Dwelling Approvals June 2026

Dwelling approvals rose by a seasonally adjusted 7.2% in June, well ahead of market expectations for a 0.5% decline, following a revised 1.6% fall in May (originally -1.1%).

Annual growth picked up to 8.9% from 5.3%.

The monthly trend estimate, which looks through month-to-month volatility, rose a solid 2.0% in June and was 14.1% higher than a year earlier.

Seasonally Adjusted (%)	MoM	YoY
Total Dwelling Approvals	7.2	8.9
Private Dwellings	6.7	8.2
- Houses	0.4	15.8
- Dwellings Ex Houses	17.8	-1.5

The sharp rise was driven by a 17.8% increase in multi-dwelling approvals, which are the main source of volatility in the series. The increase was in turn driven by a 69.9% monthly rise in apartment approvals, after slumping to a four-month low in May.

Monthly trend growth in multi-dwelling approvals accelerated to 3.4% from 1.5%, leaving the trend estimate 14.4% higher than a year earlier.

Private sector house approvals rose for the seventh time in eight months and were up 15.8% year-on-year. Trend growth was 0.7% in the month.

States

Results were mixed across the states, with double-digit gains in Queensland, New South Wales and Western Australia, while the remaining states recorded double-digit falls.

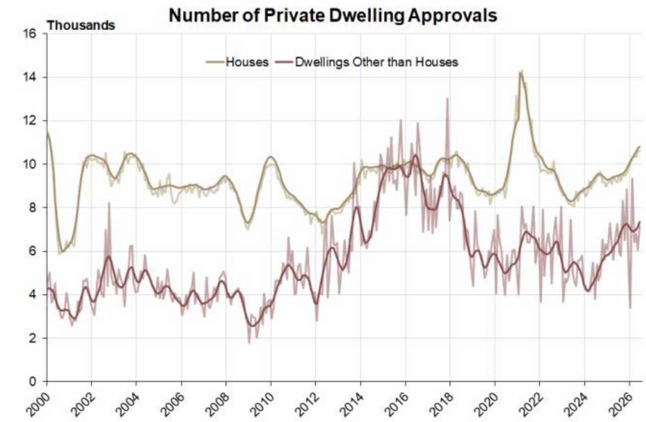
Dwelling approvals were higher than their levels in June 2025 in all states except Victoria.

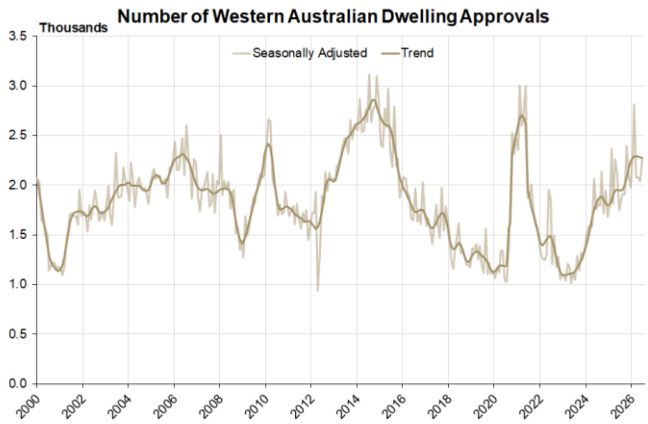
Trend growth was positive in all states except Western Australia, where the trend estimate fell 0.2%, but remained around five-year highs.

Seasonally Adjusted (%)	MoM	YoY
Western Australia	10.7	29.3
New South Wales	13.2	1.2
Victoria	-13.9	-3.7
Queensland	33.4	41.6
South Australia	-11.5	2.4
Tasmania	-22.5	21.6

Private sector house approvals rose in all mainland states except Western Australia (-5.4%) and New South Wales (-0.3%). Queensland (2.9%), South Australia (2.8%) and Victoria (2.2%) all recorded solid increases.

Trend growth in private sector house approvals was positive across all mainland states, except Western Australia, where the trend growth rate was steady at -0.8%. Trend growth was strongest in New South Wales (1.5%) and Victoria (1.0%).





Comment

June dwelling approvals suggest the residential construction sector is likely to remain busy in the period ahead.

The ABS reported that 205.2k dwellings were approved in 2025-26, a 9.2% increase from 2024-25. This was the highest level since 2021-22, with multi-dwelling approvals at their highest since 2017-18, the tail end of the apartment boom.

The Q1 building activity report showed a record 243.9k homes under construction across the country. In Western Australia, the figure was a near-record 26.7k homes.

While growth in Western Australian dwelling approvals appears to be losing momentum, the trend level of new dwelling permits remains around its highest since mid-2021.

The value of non-residential building approvals fell a seasonally adjusted 24.7% in June, after surging 40.4% to a record high of A$10.2b in May, driven by data centre approvals in New South Wales and Victoria.

30 July 2026