

Building approvals

July 2026 | Economic brief

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (trend)	↑3.4%	↑0.8%
Monthly number (trend)	91	18 365
Year-ended change (trend)	↑49.2%	↑11.7%
Year-average change (original)	↑24.6%	↑8.8%
5-year monthly average number (trend)	53	15 664

The trend number of residential building approvals in the Territory increased by 3.4% to 91 in July 2026 (Chart 1). This is the highest level of monthly approvals since October 2016 and the second strongest of the jurisdictions, which ranged from a decline of 1.2% in Victoria to an increase of 7.4% in the Australian Capital Territory.

The number of residential building approvals in the Territory increased by 49.2% in the year-ended July 2026 (Chart 2). This was the strongest result of the jurisdictions, which otherwise ranged from a decline of 26.3% in the Australian Capital Territory to an increase of 30.8% in Tasmania. Nationally, residential building approvals increased by 11.7%.

In year-average terms, the number of residential building approvals in the Territory increased by 24.6% to 881 in July 2026 (Chart 3). Nationally, residential building approvals increased by 8.8%.

Value of residential approvals	NT	Aust
Year-ended change ¹	↑52.7%	↑16.7%
Monthly value (\$M) ¹	66.9	11 261
5-year monthly average (\$M) ¹	35.9	8 496

¹ NT is in original terms. Australia is in seasonally adjusted terms.

The value of residential building approvals in the Territory increased by 52.7% to \$66.9 million in the year-ended July 2026, compared with an increase of 16.7% to \$11.3 billion nationally.

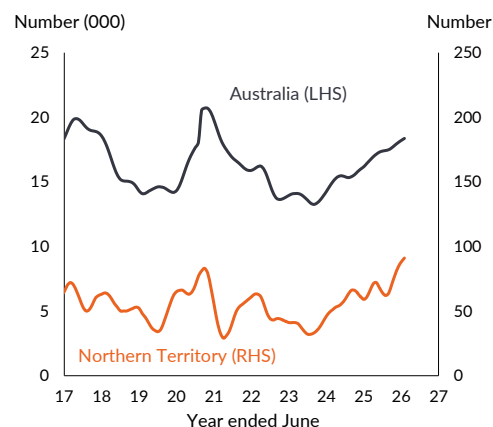
Non-residential approvals

Value of non-residential approvals	NT	Aust
Year-ended change ¹	↑81.5%	↑53.4%
Monthly value (\$M) ¹	85.5	9 928
5-year monthly average (\$M) ¹	79.1	6 213

¹ NT is in original terms. Australia is in seasonally adjusted terms.

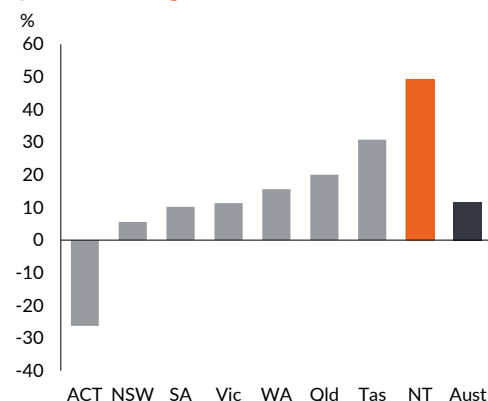
The value of non-residential building approvals in the Territory increased by 81.5% to \$85.5 million in the year-ended July 2026. This reflects an increase of 100.4% in private non-residential building approvals and an increase of 70.5% in public non-residential building approvals. Nationally, the value of non-residential building approvals increased by 53.4% to \$9.9 billion.

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



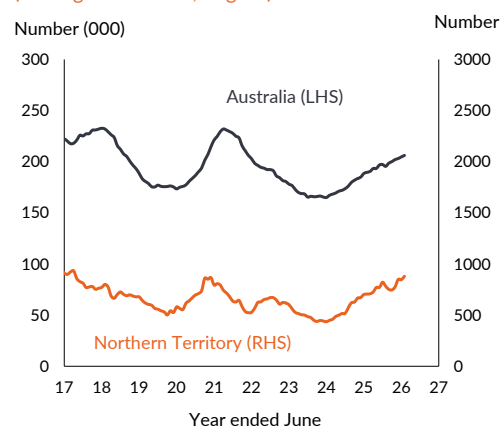
Source: DTF; ABS, Building Approvals

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



Source: DTF; ABS, Building Approvals

Chart 3: Number of residential building approvals (moving annual total, original)



Source: DTF; ABS, Building Approvals

Table 1 - Residential building approvals

	Period				Change		
	Jul 25	Jun 26	Jul 26	Year to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Number							
Original	63	58	97	881	n.p.	54.0%	24.6%
– houses	51	50	65	624	n.p.	27.5%	15.1%
– other residential ⁴	12	8	31	252	n.p.	158.3%	60.5%
– alterations, additions and conversions	0	0	1	5	n.p.	n.p.	-37.5%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Trend	61	88	91	879	3.4%	49.2%	
Value (\$M)							
Original	43.8	40.0	66.9	564.8	n.p.	52.7%	10.8%
Australia							
Number							
Original	18 256	19 087	18 985	206 298	n.p.	4.0%	8.8%
Seasonally adjusted	16 226	18 351	17 687	206 312	-3.6%	9.0%	8.7%
Trend	16 438	18 211	18 365	210 504	0.8%	11.7%	
Value (\$M)							
Original	10 555	12 569	12 134	129 502	n.p.	15.0%	18.4%
Seasonally adjusted	9 647	11 837	11 261	129 163	-4.9%	16.7%	17.7%
Trend	9 581	11 255	11 376	126 655	1.1%	18.7%	

Table 2 - Non-residential building approvals

	Period				Change		
	Jul 25	Jun 26	Jul 26	Year to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Value (\$M)							
Original	47.1	46.4	85.5	610.2	n.p.	81.5%	-51.8%
– private	17.2	21.1	34.6	369.3	n.p.	100.4%	-6.3%
– public	29.9	25.3	50.9	240.9	n.p.	70.5%	-72.3%
Australia							
Value (\$M)							
Original	6 682	8 059	10 181	98 143	n.p.	52.4%	27.2%
Seasonally adjusted	6 473	8 681	9 928	98 080	14.4%	53.4%	26.1%
Trend	7 326	9 294	9 567	97 385	2.9%	30.6%	

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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