

Dwelling Approvals August 2026

Dwelling approvals declined by a seasonally adjusted 6.1% in August (market expectations: -1.0%), following a revised 1.9% fall in July (previously -3.6%).

Annual growth accelerated to 10.3% from 9.0%.

Trend growth, which smooths monthly volatility, was -0.8% month-on-month and +9.1% year-on-year.

Seasonally Adjusted (%)	MoM	YoY
Total Dwelling Approvals	-6.1	10.3
Private Dwellings	-6.4	10.5
- Houses	3.7	18.4
- Dwellings Ex Houses	-21.2	-2.1

The decline was driven by private dwellings excluding houses (multi-dwellings), which fell to a seven-month low amid a slump in apartment approvals in Queensland.

Private multi-dwelling approvals fell by 2.6% in trend terms over the month.

Private house approvals rebounded by 3.7% after falling 1.9% in July, while monthly trend growth was 0.5%.

States

Approvals were mixed across the states, with sharp falls in Queensland and New South Wales offset by increases in the other mainland states.

Approvals were higher than a year earlier in every state except Queensland.

Monthly trend growth was positive in South Australia (+2.9%), Tasmania (+2.5%) and Queensland (+1.0%), but negative in New South Wales (-2.6%) and Victoria (-1.8%). Trend growth was broadly flat in Western Australia (-0.1%).

Seasonally Adjusted (%)	MoM	YoY
Western Australia	3.2	27.1
New South Wales	-17.3	18.9
Victoria	8.9	24.0
Queensland	-22.5	-17.9
South Australia	24.0	50.4
Tasmania	-1.5	16.3

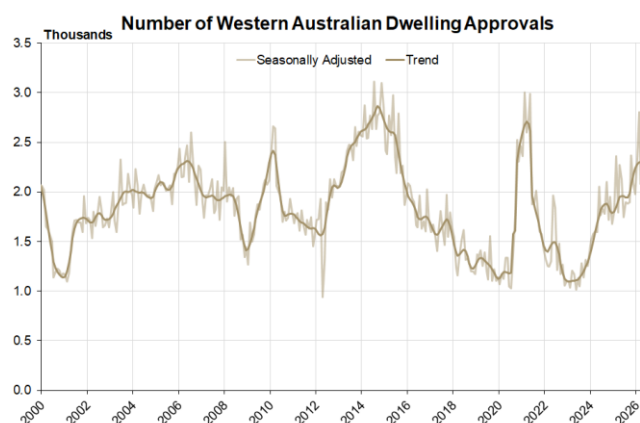
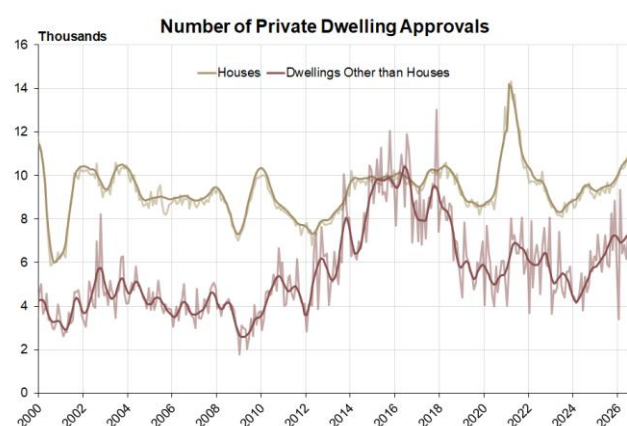
Private sector house approvals rose in every state except New South Wales (-4.5%) in August. South Australia recorded the largest increase, at 27.7%, following a sharp fall in July. Western Australia was next strongest, rising 8.6%, followed by Queensland at 6.5%.

New South Wales was the only mainland state to record a decline in private house approvals in trend terms (-0.8%). Western Australia recorded the strongest trend growth, at 2.1%.

Non-residential Approvals

The value of non-residential approvals fell by a seasonally adjusted 44.8% in August, following a 15.7% increase in July that lifted the value to its second-highest level on record.

Trend growth in non-residential approvals eased to 2.0% from 2.4% in July.



Comment

Trend growth in dwelling approvals appears to have moderated in recent months, largely reflecting slower growth in the volatile multi-dwelling segment.

Private house approvals remain on a solid upward trajectory and, excluding the policy-driven construction surge during the pandemic, are at record levels.

The upward trend in house approvals has persisted despite successive RBA cash rate increases earlier in the year and rising building costs.

The data centre boom is intensifying competition for labour and materials, while the war in the Middle East is placing further upward pressure on construction costs.

Building activity data continue to indicate that the sector is struggling to complete the near-record volume of dwellings already under construction across Australia.

In other data released today, the RBA's financial aggregates showed that monthly housing credit growth slowed to 0.4% in August, its weakest pace since March 2024. The slowdown was driven by investor credit, which grew by just 0.3% over the month as federal tax changes and higher interest rates continued to weigh on housing investment demand.

Monthly growth in owner-occupier credit was steady at 0.5%.

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