

Auckland Monthly Housing Update

Land Use Research and Evaluation Team

Strategic Advice and Research Unit

Policy Department

July 2026

aucklandcouncil.govt.nz

Strategic Advice
and Research

SARU



Auckland Monthly Housing Update

July 2026

Land Use Research and Evaluation Team

Strategic Advice and Research Unit

Policy Department

For general enquiries please contact Pero Garlick, Spatial Analyst

Email: pero.garlick@aucklandcouncil.govt.nz

ISSN 2815-732X

© 2026 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 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	10
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

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.

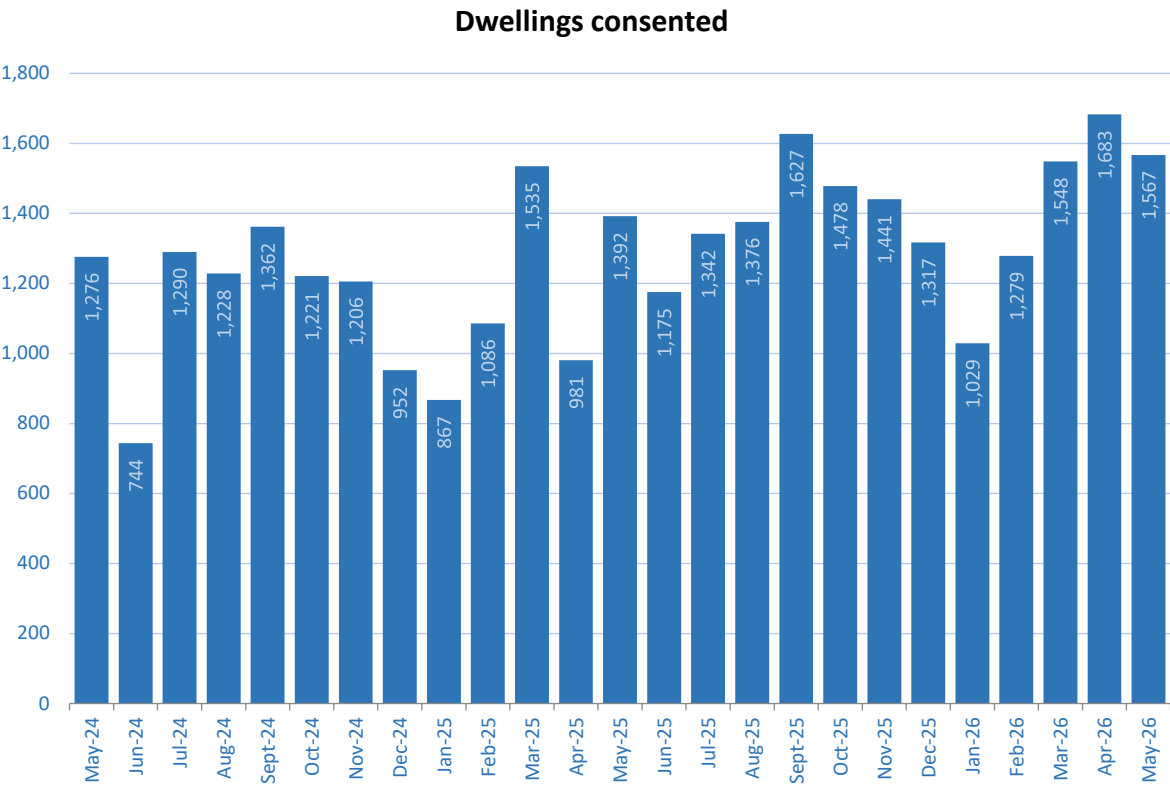
2 Highlights

- 1567 dwellings were consented in May 2026.
- In the year ending May 2026, 16,862 dwellings were consented in the region.
- 41 per cent of new dwellings consented in May 2026 were houses and 59 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings (excluding apartments).
- 42 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in May 2026.
- 1478 dwellings consented in May 2026 were inside the RUB. Over the past 12 months, 95 per cent of new dwellings consented were inside the RUB.
- 23 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in May 2026.
- 164 dwellings were consented on properties overlapping hazard zones in May 2026, accounting for 10 per cent of total dwellings consented. Over the past 12 months, 10 per cent of new dwellings were consented on properties overlapping a hazard zone.
- 969 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in May 2026.
- In the year ending May 2026, 13,663 dwellings had a CCC issued.
- 1652 new residential parcels under 5000m² were created in June 2026.
- In the past 12 months, 15,170 new residential parcels under 5000m² were created – an average of 1264 each month.
- In June 2026, 1661 new residential parcels of all sizes were created.
- Long-term arrivals in May 2026 were 3782.
- 1164 public housing applications have been housed in the September quarter 2025.

3 Dwellings Consented

In May 2026, 1567 dwelling consents were issued, which saw 16,862 consents issued for the past 12 months.

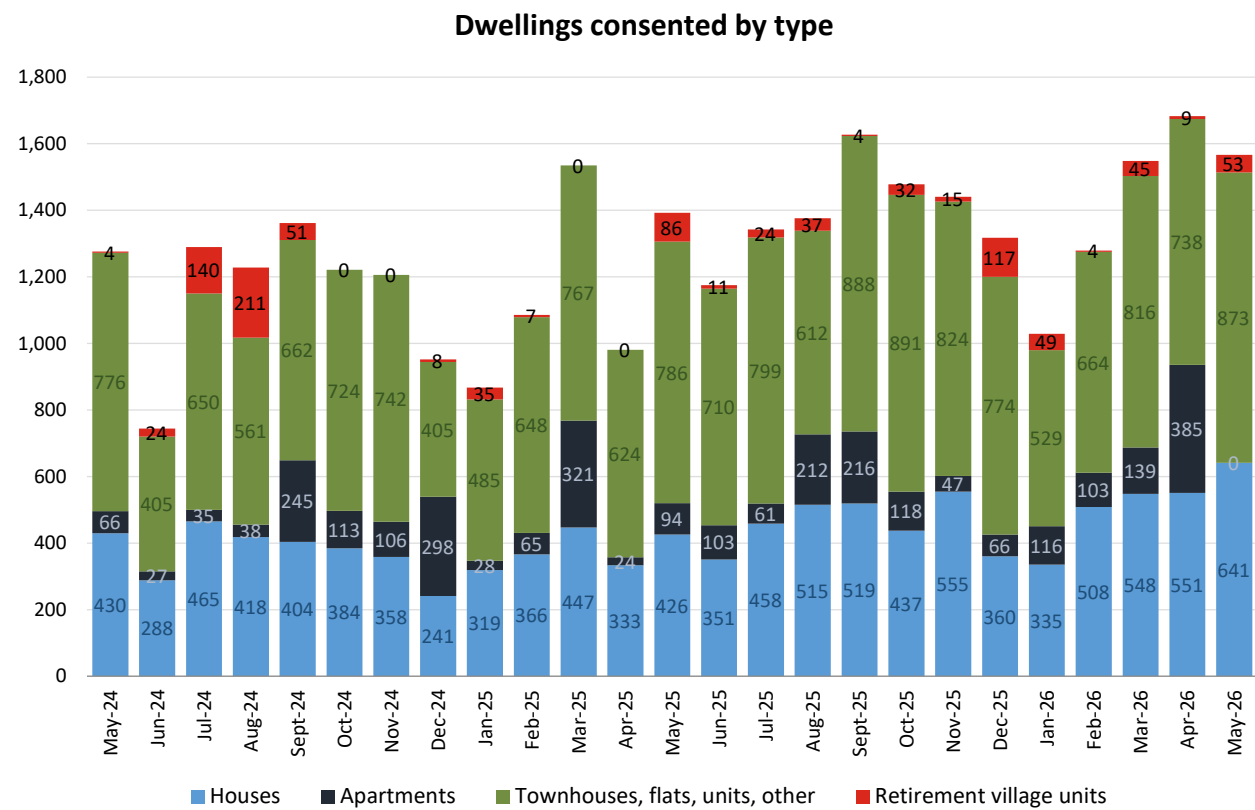
May 25	Feb 26	Mar 26	Apr 26	May 26
1392	1279	1548	1683	1567



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in May 2026, 641 were houses and 926 were townhouses, flats, units, retirement village units or other types of attached dwellings.



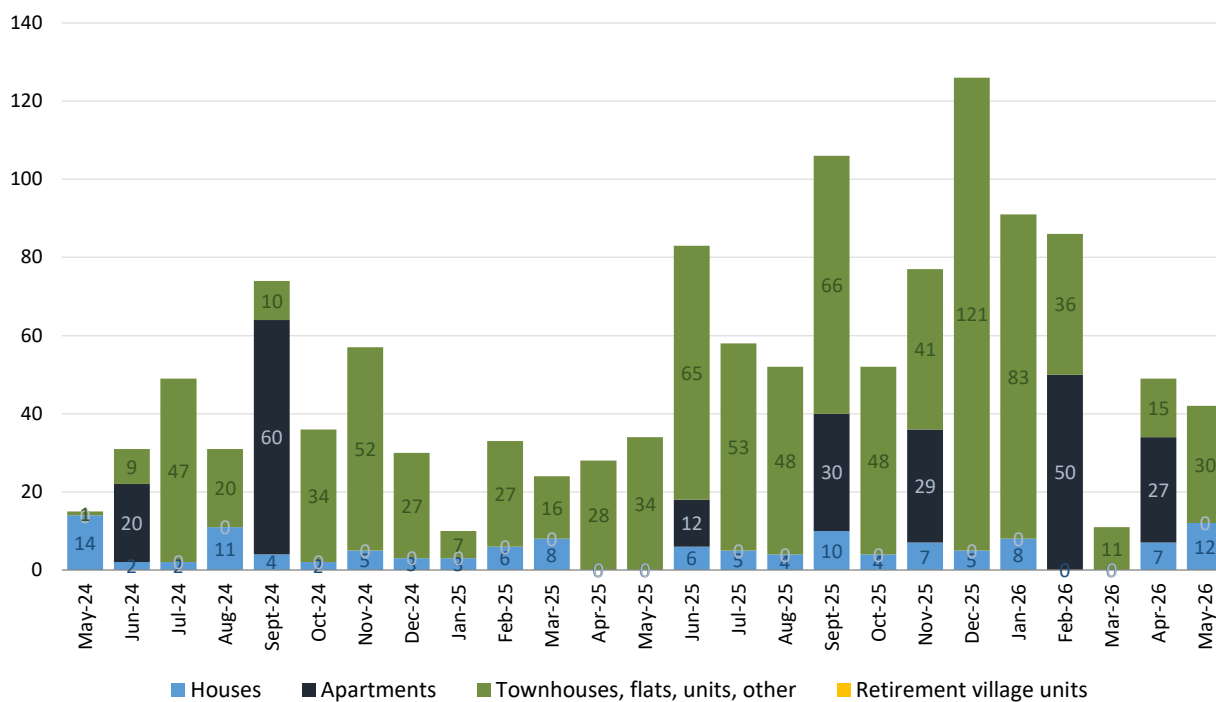
Data source: Statistics New Zealand

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

In May 2026, 42 dwellings (3 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 12 houses and 30 townhouses, flats, and other attached dwelling types (excluding apartments).

	May 25	Feb 26	Mar 26	Apr 26	May 26
Number of KO/TRC dwellings consented	34	86	11	49	42
Percentage of total dwellings consented	2%	7%	1%	3%	3%

Dwellings consented by type (KO/TRC land)

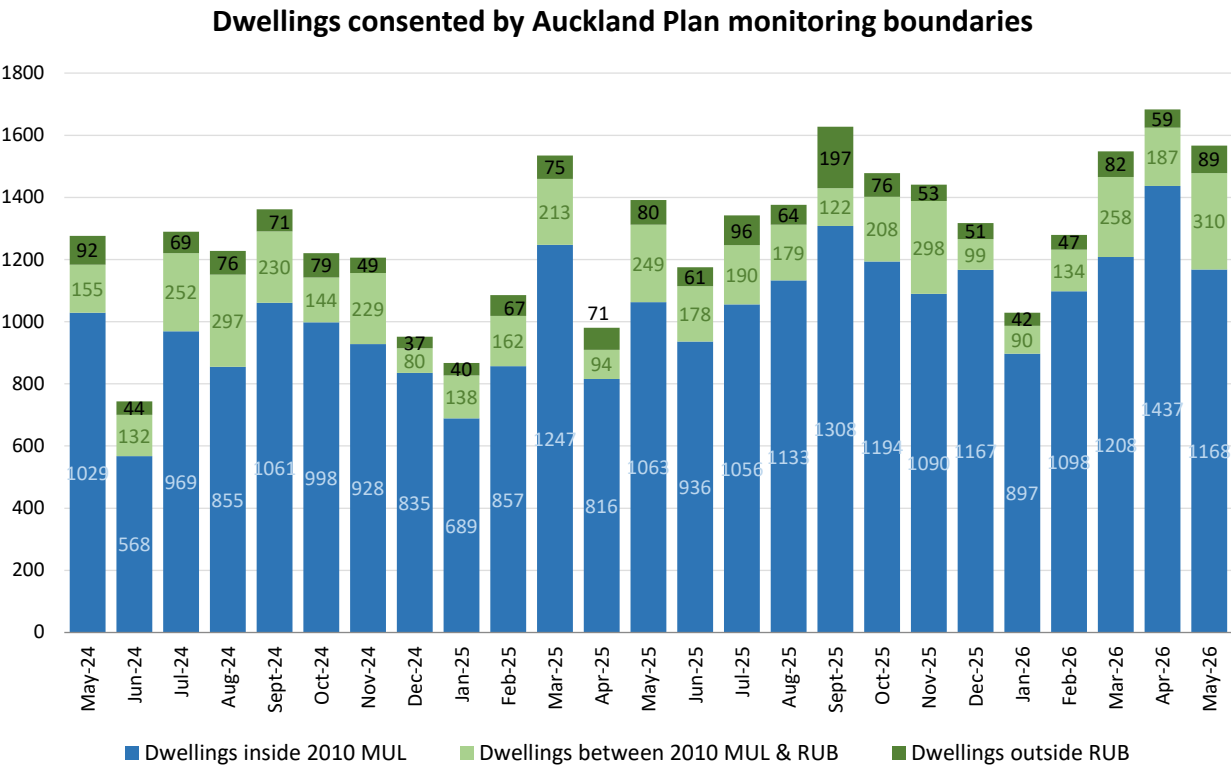


Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In May 2026, 1168 dwellings consented were inside the 2010 MUL and a total of 1624 dwellings consented were inside the RUB. Over the past 12 months, 95 per cent of the dwellings were consented inside the RUB.

	May 25	Feb 26	Mar 26	Apr 26	May 26
Inside 2010 MUL	1063	1098	1208	1437	1168
Between 2010 MUL and RUB	249	134	258	187	310
Outside RUB	80	47	82	59	89



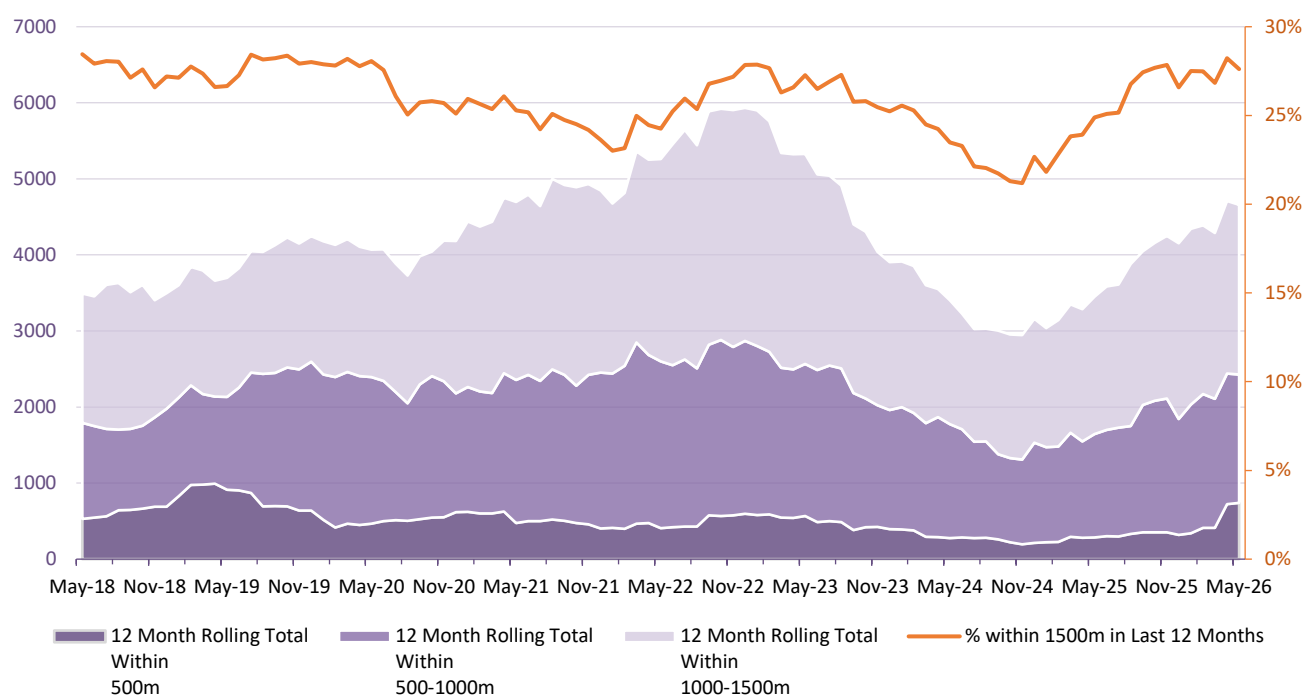
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In May 2026, 363 dwellings (23 per cent of total dwellings consented) were consented inside the rapid transit network's (RTN) 1500m walking catchments. In the last 12 months, 4657 dwellings were consented inside the 1500m RTN walking catchments.

	May 25	Feb 26	Mar 26	Apr 26	May 26
Dwellings consented inside the 1500m RTN walking catchments	415	310	349	618	363
Percentage of total dwellings consented	30%	24%	23%	37%	23%
12-month rolling total inside RTN walking catchments	3450	4390	4290	4709	4657
Proportion from the last 12-month inside RTN walking catchments	25%	27%	27%	28%	28%

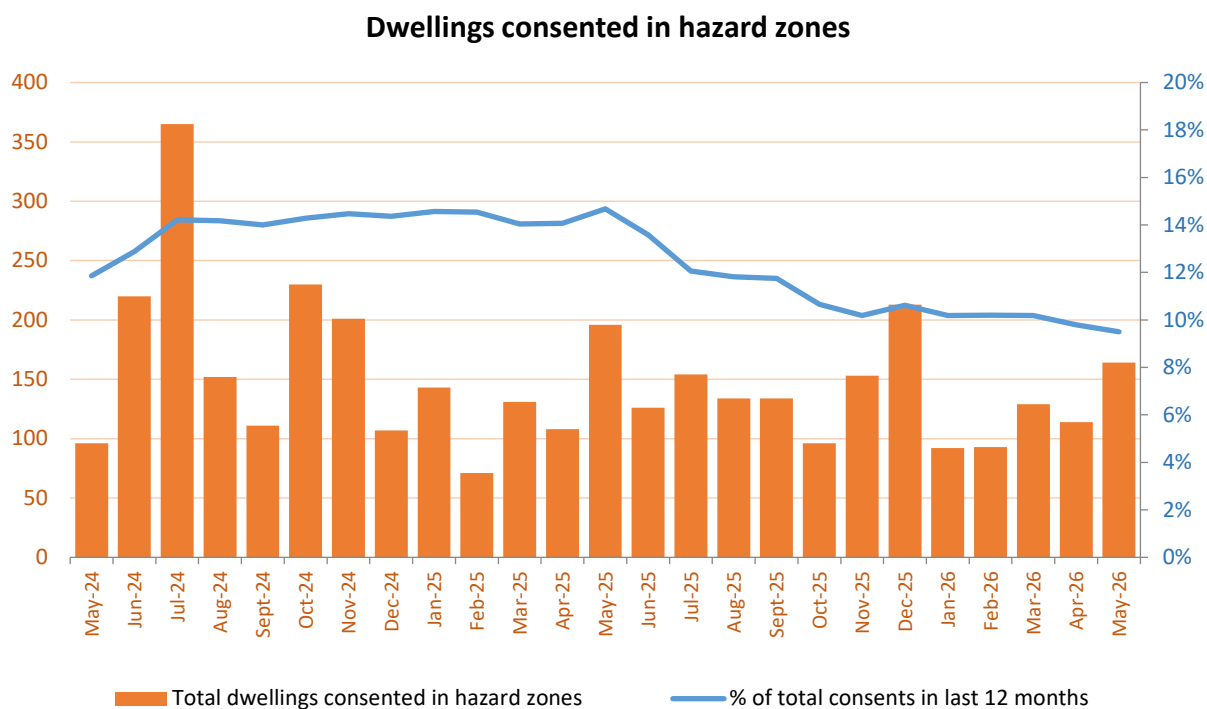
Dwellings consented inside RTN walking catchments



8 Dwellings consented within hazard zones

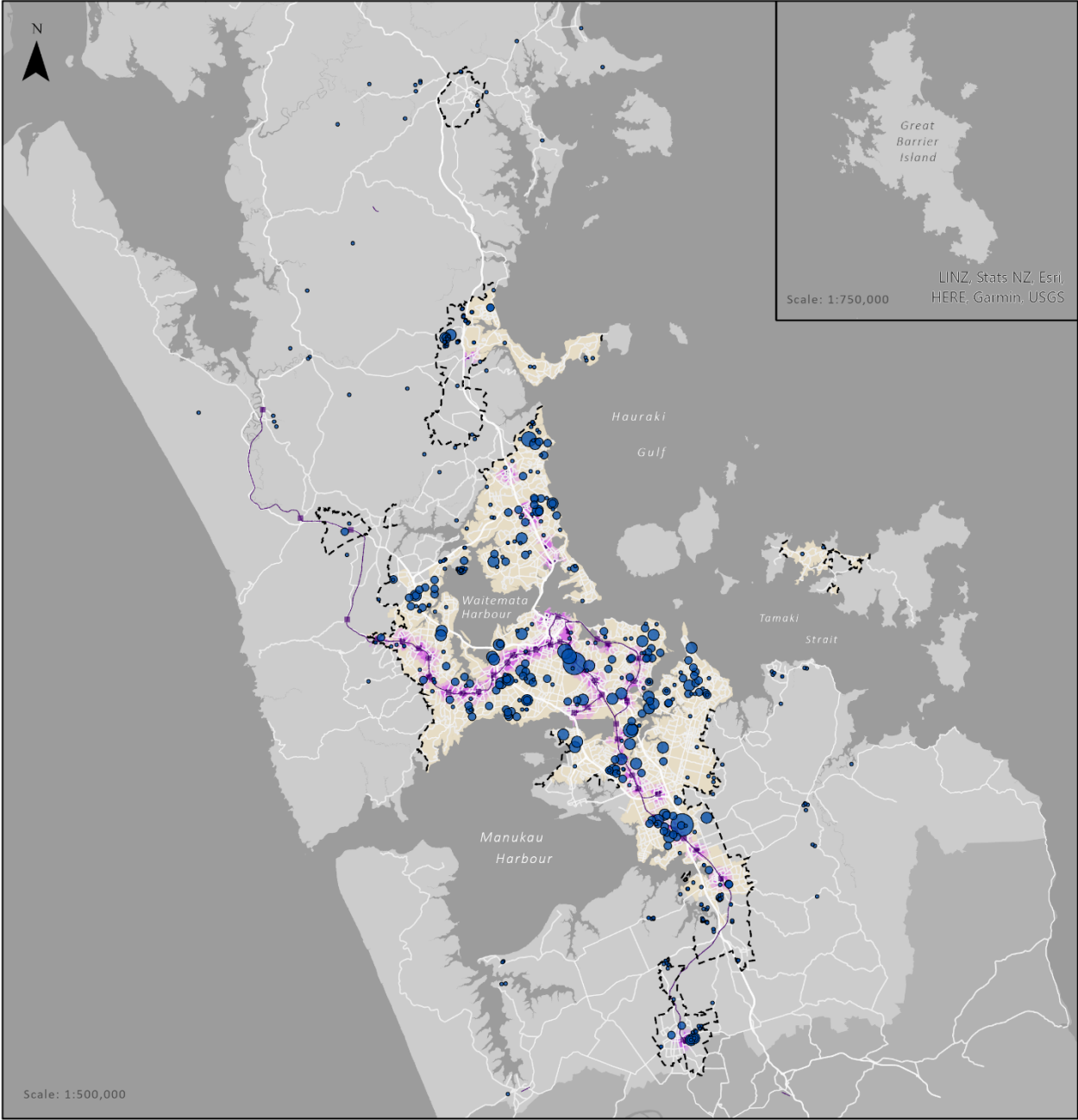
In May 2026, 164 dwellings (10 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1602 dwellings (10 per cent of total dwellings over the last 12 months) were consented on properties overlapping hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	May 25	Feb 26	Mar 26	Apr 26	May 26
Dwellings consented within hazard zones	196	93	129	114	164
Percentage of total dwellings consented	14%	7%	8%	7%	10%
12-month rolling total inside hazard zones	2035	1630	1628	1634	1602
Proportion from the last 12-months within hazard zones	15%	10%	10%	10%	10%

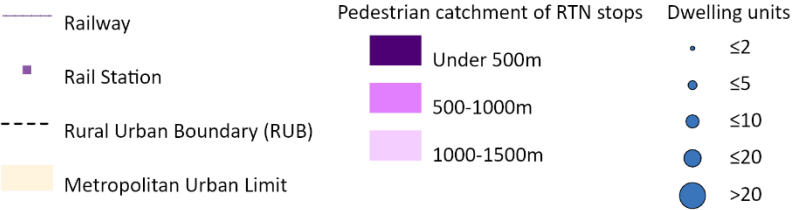


Data sources: Statistics New Zealand and Auckland Council

9 Spatial distribution of dwelling consents



Building consents issued in May 2026

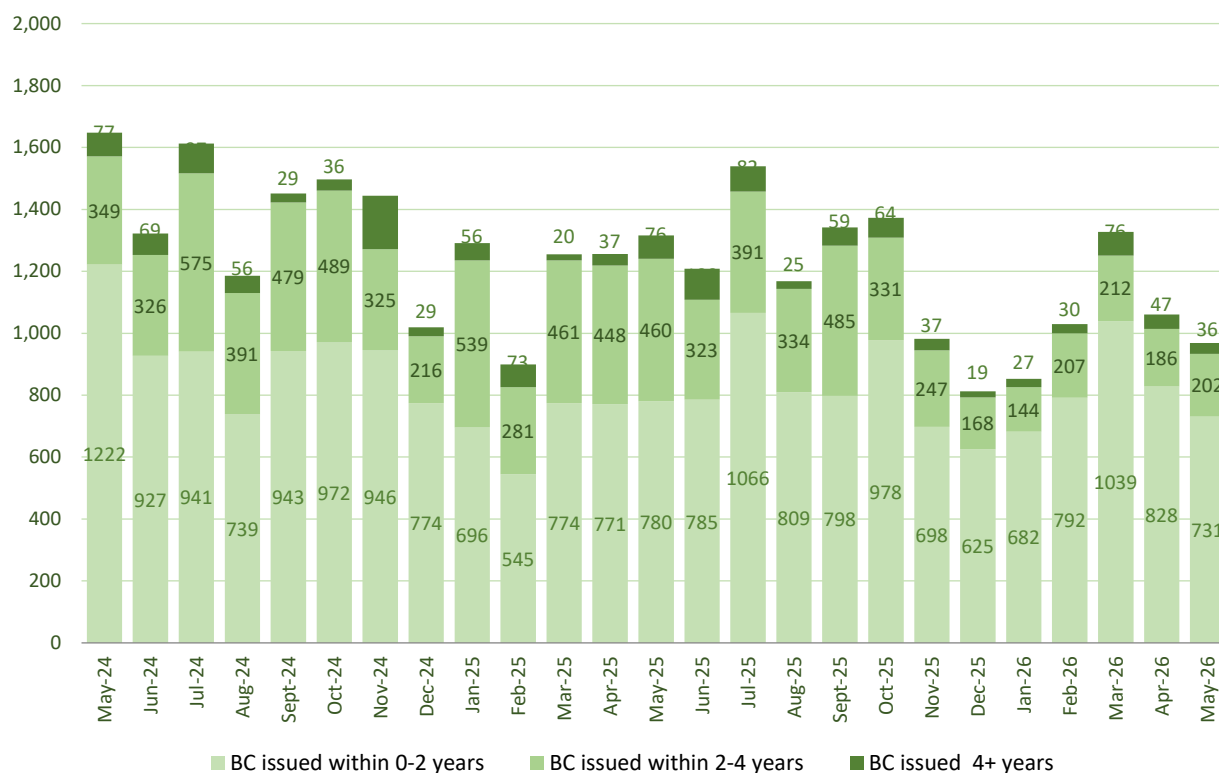


10 Dwellings with CCCs issued (completions)

969 dwelling units had received CCCs in May 2026. 75 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	May 25	Feb 26	Mar 26	Apr 26	May 26
0-2 years	780	792	1039	828	731
2-4 years	460	207	212	186	202
4+ years	76	30	76	47	36

Dwellings with CCCs issued



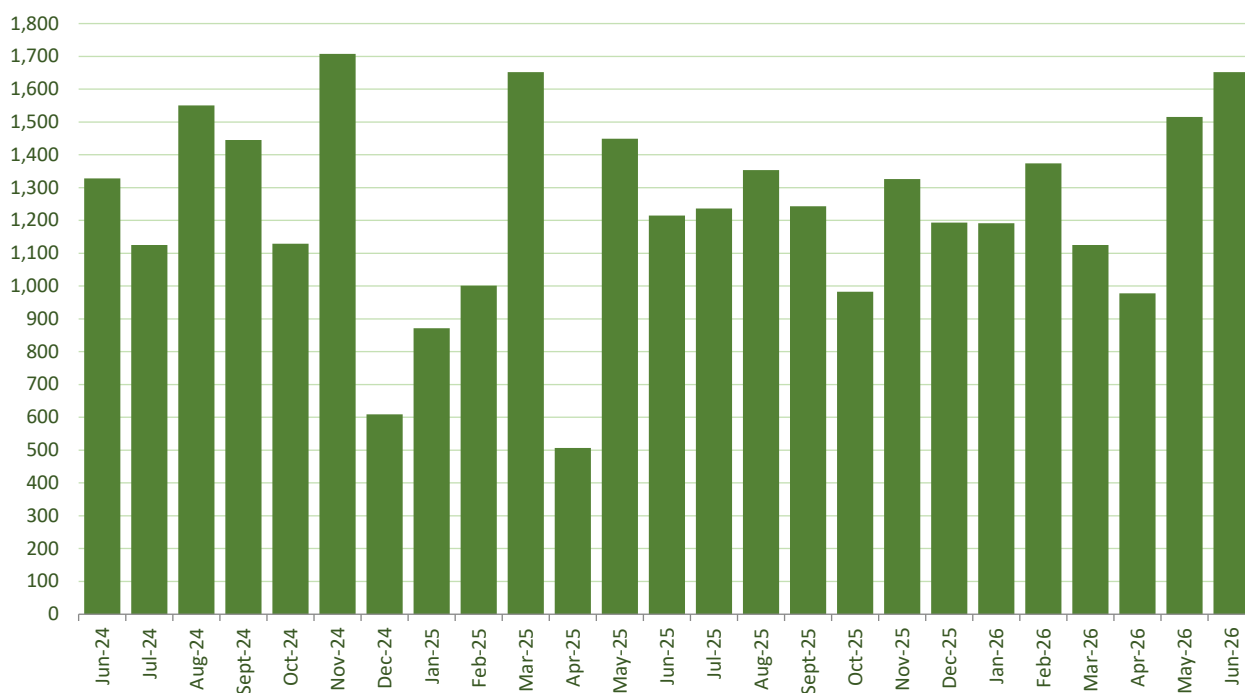
Data source: Auckland Council

11 Residential parcels created

In June 2026, the total number of residential parcels under 5000m² created was 1652.

Parcel size category	Jun 25	Mar 26	Apr 26	May 26	Jun 26
Less than 1000 m ²	1186	1108	964	1500	1606
1000 m ² to 1999 m ²	19	9	11	11	30
2000 m ² to 2999 m ²	7	6	1	3	8
3000 m ² to 3999 m ²	2	1	2	1	6
4000 m ² to 4999 m ²	1	1	0	0	2
Total number of residential parcels < 5000m ²	1215	1125	978	1515	1652

New residential zoned parcels (< 5000m²)



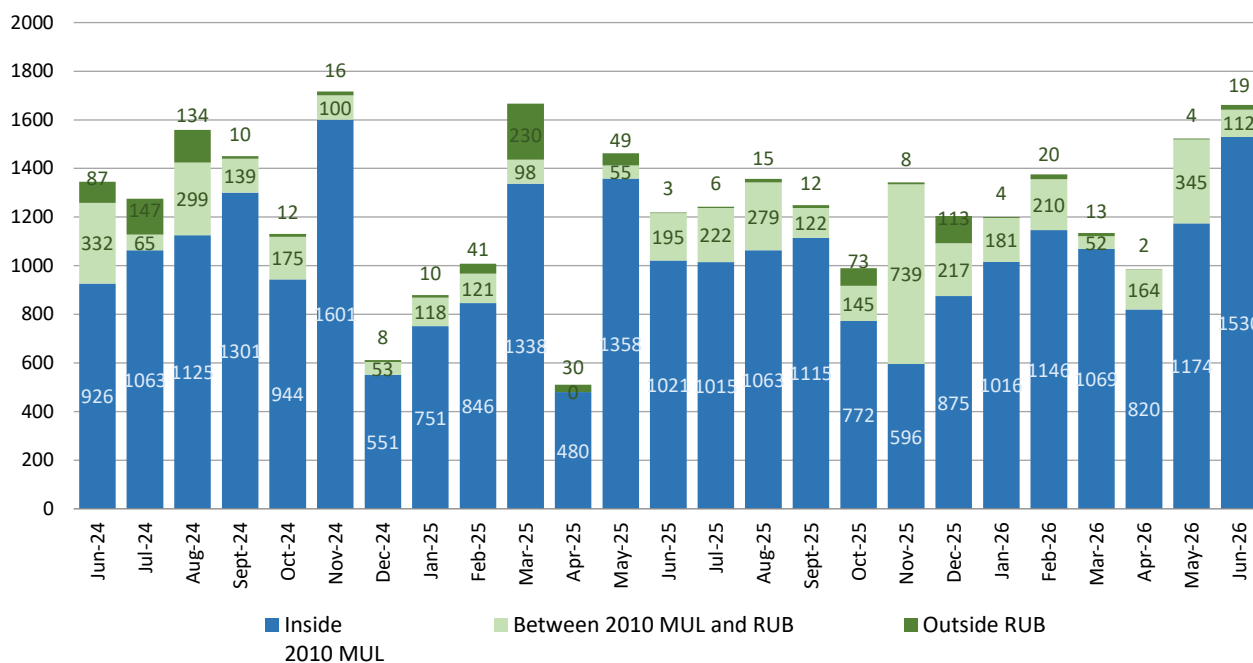
Data source: Auckland Council and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

1530 new residential parcels of all sizes created in June 2026 were inside the 2010 MUL and a total of 1642 new residential parcels were inside the RUB.

	Jun 25	Mar 26	Apr 26	May 26	Jun 26
Inside 2010 MUL	1021	1069	820	1174	1530
Between 2010 MUL and RUB	195	52	164	345	112
Outside RUB	3	13	2	4	19

Residential parcels created by Auckland Plan monitoring boundaries

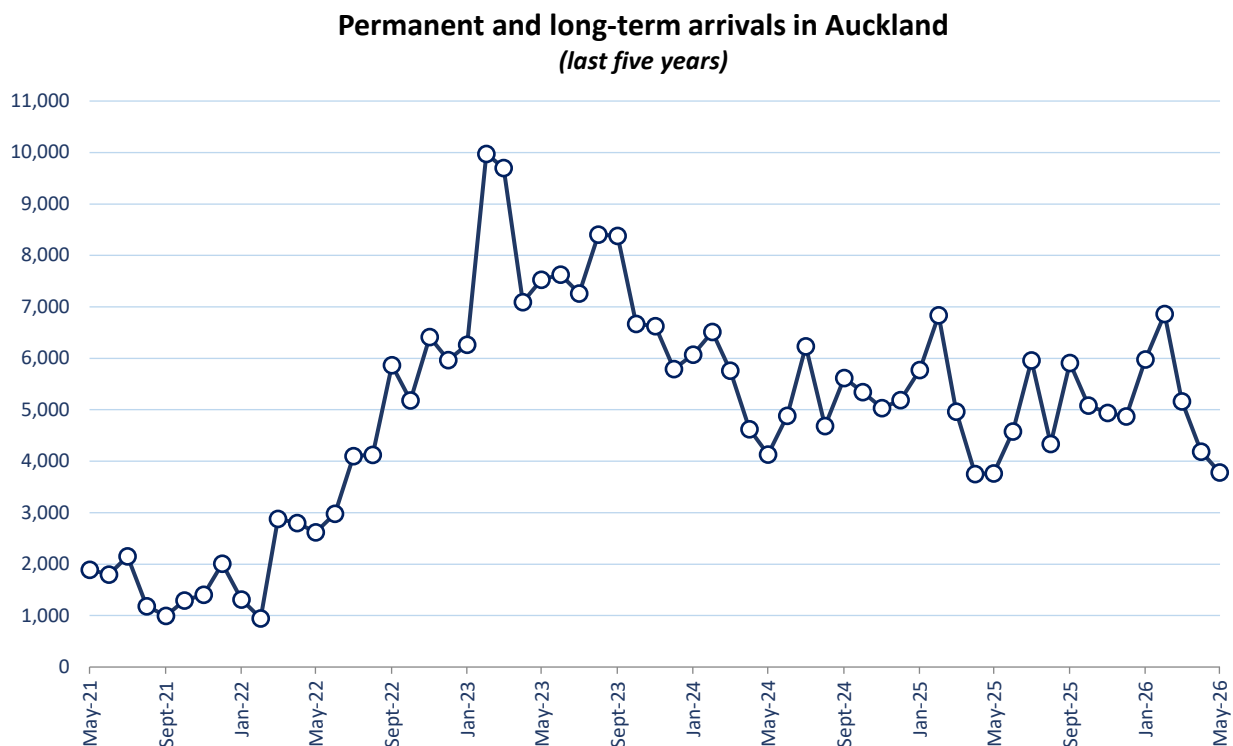


Data source: Auckland Council and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in May 2026 was 3782. 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.

	May 25	Feb 26	Mar 26	Apr 26	May 26
Arrivals	3762	6863	5162	4188	3782
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

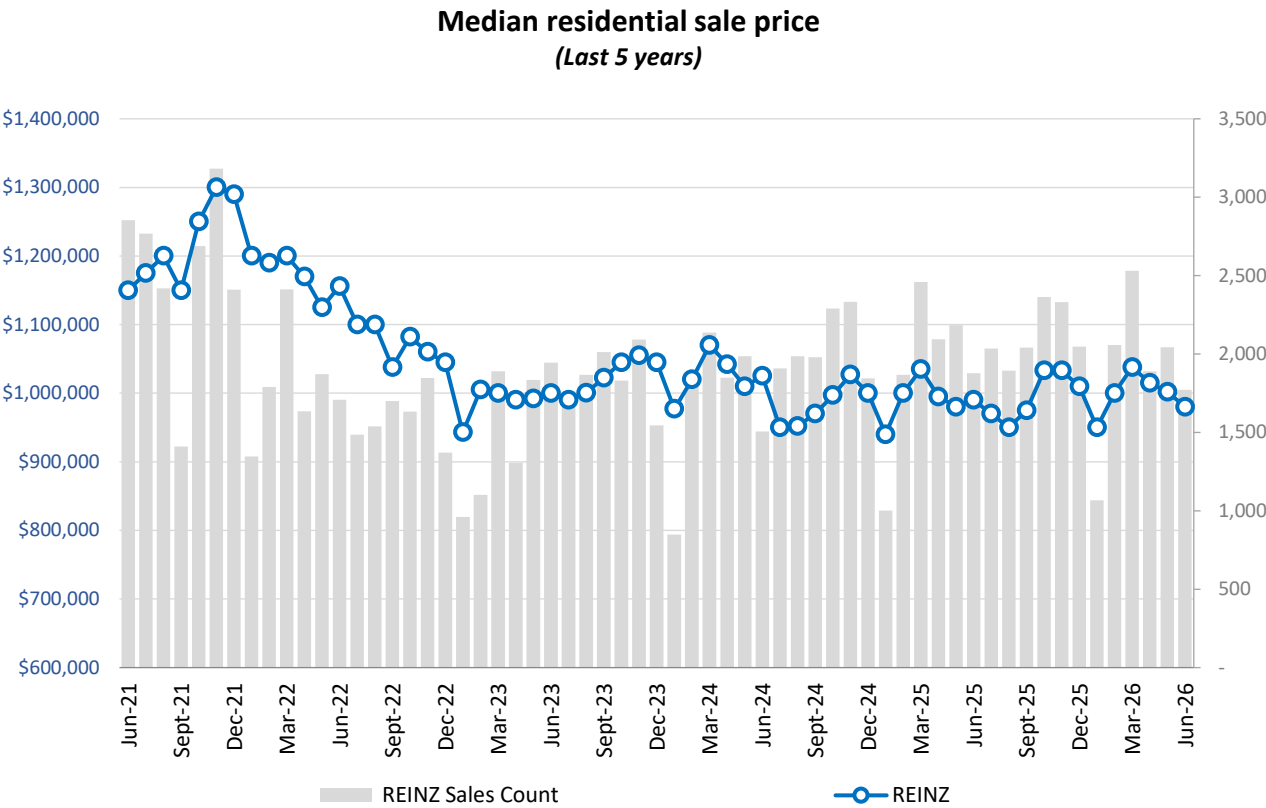


Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in June 2026 was \$980,000 based on 1772 reported sales.

Data source	Jun 25	Mar 26	Apr 26	May 26	Jun 26
REINZ	\$990,000	\$1,038,000	\$1,015,000	\$1,002,000	\$980,000
REINZ Sales Count	1877	2530	1889	2043	1772



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 September quarter 2025, 1164 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	September quarter 2024	December quarter 2024	March quarter 2025	June quarter 2025	September quarter 2025
Public housing stock	39,364	39,711	39,847	40,055	40,101
Public housing register - housing register (top row)	7338	6624	6551	6723	6923
and transfer register (bottom row)	2305	2094	2106	2173	2288
Public housing register – applications housed	1476	1260	1116	960	1164
Accommodation Supplement Recipients	123,972	128,355	127,443	129,348	130,134

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>)

Find out more: research@aucklandcouncil.govt.nz
or visit knowledgeauckland.org.nz and
aucklandcouncil.govt.nz