

Auckland Monthly Housing Update

October 2017

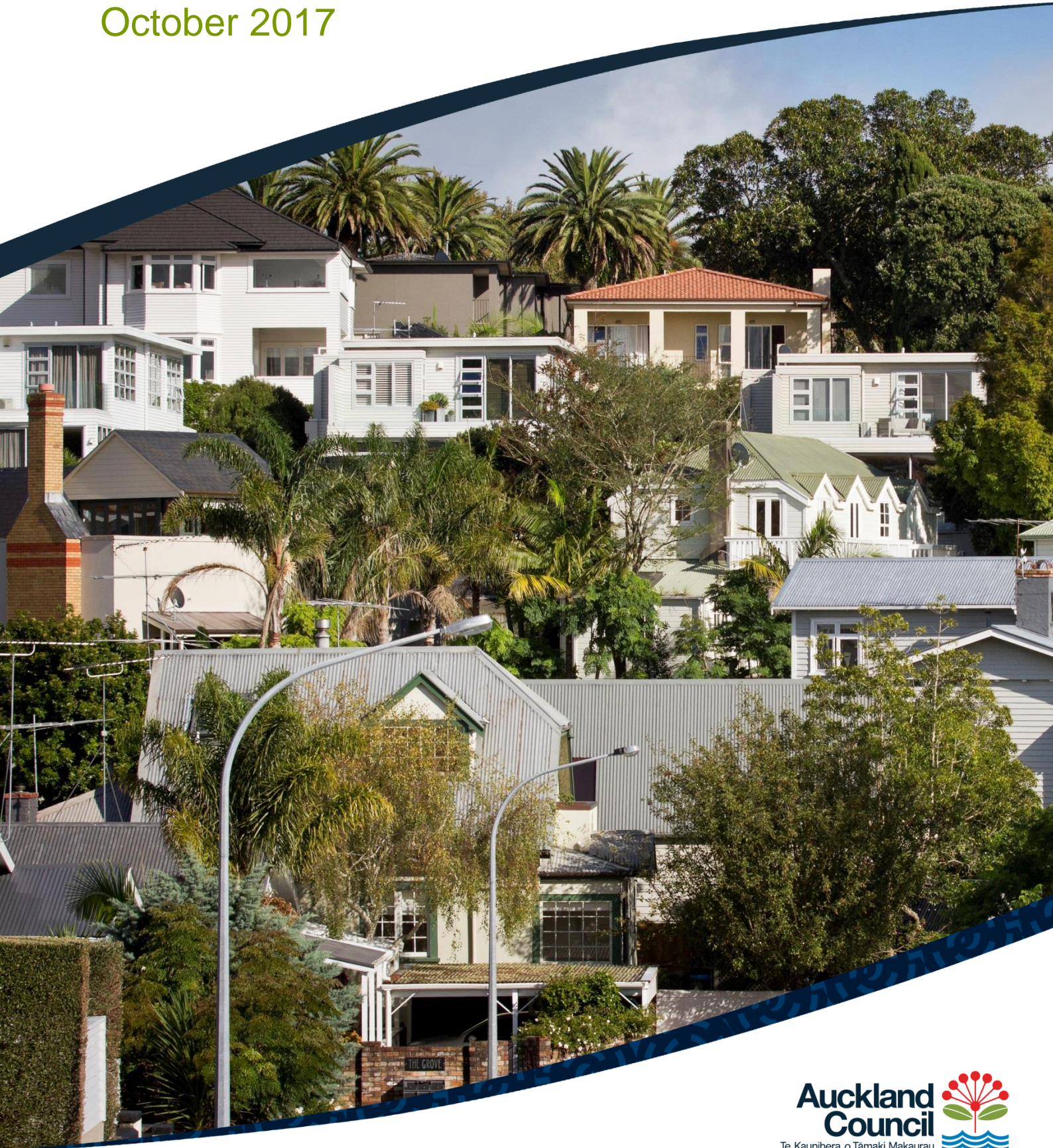


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1. Summary

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 Metropolitan Urban Limits (MUL)
- dwellings in pipeline
- permanent and long-term migration
- median residential sales price.

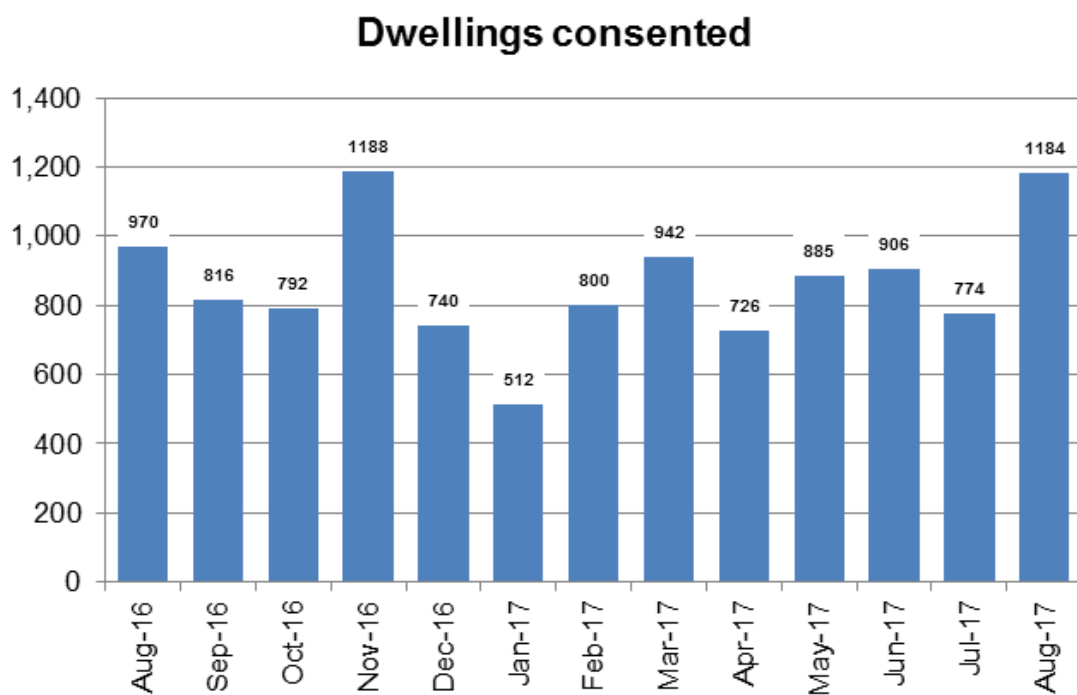
2. Highlights

- 1184 dwellings were consented in August 2017.
- In the year ending August 2017, 10,265 dwellings were consented in Auckland.
- 44 per cent of new dwellings consented were houses, 29 per cent were apartments and 26 per cent were townhouses, flats, units, retirement units, or another type of dwelling.
- 81 per cent of dwellings consented in August 2017 were inside the MUL. Over the past year, 75 per cent of new dwellings consented were inside the 2010 MUL.
- 652 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued.
- In the year ending August 2017, a total of 7082 dwellings had a CCC issued.
- 707 new residential parcels were created in September 2017, with 409 being inside Special Housing Areas (SHA).
- In the past 12 months 7861 new residential parcels were created; that was an average of 655 each month.
- Of the new residential parcels created in the year ending September 2017, 88 per cent were inside the 2010 MUL.
- International migration to Auckland in the 12 months ending August 2017 was 36,796. International net migration to Auckland increased 15 per cent from the previous 12 months.
- Median residential sales price in August 2017 was \$840,000, an decrease of \$2,000 compared to August 2016.

3. Dwellings consented

In August 2017, 1184 dwelling consents were issued, which saw a total of 10,265 consents issued for the past 12 months.

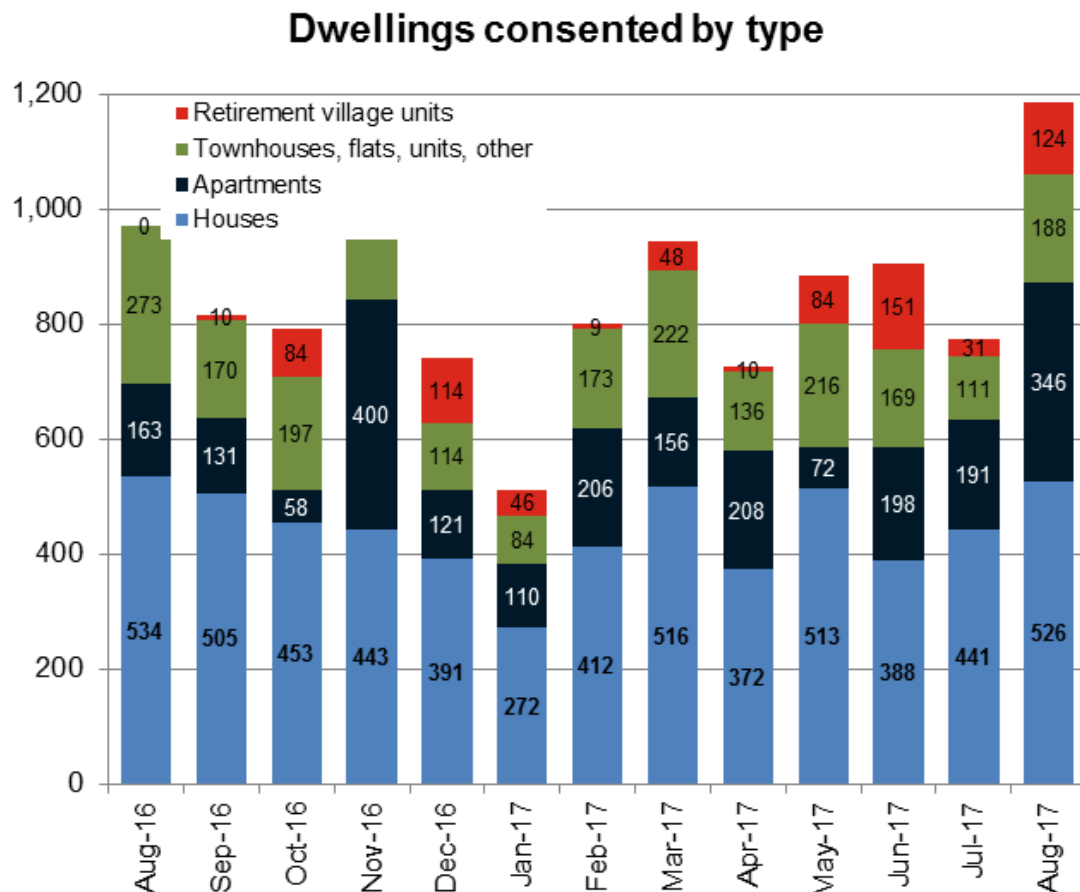
Aug 16	May 17	Jun 17	Jul 17	Aug 17
970	906	906	774	1184



Data source: [Statistics New Zealand](#)

4. Dwellings consented by type

Of all the dwelling consents issued, 526 consents issued were for houses. A total of 534 consents were issued for townhouses, flats, units and apartments.

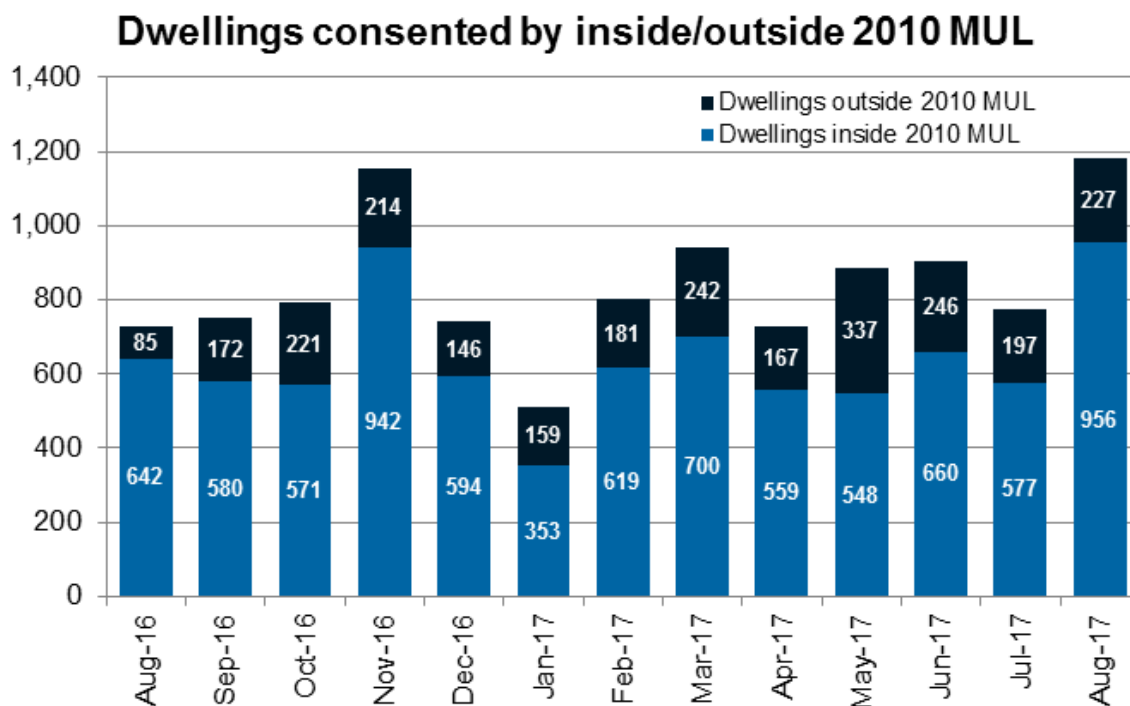


Data source: Statistics New Zealand

5. Dwellings consented inside 2010 MUL

In August 2017, 956 dwellings consented were inside the 2010 MUL, and the proportion for the last 12 months was 76%.

Aug 16	May 17	Jun 17	Jul 17	Aug 17
642	548	660	577	956



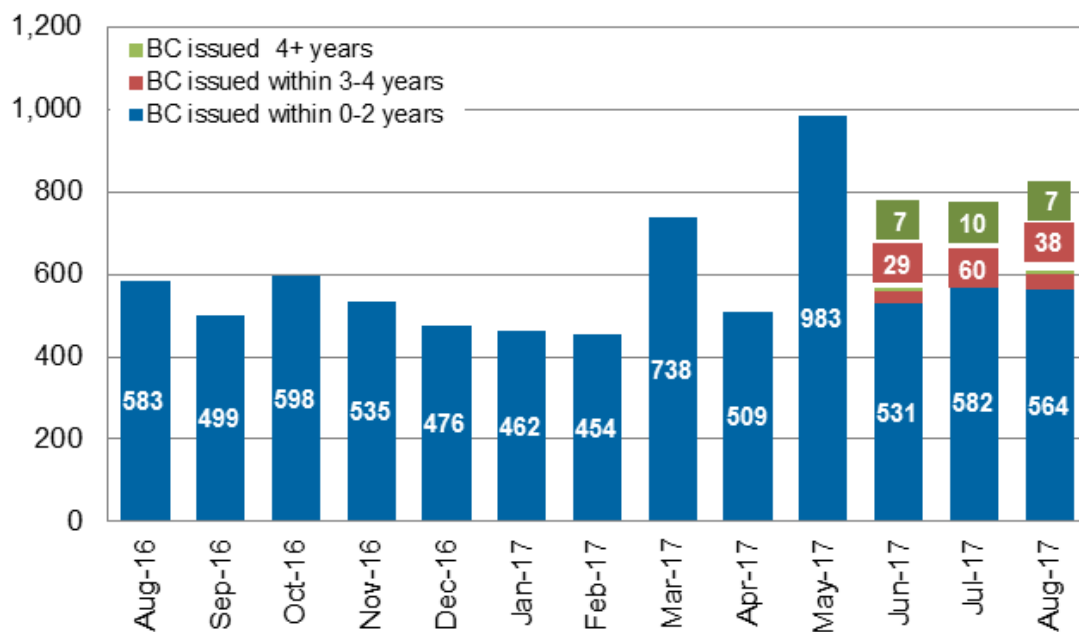
Data source: [Statistics New Zealand](#)

6. Dwellings with CCCs issued (completions)

609 dwelling units had received CCCs in August 2017. 93% of the CCCs were issued to dwelling units that had building consents granted within the past two years.

Aug 16	May 17	Jun 17	Jul 17	Aug 17
583	983	567	652	609

Dwellings with CCCs issued

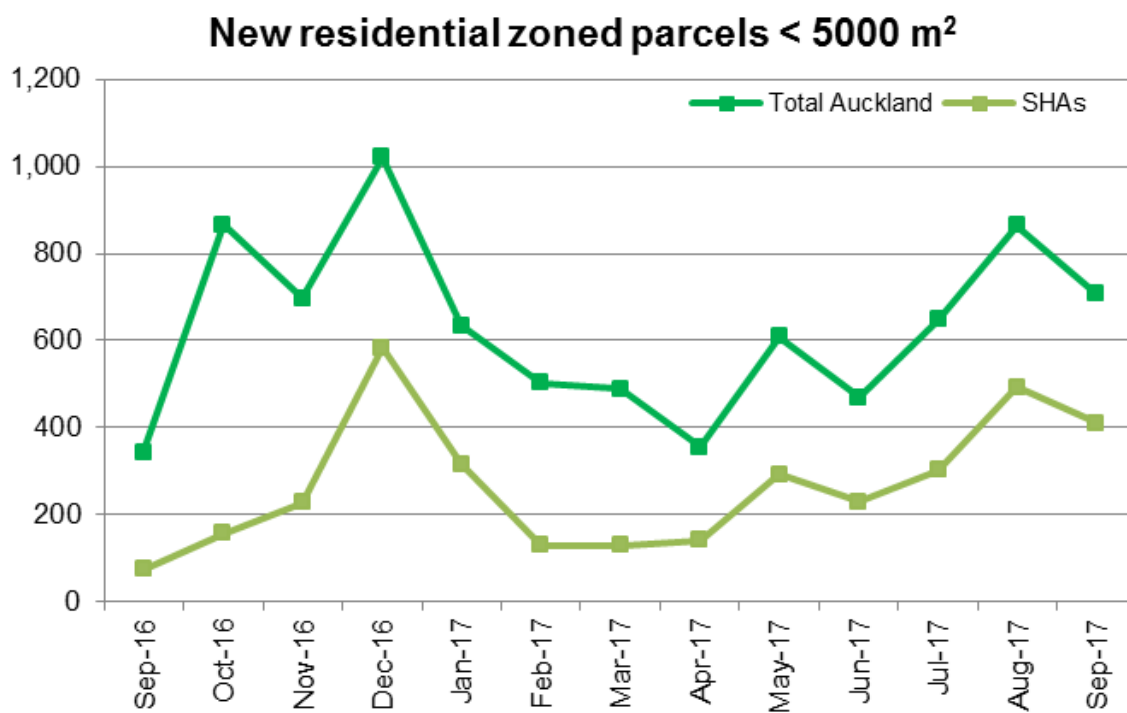


Data source: Auckland Council Building Control Department.

7. Residential parcels created

In September 2017, the total number of residential parcels created was 707. Of the residential parcels created, 57% were inside Special Housing Areas.

Sep 16	Jun 17	Jul 17	Aug 17	Sep 17
344	469	648	864	864



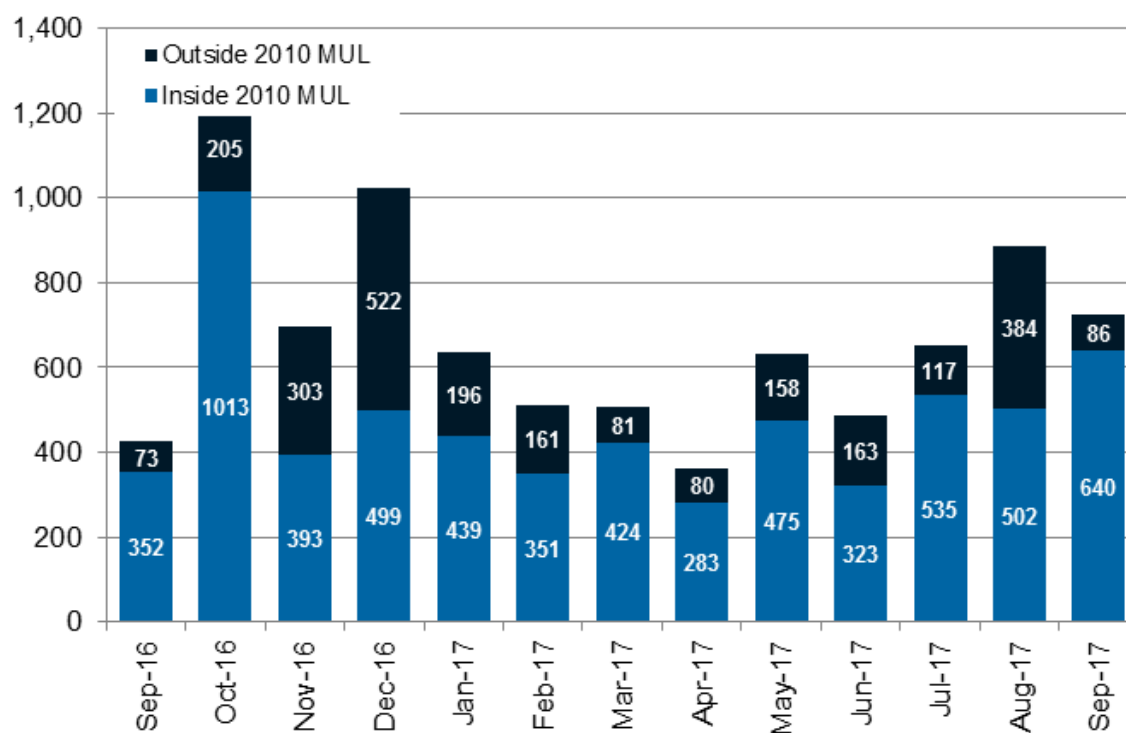
Data source: RIMU and Land information New Zealand

8. Residential parcels inside 2010 MUL

88% of new residential parcels created in September 2017 were inside the 2010 MUL. Over the past 12 months, 5877 of 8333 residential parcels, or 71%, were created inside the 2010 MUL.

Sep 16	Jun 17	Jul 17	Aug 17	Sep 17
352	635	512	502	640

Residential parcels by inside/outside 2010 MUL

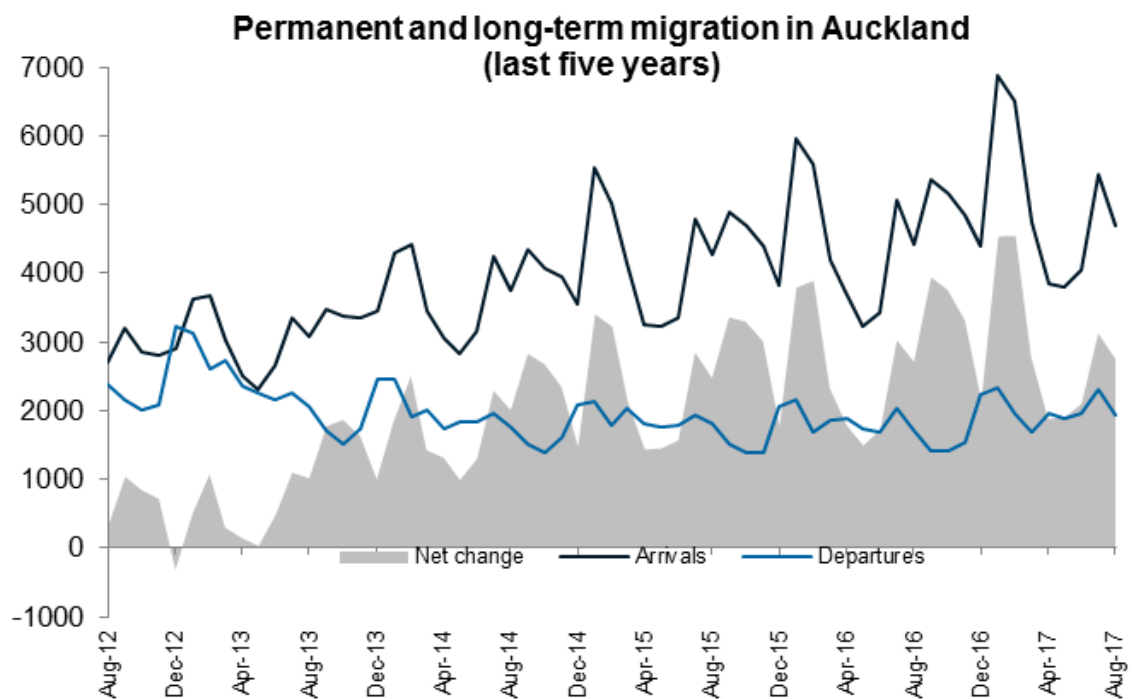


Data source: RIMU and Land Information New Zealand

9. Permanent and long-term migration

Net migration to Auckland in the 12 months ending August 2017 was 36,796. The level of net migration to Auckland continues to rise steadily with an increase of 14% from the previous 12 months.

Month	August 16	May 17	Jun 17	Jul 17	Aug 17
Arrivals	4,430	3,787	4,055	5,440	4,683
Departures	1,719	1,969	1,888	2,314	1,929
Net Change	2,711	1,880	1,899	3,126	2,754

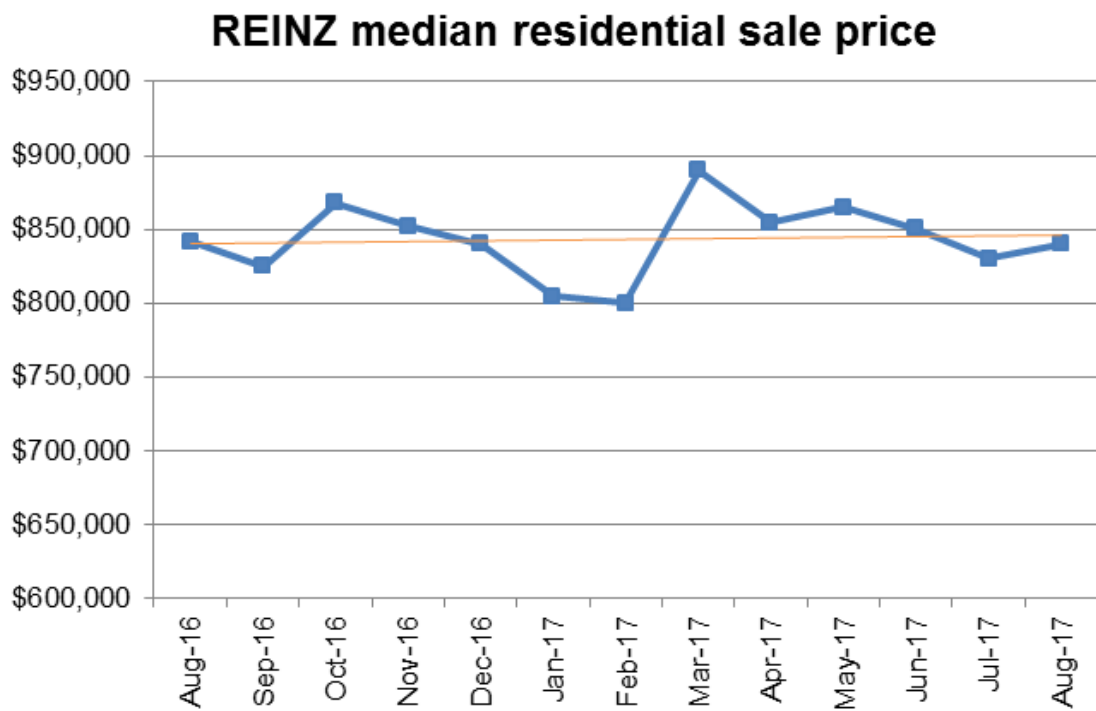


Data source: [Statistics New Zealand](#)

10. Median residential sales price

The median residential sales price in August 2017 was \$840,000. It was \$2,000 less than 12 months ago.

Aug 16	May 17	Jun 17	Jul 17	Aug 17
\$842,000	\$865,000	\$850,500	\$830,000	\$840,000



Data source: Real Estate Institute of New Zealand

11. 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 inside 2010 Metropolitan Urban Limits (MUL)

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 2010 MUL.

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 2010 Metropolitan Urban Limits

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.

Permanent and long-term migration

Migration data is sourced from Statistics New Zealand's InfoShare online portal; arrivals, departures and net change is 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.



Find out more: **phone 09 301 0101**
or visit **aucklandcouncil.govt.nz/**