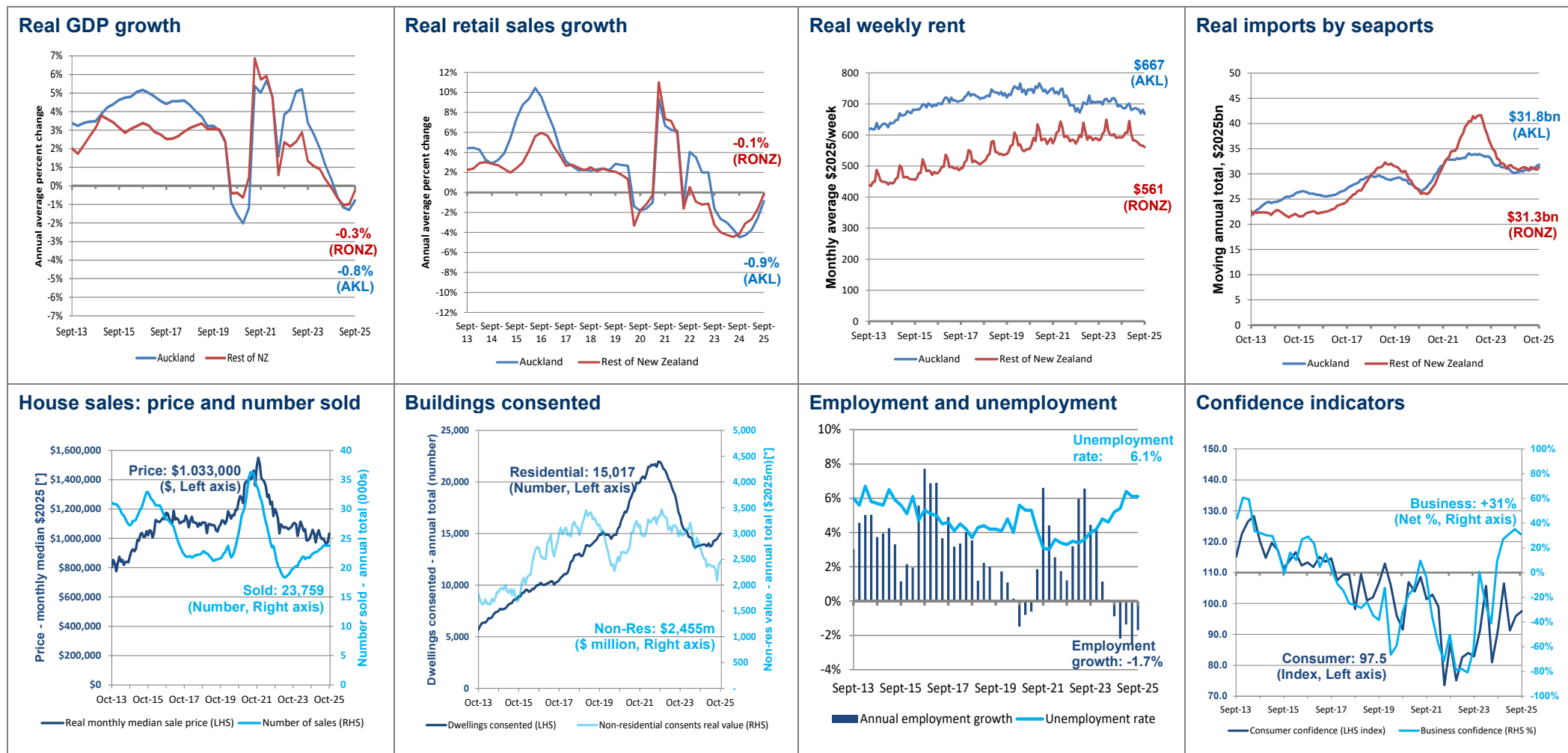


Auckland Economic Update – December 2025

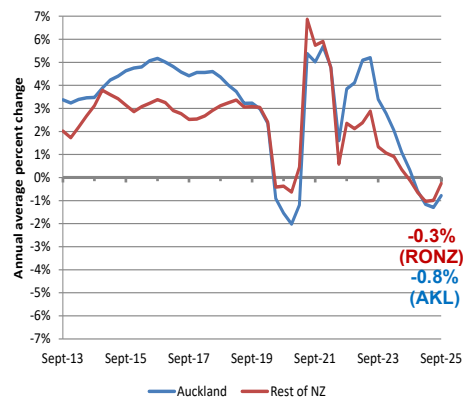


Note: Data is the latest available as at the start of the month, and is for the Auckland region, unless otherwise stated. This is a summary page only. All data sources and technical notes are provided on the next two pages.

Disclaimer: The information in this document is provided in good faith, however, Auckland Council disclaims any liability whatsoever in connection with any action taken in reliance of this document, for any error, deficiency, flaw or omission contained in it.

All enquiries please contact the author Ross Wilson, Economic Analyst, Strategic Advice and Research Unit: Ross.wilson@aucklandcouncil.govt.nz

Real GDP growth



Auckland's real* Gross Domestic Product (GDP) for the year ended September 2025 was 0.8% lower than for the year ended September 2024; in the rest of New Zealand, the annual change was 0.3% fall (see notes). Both growth rates were: slightly above recent quarters (but still slightly negative); below most of 2021 to 2024; similar to their 2020 (Covid) troughs; below 2010 to 2019.

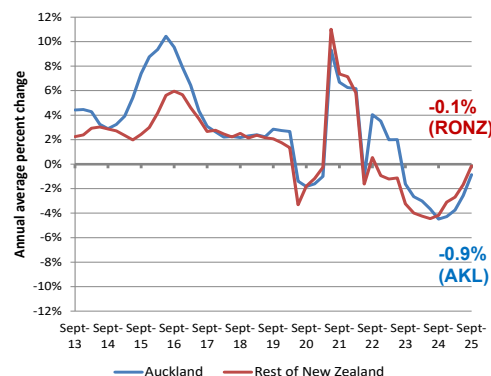
* Real GDP refers to GDP in constant 2024 dollars, to remove inflation.

Lockdowns due to Covid-19 affect results for 2020 onwards. Covid-19 lockdown level 3 began on 23 March 2020.

Latest and historical real GDP figures are modelled estimates, and subject to revision.

Source: Infometrics, Regional Economic Profile/Quarterly Economic Monitor.

Real retail sales growth



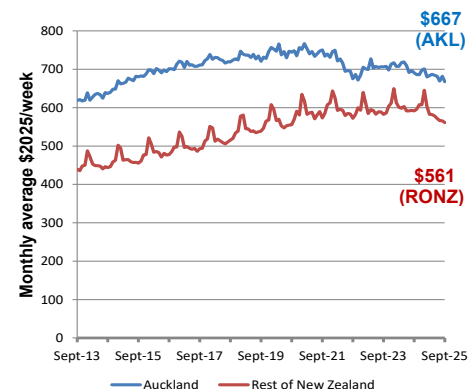
Real* retail sales for the year ended September 2025 were 0.9% lower than for the year ended September 2024; in the rest of New Zealand, the annual change was a 0.1% fall. Both growth rates continued the improvements of the last several months, in contrast to the falls from 2021 to 2024. They are still slightly negative despite population increases, so not yet returned to the pre-Covid levels of at least 2%.

* Real retail sales have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI), to remove inflation.

Note: These figures exclude non-retail activity captured elsewhere in the retail sales survey.

Source: Stats NZ, Retail Sales (quarterly); Stats NZ, CPI (quarterly); Auckland Council calculations.

Real weekly rent



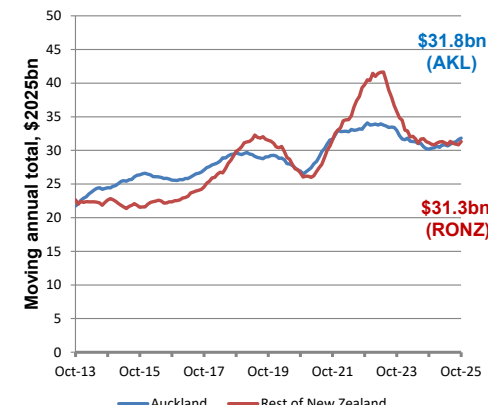
The average weekly rent for the month of September 2025 was \$667 (in real* dollars: similar to the last three months; 3% below a year ago; the same as ten years ago). For the rest of New Zealand, the figure was \$561: steadily falling since January 2025 (and highly seasonal); 5% below a year ago; the lowest figure since 2020. "Real rent" changes are relative to CPI inflation, so a similar "real" level means rents rose at a similar rate to inflation.

* Real rents have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI), to remove inflation.

Note: Dwelling size and quality may vary over time. Rent is for new rental bonds lodged each month with Ministry of Business, Innovation and Employment, for housing tenancies with private sector landlords (so excludes state housing). Data covers only new bonds, so excludes existing leases from earlier periods whose rent has not changed, or has changed but with no revision to the bond. It also excludes new leases where no bond is lodged. Data is subject to minor revisions.

Source: Ministry of Business, Innovation and Employment, Regional Rental Prices (monthly); Stats NZ, CPI (quarterly); Auckland Council calculations.

Real imports by seaports



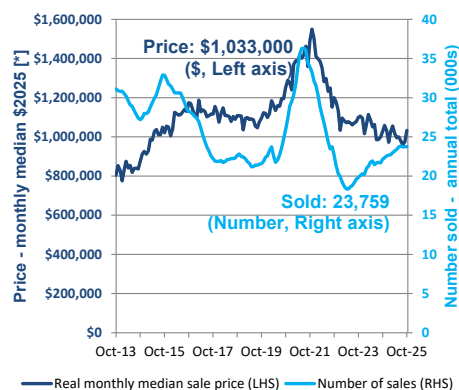
The real* value of imports by Auckland seaports for the year ended October 2025 was \$31.8 billion: gradually rising 5.4% over the last year, still 6% below April 2023, but 20% higher than the 2020 Covid trough. For the rest of New Zealand, the figure was \$31.3 billion: similar to the last year and a half, 20% above the 2020 trough, and 25% lower than their 2023 post-Covid rebound peak. From 2024 on, import values for Auckland were similar to the rest of New Zealand.

* Real import values have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI) for tradables, to remove inflation

Note: Import values are cost including freight (CIF). Auckland seaports consist of Port of Auckland on the Waitemata Harbour near the CBD, and Port of Onehunga on the Manukau Harbour (domestic only, no imports); both are owned by Ports of Auckland Limited (POAL).

Source: Stats NZ, Overseas Cargo Statistics-imports-value \$ CIF (monthly); Stats NZ, CPI Tradables (quarterly); Auckland Council calculations.

House sales: price and number sold



The median (not average) sale price of houses sold in Auckland in the month of October 2025 was \$1,033,000 (in real* dollars: slightly above the last six months; similar to October 2024; 33% below 2021's all-time peak; 1% below October 2015).

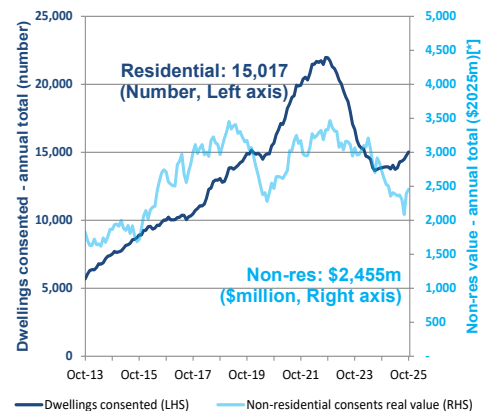
The total number of houses sold in Auckland in the year ended October 2025 was 23,759: similar to recent months; trending up since the May 2023 trough; slightly above 2017-2019; 35% below the July 2021 peak.

* 'Real' prices for previous months are calculated by inflating previous quarters' dollars to the latest quarter's equivalent dollars, using the quarterly consumer price index (CPI).

Notes: The data for 'houses' covers actual sales during the period. Size and quality may vary over time. 'Houses' includes all dwelling types (eg apartments and flats), not just free-standing houses, but excludes sales of undeveloped land. 'Price' is real* actual sale price (not just listed). REINZ revises recent data each month for numbers sold (usually slightly upwards) and prices.

Source: Real Estate Institute of New Zealand (REINZ), Monthly Property Report (monthly – from website); Stats NZ, CPI (quarterly); Auckland Council calculations.

Buildings consented



The total number of new dwellings consented in Auckland in the year ended October 2025 was 15,017: rising continuously since April; 8% above a year ago; 32% below the September 2022 peak; 1% below the 2019 pre-Covid peak.

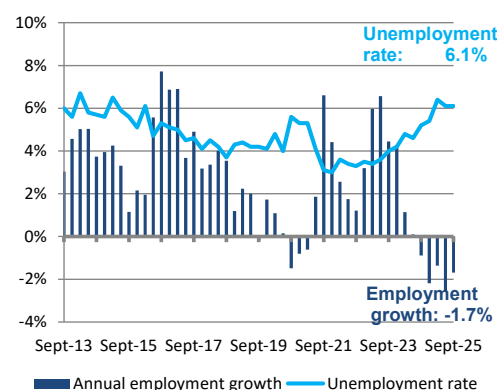
The real* value of new non-residential buildings consented in Auckland in the year ended October 2025 was \$2,455 million: 3% above September; slightly above most of 2025; 10% below a year ago; 29% below the 2022 and 2019 peaks; 8% above the 2020 trough.

* 'Real' values for previous months have been calculated by inflating previous quarters' dollars to the latest quarter's equivalent dollars, using the capital goods price index (CGPI) for non-residential buildings

Note: Projects consented are not necessarily commenced or completed. "New" refers to new buildings (i.e. excludes alterations and additions). Residential number is new dwellings consented, which will exceed new residential buildings as some buildings have multiple dwellings; similarly, it will differ from new residential building consents issued, as some consents are for multiple buildings.

Source: Stats NZ, Building Consents (monthly); Stats NZ, CGPI (quarterly); Auckland Council calculations.

Employment and unemployment



The number of people employed in Auckland in the quarter ended September 2025 was 1.7% lower than in September 2024 quarter: the fifth quarter in a row of negative annual growth rates despite population growth; among the worst since 2009-2010 following the GFC.

The unemployment rate in Auckland in the September 2025 quarter was 6.1%: similar to June and March, double the 2021 trough, slightly above the 2020-2021 Covid lockdown peaks, similar to most of 2011 to 2015.

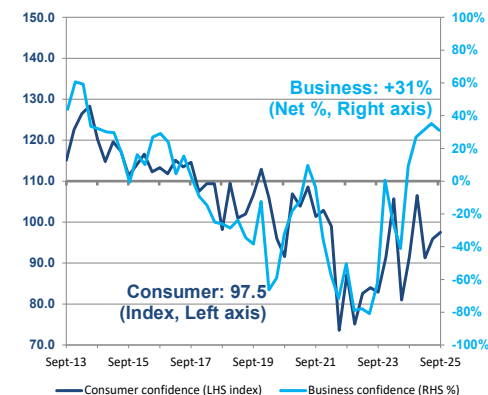
Note: Covid-19 lockdowns began on 23 March 2020, plus wage subsidies, which both affect official employment and unemployment.

Employment data is rebased by Stats NZ each quarter to match latest revisions of historic population estimates.

Both datasets are from a survey (HLFS) so are subject to error margins. Respondents define their own employment status. The survey covers all people aged 15+, so includes school pupils 15+ and people over 65, who might or might not have - or be actively seeking - a job.

Source: Stats NZ, Household Labour Force Survey (HLFS) (quarterly).

Confidence indicators



The Westpac McDermott Miller Consumer Confidence Index for the September 2025 quarter was 97.5: above most of 2022-2025 and mid-2020, but below most of 2009-2021.

The NZIER QSBO in Auckland for the September 2025 quarter showed a net 31% of businesses expecting the general business situation to improve over the next three months: similar to the last three quarters, well above pre-Covid levels, but "improve" can include "be bad, but less bad than currently".

Note: Left axis is for CCI (consumers: index). For the CCI, a score of greater than 100 shows more optimism than pessimism. Re-scaled 18/9/2024.

Right axis is for QSBO (businesses: net %). The QSBO calculates a net figure as (% of businesses expecting an improvement) minus (% expecting a worsening). QSBO data used here is not the seasonally adjusted version.

Source: Westpac McDermott Miller, Regional Consumer Confidence Index (CCI) (quarterly – published, but proprietary); New Zealand Institute of Economic Research (NZIER), Quarterly Survey of Business Opinion (QSBO) (quarterly – by subscription).