



# Auckland Monthly Housing Update

Spatial Analysis and Modelling Team  
Policy Department

July 2024

[aucklandcouncil.govt.nz](https://aucklandcouncil.govt.nz)





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# 1 Summary

The *Auckland Monthly housing update*, prepared by Auckland Council's Spatial Analysis and Modelling 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

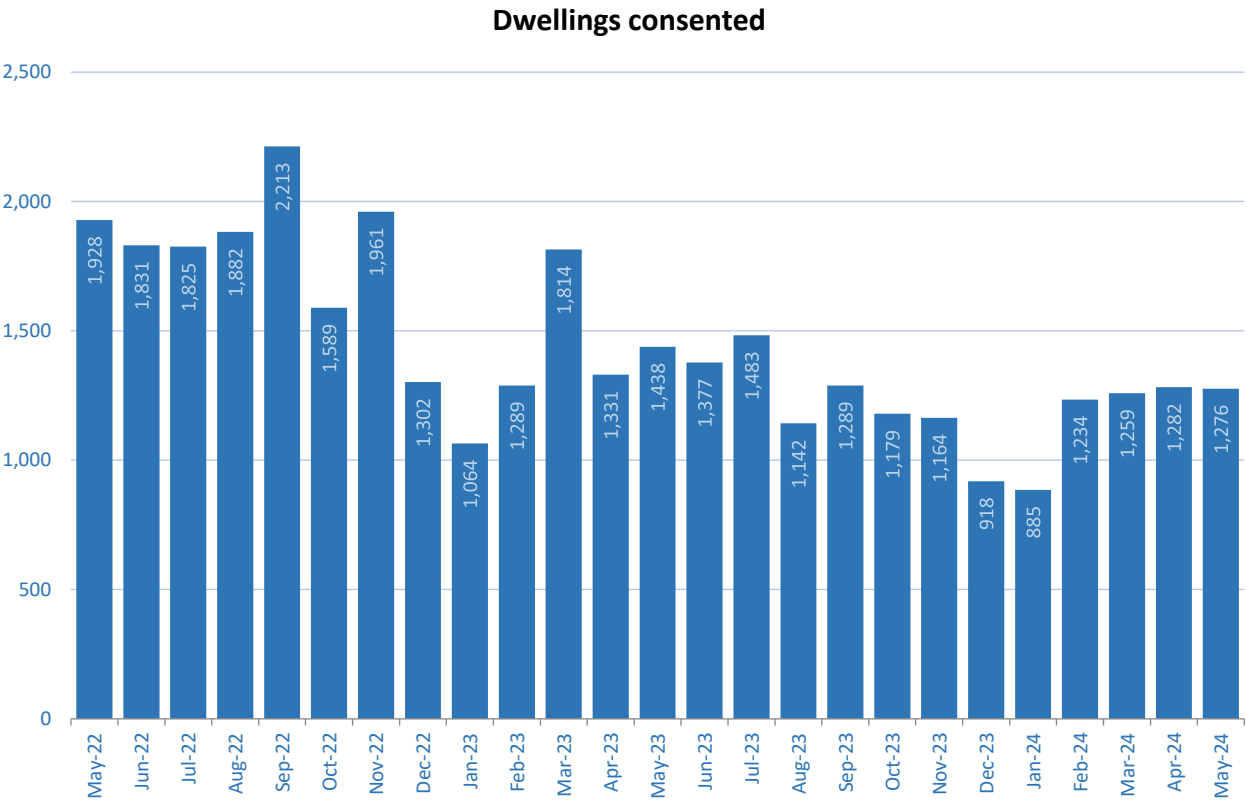
- 1276 dwellings were consented in May 2024.
- In the year ending May 2024, 14,488 dwellings were consented in the region.
- 34 per cent of new dwellings consented in May 2024 were houses, 5 per cent were apartments and 61 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 15 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in May 2024.
- 1184 dwellings consented in May 2024 were inside the RUB. Over the past 12 months, 95 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 May 2024.
- 89 dwellings were consented on properties overlapping hazard zones in May 2024, accounting for 8 per cent of total dwellings consented. Over the past 12 months, 12 per cent of new dwellings were consented on properties overlapping a hazard zone.
- 1683 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in May 2024.
- In the year ending May 2024, 19,560 dwellings had a CCC issued.
- 1328 new residential parcels under 5000m<sup>2</sup> were created in June 2024.
- In the past 12 months, 15,755 new residential parcels under 5000m<sup>2</sup> were created – an average of 1313 each month.
- In June 2024, 1354 new residential parcels of all sizes were created.
- Long-term arrivals in April 2024 were 4622.
- 1092 public housing applications have been housed in the December quarter 2023.



### 3 Dwellings Consented

In May 2024, 1276 dwelling consents were issued, which saw 14,488 consents issued for the past 12 months.

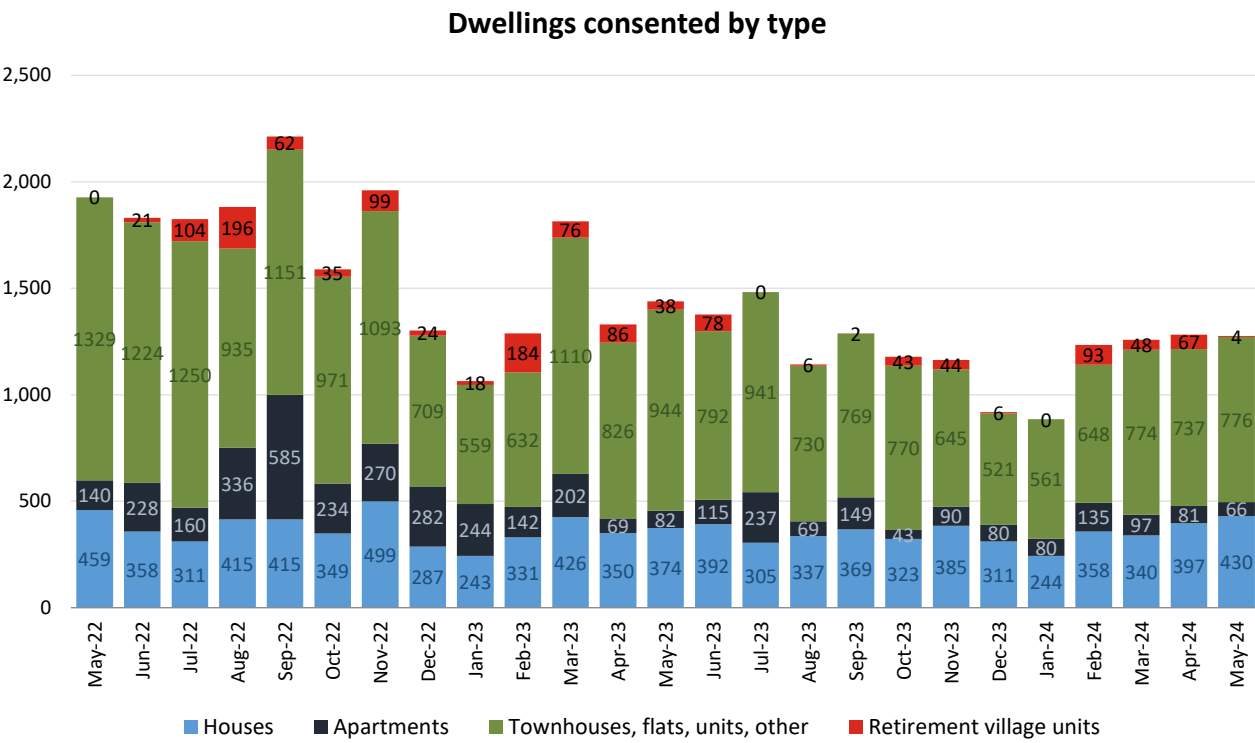
May 23	Feb 24	Mar 24	Apr 24	May 24
1438	1234	1259	1282	1276



Data source: Statistics New Zealand

# 4 Dwellings consented by type

Of all the dwellings consented in May 2024, 430 were houses, 66 were apartments, and 780 were townhouses, flats, units, retirement village units or other types of attached dwellings.



Data source: Statistics New Zealand

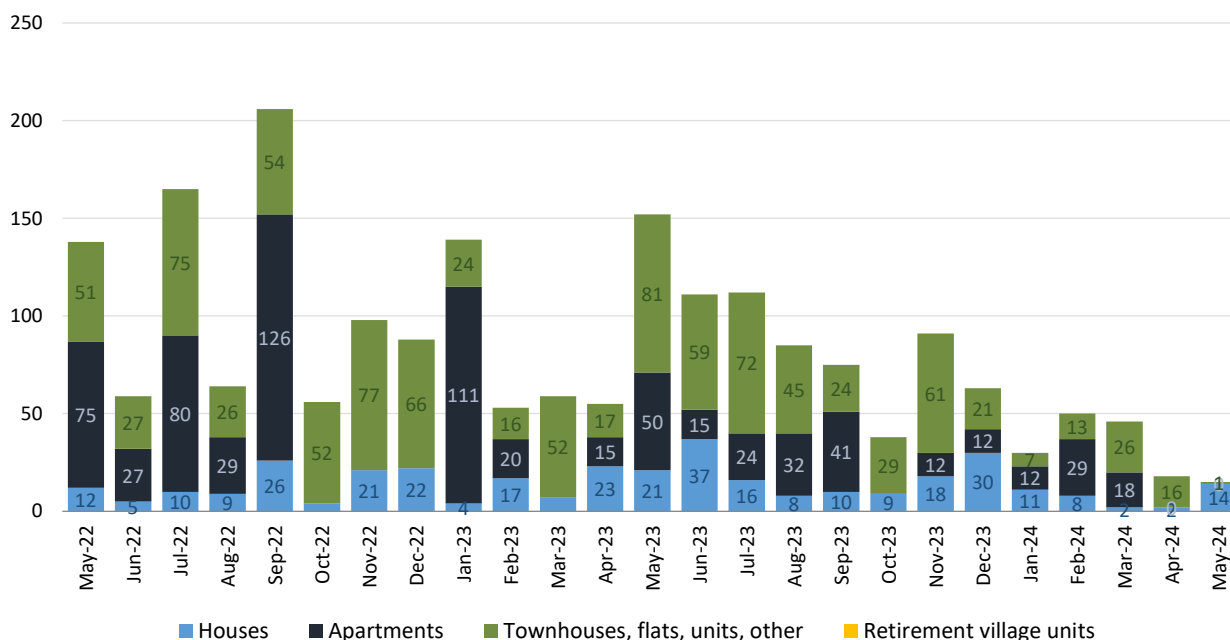


## 5 Dwellings consented on Kāinga Ora or Tāmaki Regeneration Company owned land

In May 2024, 15 dwellings (1 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 0 apartment units, 14 houses and 1 townhouses, flats, and other attached dwelling types.

	May 23	Feb 24	Mar 24	Apr 24	May 24
Number of KO/TRC dwellings consented	152	50	46	18	15
Percentage of total dwellings consented	11%	4%	4%	1%	1%

**Dwellings consented by type (KO/TRC land)**

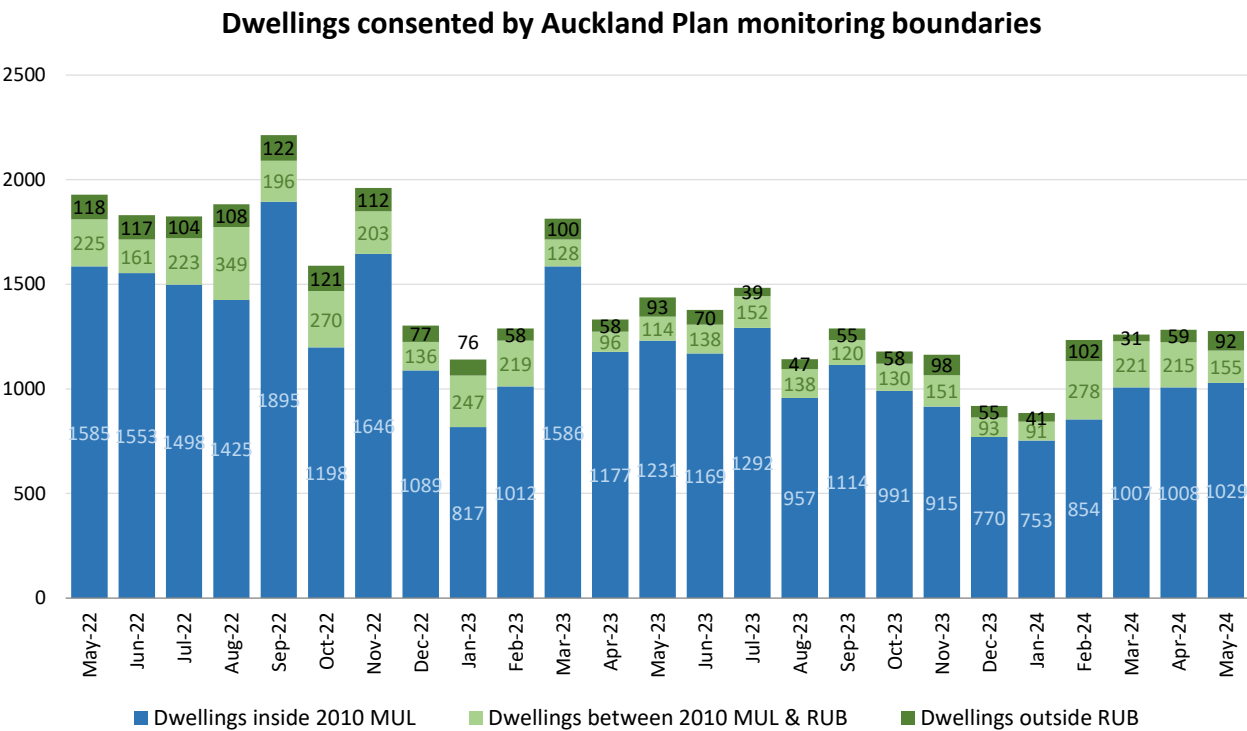


Data sources: Statistics New Zealand and Auckland Council

# 6 Dwellings consented by Auckland Plan monitoring boundaries

In May 2024, 1029 dwellings consented were inside 2010 MUL and a total of 155 dwellings consented were inside the RUB. Over the past 12 months, 95 per cent of the dwellings were consented inside the RUB.

	May 24	Feb 24	Mar 24	Apr 24	May 24
Inside 2010 MUL	1177	854	1007	1008	1029
Between 2010 MUL and RUB	96	278	221	215	155
Outside RUB	58	102	31	59	92



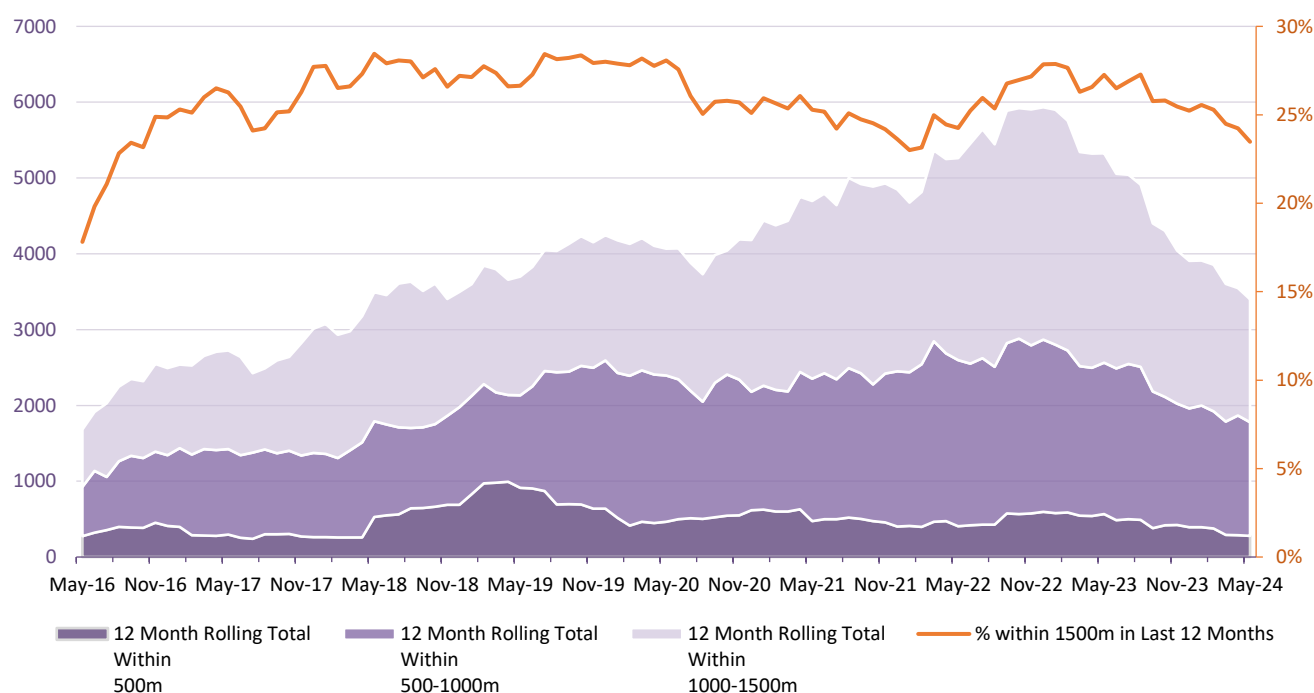
Data source: Statistics New Zealand

## 7 Dwellings consented along the rapid transit network

In May 2024, 252 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, 3402 dwellings were consented inside the 1500m RTN walking catchments.

	May 23	Feb 24	Mar 24	Apr 24	May 24
Dwellings consented inside the 1500m RTN walking catchments	400	154	245	260	252
Percentage of total dwellings consented	28%	12%	19%	20%	20%
12-month rolling total inside RTN walking catchments	5327	3856	3601	3550	3402
Proportion from the last 12-month inside RTN walking catchments	27%	25%	24%	24%	23%

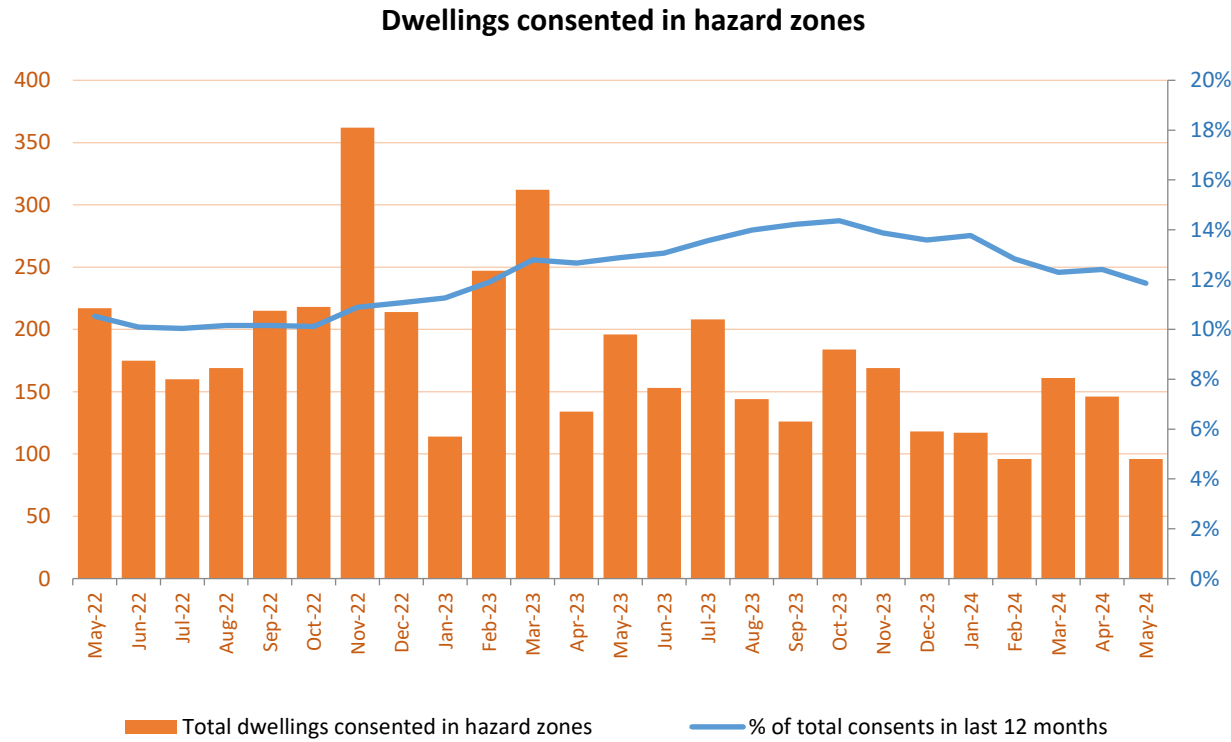
**Dwellings consented inside RTN walking catchments**



# 8 Dwellings consented within hazard zones

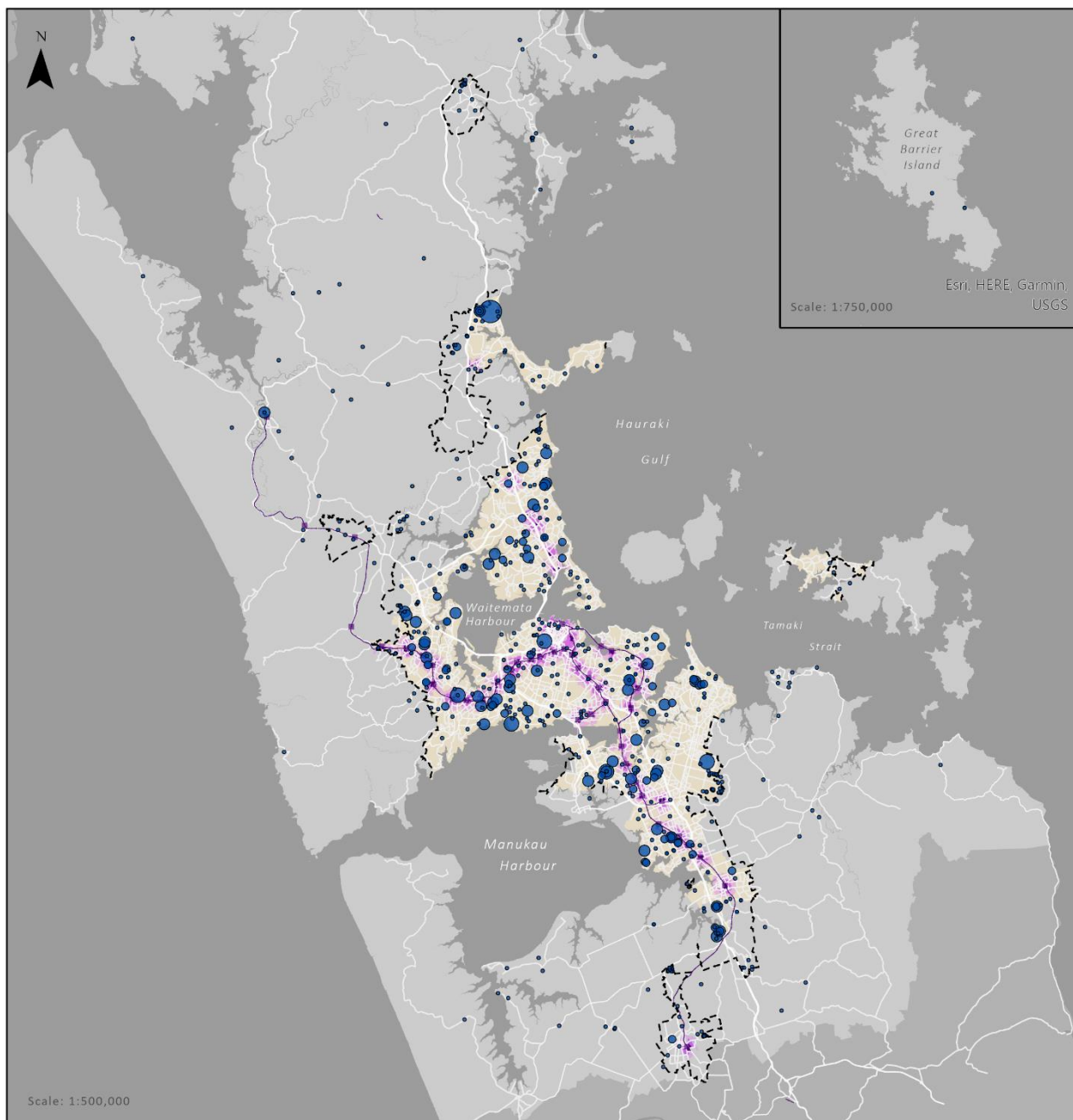
In May 2024, 89 dwellings (8 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1718 dwellings (12 per cent of total dwellings over the last 12 months) were consented on properties overlapping hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	May 23	Feb 24	Mar 24	Apr 24	May 24
Dwellings consented within hazard zones	196	96	161	146	89
Percentage of total dwellings consented	14%	8%	13%	11%	8%
12-month rolling total inside hazard zones	2516	1957	1806	1818	1718
Proportion from the last 12-months within hazard zones	13%	13%	12%	12%	12%



Data sources: Statistics New Zealand and Auckland Council

## 9 Spatial distribution of dwelling consents



Building consents issued in May 2024

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

Pedestrian catchment of RTN stops

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

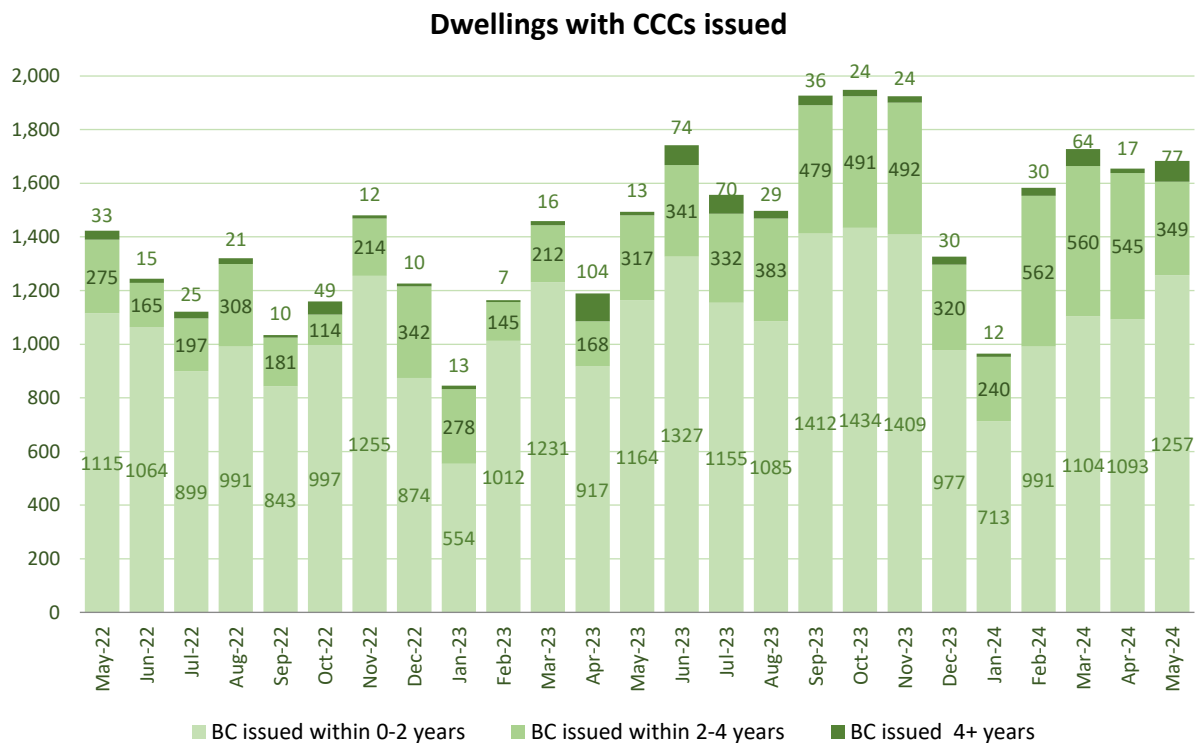
Dwelling units

- ≤2
- ≤5
- ≤10
- ≤20
- ≤54

## 10 Dwellings with CCCs issued (completions)

1683 dwelling units had received CCCs in May 2024. 75 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	May 23	Feb 24	Mar 24	Apr 24	May 24
0-2 years	1164	991	1104	1093	1222
2-4 years	317	562	560	545	349
4+ years	13	30	64	17	77

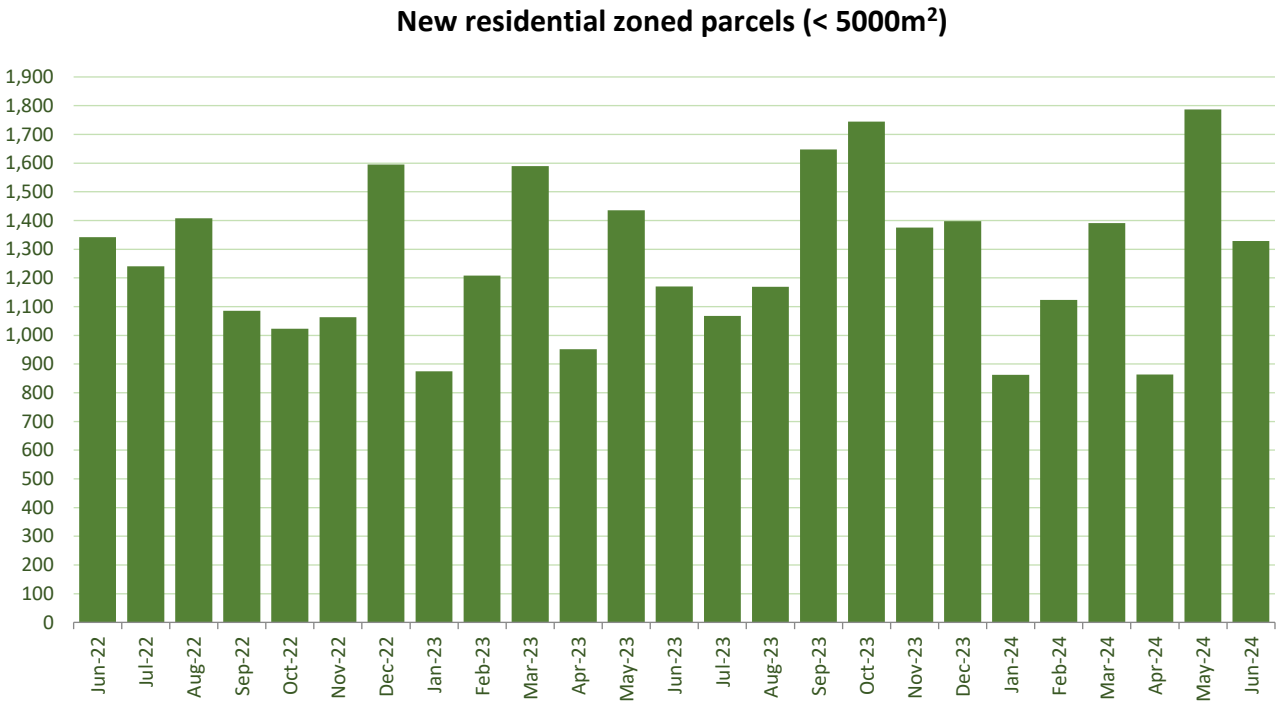


Data source: Auckland Council

# 11 Residential parcels created

In June 2024, the total number of residential parcels under 5000m<sup>2</sup> created was 1328.

Parcel size category	Jun 23	Mar 24	Apr 24	May 24	Jun 24
Less than 1000 m <sup>2</sup>	1113	1364	841	1753	1289
1000 m <sup>2</sup> to 1999 m <sup>2</sup>	34	17	15	19	32
2000 m <sup>2</sup> to 2999 m <sup>2</sup>	12	5	4	5	4
3000 m <sup>2</sup> to 3999 m <sup>2</sup>	5	5	2	3	2
4000 m <sup>2</sup> to 4999 m <sup>2</sup>	6	0	1	7	1
Total number of residential parcels < 5000m <sup>2</sup>	1170	1391	863	1787	1328



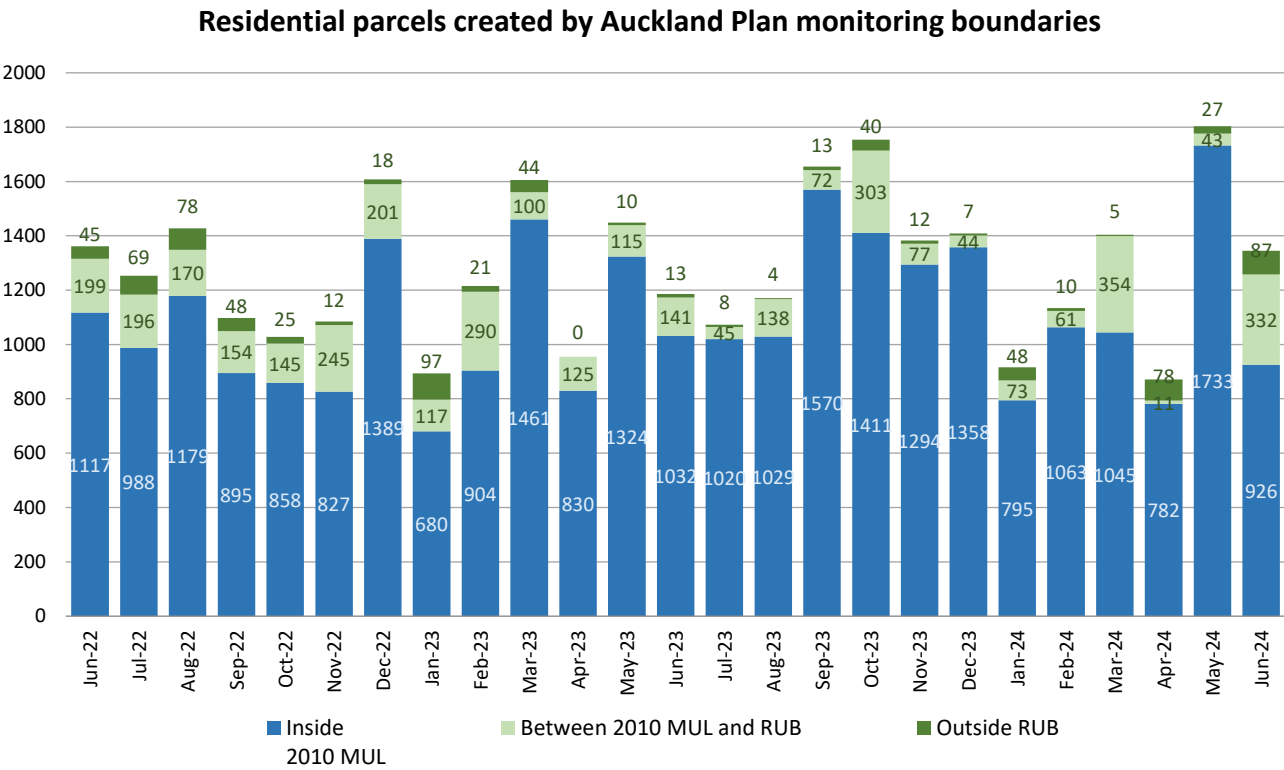
Data source: Auckland Council and Land Information New Zealand



# 12 Residential parcels by Auckland Plan monitoring boundaries

926 new residential parcels of all sizes created in June 2024 were inside the 2010 MUL and a total of 1258 new residential parcels were inside the RUB.

	June 23	Mar 24	Apr 24	May 24	June 24
Inside 2010 MUL	1032	1045	782	1733	926
Between 2010 MUL and RUB	141	354	11	43	332
Outside RUB	13	5	78	27	87

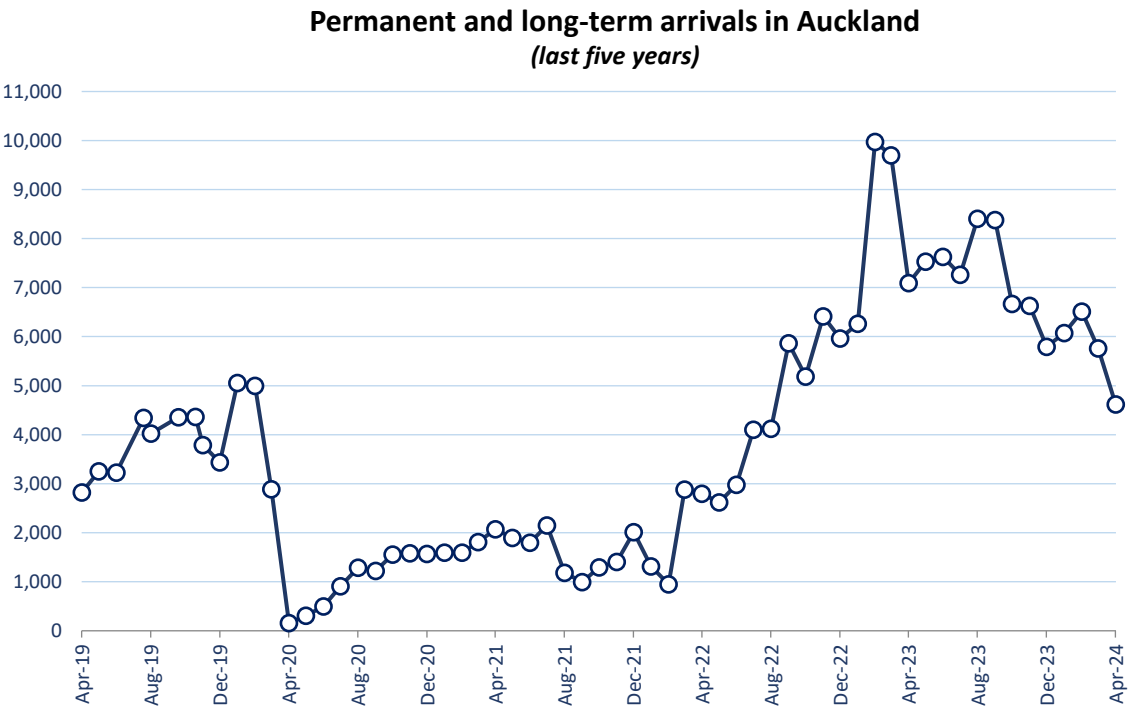


Data source: Auckland Council and Land Information New Zealand

# 13 Permanent and long-term migration

Long-term arrival number in April 2024 was 4,622. 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 23	Jan 24	Feb 24	Mar 24	Apr 24
Arrivals	7095	6074	6512	5764	4622
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

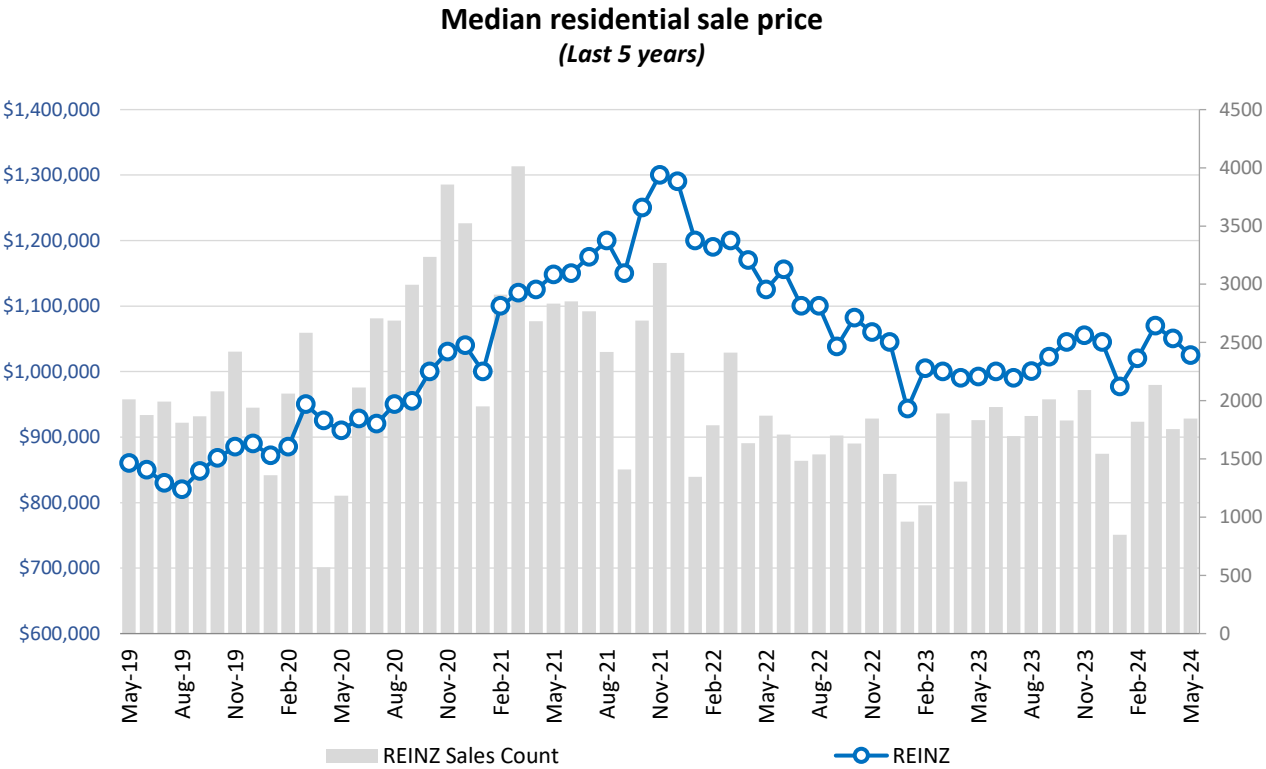


Data source: [Statistics New Zealand](#)

# 14 Median residential sale price

The median residential sales price from REINZ in May 2024 was \$1,025,000 based on 1864 reported sales.

Data source	May 23	Feb 24	Mar 24	Apr 24	May 24
REINZ	\$992,000	\$1,020,000	\$1,070,000	\$1,050,000	\$1,025,000
REINZ Sales Count	1834	1819	2136	1757	1864



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 on a quarterly basis. In the December quarter 2023, 1092 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	December quarter 2022	March quarter 2023	June quarter 2023	September quarter 2023	December quarter 2023
Public housing stock	36,344	36,469	37,247	37,514	37,786
Public housing register - housing register (top row) and transfer register (bottom row)	7494	7794	8074	8495	8344
	2317	2298	2261	2213	2263
Public housing register – applications housed	828	555	900	1008	1092
Accommodation Supplement Recipients	116,603	114,605	115,031	116,703	120,278

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

<sup>1</sup> 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.

# 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 Spatial Analysis and Modelling 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 Spatial Analysis and Modelling 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 Spatial Analysis and Modelling 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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