

National Housing Accord: comparison of targets with latest home building approvals data to June 2025 (not seasonally adjusted)

	Australia	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	ACT
National Housing Accord: 5-year homebuilding target	1,200,000	375,730	306,940	245,980	83,430	129,700	25,810	11,380	21,030
Annual homebuilding requirement	240,000	75,146	61,388	49,196	16,686	25,940	5,162	2,276	4,206
Latest Master Builders Australia forecast for new home starts to June 2029 (April 2025 forecast round)	1,040,159	290,423	296,743	224,533	66,531	125,269	13,856	3,526	19,279
Comparison versus National Housing Accord Target (number of homes)	-159,841	-85,307	-10,197	-21,447	-16,899	-4,431	-11,954	-7,854	-1,751
Comparison versus National Housing Accord Target (+/-%)	-13.3%	-22.7%	-3.3%	-8.7%	-20.3%	-3.4%	-46.3%	-69.0%	-8.3%
Total number of new home building approvals - year to June 2025 (sa, where possible)	187,333	49,519	56,646	37,924	14,577	23,047	2,348	534	2,731
Change compared with year to June 2024 (+/-%) [sa]	+13.9%	+16.0%	+9.1%	+13.1%	+28.7%	+32.3%	-9.9%	na	na
if maintained at this pace for five years	936,665	247,595	283,230	189,620	72,885	115,235	11,740	2,670	13,655
Comparison versus National Housing Accord Target (number of homes)	-263,335	-128,135	-23,710	-56,360	-10,545	-14,465	-14,070	-8,710	-7,375
Comparison versus National Housing Accord Target (+/-%)	-21.9%	-34.1%	-7.7%	-22.9%	-12.6%	-11.2%	-54.5%	-76.5%	-35.1%
Total new home building approvals - five years up to June 2025	951,401	259,425	298,469	187,067	65,214	100,346	15,650	2,889	22,341
Comparison versus National Housing Accord Target (number of homes)	-248,599	-116,305	-8,471	-58,913	-18,216	-29,354	-10,160	-8,491	+1,311
Comparison versus National Housing Accord Target (+/-%)	-20.7%	-31.0%	-2.8%	-24.0%	-21.8%	-22.6%	-39.4%	-74.6%	+6.2%
Total new home building approvals since start of the Accord (1st July 2024) to June 2025	185,844	48,588	56,405	37,890	14,512	22,841	2,343	534	2,731
(Seasonally Adjusted equivalent)	187,333	49,519	56,646	37,924	14,577	23,047	2,348	na	na
Average monthly volume of new home building approvals since start of Accord (sa)	15,611	4,127	4,721	3,160	1,215	1,921	196	na	na
x 12 months	187,333	49,519	56,646	37,924	14,577	23,047	2,348	na	na
x 5 years	936,665	247,595	283,230	189,620	72,885	115,235	11,740	na	na
Comparison versus National Housing Accord Target (number of homes)	-263,335	-128,135	-23,710	-56,360	-10,545	-14,465	-14,070	na	na
Comparison versus National Housing Accord Target (+/-%)	-21.9%	-34.1%	-7.7%	-22.9%	-12.6%	-11.2%	-54.5%	na	na

Source: Master Builders Australia analysis of ABS Building Approvals - June 2025

Total number of new home building approvals by state and territory - June 2025 (seasonally adjusted)

	Australia	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	ACT
Month of June 2025	17,076	5,616	4,295	3,205	1,290	1,747	178	na	na
Percentage change on May 2025 (+/-%)	+11.9%	+31.5%	-6.1%	+7.3%	+2.5%	-6.4%	+7.2%	na	na
Percentage change on June 2024 (+/-%)	+27.4%	+86.3%	+10.4%	-0.6%	+23.1%	-2.6%	-4.3%	na	na
Three months to June 2025	47,263	13,805	12,866	9,411	3,903	5,711	529	na	na
Percentage change on three months to March 2025 (+/-%)	-3.4%	+1.6%	-12.0%	+6.2%	-1.8%	-5.8%	-14.7%	na	na
Percentage change on three months to June 2024 (+/-%)	+14.5%	+33.0%	+3.0%	+7.7%	+25.0%	+9.4%	-6.7%	na	na
Year to June 2025	187,333	49,519	56,646	37,924	14,577	23,047	2,348	na	na
Percentage change on year to June 2024 (+/-%)	+13.9%	+16.0%	+9.1%	+13.1%	+28.7%	+32.3%	-9.9%	na	na
Highest monthly total on record	23,105	8,731	9,866	5,517	1,566	3,206	461	na	na
Lowest monthly total on record	9,172	1,605	1,735	1,637	407	886	52	na	na

Source: Master Builders Australia analysis of ABS Building Approvals - June 2025

Total number of new detached house building approvals by state and territory - June 2025 (seasonally adjusted)

	Australia	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	ACT
Month of June 2025	9,326	1,820	2,888	2,045	862	1,457	na	na	na
Percentage change on May 2025 (+/-%)	-1.5%	-2.5%	+0.9%	-3.0%	-3.0%	-1.3%	na	na	na
Percentage change on June 2024 (+/-%)	+0.8%	+10.5%	+0.8%	-6.5%	+5.3%	-1.1%	na	na	na
Three months to June 2025	28,366	5,670	8,338	6,269	2,646	4,642	na	na	na
Percentage change on three months to March 2025 (+/-%)	+2.5%	+2.2%	+4.3%	+5.7%	-1.6%	+0.4%	na	na	na
Percentage change on three months to June 2024 (+/-%)	+3.0%	+2.9%	-2.6%	+6.6%	+11.9%	+5.7%	na	na	na
Year to June 2025	112,483	22,023	33,107	24,627	10,689	18,671	na	na	na
Percentage change on year to June 2024 (+/-%)	+6.1%	-3.6%	-1.4%	+12.4%	+19.8%	+23.9%	na	na	na
Highest monthly total on record	14,549	3,664	4,495	3,525	1,321	2,562	na	na	na
Lowest monthly total on record	5,955	1,023	1,335	1,083	352	776	na	na	na

Source: Master Builders Australia analysis of ABS Building Approvals - June 2025

Average value of new dwellings approved by category - year to June 2025 (not seasonally adjusted)(dollars)

	Australia	New South Wales	Victoria	Queensland	South Australia	Western Australia	Tasmania	Northern Territory	ACT
Total new home building approvals	\$498,400	\$523,400	\$510,500	\$527,000	\$401,600	\$456,300	\$420,500	\$498,700	\$339,200
Detached houses	\$492,400	\$549,700	\$510,700	\$500,200	\$403,300	\$443,200	\$426,900	\$529,600	\$417,000
Medium density - total	\$426,900	\$449,200	\$443,400	\$402,500	\$351,700	\$411,700	\$332,500	\$358,200	\$304,300
Semi-detached, row, terrace or townhouses (1 storey)	\$314,800	\$345,700	\$310,200	\$286,200	\$285,300	\$302,300	\$300,200	\$358,200	\$269,500
Semi-detached, row, terrace or townhouses (>1 storey)	\$475,500	\$500,600	\$467,200	\$475,600	\$382,800	\$536,000	\$381,100	na	\$351,900
High density - total	\$578,500	\$556,500	\$562,500	\$713,400	\$497,900	\$615,900	\$497,800	\$532,100	\$313,900
Apartments (in block <3 storeys)	\$405,400	\$468,500	\$528,700	\$395,900	\$292,900	\$343,900	\$609,100	na	\$415,000
Apartments (in a 3 storey block)	\$667,600	\$1,080,000	\$681,400	\$506,800	\$421,100	\$591,500	\$473,700	na	\$750,000
Apartments (in a 4 to 8 storey block)	\$561,500	\$561,900	\$572,900	\$541,400	\$479,800	\$729,200	\$337,500	\$1,225,000	\$355,300
Apartments (in a block > 8 storeys)	\$585,100	\$545,900	\$553,200	\$869,700	\$559,800	\$541,500	na	\$416,700	\$287,700
New homes created through residential alterations and additions	\$410,600	\$497,300	\$979,400	\$163,100	\$152,700	\$139,000	\$104,500	\$185,500	na
New homes resulting from conversion of non-residential buildings	\$413,600	\$937,600	\$195,000	\$115,300	\$501,000	\$147,700	\$505,700	\$244,000	na

Source: Master Builders Australia analysis of ABS Building Approvals - June 2025