

Building approvals

August 2026 | Economic brief

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (trend)	↓6.4%	↓0.8%
Monthly number (trend)	73	18 202
Year-ended change (trend)	↑9.0%	↑9.1%
Year-average change (original)	↑22.5%	↑9.5%
5-year monthly average number (trend)	53	15 664

The trend number of residential building approvals in the Territory declined by 6.4% to 73 in August 2026 (Chart 1). This was the second weakest of the jurisdictions, which ranged from a decline of 12.2% in the Australian Capital Territory to an increase of 2.9% in South Australia.

The number of residential building approvals in the Territory increased by 9.0% in the year-ended August 2026 (Chart 2). This was the fourth weakest result of the jurisdictions, which ranged from a decline of 44.8% in the Australian Capital Territory to an increase of 36.7% in Tasmania. Nationally, residential building approvals increased by 9.1%.

In the 12 months to August 2026, the number of residential building approvals in the Territory was 870 (Chart 3). Nationally, residential building approvals increased by 9.5% in year-average terms.

Value of residential approvals	NT	Aust
Year-ended change ¹	↓24.1%	↑16.5%
Monthly value (\$M) ¹	36.4	11 297
5-year monthly average (\$M) ¹	36.2	8 554

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

The value of residential building approvals in the Territory declined by 24.1% to \$36.4 million in the year-ended August 2026, compared with an increase of 16.5% to \$11.3 billion nationally.

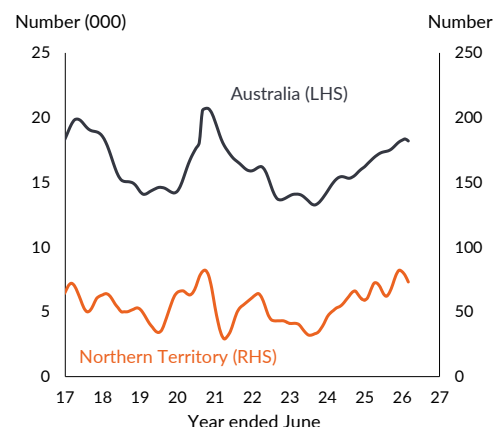
Non-residential approvals

Value of non-residential approvals	NT	Aust
Year-ended change ¹	↑66.9%	↓31.0%
Monthly value (\$M) ¹	119.8	5 528
5-year monthly average (\$M) ¹	80.5	6 220

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

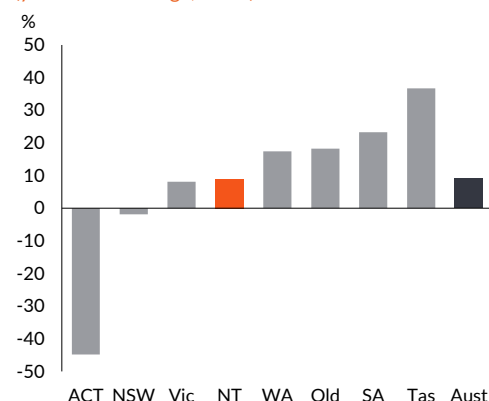
The value of non-residential building approvals in the Territory increased by \$119.8 million in the year-ended August 2026. This reflects an increase of \$51.3 million in public non-residential building approvals, partly offset by a decline of \$17.1 million in private non-residential building approvals. Nationally, the value of non-residential building approvals declined by 31.0% to \$5.5 billion.

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



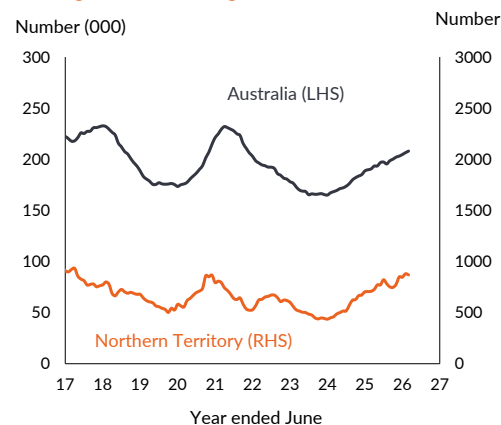
Source: DTF; ABS, Building Approvals

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		
	Aug 25	Jul 26	Aug 26	12 mths to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Number							
Original	57	97	46	870	n.p.	-19.3%	22.5%
– houses	53	65	44	615	n.p.	-17.0%	11.8%
– other residential ⁴	3	31	2	251	n.p.	-33.3%	66.2%
– alterations, additions and conversions	1	1	0	4	n.p.	n.p.	-55.6%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Trend	67	78	73	867	-6.4%	9.0%	
Value (\$M)							
Original	47.9	67.2	36.4	553.6	n.p.	-24.1%	7.3%
Australia							
Number							
Original	15 381	19 277	16 968	208 184	n.p.	10.3%	9.5%
Seasonally adjusted	15 368	18 056	16 953	208 181	-6.1%	10.3%	9.1%
Trend	16 691	18 357	18 202	212 033	-0.8%	9.1%	
Value (\$M)							
Original	9 332	12 299	11 264	131 635	n.p.	20.7%	19.7%
Seasonally adjusted	9 694	11 370	11 297	130 911	-0.6%	16.5%	17.9%
Trend	9 815	11 369	11 435	128 289	0.6%	16.5%	

Table 2 - Non-residential building approvals

	Period				Change		
	Aug 25	Jul 26	Aug 26	12 mths to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Value (\$M)							
Original	71.8	85.6	119.8	658.3	n.p.	66.9%	-47.7%
– private	46.8	34.6	17.5	340.1	n.p.	-62.5%	-18.8%
– public	24.9	50.9	102.2	318.2	n.p.	309.9%	-62.2%
Australia							
Value (\$M)							
Original	8 791	10 312	6 408	95 726	n.p.	-27.1%	19.3%
Seasonally adjusted	8 017	10 017	5 528	95 509	-44.8%	-31.0%	18.5%
Trend	7 188	9 370	9 560	99 298	2.0%	33.0%	

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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