



# Auckland Monthly Housing Update

Spatial Analysis and Modelling Team  
Research and Evaluation Unit

December 2023

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

Research and  
Evaluation Unit

**RIMU**





# Auckland Monthly Housing Update

December 2023

Spatial Analysis and Modelling Team

Research and Evaluation Unit

For general enquiries please contact Andrew Price, Senior Spatial Analyst

Email: [Andrew.Price@aucklandcouncil.govt.nz](mailto:Andrew.Price@aucklandcouncil.govt.nz)

ISSN 2815-732X

© 2023 Auckland Council, New Zealand

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.

This document is licensed for re-use under the [Creative Commons Attribution 4.0 International licence](https://creativecommons.org/licenses/by/4.0/).

In summary, you are free to copy, distribute and adapt the material, as long as you attribute it to the Auckland Council and abide by the other licence terms.

# Table of contents

Table of contents.....	i
1 Summary.....	2
2 Highlights.....	3
3 Dwellings Consented.....	4
4 Dwellings consented by type.....	5
5 Dwellings consented on Kāinga Ora or Tāmaki Regeneration Company owned land .....	6
6 Dwellings consented by Auckland Plan monitoring boundaries.....	7
7 Dwellings consented along the rapid transit network.....	8
8 Dwellings consented within hazard zones .....	9
9 Spatial distribution of dwelling consents .....	9
10 Dwellings with CCCs issued (completions).....	11
11 Residential parcels created.....	12
12 Residential parcels by Auckland Plan monitoring boundaries.....	13
13 Permanent and long-term migration .....	14
14 Median residential sale price.....	15
15 Public housing in Auckland .....	16
16 Notes on data and analysis .....	17

# 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

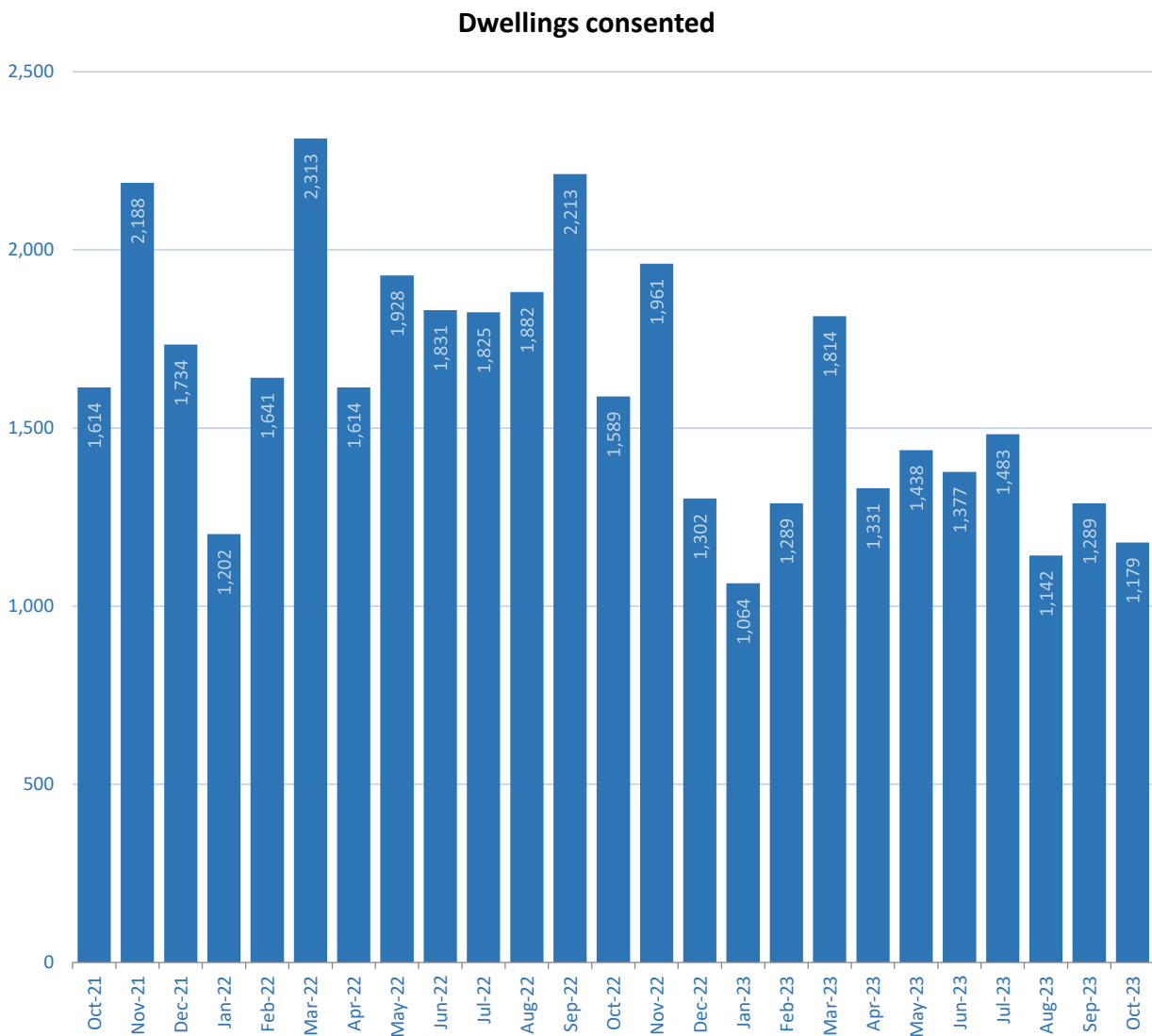
- 1179 dwellings were consented in October 2023.
- In the year ending October 2023, 16,669 dwellings were consented in the region.
- 27 per cent of new dwellings consented in October 2023 were houses, 4 per cent were apartments and 69 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 38 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in October 2023.
- 1121 dwellings consented in October 2023 were inside the RUB. Over the past 12 months, 95 per cent of new dwellings consented were inside the RUB.
- 26 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in October 2023.
- 184 dwellings were within hazard zones in October 2023, accounting for 16 per cent of total dwellings consented. Over the past 12 months, 14 per cent of new dwellings were consented within a hazard zone.
- 1949 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in October 2023.
- In the year ending October 2023, 17,558 dwellings had a CCC issued.
- 1375 new residential parcels under 5000m<sup>2</sup> were created in November 2023.
- In the past 12 months, 15,826 new residential parcels under 5000m<sup>2</sup> were created – an average of 1319 each month.
- In November 2023, 1383 new residential parcels of all sizes were created.
- Long-term arrivals in September 2023 were 8378.
- 1008 public housing applications have been housed in the September quarter 2023.



### 3 Dwellings Consented

In October 2023, 1179 dwelling consents were issued, which saw 16,669 consents issued for the past 12 months.

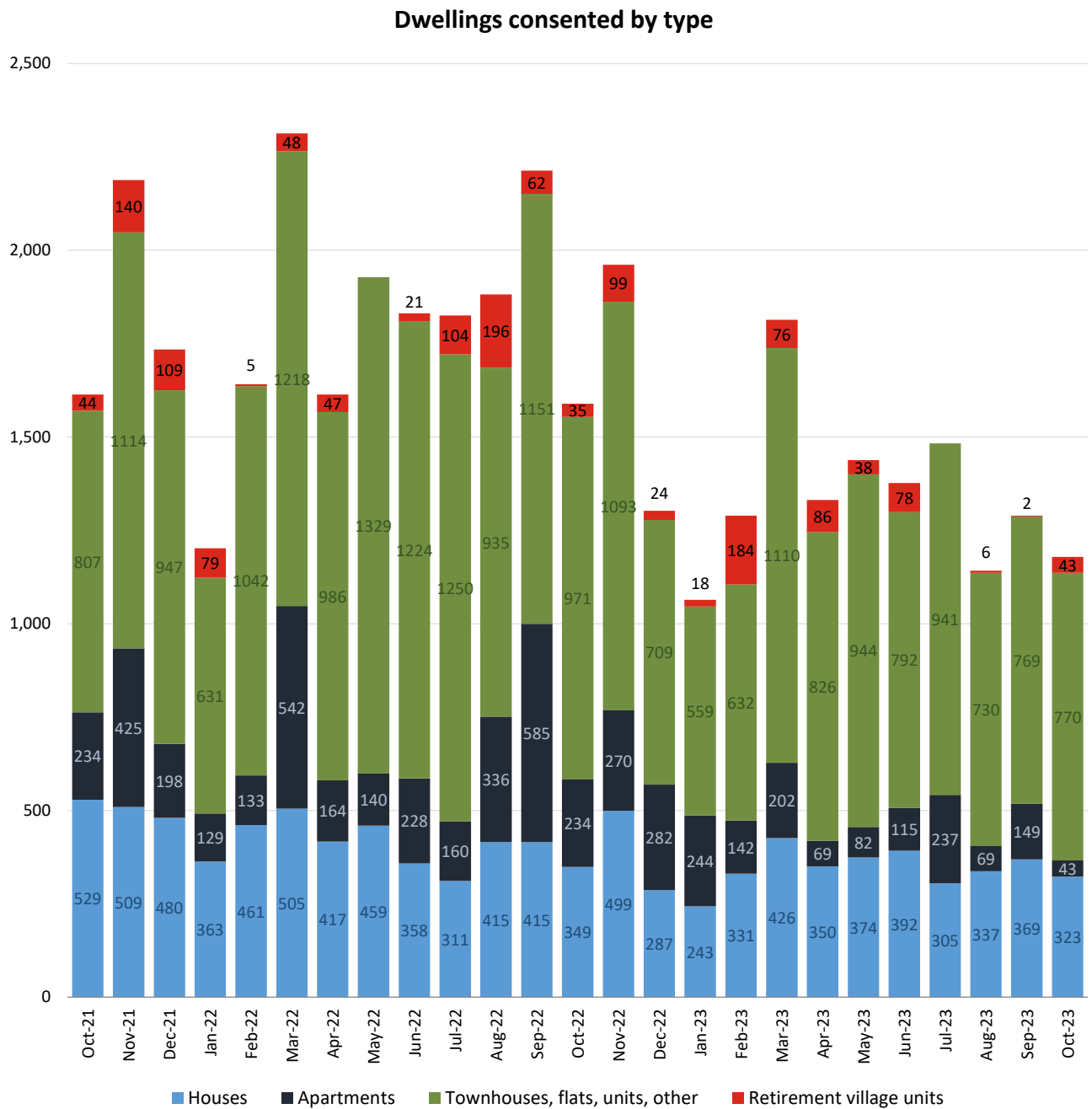
Oct 22	Jul 23	Aug 23	Sep 23	Oct 23
1589	1483	1142	1289	1179



Data source: Statistics New Zealand

# 4 Dwellings consented by type

Of all the dwellings consented in October 2023, 323 were houses, 43 were apartments, and 813 were townhouses, flats, units, retirement village units or other types of attached dwellings.



Data source: Statistics New Zealand

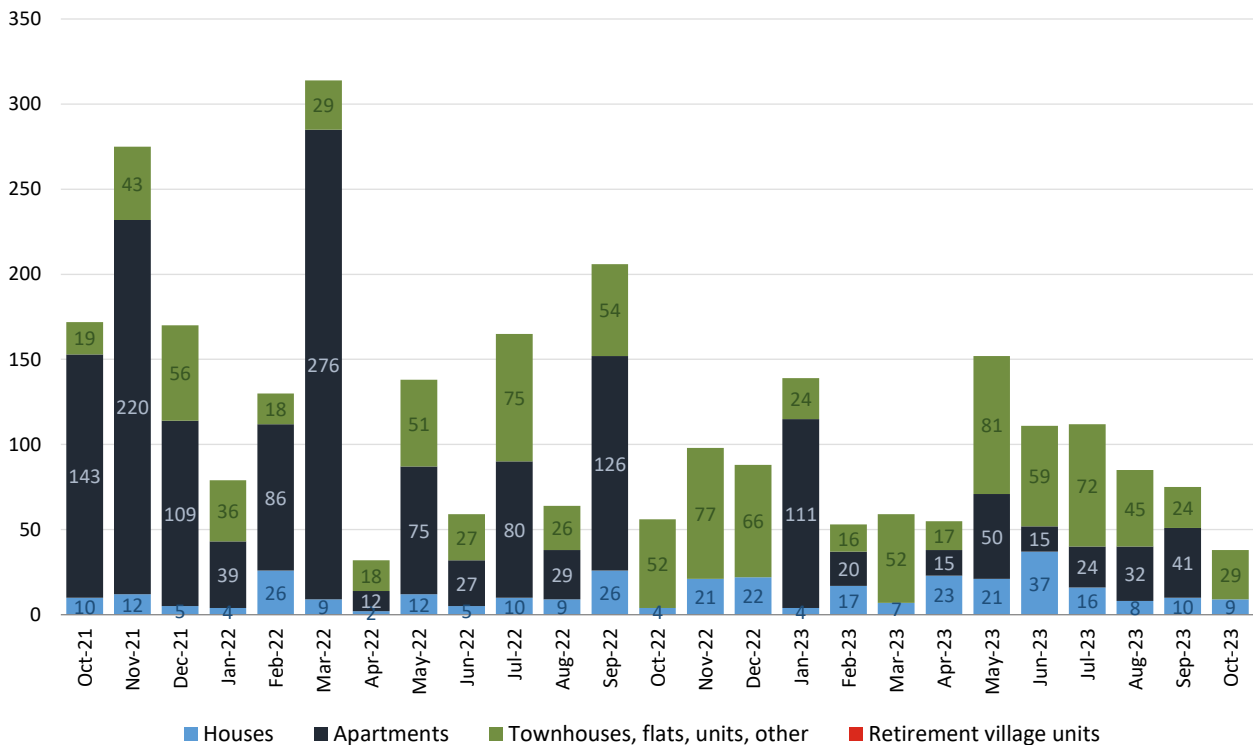


# 5 Dwellings consented on Kāinga Ora or Tāmaki Regeneration Company owned land

In October 2023, 38 dwellings (3 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 0 apartment units, 9 houses and 29 townhouses, flats, and other attached dwelling types.

	Oct 22	Jul 23	Aug 23	Sep 23	Oct 23
Number of KO/TRC dwellings consented	56	112	85	75	38
Percentage of total dwellings consented	4%	8%	7%	6%	3%

Dwellings consented by type (KO/TRL land)



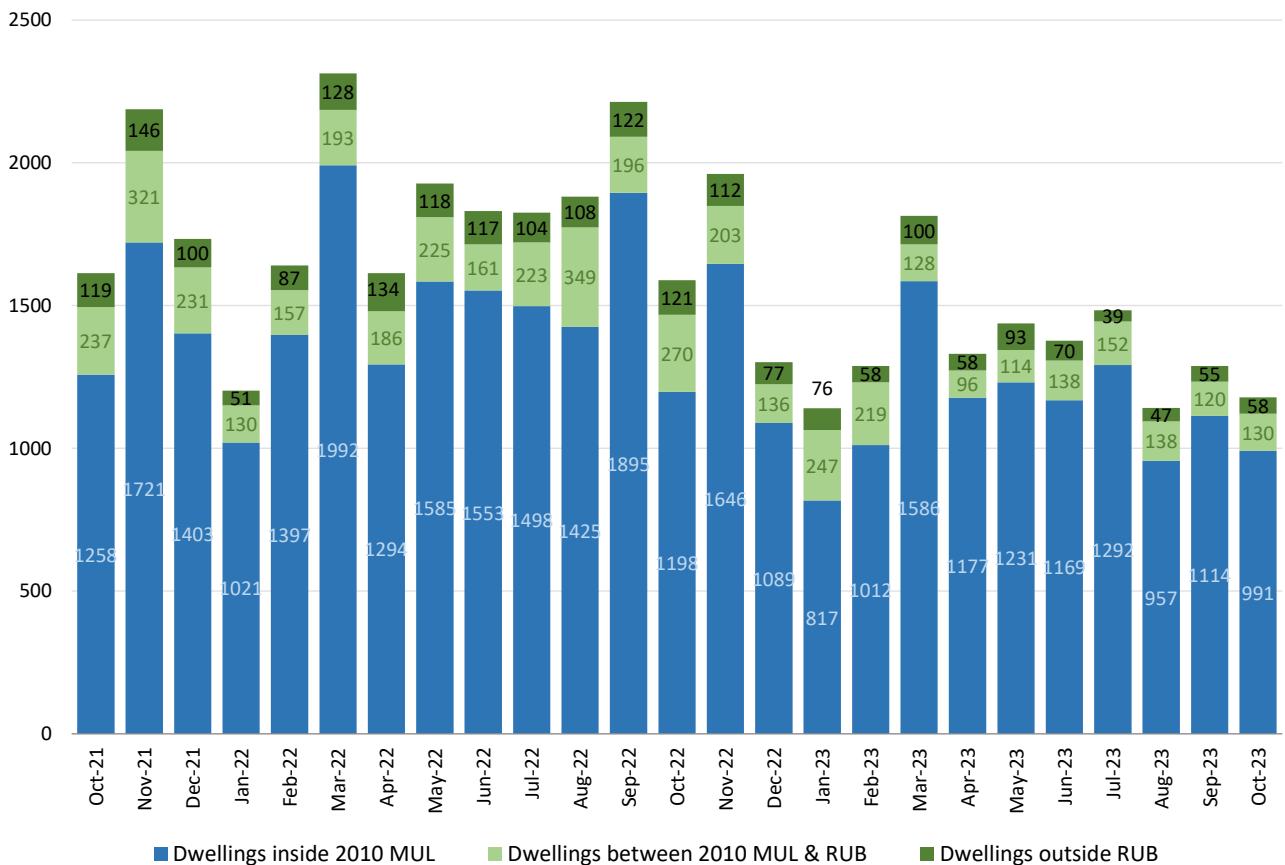
Data sources: Statistics New Zealand and Auckland Council

# 6 Dwellings consented by Auckland Plan monitoring boundaries

In October 2023, 991 dwellings consented were inside 2010 MUL and a total of 1121 dwellings consented were inside the RUB. Over the past 12 months, 95 per cent of the dwellings were consented inside the RUB.

	Oct 22	Jul 23	Aug 23	Sep 23	Oct 23
Inside 2010 MUL	1198	1292	957	1114	991
Between 2010 MUL and RUB	270	152	138	120	130
Outside RUB	121	39	47	55	58

Dwellings consented by Auckland Plan monitoring boundaries



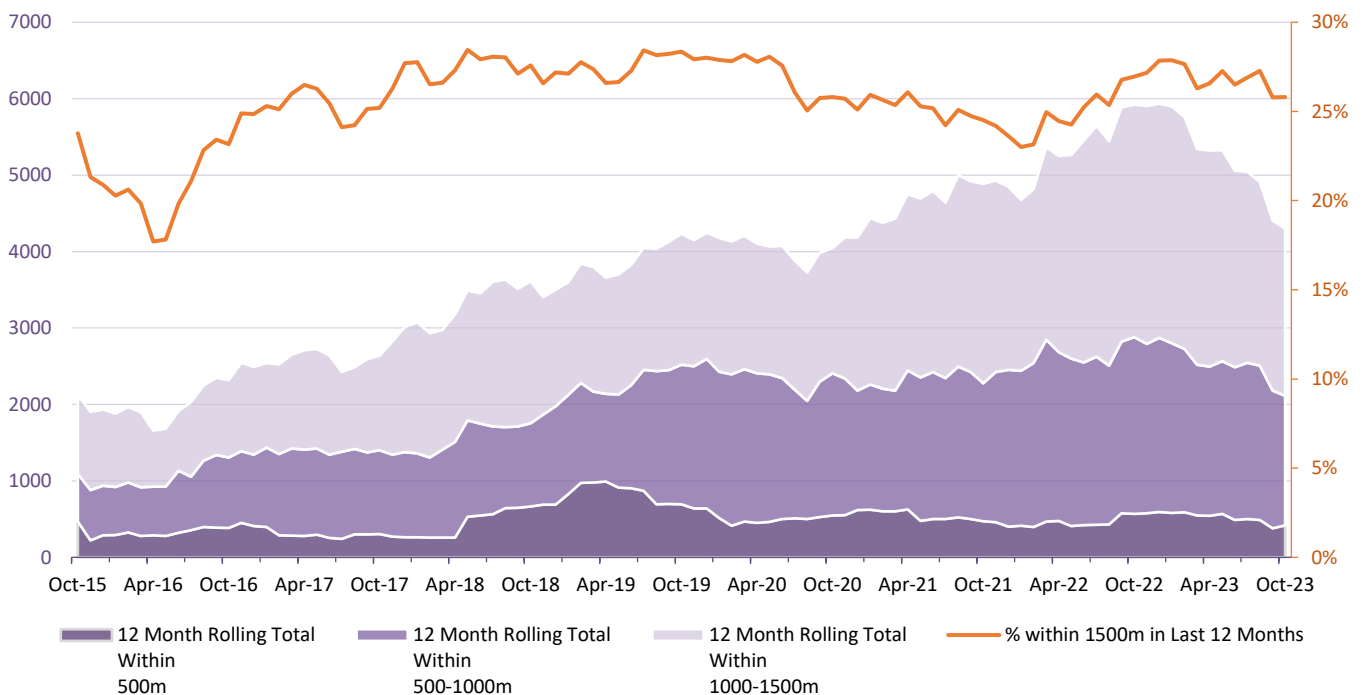
Data source: Statistics New Zealand

# 7 Dwellings consented along the rapid transit network

In October 2023, 304 dwellings (26% per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4303 dwellings were consented inside the 1500m RTN walking catchments.

	Oct 22	Jul 23	Aug 23	Sep 23	Oct 23
Dwellings consented inside the 1500m RTN walking catchments	404	453	239	396	304
Percentage of total dwellings consented	25%	31%	21%	31%	26%
12-month rolling total inside RTN walking catchments	5921	5042	4912	4403	4303
Proportion from the last 12-month inside RTN walking catchments	27%	27%	27%	26%	26%

Dwellings consented inside RTN walking catchments



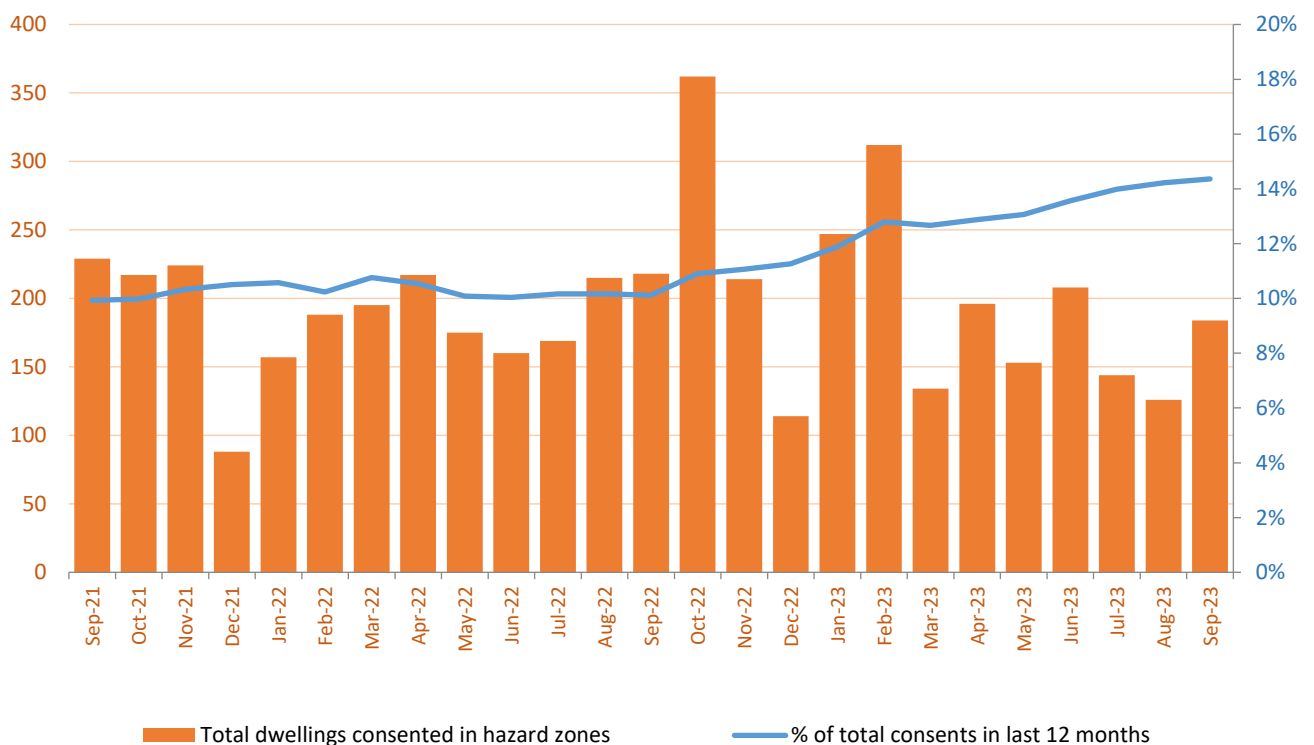
Data sources: Statistics New Zealand and Auckland Council

## 8 Dwellings consented within hazard zones

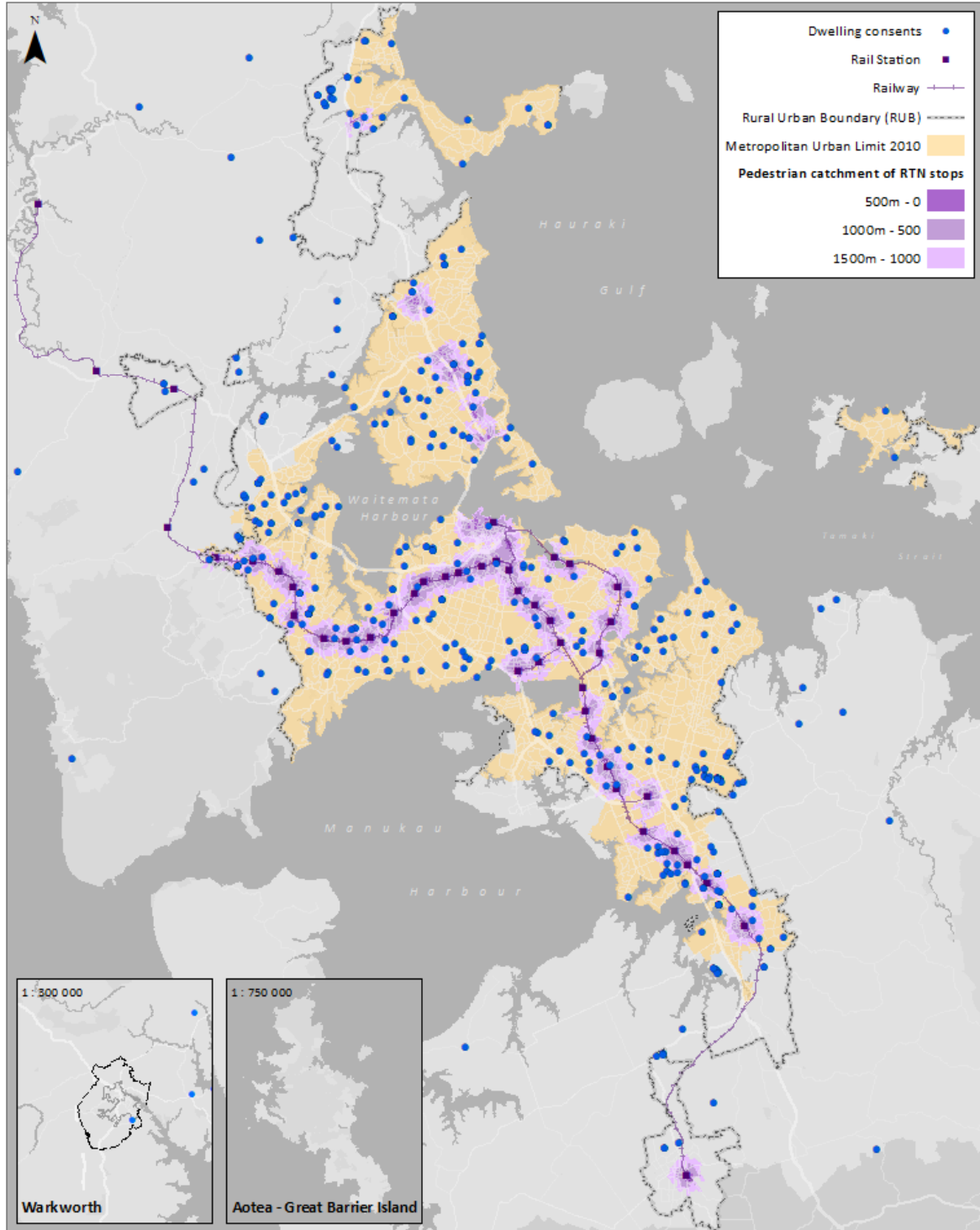
In October 2023, 184 dwellings (16% per cent of total dwellings consented) were consented within hazard zones. In the last 12 months, 2394 dwellings (14% of total dwellings over the last 12 months) were consented inside hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Oct 22	Jul 23	Aug 23	Sep 23	Oct 23
Dwellings consented within hazard zones	362	208	144	126	184
Percentage of total dwellings consented	18%	14%	13%	10%	16%
12-month rolling total inside hazard zones	2368	2542	2517	2428	2394
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



**DISCLAIMER:**  
 This map/plan is illustrative only and all information should be independently verified on site before taking any action. Copyright Auckland Council. Land Parcel Boundary information from LINZ (Crown Copyright Reserved). Where due care has been taken, Auckland Council gives no warranty as to the accuracy and plan completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information. Height datum: Auckland 1946.

**Dwelling Consents Issued  
 October 2023**

0 2 4 6  
 Kilometres  
 Scale @ A4  
 = 1:300,000  
 Date Printed:  
 12/12/2023

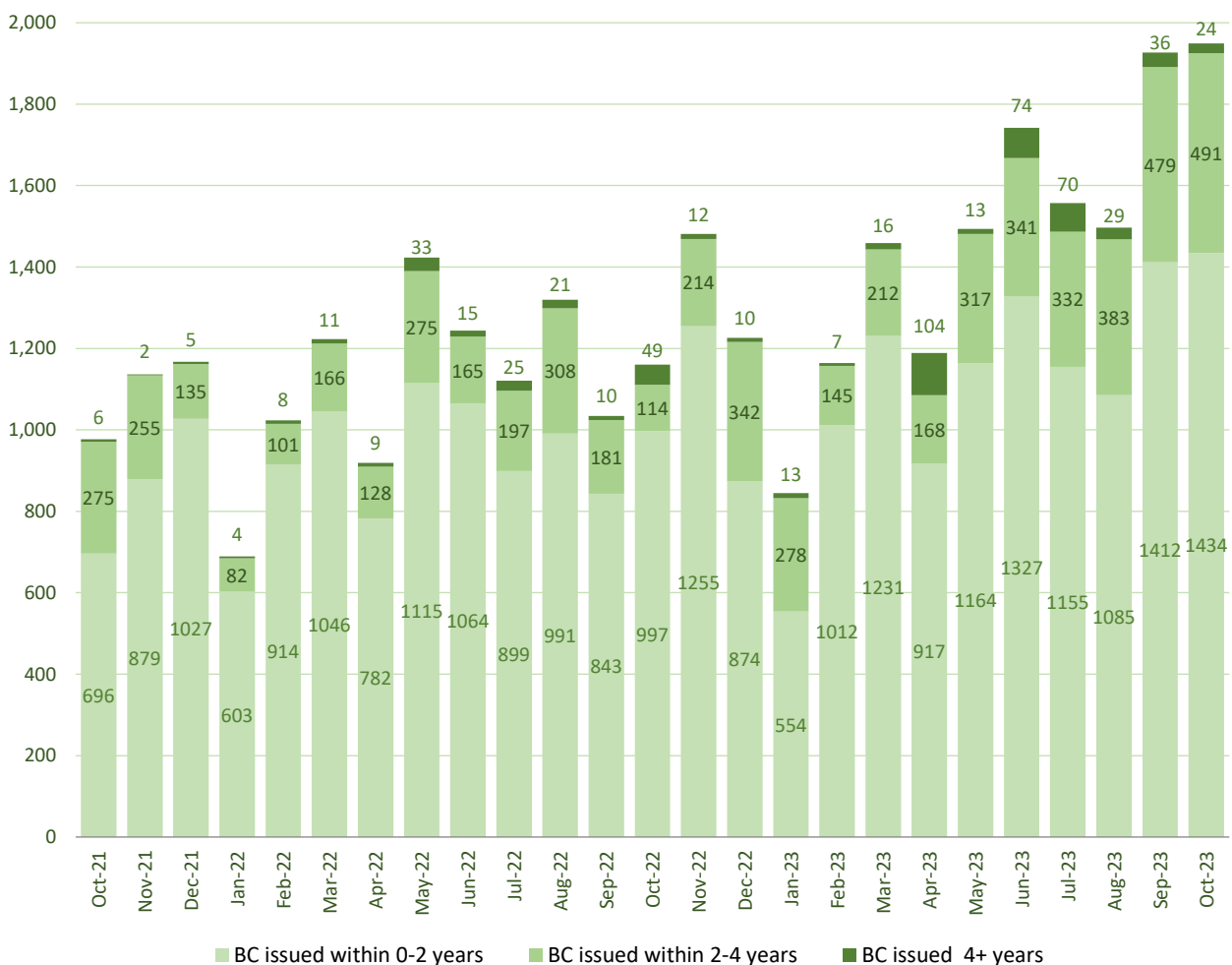


# 10 Dwellings with CCCs issued (completions)

1949 dwelling units had received CCCs in October 2023. 74 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Oct 22	Jul 23	Aug 23	Sep 23	Oct 23
0-2 years	997	1155	1085	1412	1434
2-4 years	114	332	383	479	491
4+ years	49	70	29	36	24

Dwellings with CCCs issued

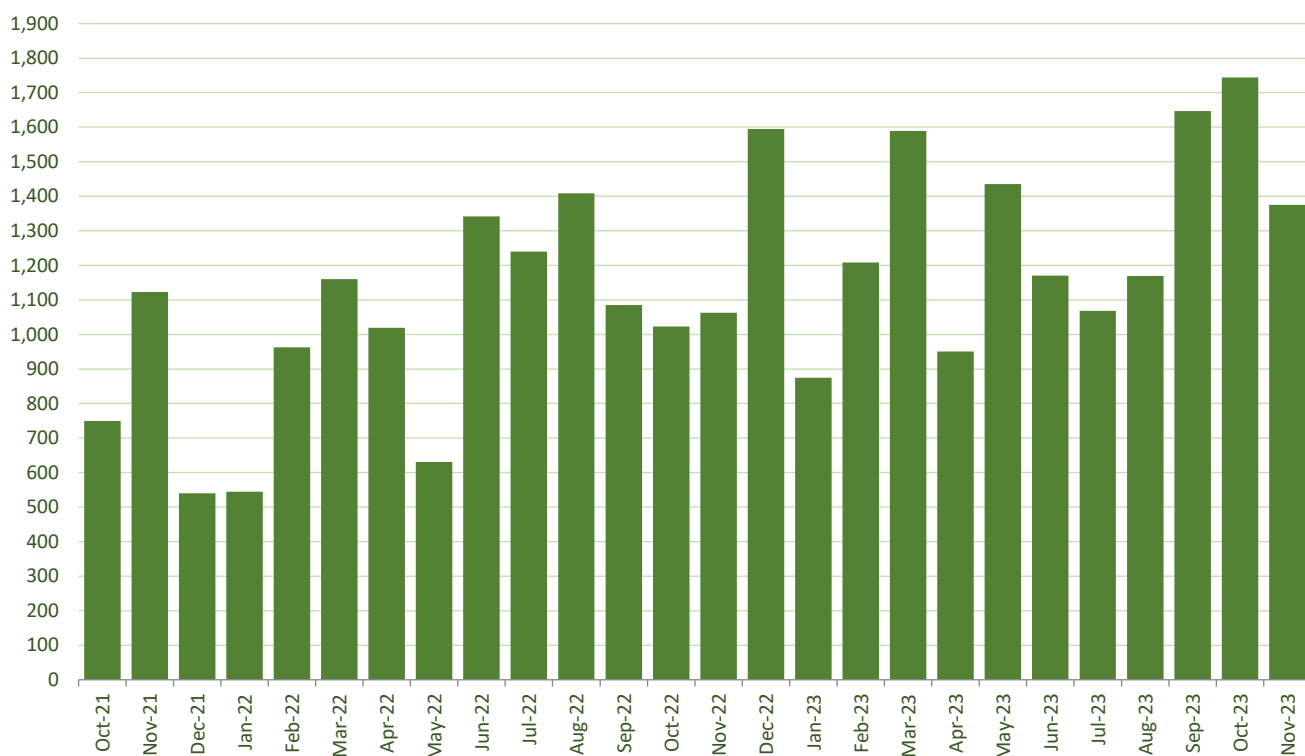


# 11 Residential parcels created

In November 2023, the total number of residential parcels under 5000m<sup>2</sup> created was 1375.

Parcel size category	Nov 22	Aug 23	Sep 23	Oct 23	Nov 23
Less than 1000 m <sup>2</sup>	1032	1153	1614	1717	1349
1000 m <sup>2</sup> to 1999 m <sup>2</sup>	13	12	19	12	9
2000 m <sup>2</sup> to 2999 m <sup>2</sup>	5	1	8	7	11
3000 m <sup>2</sup> to 3999 m <sup>2</sup>	8	1	4	7	5
4000 m <sup>2</sup> to 4999 m <sup>2</sup>	5	2	2	1	1
<b>Total number of residential parcels &lt; 5000m<sup>2</sup></b>	<b>1063</b>	<b>1169</b>	<b>1647</b>	<b>1744</b>	<b>1375</b>

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



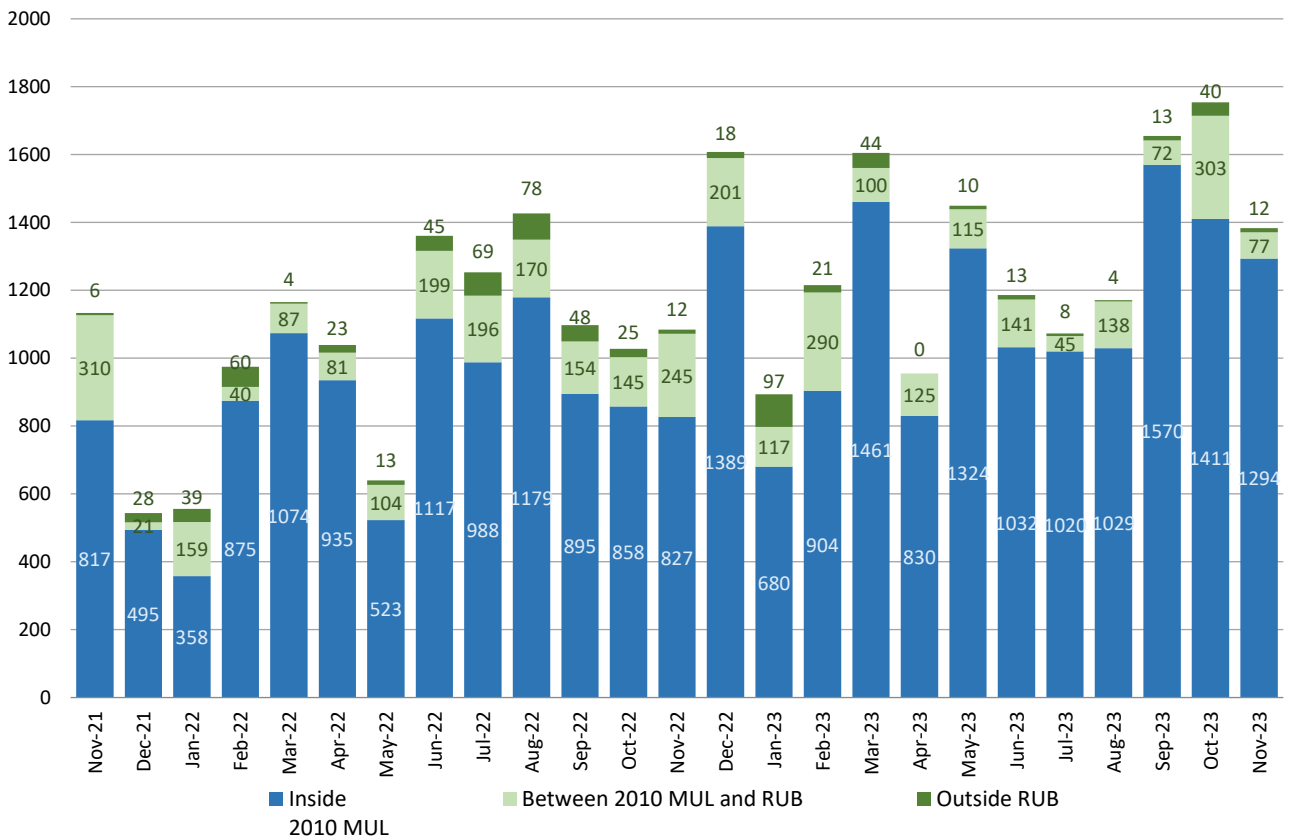


# 12 Residential parcels by Auckland Plan monitoring boundaries

1294 of new residential parcels of all sizes created in November 2023 were inside the 2010 MUL and a total of 1371 new residential parcels were inside the RUB.

	Nov 22	Aug 23	Sep 23	Oct 23	Nov 23
Inside 2010 MUL	858	1029	1570	1411	1294
Between 2010 MUL and RUB	154	138	72	303	77
Outside RUB	48	4	13	40	12

Residential parcels created by Auckland Plan monitoring boundaries



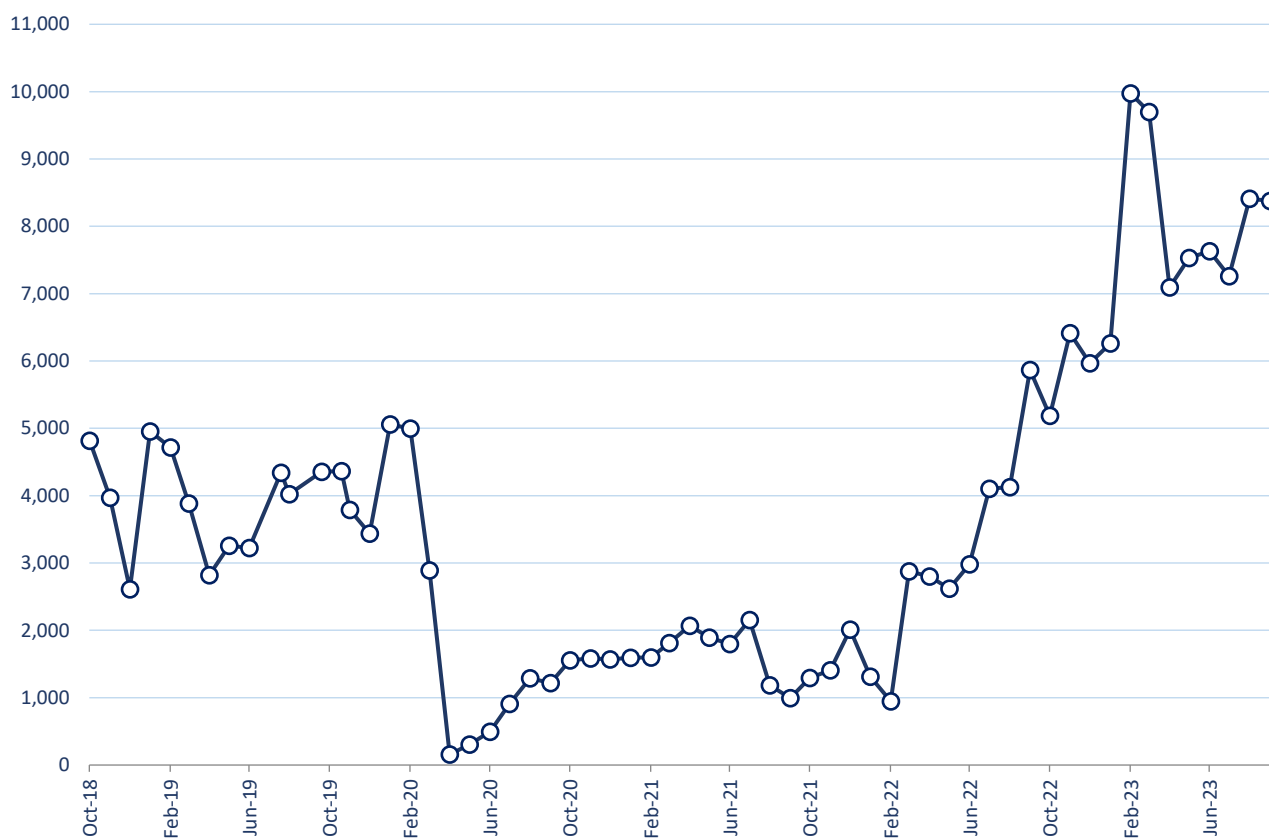
Data source: RIMU and Land Information New Zealand

# 13 Permanent and long-term migration

Long-term arrival number in September 2023 was 8378. 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.

	Sep 22	Jun 23	Jul 23	Aug 23	Sep 23
Arrivals	5869	7630	7262	8408	8378
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)*

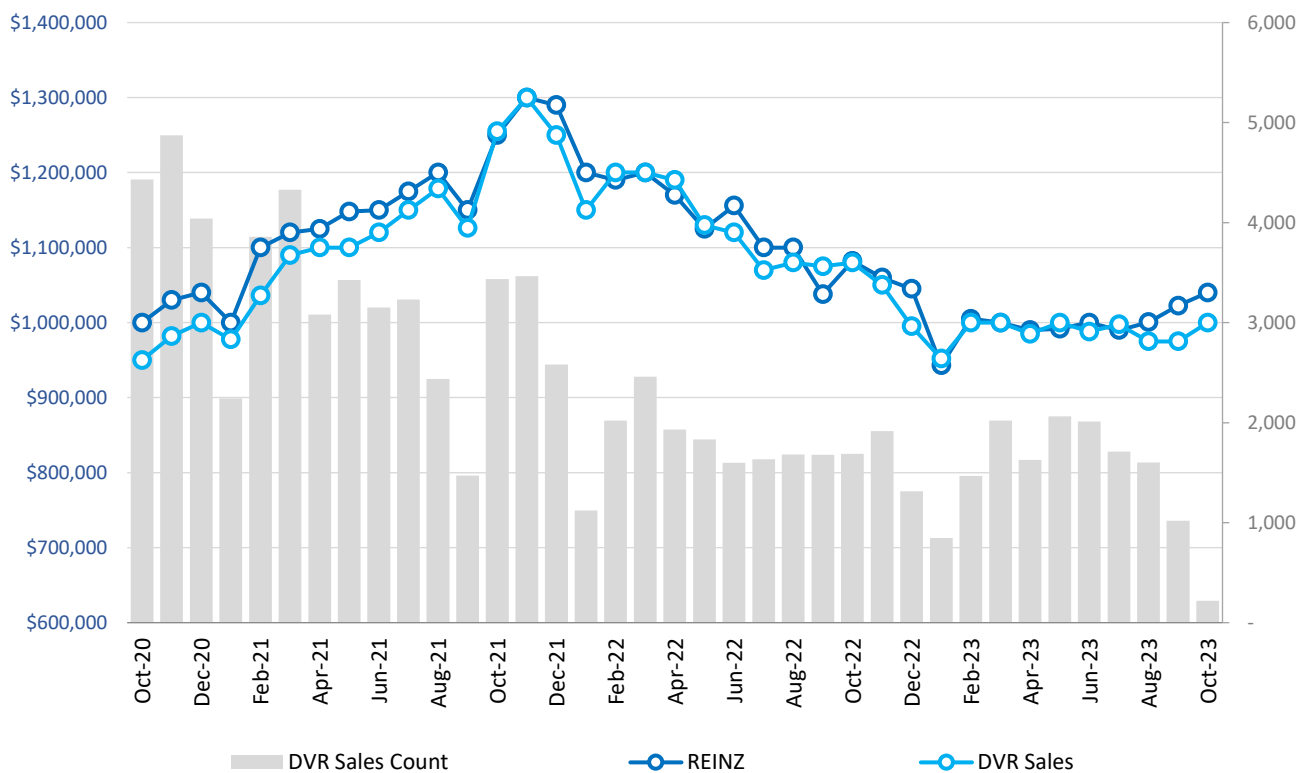


# 14 Median residential sale price

The median residential sales price from REINZ in October 2023 was \$1,040,000. The District Valuation Roll (DVR) median sales price was \$1,000,000 based on 219 currently reported sales.

Data source	Oct 22	Jul 23	Aug 23	Sep 23	Oct 23
REINZ	\$1,082,000	\$990,000	\$1,000,500	\$1,022,500	\$1,040,000
DVR sales <sup>1</sup>	\$1,080,000	\$997,500	\$975,000	\$975,000	\$1,000,000
Count of DVR sales	1688	1710	1603	1019	219

**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 March quarter 2023, 555 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	September quarter 2022	December quarter 2022	<b>March quarter 2023</b>	June quarter 2023	<b>September quarter 2023</b>
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>)

Find out more: [rimu@aucklandcouncil.govt.nz](mailto:rimu@aucklandcouncil.govt.nz)  
or visit [knowledgeauckland.org.nz](http://knowledgeauckland.org.nz) and  
[aucklandcouncil.govt.nz](http://aucklandcouncil.govt.nz)