SUMMARY

During September 2026, the number of new dwellings approved:

- fell by 3.2% in South Australia in **seasonally adjusted** terms (nationally, new dwelling approvals rose by 5.1%); and
- rose by 4.0% in South Australia in **trend** terms (nationally, new dwelling approvals rose by 1.3%).

FURTHER ANALYSIS

The number of private sector houses approved for construction in South Australia fell by 7.8% during September but was 16% higher than a year ago — see Chart 2.

Private 'other' dwelling approvals in South Australia rose by 3.2% during September to be 136% higher than a year earlier.

Nationally, the number of private sector houses approved for construction fell by 5.3% during September, while the number of private 'other'* dwelling approvals rose by 17%.

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)

	Sep 26 (no.)	Sep 26 vs. Aug 26 (% change)	Sep 26 vs. Sep 25 (% change)
NSW	5,322	37.3	-3.9
VIC	3,694	-28.9	-33.5
QLD	4,382	28.0	23.9
SA	**1,646**	**-3.2**	**46.2**
WA	2,206	-8.7	15.0
TAS	197	-25.7	-20.2
AUS	**17,948**	**5.1**	**-0.8**

Chart 1: **Dwelling Approvals per Month**

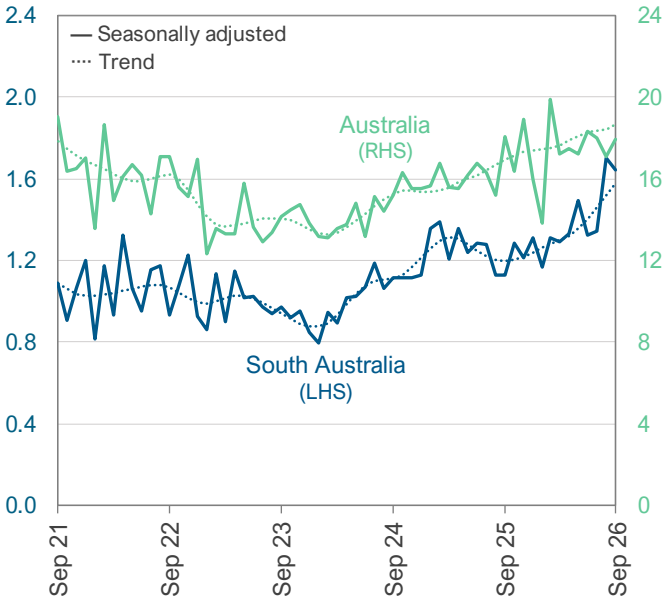
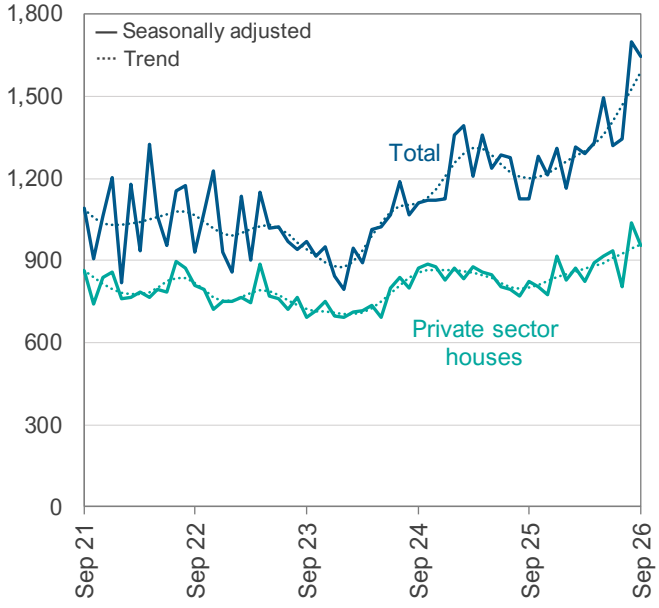
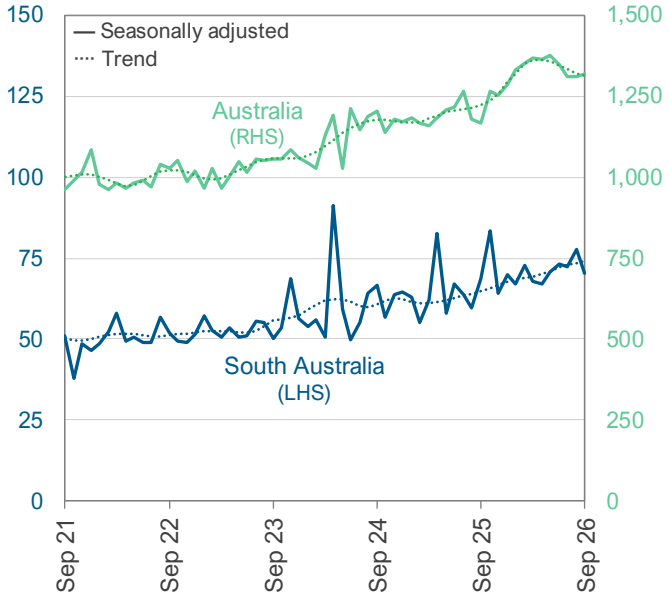


Chart 2: **Dwelling Approvals per Month, South Australia**



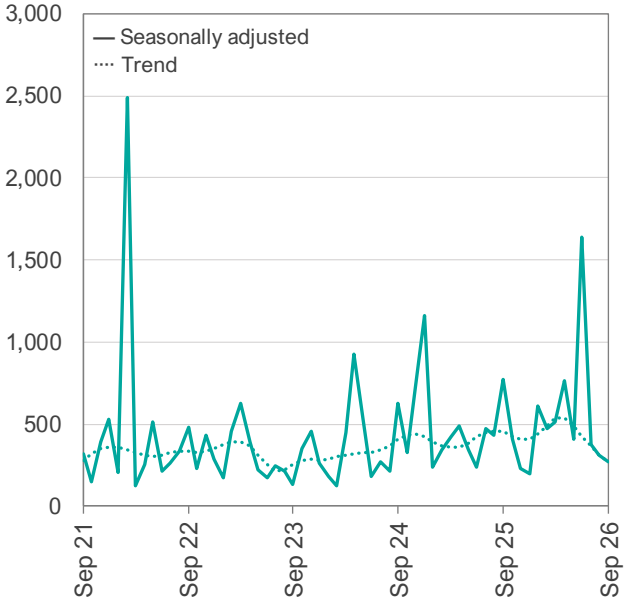
The value of alterations and additions approvals in South Australia fell by 9.7% during September but was 2.5% higher than a year ago. Nationally, the value of alteration and addition approvals rose by 0.8% in September to be 13% higher than a year earlier — see Chart 3.

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



During September, the value of non-residential building approvals in South Australia fell by 14% to be 66% lower than a year earlier — see Chart 4. Nationally, the value of non-residential building approvals rose by 46% during September, to be 17% higher than a year ago.

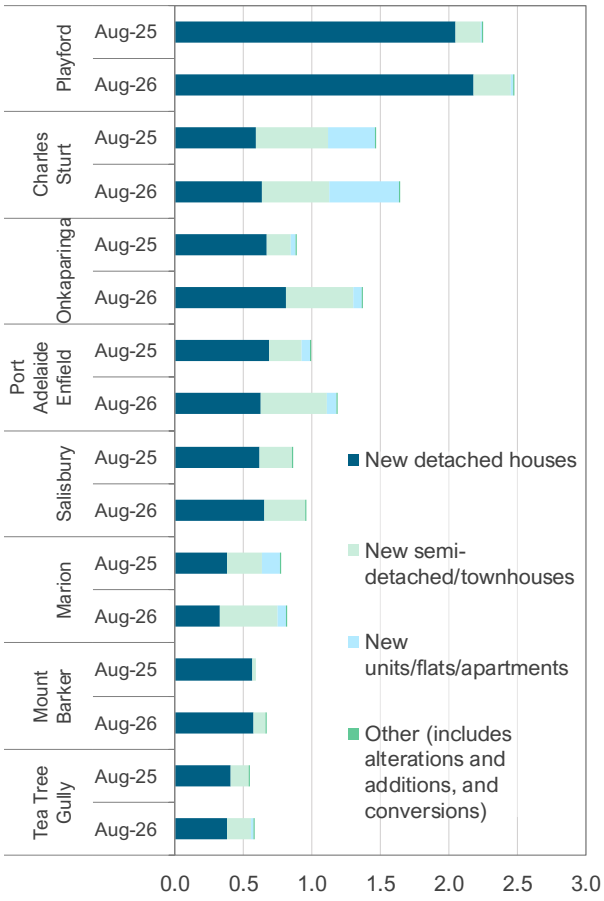
Chart 4: **Value of Non-Residential Building Approvals, South Australia** ($m per month)



APPROVALS BY LGA

In the 12 months to August 2026, the eight local government areas (LGAs) with the highest number of approvals accounted for 61% 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 August 2026, compared to the previous 12 months were:

- Onkaparinga (up 488 approvals);
- Adelaide (up 242 approvals); and
- Playford (up 239 approvals).

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

- Burnside (down 159 approvals);
- Walkerville (down 151 approvals); and
- Adelaide Plains (down 118 approvals).

Next release of *ABS Building Approvals* is 1 December 2026, with Building Approvals by LGA published a week after the main release.