

# How Normal People Can Tell Future Housing Supply By Reading Into Public Data

Unlock the Secret That Professional Investors Use to Predict the Housing Market



# Why the Housing Market Feels Like a Puzzle With Missing Pieces

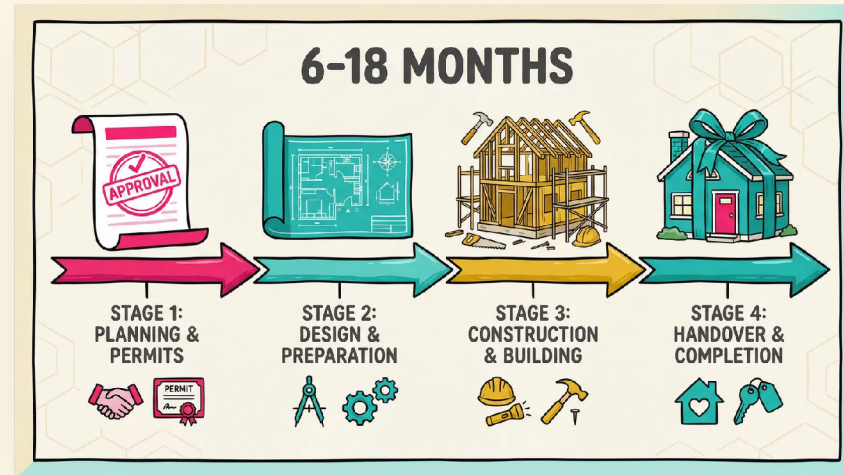


Housing prices seem to move unpredictably. One month everyone talks about a crash, the next month prices are soaring. Most people feel powerless because they don't understand what's driving these changes.

The truth is that housing supply is the missing piece in the puzzle. When you understand how much new housing is being approved, you can predict future market conditions months in advance.

**This isn't secret information—it's public data that's freely available to anyone willing to look for it.**

# Building Approvals Are Your Window Into the Future Housing Market



Building approvals are the first step in the construction pipeline. When a developer gets approval to build a house or apartment, it takes months to actually complete the project. This means that the number of approvals today directly predicts the number of new homes that will be available in the future.

**6-18**

Months to Completion

**Monthly**

Data Updates

**Free**

Public Data

# Navigate to the Data in 3 Simple Steps

1

## Visit Website

Open your browser and go to  
**abs.gov.au**



2

## Search

Type **building approvals** in  
the search bar



3

## Select Data

Click "Building Approvals, Australia"  
then  
**"Latest Release"**



# Key Statistics: The Executive Summary

November 2025 Data Snapshot



## TOTAL DWELLINGS

18,406

▲ 15.2%  
Monthly Change

▲ 20.2%  
Yearly Change

## PRIVATE HOUSES

9,458

▲ 1.3%  
Monthly Change

▲ 3.2%  
Yearly Change

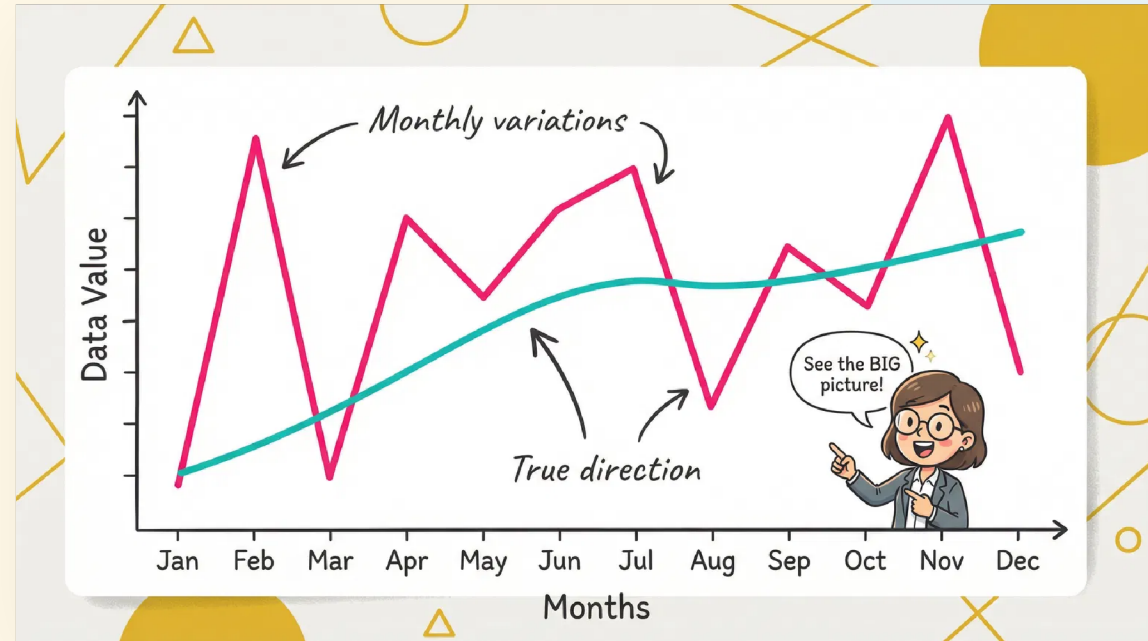
## APARTMENTS & UNITS

8,463

▲ 34.1%  
Monthly Change

▲ 55.3%  
Yearly Change

# Two Lines Tell Two Different Stories



## — Seasonally Adjusted

Shows the raw monthly data. It can be "jumpy" because some months are naturally busier. Good for seeing exact numbers, but can be misleading for overall direction.

## — Trend Line

Smooths out the seasonal bumps to show the **true underlying direction**. This is your compass. If it's going up, supply is increasing. Focus on this for decisions.

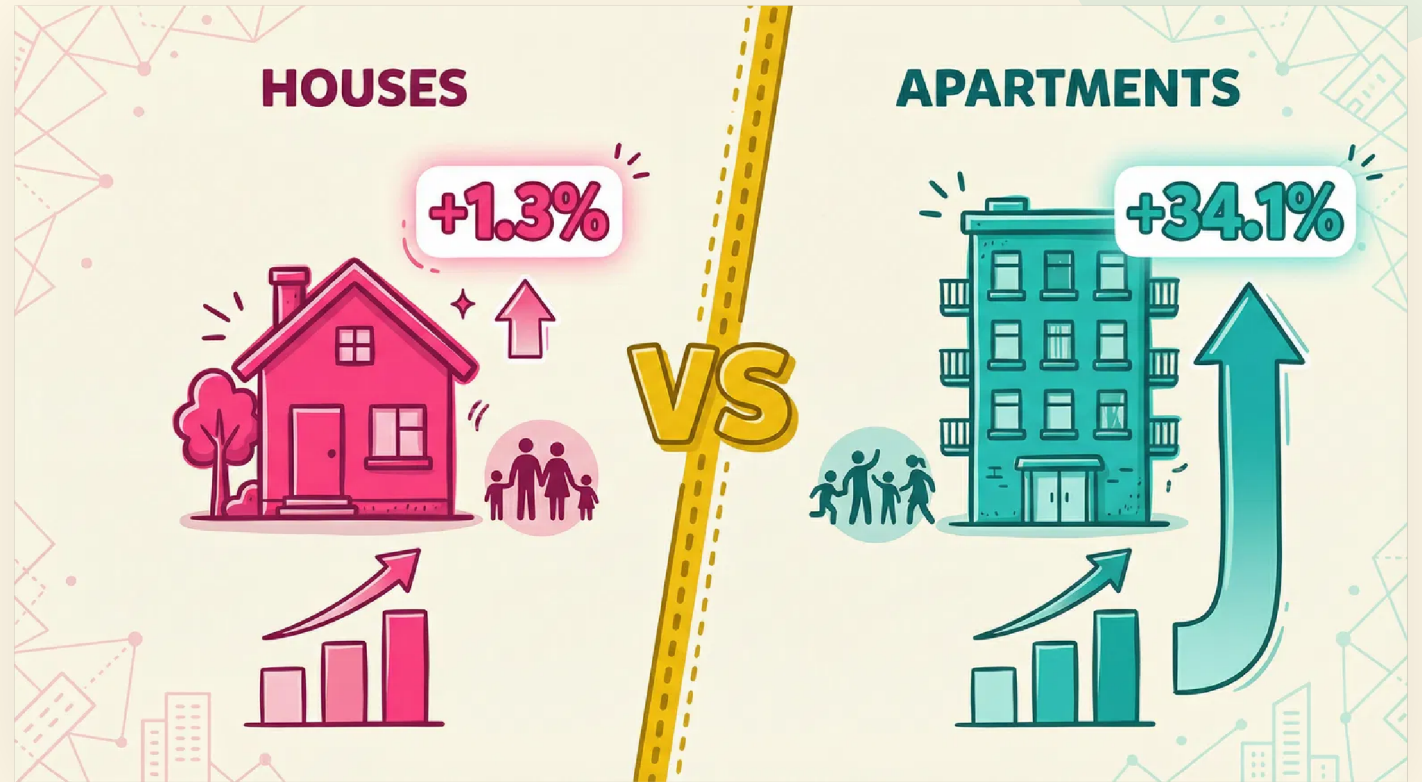
# Houses vs. Apartments: Different Stories

The headline number often hides the real story. While the overall market is up, the two main sectors are moving at very different speeds.

- Houses: +1.3% (Stable)
- Apartments: +34.1% (Booming)

## MARKET SIGNAL

Developers are shifting focus aggressively toward high-density living. Expect a surge in rental supply.



# The Housing Supply Story Is Different in Every State

Queensland **+34.2%**

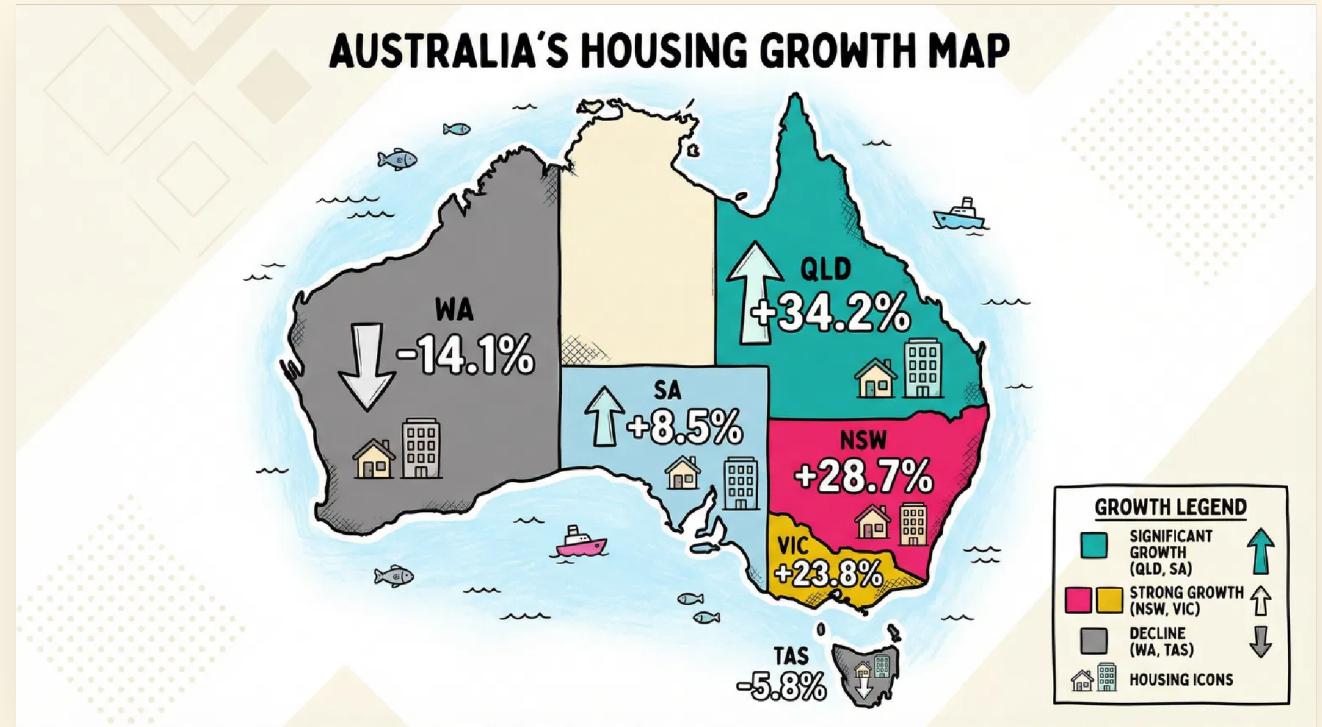
New South Wales **+28.7%**

Victoria **+23.8%**

Western Australia **-14.1%**

Tasmania **-5.8%**

*Your state's trend directly affects your local market.*



# Interpreting the Numbers: What They Mean for You

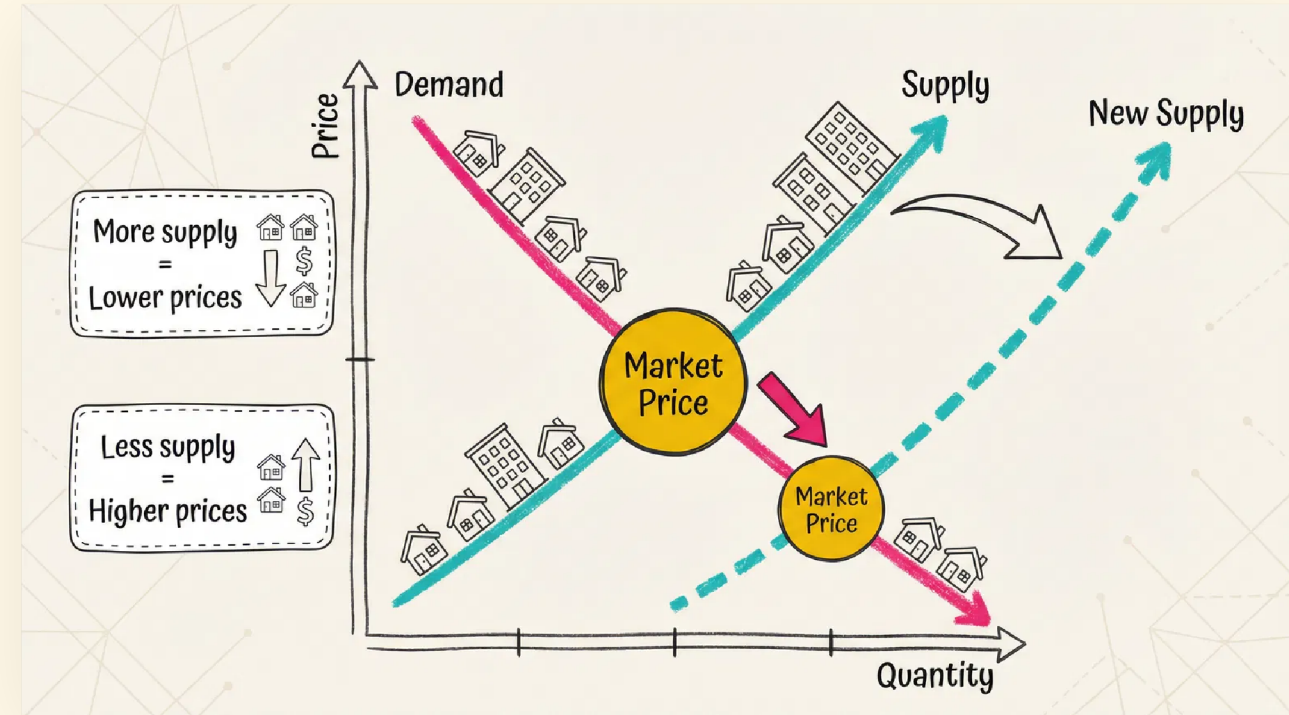
Strong Approval Growth Signals More Housing Supply Coming

## ↗ Approvals Trending UP

- ✓ More housing supply entering pipeline
- ✓ More choice for buyers & renters
- ✓ **Softer prices** (Buyer's Market)

## ↘ Approvals Trending DOWN

- ❗ Supply constraints tightening
- ❗ Less choice available
- ❗ **Firmer prices** (Seller's Market)

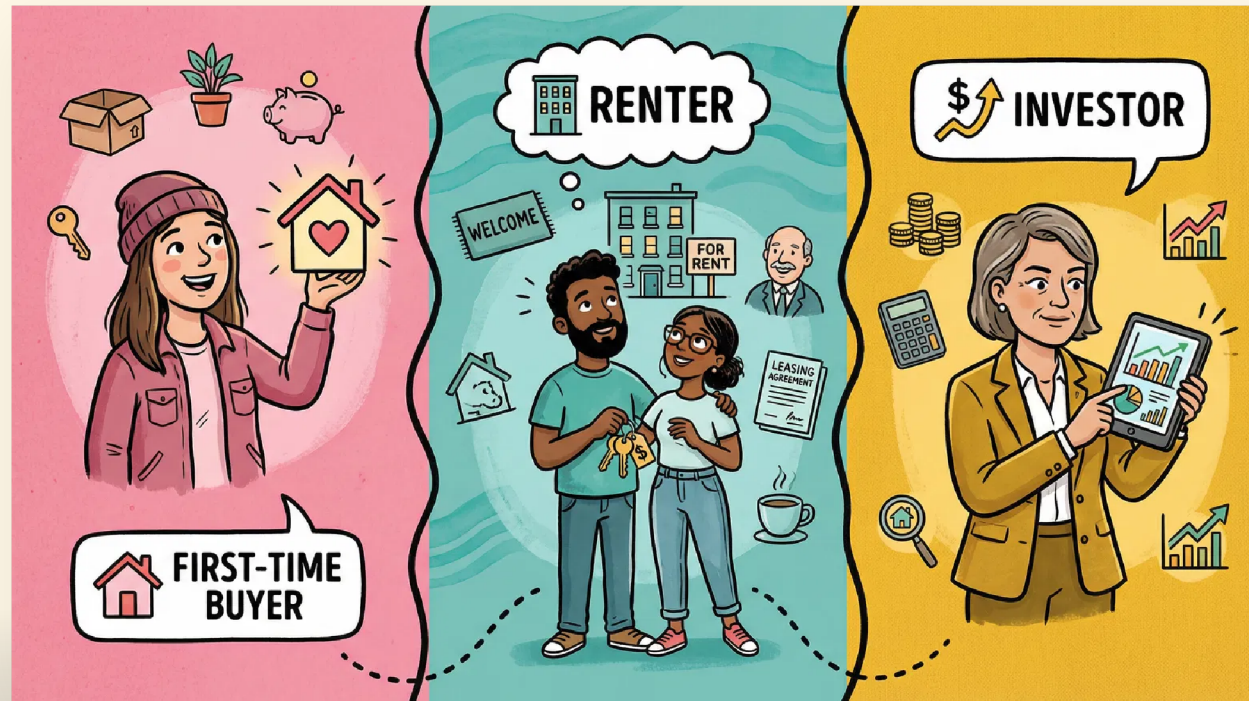


Current Signal (Nov 2025): **+20.2% Yearly Growth**

Significant Supply Increase Coming



# How to Use This Data: Three Practical Applications



## FIRST-TIME BUYER

Check if supply is surging in your area. More approvals mean more choice and better negotiating power soon.

Assess Timing

## RENTER

Monitor apartment approvals. A spike suggests a flood of new rentals, giving you leverage to negotiate rent.

Negotiate Deals

## INVESTOR

Identify supply gaps. Low approvals in high-demand areas can signal future scarcity and capital growth.

Spot Growth

# The Investment Angle: Spotting Opportunities

How Professional Investors Predict Market Moves



## APPROVALS SURGE

New Supply Coming



More Options

**BUYER'S MARKET**



## APPROVALS DECLINE

Supply Tightens



Competition Heats Up

**PRICE GROWTH**



**Pro Tip: Identify these turning points 6-12 months before the crowd does.**

# Know What Signals to Look For



## GREEN LIGHTS

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### Rising Trend Line

Supply is increasing steadily.



### Higher Yearly Growth

Market activity is accelerating.



### Strong Regional Growth

Your specific area is booming.



## RED FLAGS

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### Declining Trend Line

Supply is tightening, fewer options ahead.



### Trend Breaks

Sudden direction changes signal turning points.

### Weak Regional Growth

Some areas may stall while others grow.



# Your Step-by-Step Action Plan

## 1 Visit ABS Website

Go to [abs.gov.au](https://abs.gov.au) and search "building approvals"

## 3 Analyze Trend

Look at the smoothed trend line, not just raw data

## 5 Compare Periods

Look at monthly and yearly changes

## 7 Interpret

Determine if it's a buyer's or seller's market

## 2 Check Key Stats

Review the headline numbers for the month

## 4 Find Your State

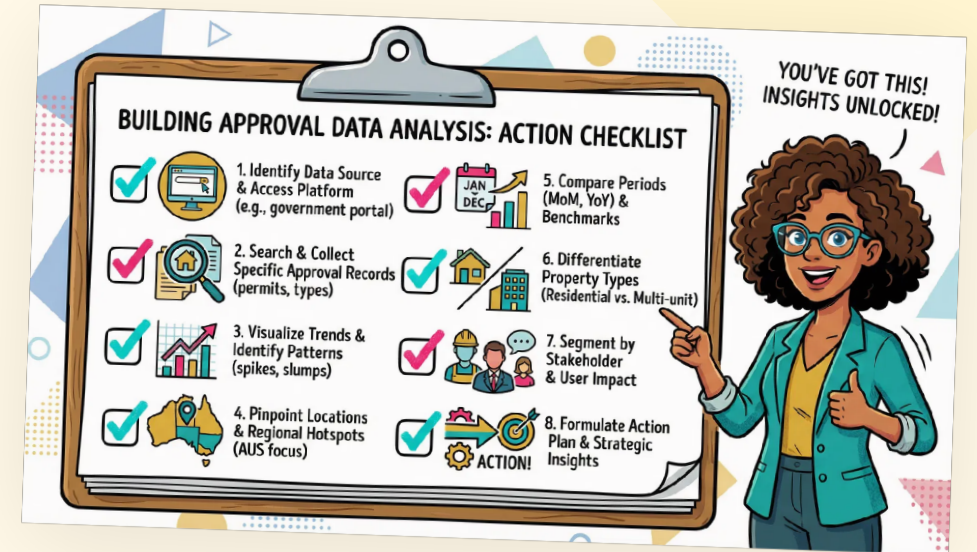
Check the breakdown for your specific location

## 6 Check Type Split

Are houses or apartments driving the growth?

## 8 Take Action

Adjust your strategy based on the supply forecast



# Beyond the Basics: Deeper Insights



## VALUE OF APPROVALS

Don't just count the number of buildings. Look at the total dollar value approved.

### WHY IT MATTERS

Rising value per approval signals a shift to premium properties or rising construction costs.



## NON-RESIDENTIAL

Check approvals for offices, retail, and industrial buildings in the same area.

### WHY IT MATTERS

Commercial growth brings jobs. Jobs bring people. People need housing. It's a leading indicator.



## RATE OF CHANGE

Is the growth accelerating or slowing down? Look at the speed of the trend.

### WHY IT MATTERS

Rapid acceleration often precedes a price boom. Slowing growth signals a market peak.

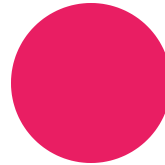
# Start Using This Data Today

Don't just guess where the market is going. Use the public data to see the future supply pipeline.



## Visit Source

Go to **abs.gov.au** and search for "Building Approvals"



## Analyze Local

Check the trend line for your specific state and region



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