



# Auckland Monthly Housing Update

Land Use Research and Evaluation Team  
Policy Department

November 2024

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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

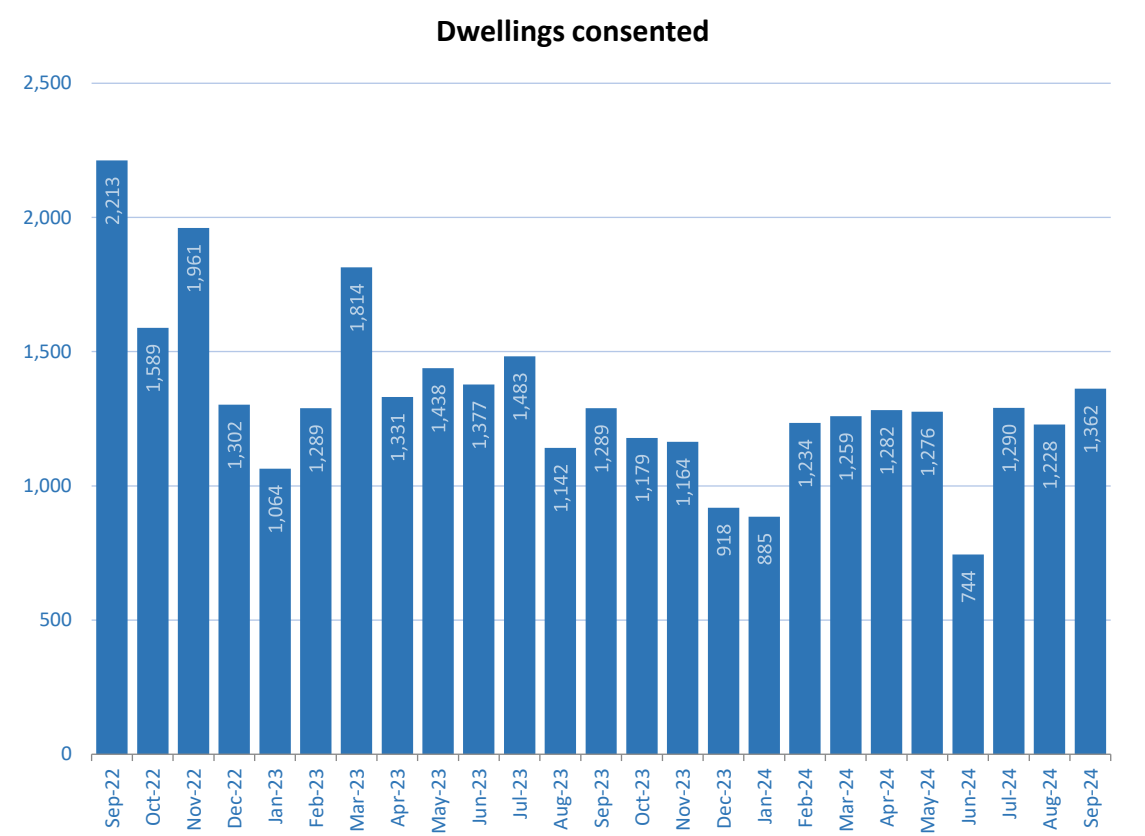
- 1362 dwellings were consented in September 2024.
- In the year ending September 2024, 13,821 dwellings were consented in the region.
- 30 per cent of new dwellings consented in September 2024 were houses, 18 per cent were apartments and 52 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 74 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in September 2024.
- 1291 dwellings consented in September 2024 were inside the RUB. Over the past 12 months, 95 per cent of new dwellings consented were inside the RUB.
- 27 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in September 2024.
- 111 dwellings were consented on properties overlapping hazard zones in September 2024, accounting for 8 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.
- 1451 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in September 2024.
- In the year ending September 2024, 18,410 dwellings had a CCC issued.
- 1129 new residential parcels under 5000m<sup>2</sup> were created in October 2024.
- In the past 12 months, 15,377 new residential parcels under 5000m<sup>2</sup> were created – an average of 1281 each month.
- In October 2024, 1131 new residential parcels of all sizes were created.
- Long-term arrivals in September 2024 were 5618.
- 1273 public housing applications have been housed in the June quarter 2024.



### 3 Dwellings Consented

In September 2024, 1362 dwelling consents were issued, which saw 13,821 consents issued for the past 12 months.

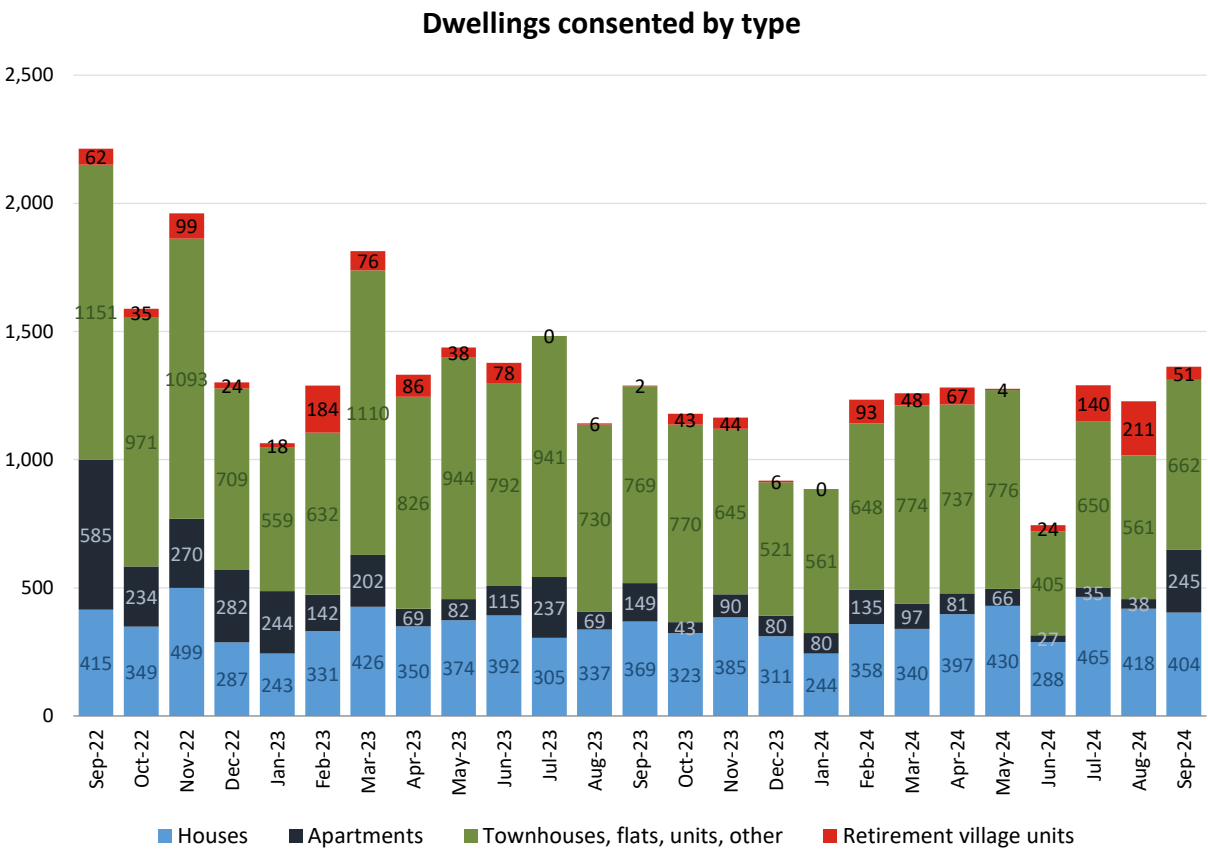
Sep 23	Jun 24	Jul 24	Aug 24	Sep 24
1289	744	1290	1228	1362



Data source: Statistics New Zealand

# 4 Dwellings consented by type

Of all the dwellings consented in September 2024, 404 were houses, 245 were apartments, and 713 were townhouses, flats, units, retirement village units or other types of attached dwellings.



Data source: Statistics New Zealand

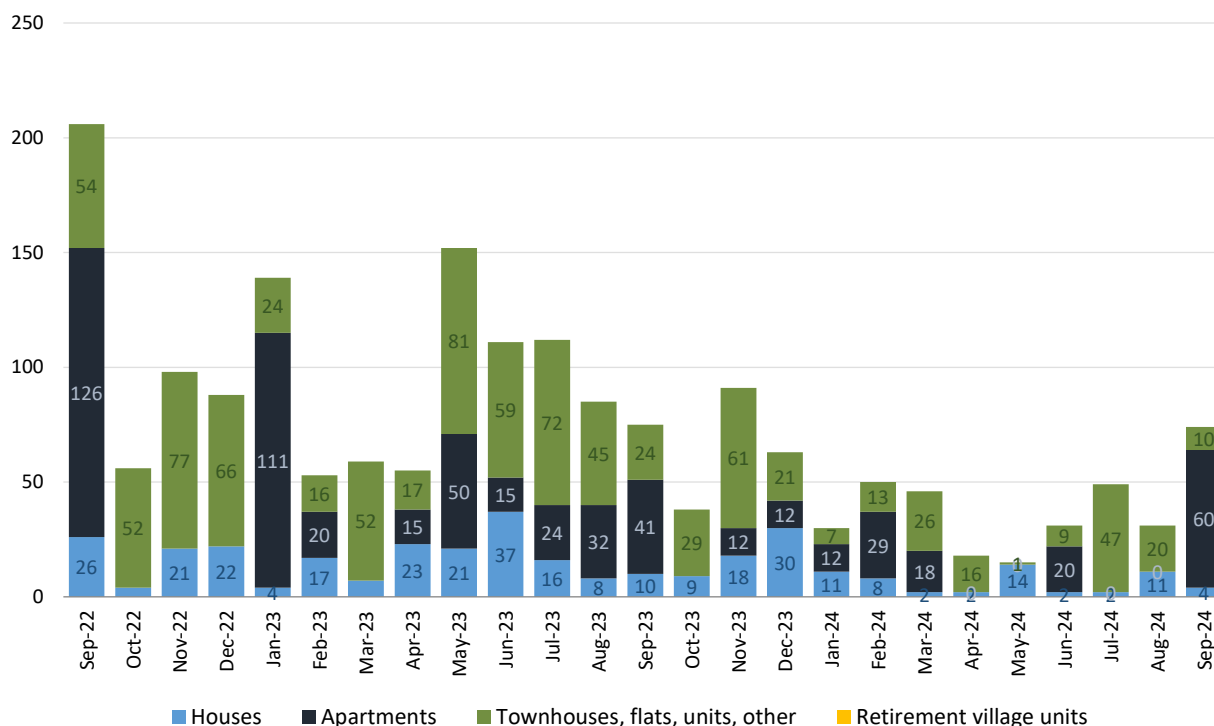


## 5 Dwellings consented on Kāinga Ora or Tāmaki Regeneration Company owned land

In September 2024, 74 dwellings (5 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 4 houses, 60 apartments and 10 townhouses, flats, and other attached dwelling types.

	Sep 23	Jun 24	Jul 24	Aug 24	Sep 24
Number of KO/TRC dwellings consented	75	31	49	31	74
Percentage of total dwellings consented	6%	4%	4%	3%	5%

Dwellings consented by type (KO/TRC land)



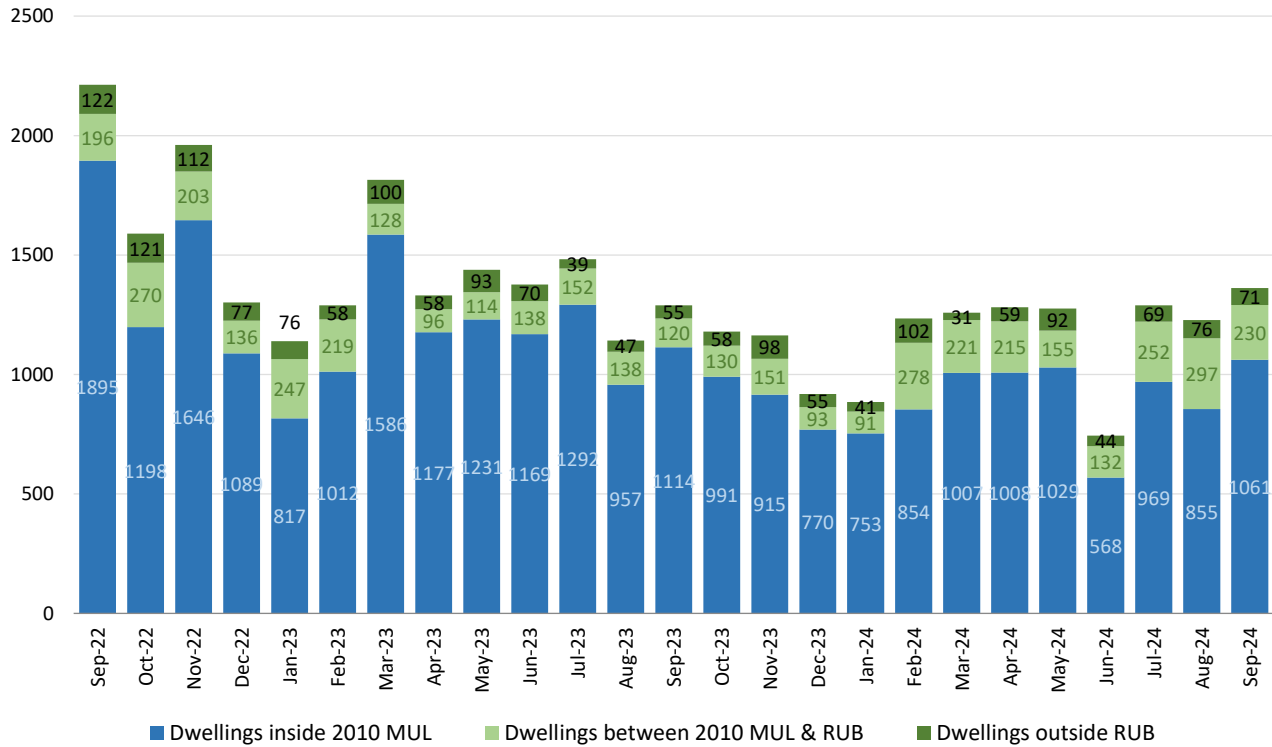
Data sources: Statistics New Zealand and Auckland Council

# 6 Dwellings consented by Auckland Plan monitoring boundaries

In September 2024, 1061 dwellings consented were inside the 2010 MUL and a total of 1291 dwellings consented were inside the RUB. Over the past 12 months, 95 per cent of the dwellings were consented inside the RUB.

	Sep 23	Jun 24	Jul 24	Aug 24	Sep 24
Inside 2010 MUL	1114	568	969	855	1061
Between 2010 MUL and RUB	120	132	252	297	230
Outside RUB	55	44	69	76	71

Dwellings consented by Auckland Plan monitoring boundaries



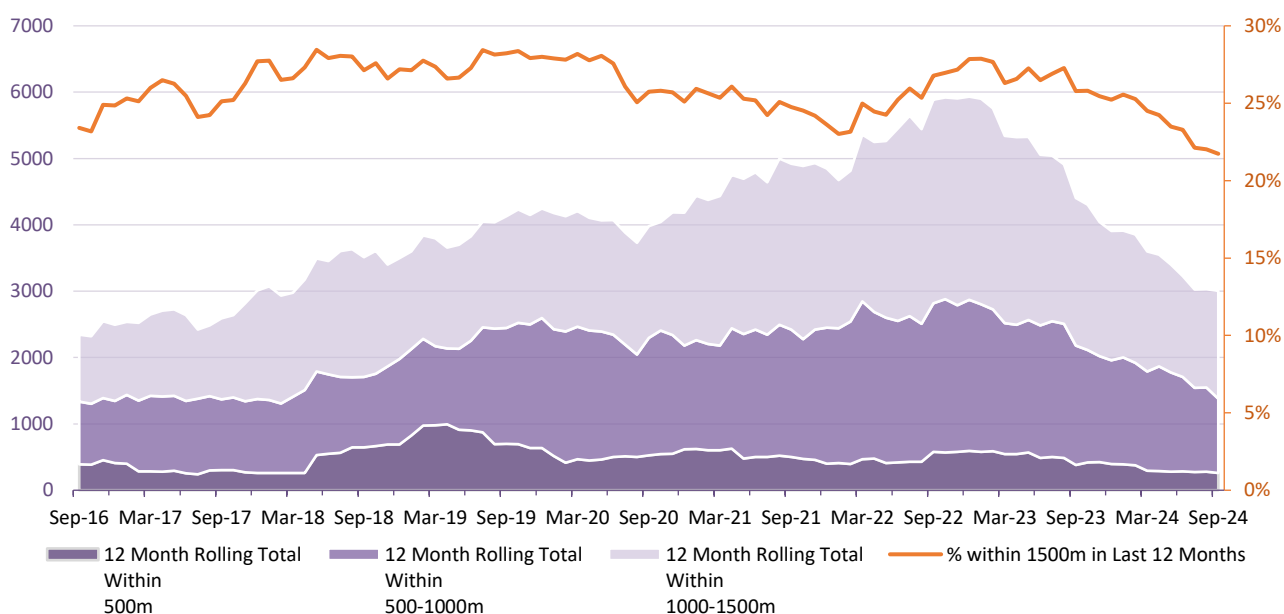
Data source: Statistics New Zealand

## 7 Dwellings consented along the rapid transit network

In September 2024, 371 dwellings (27 per cent of total dwellings consented) were consented inside the rapid transit network's (RTN) 1500m walking catchments. In the last 12 months, 3004 dwellings were consented inside the 1500m RTN walking catchments.

	Sep 23	Jun 24	Jul 24	Aug 24	Sep 24
Dwellings consented inside the 1500m RTN walking catchments	396	148	251	244	371
Percentage of total dwellings consented	31%	20%	19%	20%	27%
12-month rolling total inside RTN walking catchments	4403	3226	3024	3029	3004
Proportion from the last 12-month inside RTN walking catchments	26%	23%	22%	22%	22%

**Dwellings consented inside RTN walking catchments**

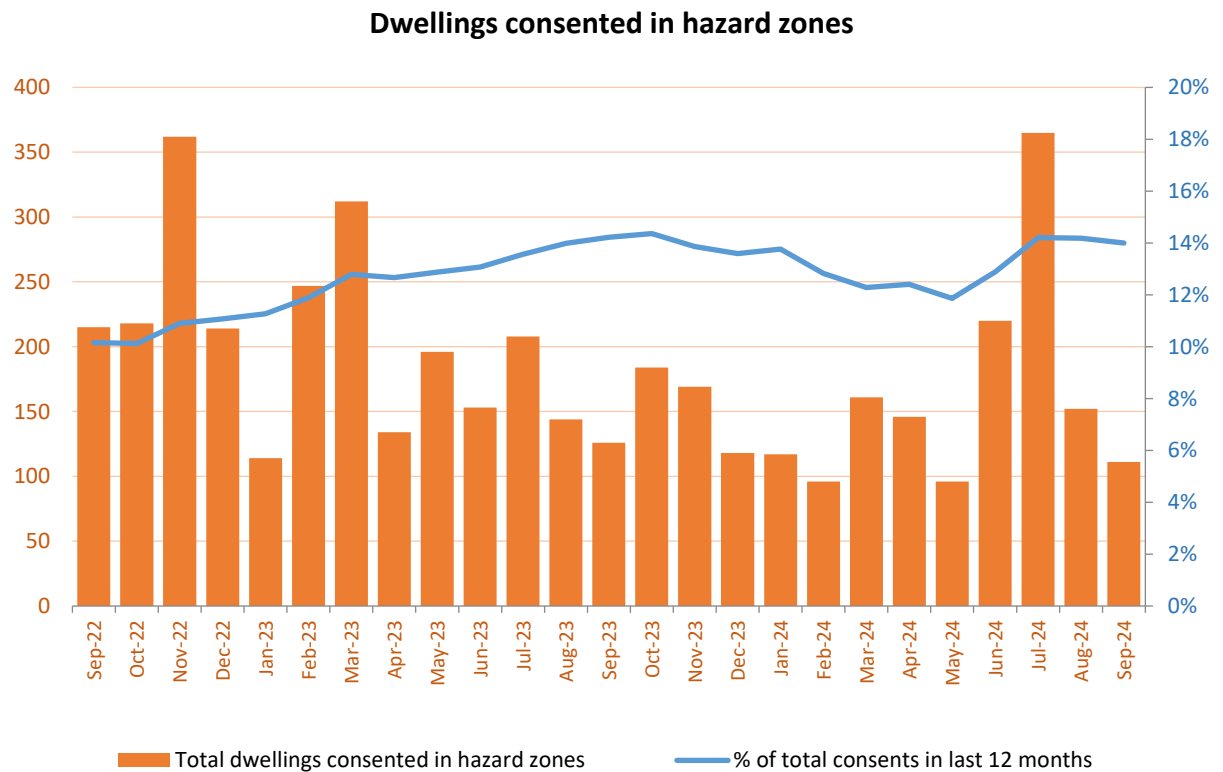


Data sources: Statistics New Zealand and Auckland Council

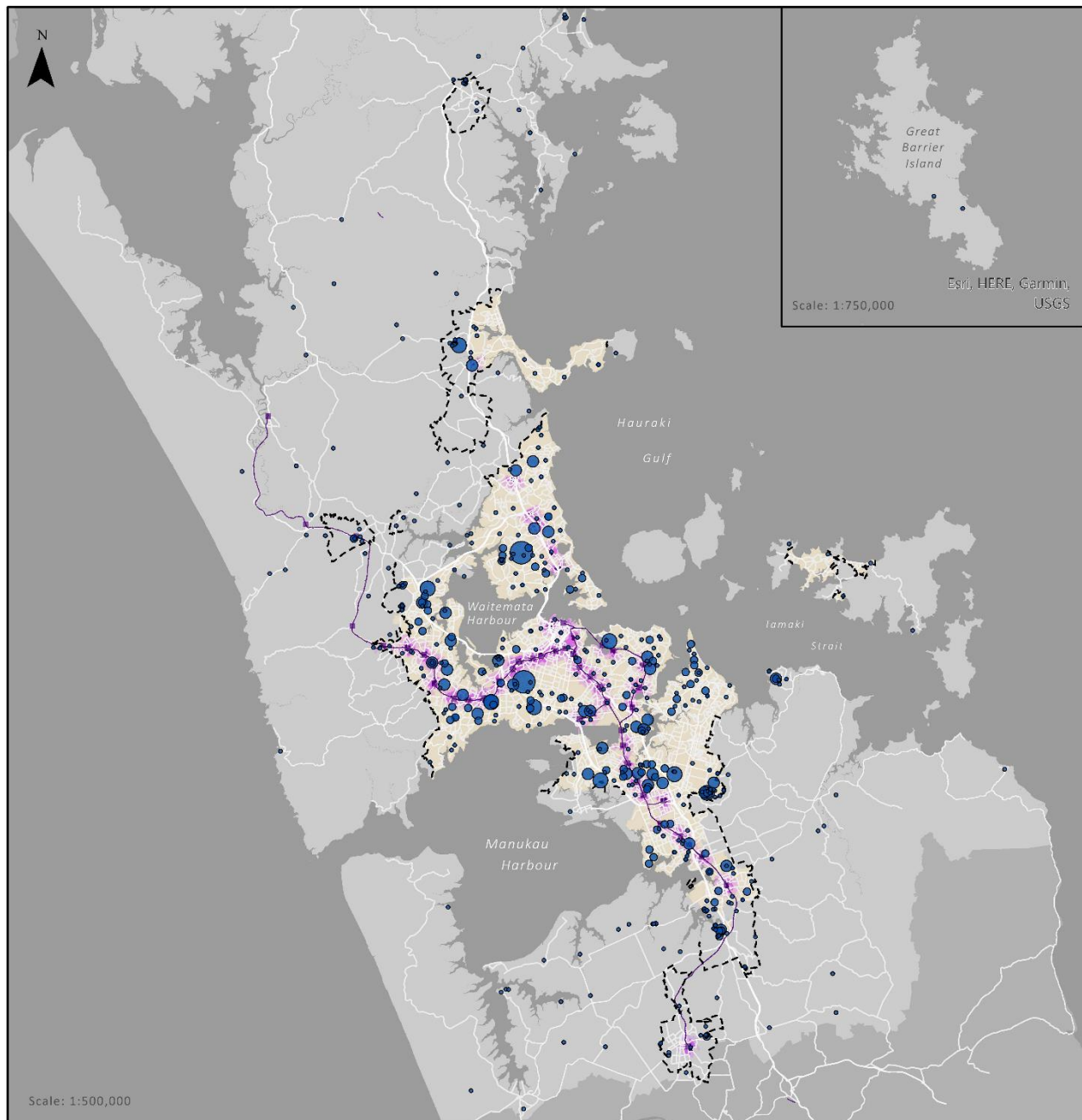
## 8 Dwellings consented within hazard zones

In September 2024, 111 dwellings (8 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.

	Sep 23	Jun 24	Jul 24	Aug 24	Sep 24
Dwellings consented within hazard zones	126	220	365	152	111
Percentage of total dwellings consented	10%	30%	28%	12%	8%
12-month rolling total inside hazard zones	2428	1785	1942	1950	1935
Proportion from the last 12-months within hazard zones	14%	13%	14%	14%	14%



## 9 Spatial distribution of dwelling consents



Building consents issued in September 2024

— Railway

- Rail Station

---- Rural Urban Boundary (RUB)

Metropolitan Urban Limit

### Pedestrian catchment of RTN stops

Under 500m

 500-1000m

 1000-1500m

Dwelling units

- $\leq 2$

- $\leq 5$

●  $\leq 10$

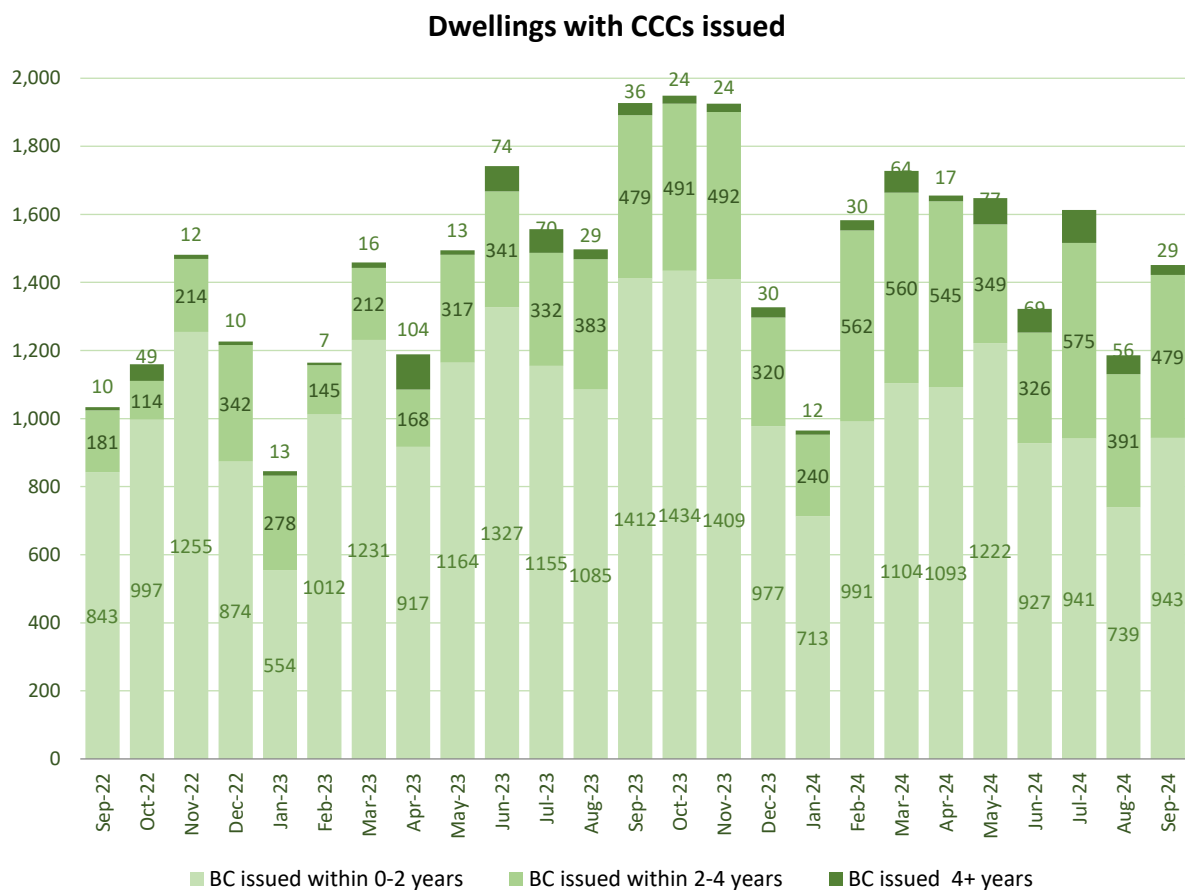
●  $\leq 20$

●  $>20$

## 10 Dwellings with CCCs issued (completions)

1451 dwelling units had received CCCs in September 2024. 65 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Sep 23	Jun 24	Jul 24	Aug 24	Sep 24
0-2 years	1412	927	941	739	943
2-4 years	479	326	575	391	479
4+ years	36	69	97	56	29



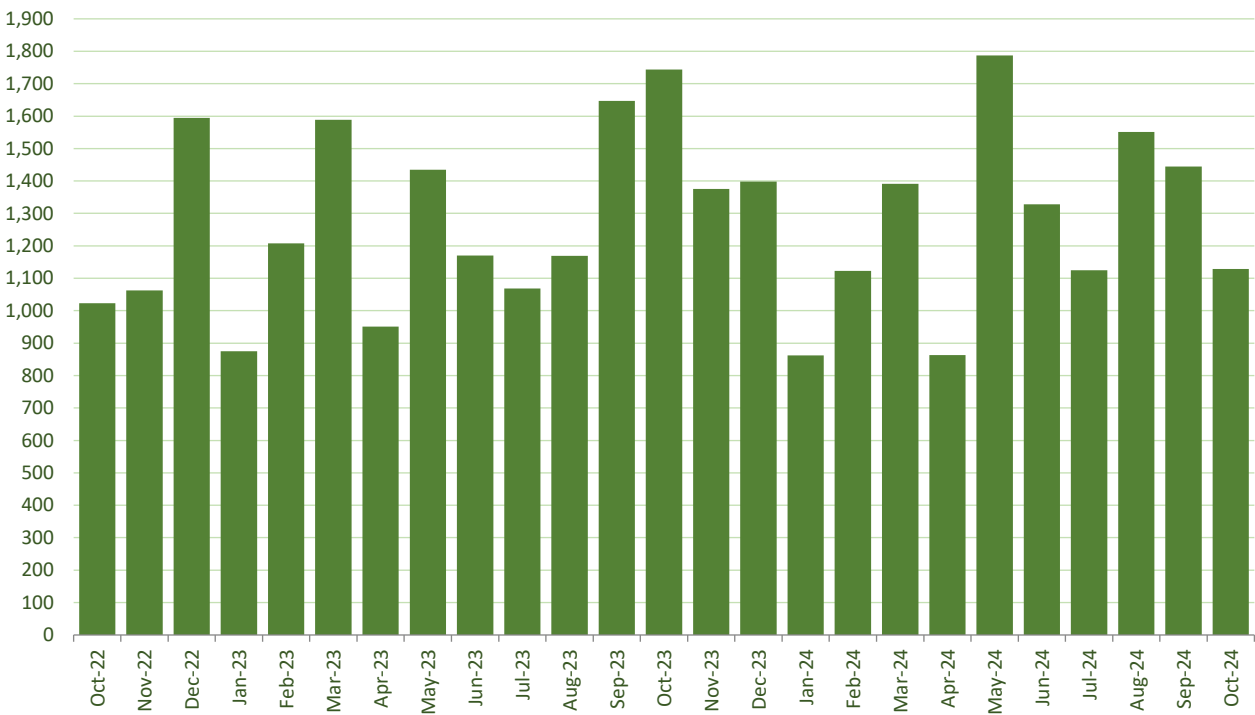
Data source: Auckland Council

# 11 Residential parcels created

In October 2024, the total number of residential parcels under 5000m<sup>2</sup> created was 1129.

Parcel size category	Oct 23	Jul 24	Aug 24	Sep 24	Oct 24
Less than 1000 m <sup>2</sup>	1717	1104	1508	1410	1114
1000 m <sup>2</sup> to 1999 m <sup>2</sup>	12	13	26	18	9
2000 m <sup>2</sup> to 2999 m <sup>2</sup>	7	5	6	9	6
3000 m <sup>2</sup> to 3999 m <sup>2</sup>	7	1	5	7	0
4000 m <sup>2</sup> to 4999 m <sup>2</sup>	1	2	6	1	0
Total number of residential parcels < 5000m <sup>2</sup>	1744	1125	1551	1445	1129

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



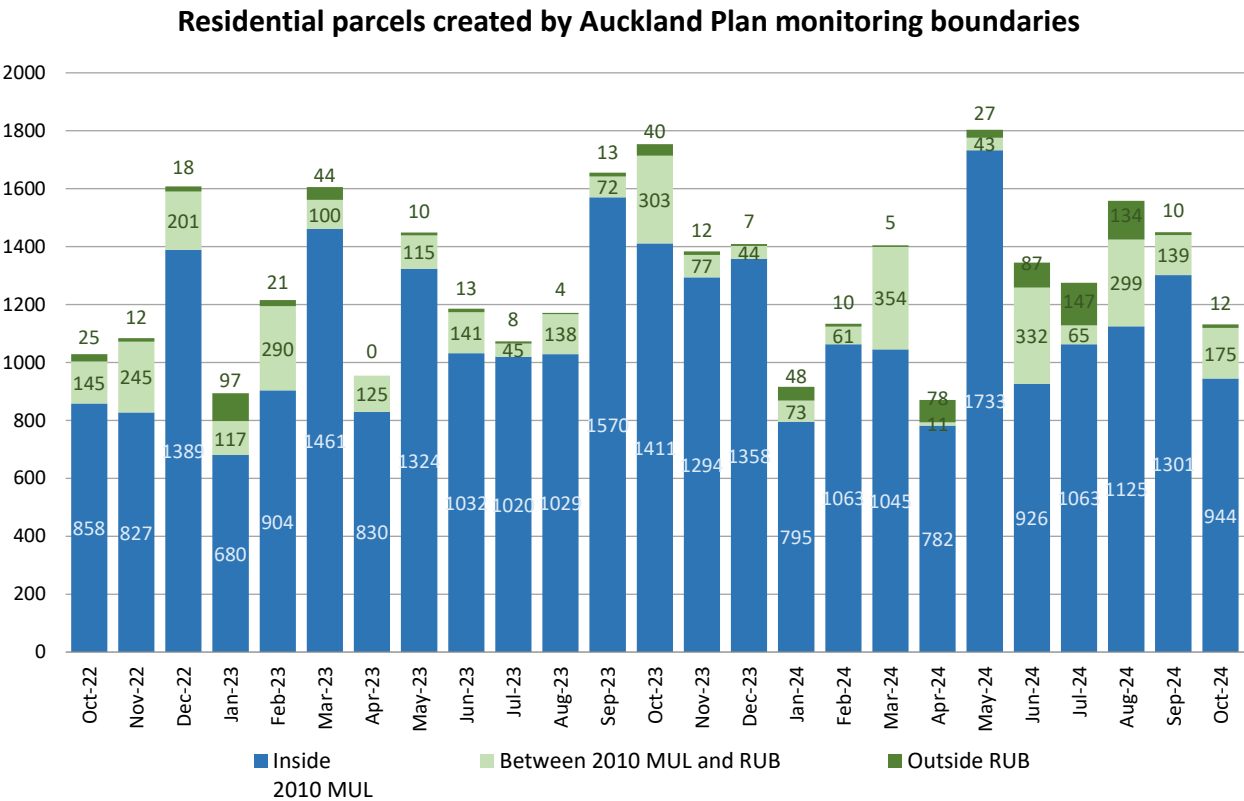
Data source: Auckland Council and Land Information New Zealand



# 12 Residential parcels by Auckland Plan monitoring boundaries

944 new residential parcels of all sizes created in October 2024 were inside the 2010 MUL and a total of 1119 new residential parcels were inside the RUB.

	Oct 23	Jul 24	Aug 24	Sep 24	Oct 24
Inside 2010 MUL	1411	1063	1125	1301	944
Between 2010 MUL and RUB	303	65	299	139	175
Outside RUB	40	147	134	10	12

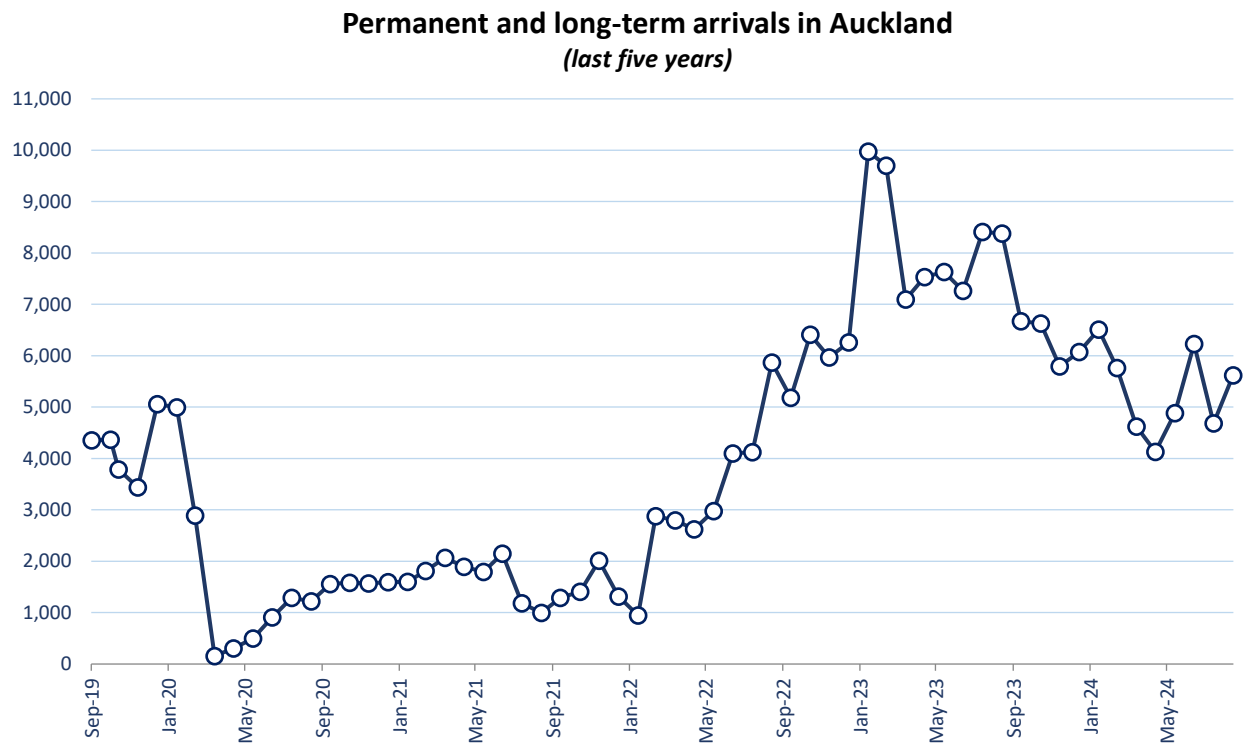


Data source: Auckland Council and Land Information New Zealand

# 13 Permanent and long-term migration

Long-term arrival number in September 2024 was 5618. 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 23	Jun 24	Jul 24	Aug 24	Sep 24
Arrivals	8378	4883	6233	4688	5618
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

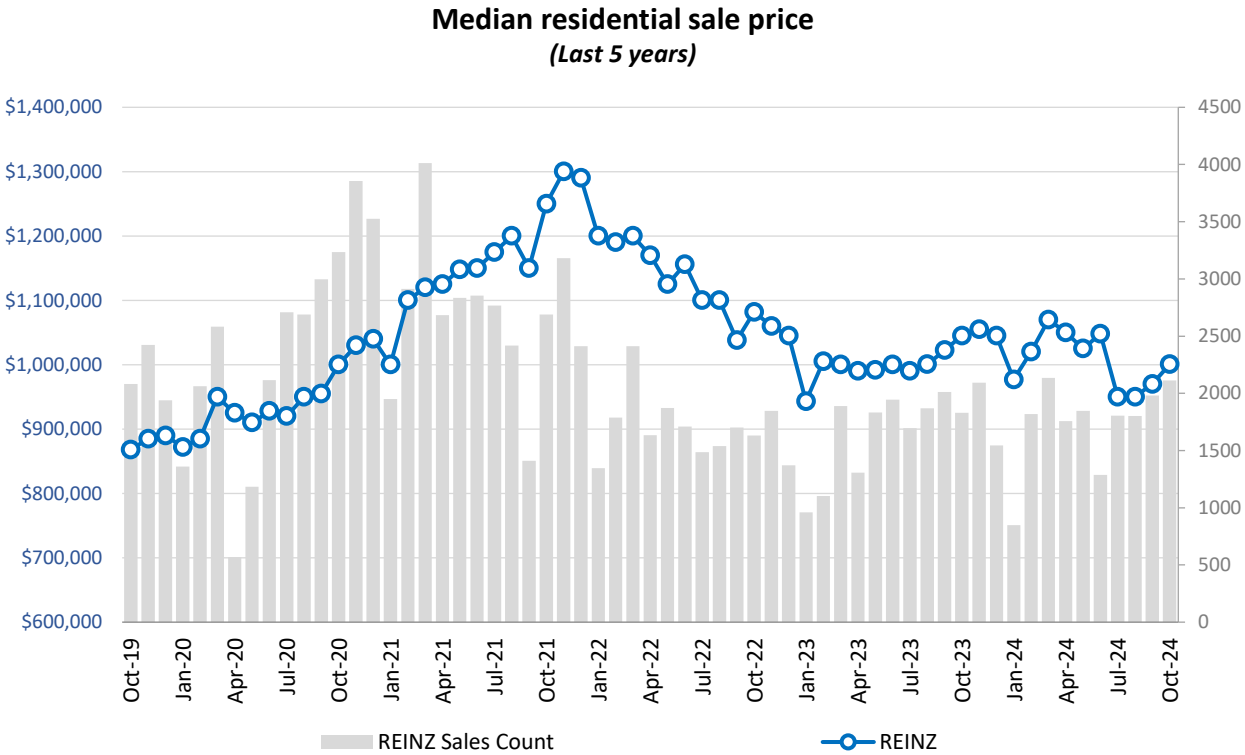


Data source: Statistics New Zealand

# 14 Median residential sale price

The median residential sales price from REINZ in October 2024 was \$1,000,500 based on 2113 reported sales.

Data source	Oct 23	Jul 24	Aug 24	Sep 24	Oct 24
REINZ	\$1,045,000	\$950,000	\$950,000	\$970,000	\$1,000,500
REINZ Sales Count	1830	1805	1801	1980	2113



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 June quarter 2024, 1273 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	June quarter 2023	September quarter 2023	December quarter 2023	March quarter 2024	June quarter 2024
Public housing stock	37,247	37,514	37,786	38,050	39,176
Public housing register - housing register (top row) and transfer register (bottom row)	8074	8495	8344	8398	7653
	2261	2213	2263	2301	2300
Public housing register – applications housed	900	1008	1092	1065	1273
Accommodation Supplement Recipients	115,031	116,703	120,278	119,691	121,300

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

<sup>1</sup> 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 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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