BACKGROUND

The ABS releases final building activity data on a quarterly basis approximately four months after the reference period. The release includes data on a variety of key building indicators, including dwelling commencements, dwelling units in the pipeline and the value of construction work done.

This brief covers the final data on construction activity from the ABS *Building Activity, Australia* publication and *Engineering Construction Activity, Australia*.

Building approvals are published monthly and reported in detail in a separate brief.

Note: for some indicators, preliminary data for the latest quarter has already been published in Construction Work Done, Australia, Preliminary.

DWELLING COMMENCEMENTS

During the June quarter 2025, the number of dwelling unit commencements:

- fell 13% in South Australia, but were 9.3% higher than a year earlier. Nationally, dwelling unit commencements fell 4.4% but were 9.2% higher than a year earlier (seasonally adjusted terms).

Table 1: **Total Dwelling Unit Commencements**
(% changes, seasonally adjusted)

	Jun qtr 25 (no.)	Jun qtr 25 v Mar qtr 25 (%)	Jun qtr 25 v Jun qtr 24 (%)
NSW	11,112	-13.0	7.5
VIC	13,966	-9.1	12.1
QLD	9,203	3.9	-0.6
SA	**3,227**	**-13.4**	**9.3**
WA	6,060	4.8	38.2
TAS	539	-9.3	1.5
NT	109	-28.3	-25.9
ACT	568	29.4	-44.1
AUS	**45,156**	**-4.4**	**9.2**

DWELLING COMPLETIONS

- During the June quarter 2025, the number of dwelling completions in South Australia was 3,515.
- Since the beginning of the September quarter 2024 the cumulative number of dwelling completions is 9,564.

Chart 1: **Quarterly Dwelling Unit Commencements**
('000, seas adj.)

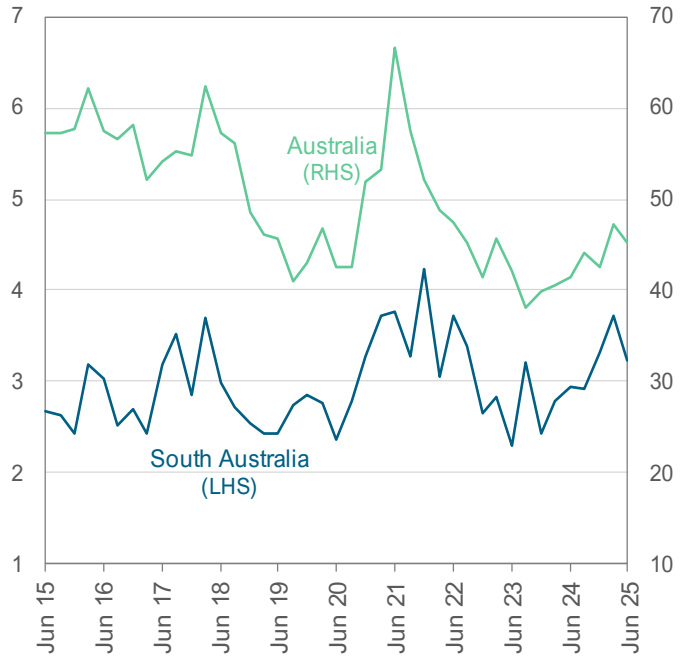
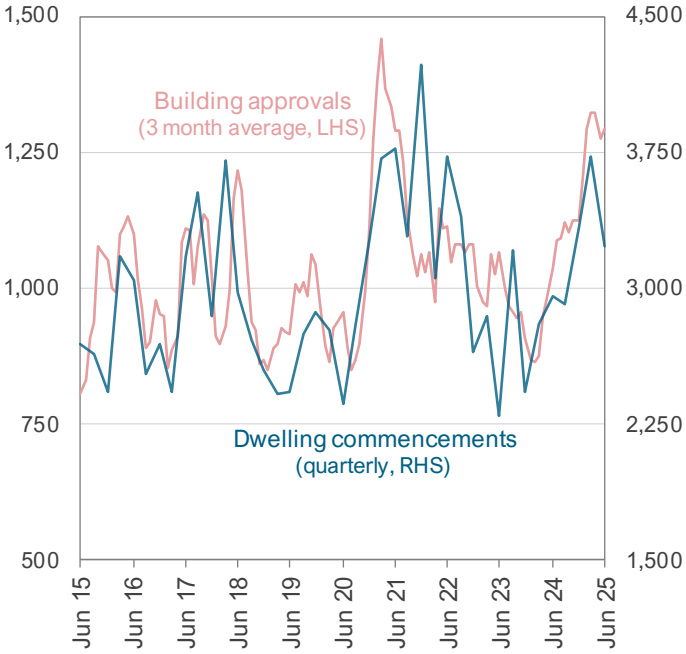


Chart 2: **South Australian Dwelling Approvals and Commencements** (no.)



DWELLING UNITS IN THE PIPELINE

The number of dwelling units under construction:

- in South Australia fell 3.7% in the June quarter 2025 (from 14,878 to 14,322) but was 2.0% higher than a year earlier. 61% of these were detached houses (up from an average of 49% in the year to March 2020).
- nationally, rose 2.1% in the June quarter (from 219,312 to 223,922) to be 1.4% higher than a year earlier.

The number of dwelling units approved but not yet commenced:

- in South Australia rose 13% in the June quarter 2025 (from 3,765 to 4,256) to be 23% higher than a year earlier. 68% of these were detached houses (up from an average of 50% in the year to March 2020).
- nationally, rose 2.4% in the June quarter (from 33,867 to 34,680) to be 2.4% higher than a year earlier.

The total number of dwelling units in the pipeline (both under construction, and approved but not yet commenced):

- in South Australia fell 0.3% in the June quarter 2025 (from 18,643 to 18,578) but was 6.1% higher than a year earlier.
- nationally, rose 2.1% in the June quarter (from 253,179 to 258,602) to be 1.5% higher than a year earlier.

In 2024-25, the average completion time for new houses:

- in South Australia was 3.38 quarters, down from 4.04 quarters in 2023-24.
- nationally, was 3.07 quarters, down from 3.47 quarters in 2023-24.

In 2024-25, the average completion time for new townhouses:

- in South Australia was 5.03 quarters, down from 5.32 quarters in 2023-24.
- nationally, was 3.91 quarters, down from 4.30 quarters in 2023-24.

(Average completion times are published annually in the June quarter release.)

Chart 3: **South Australian Dwelling Units in the Pipeline** ('000 original)

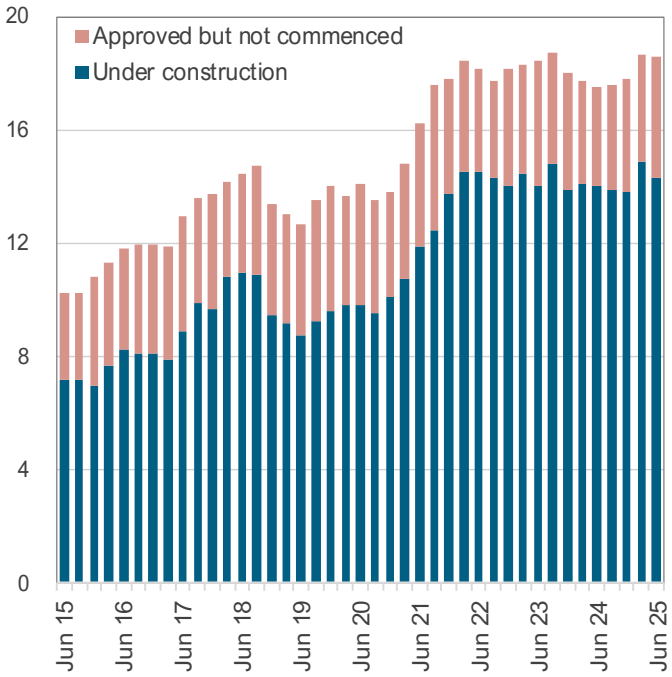
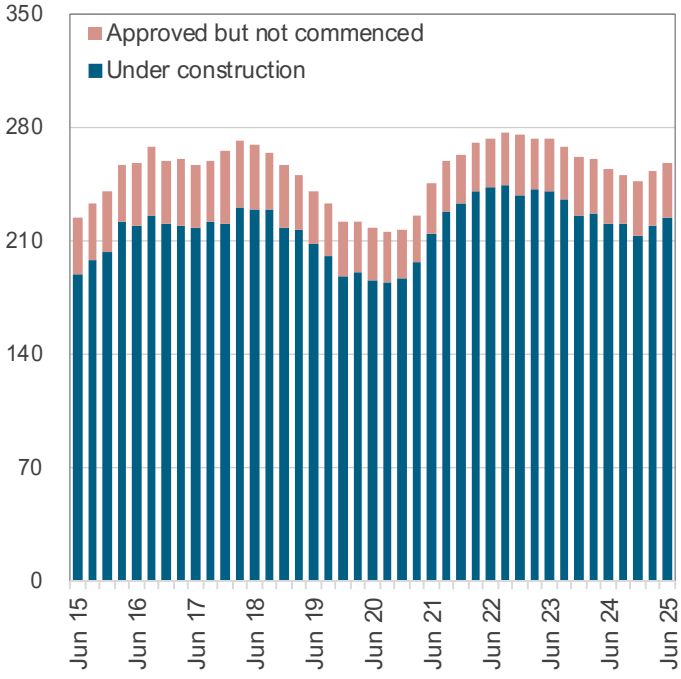


Chart 4: **Australian Dwelling Units in the Pipeline** ('000 original)



CONSTRUCTION WORK DONE

(Quarterly, **seasonally adjusted** value)

The value of total construction work done:

In South Australia rose 4.3% in the June quarter 2025 to be 12% higher than a year earlier. The total rise in the quarter reflects:

- a rise of 4.2% ($91m) in engineering;
- a rise of 6.4% ($62m) in non-residential; and
- a rise of 3.0% ($44m) in residential.

Nationally, total construction rose 2.4% in the June quarter to be 4.2% higher than a year earlier.

CONSTRUCTION WORK IN THE PIPELINE

(Quarterly, **original** value)

The value of total construction work in the pipeline:

In South Australia rose 42% in the June quarter 2025 to be 51% higher than a year earlier. The total rise in the quarter reflects:

- a rise of 217% ($6.9b) in engineering;
- a rise of 0.7% ($35m) in residential; and
- a fall of 0.5% ($37m) in non-residential.

Nationally, total pipeline value rose 0.8% in the June quarter to be 1.5% higher than a year earlier.

Chart 5: **South Australian Construction Work Done** ($b, real, seas adj.)

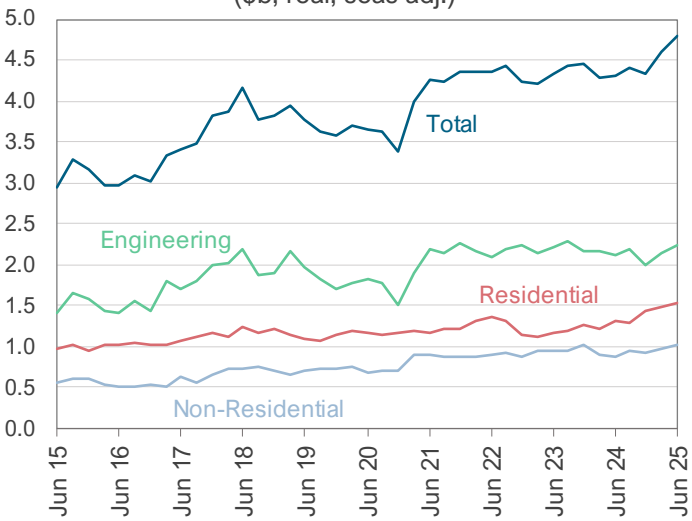


Chart 7: **South Australian Construction Work in the Pipeline** ($b, original)

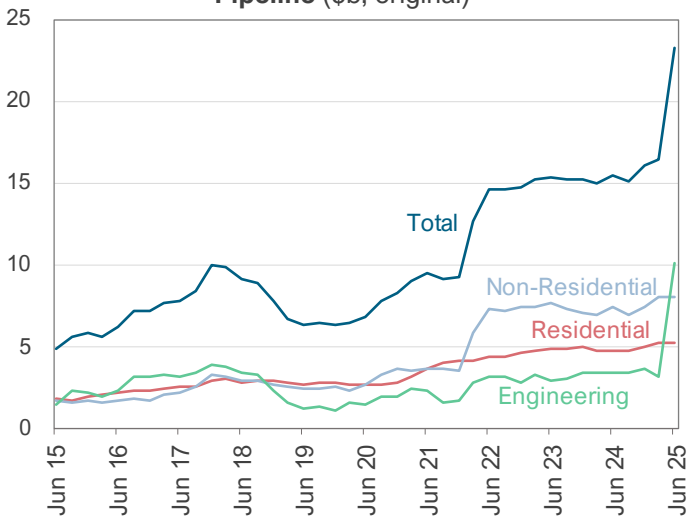


Chart 6: **Australian Construction Work Done** ($b, real, seas adj.)

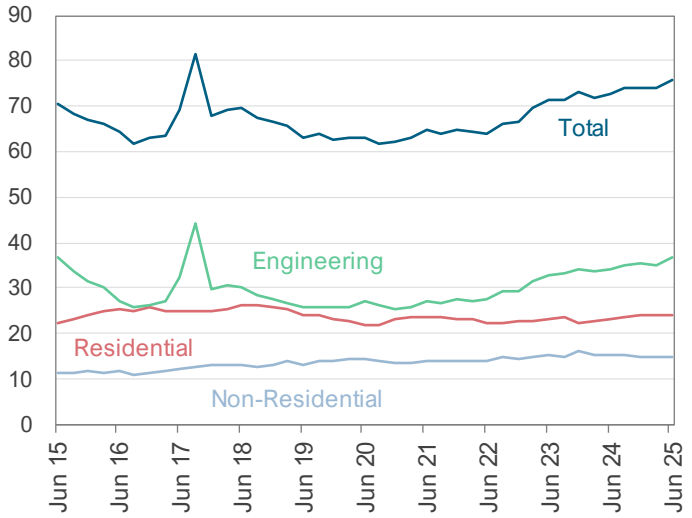
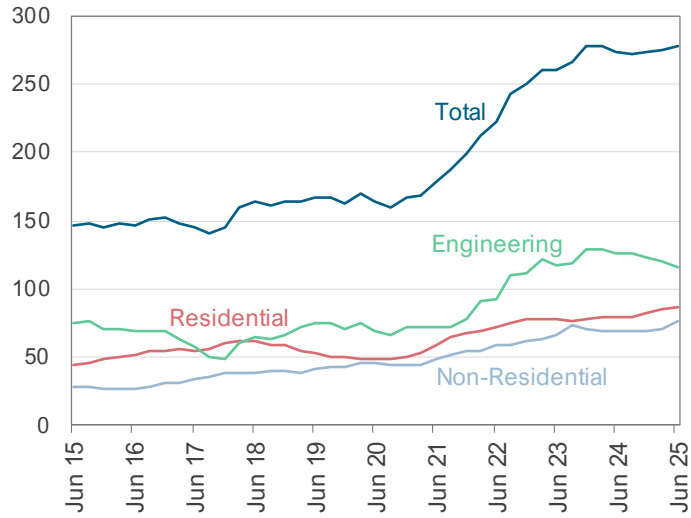


Chart 8: **Australian Construction Work in the Pipeline** ($b, original)



Next release of ABS Building Activity is 21 January 2026.