



Auckland Monthly Housing Update

Land Use Research and Evaluation Team

Strategic Advice and Research Unit

Policy Department

June 2025. Revised October 2025

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Strategic Advice
and Research

SARU



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Revision note

This report was revised in October 2025 due to an error in the processing of February 2025 building consents data. Twenty-nine dwellings were omitted in error during the running of the analysis.

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1 Summary

The *Auckland Monthly Housing Update*, prepared by Auckland Council's Land Use Research and Evaluation Team, collates significant Auckland housing related statistics including:

- 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
- public housing supply and demand in Auckland.

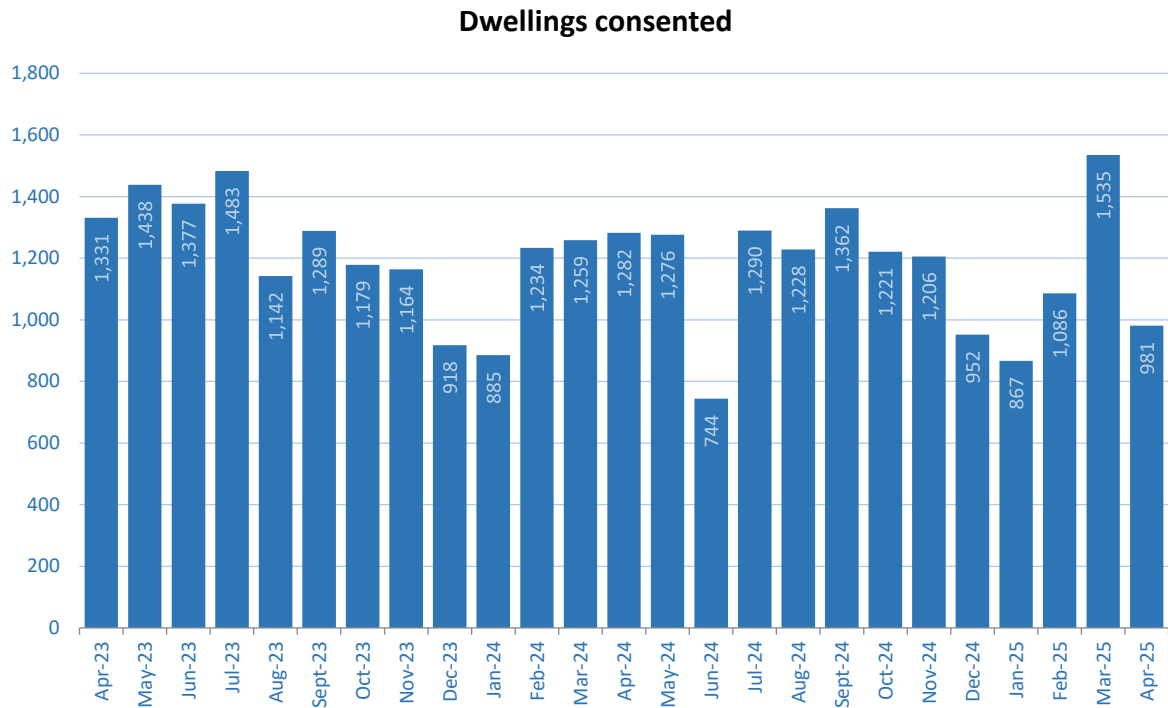
2 Highlights

- 981 dwellings were consented in April 2025.
- In the year ending April 2025, 13,748 dwellings were consented in the region.
- 34 per cent of new dwellings consented in April 2025 were houses, 2 per cent were apartments and 64 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 28 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in April 2025.
- 910 dwellings consented in April 2025 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 20 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in April 2025.
- 108 dwellings were consented on properties overlapping hazard zones in April 2025, accounting for 11 per cent of total dwellings consented. Over the past 12 months, 14 per cent of new dwellings were consented on properties overlapping a hazard zone.
- 1256 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in April 2025.
- In the year ending April 2025, 15,917 dwellings had a CCC issued.
- 1449 new residential parcels under 5000m² were created in May 2025.
- In the past 12 months, 14,376 new residential parcels under 5000m² were created – an average of 1198 each month.
- In May 2025, 1462 new residential parcels of all sizes were created.
- Long-term arrivals in April 2025 were 3750.
- 1116 public housing applications have been housed in the March quarter 2025.

3 Dwellings Consented

In April 2025, 981 dwelling consents were issued, which saw 13,748 consents issued for the past 12 months.

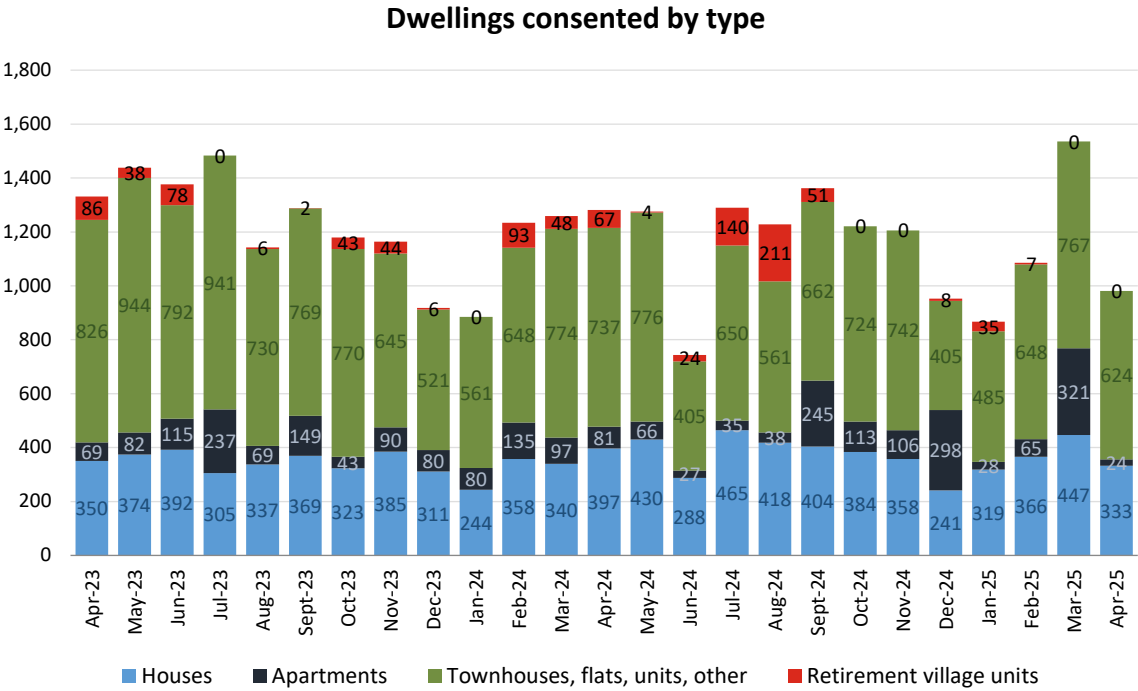
Apr 24	Jan 25	Feb 25	Mar 25	Apr 25
1282	867	1086	1535	981



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in April 2025, 333 were houses, 24 were apartments, and 624 were townhouses, flats, units, retirement village units or other types of attached dwellings.



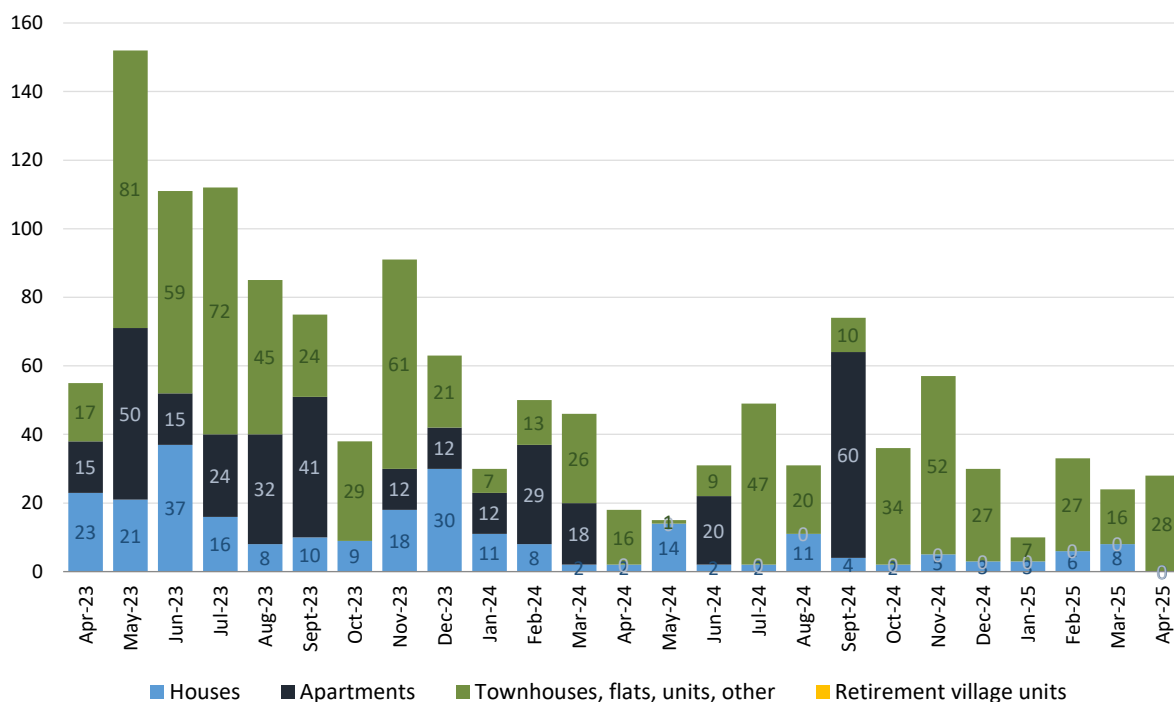
Data source: Statistics New Zealand

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

In April 2025, 28 dwellings (3 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 28 townhouses, flats, and other attached dwelling types.

	Apr 24	Jan 25	Feb 25	Mar 25	Apr 25
Number of KO/TRC dwellings consented	18	10	33	24	28
Percentage of total dwellings consented	1%	1%	3%	2%	3%

Dwellings consented by type (KO/TRC land)

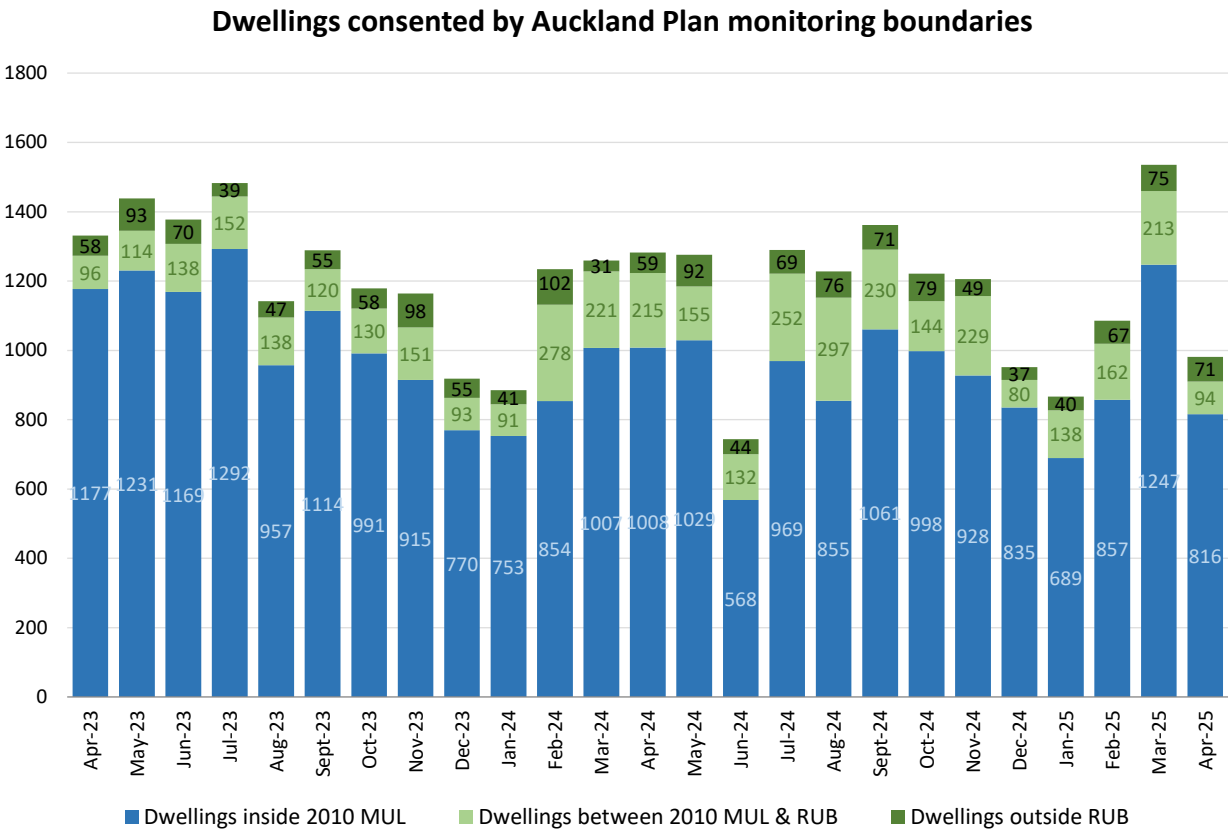


Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In April 2025, 816 dwellings consented were inside the 2010 MUL and a total of 910 dwellings consented were inside the RUB. Over the past 12 months, 93 per cent of the dwellings were consented inside the RUB.

	Apr 24	Jan 25	Feb 25	Mar 25	Apr 25
Inside 2010 MUL	1008	689	857	1247	816
Between 2010 MUL and RUB	215	138	162	213	94
Outside RUB	59	40	67	75	71



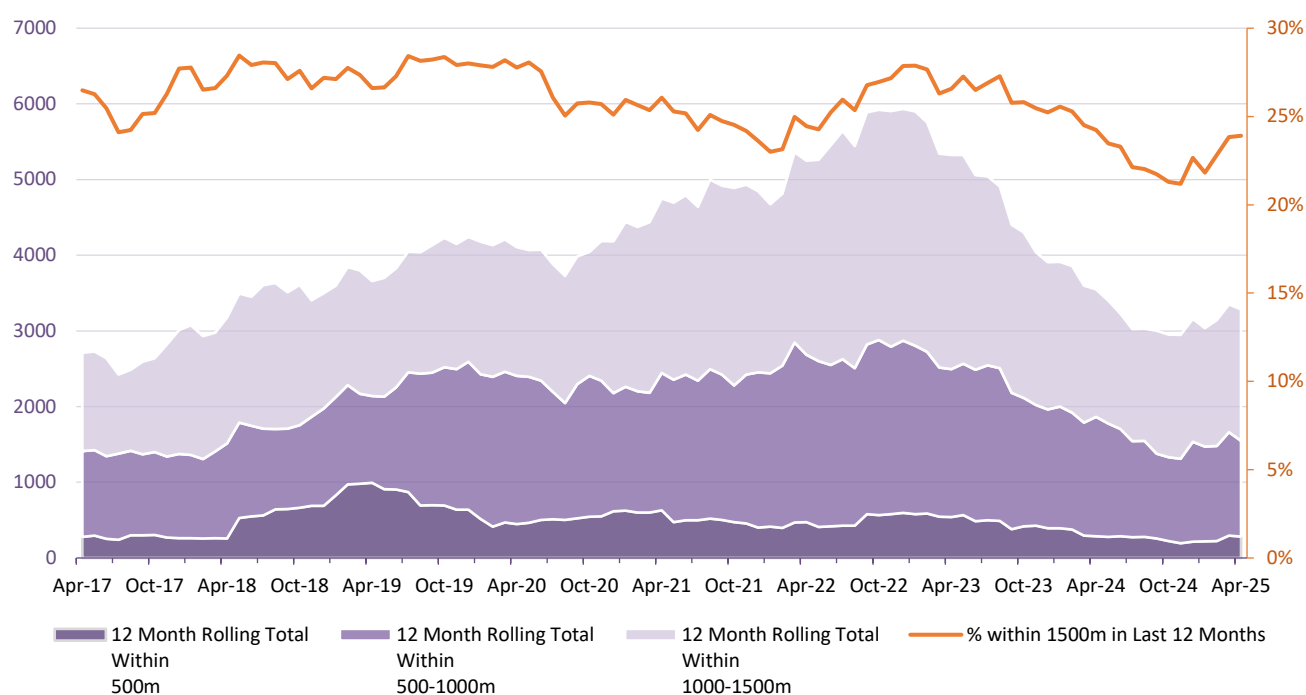
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In April 2025, 199 dwellings (20 per cent of total dwellings consented) were consented inside the rapid transit network's (RTN) 1500m walking catchments. In the last 12 months, 3280 dwellings were consented inside the 1500m RTN walking catchments.

	Apr 24	Jan 25	Feb 25	Mar 25	Apr 25
Dwellings consented inside the 1500m RTN walking catchments	260	185	261	449	199
Percentage of total dwellings consented	20%	21%	24%	29%	20%
12-month rolling total inside RTN walking catchments	3550	3037	3144	3348	3287
Proportion from the last 12-month inside RTN walking catchments	24%	22%	23%	24%	24%

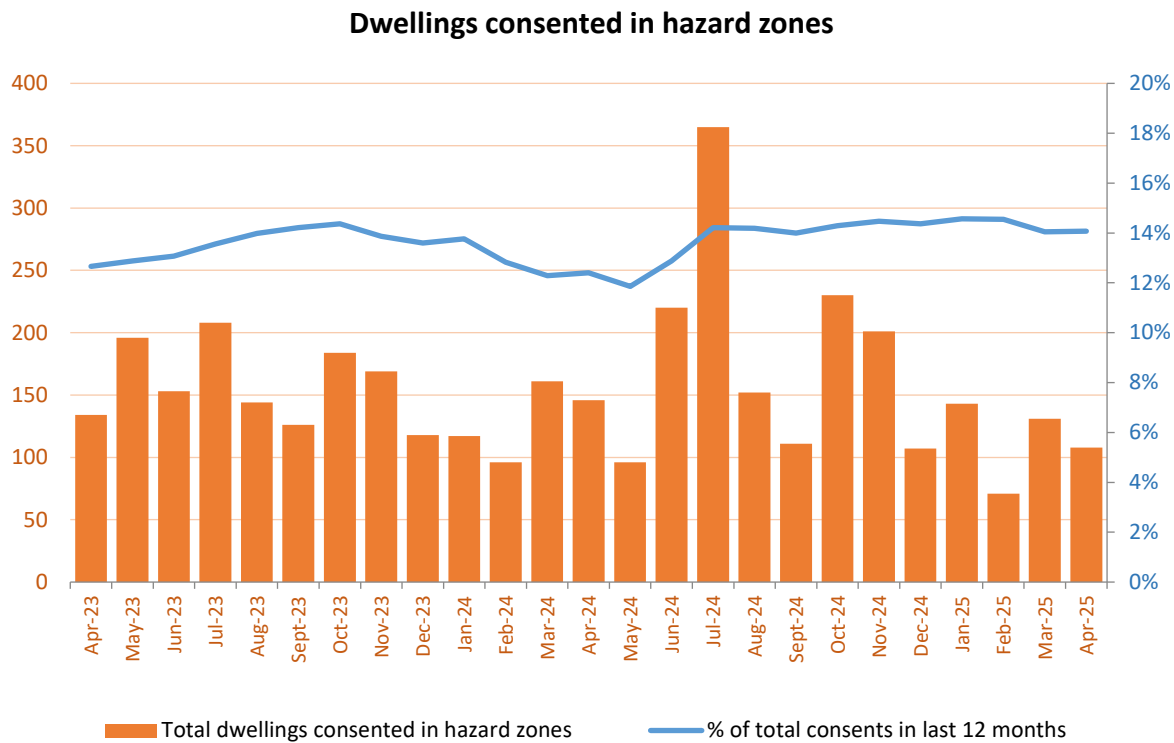
Dwellings consented inside RTN walking catchments



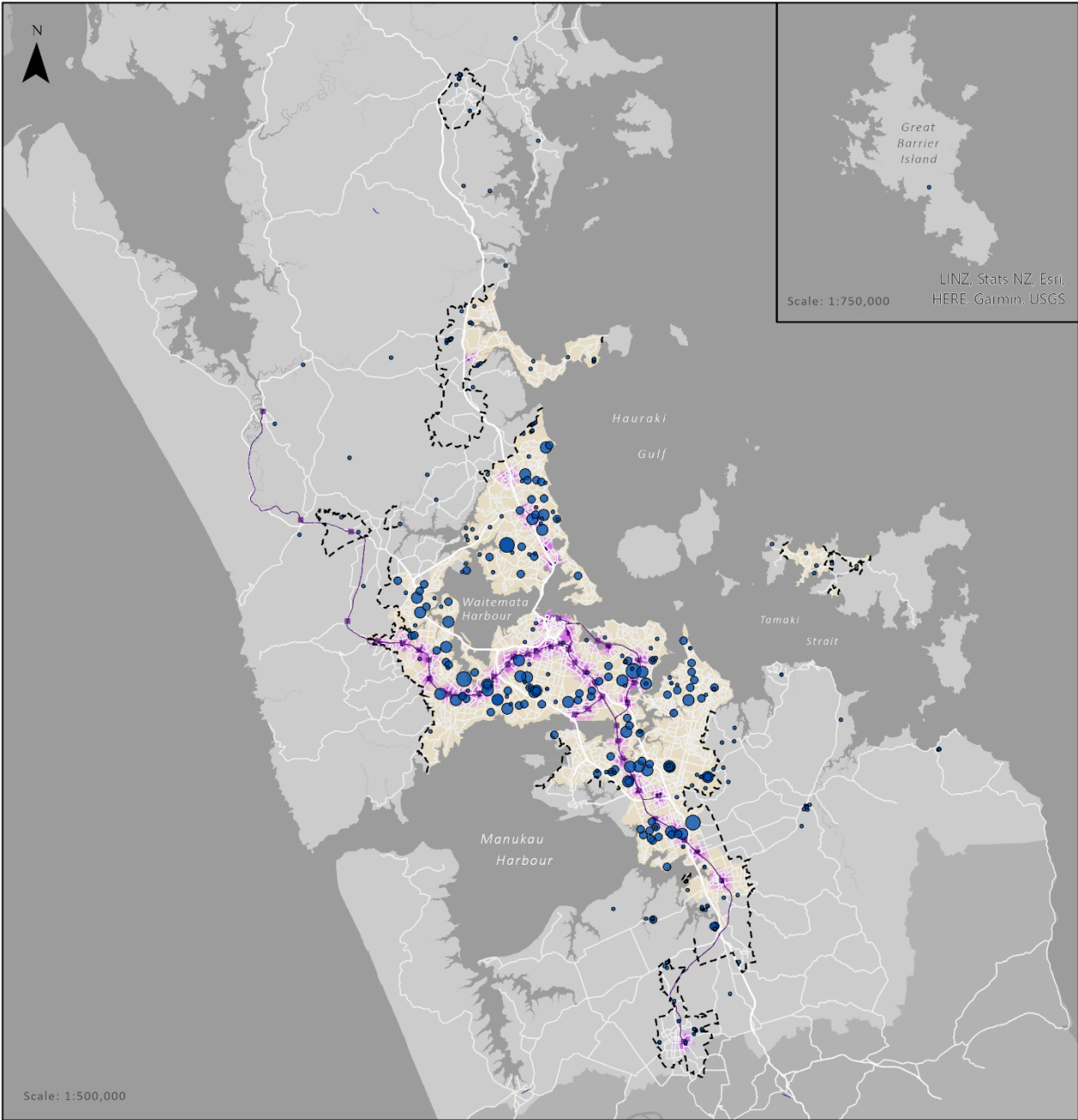
8 Dwellings consented within hazard zones

In April 2025, 108 dwellings (11 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1935 dwellings (14 per cent of total dwellings over the last 12 months) were consented on properties overlapping hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Apr 24	Jan 25	Feb 25	Mar 25	Apr 25
Dwellings consented within hazard zones	146	143	71	131	108
Percentage of total dwellings consented	11%	16%	7%	9%	11%
12-month rolling total inside hazard zones	1818	2028	2003	1973	1935
Proportion from the last 12-months within hazard zones	12%	15%	15%	14%	14%



9 Spatial distribution of dwelling consents



Building consents issued in April 2025

- Railway
- Rail Station
- Rural Urban Boundary (RUB)
- Metropolitan Urban Limit

Pedestrian catchment of RTN stops

- Under 500m
- 500-1000m
- 1000-1500m

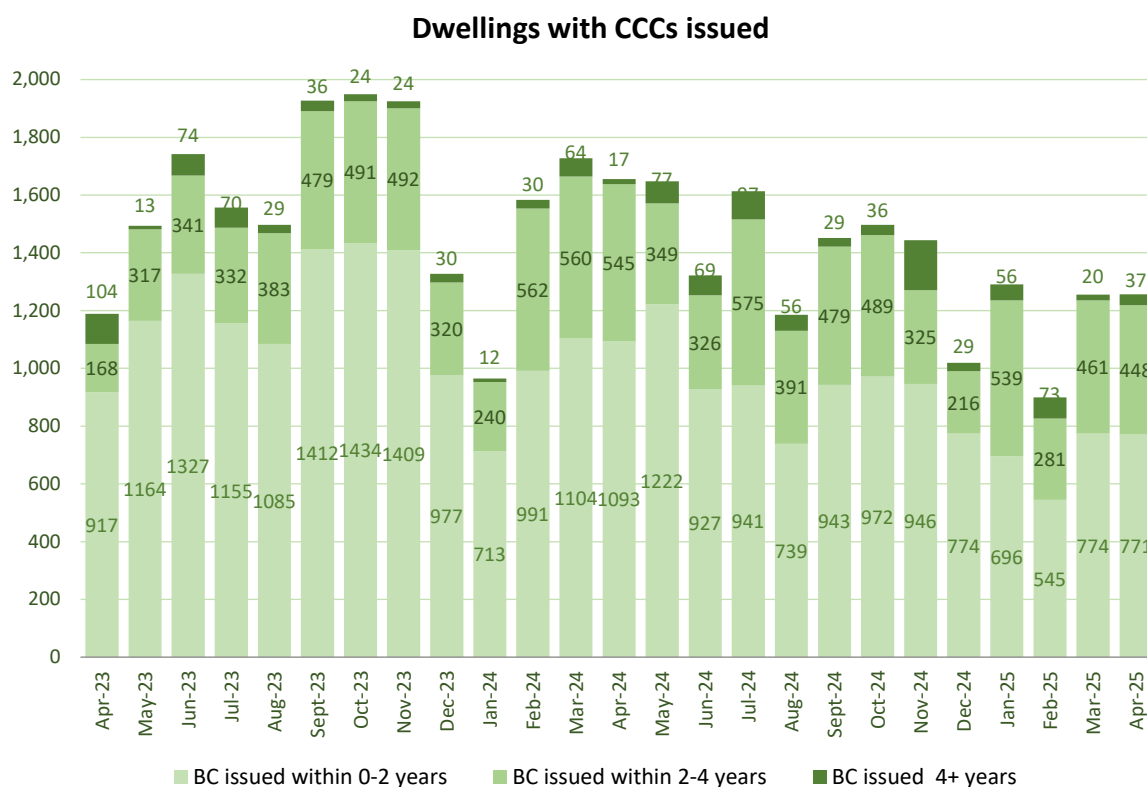
Dwelling units

- ≤2
- ≤5
- ≤10
- ≤20
- >20

10 Dwellings with CCCs issued (completions)

1256 dwelling units had received CCCs in April 2025. 61 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Apr 24	Jan 25	Feb 25	Mar 25	Apr 25
0-2 years	1093	696	545	774	771
2-4 years	545	539	281	461	448
4+ years	17	56	73	20	37



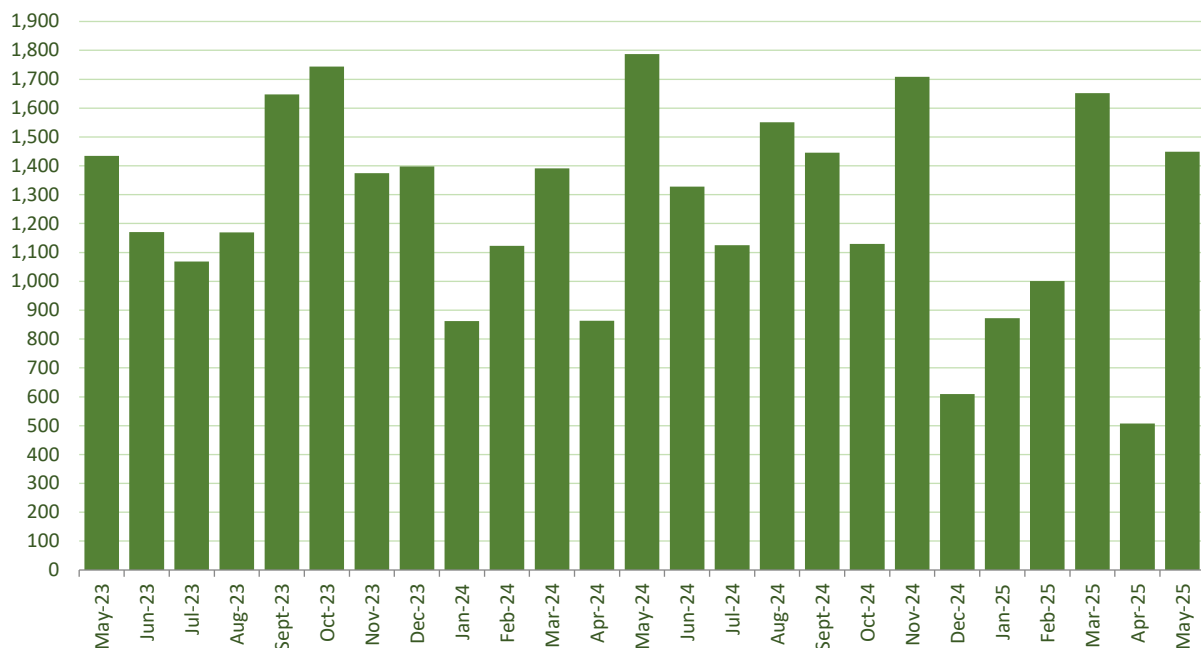
Data source: Auckland Council

11 Residential parcels created

In May 2025, the total number of residential parcels under 5000m² created was 1449.

Parcel size category	May 24	Feb 25	Mar 25	Apr 25	May 25
Less than 1000 m ²	1753	981	1628	493	1423
1000 m ² to 1999 m ²	19	15	17	9	17
2000 m ² to 2999 m ²	5	2	4	3	4
3000 m ² to 3999 m ²	3	2	2	0	1
4000 m ² to 4999 m ²	7	1	1	2	4
Total number of residential parcels < 5000m ²	1769	1001	1652	507	1449

New residential zoned parcels (< 5000m²)

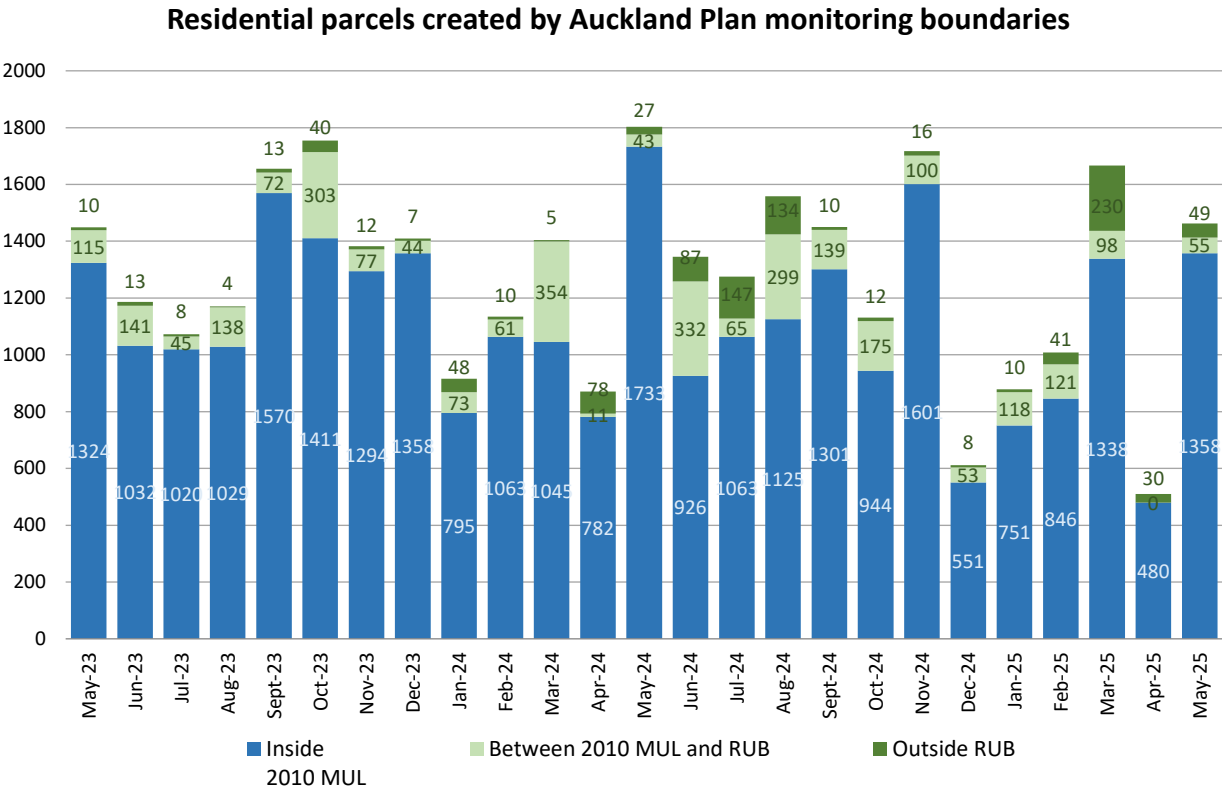


Data source: Auckland Council and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

1358 new residential parcels of all sizes created in May 2025 were inside the 2010 MUL and a total of 1413 new residential parcels were inside the RUB.

	May 24	Feb 25	Mar 25	Apr 25	May 25
Inside 2010 MUL	1733	846	1338	480	1358
Between 2010 MUL and RUB	43	121	98	0	55
Outside RUB	27	41	230	30	49

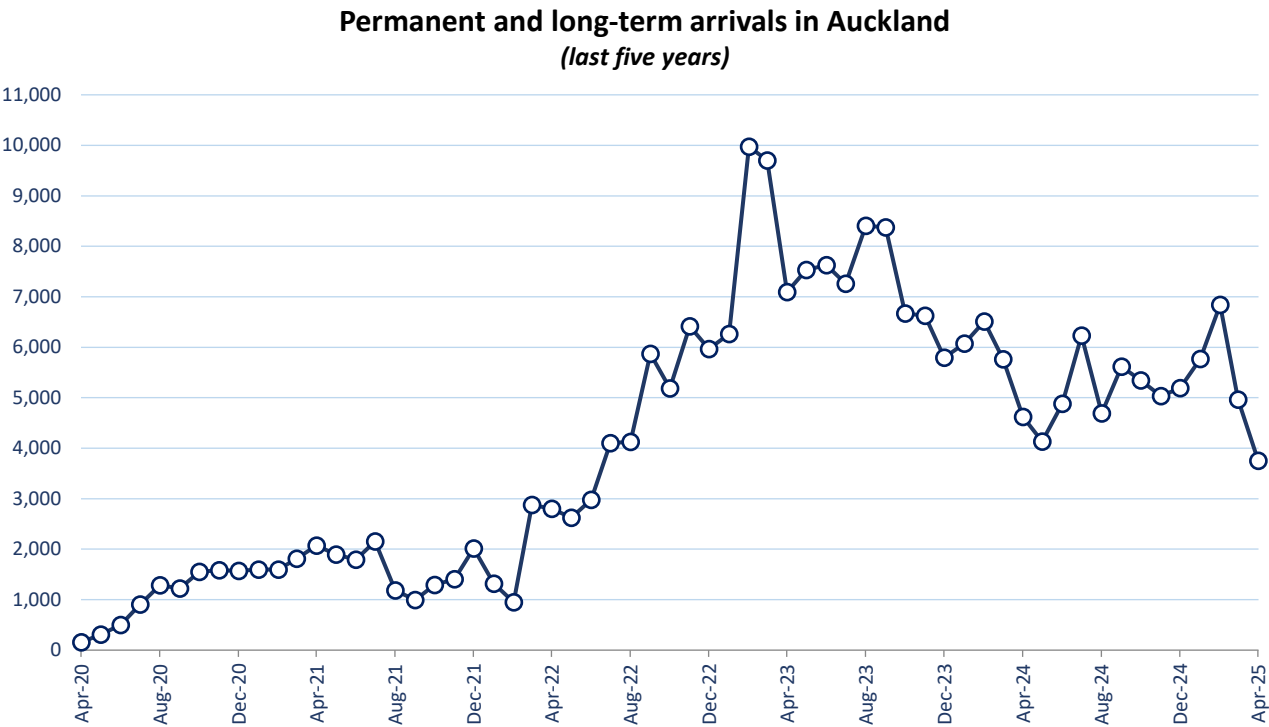


Data source: Auckland Council and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in April 2025 was 3750. 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.

	Apr 24	Jan 25	Feb 25	Mar 25	Apr 25
Arrivals	4622	5771	6841	4963	3750
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

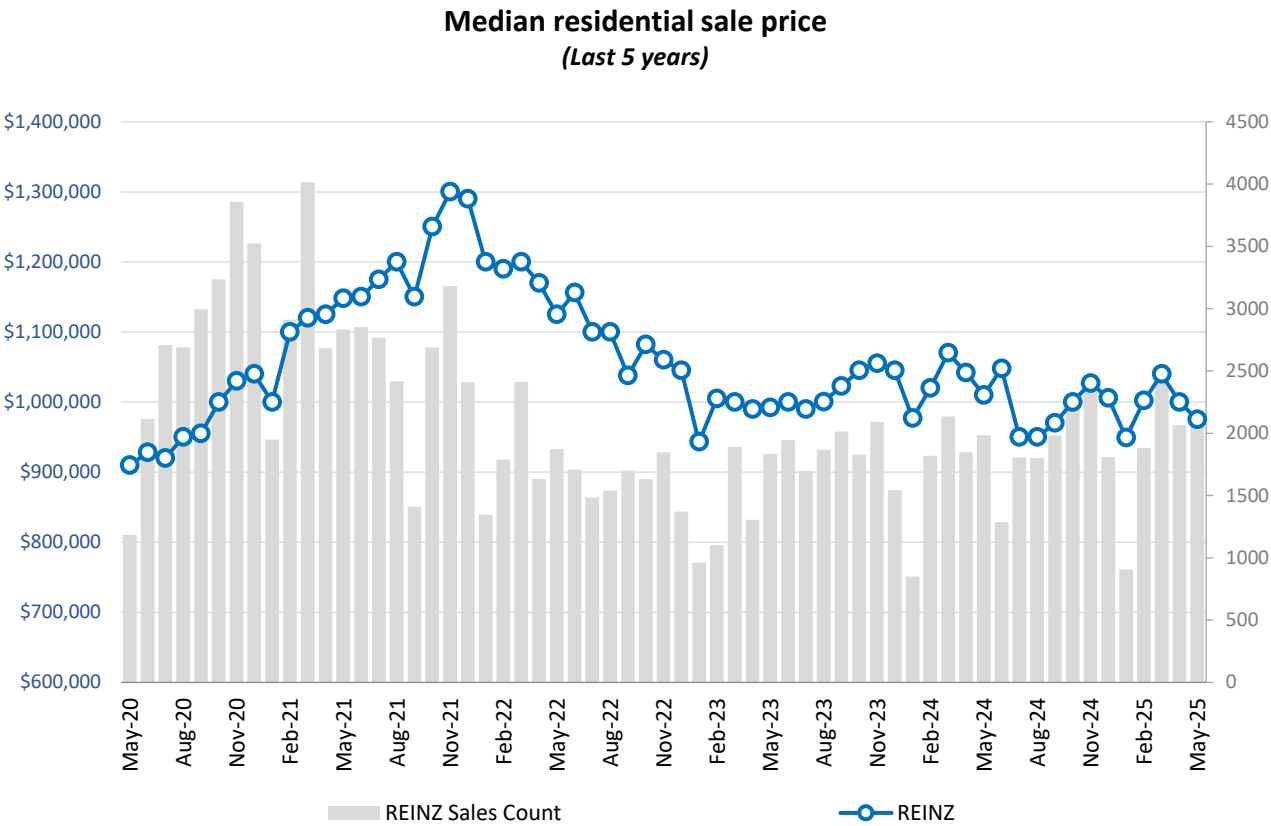


Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in May 2025 was \$975,000 based on 2052 reported sales.

Data source	May 24	Feb 25	Mar 25	Apr 25	May 25
REINZ	\$1,010,000	\$1,002,000	\$1,040,000	\$1,000,000	\$975,000
REINZ Sales Count	1986	1880	2428	2065	2052



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

15 Public housing in Auckland

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. In the March quarter 2025, 1116 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	March quarter 2024	June quarter 2024	September quarter 2024	December quarter 2024	March quarter 2025
Public housing stock	38,050	39,176	39,364	39,711	39,847
Public housing register - housing register (top row) and transfer register (bottom row)	8398	7653	7338	6624	6551
	2301	2300	2305	2094	2106
Public housing register – applications housed	1071	1272	1476	1260	1116
Accommodation Supplement Recipients	119,766	121,305	123,972	128,355	127,440

Data source: [Ministry of Housing and Urban Development](#)

¹ Public housing data are extracted from the Public Housing in Auckland Region dashboard. Detailed information can be found on the Ministry of Housing and Urban Development’s website.

16 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 the Land Use Research and Evaluation Team. This data is then analysed against its location relative to the Auckland Plan monitoring boundaries, namely the 2010 Metropolitan Urban Limit (MUL) and the Rural Urban Boundary (RUB).

Dwellings consented within hazard zones

Monthly data for individual building consents is supplied by Statistics New Zealand and mapped to property parcels by the Land Use Research and Evaluation Team. Property parcels which intersect a hazard zone (flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones) are counted towards the total regardless of how small the intersection.

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 the Land Use Research and Evaluation Team 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 relative 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>)

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