

Building Approvals

January 2026 | Economic brief

Residential Building Approvals

Number of residential approvals	NT	Aust
Monthly change (seasonally adjusted)	n.a.	↓7.2%
Monthly change (trend)	↓4.5%	↓0.1%
Year-ended change (seasonally adjusted)	n.a.	↓15.7%
Year-ended change (trend)	↑28.6%	↑6.0%

The trend number of residential building approvals in the Territory declined by 4.5% to 63 approvals in January 2026 (Chart 1), this is the weakest result of the jurisdictions, which otherwise ranged from a decline of 2.3% in Victoria to an increase of 2.5% in Western Australia. Nationally, residential building approvals declined by 0.1%.

The number of residential building approvals in the Territory increased by 28.6% over the year to January 2026. This was the second strongest result of the jurisdictions, which ranged from a decline of 6.9% in Victoria to an increase of 38.9% in the Australian Capital Territory. Nationally, residential building approvals increased by 6.0%.

Value of residential approvals	NT	Aust
Year-ended change (original)	↓39.6%	↓8.0%

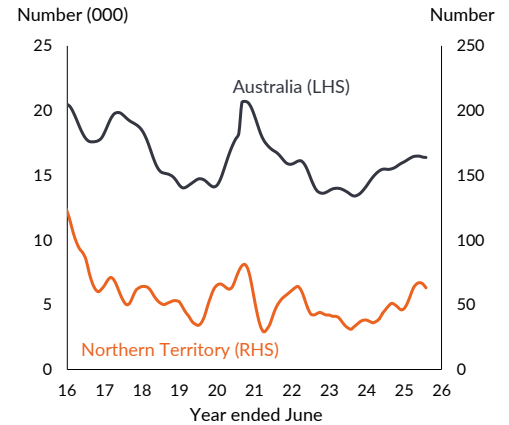
The value of residential building approvals in the Territory declined by 39.6% to \$19.2 million over the year to January 2026, compared with a decline of 8.0% to \$6.9 billion nationally.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Year-ended change (original)	↑12.9%	↑50.6%

The value of non-residential building approvals in the Territory increased by 12.9% to \$19.6 million over the year to January 2026. This reflects an increase of 80.2% in private non-residential building approvals, however, this was partly offset by a decline of 26.5% in public non-residential building approvals. Nationally, the value of non-residential building approvals increased by 50.6% 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		
	Jan 25	Dec 25	Jan 26	Year to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Number							
Original	59	73	28	656	n.p.	-52.5%	38.1%
- houses	35	45	21	522	n.p.	-40.0%	34.5%
- other residential ⁴	24	27	6	125	n.p.	-75.0%	47.1%
- alterations, additions and conversions	0	1	1	9	n.p.	n.a.	350.0%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Trend	49	66	63	675	-4.5%	28.6%	
Value (\$M)							
Original	31.7	42.1	19.2	437.0	n.p.	-39.6%	29.7%
Australia							
Number							
Original	13 213	15 088	10 468	192 633	n.p.	-20.8%	9.2%
Seasonally adjusted	17 268	15 693	14 564	193 478	-7.2%	-15.7%	
Trend	15 461	16 407	16 386	193 584	-0.1%	6.0%	
Value (\$M)							
Original	7 533	9 234	6 928	115 157	n.p.	-8.0%	15.7%

Table 2 - Non-residential building approvals

	Period				Change		
	Jan 25	Dec 25	Jan 26	Year to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Value (\$M)							
Original	17.4	35.0	19.6	1096.0	n.p.	12.9%	-12.6%
- private	6.4	21.5	11.6	346.3	n.p.	80.2%	5.3%
- public	11.0	13.5	8.1	749.8	n.p.	-26.5%	-18.9%
Australia							
Value (\$M)							
Original	4 386	7 133	6 605	85 307	n.p.	50.6%	26.1%

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.

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

Economic Group | Department of Treasury and Finance
 P: 08 8999 6718 | E: economics.dtf@nt.gov.au | W: nteconomy.nt.gov.au