

MEDIA RELEASE

31 July 2025

ABS housing approvals – NSW now leading the charge

CEO of Urban Taskforce Australia, Tom Forrest, today welcomed the release of ABS data showing a 31% month on month boost in NSW housing approvals in June 2025.

The impact of the National Housing Accord and all the associated policy changes and funding programs is starting to have an effect.

The focus must now turn to productivity in the property construction sector to turn these approvals into new homes at an affordable price.

In NSW, annual new dwelling approvals is back to close to 50,000 – still well short of the housing accord target – but a significant improvement over the past 12 months.

There is, however, urgent work to be done to speed up the approval of new greenfield dwellings – which have flat-lined and are too low to offer housing choice for many young families looking to stay in Sydney.

At a national level, things are also looking brighter with all the larger states trending upwards. The annual data for the first 12 months of the National Housing Accord show a significant improvement – but this progress will now need to be turbo-charged to meet the targets and satisfy demand for new homes.

The month of June saw the largest number of approvals across Australia in a single month (17,076) since August 2022. With state planning reforms and new initiatives starting to bear fruit, the focus is now on the Commonwealth to use the National Economic Reform Roundtable to drive down the cost of housing supply.

We urgently need a large boost in the construction labour force. We need to boost skilled and unskilled immigration numbers for all levels of construction workers to build new schools, new hospitals, new rail lines, new roads, the new Olympic facilities in Brisbane, not to mention – over 1 million new homes in the next 4 years across Australia.

The burden of fees, taxes, charges, an obsession with design processes and the ludicrously timid approach to the CFMEU by every Government in the nation other than the Crisafulli Government in Queensland, is all being felt by new home buyers.

In the absence of any property peak at the Roundtable, the big question for the Albanese Government, the ACTU, the ACCI, Australian Industry Group, BCA and the and the Council of Small Business Organisations is will they get serious with workplace productivity, starting with the shredding of the EBAs in the construction sector which have cost the entire nation so dearly?

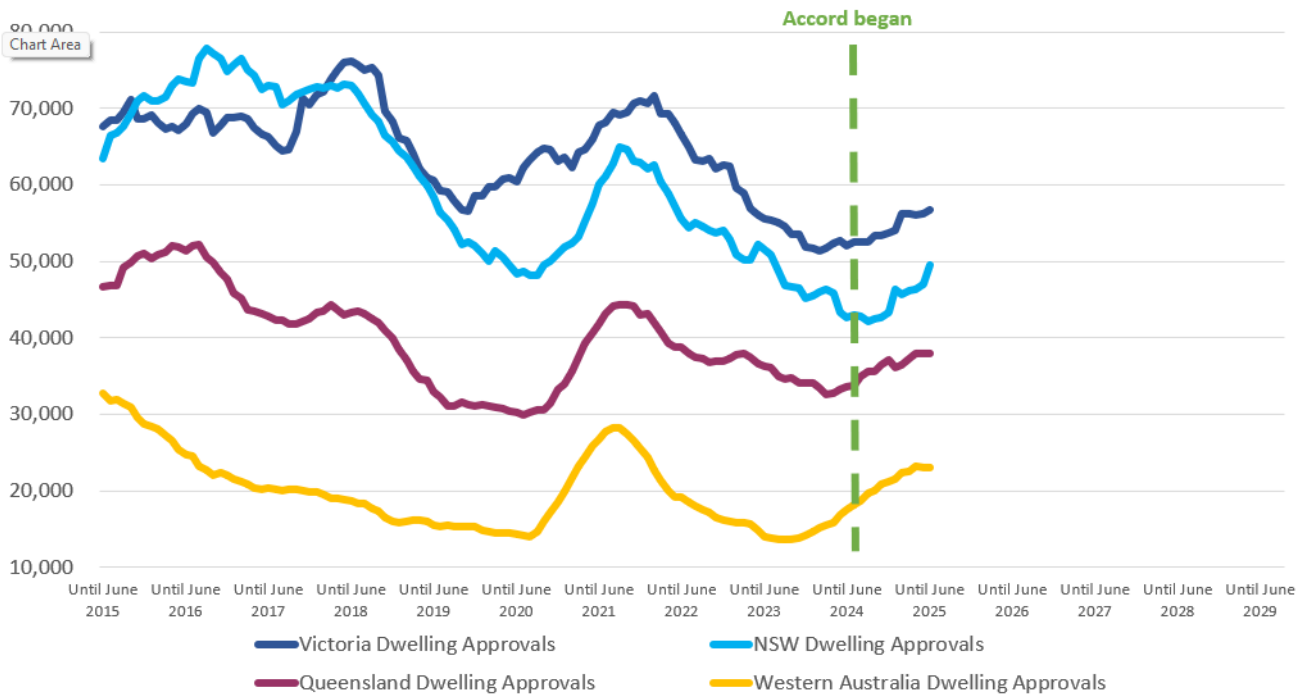
Is this just a fancy free lunch or are you going to do something about the catastrophic state of property construction productivity which, according to the Productivity Commission, is the worst performing sector in the nation.

National dwelling approvals - previous 13 months - ABS Release: 31/07/2025

	Multi Unit Dwellings	Houses	Total
June 2025	7,750	9,326	17,076
May 2025	5,790	9,465	15,255
April 2025	5,357	9,575	14,932
March 2025	6,386	9,000	15,386
February 2025	7,293	9,372	16,665
January 2025	7,570	9,314	16,884
December 2024	6,418	9,158	15,576
November 2024	6,089	9,332	15,420
October 2024	6,614	9,382	15,997
September 2024	5,373	9,732	15,105
August 2024	4,762	9,468	14,231
July 2024	5,447	9,359	14,806
June 2024	4,154	9,253	13,407

ABS, 8731.0 Building Approvals, Australia, Table 06. Number of dwelling units approved, by sector, all series - Australia, - Released: 31/07/2025

Dwelling Approvals for prior 12 months by state



Source: ABS, 8731.0 Building Approvals, Australia, Table 01. NSW, Table 02., VIC, Table 03, QLD and Table 05. WA Number of Dwelling units approved, seasonally adjusted - seasonally adjusted - Australia, Released 02/07/2025

National annualised dwelling approvals - ABS Release: 31/07/2025

	Multi Unit Dwellings	Houses	Total
12 months till end June 2025	74,849	112,483	187,333
12 months till end June 2024	58,517	105,989	164,504
12 months till end June 2023	70,146	107,316	177,461
12 months till end June 2022	77,665	125,397	203,060
12 months till end June 2021	73,838	146,939	220,775
12 months till end June 2020	69,037	104,556	173,596
12 months till end June 2019	76,113	112,306	188,418
12 months till end June 2018	109,403	123,786	233,189
12 months till end June 2017	106,085	116,544	222,626
12 months till end June 2016	118,638	120,234	238,870

ABS, 8731.0 Building Approvals, Australia, Table 06. Number of dwelling units approved, by sector, all series - Australia, - Released: 31/07/2025

NSW dwelling approvals - previous 13 months - ABS Release: 31/07/2025

	Multi Unit Dwellings	Houses	Total
June 2025	3,796	1,820	5,616
May 2025	2,405	1,866	4,271
April 2025	1,934	1,984	3,918
March 2025	2,210	1,842	4,052
February 2025	1,414	1,898	3,312
January 2025	4,409	1,808	6,217
December 2024	2,442	1,817	4,259
November 2024	1,881	1,745	3,626
October 2024	2,212	1,817	4,029
September 2024	1,295	1,831	3,126
August 2024	1,549	1,860	3,409
July 2024	1,949	1,735	3,684
June 2024	1,368	1,647	3,015

ABS, 8731.0 Building Approvals, Australia, Table 01. Number of dwelling units approved, by sector, all series - New South Wales, - Released: 31/07/2025

NSW annualised dwelling approvals - ABS Release: 31/07/2025

	Multi-Unit Dwellings	Houses	Total
12 months till end June 2025	27,496	22,023	49,519
12 months till end June 2024	19,848	22,847	42,695
12 months till end June 2023	26,588	24,921	51,509
12 months till end June 2022	25,924	29,651	55,575
12 months till end June 2021	29,884	30,231	60,115
12 months till end June 2020	24,076	24,334	48,410
12 months till end June 2019	29,934	28,461	58,395
12 months till end June 2018	42,388	30,588	72,976
12 months till end June 2017	43,572	29,385	72,957
12 months till end June 2016	43,972	29,470	73,442

ABS, 8731.0 Building Approvals, Australia, Table 01. Number of dwelling units approved, by sector, all series - New South Wales, - Released: 31/07/2025

The comments, tables and analysis above can be attributed to **Tom Forrest**, CEO, Urban Taskforce.

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