



# Auckland Monthly Housing Update

Spatial Analysis and Modelling Team  
Research and Evaluation Unit

February 2024

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Research and  
Evaluation Unit

**RIMU**





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ISSN 2815-732X

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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
- public housing supply and demand in Auckland.

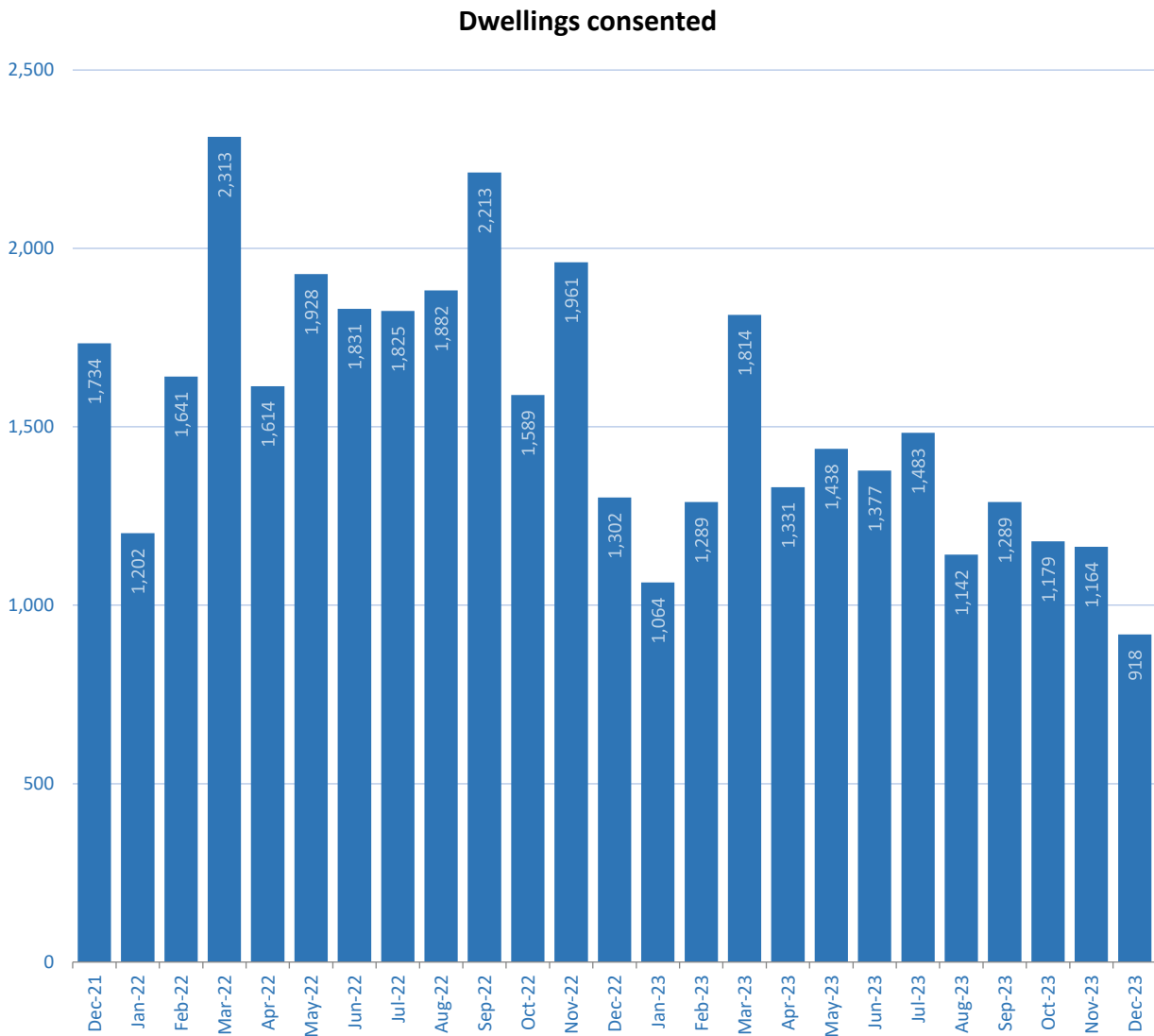
## 2 Highlights

- 918 dwellings were consented in December 2023.
- In the year ending December 2023, 15,448 dwellings were consented in the region.
- 34 per cent of new dwellings consented in December 2023 were houses, 9 per cent were apartments and 58 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 63 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in December 2023.
- 863 dwellings consented in December 2023 were inside the RUB. Over the past 12 months, 95 per cent of new dwellings consented were inside the RUB.
- 28 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in December 2023.
- 118 dwellings were within hazard zones in December 2023, accounting for 13 per cent of total dwellings consented. Over the past 12 months, 14 per cent of new dwellings were consented within a hazard zone.
- 1327 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in December 2023.
- In the year ending December 2023, 18,103 dwellings had a CCC issued.
- 862 new residential parcels under 5000m<sup>2</sup> were created in January 2024.
- In the past 12 months, 15,616 new residential parcels under 5000m<sup>2</sup> were created – an average of 1301 each month.
- In January 2024, 916 new residential parcels of all sizes were created.
- Long-term arrivals in November 2023 were 6627.
- 1008 public housing applications have been housed in the September quarter 2023.

# 3 Dwellings Consented

In December 2023, 918 dwelling consents were issued, which saw 15,488 consents issued for the past 12 months.

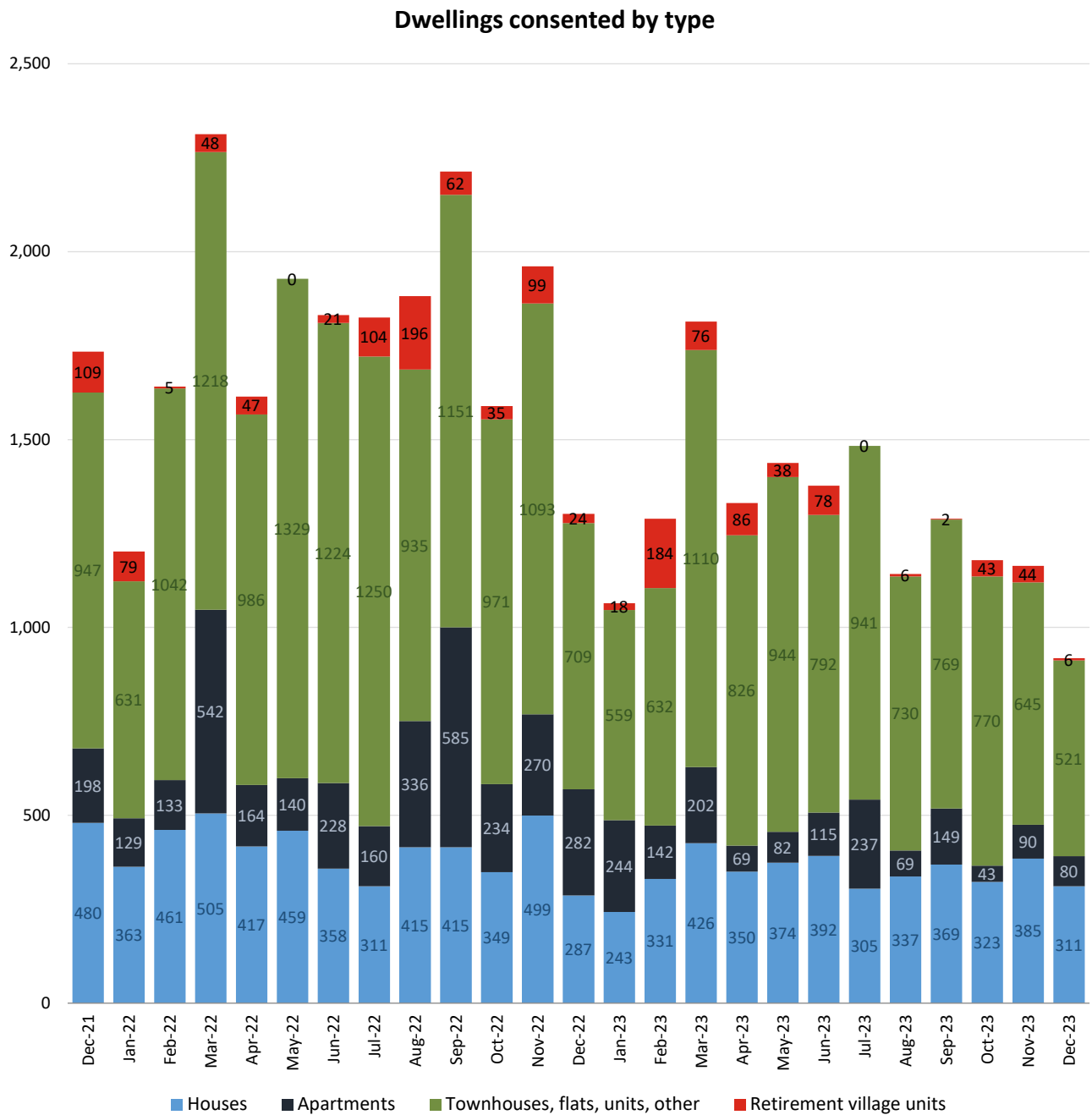
Dec 22	Sep 23	Oct 23	Nov 23	Dec 23
1302	1289	1179	1164	918



Data source: Statistics New Zealand

# 4 Dwellings consented by type

Of all the dwellings consented in December 2023, 311 were houses, 80 were apartments, and 521 were townhouses, flats, units, retirement village units or other types of attached dwellings.



Data source: Statistics New Zealand

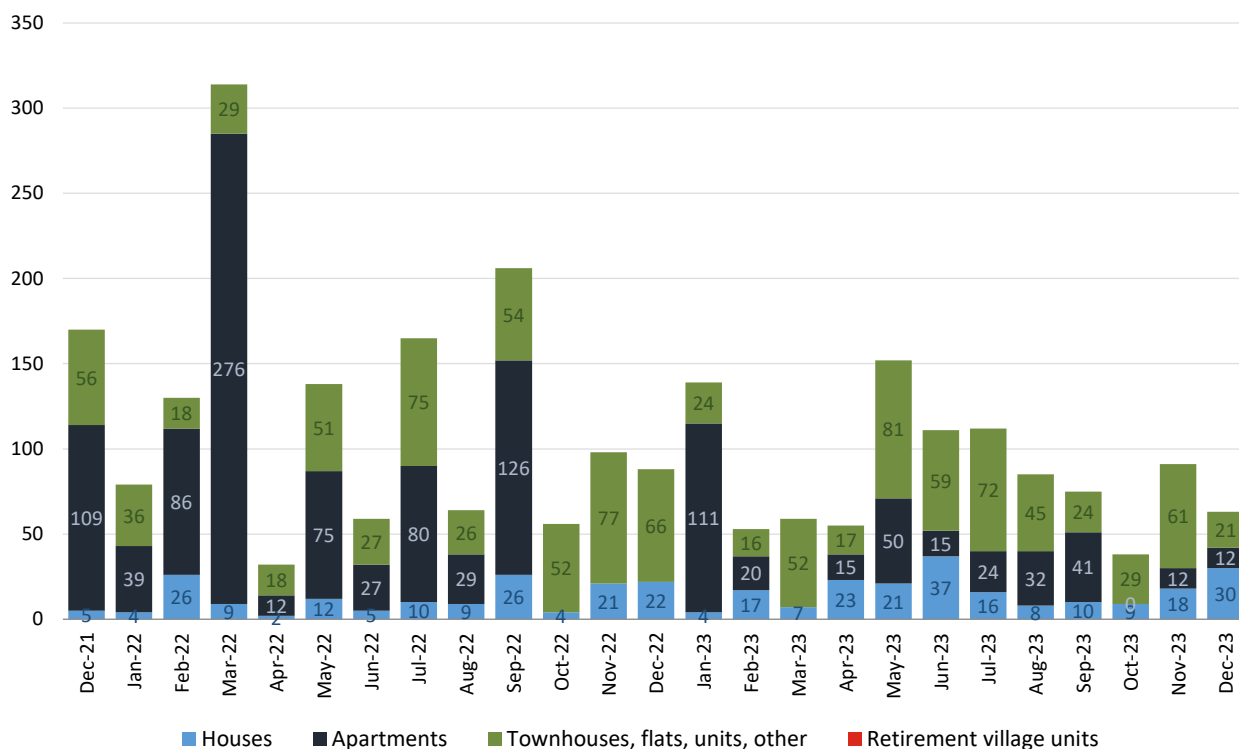


## 5 Dwellings consented on Kāinga Ora or Tāmaki Regeneration Company owned land

In December 2023, 63 dwellings (7 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 12 apartment units, 30 houses and 21 townhouses, flats, and other attached dwelling types.

	Dec 22	Sep 23	Oct 23	Nov 23	Dec 23
Number of KO/TRC dwellings consented	88	75	38	91	63
Percentage of total dwellings consented	7%	6%	3%	8%	7%

Dwellings consented by type (KO/TRC land)



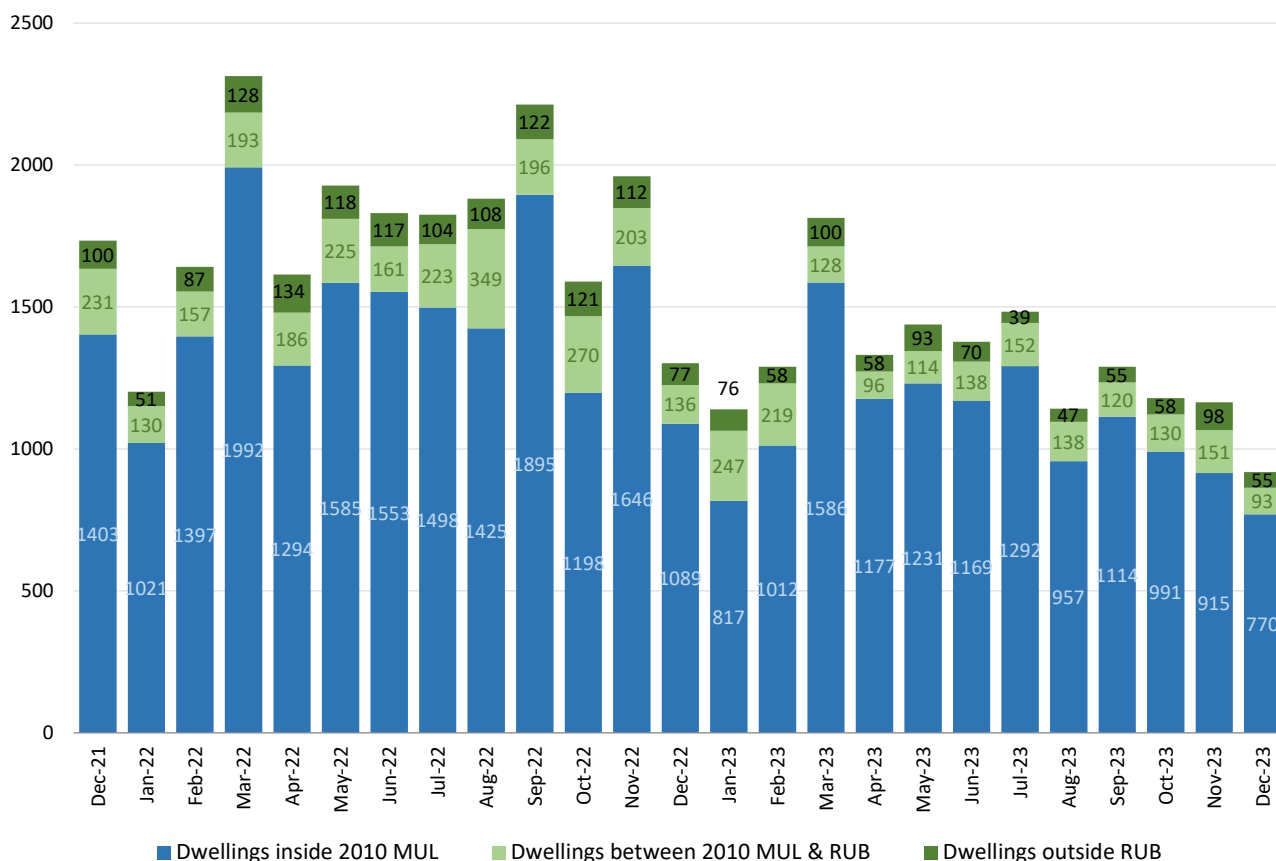
Data sources: Statistics New Zealand and Auckland Council

# 6 Dwellings consented by Auckland Plan monitoring boundaries

In December 2023, 770 dwellings consented were inside 2010 MUL and a total of 863 dwellings consented were inside the RUB. Over the past 12 months, 95 per cent of the dwellings were consented inside the RUB.

	Dec 22	Sep 23	Oct 23	Nov 23	Dec 23
Inside 2010 MUL	1089	1114	991	915	770
Between 2010 MUL and RUB	136	120	130	151	93
Outside RUB	77	55	58	98	55

Dwellings consented by Auckland Plan monitoring boundaries



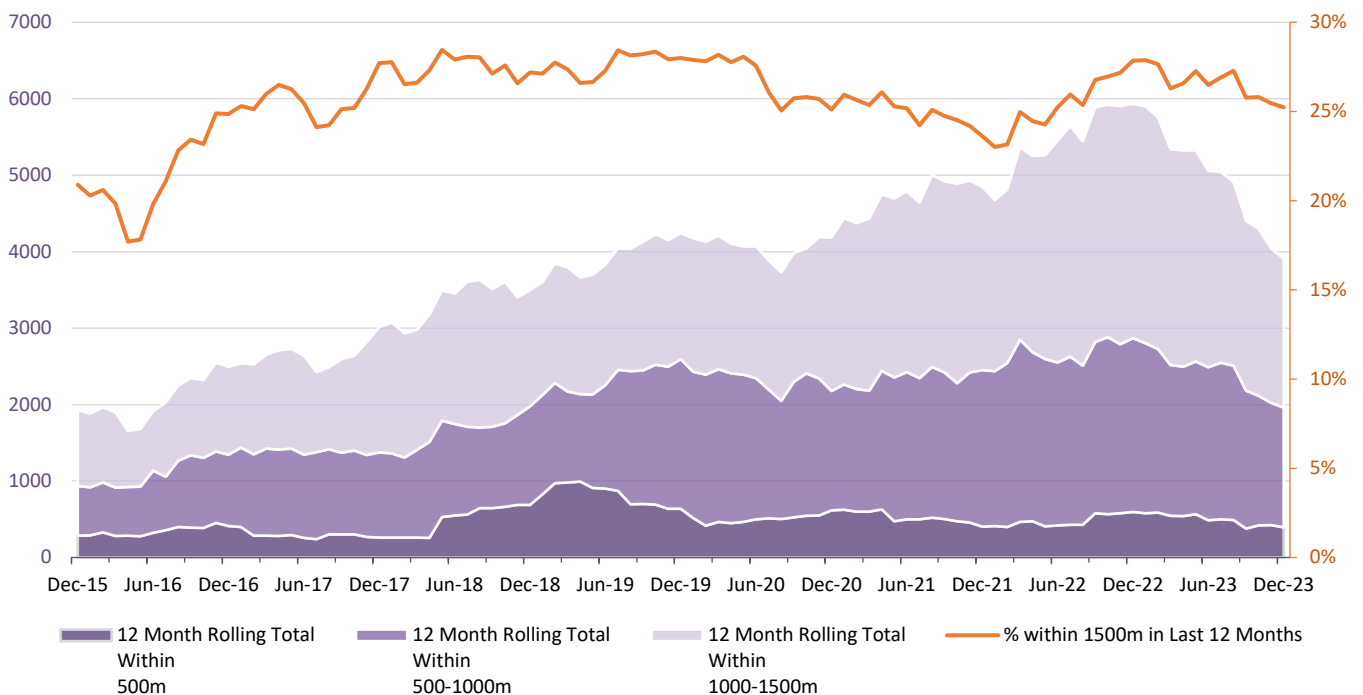
Data source: Statistics New Zealand

# 7 Dwellings consented along the rapid transit network

In December 2023, 259 dwellings (28% per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 3907 dwellings were consented inside the 1500m RTN walking catchments.

	Dec 22	Sep 23	Oct 23	Nov 23	Dec 23
Dwellings consented inside the 1500m RTN walking catchments	393	396	304	209	259
Percentage of total dwellings consented	30%	31%	26%	18%	28%
12-month rolling total inside RTN walking catchments	5933	4403	4303	4041	3907
Proportion from the last 12-month inside RTN walking catchments	28%	26%	26%	25%	25%

Dwellings consented inside RTN walking catchments



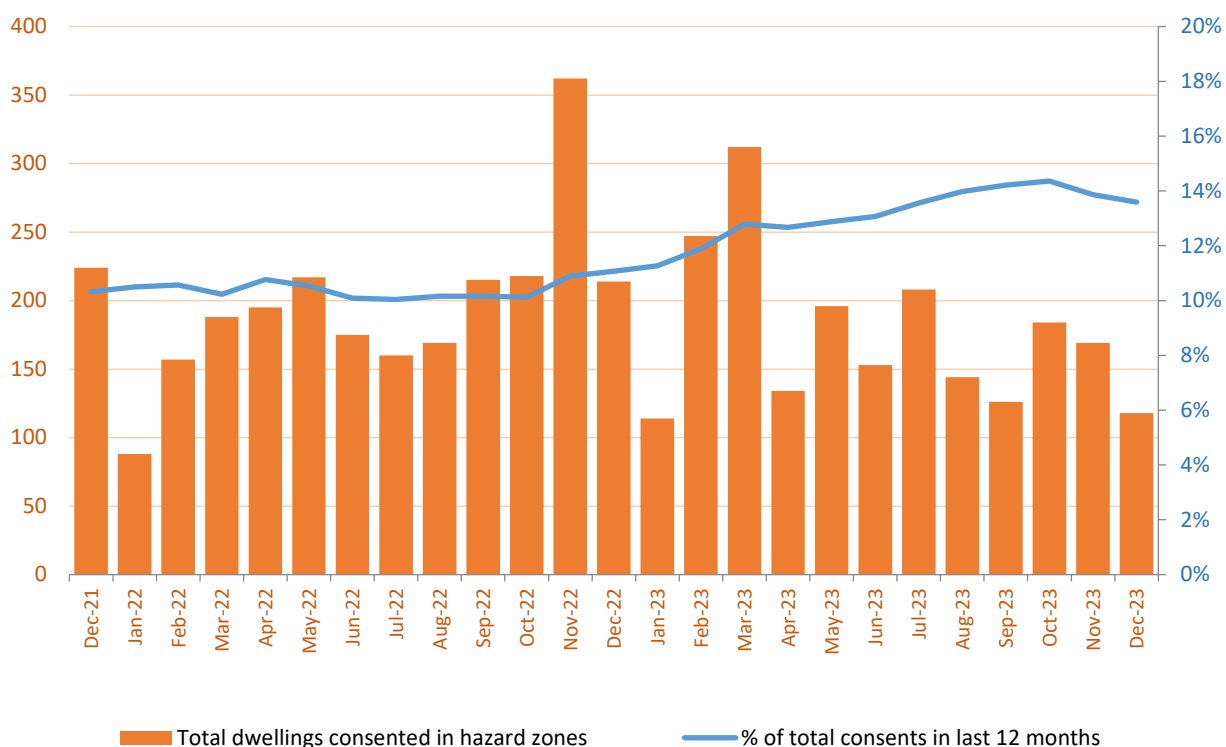
Data sources: Statistics New Zealand and Auckland Council

## 8 Dwellings consented within hazard zones

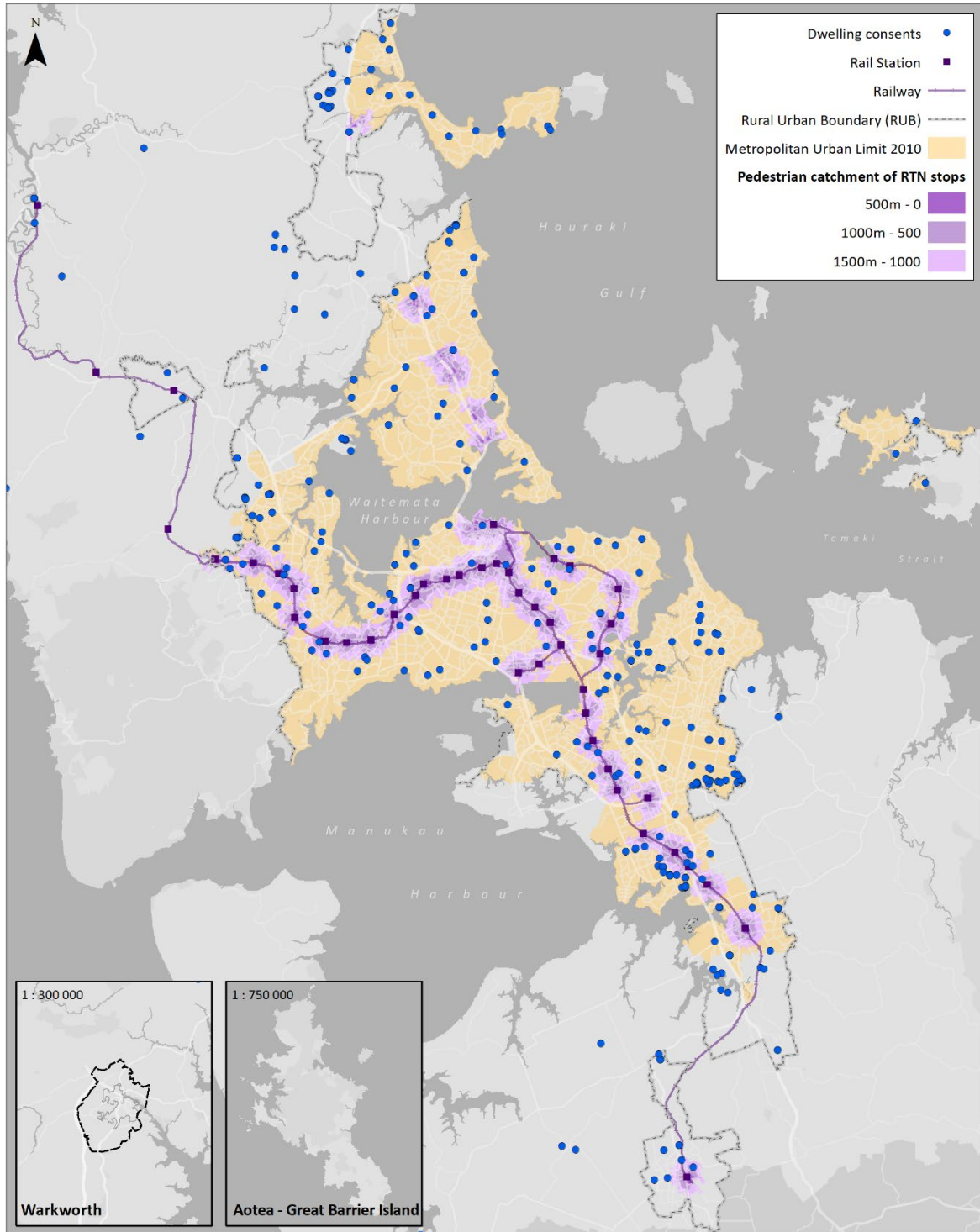
In December 2023, 118 dwellings (13% per cent of total dwellings consented) were consented within hazard zones. In the last 12 months, 2105 dwellings (14% of total dwellings over the last 12 months) were consented inside hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Dec 22	Sep 23	Oct 23	Nov 23	Dec 23
Dwellings consented within hazard zones	214	126	184	169	118
Percentage of total dwellings consented	16%	10%	16%	15%	13%
12-month rolling total inside hazard zones	2358	2428	2394	2201	2105
Proportion from the last 12-months within hazard zones	11%	14%	14%	14%	14%

Dwellings consented in hazard zones



# 9 Spatial distribution of dwelling consents



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**Dwelling Consents Issued  
 December 2023**

0 2 4 6  
 Kilometres  
**Scale @ A4  
 = 1:300,000**  
**Date Printed:  
 8/02/2024**

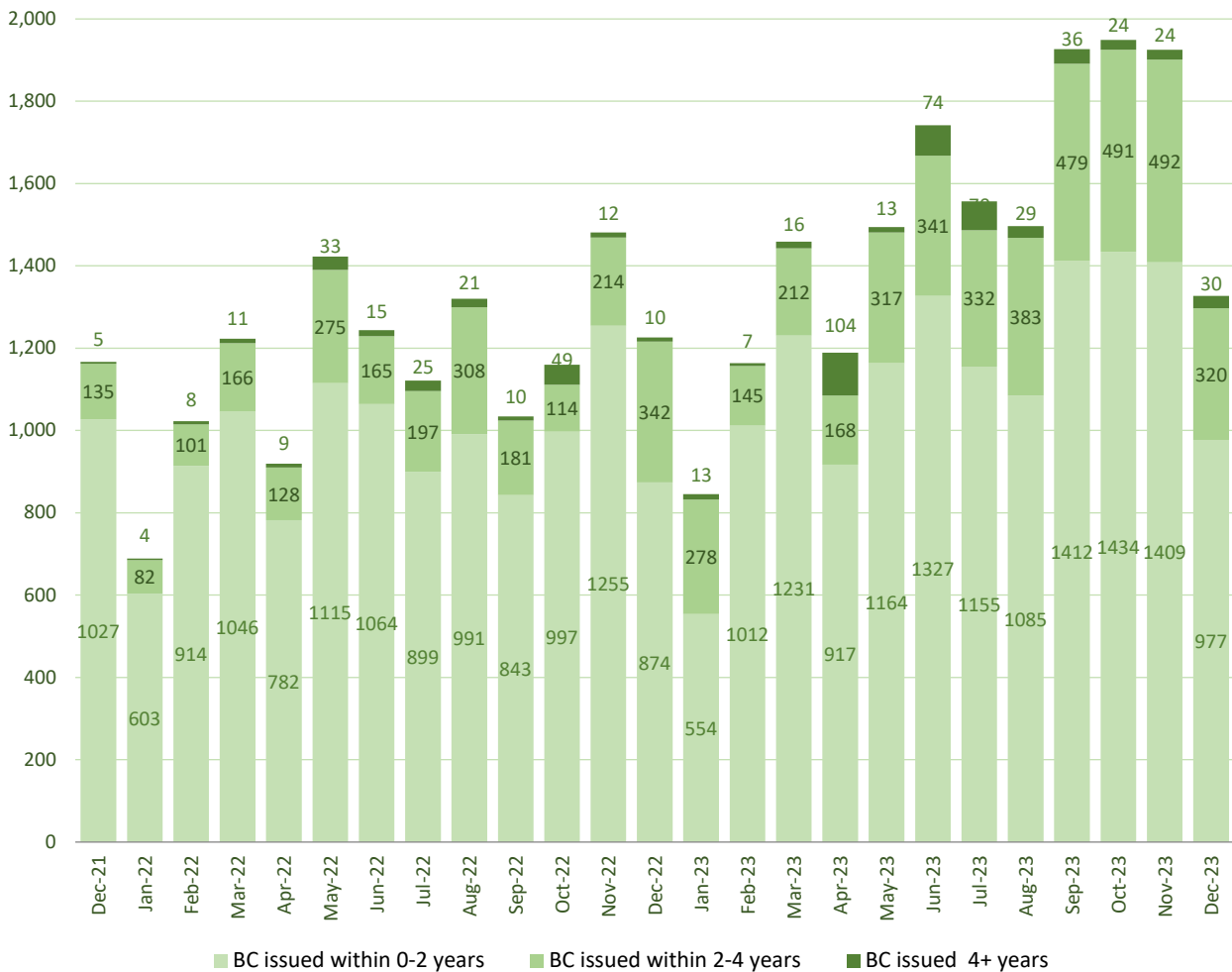


# 10 Dwellings with CCCs issued (completions)

1327 dwelling units had received CCCs in December 2023. 74 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Dec 22	Sep 23	Oct 23	Nov 23	Dec 23
0-2 years	874	1412	1434	1409	977
2-4 years	342	479	491	492	320
4+ years	10	36	24	24	30

Dwellings with CCCs issued

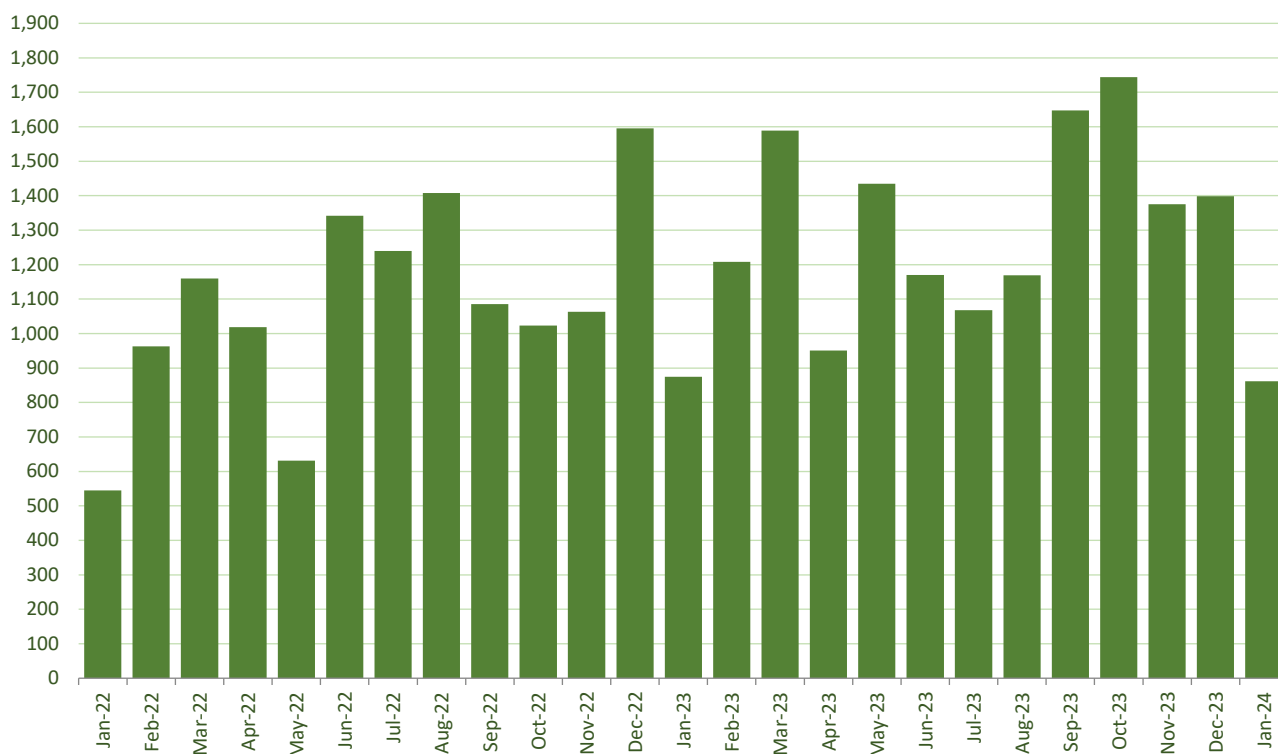


# 11 Residential parcels created

In January 2024, the total number of residential parcels under 5000m<sup>2</sup> created was 862.

Parcel size category	Jan 23	Oct 23	Nov 23	Dec 23	Jan 24
Less than 1000 m <sup>2</sup>	848	1717	1349	1376	845
1000 m <sup>2</sup> to 1999 m <sup>2</sup>	19	12	9	10	12
2000 m <sup>2</sup> to 2999 m <sup>2</sup>	4	7	11	5	2
3000 m <sup>2</sup> to 3999 m <sup>2</sup>	3	7	5	5	2
4000 m <sup>2</sup> to 4999 m <sup>2</sup>	1	1	1	2	1
<b>Total number of residential parcels &lt; 5000m<sup>2</sup></b>	<b>875</b>	<b>1744</b>	<b>1375</b>	<b>1398</b>	<b>862</b>

**New residential zoned parcels (< 5000m<sup>2</sup>)**

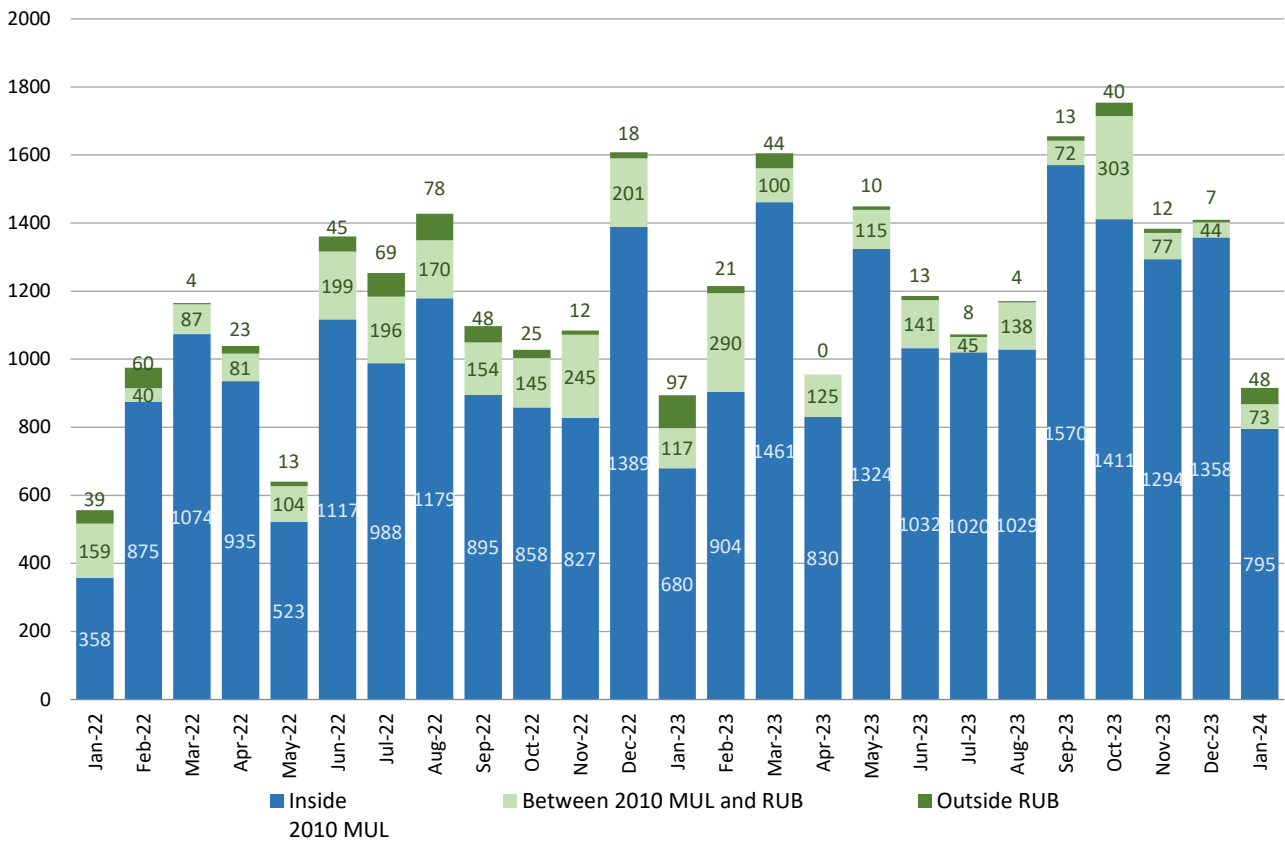


# 12 Residential parcels by Auckland Plan monitoring boundaries

795 of new residential parcels of all sizes created in January 2024 were inside the 2010 MUL and a total of 868 new residential parcels were inside the RUB.

	Jan 23	Oct 23	Nov 23	Dec 23	Jan 24
Inside 2010 MUL	680	1411	1294	1358	795
Between 2010 MUL and RUB	117	303	77	44	73
Outside RUB	97	40	12	7	48

Residential parcels created by Auckland Plan monitoring boundaries



Data source: RIMU and Land Information New Zealand



# 13 Permanent and long-term migration

Long-term arrival number in November 2023 was 6627. 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.

	Nov 22	Aug 23	Sep 23	Oct 23	Nov 23
Arrivals	6414	8408	8378	6672	6627
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

**Permanent and long-term arrivals in Auckland**  
*(last five years)*



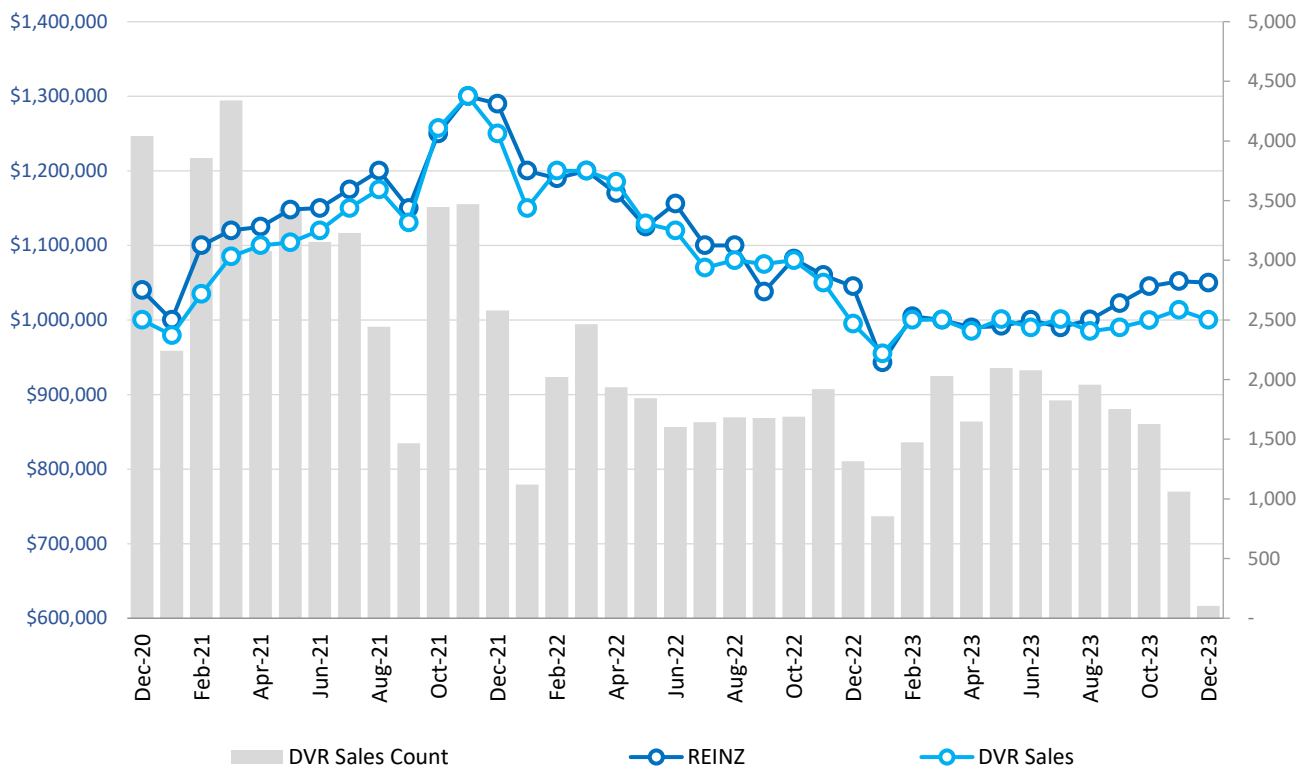
Data source: Statistics New Zealand

# 14 Median residential sale price

The median residential sales price from REINZ in December was \$1,050,000. The District Valuation Roll (DVR) median sales price was \$1,000,000 based on 104 currently reported sales.

Data source	Dec 22	Sep 23	Oct 23	Nov 23	Dec 23
REINZ	\$1,045,000	\$1,022,500	\$1,045,000	\$1,052,000	\$1,050,000
DVR sales <sup>1</sup>	\$995,000	\$990,000	\$999,500	\$1,013,500	\$1,000,000
Count of DVR sales	1317	1754	1628	1062	104

**Median residential sale price**  
(Last 3 years)



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

<sup>1</sup> 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.

## 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 September quarter 2023, 1008 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	September quarter 2022	December quarter 2022	March quarter 2023	June quarter 2023	September quarter 2023
Public housing stock	35,996	36,344	36,469	37,247	37,514
Public housing register - housing register (top row) and transfer register (bottom row)	8066	7494	7794	8074	8495
	2396	2317	2298	2261	2213
Public housing register - applications housed	892	828	555	900	1008
Accommodation Supplement Recipients	115,073	116,603	114,605	115,031	116,703

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 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 consented within hazard zones**

Monthly data for individual building consents is supplied by Statistics New Zealand and mapped to property parcels by RIMU. 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 intersect.

## **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>)

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