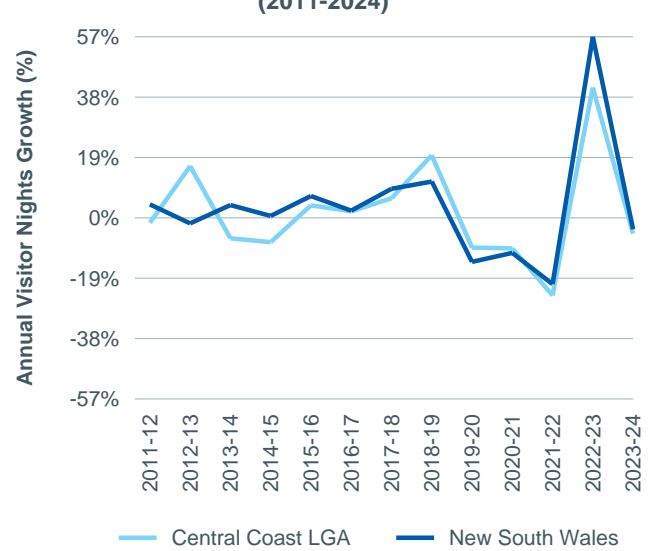
### Growth in Tourism Expenditure

(2007 - 2024)



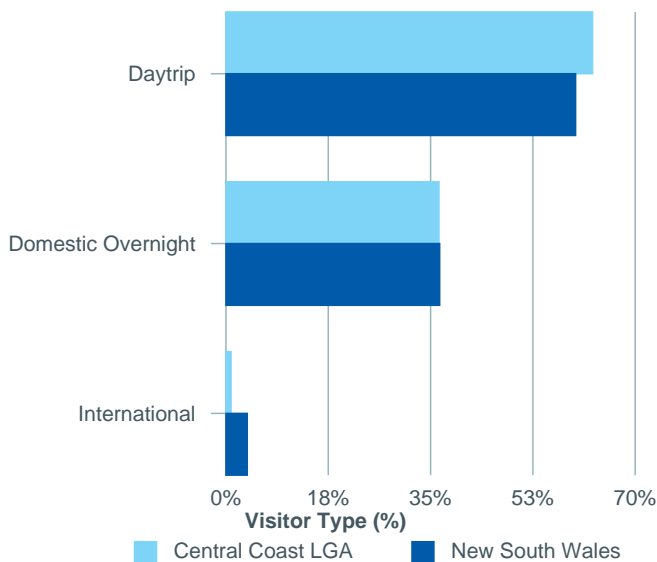
### Growth in Visitation

(2011-2024)



### Visitor Type

(2023-24)



Sources:

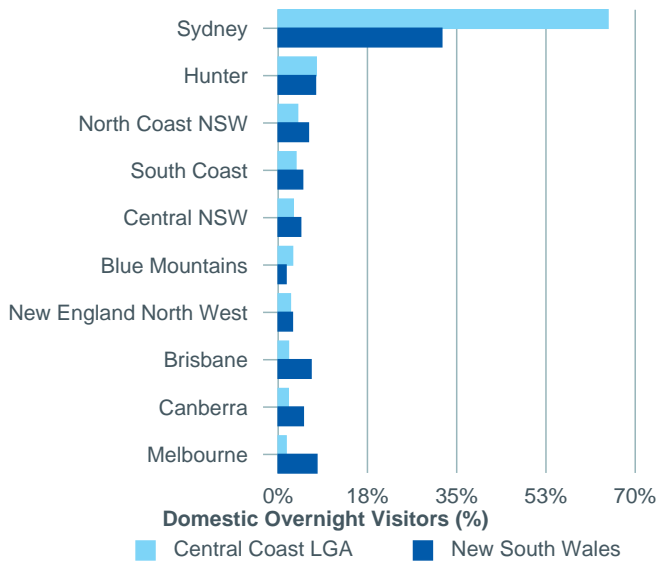
TRA (2024). Jun 2024 Quarterly Results of the National and International Visitor Survey, Tourism Research Australia, Canberra  
 TRA (2024). Daytrips, Jun 2024 Quarterly Results of the National Visitor Survey, Tourism Research Australia, Canberra  
 TRA (2024). Overnight Trips, Jun 2024 Quarterly Results of the National Visitor Survey, Tourism Research Australia, Canberra  
 TRA (2024). International Trips, Jun 2024 Quarterly Results of the International Visitor Survey, Tourism Research Australia, Canberra

TRA (2024). Overnight Trips, June 2024 Quarterly Results of the National Visitor Survey, Tourism Research Australia, Canberra

## Tourism

### Source of Domestic Overnight

(2023-24)



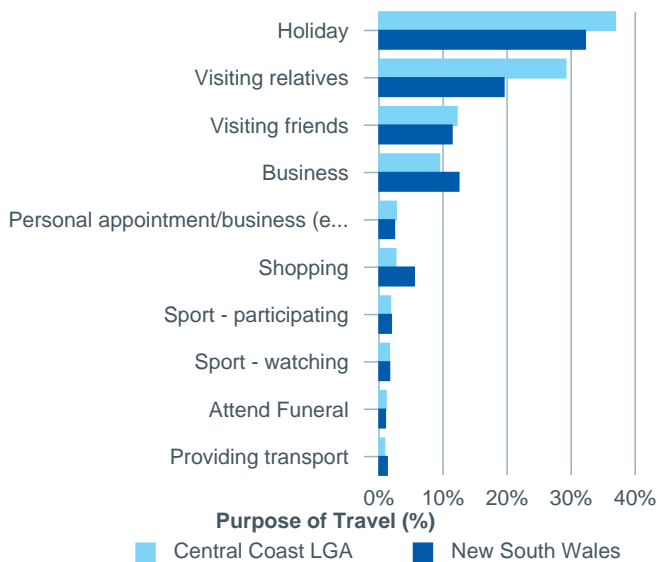
### Source of International Overnight

(2023-24)



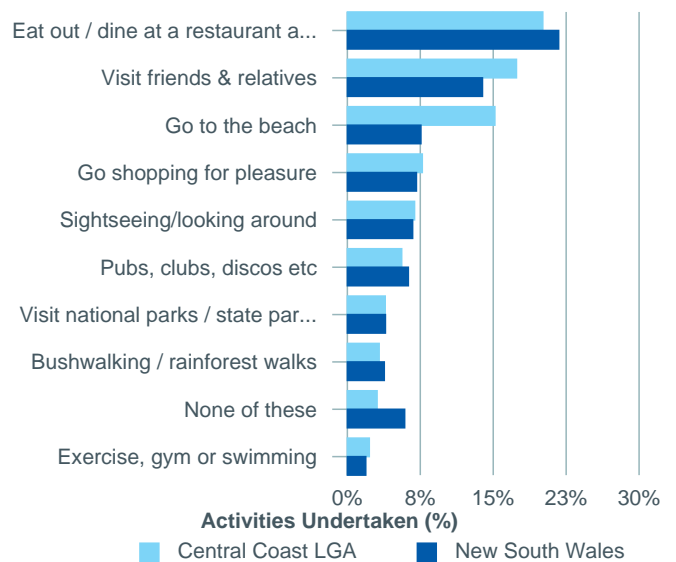
### Purpose of Travel

(2023-24)



### Key Visitor Activities

(2023-24)



Sources:

TRA (2025). Overnight Trips, Dec 2024 Quarterly Results of the National Visitor Survey, Tourism Research Australia, Canberra  
 TRA (2024). Day Trips, Jun 2024 Quarterly Results of the National Visitor Survey, Tourism Research Australia, Canberra  
 TRA (2024). Overnight Trips, Jun 2024 Quarterly Results of the National Visitor Survey, Tourism Research Australia, Canberra  
 TRA (2024). International Trips, Jun 2024 Quarterly Results of the International Visitor Survey, Tourism Research Australia, Canberra

TRA (2025). International Trips, Dec 2024 Quarterly Results of the International Visitor Survey, Tourism Research Australia, Canberra  
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 TRA (2024). International Trips, Jun 2024 Quarterly Results of the International Visitor Survey, Tourism Research Australia, Canberra

## Important Terms and Definitions

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### **Aboriginal and Torres Strait Islander (ATSI):**

Refers to Australia's Indigenous peoples, the Aboriginal and Torres Strait Islander people. In economic and social data, this distinction is important for understanding the specific challenges and opportunities in these communities.

### **Australian and New Zealand Standard Industrial Classification (ANZSIC):**

The standard classification used in Australia and New Zealand for the analysis of industry statistics. It provides a framework for organizing data about businesses and their economic activities.

**Australian Bureau of Statistics (ABS):** Australia's national statistical agency. It provides a wide range of statistical data on economic, population, environmental, and social issues.

**Estimated Resident Population (ERP):** The official measure of the population of areas in Australia, based on the concept of usual residence. It is updated annually and considers factors such as births, deaths, and internal migration.

**Gross Regional Product (GRP):** A measure of the total economic output and income generated in a region. It is analogous to Gross Domestic Product (GDP) but on a smaller, regional scale.

**Industry Value Added (IVA):** Represents the value added by an industry to the gross state or national product. It is a measure of the economic contribution of individual industries and sectors.

**Place of Enumeration (PoE):** Used in census and survey methodologies, referring to the location where a person is counted or surveyed, which may differ from their usual residence.

**Place of Usual Residence (PoUR):** Used in demographic and social statistics to refer to the location where a person usually resides.

**Place of Work (PoW):** Refers to the location where an individual is employed or carries out their occupation. It is used in labor market and transportation studies.

**Tourism Region Australia (TRA):** An organisation responsible for providing statistics and analysis on tourism in Australia. They produce a range of reports and data sets that inform policy-making, marketing, and strategic planning in the tourism sector.

## Data Contained Within this Publication

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### **COMPARISON TO STATE / AUSTRALIA.**

Comparisons to either State or Australia have been made where applicable in this document. Comparison to a larger catchment can provide validity of the regions results .

For example, population growth may be positive within a region, however below State / Australia rates potentially indicating residential attraction issues hindering population growth.

### **HEADLINE**

**Economic Growth** Annual growth of the region's Gross Regional Product (GRP).

**Population Growth** Annual growth of the region's population.

**Jobs Growth** Annual growth of the region's employment growth.

**Unemployment Rate** The proportion of the labour force that is unemployed

### **ECONOMY ACTIVITY**

**Gross Regional Product (GRP)** The total market value of goods and services produced in a region after deducting goods and services used in the process of production, including the net value of taxes less subsidies. This can provide an indication of the economic wealth of a region.

**Industry Value Add (IVA)** The total market value of goods and services produced by an industry, after deducting goods and services used in the process of production. This can highlight the key economic drivers within a region.

**Industry Contribution to Growth** Highlights the change in industry value add over a 10-year period. This can be useful to understand the key drivers of economic growth within the region.

**Specialist Local Industries (Top 20)** Demonstrates the degree to which the regional economy is specialised by examining the total proportion of employment in an industry in the region compared against the total proportion of employment of the same industry in the state.

**Non-Local Labour Force** The number of workers by industry that are imported into the catchment. A negative number indicates an oversaturated industry workforce that lives in the catchment but works outside the catchment.

**Participation Rate** The proportion of working aged people (typically between 15 and 64 years old) participating in the workforce. This can provide an indication of productivity within the region.

**Employing Businesses** The number of businesses within the region which have a minimum of one employee.

**Growth in Employing Businesses** Annual growth of the number of employing businesses within the region. This can provide an indication of the economic health, small business environment, and investment growth in a region.

## POPULATION AND MOVEMENT

**Estimated Resident Population (ERP)** The annual resident population of a region.

**Population Projections** The annual projected population growth of the region into the future.

**Age Structure** Proportional breakdown of a region's population in 10-year age brackets. This can provide an indication of demand for age-specific services.

**Age Contribution to Growth** Age brackets contribution to growth over a 10-year period. This can provide an indication of demand for age-specific services.

**Overseas Migration (Top 10)** The proportion of the population that was born overseas by country of birth.

**Source of Regional Migration** The top destinations where new residents of the region who moved five years ago have moved from.

**Destination of Regional Emigration** The top destinations where previous residents of the region five years ago are moving to.

## COMMUNITY

**ATSI Population** The proportion of the population that identifies as Aboriginal and / or Torres Strait Islander (ATSI).

**Population Born Overseas** The proportion of the population that was born overseas.

**Highest Education Level** Highlights the breakdown of the highest education level attained by people over 15 years old. This can provide an indication of skills and labour specialisation within the region.

**Long-Term Health Conditions** Long-term health conditions (diagnosed by a doctor) disaggregated by type of condition by proportion of the population. This can provide an indication of demand for health services within the region.

**Religious Affiliation** The main religious affiliation of the region by proportion of the population.

**Household Incomes** The average annual household income. This can provide an indication of disposable incomes and vulnerability to cost of living shocks.

**Volunteering Rate** The proportion of the adult population who undertook voluntary work within the region across the previous twelve months. This can provide an indication of social interaction within the community, potentially creating stronger demand for social activities.

**Social Service Payments** Proportion of the population receiving Department of Social Services payments disaggregated by payment type.

## HOUSING

**Residential Building Approvals** The value or volume of residential buildings approved for construction within the region. Building approvals can provide an indication of investment confidence within the region as well as construction activity.

**Average House Build Cost** The average building approval cost to build a house in the region. When compared against a larger comparison region, this can highlight barriers to migration and investment within the region.

**Type of Dwelling Approved** The type of residential dwellings approved in the region. This can provide an indication of demand for dwelling types.

**Number of Persons in a Household** The number of persons usually residing in a private residential dwelling.

**Dwelling Structure Type** The proportional breakdown of dwelling structure types within the region.

**Tenure Type** The proportional breakdown of tenure types within the region.

**Government Housing** The proportion of the rented dwellings in the region that are leased from state or territory housing authorities (does not include government employees).

## TOURISM

**Growth in Tourism Expenditure** Annual growth in tourism expenditure in the economy.

**Visitor Type** The proportional breakdown of the type of visitor to the region.

**Growth in Visitation** Annual growth in the total number of visitors to the region.

**Source of Domestic Overnight** Proportional breakdown of the top sources of domestic overnight visitors to the region.

**Source of International Overnight** Proportional breakdown of the top sources of international visitors to the region.

**Purpose of Travel** Proportional breakdown of the purpose of travel to the region. Domestic visitors only; international visitors are excluded.

**Key Visitor Activities** Proportional breakdown of visitor activities conducted on visits to the region. Domestic visitors only; international visitors are excluded.

## Summary Statistics

TOPIC	PERIOD	CENTRAL COAST	NEW SOUTH WALES	AUSTRALIA
<b>ECONOMY</b>				
Economic Growth	2024-2025	0.5%	0.9%	1.4%
Jobs Growth	2024-2025	0.8%	0.6%	1.2%
Unemployment Rate	Sep 2025	3.4%	3.7%	3.9%
Gross Regional Product (\$M)	2024-2025	\$25,812	\$855,411	\$2,779,933
Participation Rate	2021	48.4%	51.0%	53.0%
Employing Businesses	2025	12,234	356,010	994,178
Growth in Employing Businesses	2025	-1.7%	-0.8%	-0.5%
<b>POPULATION AND MOVEMENT</b>				
Population Growth	2025	0.7%	1.2%	1.5%
Estimated Resident Population	June 2025	357,816	8,592,524	27,613,654
Net Arrivals	2025	2,061	65,898	304,812
Natural Increase	2025	401	34,576	114,556
<b>COMMUNITY AND SOCIAL DEVELOPMENT</b>				
ATSI Population	2021	5.1%	3.6%	3.4%
Population Born Overseas	2021	17.0%	30.9%	29.2%
Household Incomes	2021	\$101,099	\$118,496	\$112,465
Volunteer Rate	2021	12.9%	13.9%	15.1%
<b>HOUSING</b>				
Residential Building Approvals (\$M)	2024-2025	722	30,116	107,364
Average House Build Cost	2024-2025	\$661,787	\$696,907	\$585,350
Residential Building Approvals (No.)	2024-2025	1,224	49,052	186,742
<b>TOURISM</b>				
Growth in Tourism Expenditure	2023-2024	17.3%	9.4%	8.3%
Growth in Visitation	2023-2024	-5.0%	-3.6%	-3.0%

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