

## SUMMARY

During July 2026, the number of new dwellings approved:

- rose by 5.9% in South Australia in **seasonally adjusted** terms (nationally, new dwelling approvals fell by 3.6%); and
- rose by 0.4% in South Australia in **trend** terms (nationally, new dwelling approvals rose by 0.8%).

## FURTHER ANALYSIS

The number of private sector houses approved for construction in South Australia fell by 11% during July but was 2.9% higher than a year ago — see Chart 2.

Private ‘other’ dwelling approvals in South Australia rose by 31% during July to be 4.0% higher than a year earlier.

Nationally, the number of private sector houses approved for construction fell by 4.2% during July, and the number of private ‘other’\* dwelling approvals fell by 0.4%.

**Note:** ‘other’ dwellings refers to all building types other than detached houses (including semi-detached/duplex houses, apartments, units and flats).

Table 1: Dwelling Approvals By State  
(Seasonally Adjusted)

|            | Jul 26<br>(no.) | Jul 26 vs.<br>Jun 26<br>(% change) | Jul 26 vs.<br>Jul 25<br>(% change) |
|------------|-----------------|------------------------------------|------------------------------------|
| NSW        | 4,586           | -8.1                               | 5.1                                |
| VIC        | 4,642           | 9.7                                | 5.1                                |
| QLD        | 4,200           | -13.9                              | 9.5                                |
| <b>SA</b>  | <b>1,376</b>    | <b>5.9</b>                         | <b>7.8</b>                         |
| WA         | 2,270           | -0.3                               | 21.5                               |
| TAS        | 266             | 15.2                               | 40.0                               |
| <b>AUS</b> | <b>17,687</b>   | <b>-3.6</b>                        | <b>9.0</b>                         |

Chart 1: Dwelling Approvals per Month

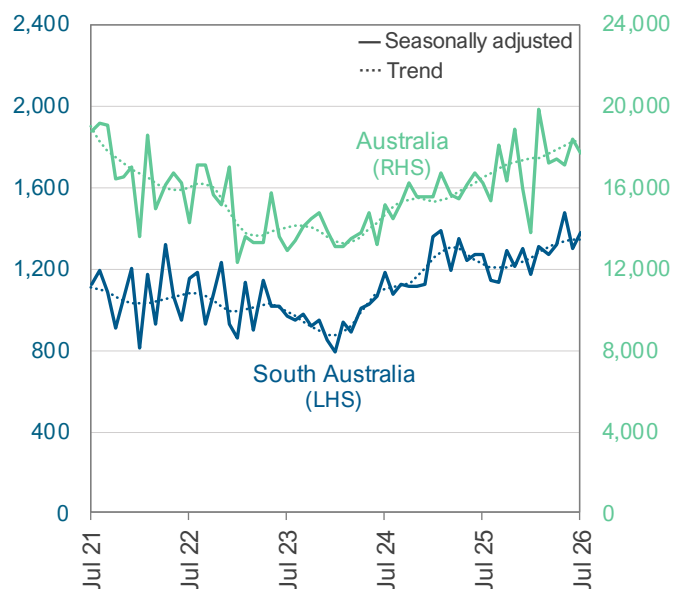
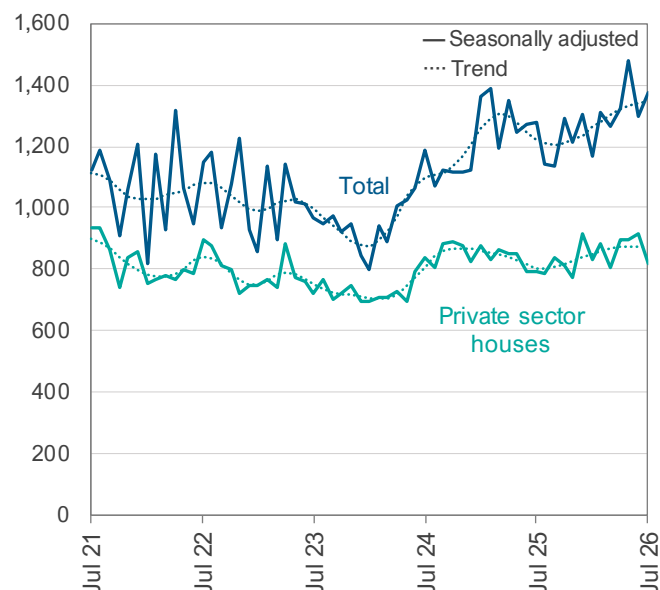
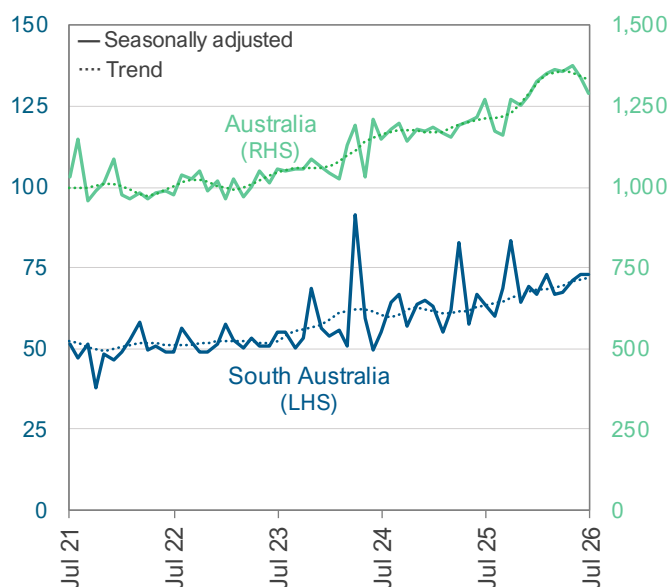


Chart 2: Dwelling Approvals per Month, South Australia



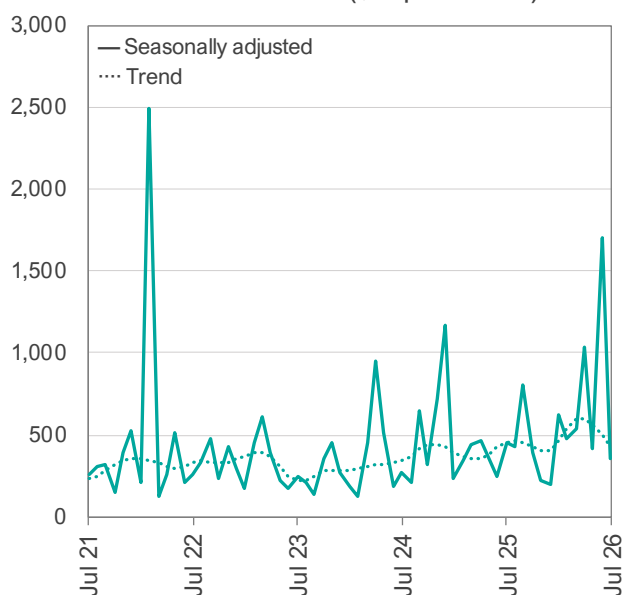
The value of alterations, additions and approvals in South Australia rose by 0.2% during July to be 14% higher than a year ago. Nationally, the value of alteration and addition approvals fell by 3.9% in July but was 1.1% higher than a year earlier — see Chart 3.

Chart 3: Value of Approvals for Alterations and Additions (\$m per month)



During July, the value of non-residential building approvals in South Australia fell by 79% to be 21% lower than a year earlier — see Chart 4. Nationally, the value of non-residential building approvals rose by 14% during July, to be 53% higher than a year ago.

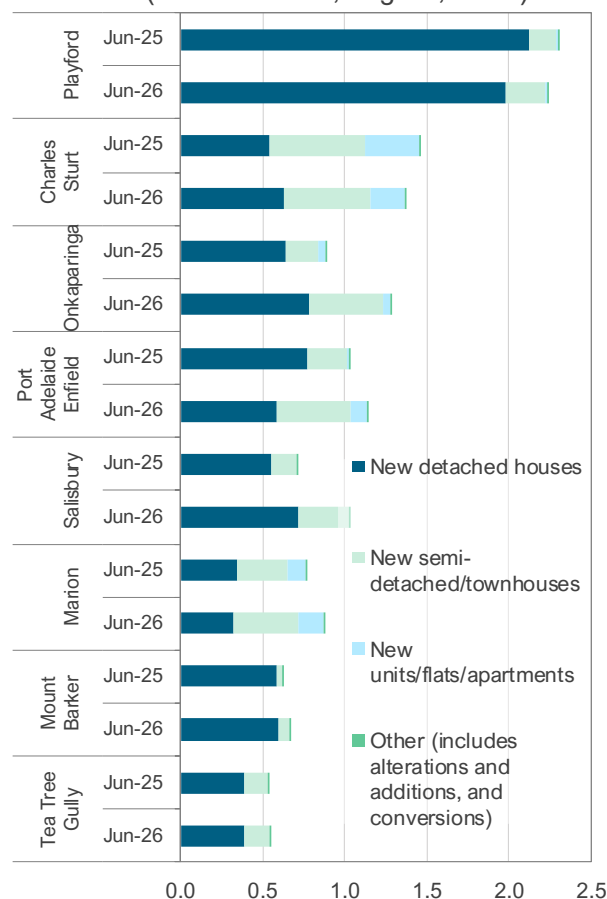
Chart 4: Value of Non-Residential Building Approvals, South Australia (\$m per month)



## APPROVALS BY LGA

In the 12 months to June 2026, the eight local government areas (LGAs) with the highest number of approvals accounted for 60% of total approvals in South Australia.

Chart 5: Approvals by LGA (12 month total, original, '000s)



The LGAs with the largest increase in approvals in the 12 months to June 2026, compared to the previous 12 months were:

- Onkaparinga (up 395 approvals);
- Salisbury (up 318 approvals); and
- Adelaide (up 234 approvals).

The LGAs with the largest decrease in approvals in the 12 months to June 2026, compared to the previous 12 months were:

- Burnside (down 169 approvals);
- Walkerville (down 145 approvals); and
- Prospect (down 135 approvals).

Next release of [ABS Building Approvals](#) is 30 September 2026, with Building Approvals by LGA published a week after the main release.