Building approvals

September 2026 | Economic brief

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (trend)	⬇10.3%	⬆1.3%
Monthly number (trend)	61	18 705
Year-ended change (trend)	⬇14.1%	⬆10.6%
Year-average change (original)	⬆18.0%	⬆7.5%
5-year monthly average number (trend)	54	15 680

The trend number of residential building approvals in the Territory declined by 10.3% to 61 in September 2026 (Chart 1). This was the weakest result of the jurisdictions.

The number of residential building approvals in the Territory declined by 14.1% in the year-ended September 2026 (Chart 2). This was the second weakest result of the jurisdictions. The monthly and year-ended declines were driven by volatility in unit approvals, while house approvals increased by 32.7% in the year-ended September 2026. Nationally, residential building approvals increased by 10.6%.

In year-average terms, the number of residential building approvals in the Territory increased by 18.0% to 859 in the 12 months to September 2026 (Chart 3). Nationally, residential building approvals increased by 7.5%.

Value of residential approvals	NT	Aust
Year-ended change[1]	⬆1.1%	⬆8.1%
Monthly value ($M)[1]	53.5	11 061
5-year monthly average ($M)[1]	36.7	8 619

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

The value of residential building approvals in the Territory increased by 1.1% to $53.5 million in the year-ended September 2026, compared with an increase of 8.1% to $11.1 billion nationally.

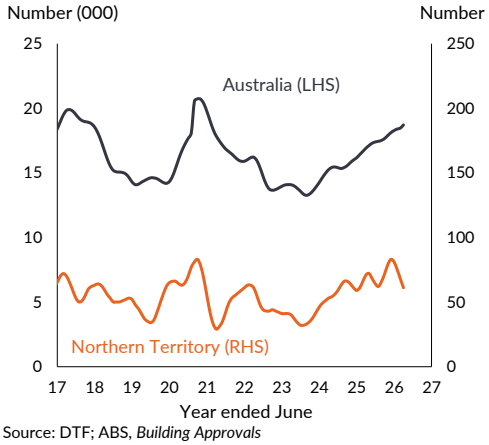
Non-residential approvals

Value of non-residential approvals	NT	Aust
Year-ended change[1]	⬇9.3%	⬆17.2%
Monthly value ($M)[1]	28.9	7 956
5-year monthly average ($M)[1]	76.4	6 268

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

The value of non-residential building approvals in the Territory declined to $28.9 million in the year-ended September 2026. This reflects a decline of 59.4% in private non-residential building approvals, partly offset by an increase of 142.3% in public non-residential building approvals. Nationally, the value of non-residential building approvals increased by 17.2% to $8.0 billion.

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



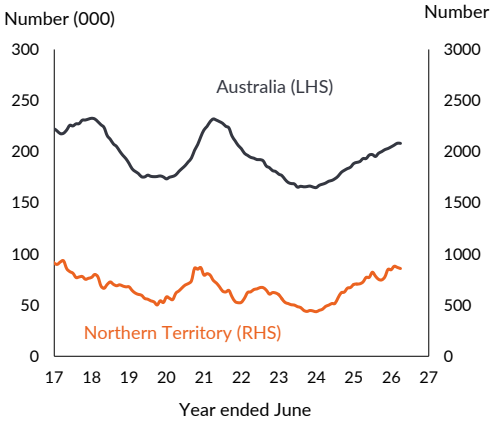
Source: DTF; ABS, *Building Approvals*

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		
	Sep 25	Aug 26	Sep 26	12 mths to date	Monthly[1]	Year-ended[2]	Year-average[3]
Northern Territory							
Number							
Original	85	46	74	859	n.p.	-12.9%	18.0%
– houses	55	44	73	633	n.p.	32.7%	13.8%
– other residential[4]	30	2	0	221	n.p.	-100.0%	34.8%
– 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	71	68	61	851	-10.3%	-14.1%	
Value ($M)							
Original	52.9	36.4	53.5	554.2	n.p.	1.1%	5.4%
Australia							
Number							
Original	18 633	17 174	18 318	208 219	n.p.	-1.7%	7.5%
Seasonally adjusted	18 085	17 080	17 948	208 318	5.1%	-0.8%	7.7%
Trend	16 910	18 461	18 705	214 245	1.3%	10.6%	
Value ($M)							
Original	11 315	11 422	11 722	132 372	n.p.	3.6%	17.6%
Seasonally adjusted	10 228	11 377	11 061	132 027	-2.8%	8.1%	16.8%
Trend	10 022	11 340	11 335	129 587	0.0%	13.1%	

Table 2 - Non-residential building approvals

	Period				Change		
	Sep 25	Aug 26	Sep 26	12 mths to date	Monthly[1]	Year-ended[2]	Year-average[3]
Northern Territory							
Value ($M)							
Original	31.9	119.8	28.9	655.3	n.p.	-9.3%	-44.7%
– private	24.0	108.5	9.7	416.8	n.p.	-59.4%	1.8%
– public	7.9	11.3	19.2	238.5	n.p.	142.3%	-69.2%
Australia							
Value ($M)							
Original	6 575	6 460	7 653	96 891	n.p.	16.4%	19.8%
Seasonally adjusted	6 787	5 452	7 956	96 614	45.9%	17.2%	19.0%
Trend	7 214	9 041	8 939	100 247	-1.1%	23.9%	

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 w hen using original monthly data, w hich 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)

More information

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