



Auckland Monthly Housing Update

Land Use Research and Evaluation Team

Strategic Advice and Research Unit

Policy Department

February 2026

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Strategic Advice
and Research

SARU



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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.

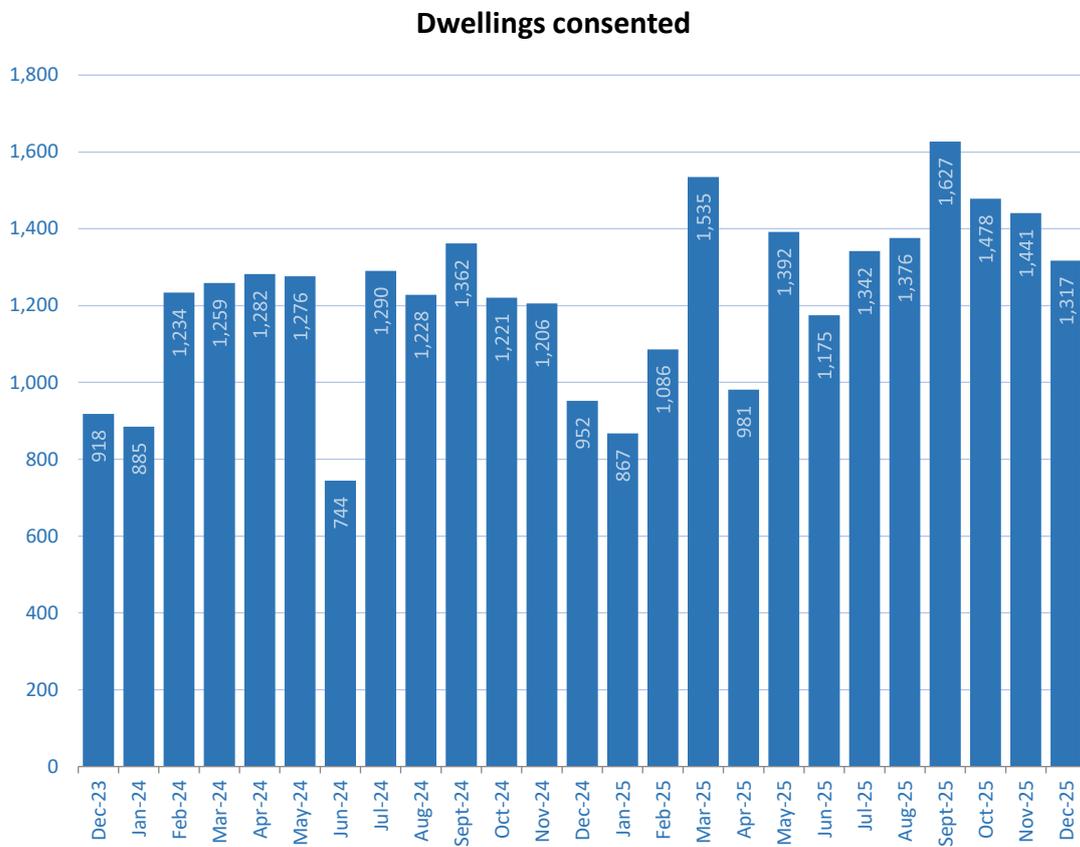
2 Highlights

- 1317 dwellings were consented in December 2025.
- In the year ending December 2025, 15,617 dwellings were consented in the region.
- 27 per cent of new dwellings consented in December 2025 were houses, 5 per cent were apartments and 68 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 126 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in December 2025.
- 1266 dwellings consented in December 2025 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 29 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in December 2025.
- 213 dwellings were consented on properties overlapping hazard zones in December 2025, accounting for 16 per cent of total dwellings consented. Over the past 12 months, 11 per cent of new dwellings were consented on properties overlapping a hazard zone.
- 812 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in December 2025.
- In the year ending December 2025, 14,441 dwellings had a CCC issued.
- 1192 new residential parcels under 5000m² were created in January 2026.
- In the past 12 months, 14,350 new residential parcels under 5000m² were created – an average of 1196 each month.
- In January 2026, 1201 new residential parcels of all sizes were created.
- Long-term arrivals in December 2025 were 4869.
- 1116 public housing applications have been housed in the March quarter 2025.

3 Dwellings Consented

In December 2025, 1317 dwelling consents were issued, which saw 15,617 consents issued for the past 12 months.

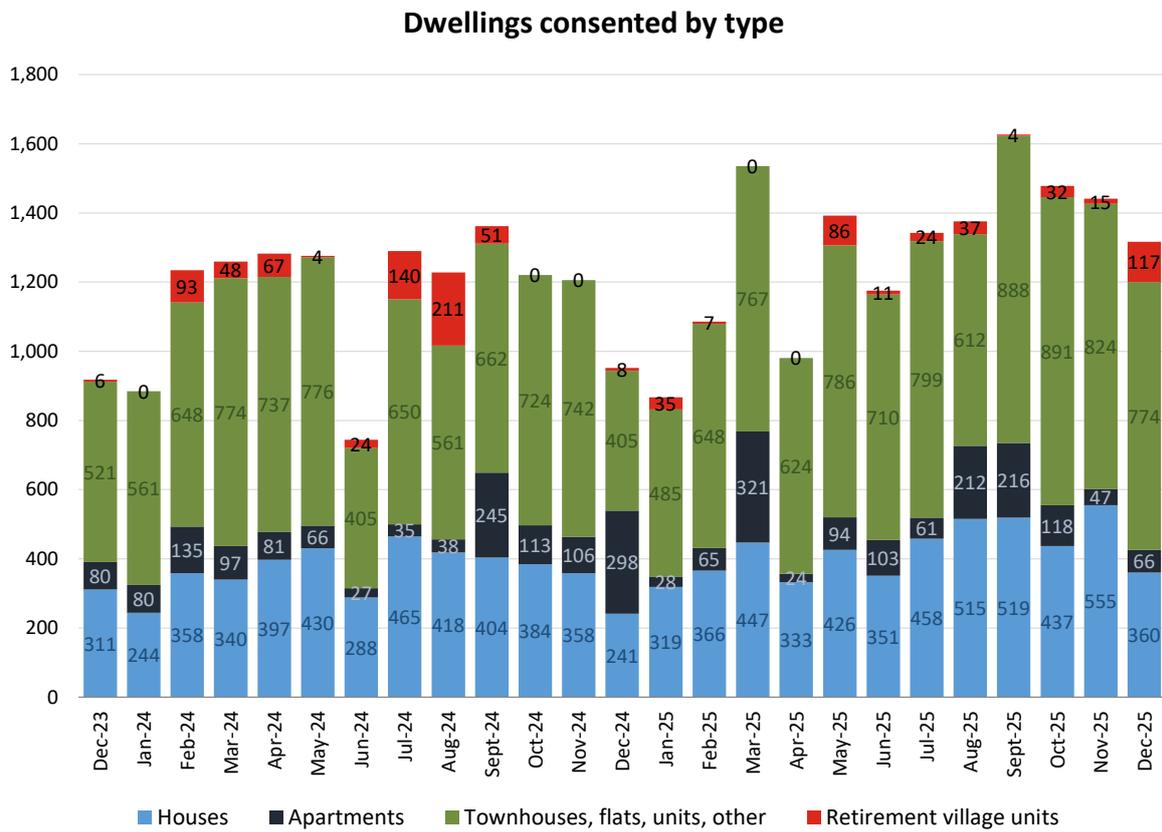
Dec 24	Sep 25	Oct 25	Nov 25	Dec 25
952	1627	1478	1441	1317



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in December 2025, 360 were houses, 66 were apartments, and 891 were townhouses, flats, units, retirement village units or other types of attached dwellings.



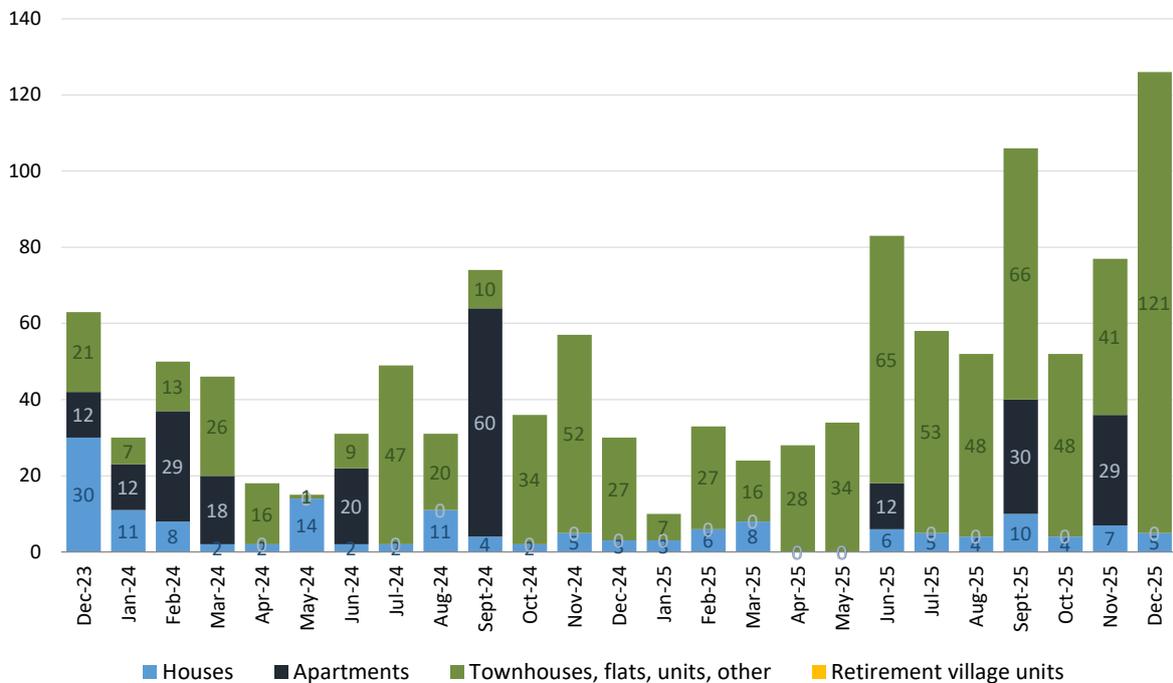
Data source: Statistics New Zealand

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

In December 2025, 126 dwellings (10 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 5 houses and 121 townhouses, flats, and other attached dwelling types.

	Dec 24	Sep 25	Oct 25	Nov 25	Dec 25
Number of KO/TRC dwellings consented	30	106	52	77	126
Percentage of total dwellings consented	3%	7%	4%	5%	10%

Dwellings consented by type (KO/TRC land)



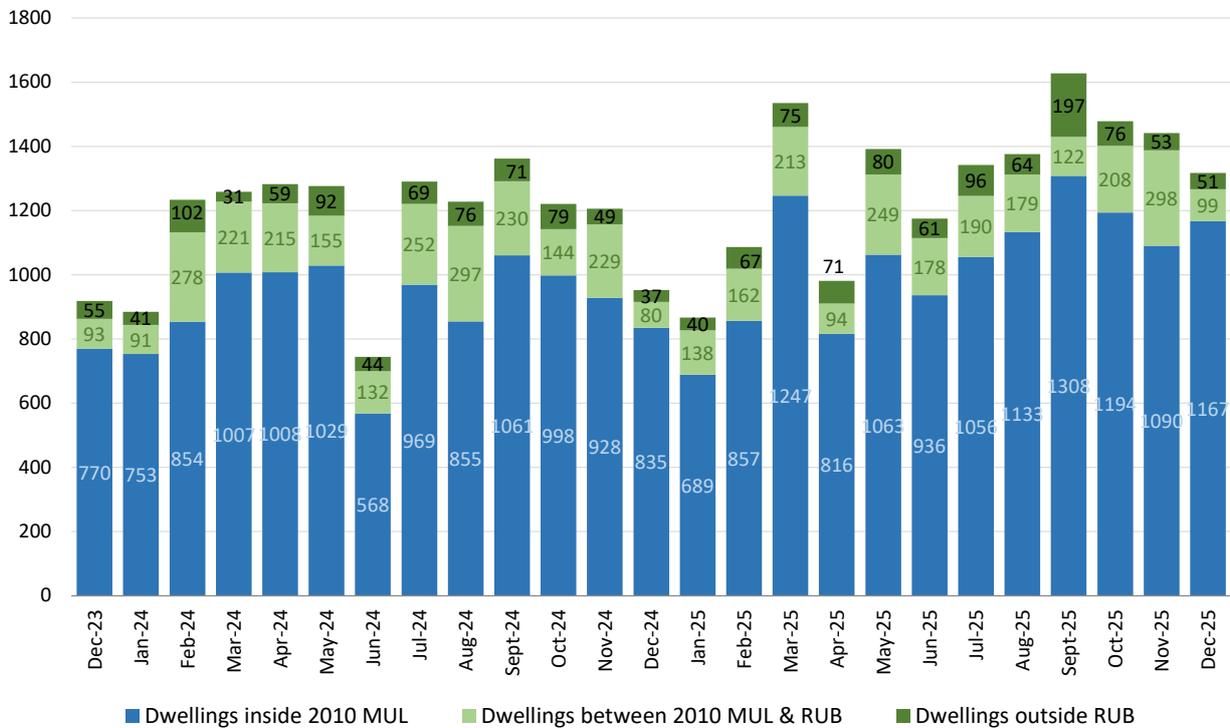
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In December 2025, 1167 dwellings consented were inside the 2010 MUL and a total of 1266 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Dec 24	Sep 25	Oct 25	Nov 25	Dec 25
Inside 2010 MUL	835	1308	1194	1090	1167
Between 2010 MUL and RUB	80	122	208	298	99
Outside RUB	37	197	76	53	51

Dwellings consented by Auckland Plan monitoring boundaries



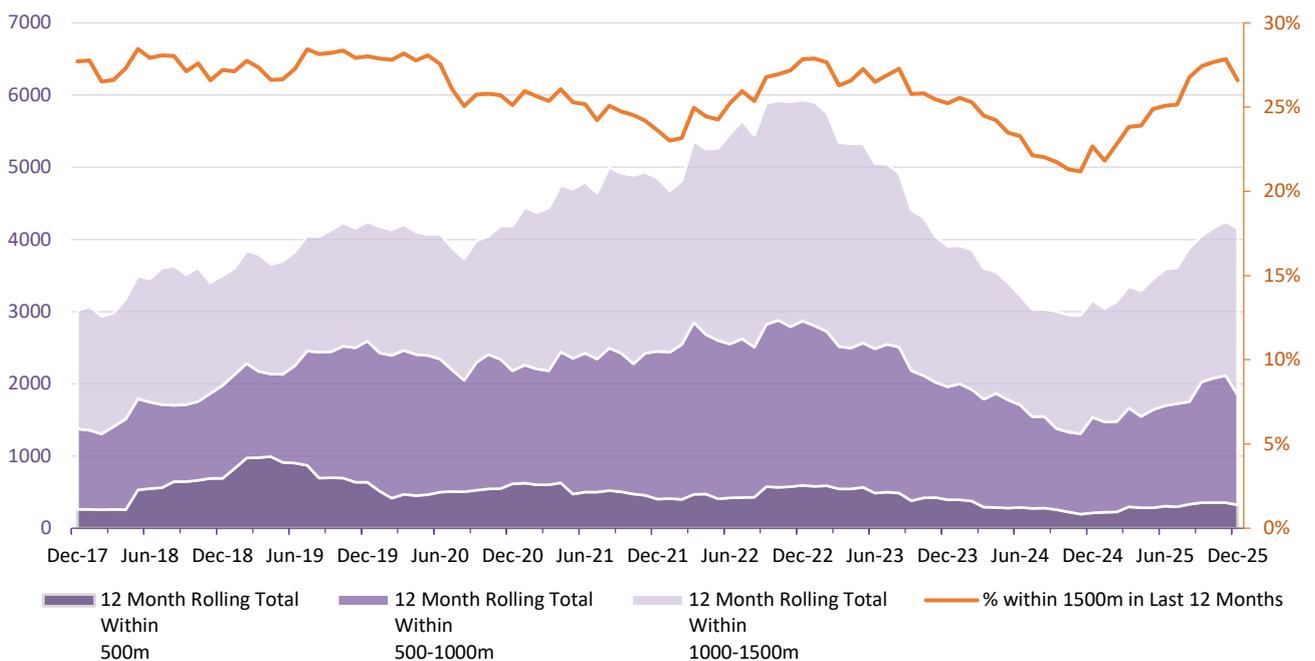
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In December 2025, 377 dwellings (29 per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4153 dwellings were consented inside the 1500m RTN walking catchments.

	Dec 24	Sep 25	Oct 25	Nov 25	Dec 25
Dwellings consented inside the 1500m RTN walking catchments	472	540	362	293	377
Percentage of total dwellings consented	50%	33%	24%	20%	29%
12-month rolling total inside RTN walking catchments	3159	4048	4157	4248	4153
Proportion from the last 12-month inside RTN walking catchments	23%	27%	28%	28%	27%

Dwellings consented inside RTN walking catchments



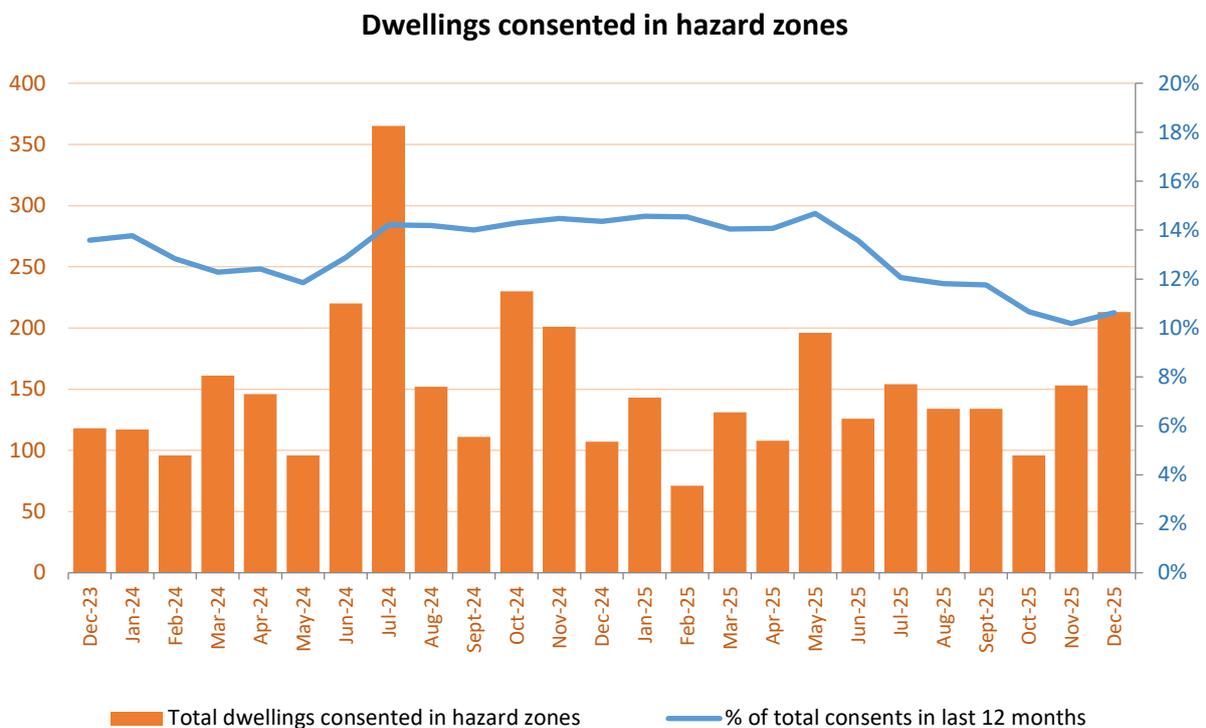
Data sources: Statistics New Zealand and Auckland Council

8 Dwellings consented within hazard zones

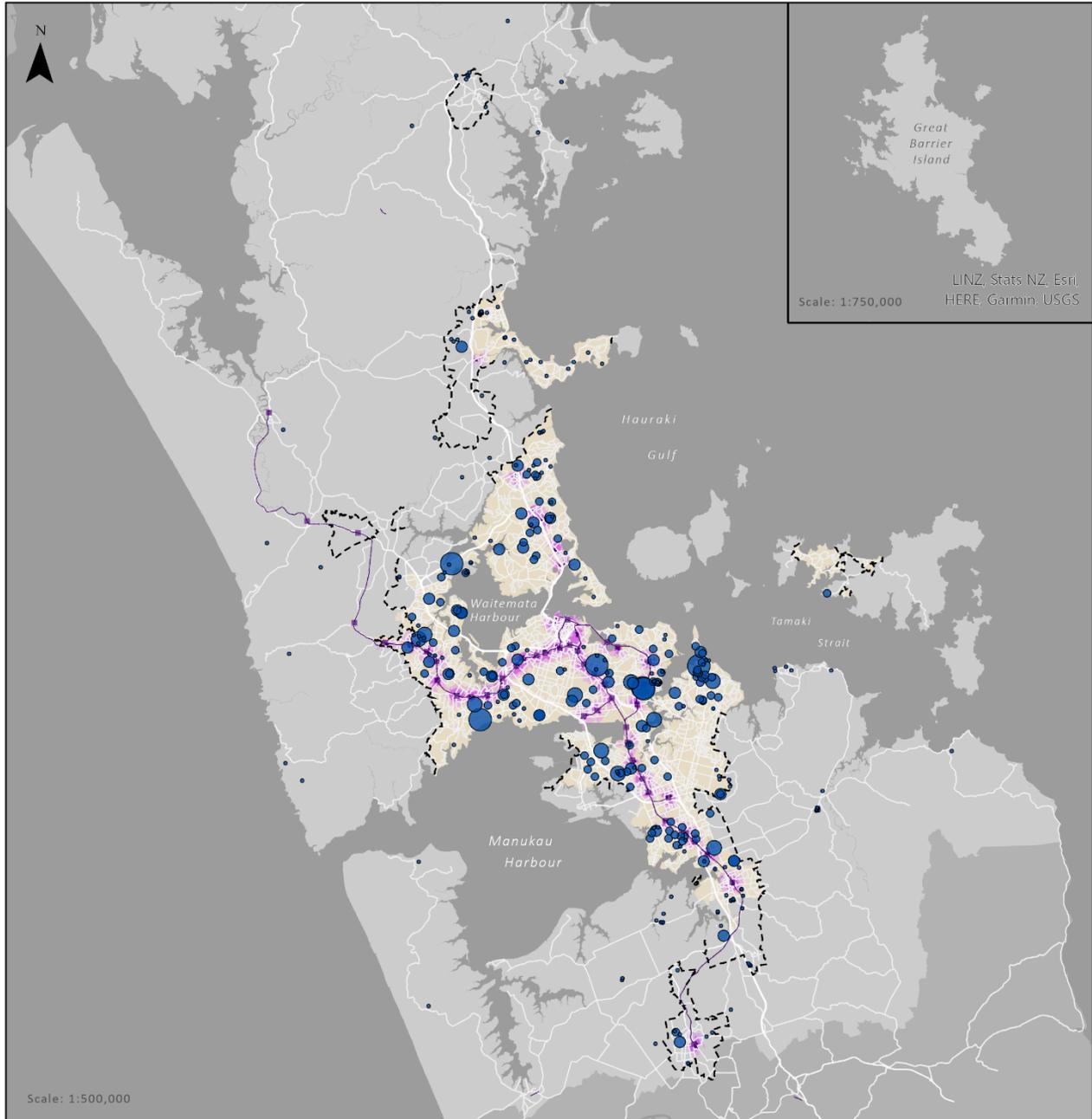
In December 2025, 213 dwellings (16 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1659 dwellings (11 per cent of total dwellings over the last 12 months) were consented on properties overlapping hazard zones.

Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Dec 24	Sep 25	Oct 25	Nov 25	Dec 25
Dwellings consented within hazard zones	107	134	96	153	213
Percentage of total dwellings consented	11%	8%	6%	11%	16%
12-month rolling total inside hazard zones	2002	1735	1601	1553	1659
Proportion from the last 12-months within hazard zones	14%	12%	11%	10%	11%



9 Spatial distribution of dwelling consents



Building consents issued in December 2025

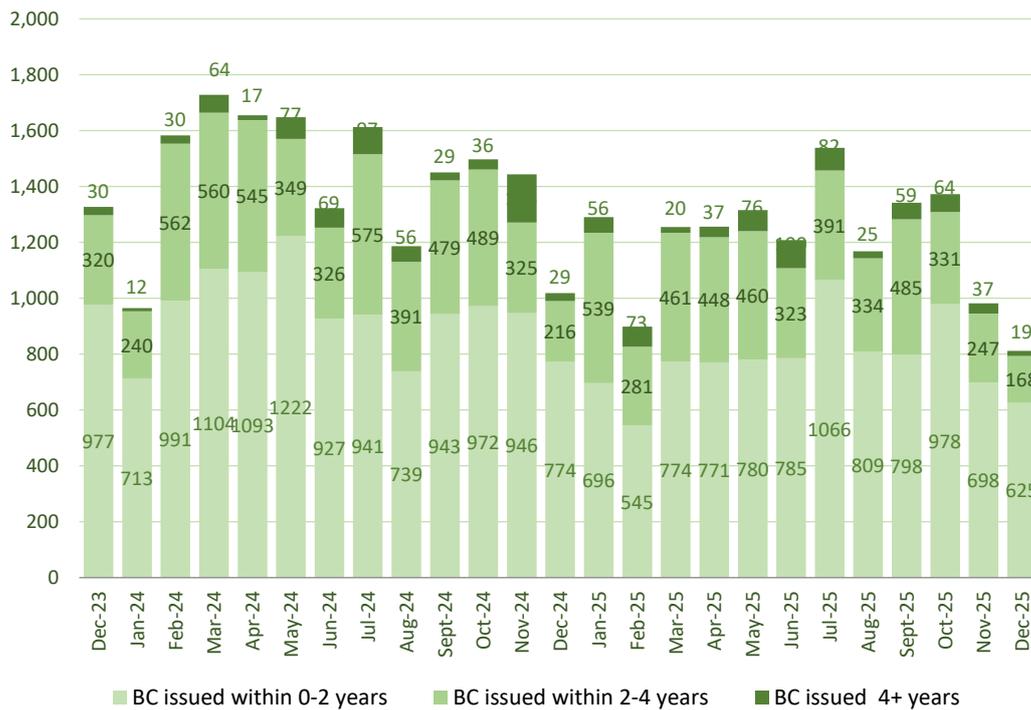


10 Dwellings with CCCs issued (completions)

812 dwelling units had received CCCs in December 2025. 77 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Dec 24	Sep 25	Oct 25	Nov 25	Dec 25
0-2 years	774	798	978	698	625
2-4 years	216	485	331	247	168
4+ years	29	59	64	37	19

Dwellings with CCCs issued



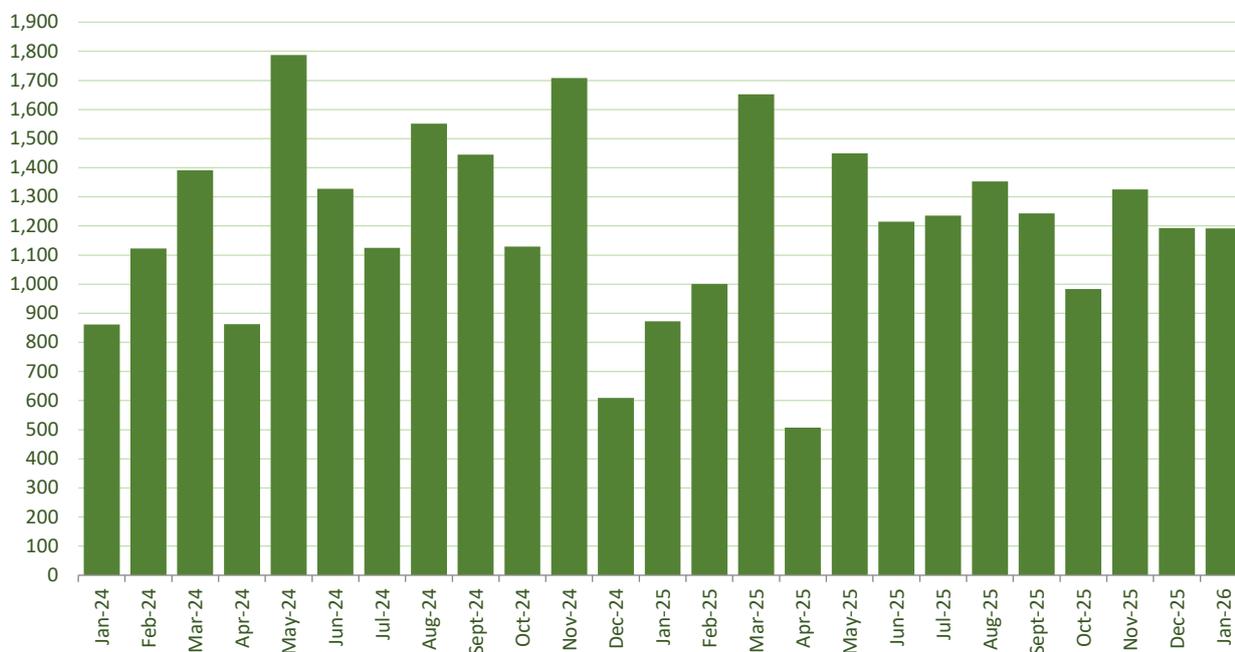
Data source: Auckland Council

11 Residential parcels created

In January 2026, the total number of residential parcels under 5000m² created was 1192.

Parcel size category	Jan 25	Oct 25	Nov 25	Dec 25	Jan 26
Less than 1000 m ²	858	959	1294	1140	1174
1000 m ² to 1999 m ²	9	15	23	36	13
2000 m ² to 2999 m ²	2	0	7	8	3
3000 m ² to 3999 m ²	2	6	1	7	1
4000 m ² to 4999 m ²	1	3	1	2	1
Total number of residential parcels < 5000m²	872	983	1326	1193	1192

New residential zoned parcels (< 5000m²)



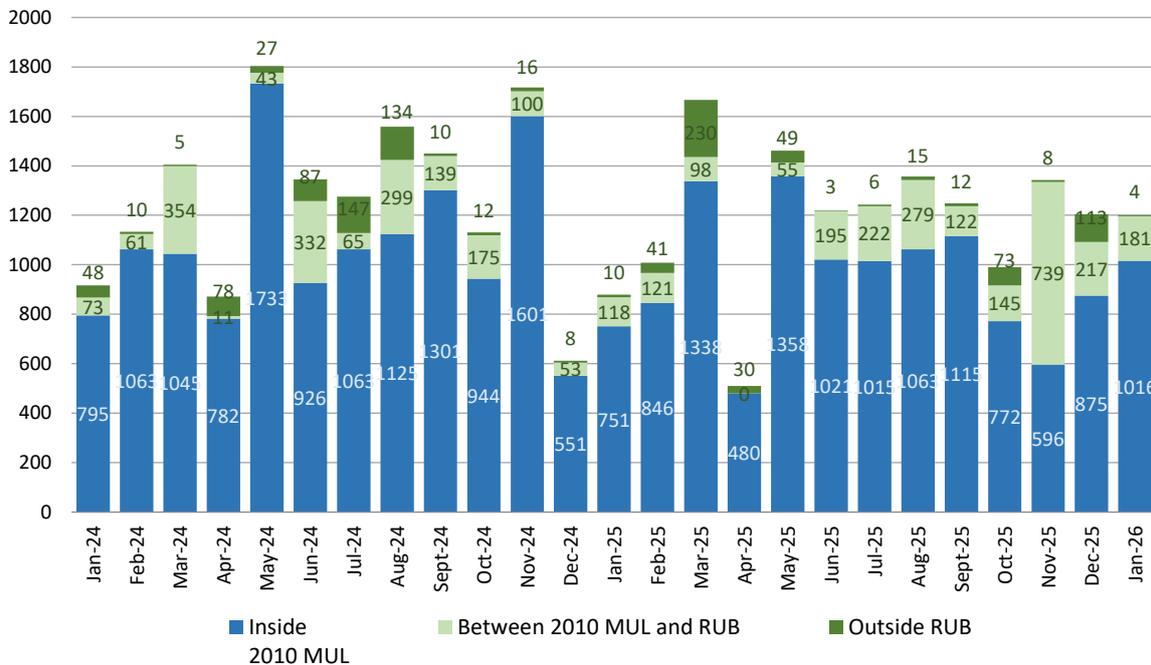
Data source: Auckland Council and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

1016 new residential parcels of all sizes created in January 2026 were inside the 2010 MUL and a total of 1197 new residential parcels were inside the RUB.

	Jan 25	Oct 25	Nov 25	Dec 25	Jan 26
Inside 2010 MUL	751	772	596	875	1016
Between 2010 MUL and RUB	118	145	739	217	181
Outside RUB	10	73	8	113	4

Residential parcels created by Auckland Plan monitoring boundaries



Data source: Auckland Council and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in December 2025 was 4869. 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.

	Dec 24	Sep 25	Oct 25	Nov 25	Dec 25
Arrivals	5191	5910	5084	4942	4869
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)



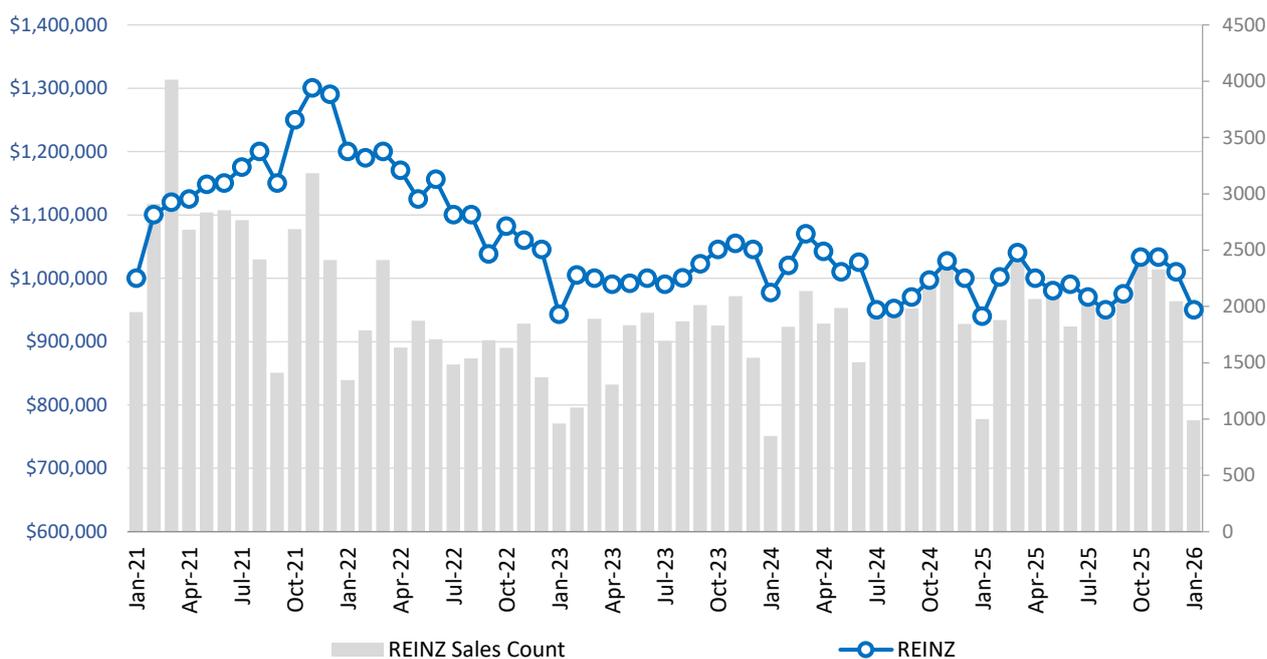
Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in January 2026 was \$950,000 based on 989 reported sales.

Data source	Jan 25	Oct 25	Nov 25	Dec 25	Jan 26
REINZ	\$940,000	\$1,033,000	\$1,033,000	\$1,010,000	\$950,000
REINZ Sales Count	1001	2364	2330	2047	989

Median residential sale price
(Last 5 years)



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 (operative 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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