

# Building Approvals

November 2025 | Economic brief

## Residential Building Approvals

Number of residential approvals	NT	Aust
Monthly change (seasonally adjusted)	n.a.	↑ 15.2%
Monthly change (trend)	↑ 4.9%	↑ 0.5%
Year-ended change (seasonally adjusted)	n.a.	↑ 20.2%
Year-ended change (trend)	↑ 48.8%	↑ 7.1%

The trend number of residential building approvals in the Territory increased by 4.9% to 64 in November 2025 (Chart 1), this is the strongest result of the jurisdictions, which otherwise ranged from an increase of 2.1% in Western Australia to a decline of 7.7% in the Australian Capital Territory. Nationally, residential building approvals increased by 0.5%.

The number of residential building approvals in the Territory increased by 48.8% over the year to November 2025. This was the second strongest result of the jurisdictions, which ranged from a decline of 1.4% in Victoria to an increase of 129.6% in the Australian Capital Territory. Nationally, residential building approvals increased by 7.1%.

Value of residential approvals	NT	Aust
Year-ended change (original)	↓ 16.5%	↑ 28.0%

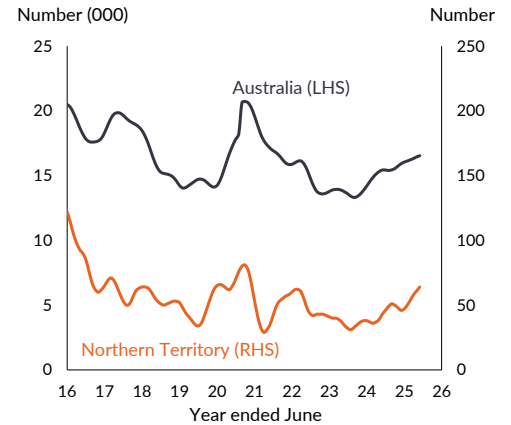
The value of residential building approvals in the Territory declined by 16.5% to \$32.5 million over the year to November 2025, compared with an increase of 28.0% to \$11.4 billion nationally.

## Non-residential approvals

Value of non-residential approvals	NT	Aust
Year-ended change (original)	↑ 36.1%	↑ 15.7%

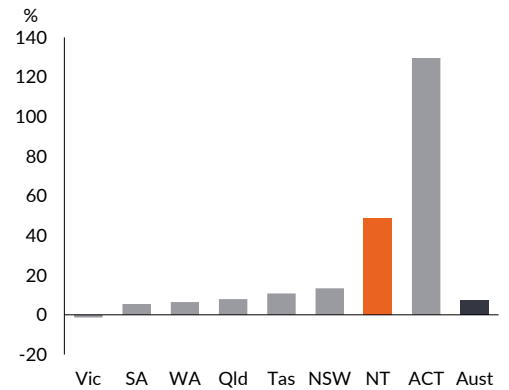
The value of non-residential building approvals in the Territory increased by 36.1% to \$28.1 million over the year to November 2025. This reflects an increase of 94.8% in private non-residential building approvals, however, this was partly offset by a decline of 57.0% in public non-residential building approvals. Nationally, the value of non-residential building approvals increased by 15.7% to \$6.6 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		
	Nov 24	Oct 25	Nov 25	Year to date	Monthly <sup>1</sup>	Year-ended <sup>2</sup>	Year-average <sup>3</sup>
<b>Northern Territory</b>							
<b>Number</b>							
Original	55	72	45	610	n.p.	-18.2%	40.2%
- houses	37	61	37	482	n.p.	0.0%	30.3%
- other residential <sup>4</sup>	18	11	8	121	n.p.	-55.6%	92.1%
- alterations, additions and conversions	0	0	0	7	n.p.	n.a.	250.0%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Trend	43	61	64	624	4.9%	48.8%	
<b>Value (\$M)</b>							
Original	39.0	46.4	32.5	414.1	n.p.	-16.5%	27.2%
<b>Australia</b>							
<b>Number</b>							
Original	15 884	17 129	18 438	194 164	n.p.	16.1%	13.3%
Seasonally adjusted	15 317	15 982	18 406	195 523	15.2%	20.2%	
Trend	15 433	16 445	16 535	191 161	0.5%	7.1%	
<b>Value (\$M)</b>							
Original	8 931	10 178	11 435	114 384	n.p.	28.0%	18.2%

Table 2 - Non-residential building approvals

	Period				Change		
	Nov 24	Oct 25	Nov 25	Year to date	Monthly <sup>1</sup>	Year-ended <sup>2</sup>	Year-average <sup>3</sup>
<b>Northern Territory</b>							
<b>Value (\$M)</b>							
Original	20.7	81.3	28.1	1254.6	n.p.	36.1%	14.6%
- private	12.7	14.4	24.7	348.0	n.p.	94.8%	9.5%
- public	8.0	66.9	3.4	906.5	n.p.	-57.0%	16.7%
<b>Australia</b>							
<b>Value (\$M)</b>							
Original	5 690	7 371	6 582	82 617	n.p.	15.7%	27.9%

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 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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