MEDIA RELEASE

2 November 2026

New Housing Approvals Gradually Rising - ABS

CEO of the Urban Taskforce, Tom Forrest, said today's ABS release of Housing Approval numbers shows steady growth. However, the rate of growth has slowed and concerns remain that the impact of interest rate rises and the Federal Budget tax changes are yet to flow through.

NSW led the charge with a significant improvement this month over the prior month, in fact, it's the best monthly approvals result for NSW this year.

NSW seaonally adjusted dwelling approvals - previous 13 months - ABS Release: 02/11/2026

	Multi Unit Dwellings	Houses	Total
September 2026	3,284	2,038	5,322
August 2026	1,718	2,157	3,875
July 2026	2,455	2,243	4,698
June 2026	2,672	2,263	4,935
May 2026	2,179	2,289	4,468
April 2026	2,319	2,093	4,412
March 2026	1,957	2,359	4,316
February 2026	2,286	2,157	4,443
January 2026	1,339	1,963	3,302
December 2025	2,494	1,946	4,440
November 2025	3,027	2,029	5,056
October 2025	2,026	1,977	4,003
September 2025	3,588	1,950	5,538

ABS, 87310 Building Approvals, Australia, Table 01. Number of dwelling units approved, by sector, all series - New South Wales, - Released: 02/11/2026

While Queensland also improved, WA and Victoria went backwards. The National new dwelling approvals results improved by a modest 1,000 extra homes over the prior month's data – reflecting the varying trends between the states.

National seasonally adjusted dwelling approvals - previous 13 months - ABS Release: 02/11/2026

	Multi Unit Dwellings	Houses	Total
September 2026	7,371	10,577	17,948
August 2026	5,916	11,165	17,080
July 2026	7,380	10,645	18,025
June 2026	7,430	10,905	18,336
May 2026	6,459	10,781	17,239
April 2026	6,991	10,469	17,461
March 2026	6,759	10,458	17,217
February 2026	9,527	10,397	19,923
January 2026	3,646	10,171	13,817
December 2025	6,002	9,970	15,973
November 2025	9,178	9,729	18,908
October 2025	6,729	9,661	16,391
September 2025	8,403	9,682	18,085

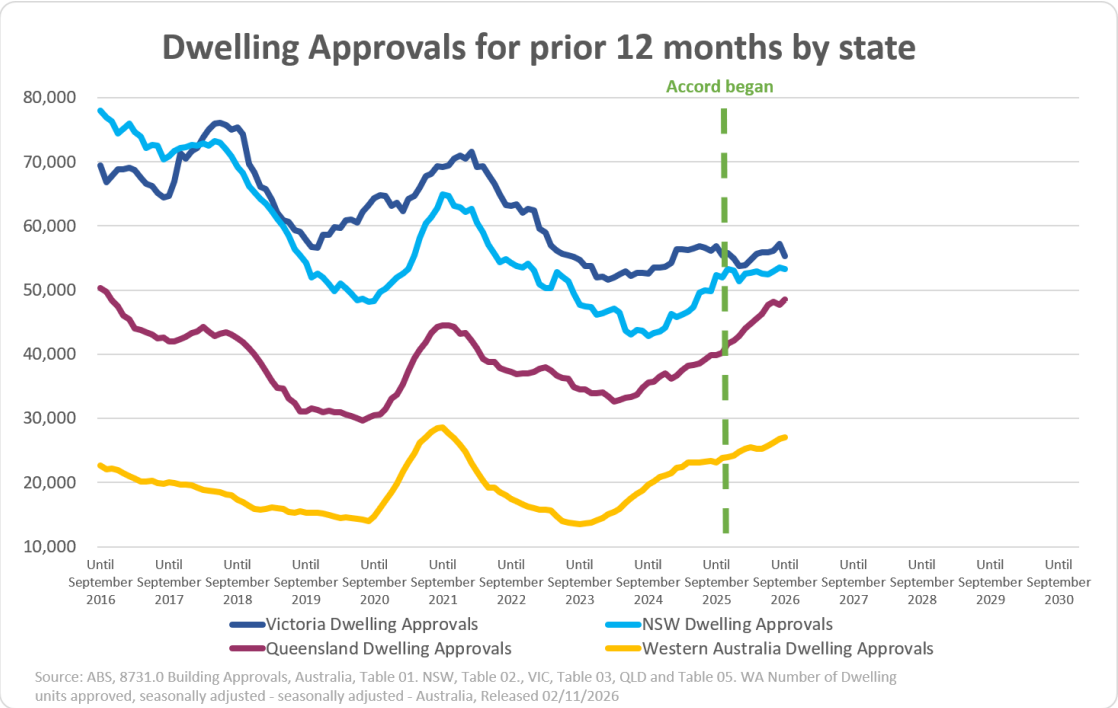
ABS, 87310 Building Approvals, Australia, Table 06. Number of dwelling units approved, by sector, all series - Australia, - Released: 02/11/2026

On an annualised basis, NSW, Qld and WA continue to rise, driving the national data in the right direction.

National seasonally adjusted annualised dwelling approvals - ABS Release: 02/11/2026

	Multi Unit Dwellings	Houses	Total
12 months till end September 2026	83,388	124,928	208,318
12 months till end September 2025	80,604	112,812	193,415
12 months till end September 2024	59,479	109,977	169,459
12 months till end September 2023	66,611	103,485	170,095
12 months till end September 2022	75,222	119,425	194,646
12 months till end September 2021	79,547	152,641	232,189
12 months till end September 2020	69,279	108,206	177,486
12 months till end September 2019	70,346	108,431	178,779
12 months till end September 2018	103,648	122,900	226,548
12 months till end September 2017	100,307	117,935	218,243

ABS, 8731.0 Building Approvals, Australia, Table 06. Number of dwelling units approved, by sector, all series - Australia, - Released: 02/11/2026



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 02/11/2026

The annualised data for NSW showed slight growth, but the rate of growth has slowed.

NSW annualised seasonally adjusted dwelling approvals - ABS Release: 02/11/2026

	Multi-Unit Dwellings	Houses	Total
12 months till end September 2026	27,756	25,514	53,270
12 months till end September 2025	29,718	22,627	52,345
12 months till end September 2024	19,860	23,036	42,896
12 months till end September 2023	23,778	23,919	47,697
12 months till end September 2022	25,829	28,420	54,249
12 months till end September 2021	33,268	31,620	64,888
12 months till end September 2020	23,387	24,854	48,241
12 months till end September 2019	27,068	27,153	54,221
12 months till end September 2018	38,443	30,720	69,163
12 months till end September 2017	41,344	29,552	70,896

ABS, 8731.0 Building Approvals, Australia, Table 01. Number of dwelling units approved, by sector, all series - New South Wales, - Released: 02/11/2026

The big factors holding back housing applications (and therefore approvals and also commencements) are yet to flow through to the ABS data. That is because it takes at least 12 months for an application for new housing (of any volume) to be assessed and approved. So the approvals data released today reflects the mood of around September – November 2025.

That was well before the 4 interest rate rises (likely to become 5 tomorrow) and also before the full scale war between Israel, USA and Iran began.

The property sector is very concerned about the feasibility of new supply. It costs more to build new housing than consumers can afford. Fees, taxes and charges; ongoing planning, construction and environmental regulatory processes are all holding back housing supply.

Housing prices have collapsed because of a lack of confidence, not because governments at all levels have reduced the cost of construction. The one area where this is not the case is in planning assessment and approvals, where significant change has been achieved.

But, as the cliché goes, you can't live in a planning approval. If it is not feasible to build the new homes, the approvals will not result in the new housing we need.

Housing approvals per head of population also paint a dire picture, with Victoria dropping down the list and NSW lagging near the bottom. If these two engine room states are not performing, the National picture will be necessarily grim.

	Approvals - 12 months to September 2026	Population	Approvals per 1,000 head
Australia	**208,318**	**27,801,000**	**7.5**
Western Australia	27,040	3,076,500	8.8
South Australia	16,408	1,910,600	8.6
Queensland	48,520	5,712,100	8.5
ACT	4,113	486,231	8.5
Victoria	55,303	7,121,900	7.8
New South Wales	53,270	8,641,100	6.2
Tasmania	2,821	579,100	4.9
Northern Territory	859	267,500	3.2

Source: ABS Building Approvals, Australia 02 November 2026; ABS National, state and territory population June 2026

End

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

Media Enquiries: Tom Forrest, Chief Executive Officer: 0429 460 863 Follow us:

*The **Urban Taskforce Australia** is a property development industry group, representing Australia's most prominent property developers and equity financiers.*