

MEDIA RELEASE

30 July 2026

ABS housing approvals data: positive signs, but still ground to make up

Acting Urban Taskforce Australia CEO, Paul Waterhouse, has welcomed today's ABS housing data for new dwelling construction approvals, which show an uptick in the last month of the financial year.

June, 2026 – the two-year mark of the National Housing Accord – showed an increase in approvals both in NSW and nationally, which is a positive sign for housing delivery.

The results saw around 1,300 additional dwellings approved across the country, with rises in NSW, Queensland, and WA offsetting falls in Victoria and South Australia.

National seasonally adjusted dwelling approvals - previous 13 months - ABS Release: 30/07/2026

	Multi Unit Dwellings	Houses	Total
June 2026	7,460	10,868	18,328
May 2026	6,340	10,750	17,090
April 2026	6,903	10,472	17,375
March 2026	6,797	10,495	17,292
February 2026	9,514	10,392	19,906
January 2026	3,657	10,152	13,809
December 2025	5,995	9,940	15,935
November 2025	9,216	9,716	18,932
October 2025	6,699	9,640	16,339
September 2025	8,502	9,699	18,201
August 2025	6,036	9,341	15,377
July 2025	6,391	9,673	16,065
June 2025	7,460	9,367	16,827

ABS, 87310 Building Approvals, Australia, Table 06. Number of dwelling units approved, by sector, all series - Australia, - Released: 30/07/2026

National seasonally adjusted annualised dwelling approvals - ABS Release: 30/07/2026

	Multi Unit Dwellings	Houses	Total
12 months till end June 2026	83,510	121,138	204,649
12 months till end June 2025	75,573	113,202	188,777
12 months till end June 2024	58,707	106,483	165,190
12 months till end June 2023	70,987	107,269	178,253
12 months till end June 2022	77,774	125,387	203,159
12 months till end June 2021	74,224	147,126	221,350
12 months till end June 2020	68,908	104,669	173,577
12 months till end June 2019	76,427	112,265	188,690
12 months till end June 2018	109,092	123,771	232,865
12 months till end June 2017	105,962	116,513	222,475

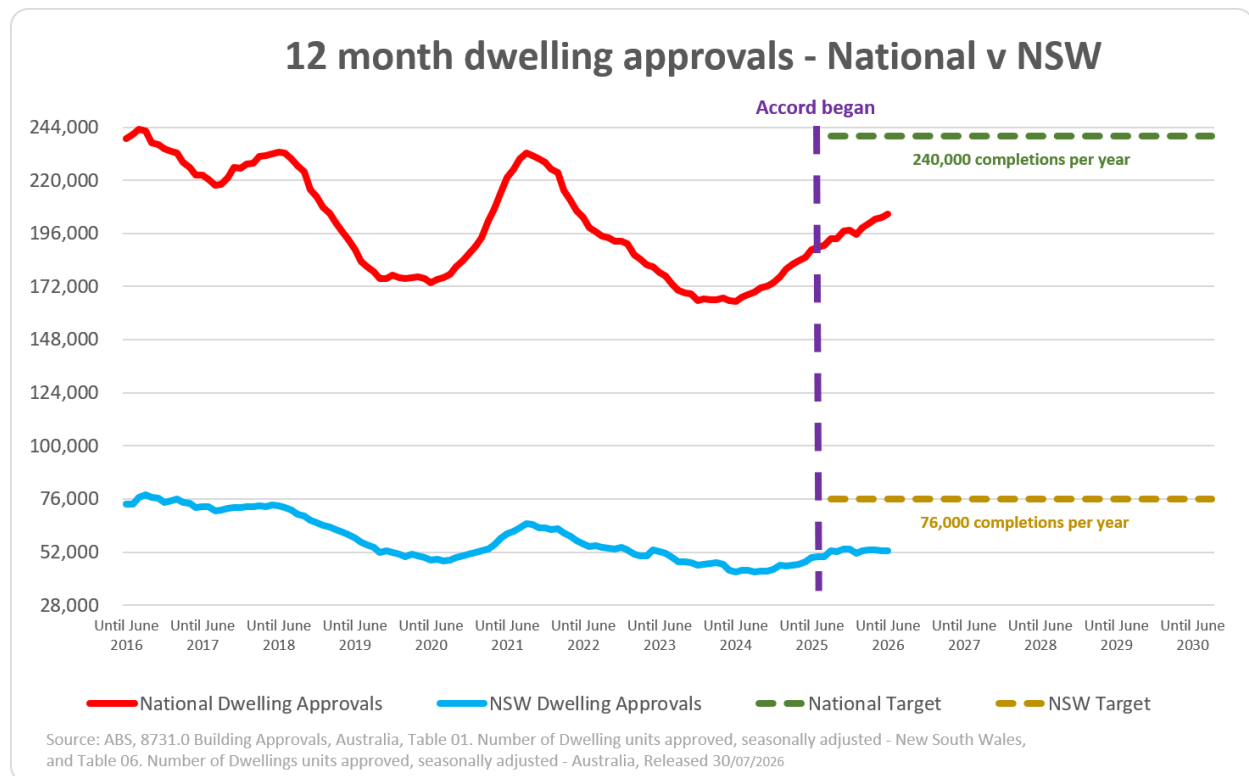
ABS, 87310 Building Approvals, Australia, Table 06. Number of dwelling units approved, by sector, all series - Australia, - Released: 30/07/2026

These results contributed to a year-on-year increase from the 12 months to June, 2025, to the same period to June, 2026, of almost 16,000 new dwellings, which is encouraging.

So far, the data appears not to be significantly affected by interest rate rises and international conflict, with many of these projects gaining initial approval before these issues started to have an impact on decision-making. But we expect that some of these factors may start to bite in coming months.

Notwithstanding this, the results today are a good sign.

This doesn't mean that complacency is warranted. Housing approvals are still lower than they should be, and the National Housing Accord targets are looking less and less likely to be achieved.



Both at the state and Federal level, approvals still lag significantly behind what is needed. The National 12-month result of 204,649 is well below the 240,000 dwellings per year threshold. The NSW 12-month result of 52,666 is far below the 76,000 dwellings it needs.

These figures are for approvals, while the Accord target is for completions. And, as not all approvals will lead to a new home, the task ahead is still a big one.

Urban Taskforce Australia recognises that some state governments are taking positive steps to improve their housing supply rates, and to support development. These efforts should be recognised.

For example, yesterday's laudable 30-year feasible housing planning pipeline announcement by the Minns Government in NSW, the success of its Pre-sale Finance Guarantee, and the establishment of both the Housing Delivery Authority and the Development Coordination Authority show a willingness to think outside the box in the service of addressing the housing supply and affordability crisis.

This approach has almost certainly helped to deliver some of the increase in the NSW results to date and bodes well for future approvals.

But headwinds are coming and any drop in market confidence could have a detrimental effect on future housing approvals.

Costs are going up, councils are still resistant to development, and approvals are still some distance from where they need to be, which conspires to put pressure on project feasibility.

The relative lack of Commonwealth support for housing-enabling infrastructure – identified as an important element for housing supply by Productivity Commissioner Danielle Wood in this week's *Interim Report on Housing Supply Regulation* – also needs to be addressed.

And councils urgently need to come on board and support housing supply. That is a challenge all in itself.

For each month that we under-perform, we need to over-perform in the remaining months to make up the difference. So, while the picture in NSW is looking better than in May, we are still falling further behind our Housing Accord targets. In the two years since the start of the Accord, 102,314 dwellings have been approved (on a seasonally adjusted basis). 152,000 dwellings should have been completed by that point.

If we only approve 2/3 of what we should be completing, and there is always a drop off between approvals and dwelling completions, more effort is needed.

NSW seasonally adjusted dwelling approvals - previous 13 months - ABS Release: 30/07/2026

	Multi Unit Dwellings	Houses	Total
June 2026	2,772	2,291	5,063
May 2026	2,176	2,297	4,473
April 2026	2,282	2,118	4,400
March 2026	1,981	2,373	4,354
February 2026	2,281	2,143	4,424
January 2026	1,339	1,976	3,315
December 2025	2,519	1,930	4,449
November 2025	3,041	2,020	5,061
October 2025	2,023	1,955	3,978
September 2025	3,677	1,930	5,607
August 2025	1,481	1,737	3,218
July 2025	2,206	2,118	4,324
June 2025	3,160	1,845	5,005

ABS, 87310 Building Approvals, Australia, Table 01 Number of dwelling units approved, by sector, all series - New South Wales, - Released: 30/07/2026

Urban Taskforce remains hopeful that reforms to date will counter some of the pressures facing the housing sector. That the pro-housing stance of the Minns Government will help to remove barriers to housing supply and to reduce the costs of delivery.

NSW annualised seasonally adjusted dwelling approvals - ABS Release: 30/07/2026

	Multi-Unit Dwellings	Houses	Total
12 months till end June 2026	27,778	24,888	52,666
12 months till end June 2025	27,129	22,519	49,648
12 months till end June 2024	20,022	23,099	43,121
12 months till end June 2023	27,093	25,006	52,099
12 months till end June 2022	25,994	29,656	55,650
12 months till end June 2021	30,089	30,334	60,423
12 months till end June 2020	23,975	24,415	48,390
12 months till end June 2019	30,005	28,449	58,454
12 months till end June 2018	42,455	30,578	73,033
12 months till end June 2017	43,270	29,363	72,633

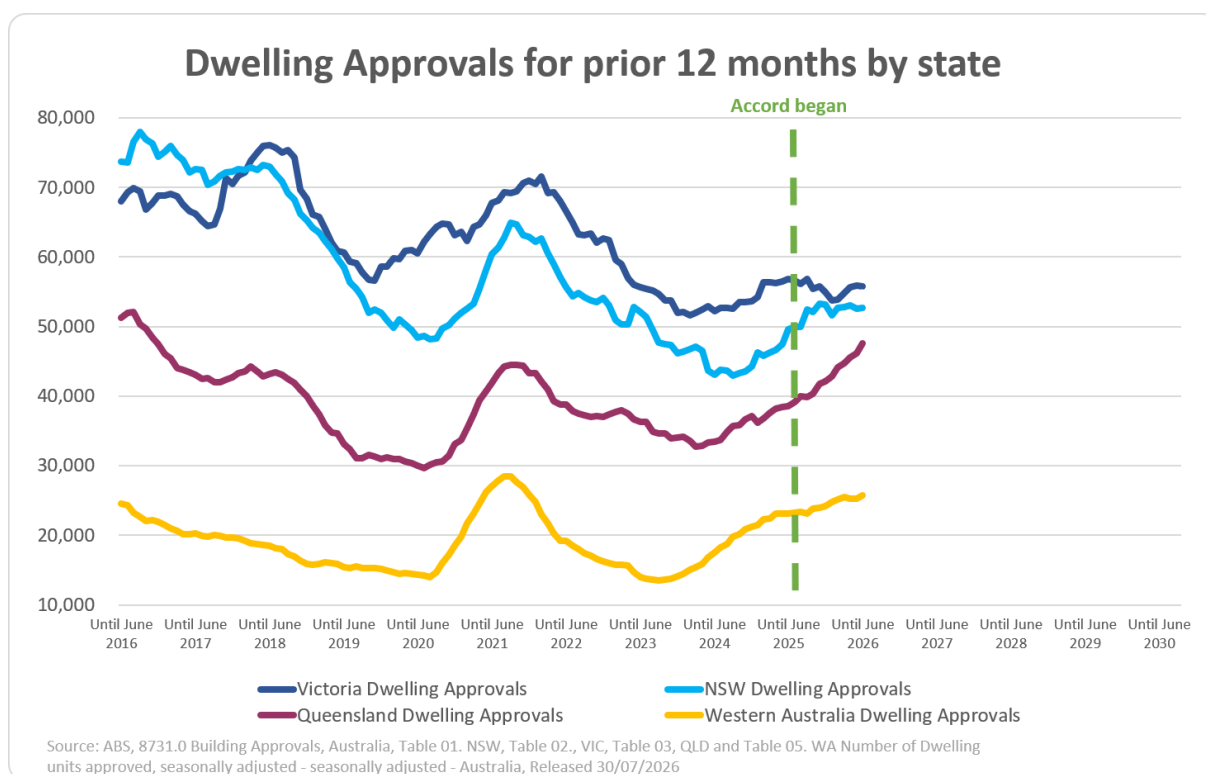
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But we have some way to go.

Our assessment of housing approval performance compared with population size still puts NSW in an unenviable position – the biggest state is still third last on 12-month approval rates on a per 1,000 head of population basis. By a long way.

	Approvals - 12 months to June 2026	Population	Approvals per 1,000 head
Australia	204,649	27,801,000	7.4
Western Australia	25,729	3,076,500	8.4
Queensland	47,623	5,712,100	8.3
ACT	3,922	486,231	8.1
Victoria	55,792	7,121,900	7.8
South Australia	14,910	1,910,600	7.8
New South Wales	52,666	8,641,100	6.1
Tasmania	2,631	579,100	4.5
Northern Territory	662	267,500	2.5

Source: ABS Building Approvals, Australia 30 July 2026; ABS National, state and territory population June 2026



End

Note: the ABS data used in the analysis and tables above is the Seasonally Adjusted series.

The comments and analysis above can be attributed to **Paul Waterhouse**, Acting CEO, Urban Taskforce.

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