



Auckland Monthly Housing Update

Spatial Analysis and Modelling Team
Research and Evaluation Unit

April 2024

aucklandcouncil.govt.nz

Research and
Evaluation Unit

RIMU



Auckland Monthly Housing Update

April 2024

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

ISSN 2815-732X

© 2024 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.

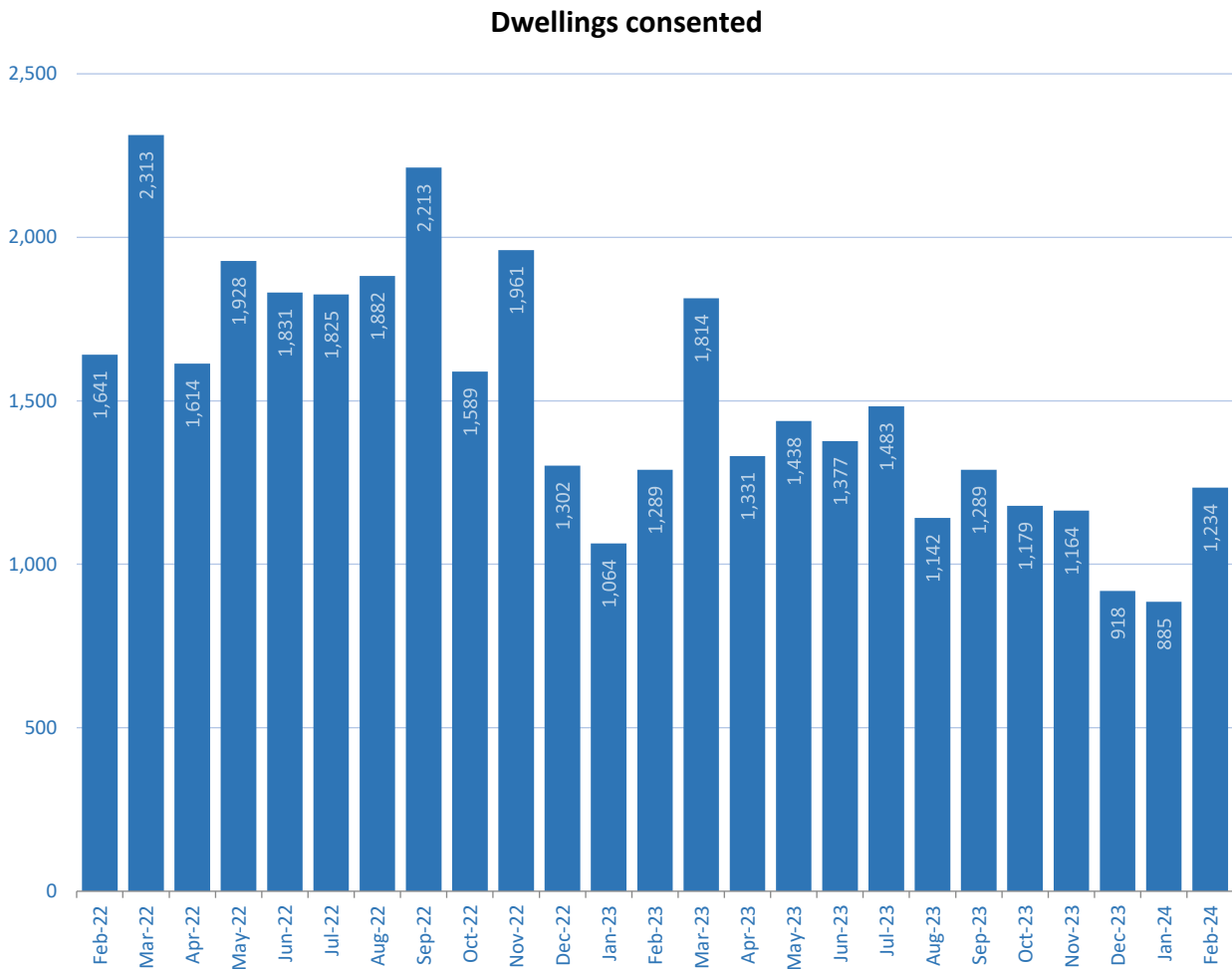
2 Highlights

- 1234 dwellings were consented in February 2024.
- In the year ending February 2024, 15,254 dwellings were consented in the region.
- 29 per cent of new dwellings consented in February 2024 were houses, 11 per cent were apartments and 60 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 50 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in February 2024.
- 1132 dwellings consented in February 2024 were inside the RUB. Over the past 12 months, 95 per cent of new dwellings consented were inside the RUB.
- 12 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in February 2024.
- 96 dwellings were consented on properties overlapping hazard zones in February 2024, accounting for 8 per cent of total dwellings consented. Over the past 12 months, 13 per cent of new dwellings were consented on properties overlapping a hazard zone.
- 1583 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in February 2024.
- In the year ending February 2024, 18,642 dwellings had a CCC issued.
- 1391 new residential parcels under 5000m² were created in March 2024.
- In the past 12 months, 15,533 new residential parcels under 5000m² were created – an average of 1278 each month.
- In March 2024, 1404 new residential parcels of all sizes were created.
- Long-term arrivals in January 2024 were 6074.
- 1092 public housing applications have been housed in the December quarter 2023.

3 Dwellings Consented

In February 2024, 1234 dwelling consents were issued, which saw 15,254 consents issued for the past 12 months.

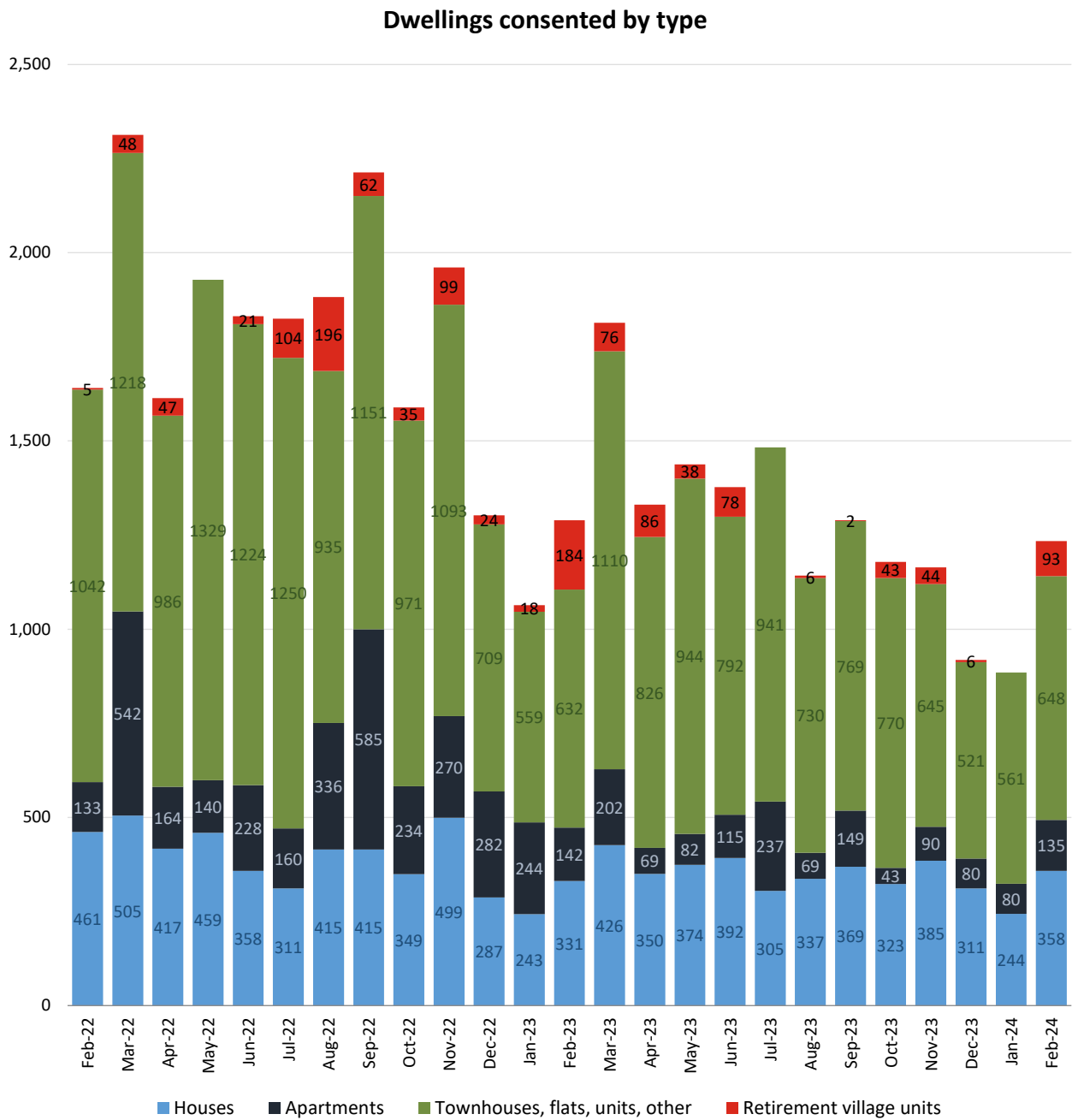
Feb 23	Nov 23	Dec 23	Jan 24	Feb 24
1289	1164	918	885	1234



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in February 2024, 358 were houses, 135 were apartments, and 741 were townhouses, flats, units, retirement village units or other types of attached dwellings.



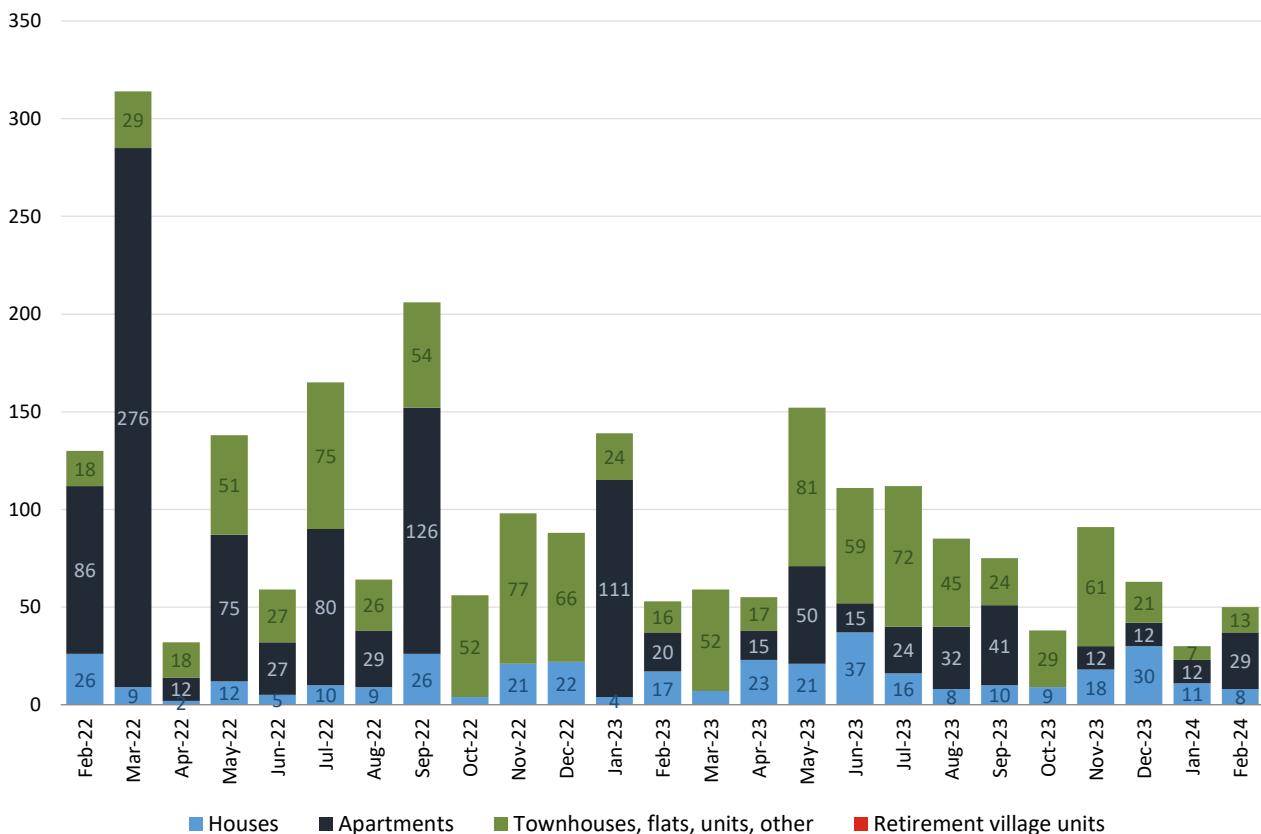
Data source: Statistics New Zealand

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

In February 2024, 50 dwellings (4 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 29 apartment units, 8 houses and 13 townhouses, flats, and other attached dwelling types.

	Feb 23	Nov 23	Dec 23	Jan 24	Feb 24
Number of KO/TRC dwellings consented	53	91	63	30	50
Percentage of total dwellings consented	4%	8%	7%	3%	4%

Dwellings consented by type (KO/TRC land)



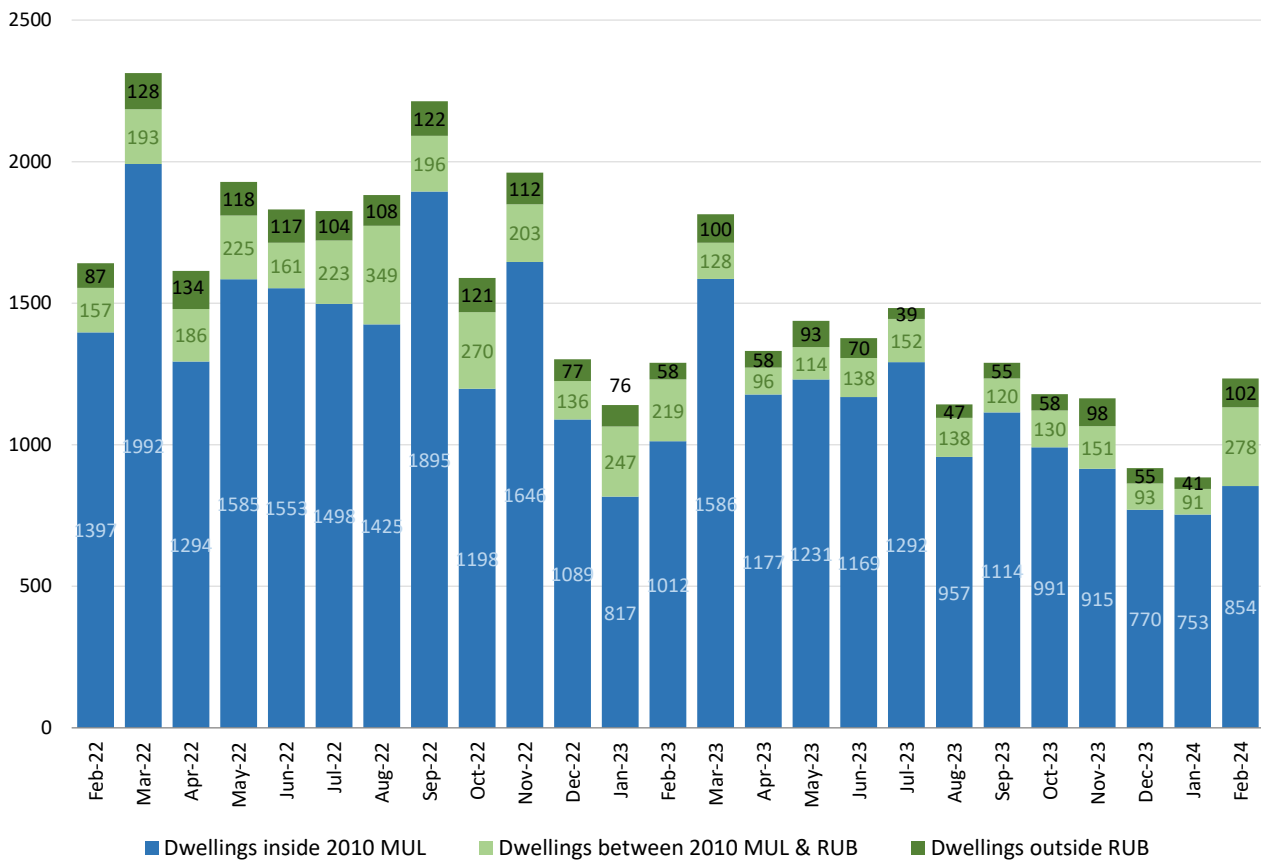
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In February 2024, 854 dwellings consented were inside 2010 MUL and a total of 278 dwellings consented were inside the RUB. Over the past 12 months, 95 per cent of the dwellings were consented inside the RUB.

	Feb 23	Nov 23	Dec 23	Jan 24	Feb 24
Inside 2010 MUL	1012	915	770	753	854
Between 2010 MUL and RUB	219	151	93	91	278
Outside RUB	58	98	55	41	102

Dwellings consented by Auckland Plan monitoring boundaries



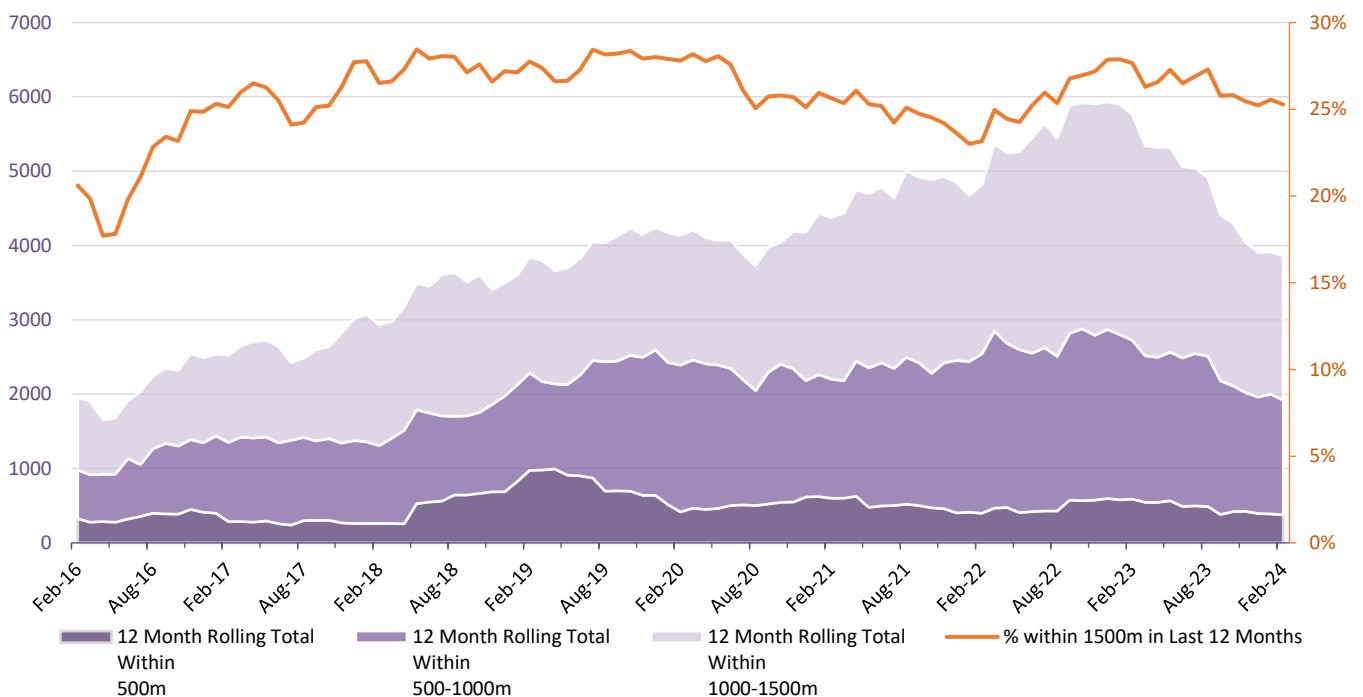
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In February 2024, 154 dwellings (12% per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 3856 dwellings were consented inside the 1500m RTN walking catchments.

	Feb 23	Nov 23	Dec 23	Jan 23	Feb 23
Dwellings consented inside the 1500m RTN walking catchments	211	209	259	307	154
Percentage of total dwellings consented	16%	18%	28%	35%	12%
12-month rolling total inside RTN walking catchments	5756	4041	3907	3913	3856
Proportion from the last 12-month inside RTN walking catchments	28%	25%	25%	26%	25%

Dwellings consented inside RTN walking catchments



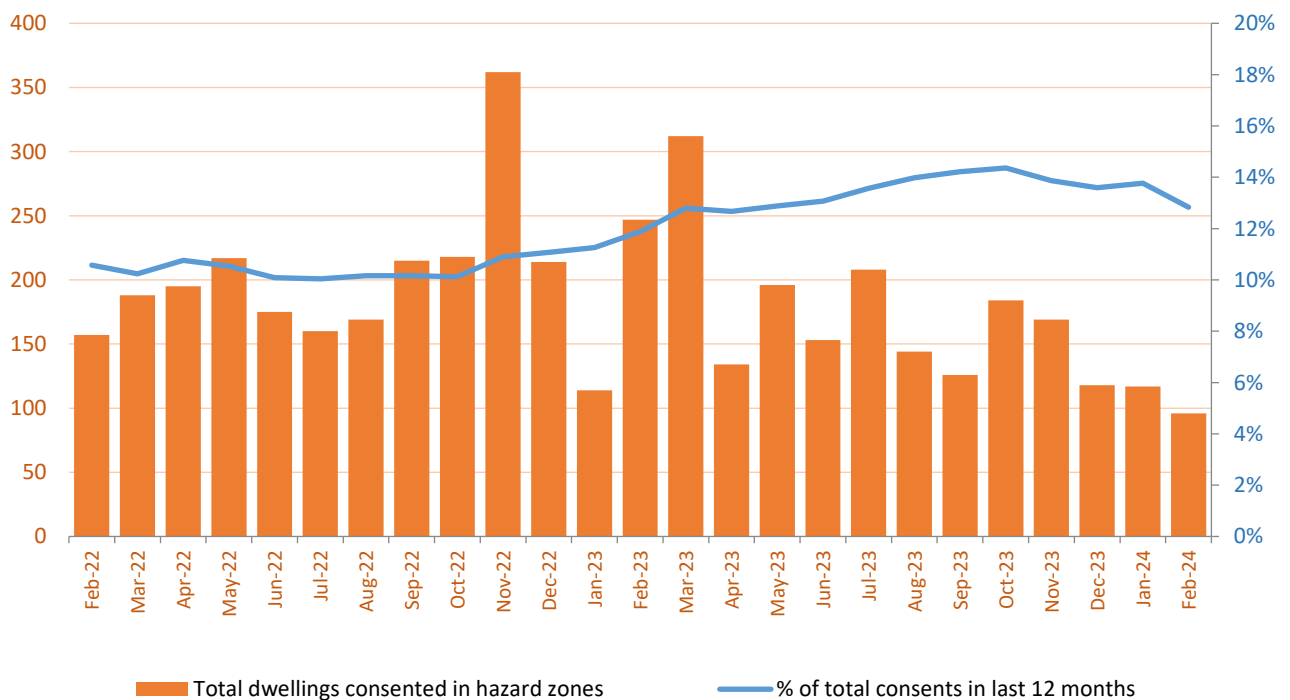
Data sources: Statistics New Zealand and Auckland Council

8 Dwellings consented within hazard zones

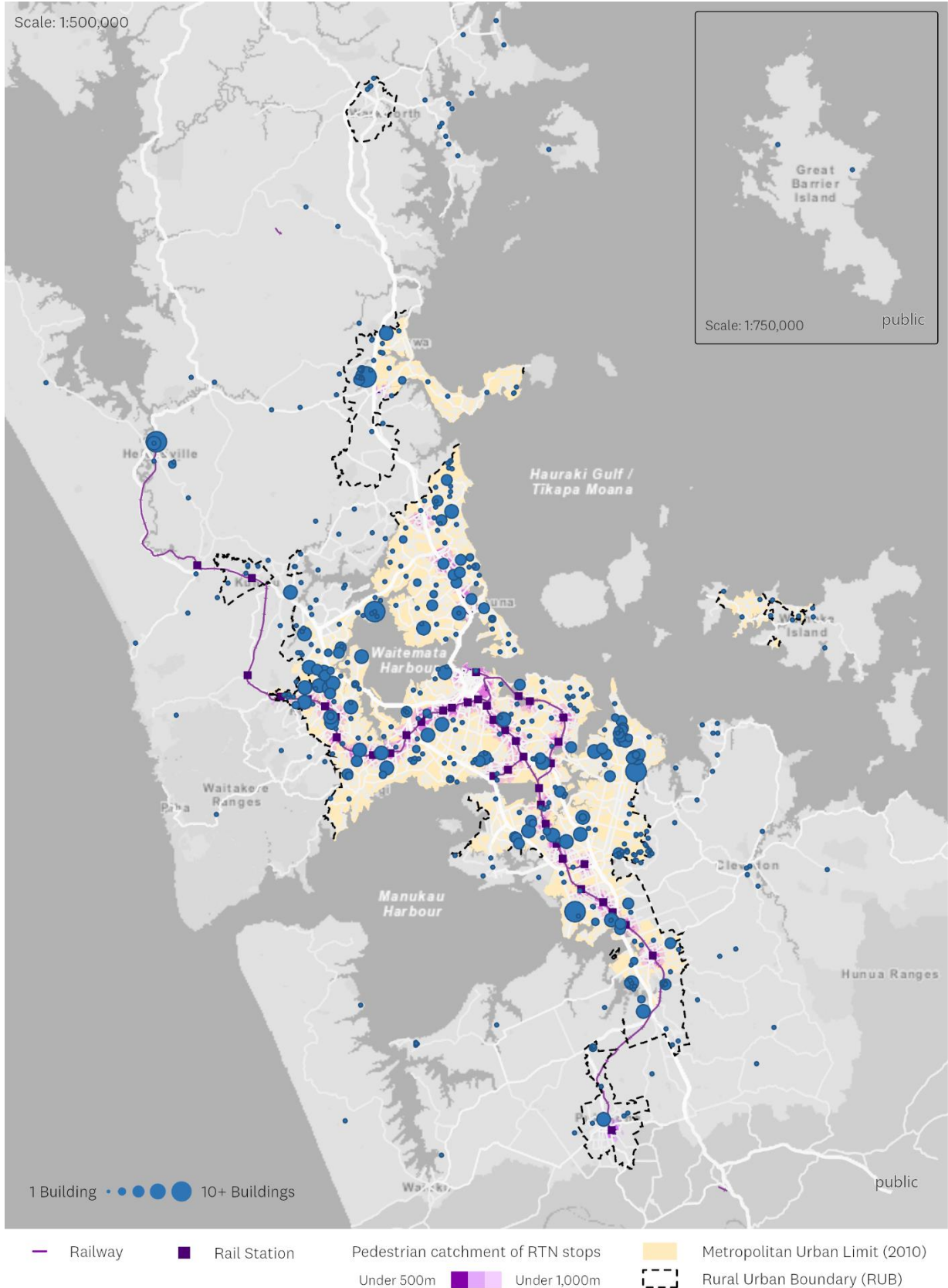
In February 2024, 96 dwellings (8% per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1957 dwellings (13% of total dwellings over the last 12 months) were consented on properties overlapping hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Feb 23	Nov 23	Dec 23	Jan 24	Feb 24
Dwellings consented within hazard zones	247	169	118	117	96
Percentage of total dwellings consented	19%	15%	13%	13%	8%
12-month rolling total inside hazard zones	2474	2201	2105	2108	1957
Proportion from the last 12-months within hazard zones	12%	14%	14%	14%	13%

Dwellings consented in hazard zones



9 Spatial distribution of dwelling consents

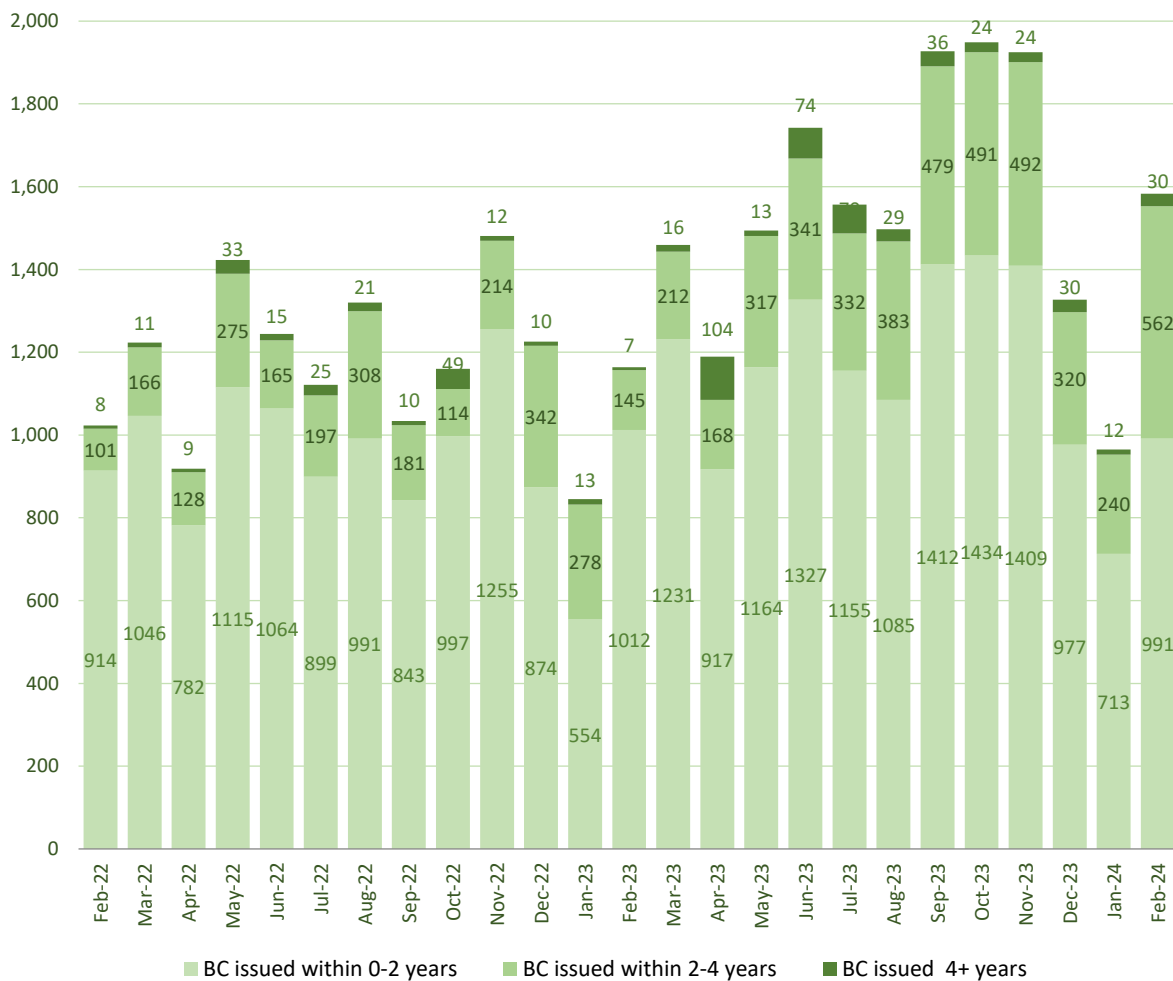


10 Dwellings with CCCs issued (completions)

1583 dwelling units had received CCCs in February 2024. 63 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Feb 23	Nov 23	Dec 23	Jan 24	Feb 24
0-2 years	1012	1409	977	713	991
2-4 years	145	492	320	240	562
4+ years	7	24	30	12	30

Dwellings with CCCs issued



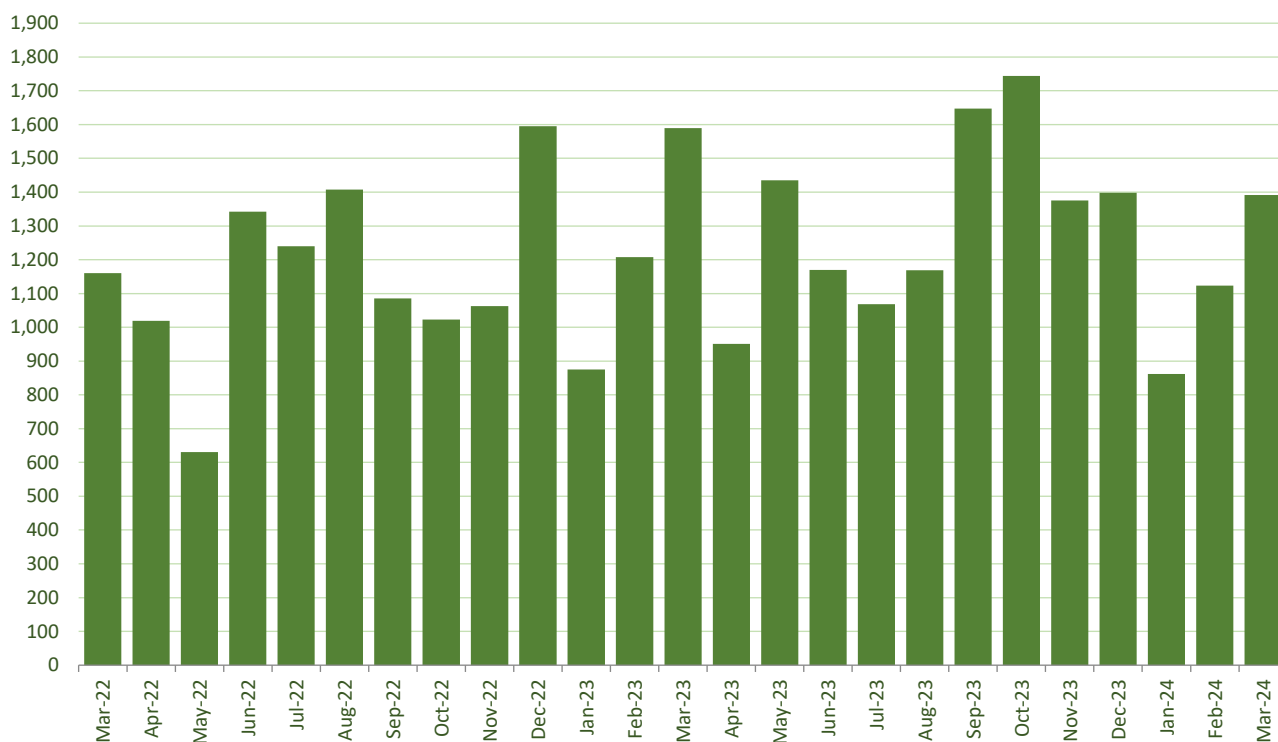
Data source: Auckland Council

11 Residential parcels created

In March 2024, the total number of residential parcels under 5000m² created was 1391.

Parcel size category	Mar 23	Dec 23	Jan 24	Feb 24	Mar 24
Less than 1000 m ²	1563	1376	845	1102	1364
1000 m ² to 1999 m ²	20	10	12	14	17
2000 m ² to 2999 m ²	3	5	2	5	5
3000 m ² to 3999 m ²	1	5	2	2	5
4000 m ² to 4999 m ²	2	2	1	0	0
Total number of residential parcels < 5000m ²	1589	1398	862	1123	1391

New residential zoned parcels (< 5000m²)



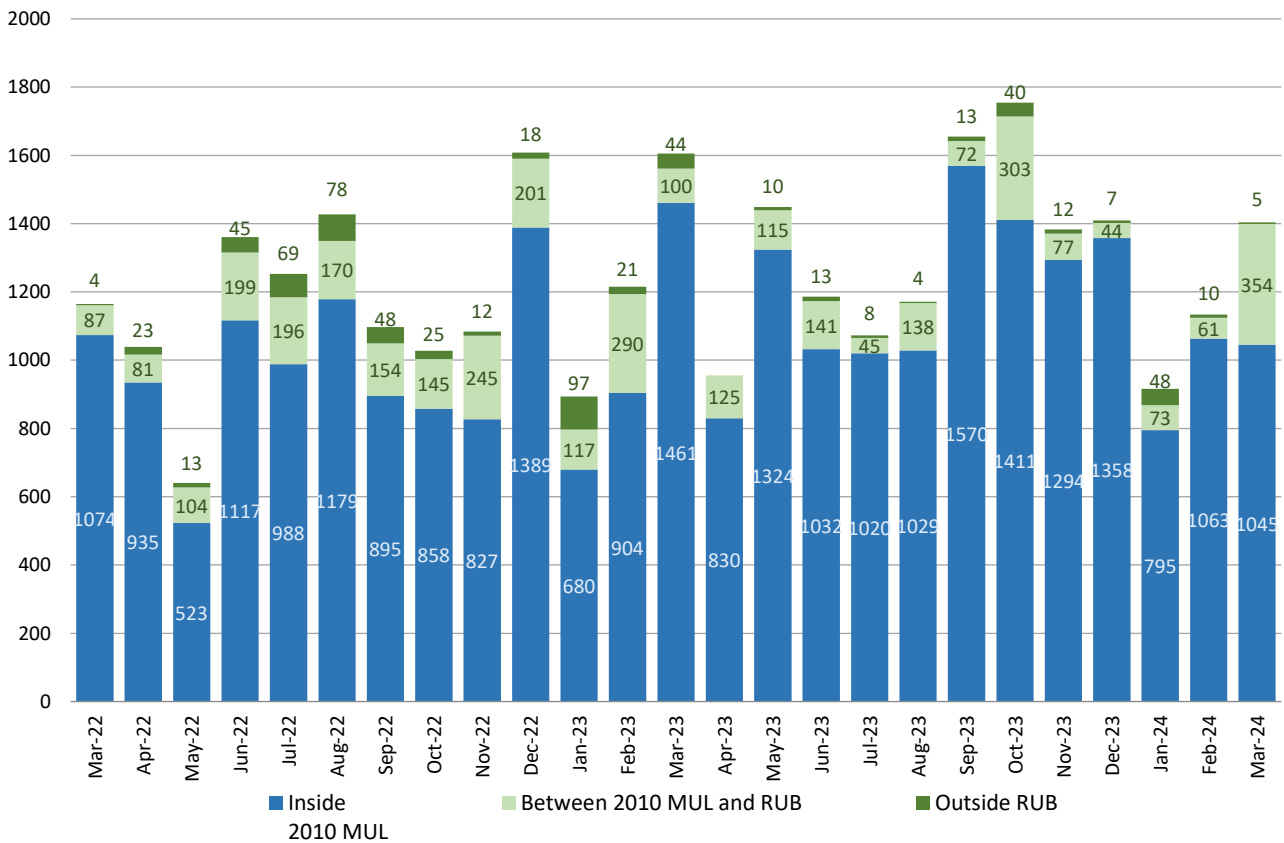
Data source: RIMU and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

1045 of new residential parcels of all sizes created in March 2024 were inside the 2010 MUL and a total of 1399 new residential parcels were inside the RUB.

	Mar 23	Dec 23	Jan 24	Feb 24	Mar 24
Inside 2010 MUL	1461	1358	795	1063	1045
Between 2010 MUL and RUB	100	44	73	61	354
Outside RUB	44	7	48	10	5

Residential parcels created by Auckland Plan monitoring boundaries



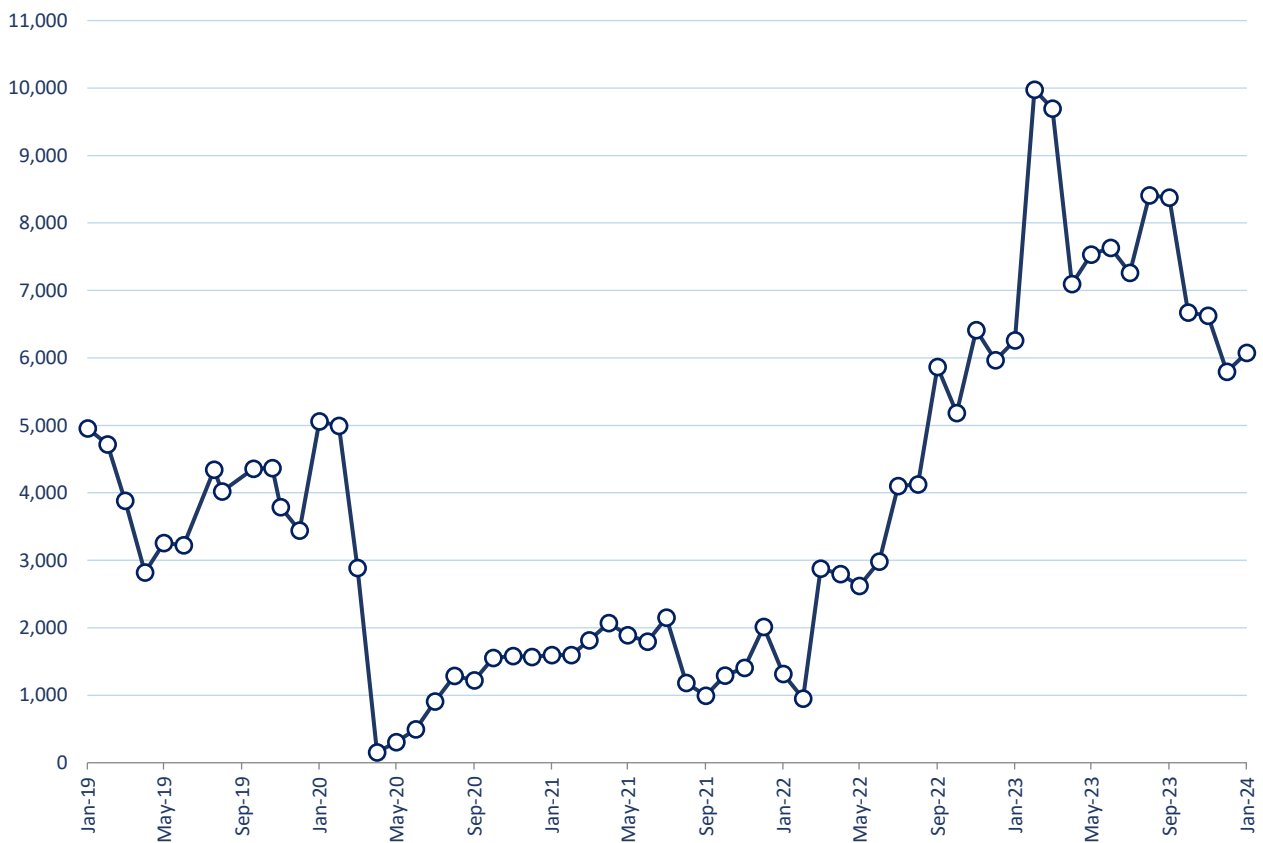
Data source: RIMU and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in January 2024 was 6074. 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.

	Jan 23	Oct 23	Nov 23	Dec 23	Jan 24
Arrivals	6263	6672	6627	5795	6074
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)

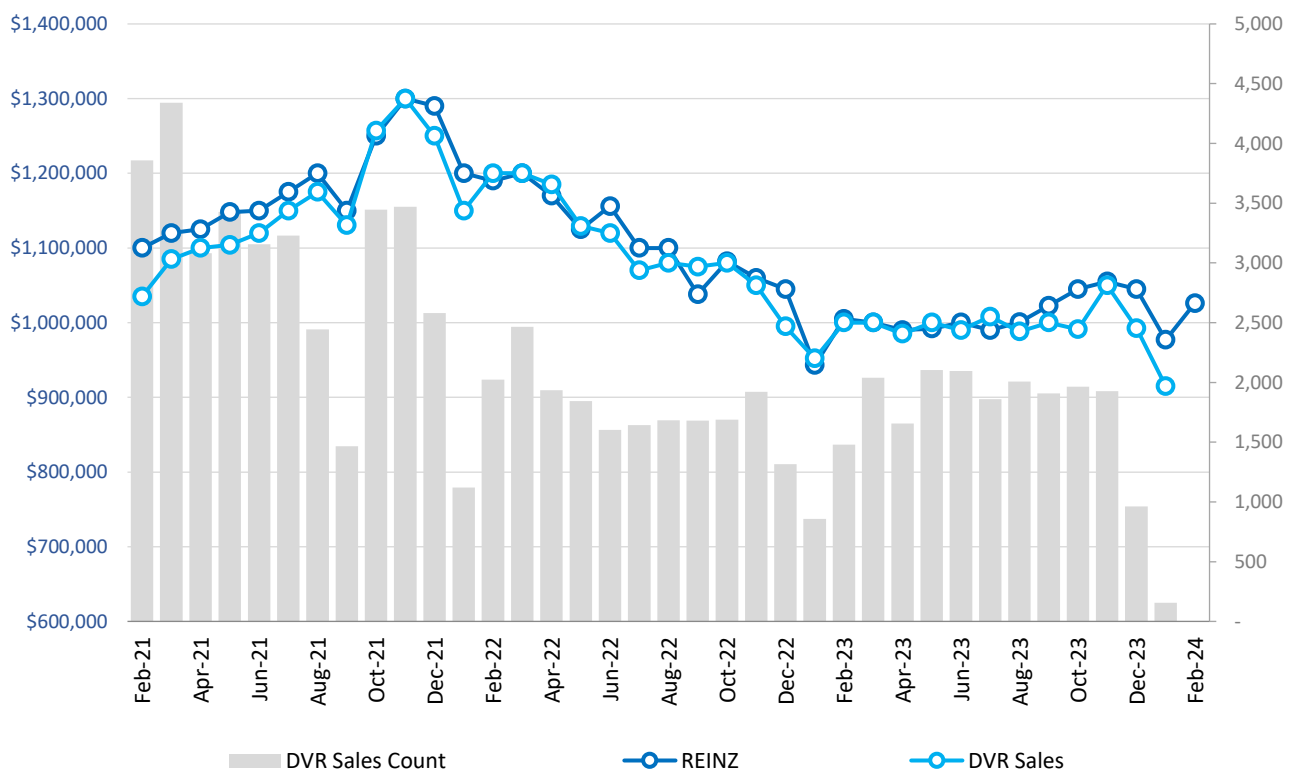


14 Median residential sale price

The median residential sales price from REINZ in February 2024 was \$1,026,000. The District Valuation Roll (DVR) median sales price is not currently available for February 2024.

Data source	Feb 23	Nov 23	Dec 23	Jan 24	Feb 24
REINZ	\$1,005,000	\$1,055,000	\$1,045,000	\$975,000	\$1,026,000
DVR sales ¹	\$1,000,000	\$1,050,000	\$992,500	\$915,000	NA
Count of DVR sales	1478	1926	962	155	NA

Median residential sale price
(Last 3 years)



Data source: Real Estate Institute of New Zealand and Auckland Council

¹ 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 December quarter 2023, 1092 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	December quarter 2022	March quarter 2023	June quarter 2023	September quarter 2023	December quarter 2023
Public housing stock	36,344	36,469	37,247	37,514	37,786
Public housing register - housing register (top row) and transfer register (bottom row)	7494	7794	8074	8495	8344
	2317	2298	2261	2213	2263
Public housing register – applications housed	828	555	900	1008	1092
Accommodation Supplement Recipients	116,603	114,605	115,031	116,703	120,278

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

¹ 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
or visit knowledgeauckland.org.nz and
aucklandcouncil.govt.nz