

Building approvals

May 2026 | Economic brief

Residential building approvals

Number of residential approvals	NT	Aust
Monthly change (trend)	↑14.5%	↓0.5%
Monthly number (trend)	95	17 423
Year-ended change (trend)	↑55.7%	↑8.8%
Year-average change (original)	↑26.1%	↑9.9%
5-year monthly average number (trend)	52	15 684

The trend number of residential building approvals in the Territory increased by 14.5% to 95 in May 2026 (Chart 1). This was the strongest result of the jurisdictions, which otherwise ranged from a decline of 12.9% in the Australian Capital Territory to an increase of 6.1% in Tasmania.

The number of residential building approvals in the Territory increased by 55.7% in the year-ended May 2026 (Chart 2). This was the second strongest result of the jurisdictions, which ranged from a decline of 49.3% in the Australian Capital Territory to an increase of 56.2% in Tasmania. Nationally, residential building approvals increased by 8.8%.

In year-average terms, the number of residential building approvals in the Territory increased by 26.1% to 850 in May 2026 (Chart 3). Nationally, residential building approvals increased by 9.9%.

Value of residential approvals	NT	Aust
Year-ended change ¹	↑85.1%	↑9.4%
Monthly value (\$M) ¹	68.8	10 239
5-year monthly average (\$M) ¹	35.2	8 359

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

The value of residential building approvals in the Territory increased by 85.1% to \$68.8 million in the year-ended May 2026, compared with an increase of 9.4% to \$10.2 billion nationally.

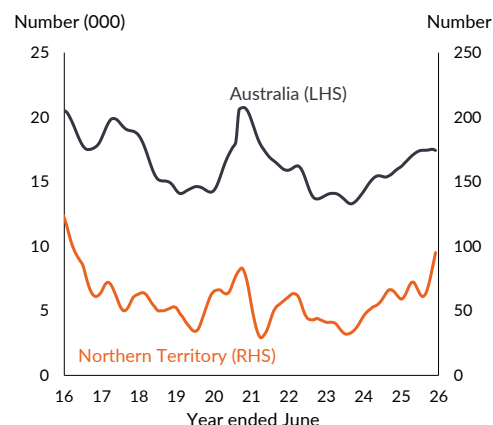
Non-residential approvals

Value of non-residential approvals	NT	Aust
Year-ended change ¹	↓64.3%	↑65.3%
Monthly value (\$M) ¹	39.5	10 833
5-year monthly average (\$M) ¹	78.0	6 057

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

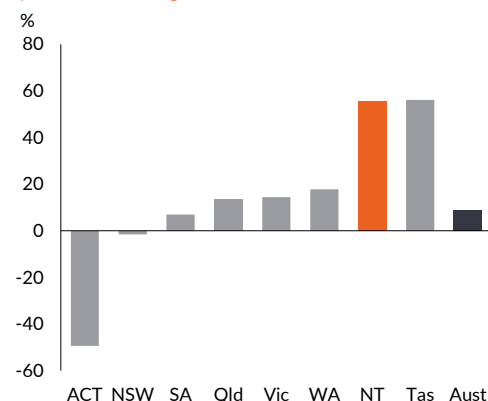
The value of non-residential building approvals in the Territory declined by 64.3% to \$39.5 million in the year-ended May 2026. This reflects a decline of 68.1% in private non-residential building approvals, and 29.6% in public non-residential building approvals. Nationally, the value of non-residential building approvals increased by 65.3% to \$10.8 billion.

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



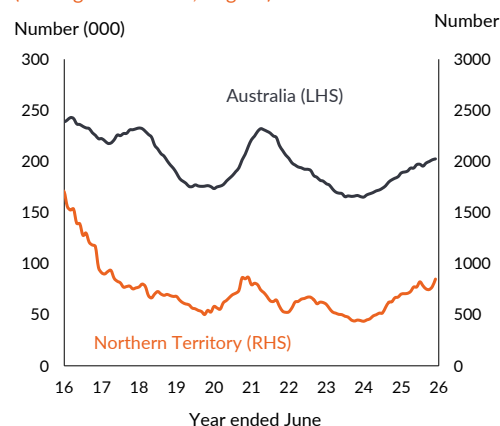
Source: DTF; ABS, Building Approvals

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		
	May 25	Apr 26	May 26	Year to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Number							
Original	47	110	120	850	n.p.	155.3%	26.1%
– houses	44	63	68	606	n.p.	54.5%	16.8%
– other residential ⁴	3	46	52	240	n.p.	1633.3%	63.3%
– alterations, additions and conversions	0	1	0	4	n.p.	n.p.	-50.0%
Seasonally adjusted	n.a.	n.a.	n.a.	n.a.	n.a.	n.a.	
Trend	61	83	95	835	14.5%	55.7%	
Value (\$M)							
Original	37.2	56.7	68.8	551.3	n.p.	85.1%	14.1%
Australia							
Number							
Original	16 816	17 556	16 959	202 257	n.p.	0.9%	9.9%
Seasonally adjusted	16 166	17 207	17 019	202 621	-1.1%	5.3%	9.4%
Trend	16 011	17 511	17 423	205 230	-0.5%	8.8%	
Value (\$M)							
Original	10 029	11 136	10 076	124 461	n.p.	0.5%	17.7%
Seasonally adjusted	9 358	10 864	10 239	124 558	-5.7%	9.4%	16.6%
Trend	9 419	10 569	10 554	121 834	-0.1%	12.1%	

Table 2 - Non-residential building approvals

	Period				Change		
	May 25	Apr 26	May 26	Year to date	Monthly ¹	Year-ended ²	Year-average ³
Northern Territory							
Value (\$M)							
Original	110.6	69.3	39.5	574.0	n.p.	-64.3%	-62.0%
– private	99.6	63.2	31.8	322.3	n.p.	-68.1%	-34.6%
– public	11.0	6.1	7.7	251.8	n.p.	-29.6%	-75.2%
Australia							
Value (\$M)							
Original	7 562	7 328	12 561	92 353	n.p.	66.1%	25.8%
Seasonally adjusted	6 552	7 684	10 833	92 388	41.0%	65.3%	25.8%
Trend	7 271	7 455	7 409	89 323	-0.6%	1.9%	

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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