



Auckland Monthly Housing Update

Land Use Research and Evaluation Team

Strategic Advice and Research Unit

Policy Department

December 2025

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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.

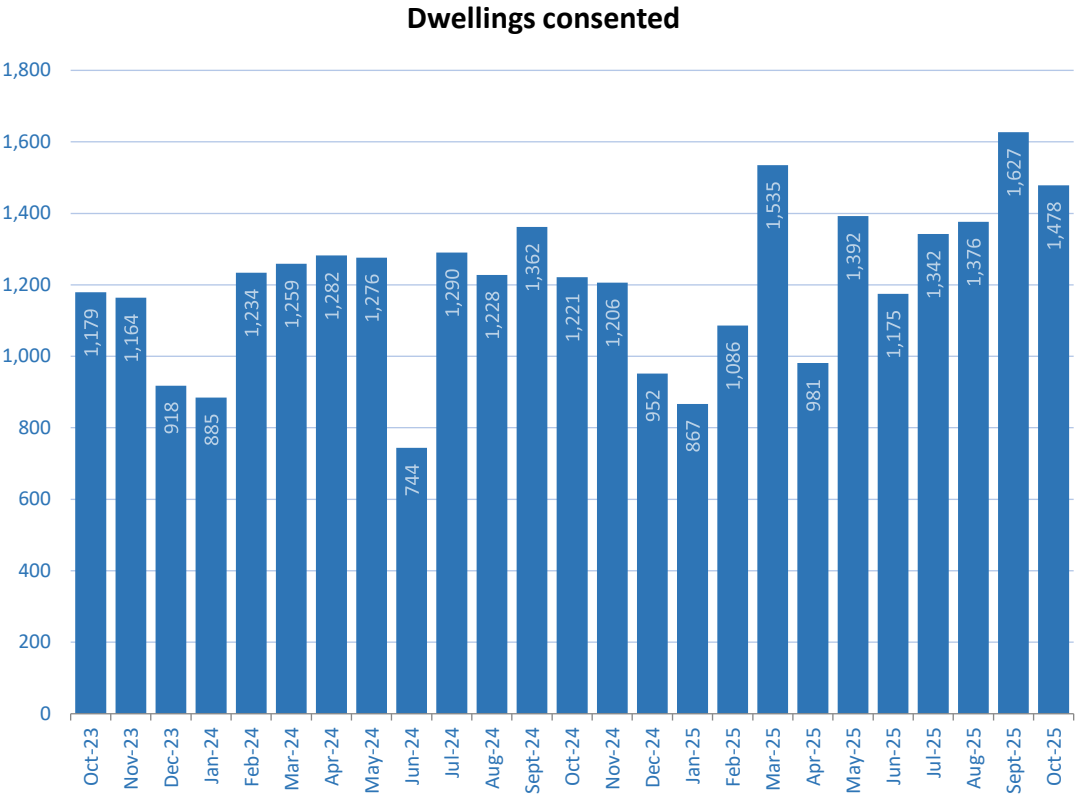
2 Highlights

- 1478 dwellings were consented in October 2025.
- In the year ending October 2025, 15,017 dwellings were consented in the region.
- 30 per cent of new dwellings consented in October 2025 were houses, 8 per cent were apartments and 62 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 52 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in October 2025.
- 1402 dwellings consented in October 2025 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 24 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in October 2025.
- 96 dwellings were consented on properties overlapping hazard zones in October 2025, accounting for 6 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.
- 1373 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in October 2025.
- In the year ending October 2025, 15,110 dwellings had a CCC issued.
- 1326 new residential parcels under 5000m² were created in November 2025.
- In the past 12 months, 13,446 new residential parcels under 5000m² were created – an average of 1121 each month.
- In October 2025, 1343 new residential parcels of all sizes were created.
- Long-term arrivals in September 2025 were 5084.
- 1116 public housing applications have been housed in the March quarter 2025.

3 Dwellings Consented

In October 2025, 1478 dwelling consents were issued, which saw 15,017 consents issued for the past 12 months.

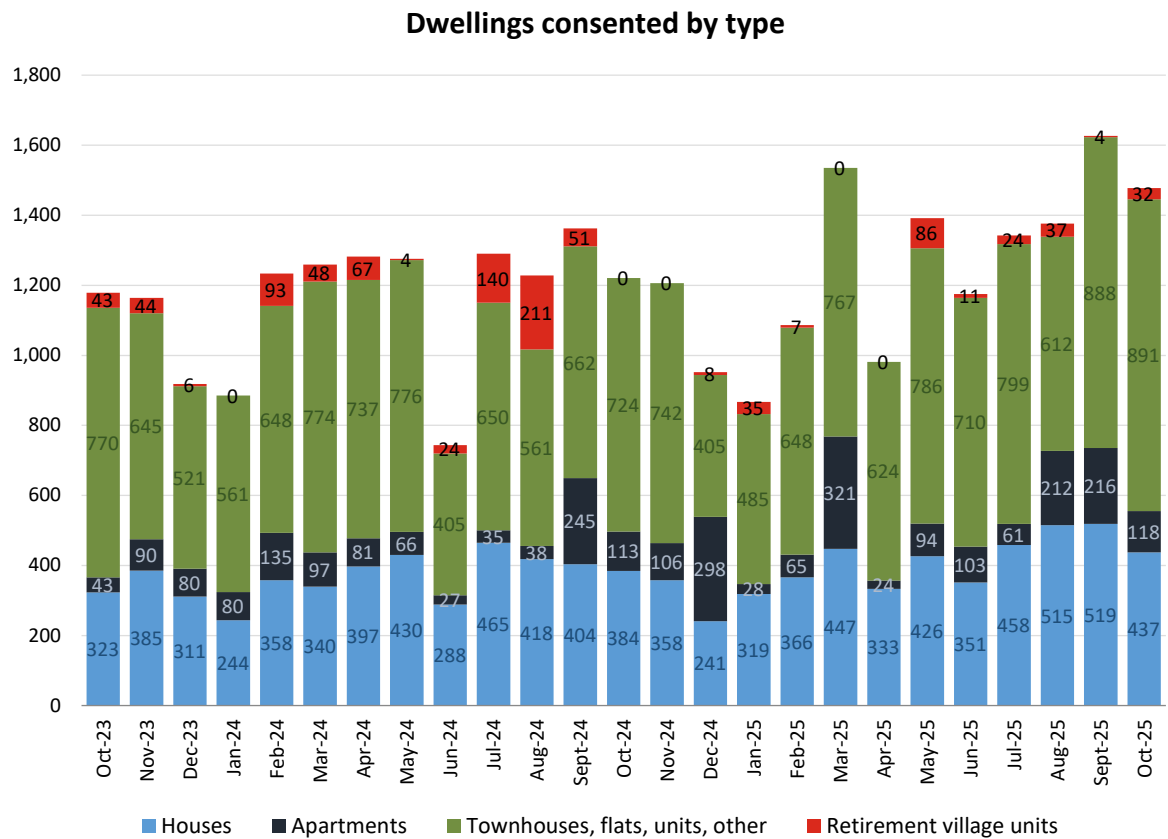
Oct 24	Jul 25	Aug 25	Sep 25	Oct 25
1221	1342	1376	1627	1478



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in October 2025, 437 were houses, 118 were apartments, and 923 were townhouses, flats, units, retirement village units or other types of attached dwellings.



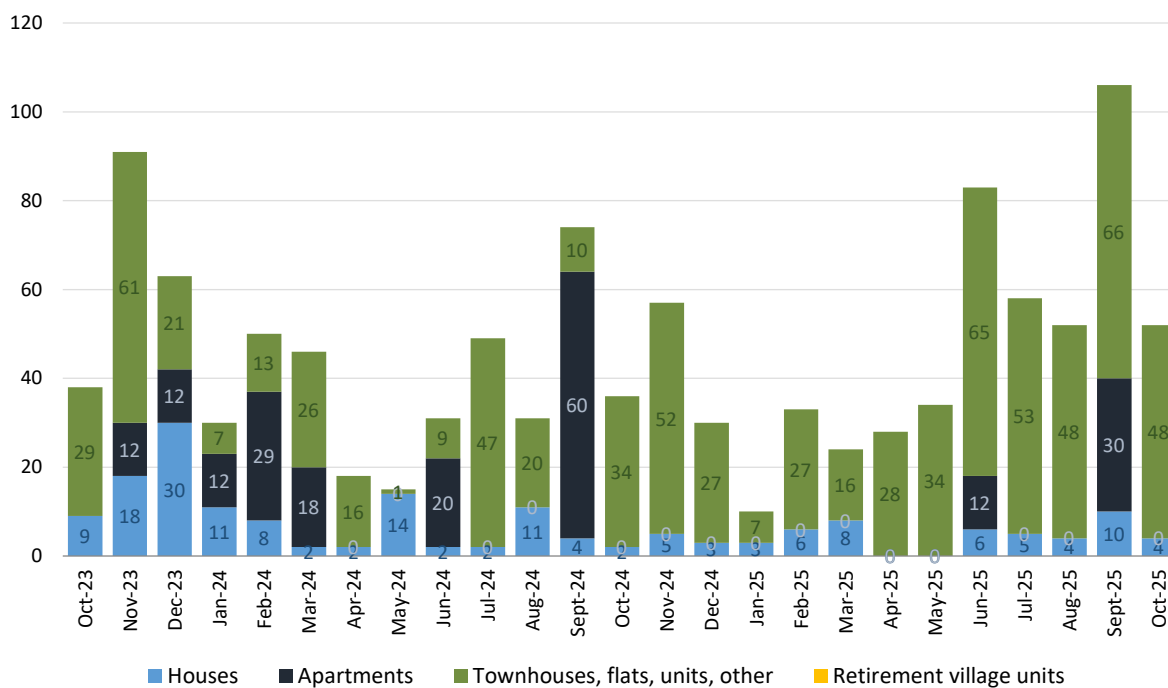
Data source: Statistics New Zealand

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

In October 2025, 52 dwellings (4 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 4 houses and 48 townhouses, flats, and other attached dwelling types.

	Oct 24	Jul 25	Aug 25	Sep 25	Oct 25
Number of KO/TRC dwellings consented	36	58	52	106	52
Percentage of total dwellings consented	3%	4%	4%	7%	4%

Dwellings consented by type (KO/TRC land)

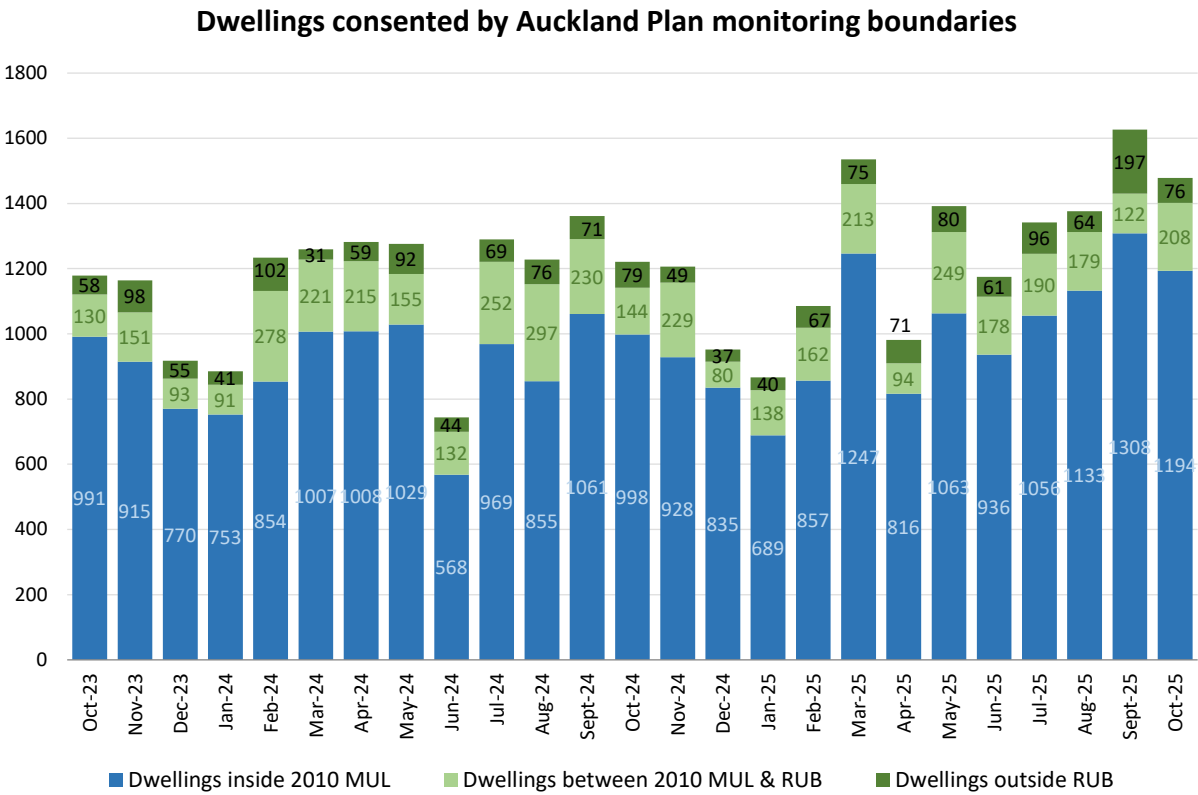


Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In October 2025, 1194 dwellings consented were inside the 2010 MUL and a total of 1402 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Oct 24	Jul 25	Aug 25	Sep 25	Oct 25
Inside 2010 MUL	998	1056	1133	1308	1194
Between 2010 MUL and RUB	144	190	179	122	208
Outside RUB	79	96	64	197	76



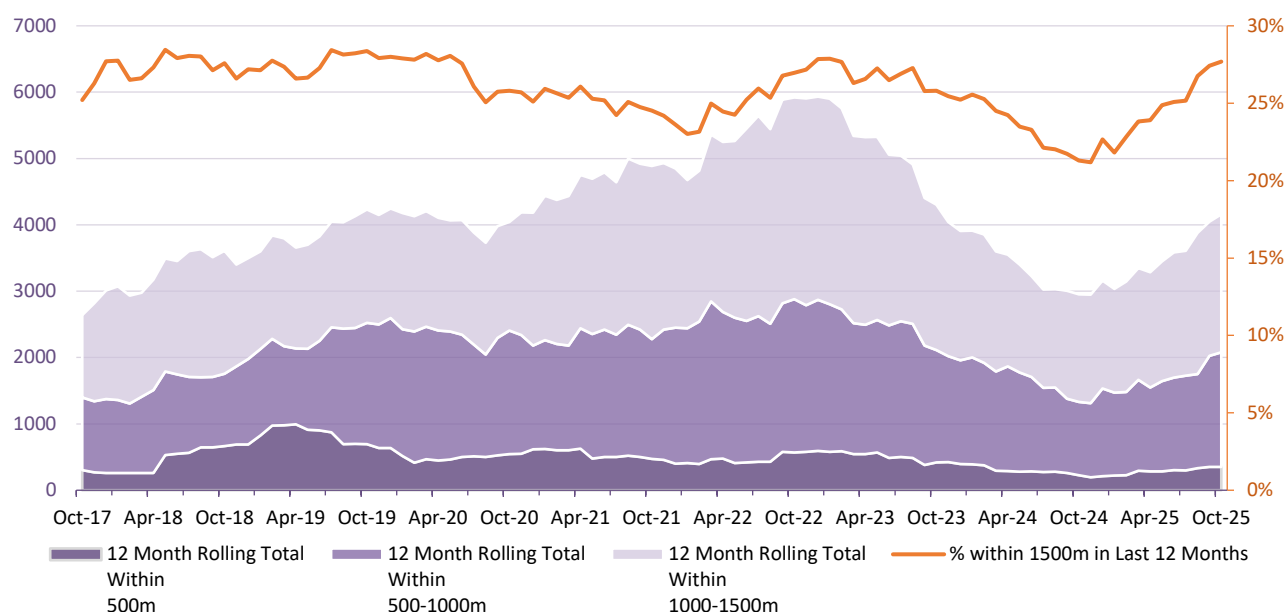
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In October 2025, 362 dwellings (24 per cent of total dwellings consented) were consented inside the rapid transit network's (RTN) 1500m walking catchments. In the last 12 months, 4157 dwellings were consented inside the 1500m RTN walking catchments.

	Oct 24	Jul 25	Aug 25	Sep 25	Oct 25
Dwellings consented inside the 1500m RTN walking catchments	253	275	513	540	362
Percentage of total dwellings consented	21%	20%	37%	33%	24%
12-month rolling total inside RTN walking catchments	2953	3610	3879	4048	4157
Proportion from the last 12-month inside RTN walking catchments	21%	25%	27%	27%	28%

Dwellings consented inside RTN walking catchments

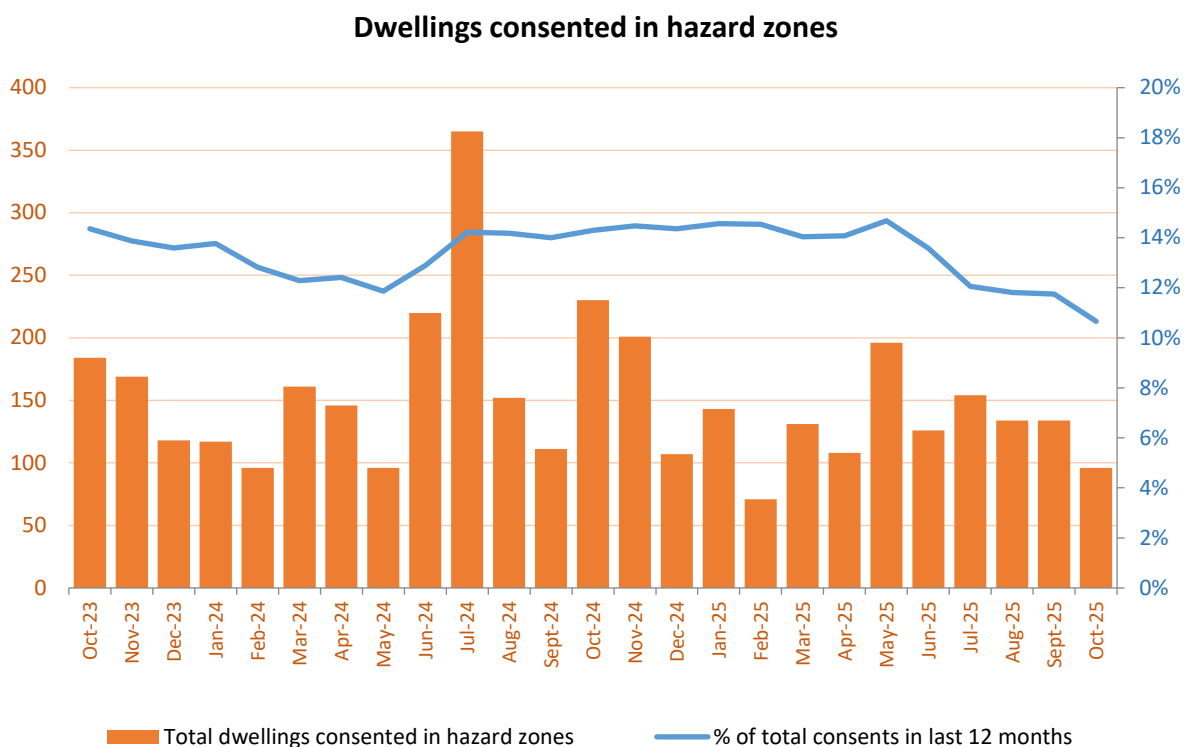


Data sources: Statistics New Zealand and Auckland Council

8 Dwellings consented within hazard zones

In October 2025, 96 dwellings (6 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1601 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.

	Oct 24	Jul 25	Aug 25	Sep 25	Oct 25
Dwellings consented within hazard zones	230	154	134	134	96
Percentage of total dwellings consented	19%	11%	10%	8%	6%
12-month rolling total inside hazard zones	1981	1730	1712	1735	1601
Proportion from the last 12-months within hazard zones	14%	12%	12%	12%	11%

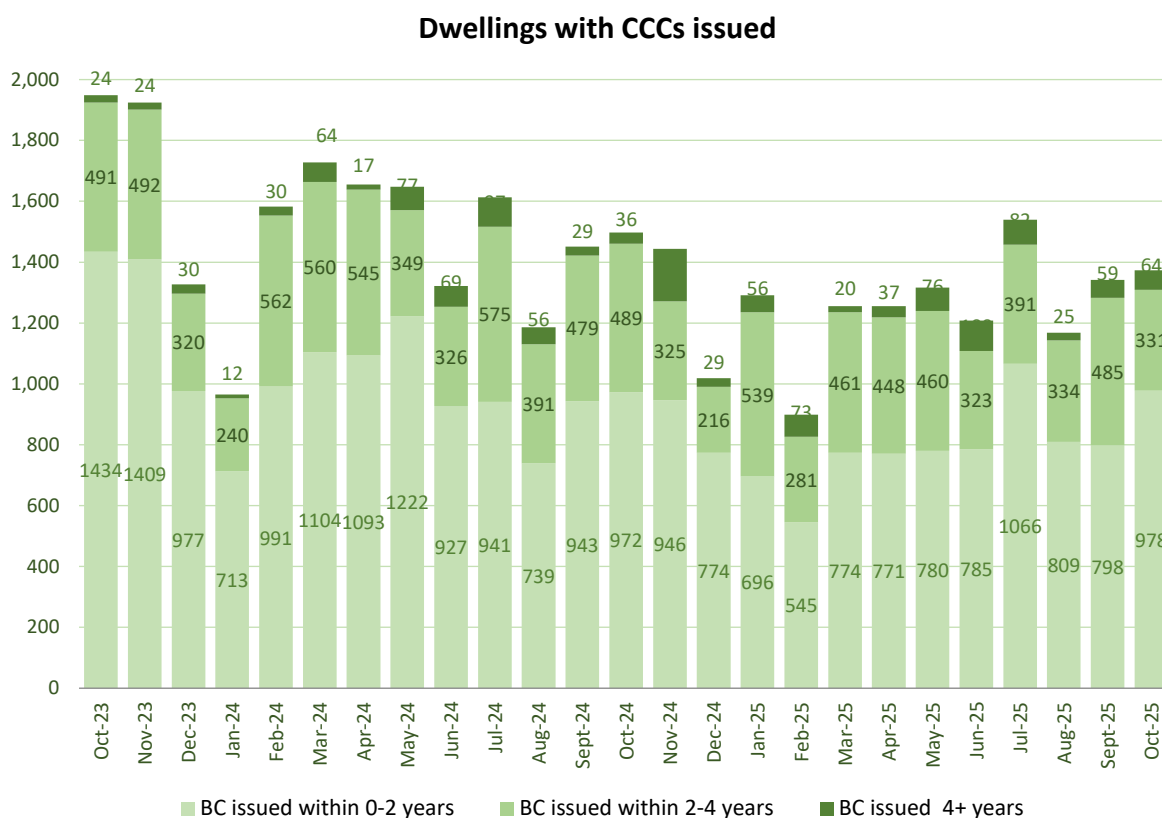


- ≤ 2
- ≤ 5
- ≤ 10
- ≤ 20
- > 20

10 Dwellings with CCCs issued (completions)

1373 dwelling units had received CCCs in October 2025. 71 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Oct 24	Jul 25	Aug 25	Sep 25	Oct 25
0-2 years	972	1066	809	798	978
2-4 years	489	391	334	485	331
4+ years	36	82	25	59	64



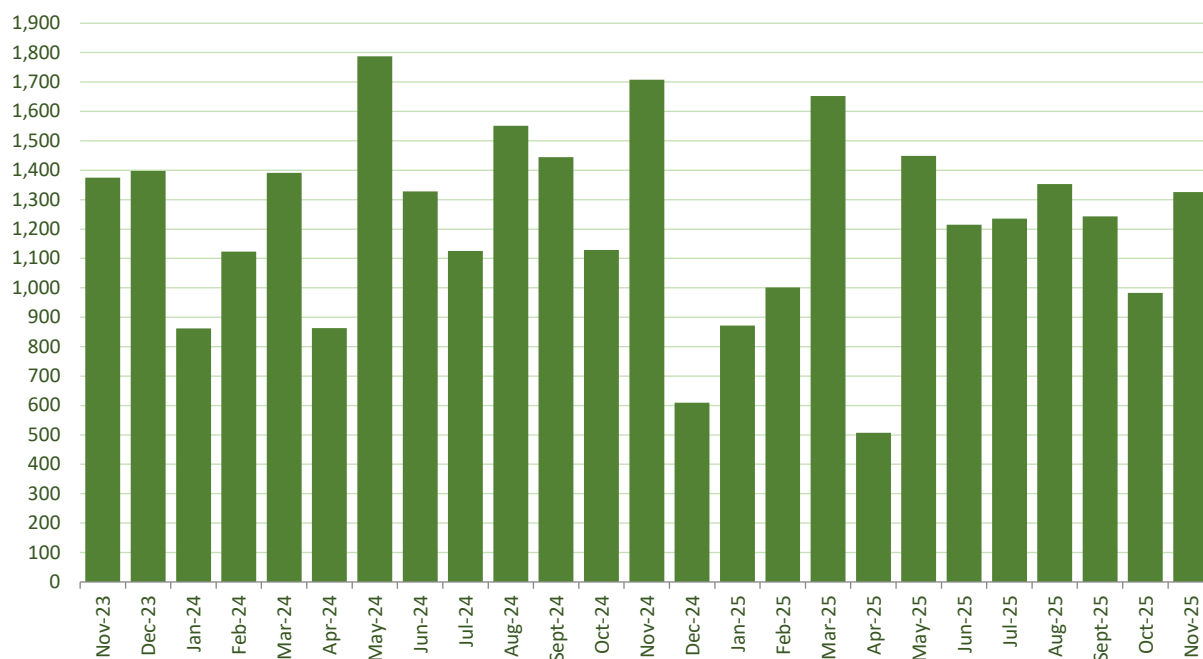
Data source: Auckland Council

11 Residential parcels created

In November 2025, the total number of residential parcels under 5000m² created was 1326.

Parcel size category	Nov 24	Aug 25	Sep 25	Oct 25	Nov 25
Less than 1000 m ²	1675	1329	1233	959	1294
1000 m ² to 1999 m ²	20	8	4	15	23
2000 m ² to 2999 m ²	5	7	2	0	7
3000 m ² to 3999 m ²	3	5	3	6	1
4000 m ² to 4999 m ²	5	4	1	3	1
Total number of residential parcels < 5000m ²	1708	1353	1243	983	1326

New residential zoned parcels (< 5000m²)

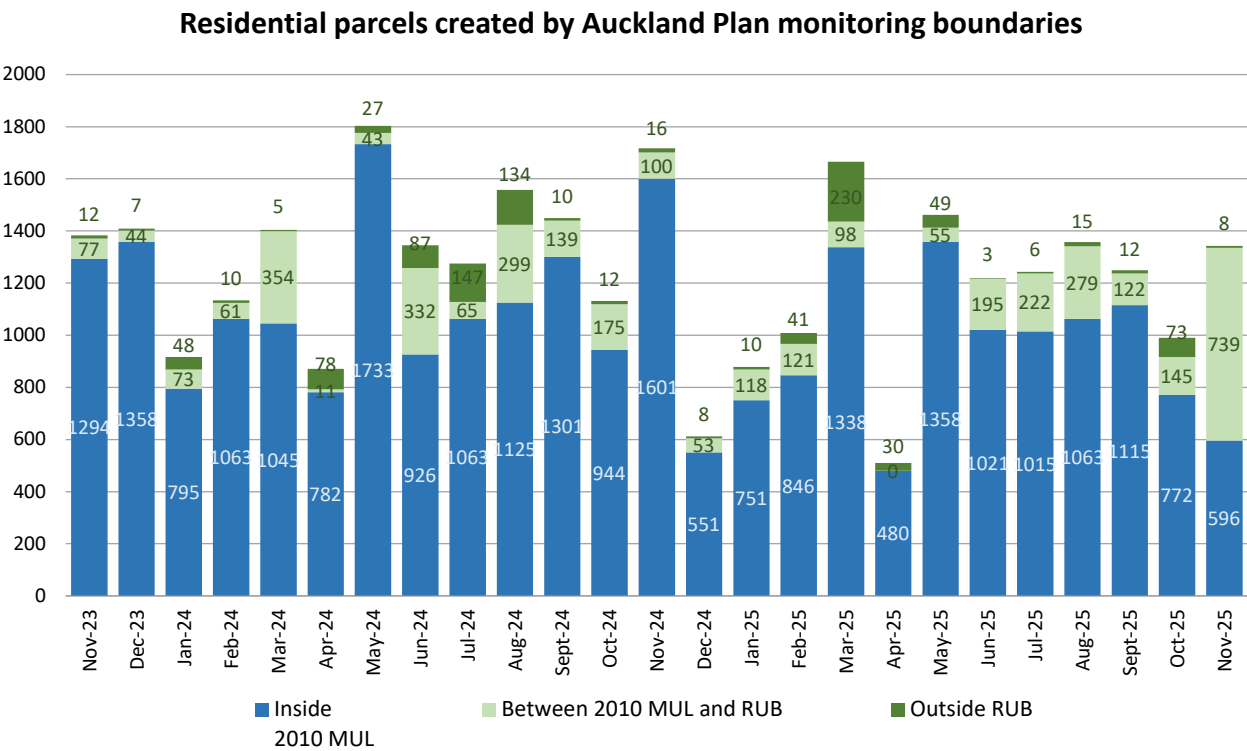


Data source: Auckland Council and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

596 new residential parcels of all sizes created in November 2025 were inside the 2010 MUL and a total of 1335 new residential parcels were inside the RUB.

	Nov 24	Aug 25	Sep 25	Oct 25	Nov 25
Inside 2010 MUL	1601	1063	1115	772	596
Between 2010 MUL and RUB	100	279	122	145	739
Outside RUB	16	15	12	73	8

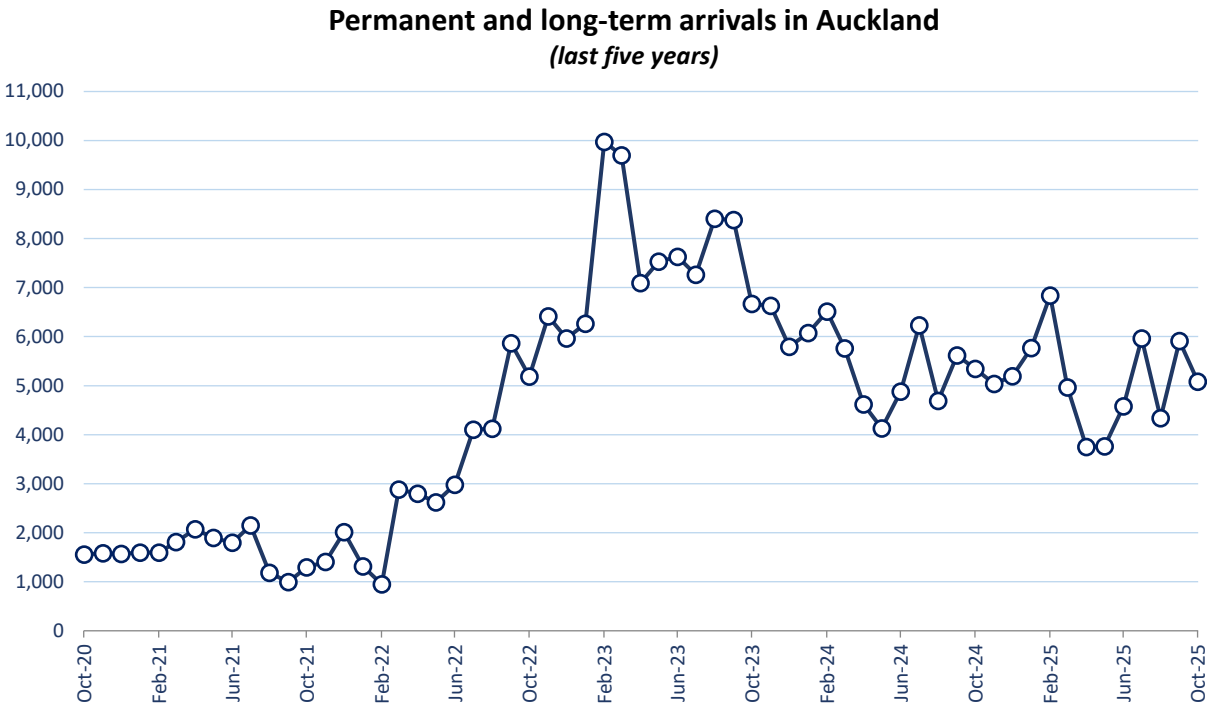


Data source: Auckland Council and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in October 2025 was 5084. 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.

	Oct 24	Jul 25	Aug 25	Sep 25	Oct 25
Arrivals	5345	5963	4338	5910	5084
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

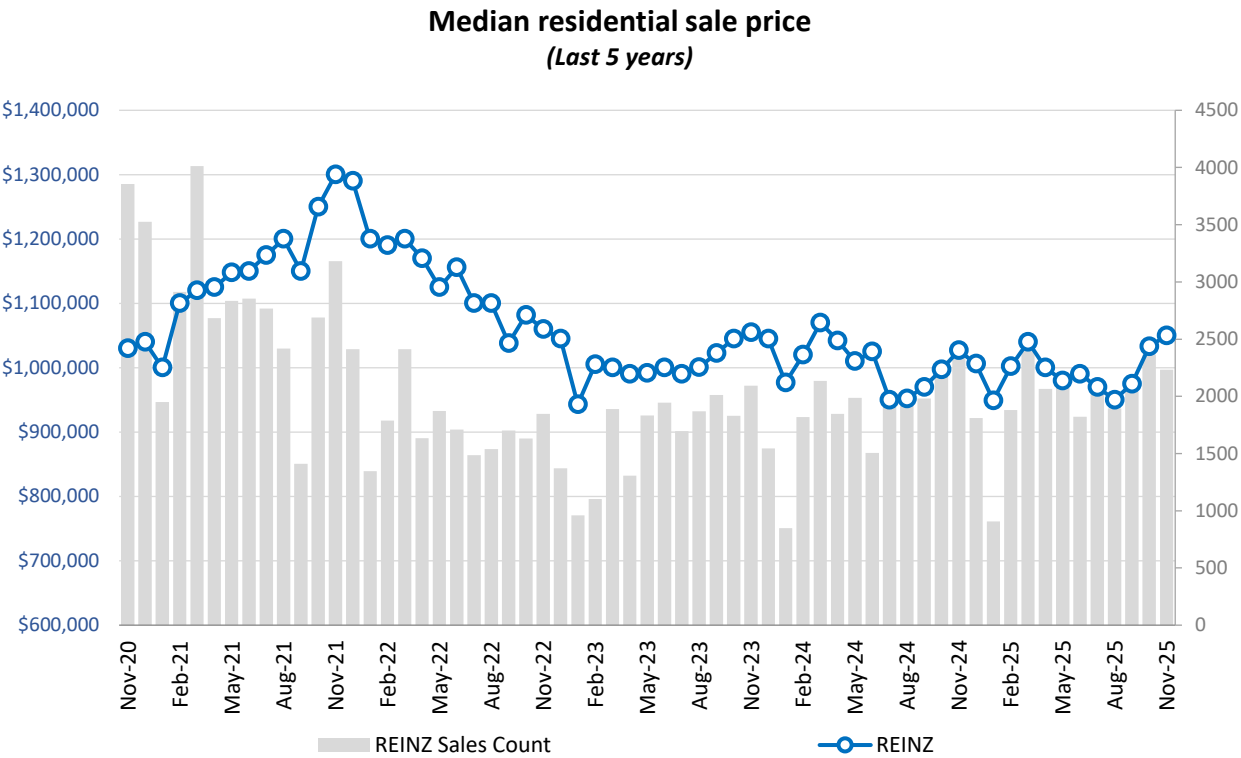


Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in November 2025 was \$1,050,000 based on 2234 reported sales.

Data source	Nov 24	Aug 25	Sep 25	Oct 25	Nov 25
REINZ	\$1,027,000	\$950,000	\$975,000	\$1,033,000	\$1,050,000
REINZ Sales Count	2332	1893	2041	2364	2234



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)	8398	7653	7338	6624	6551
and transfer register (bottom row)	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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