



Auckland Monthly Housing Update

Land Use Research and Evaluation Team

Strategic Advice and Research Unit

Policy Department

November 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.

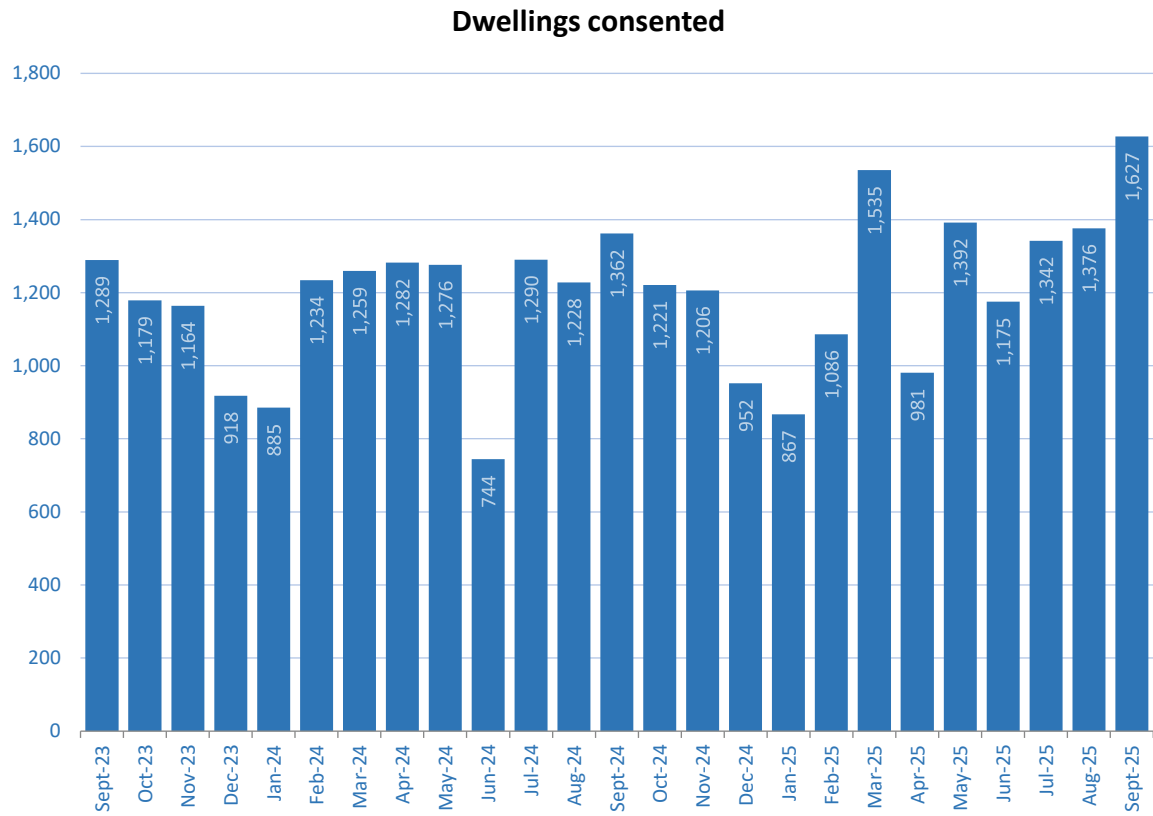
2 Highlights

- 1627 dwellings were consented in September 2025.
- In the year ending September 2025, 14,760 dwellings were consented in the region.
- 32 per cent of new dwellings consented in September 2025 were houses, 13 per cent were apartments and 55 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 106 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in September 2025.
- 1430 dwellings consented in September 2025 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 33 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in September 2025.
- 134 dwellings were consented on properties overlapping hazard zones in September 2025, accounting for 8 per cent of total dwellings consented. Over the past 12 months, 12 per cent of new dwellings were consented on properties overlapping a hazard zone.
- 1342 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in September 2025.
- In the year ending September 2025, 15,234 dwellings had a CCC issued.
- 983 new residential parcels under 5000m² were created in October 2025.
- In the past 12 months, 13,828 new residential parcels under 5000m² were created – an average of 1152 each month.
- In October 2025, 990 new residential parcels of all sizes were created.
- Long-term arrivals in September 2025 were 5910.
- 1116 public housing applications have been housed in the March quarter 2025.

3 Dwellings Consented

In September 2025, 1627 dwelling consents were issued, which saw 14,760 consents issued for the past 12 months.

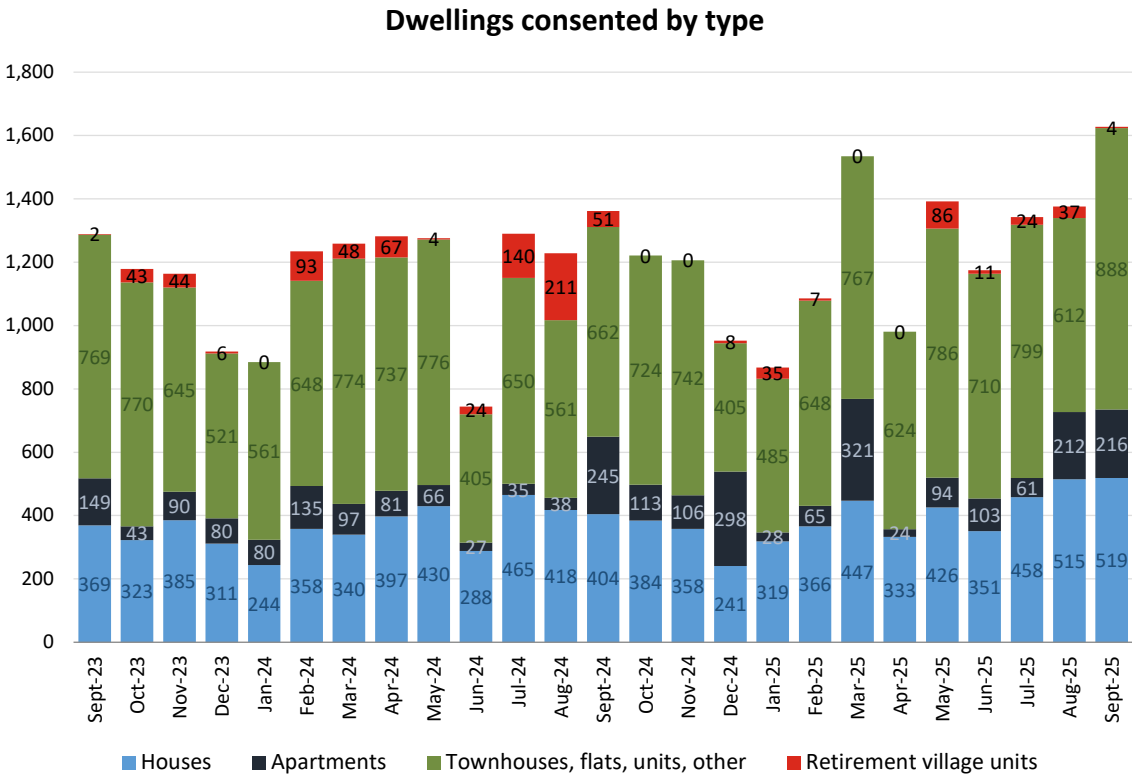
Sep 24	Jun 25	Jul 25	Aug 25	Sep 25
1362	1175	1342	1376	1627



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in September 2025, 519 were houses, 216 were apartments, and 892 were townhouses, flats, units, retirement village units or other types of attached dwellings.

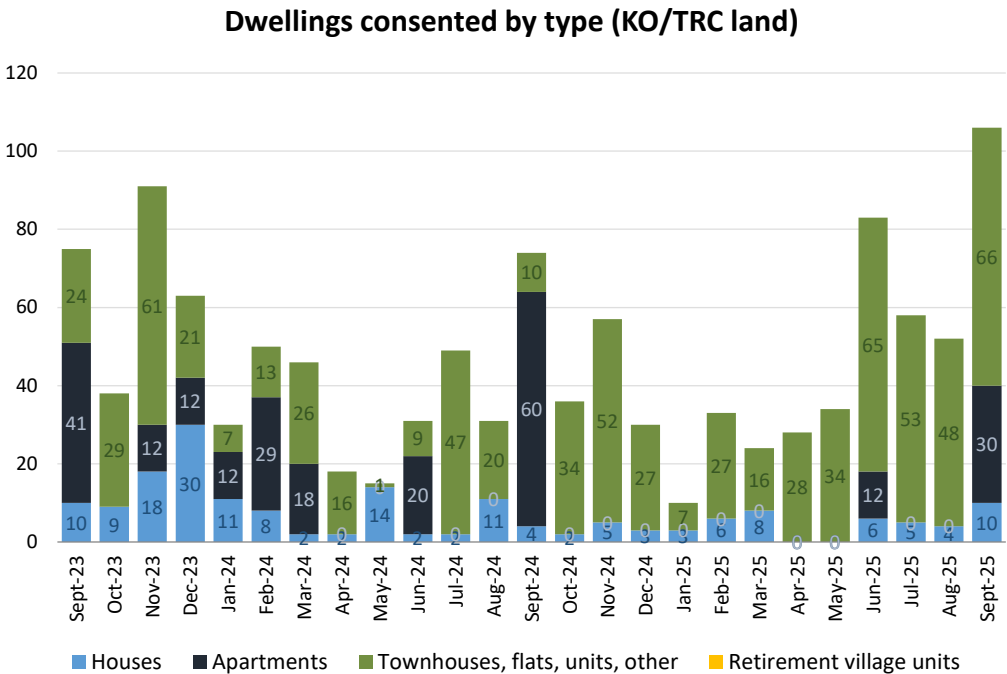


Data source: Statistics New Zealand

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

In September 2025, 106 dwellings (7 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 10 houses, 30 apartments and 66 townhouses, flats, and other attached dwelling types.

	Sep 24	Jun 25	Jul 25	Aug 25	Sep 25
Number of KO/TRC dwellings consented	74	83	58	52	106
Percentage of total dwellings consented	5%	7%	4%	4%	7%

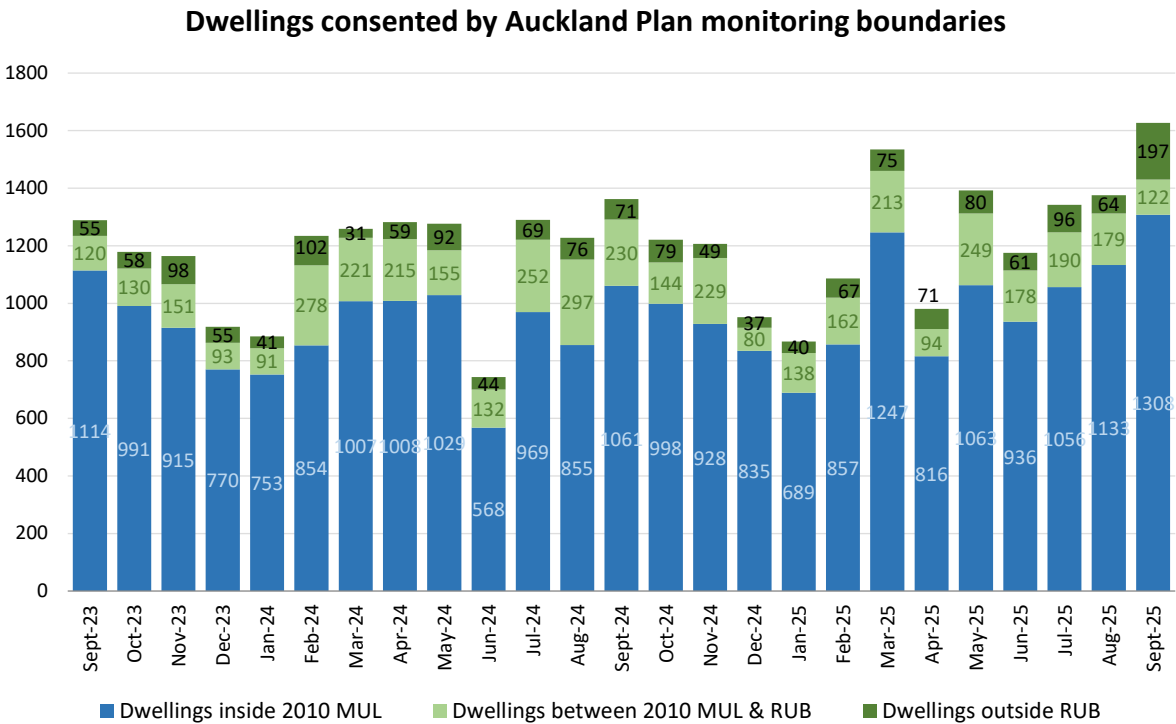


Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In September 2025, 1308 dwellings consented were inside the 2010 MUL and a total of 1430 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Sep 24	Jun 25	Jul 25	Aug 25	Sep 25
Inside 2010 MUL	1061	936	1056	1133	1308
Between 2010 MUL and RUB	230	178	190	179	122
Outside RUB	71	61	96	64	197



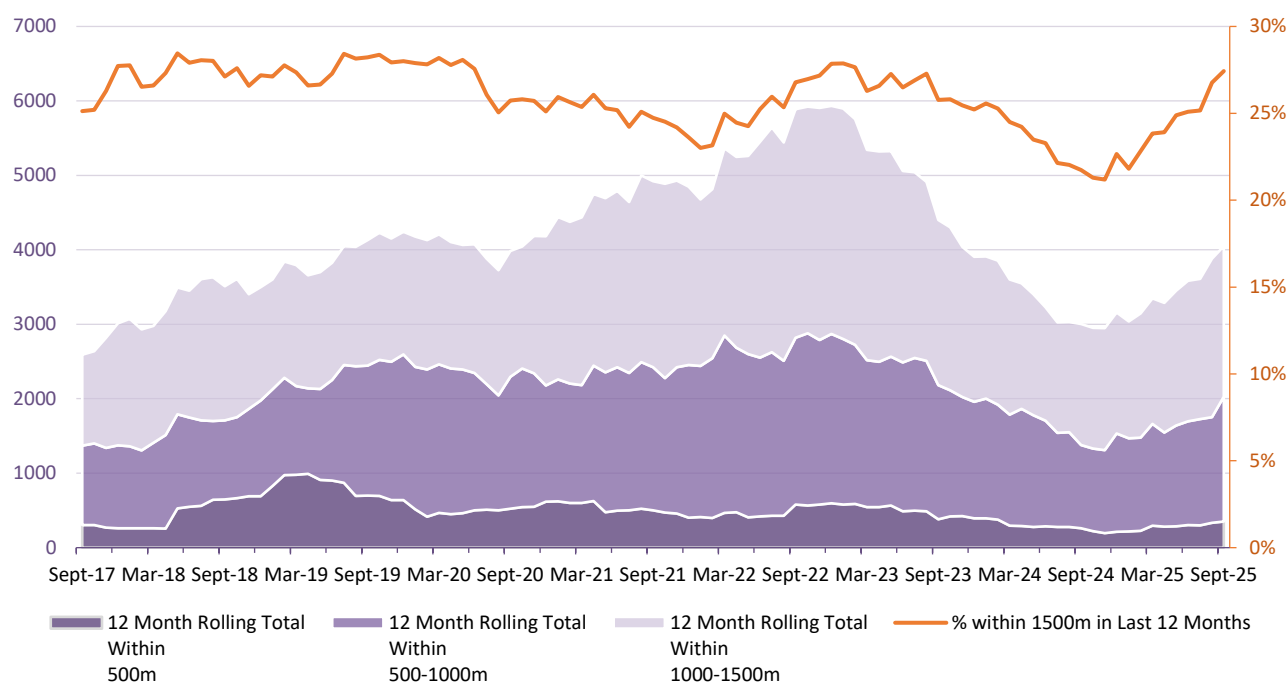
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In September 2025, 540 dwellings (33 per cent of total dwellings consented) were consented inside the rapid transit network's (RTN) 1500m walking catchments. In the last 12 months, 4048 dwellings were consented inside the 1500m RTN walking catchments.

	Sep 24	Jun 25	Jul 25	Aug 25	Sep 25
Dwellings consented inside the 1500m RTN walking catchments	371	284	275	513	540
Percentage of total dwellings consented	27%	24%	20%	37%	33%
12-month rolling total inside RTN walking catchments	3004	3586	3610	3879	4048
Proportion from the last 12-month inside RTN walking catchments	22%	25%	25%	27%	27%

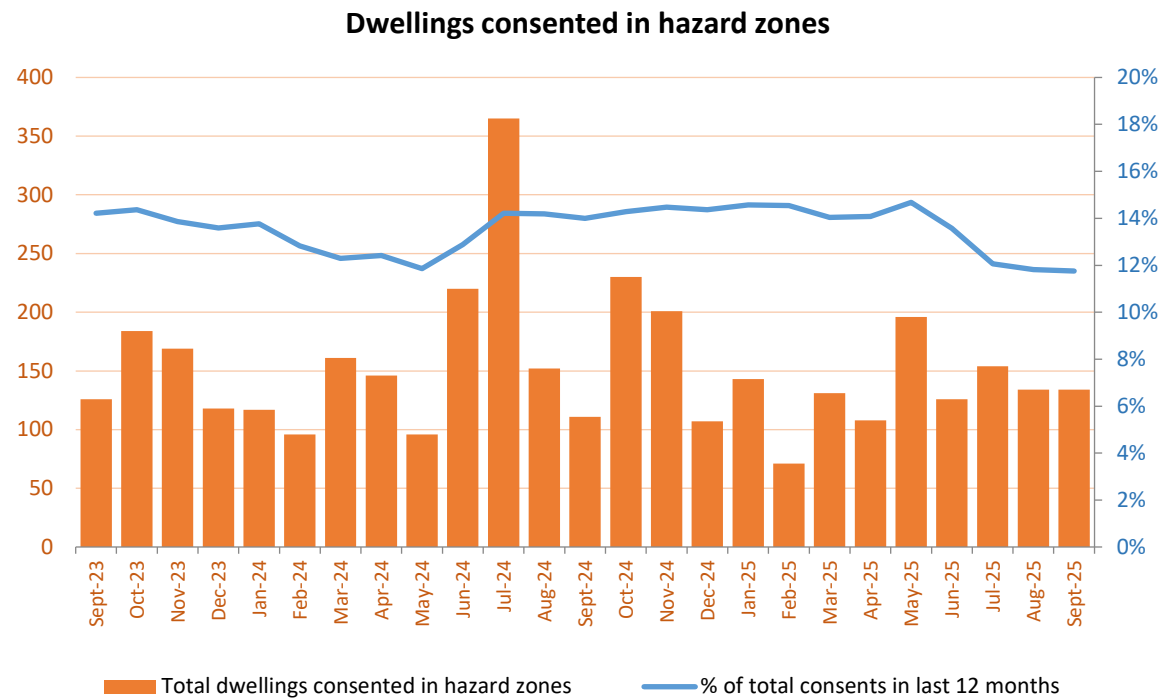
Dwellings consented inside RTN walking catchments



8 Dwellings consented within hazard zones

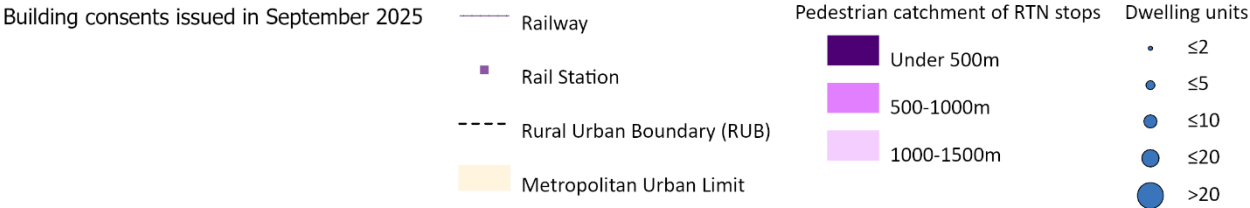
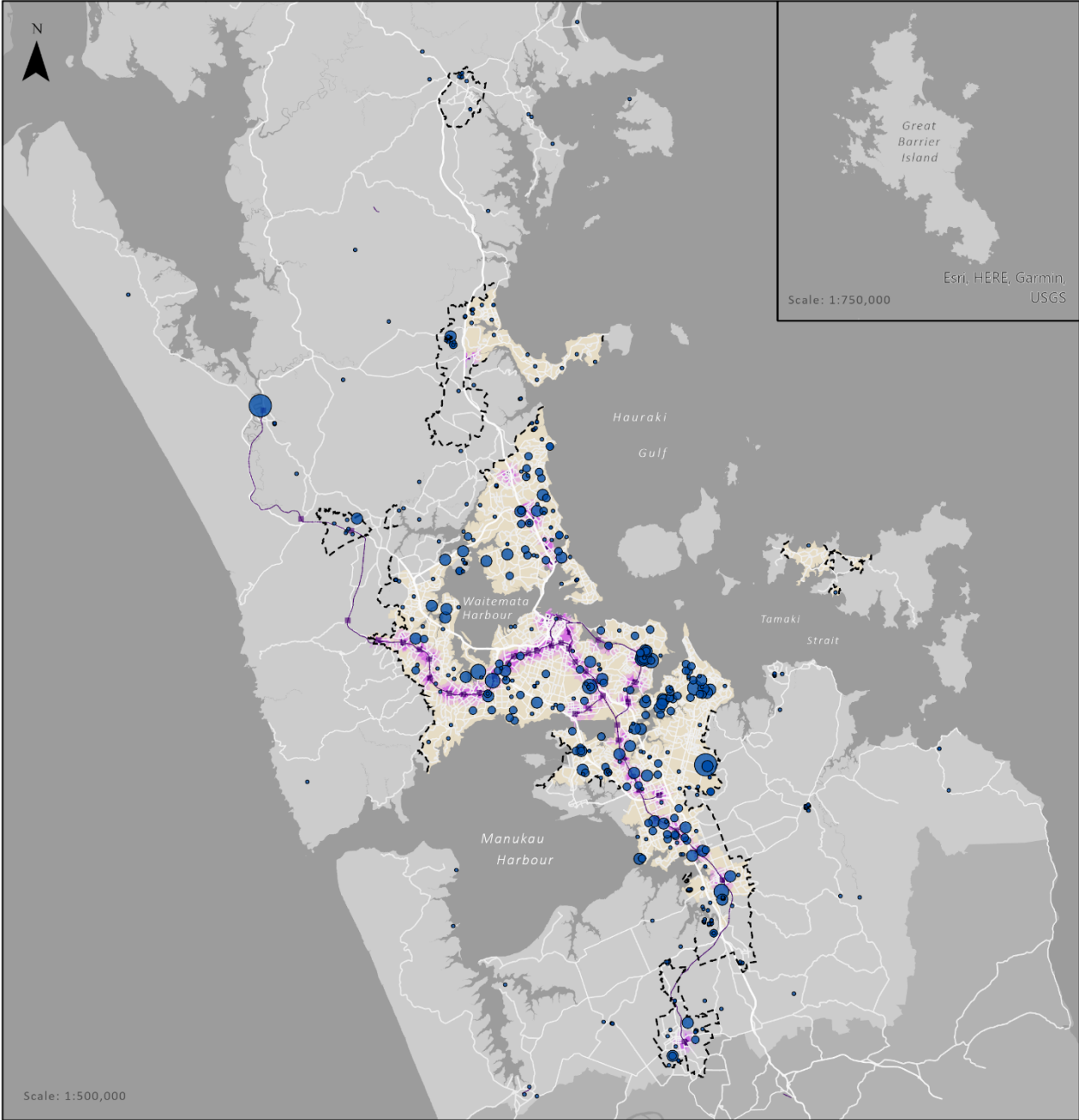
In September 2025, 134 dwellings (8 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1735 dwellings (12 per cent of total dwellings over the last 12 months) were consented on properties overlapping hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Sep 24	Jun 25	Jul 25	Aug 25	Sep 25
Dwellings consented within hazard zones	111	126	154	134	134
Percentage of total dwellings consented	8%	11%	11%	10%	8%
12-month rolling total inside hazard zones	1935	1930	1730	1712	1735
Proportion from the last 12-months within hazard zones	14%	14%	12%	12%	12%



Data sources: Statistics New Zealand and Auckland Council

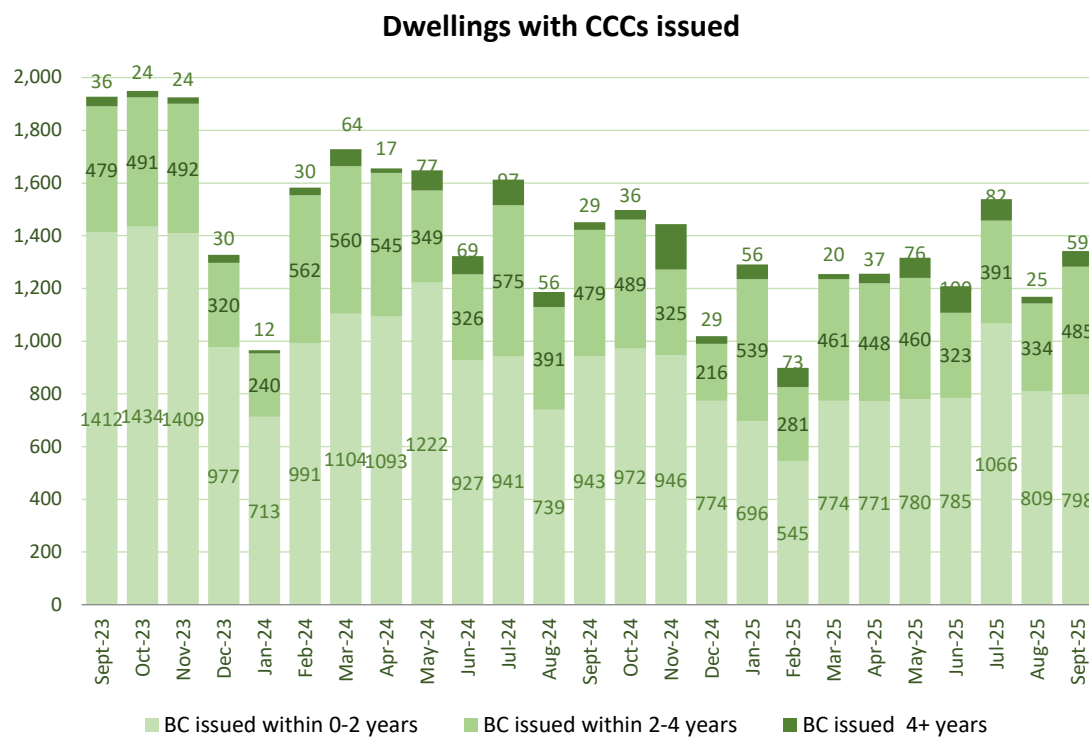
9 Spatial distribution of dwelling consents



10 Dwellings with CCCs issued (completions)

1342 dwelling units had received CCCs in September 2025. 59 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Sep 24	Jun 25	Jul 25	Aug 25	Sep 25
0-2 years	943	785	1066	809	798
2-4 years	479	323	391	334	485
4+ years	29	100	82	25	59

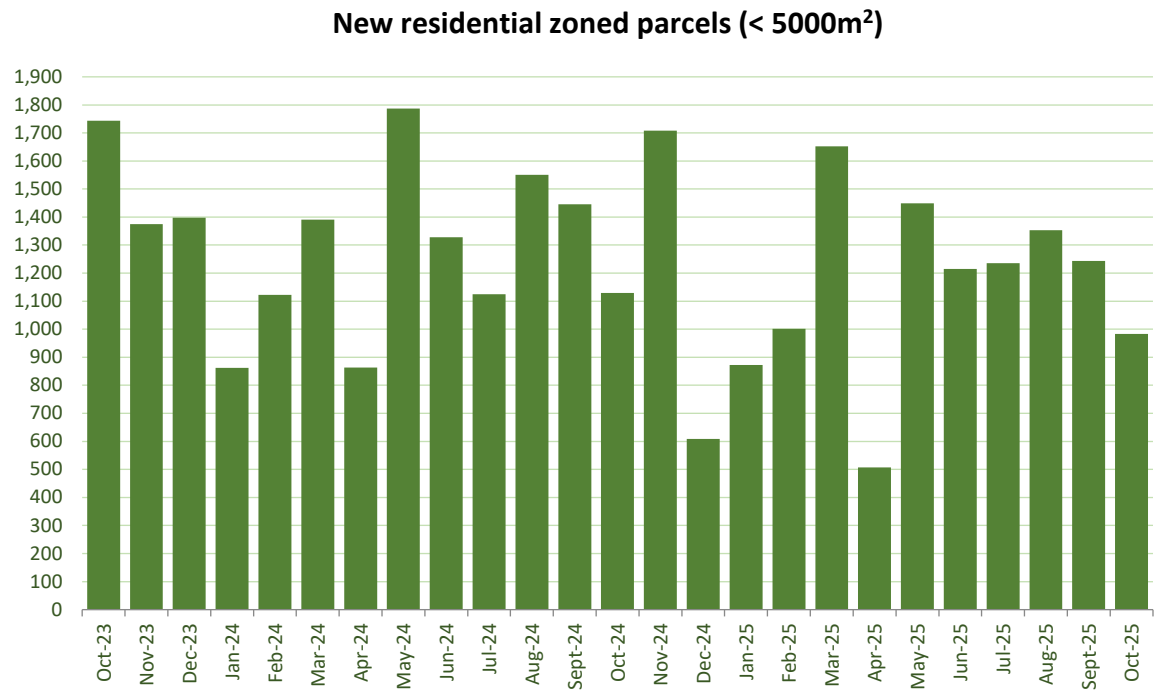


Data source: Auckland Council

11 Residential parcels created

In October 2025, the total number of residential parcels under 5000m² created was 983.

Parcel size category	Oct 24	Jul 25	Aug 25	Sep 25	Oct 25
Less than 1000 m ²	1114	1183	1329	1233	959
1000 m ² to 1999 m ²	9	32	8	4	15
2000 m ² to 2999 m ²	6	9	7	2	0
3000 m ² to 3999 m ²	0	5	5	3	6
4000 m ² to 4999 m ²	0	7	4	1	3
Total number of residential parcels < 5000m ²	1129	1236	1353	1243	983



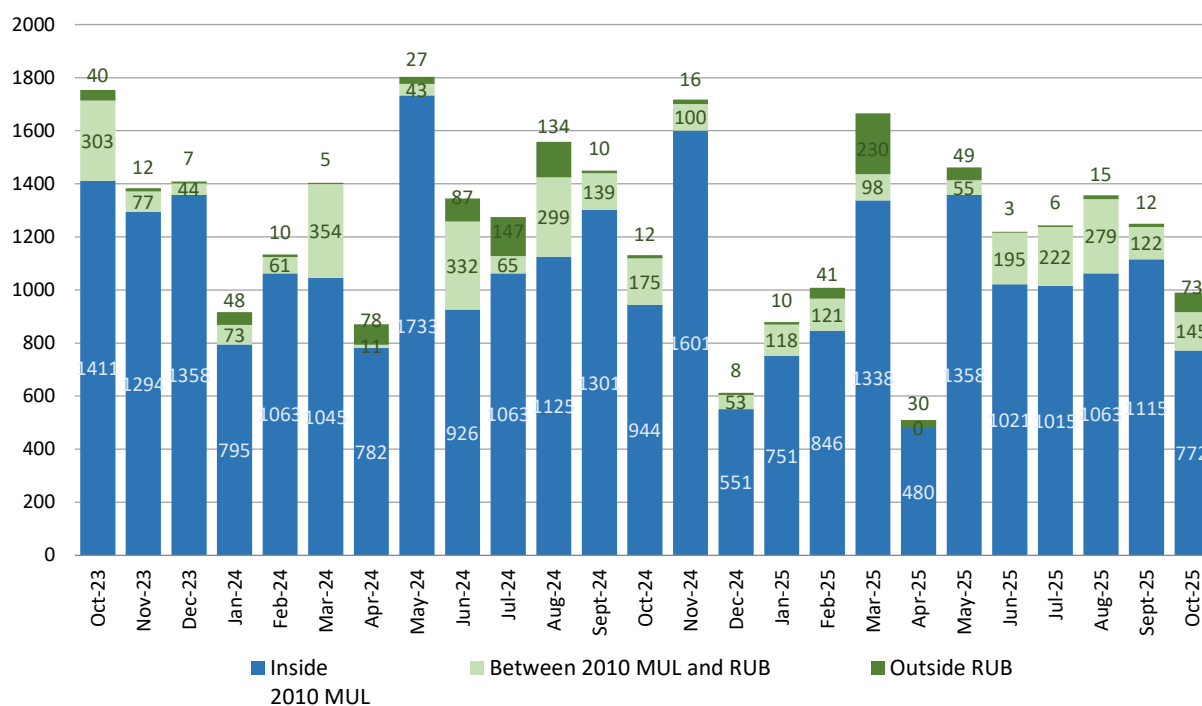
Data source: Auckland Council and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

772 new residential parcels of all sizes created in October 2025 were inside the 2010 MUL and a total of 917 new residential parcels were inside the RUB.

	Oct 24	Jul 25	Aug 25	Sep 25	Oct 25
Inside 2010 MUL	944	1015	1063	1115	772
Between 2010 MUL and RUB	175	222	279	112	145
Outside RUB	12	6	15	12	73

Residential parcels created by Auckland Plan monitoring boundaries

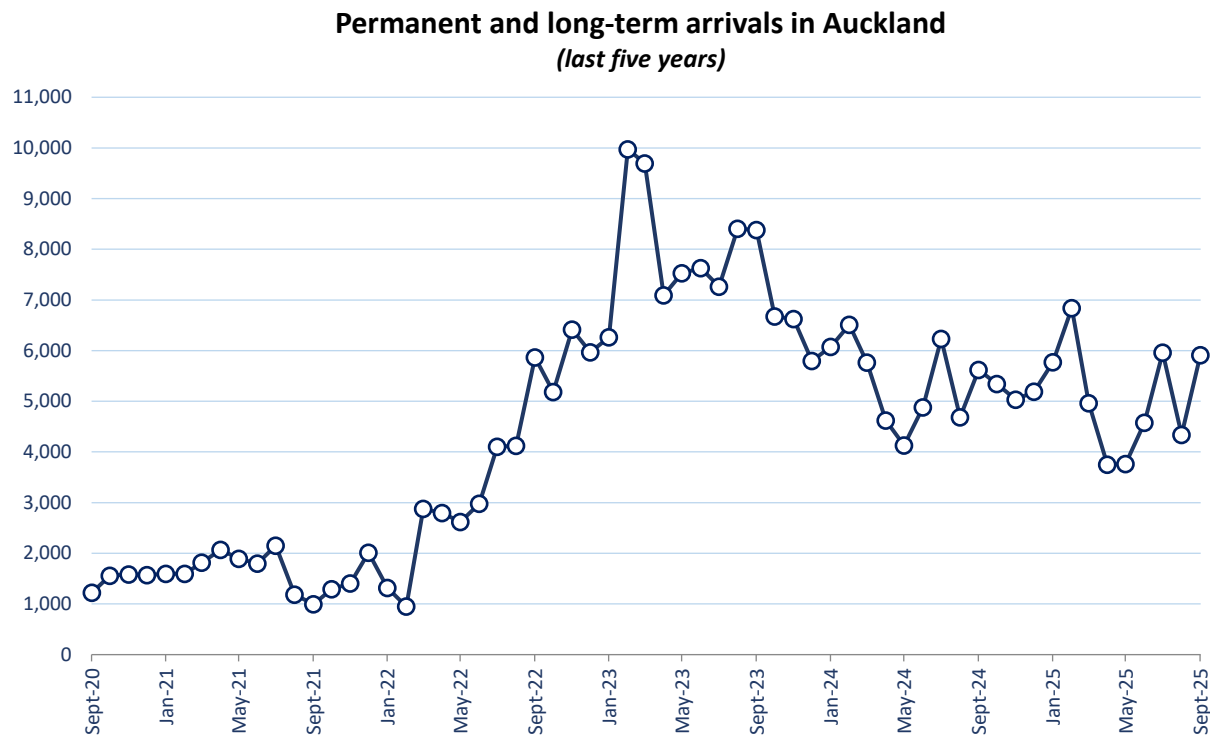


Data source: Auckland Council and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in September 2025 was 5910. 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 24	Jun 25	Jul 25	Aug 25	Sep 25
Arrivals	5618	4577	5963	4338	5910
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

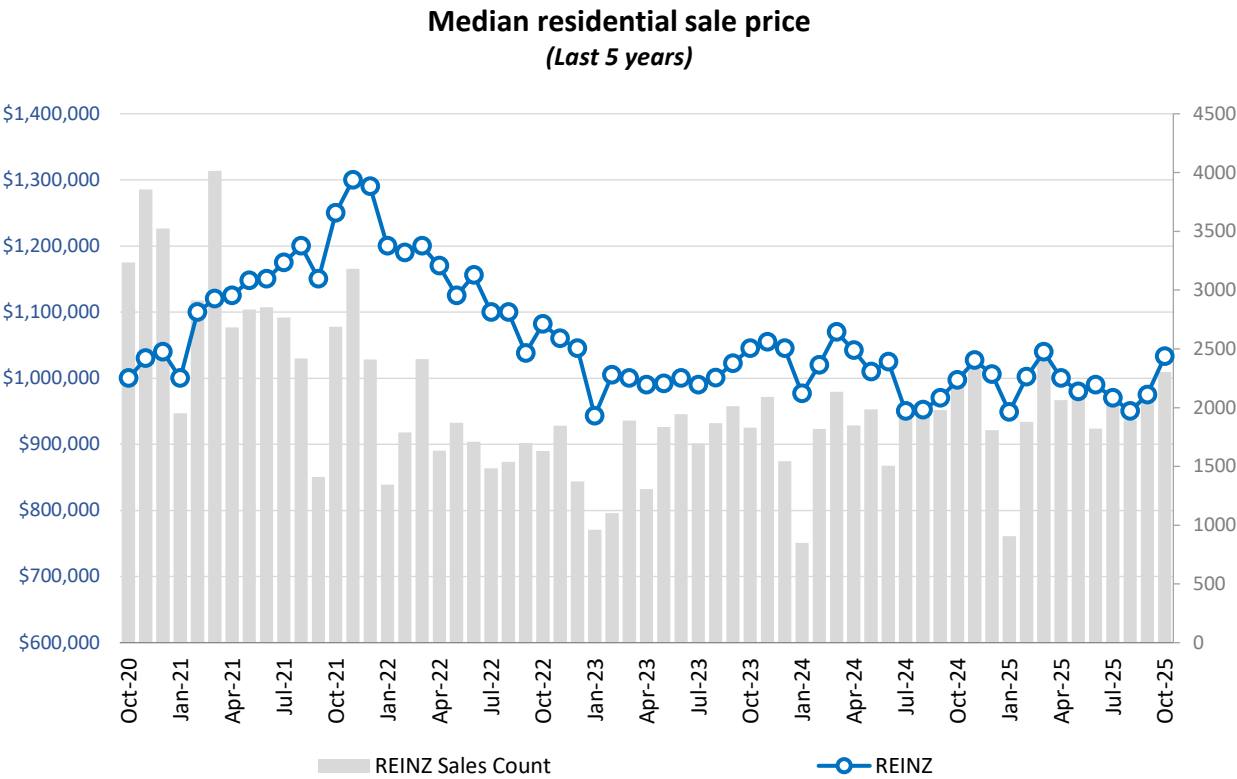


Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in October 2025 was \$1,033,000 based on 2305 reported sales.

Data source	Oct 24	Jul 25	Aug 25	Sep 25	Oct 25
REINZ	\$997,000	\$970,000	\$950,000	\$975,000	\$1,033,000
REINZ Sales Count	2290	2035	1893	2041	2305



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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