

Building Approvals

April 2025 | Economic brief

Residential Building Approvals

Number of residential approvals	NT	Aust
Monthly change (seasonally adjusted)	n.a.	↓5.7%
Monthly change (trend)	↑3.6%	↓0.5%
Year-ended change (seasonally adjusted)	n.a.	↑7.6%
Year-ended change (trend)	↑56.8%	↑12.0%

The trend number of residential building approvals in the Territory increased by 3.6% to 58 in April 2025 (Chart 1). This is the second strongest result of the jurisdictions, which ranged from a decline of 3.3% in Victoria to an increase of 8.6% in the Australian Capital Territory. Nationally, residential building approvals declined by 0.5%.

The trend number of residential building approvals in the Territory increased by 56.8% over the year to April 2025. This was the strongest result of the jurisdictions (Chart 2), which otherwise ranged from a decline of 12.6% in Tasmania to an increase of 52.7% in the Australian Capital Territory. Nationally, residential building approvals increased by 12.0%.

Value of residential approvals	NT	Aust
Year-ended change (original)	↑0.8%	↑6.4%

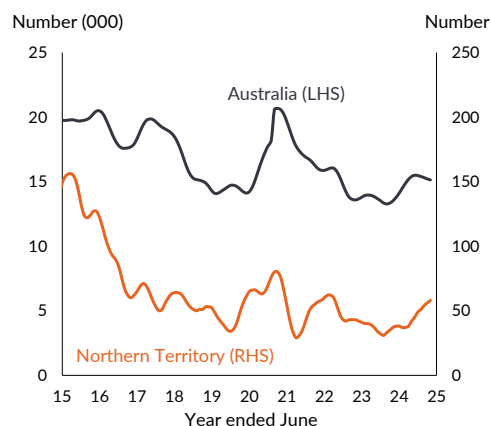
The value of residential building approvals in the Territory increased by 0.8% to \$30.4 million over the year to April 2025, compared with an increase of 6.4% to \$8.2 billion nationally.

Non-residential approvals

Value of non-residential approvals	NT	Aust
Year-ended change (original)	↑908.9%	↑43.7%

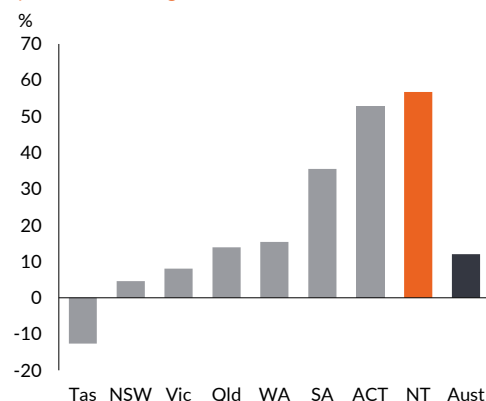
The value of non-residential building approvals in the Territory increased by 908.9% to \$420.4 million over the year to April 2025, reflecting an increase of 1,833.3% in public non-residential building approvals, partly offset by a decline of 8.5% in private non-residential building approvals. Nationally, the value of non-residential building approvals increased by 43.7% 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

Table 1 - Residential building approvals

	Period				Change		
	Apr 24	Mar 25	Apr 25	Year to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Number							
Original	43	55	56	528	n.p.	30.2%	18.1%
– houses	31	43	41	414	n.p.	32.3%	13.7%
– other residential ⁴	12	11	14	110	n.p.	16.7%	39.2%
– alterations, additions and conversions	0	1	1	4	n.p.	n.a.	0.0%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Trend	37	56	58	543	3.6%	56.8%	
Value (\$M)							
Original	30.1	26.6	30.4	352.5	n.p.	0.8%	-7.2%
Australia							
Number							
Original	13 619	15 673	14 255	181 039	n.p.	4.7%	9.4%
Seasonally adjusted	13 601	15 524	14 633	182 034	-5.7%	7.6%	
Trend	13 507	15 210	15 132	179 826	-0.5%	12.0%	
Value (\$M)							
Original	7 736	9 150	8 228	103 090	n.p.	6.4%	14.2%

Table 2 - Non-residential building approvals

	Period				Change		
	Apr 24	Mar 25	Apr 25	Year to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Value (\$M)							
Original	41.7	56.2	420.4	1527.5	n.p.	908.9%	70.4%
– private	20.9	35.3	19.1	360.7	n.p.	-8.5%	41.8%
– public	20.8	20.8	401.3	1166.9	n.p.	1833.3%	81.8%
Australia							
Value (\$M)							
Original	5 571	7 442	8 008	70 662	n.p.	43.7%	-2.6%

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 \(abs.gov.au\)](#)

More information

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