

Building Approvals

July 2025 | Economic brief

Residential Building Approvals

Number of residential approvals	NT	Aust
Monthly change (seasonally adjusted)	n.a.	↓8.2%
Monthly change (trend)	↓6.5%	↑1.2%
Year-ended change (seasonally adjusted)	n.a.	↑6.6%
Year-ended change (trend)	↑16.2%	↑12.1%

The trend number of residential building approvals in the Territory declined by 6.5% to 43 in July 2025 (Chart 1), this is the weakest result of the jurisdictions, which otherwise ranged from a decline of 1.6% in South Australia to an increase of 3.9% in New South Wales. Nationally, residential building approvals increased by 1.2%.

The trend number of residential building approvals in the Territory increased by 16.2% over the year to July 2025. This was the third strongest result of the jurisdictions (Chart 2), which ranged from a decline of 6.2% in Victoria to an increase of 159.4% in the Australian Capital Territory. Nationally, residential building approvals increased by 12.1%.

Value of residential approvals	NT	Aust
Year-ended change (original)	↑11.9%	↑12.6%

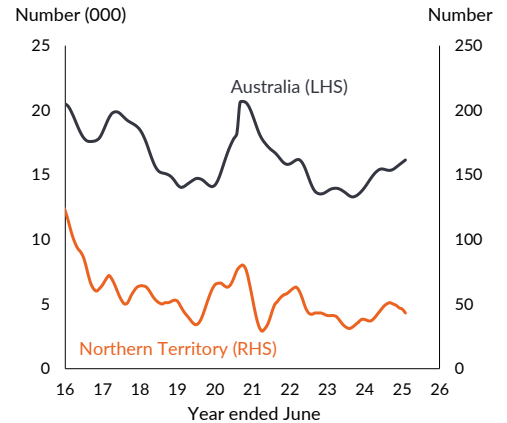
The value of residential building approvals in the Territory increased by 11.9% to \$36.3 million over the year to July 2025, compared with an increase of 12.6% to \$10.2 billion nationally.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Year-ended change (original)	↓58.9%	↑9.5%

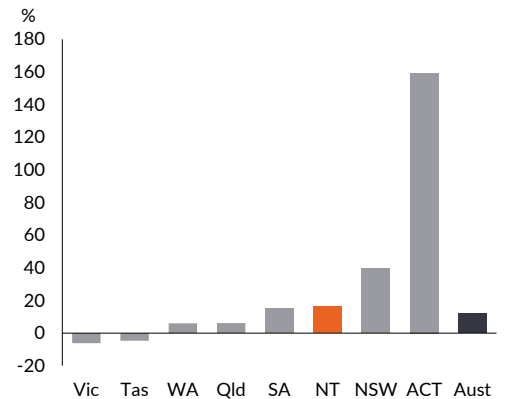
The value of non-residential building approvals in the Territory declined by 58.9% to \$54.1 million, reflecting a decline of 60.1% in private non-residential building approvals, and 58.3% in public non-residential building approvals. Nationally, the value of non-residential building approvals increased by 9.5% to \$6.1 billion.

Chart 1: Number of residential building approvals (monthly, trend)



Source: DTF; ABS, Building Approvals

Chart 2: Number of residential building approvals (year-ended change, trend)



Source: DTF; ABS, Building Approvals

Table 1 - Residential building approvals

	Period				Change		
	Jul 24	Jun 25	Jul 25	Year to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Number							
Original	41	44	53	546	n.p.	29.3%	26.1%
- houses	36	37	43	433	n.p.	19.4%	22.0%
- other residential ⁴	5	7	10	105	n.p.	100.0%	40.0%
- alterations, additions and conversions	0	0	0	8	n.p.	n.a.	166.7%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Trend	37	46	43	547	-6.5%	16.2%	
Value (\$M)							
Original	32.4	38.4	36.3	376.5	n.p.	11.9%	1.1%
Australia							
Number							
Original	15 901	16 265	17 346	187 585	n.p.	9.1%	12.5%
Seasonally adjusted	14 789	17 185	15 769	188 727	-8.2%	6.6%	
Trend	14 404	15 965	16 153	185 667	1.2%	12.1%	
Value (\$M)							
Original	9 048	9 520	10 191	108 227	n.p.	12.6%	17.4%

Table 2 - Non-residential building approvals

	Period				Change		
	Jul 24	Jun 25	Jul 25	Year to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Value (\$M)							
Original	131.6	61.9	54.1	1277.1	n.p.	-58.9%	28.1%
- private	43.2	11.4	17.2	338.5	n.p.	-60.1%	6.4%
- public	88.4	50.5	36.9	938.7	n.p.	-58.3%	38.3%
Australia							
Value (\$M)							
Original	5 528	6 818	6 053	75 789	n.p.	9.5%	15.3%

n.a.: not applicable or not available; n.p.: not published

1 Compares the latest month with the previous month.

2 Compares the latest month with the same month last year.

3 Compares the 12 months up to and including the latest month with the previous 12-month period.

4 Includes units and townhouses.

Caution is advised when using original monthly data, which is often derived from small samples and highly volatile.

Source: Department of Treasury and Finance; ABS, *Building Approvals, Australia*

Term	Definition
Residential building	Buildings that contain one or more dwellings, intended for the provision of long-term accommodation.
Non-residential building	Building either classified as a commercial building, industrial building and other non-residential building.
Commercial building	Buildings primarily occupied with or engaged in commercial trade or work intended for commercial trade, including buildings used primarily for retail and wholesale trade, office and transport activities.
Industrial building	Buildings used for warehousing, primary production and the production and assembly activities of industrial or manufacturing processes.
Other non-residential building	Non-residential buildings for the provision of education, religious worship or other religious activities, aged and health care, recreation, entertainment, or commercial temporary accommodation.

Caution is advised when using monthly data for the Territory, which is often derived from small samples and highly volatile. Although all due care has been exercised in the preparation of this material, no responsibility is accepted for any errors or omission.

[Building Approvals, Australia | Australian Bureau of Statistics \(abs.gov.au\)](https://abs.gov.au)

More information

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