

Auckland Monthly Housing Update

July 2020



Research and
Evaluation Unit

RIMU



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Prepared by the Land Use and Infrastructure Research and Evaluation Team
Research and Evaluation Unit

July 2020

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1. Summary

Produced by the Auckland Council Research and Evaluation Unit (RIMU), the Auckland Monthly Housing Update brings together a number of significant Auckland housing related statistics.

The report includes:

- dwellings – consented, by type, and with CCCs issued
- residential parcels – created, and inside Auckland Plan monitoring boundaries – 2010 Metropolitan Urban Limit (MUL) and Rural Urban Boundary (RUB)
- permanent and long-term migration
- median residential sales price
- residential property buyer classification
- public housing supply and demand in Auckland.

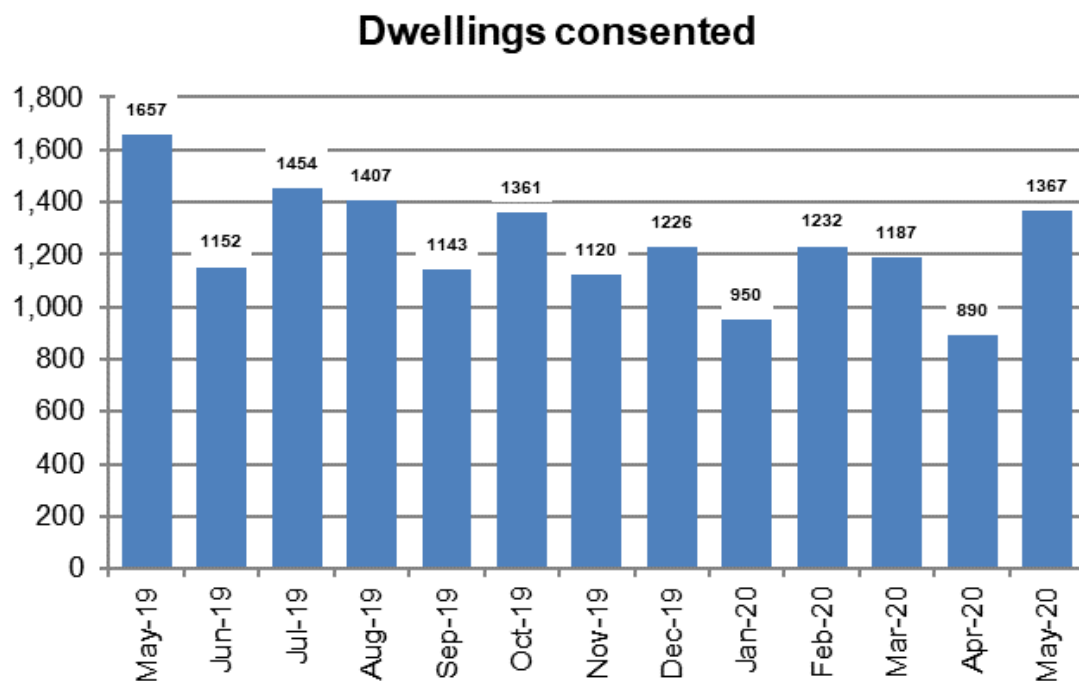
2. Highlights

- 1,367 dwellings were consented in May 2020.
- In the year ending May 2020, 14,489 dwellings were consented in the region.
- 40 per cent of new dwellings consented in May 2020 were houses, 28 per cent were apartments and 31 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 26 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in May 2020.
- 1,291 dwellings consented in May 2020 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 32 per cent of dwellings consented were inside the 1,500m walking catchments of the rapid transport network in May 2020.
- 691 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in May 2020.
- In the year ending May 2020, 14,107 dwellings had a CCC issued.
- 678 new residential parcels under 5,000m² were created in June 2020.
- In the past 12 months, 7,692 new residential parcels under 5,000m² were created – an average of 641 each month.
- In June 2020, 702 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in April 2020 were 156.
- 28 per cent of residential properties sold in Auckland were purchased by first home owners in May 2020.
- 803 public housing applications have been housed in the March quarter 2020.

3. Dwellings consented

In May 2020, 1,367 dwelling consents were issued, which saw 14,489 consents issued for the past 12 months.

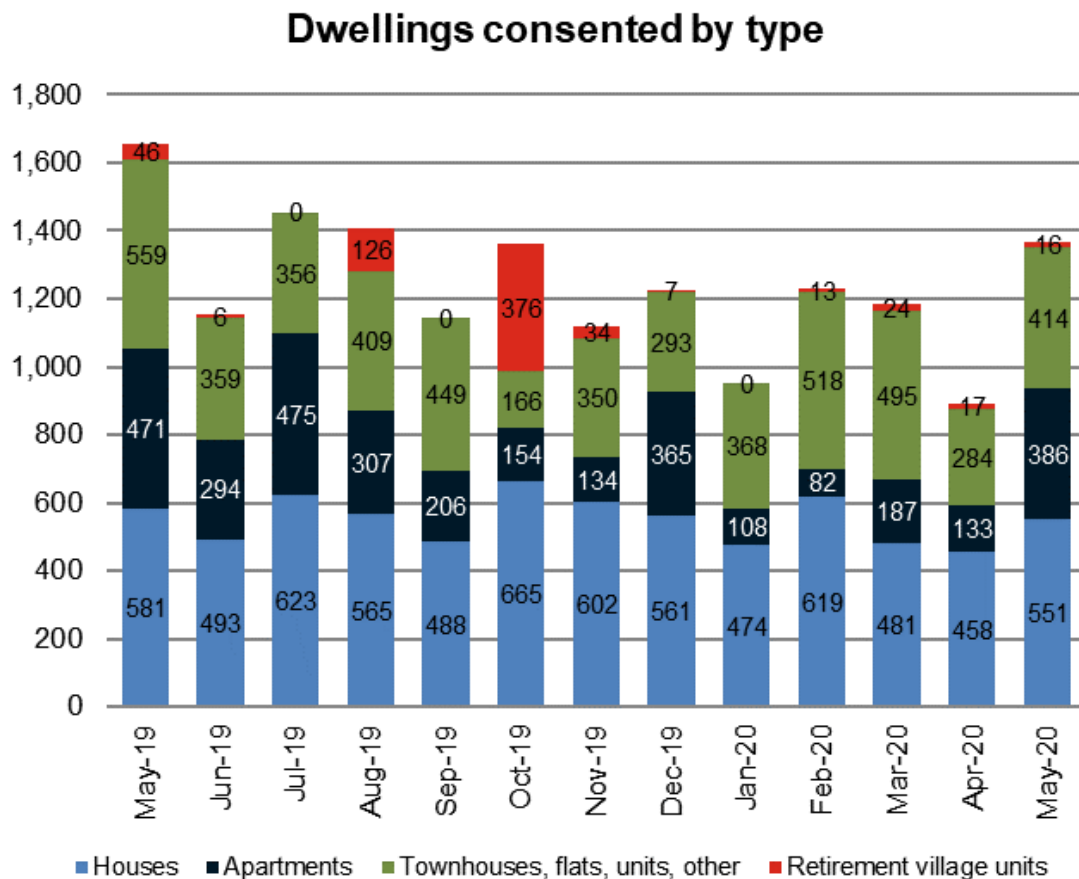
May 19	Feb 20	Mar 20	Apr 20	May 20
1,657	1,232	1,187	890	1,367



Data source: [Statistics New Zealand](#)

4. Dwellings consented by type

Of all the dwellings consented in May 2020, 551 were houses, 386 were apartments, and 430 were townhouses, flats, units, retirement village units or other types of attached dwellings.



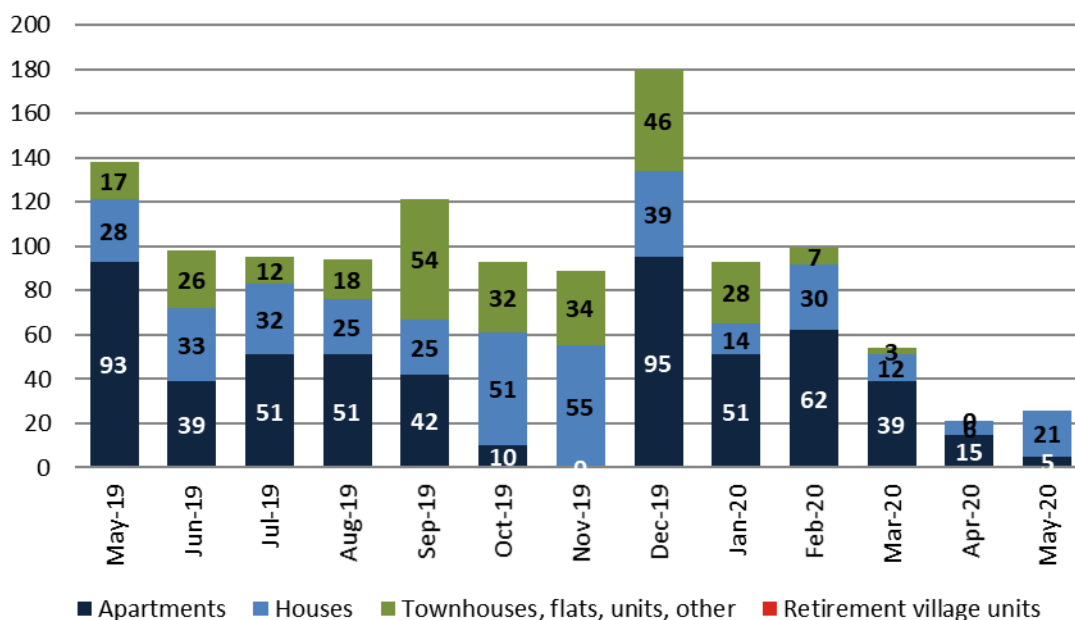
Data source: [Statistics New Zealand](#)

5. Dwellings consented on Kāinga Ora or Tāmaki Regeneration Company owned land

In May 2020, 26 dwellings (two per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 5 apartment units, 21 houses and 0 townhouses, flats, and other attached dwelling types.

	May 19	Feb 20	Mar 20	Apr 20	May 20
Number of KO/TRC dwellings consented	217	120	58	24	26
Percentage of total dwellings consented	14%	10%	5%	3%	2%

Dwellings consented by type

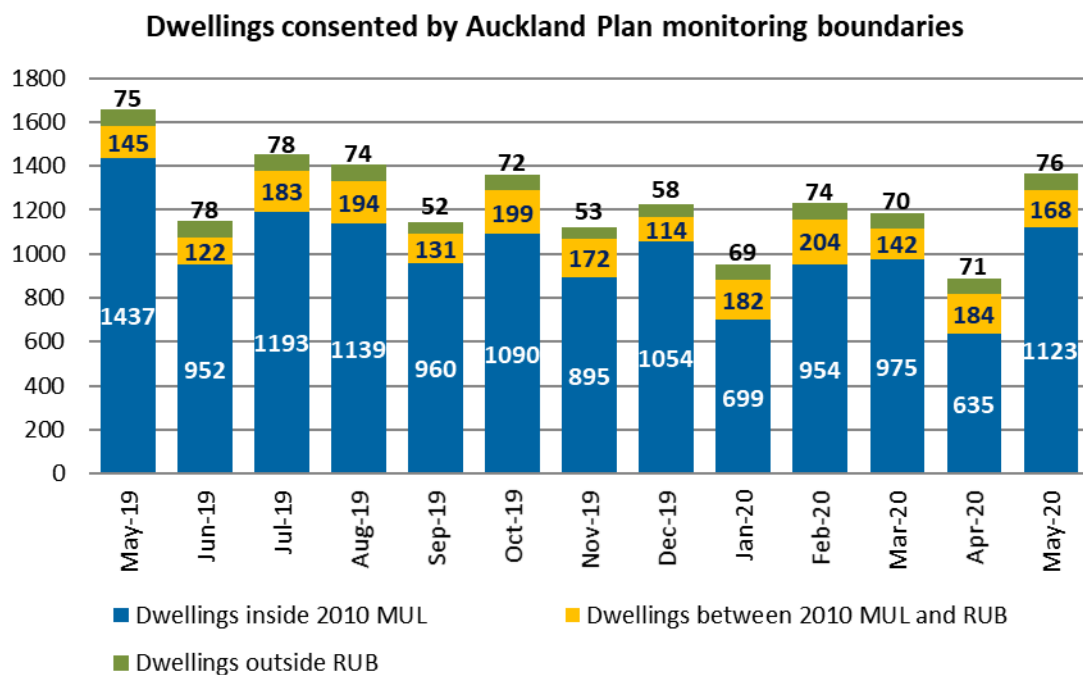


Data sources: [Statistics New Zealand](#) and [Auckland Council](#)

6. Dwellings consented by Auckland Plan monitoring boundaries

In May 2020, 1,124 dwellings consented were inside 2010 MUL and a total of 1,293 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	May 19	Feb 20	Mar 20	Apr 20	May 20
Inside 2010 MUL	1,437	954	975	635	1,123
Between 2010 MUL and RUB	145	204	142	184	168
Outside RUB	75	74	70	71	76



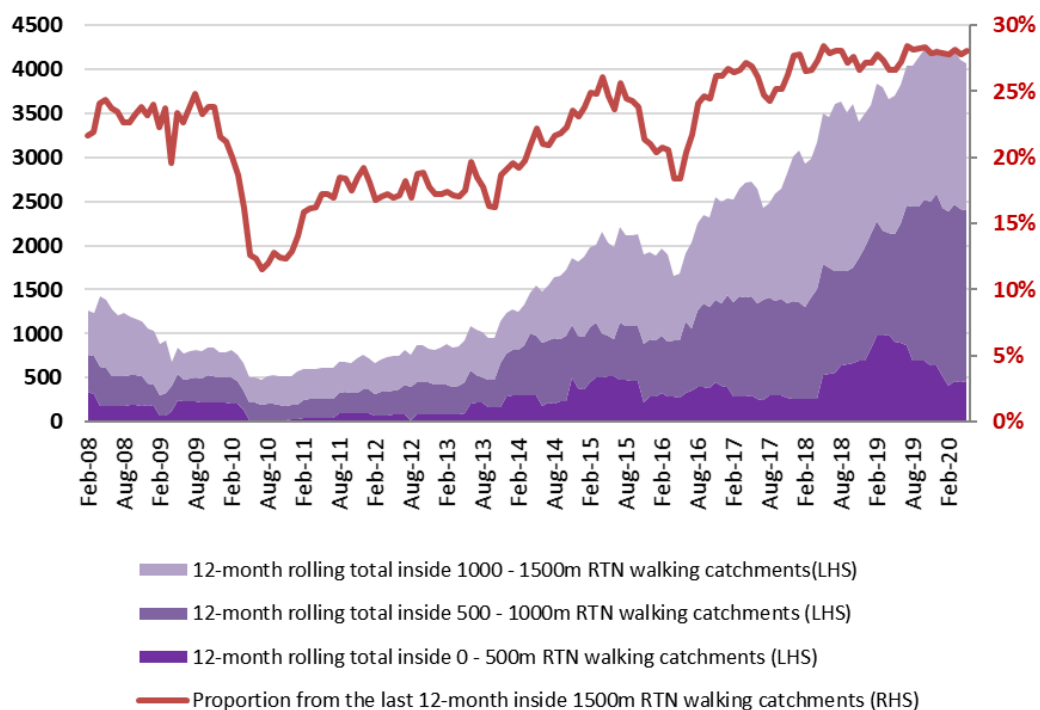
Data source: [Statistics New Zealand](#)

7. Dwellings consented along the rapid transport network

In May 2020, 440 dwellings (32 per cent of total dwellings consented) were consented inside the rapid transport network's (RTN) 1500m walking catchments. In the last 12 months, 4,067 dwellings were consented inside the 1500m RTN walking catchments.

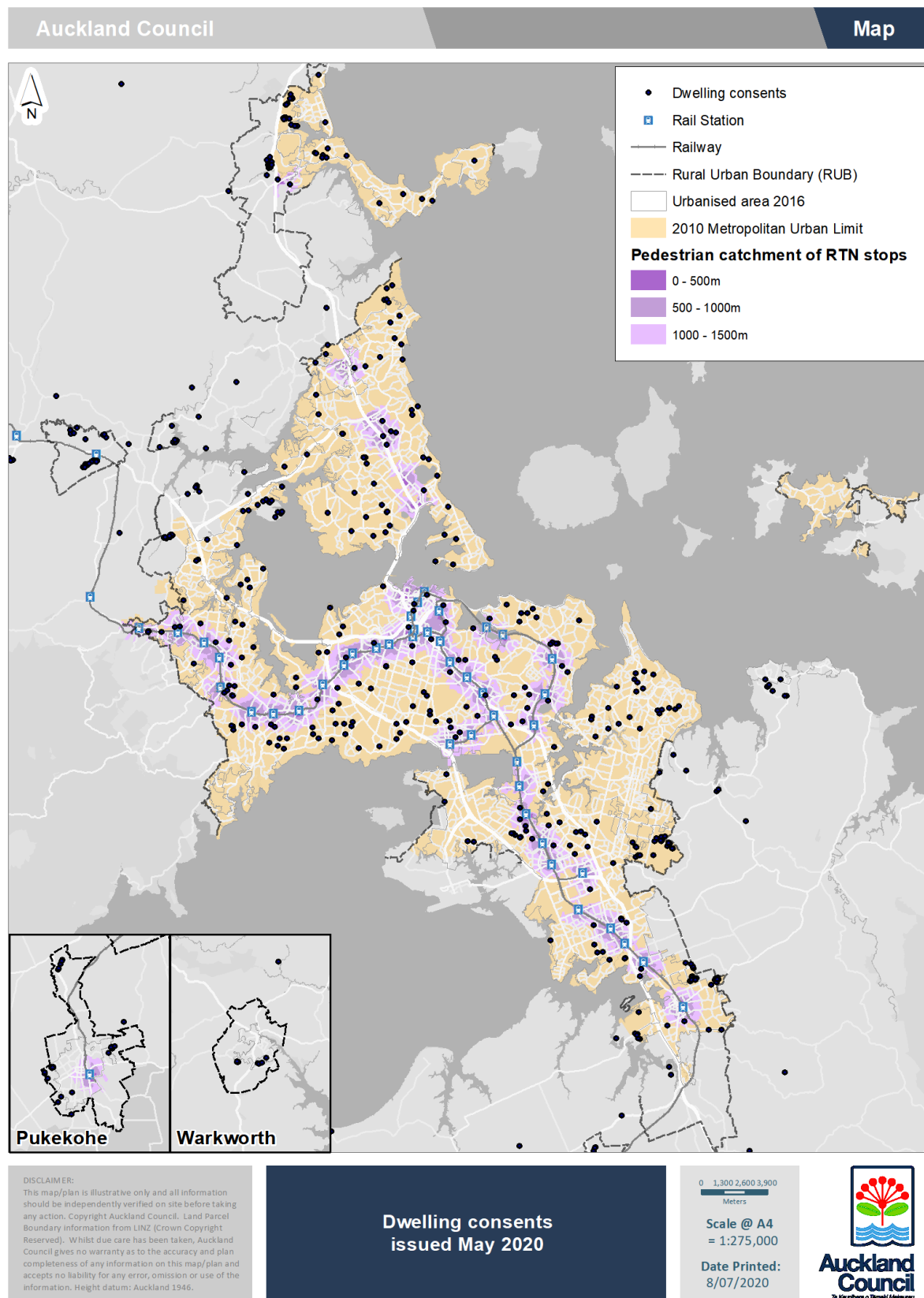
	May 19	Feb 20	Mar 20	Apr 20	May 20
Dwellings consented inside the 1500m RTN walking catchments	478	281	303	127	440
Percentage of total dwellings consented	29%	23%	26%	14%	32%
12-month rolling total inside RTN walking catchments	3,699	4,131	4,208	4,105	4,067
Proportion from the last 12-month inside RTN walking catchments	27%	28%	28%	28%	28%

Dwellings consented inside 1500m RTN walking catchments



Data sources: Statistics New Zealand and Auckland Council

Spatial distribution of dwelling consents

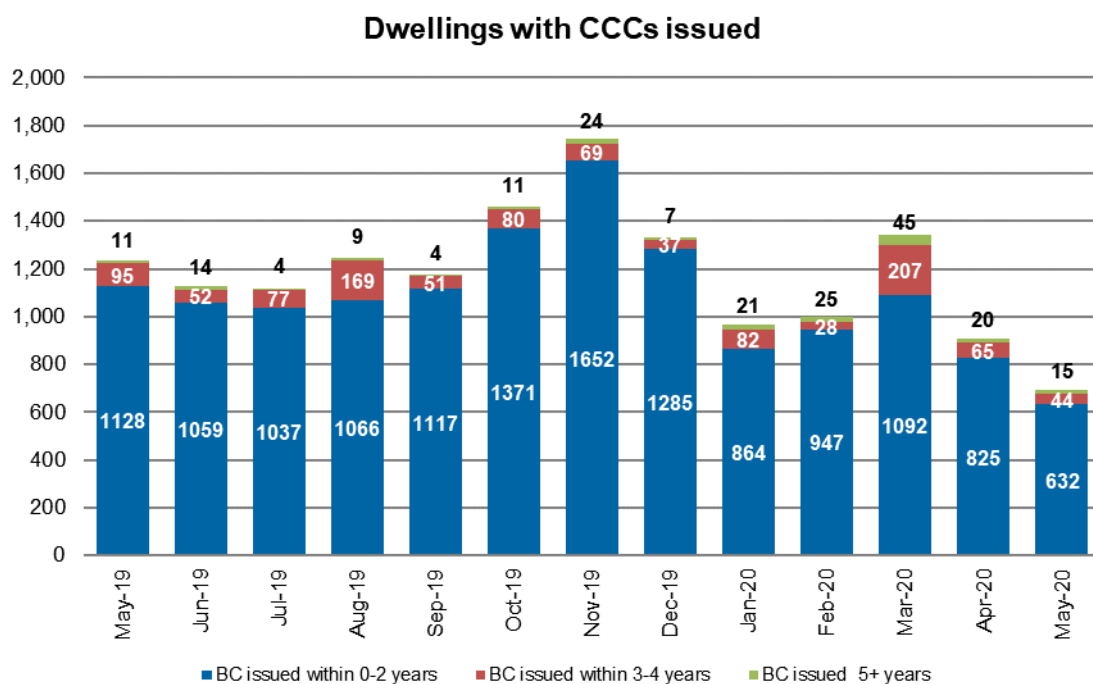


Data sources: Statistics New Zealand and Auckland Council

8. Dwellings with CCCs issued (completions)

691 dwelling units had received CCCs in May 2020. 90 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	May 19	Feb 20	Mar 20	Apr 20	May 20
0-2 years	1,128	947	1092	825	632
3-4 years	95	28	207	65	44
4+ years	11	25	45	20	15

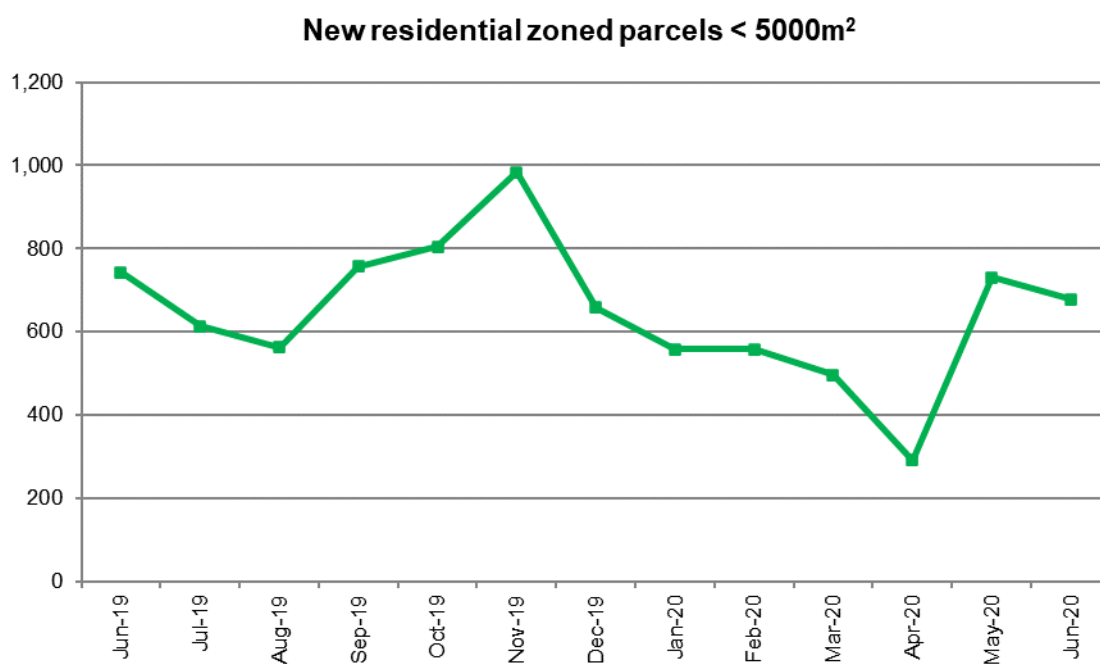


Data source: Auckland Council

9. Residential parcels created

In June 2020, the total number of residential parcels under 5000m² created was 678.

Parcel size category	Jun 19	Mar 20	Apr 20	May 20	Jun 20
Less than 1000 m ²	695	462	274	700	640
1000 m ² to 1999 m ²	25	22	10	16	25
2000 m ² to 2999 m ²	12	9	2	6	7
3000 m ² to 3999 m ²	7	1	4	6	4
4000 m ² to 4999 m ²	4	2	2	2	2
Total number of residential parcels < 5000m²	743	496	292	730	678

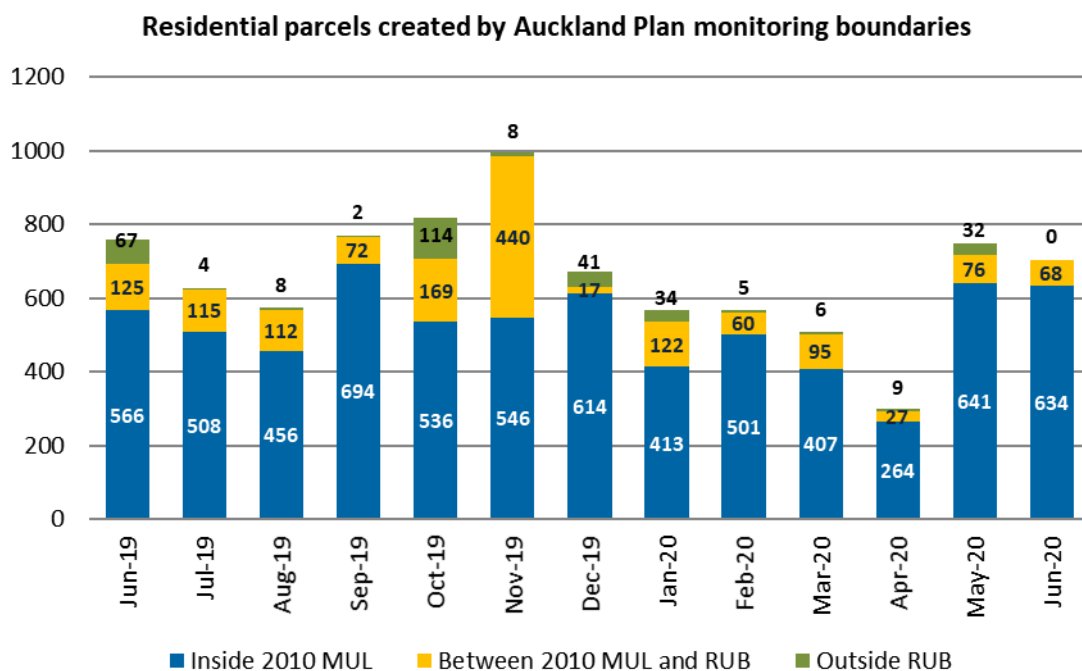


Data source: RIMU and Land information New Zealand

10. Residential parcels by Auckland Plan monitoring boundaries

634 of new residential parcels of all sizes created in June 2020 were inside 2010 MUL and a total of 702 new residential parcels were inside the RUB.

	Jun 19	Mar 20	Apr 20	May 20	Jun 20
Inside 2010 MUL	566	407	264	641	634
Between 2010 MUL and RUB	125	95	27	76	68
Outside RUB	67	6	9	32	0

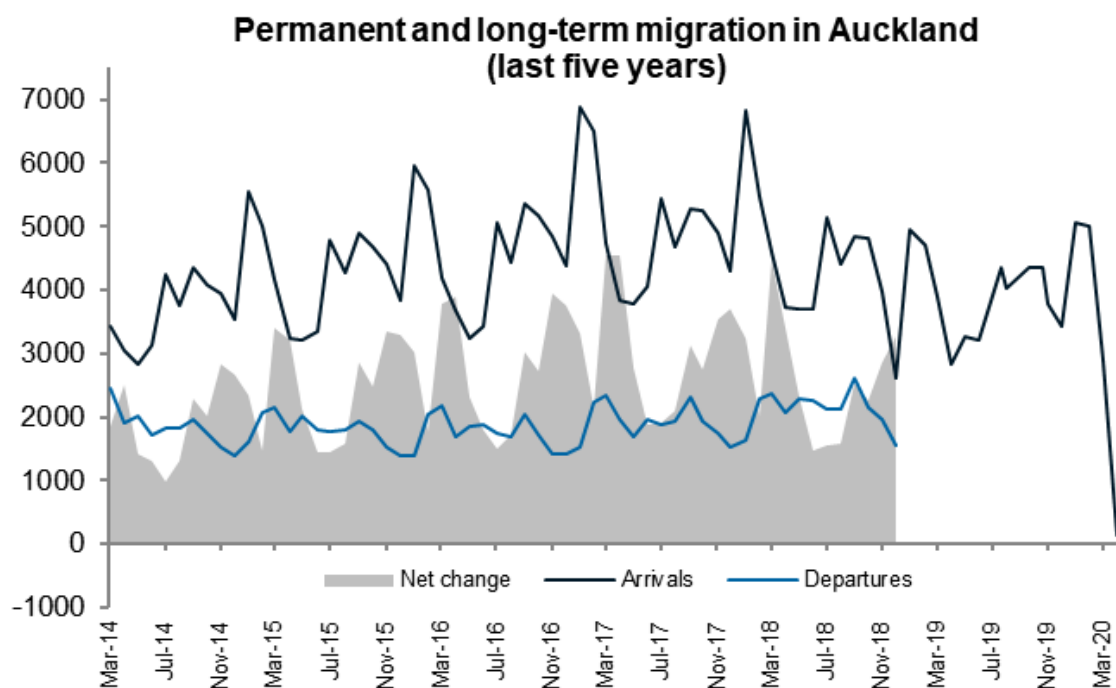


Data source: RIMU and Land Information New Zealand

11. Permanent and long-term migration

Long-term arrival number in April 2020 was 2,889. Net migration to Auckland data was not available because the requirement for passengers to complete departure cards stopped in November 2018. A new methodology was developed by Statistics New Zealand, however, no regional output was released at the time this monitoring report was produced.

Month	Apr 19	Jan 20	Feb 20	Mar 20	Apr 20
Arrivals	2,820	5,059	4,996	2,889	156
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A



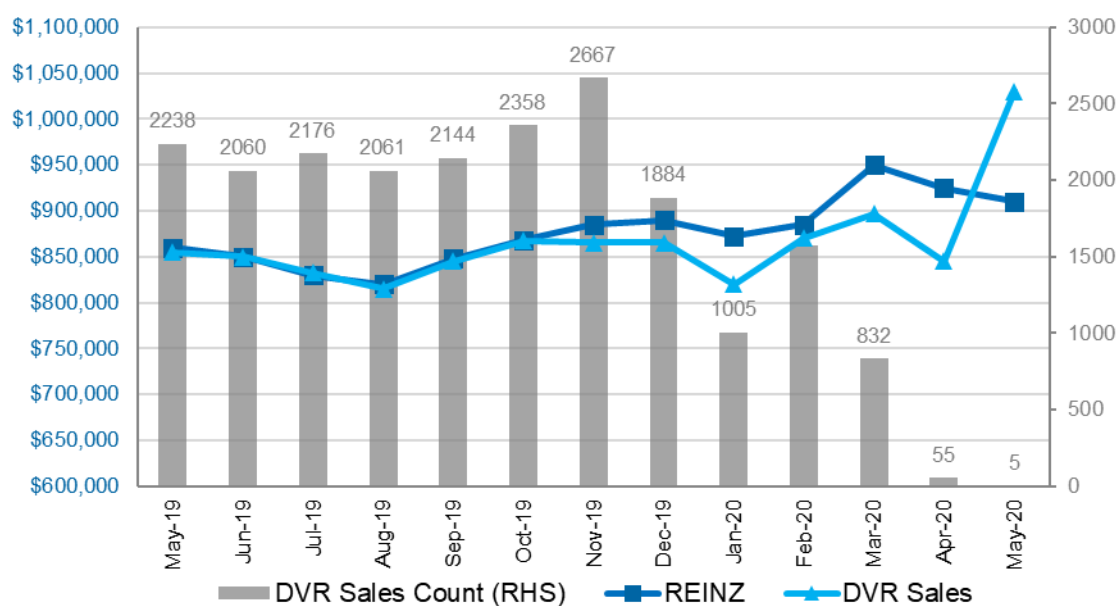
Data source: [Statistics New Zealand](#)

12. Median residential sales price

The median residential sales price from REINZ in May 2020 was \$910,000. The District Valuation Roll (DVR) median sales price in May 2020 was \$1,030,000.

Data source	May 19	Feb 20	Mar 20	Apr 20	May 20
REINZ	\$860,000	\$885,000	\$950,000	\$925,000	\$910,000
DVR sales ¹	\$855,000	\$870,000	\$897,000	\$845,000	\$1,030,000
Count of DVR sales	2,238	1,572	832	55	5

Median residential sale price



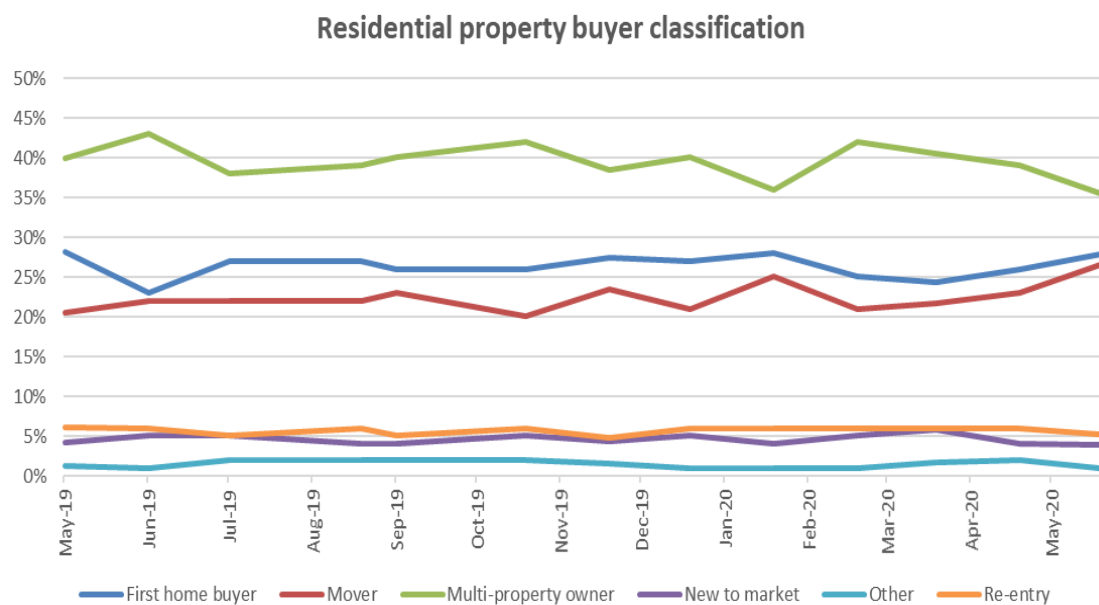
Data source: Real Estate Institute of New Zealand and Auckland Council

¹ Back data has been updated to reflect the latest sales records captured in council's District Valuation Roll database. Although conveyancers are required to inform council within 30 days after transactions have occurred, the monitoring team has identified the reporting process has not been thoroughly implemented. It should be noted that there is no penalty if a conveyancer fails to report to council within the 30-day period. As a result, the reporting lag varies from as short as one working day to as long as six months

13. Residential property buyer classification

In May 2020, 28 per cent of residential properties sold in Auckland were purchased by first homeowners, 27 per cent were purchased by movers and 36 per cent were purchased by multi-property owners.

Buyer classification	May 19	Feb 20	Mar 20	Apr 20	May 20
First home buyer	28%	25%	24%	26%	28%
Mover	20%	21%	22%	23%	27%
Multi-property owner	40%	42%	41%	39%	36%
New to market	4%	5%	6%	4%	4%
Other	1%	1%	2%	2%	1%
Re-entry	6%	6%	6%	6%	5%



Data source: CoreLogic NZ

14. Public housing in Auckland²

This section provides an overview of public housing demand and supply in Auckland region. These data are collected and distributed by the Ministry of Housing and Urban Development on a quarterly basis. In the March quarter 2020, 803 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	March quarter 2019	June quarter 2019	September quarter 2019	December quarter 2019	March quarter 2020
Public housing stock	31,452	32,184	32,326	32,872	33,007
Public housing register - housing register (top row) and transfer register (bottom row)	4,846	4,846	5,257	5,455	6,086
	1,170	1,170	1,313	1,413	1,518
Public housing register – applications housed	719	719	1,027	1,023	803

Data source: Ministry of Housing and Urban Development

² Public housing data are extracted from the Public Housing in Auckland Region factsheets. Detailed monthly and quarterly information can be found on the Ministry of Housing and Urban Development's website.
<https://www.hud.govt.nz/community-and-public-housing/follow-our-progress/>

15. Notes on data and analysis

Dwellings consented and dwellings consented by type

Monthly building consent information is sourced from Statistics New Zealand's InfoShare online portal, which includes counts of number of new dwellings consented, by type of dwelling.

Dwellings consented by Auckland Plan monitoring boundaries

Monthly data for individual building consents is supplied by Statistics New Zealand and mapped to properties by RIMU. This data is then analysed against its location relevant to the Auckland Plan monitoring boundaries, namely the 2010 Metropolitan Urban Limit (MUL) and the Rural Urban Boundary (RUB).

Dwellings with CCCs issued (completions)

Monthly building consent completions data is supplied by Auckland Council Building Control. The data shows the total number of dwelling units which have had Code Compliance Certificate (CCC) issued in that month. This gives an estimation of the number of dwellings being "completed", or "released to the market".

Residential parcels created and residential parcels created inside the 2010 Metropolitan Urban Limit and the Rural Urban Boundary

Parcel data is sourced from Land Information New Zealand (LINZ). A new dataset is downloaded from the LINZ Data Service by RIMU monthly. A list of parcels created in the previous month is also downloaded; this is used to extract new parcels created in the previous month. The new parcels created data is then analysed for size, the Auckland Unitary Plan (decisions version) zone it falls in and its location relevant to the 2010 MUL and the RUB.

Permanent and long-term migration

Migration data is sourced from Statistics New Zealand's InfoShare online portal; arrivals, departures and net change are estimated for Auckland.

Median residential sales price

The Real Estate Institute of New Zealand (REINZ) produces monthly statistics on the median house price sales for Auckland from data provided to it by its members. This data is available on the REINZ website.

Public housing supply

Public houses are properties owned or leased by Kāinga Ora and registered Community Housing Providers (CHPs) that can be tenanted by people who are eligible for public housing. (definition extracted from Ministry of Housing and Urban Development 2019, Public Housing in Auckland Region factsheet September 2019, page 1.

<https://www.hud.govt.nz/assets/Community-and-Public-Housing/Follow-our-progress/September-2019/Housing-regional-factsheets-September-2019/67824a28bb/Housing-regional-Factsheets-September-2019-Auckland.pdf>)

Public Housing Register

The Public Housing Register is comprised of a Housing Register and a Transfer Register. The Housing Register is prioritised by need and consists of public housing applicants who have been assessed as being eligible. The Transfer Register is made up of people already in public housing, but who have requested and are eligible for a transfer to another property. (definition extracted from Ministry of Housing and Urban Development 2019, Public Housing in Auckland factsheet September 2019, page 3.

<https://www.hud.govt.nz/assets/Community-and-Public-Housing/Follow-our-progress/September-2019/Housing-regional-factsheets-September-2019/67824a28bb/Housing-regional-Factsheets-September-2019-Auckland.pdf>)

Find out more: phone 09 301 0101,
email rimu@aucklandcouncil.govt.nz or visit
aucklandcouncil.govt.nz and knowledgeauckland.org.nz