

SUMMARY

During January 2021, the number of new dwellings approved:

- fell by 0.5% in South Australia in seasonally adjusted terms (nationally, new dwelling approvals fell 19%).

Note: Due to the impacts of COVID-19 on building approvals the ABS has suspended the trend series from May 2020 onwards until further notice.

FURTHER ANALYSIS

SEASONALLY ADJUSTED DATA

The total number of dwelling approvals in South Australia in January 2021 was 58% higher than a year ago. Nationally, the number of dwelling approvals was 19% higher than a year ago – see Chart 1 and Table 1.

The number of private sector houses approved for construction in South Australia fell by 3.7% during January but was 52% higher than a year ago — see Chart 2.

Private ‘other’ dwelling approvals in South Australia rose by 15% during January to be 131% higher than a year earlier.

Nationally, the number of private sector houses approved for construction fell by 12% during January, while the number of private ‘other’ dwelling approvals fell by 40%.

CHART 1: TOTAL NUMBER OF DWELLING APPROVALS PER MONTH (seas adj)

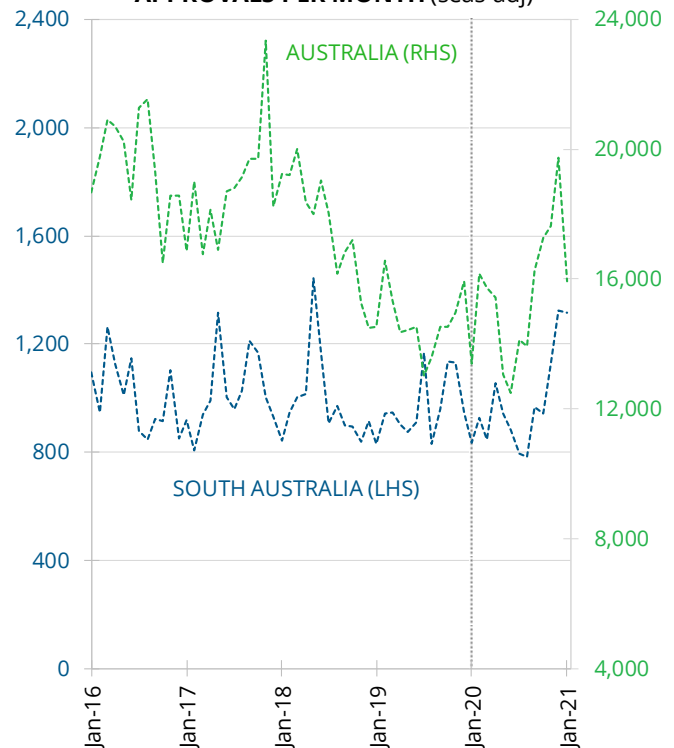


CHART 2: SOUTH AUSTRALIAN PRIVATE SECTOR—NUMBER OF DWELLINGS APPROVED PER MONTH (seas adj)

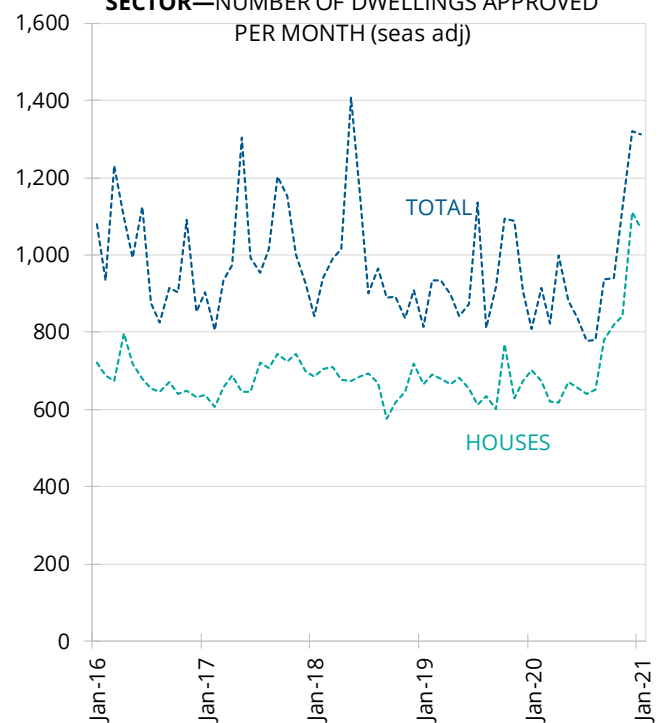
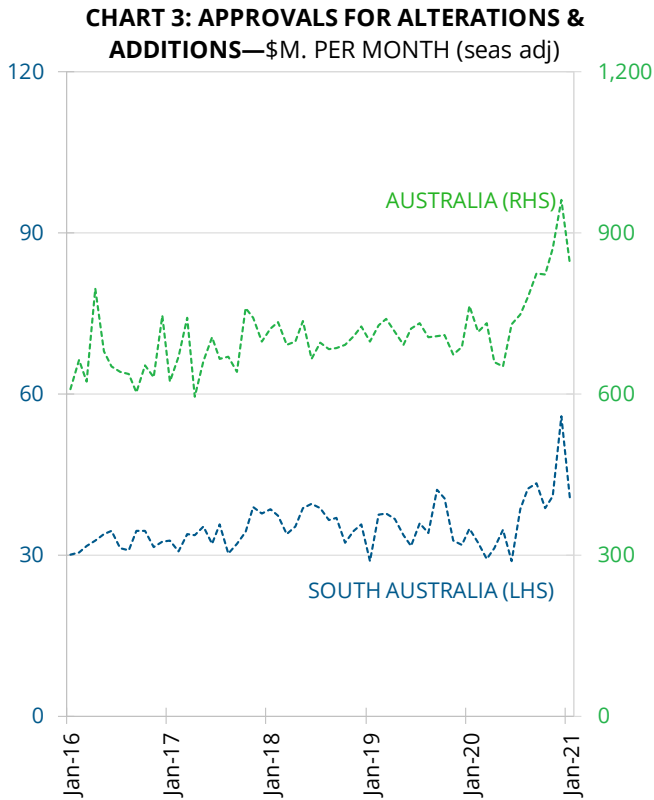


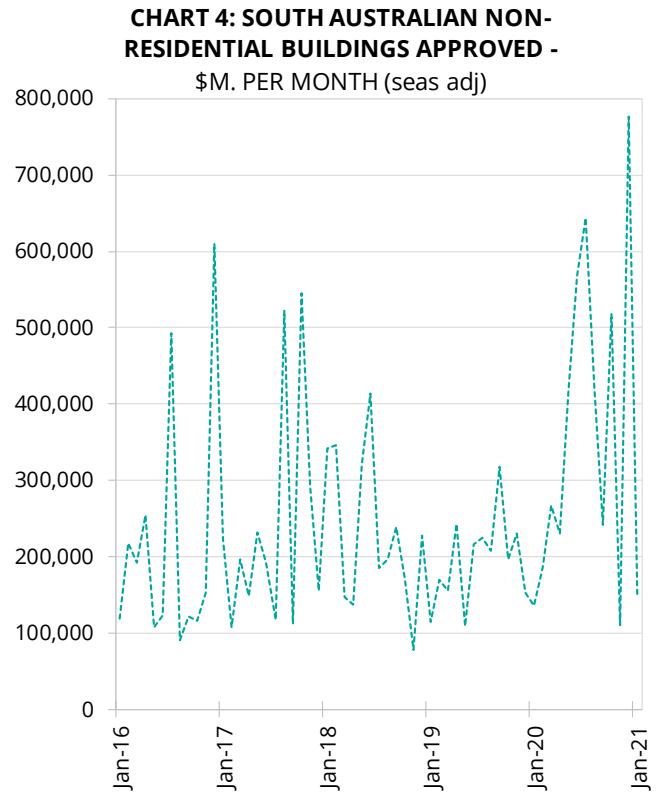
Table 1: Dwelling Approvals By State

	Jan 21 (no.) (seas adj)	Jan 21 vs. Dec 20 (% change)	Jan 21 vs. Jan 20 (% change)
NSW	3,895	-23.2	-1.0
VIC	4,656	-13.0	7.6
QLD	2,921	-33.3	18.5
SA	1,317	-0.5	57.9
WA	2,450	-4.1	125.8
TAS	348	-24.8	40.3
AUS	15,926	-19.4	19.0

The value of alteration and addition approvals in South Australia fell by 28% during January but was 16% higher than a year ago. Nationally, the value of alteration and addition approvals fell 13% in January but were 10% higher than a year earlier—see Chart 3.



During January, the value of non-residential building approvals fell by 81% in South Australia, but was 8.3% higher than a year earlier—see Chart 4. Nationally, the value of non-residential building approvals fell by 16% during January, to be 31% lower than a year ago.



Note: The ABS excludes large irregular movements in a seasonally adjusted series when calculating a trend series. This is pertinent in this brief where seasonally adjusted private sector 'other dwellings' has recorded large irregular movements in South Australia, and explains why there is a large difference in the movement of these series.

Next release of [this ABS data](#) (previously cat. no. 8731.0) is 31 March 2021