

Auckland Monthly Housing Update

November 2017

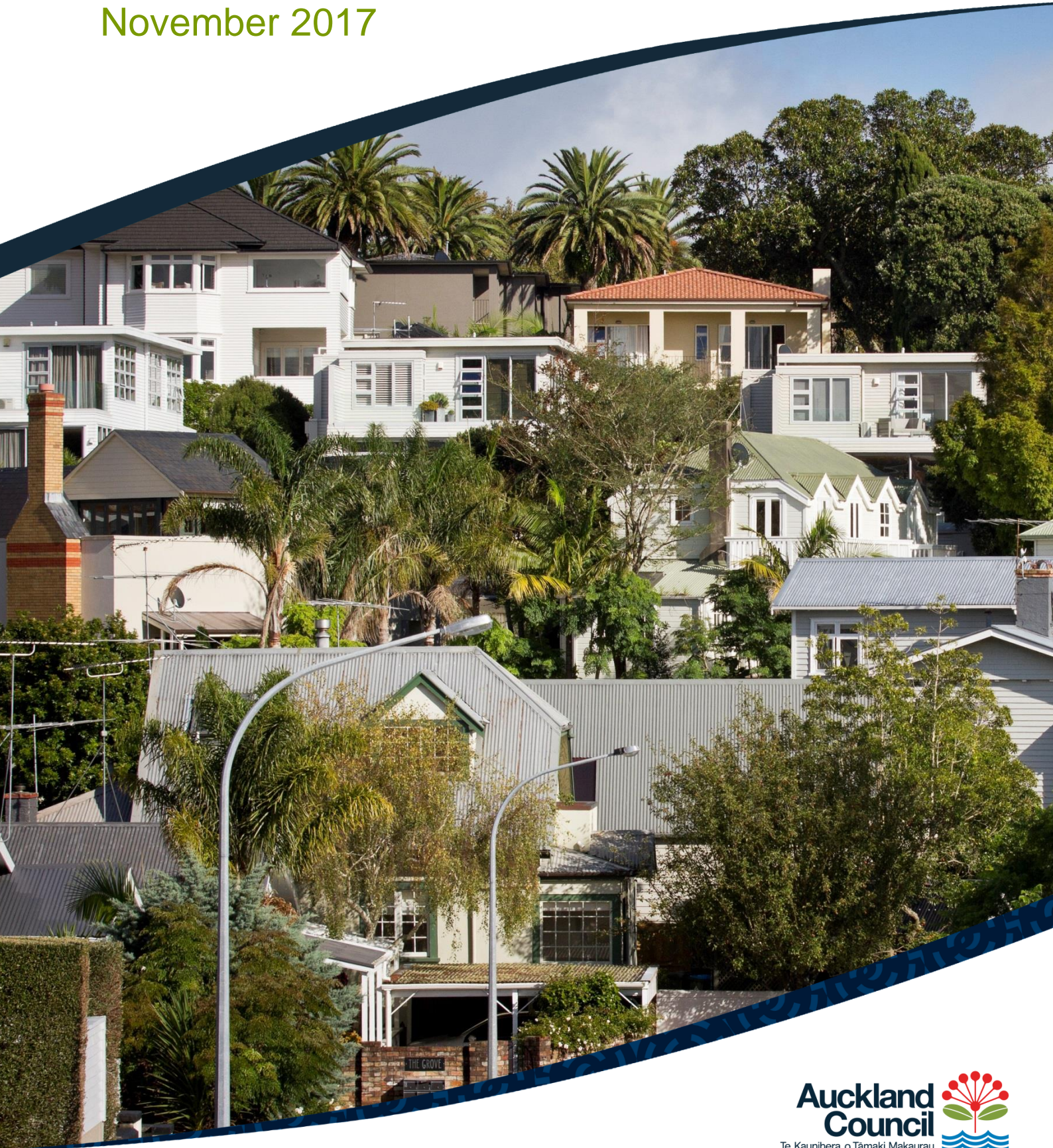


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1. Summary

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)
- permanent and long-term migration
- median residential sales price.

2. Highlights

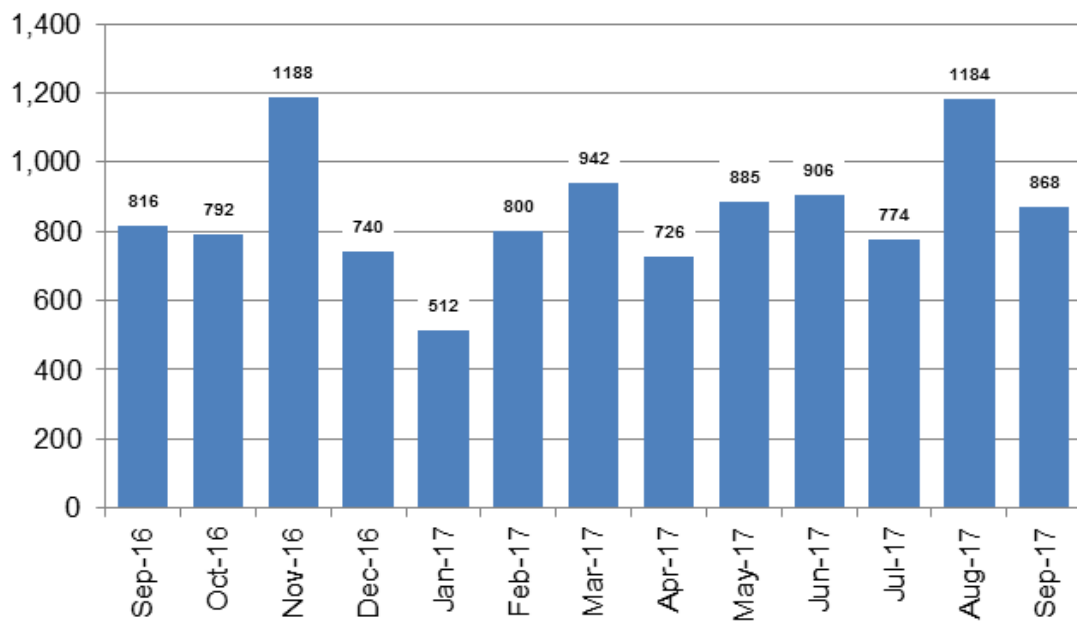
- 868 dwellings were consented in September 2017.
- In the year ending September 2017, 10,317 dwellings were consented in the region.
- 48 per cent of new dwellings consented in September 2017 were houses, 28 per cent were apartments and 24 per cent were townhouses, flats, units, retirement units, or another type of dwelling.
- 81 per cent of dwellings consented in September 2017 were inside the MUL. Over the past 12 months, 76 per cent of new dwellings consented were inside the 2010 MUL.
- 747 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued.
- In the year ending September 2017, a total of 7,330 dwellings had a CCC issued.
- 696 new residential parcels under 5,000m² were created in October 2017, with 339 being inside Special Housing Areas (SHA).
- In the past 12 months 7,690 new residential parcels under 5,000m² were created; that was an average of 641 each month.
- Of the 7,848 new residential parcels of all sizes created in the year ending October 2017, 71 per cent were inside the 2010 MUL.
- International migration to Auckland in the 12 months ending September 2017 was 36,404. International net migration to Auckland increased 11 per cent from the previous 12 months.
- Median residential sales price in September 2017 was \$845,000, an increase of \$20,000 compared to September 2016.

3. Dwellings consented

In September 2017, 868 dwelling consents were issued, which saw a total of 10,317 consents issued for the past 12 months.

Sep 16	Jun 17	Jul 17	Aug 17	Sep 17
816	906	774	1184	868

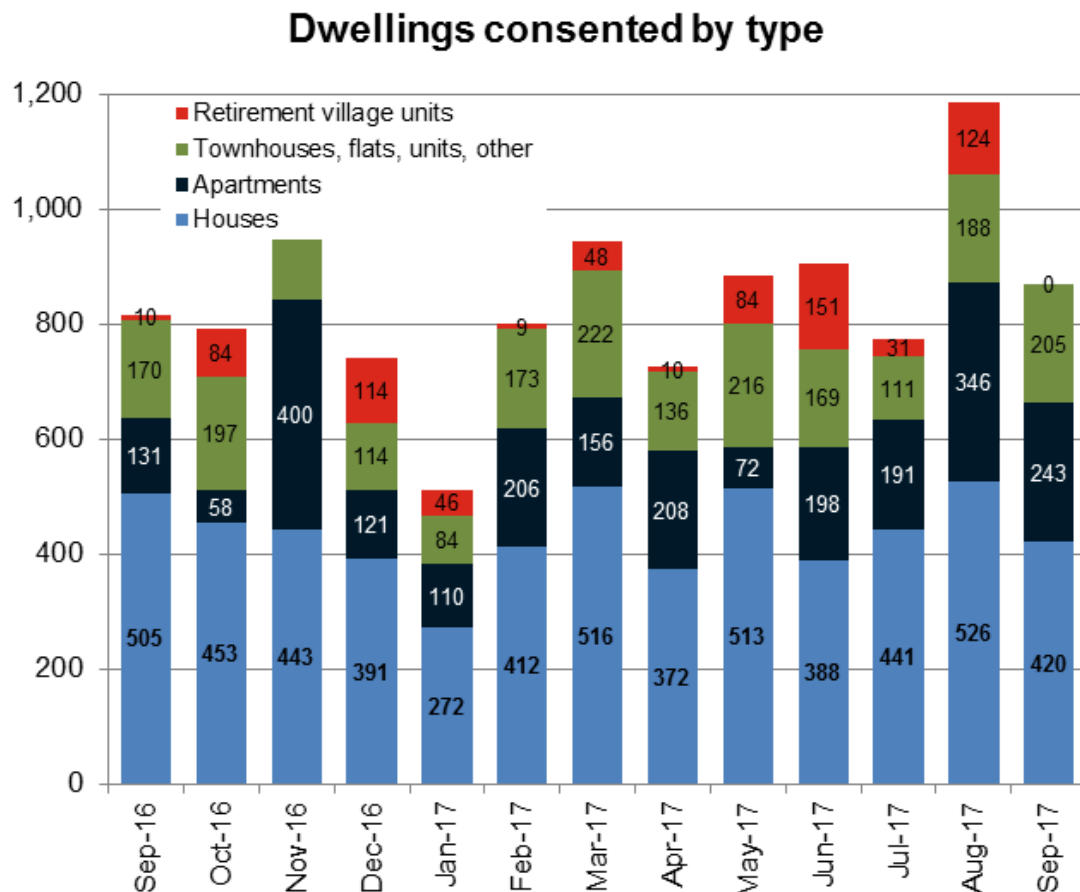
Dwellings consented



Data source: Statistics New Zealand

4. Dwellings consented by type

Of all the dwelling consents issued, 420 consents issued were for houses. A total of 448 consents were issued for townhouses, flats, units and apartments.

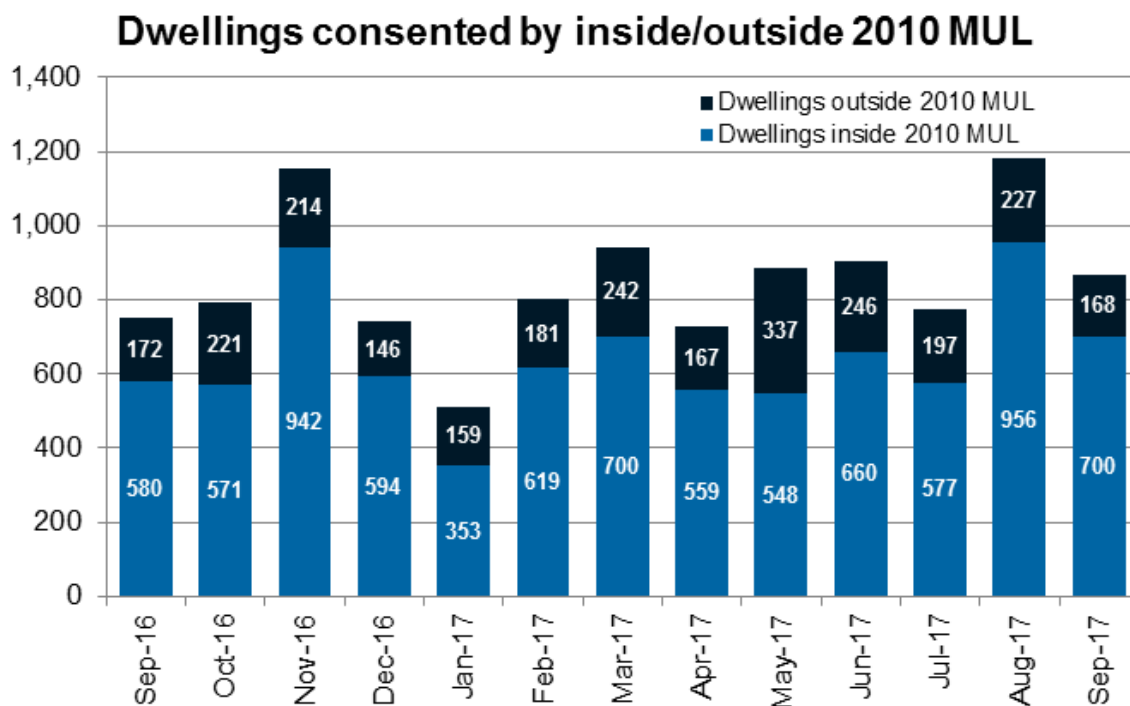


Data source: Statistics New Zealand

5. Dwellings consented inside 2010 MUL

In September 2017, 700 dwellings consented were inside the 2010 MUL, and the proportion for the last 12 months was 76%.

Sep 16	Jun 17	Jul 17	Aug 17	Sep 17
580	660	577	956	700



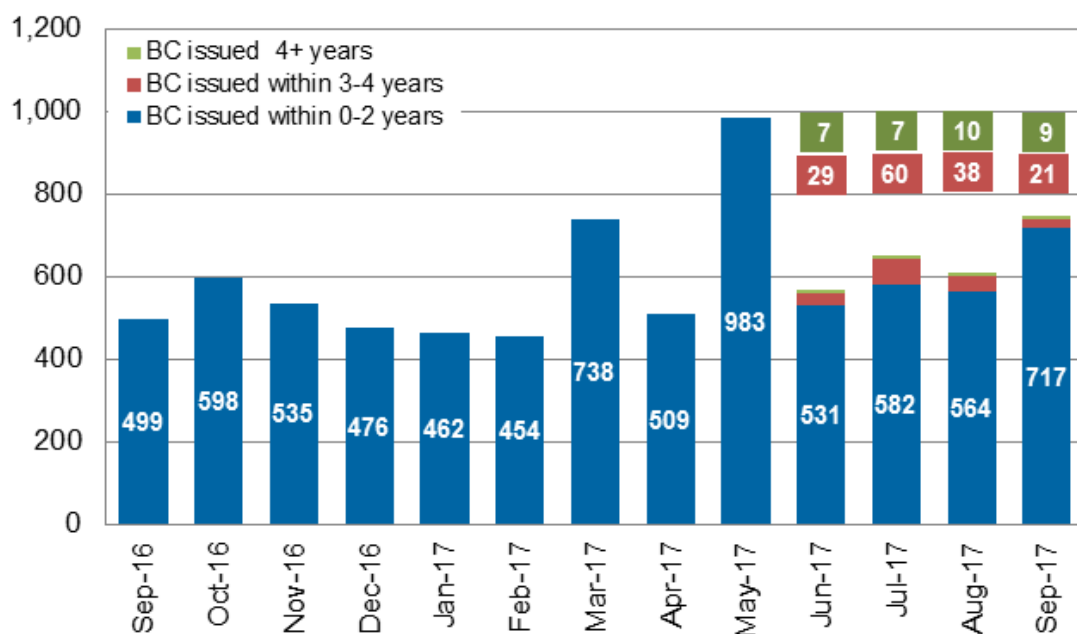
Data source: [Statistics New Zealand](#)

6. Dwellings with CCCs issued (completions)

747 dwelling units had received CCCs in September 2017. 96% of the CCCs were issued to dwelling units that had building consents granted within the past two years.

Sep 16	Jun 17	Jul 17	Aug 17	Sep 17
499	567	652	609	747

Dwellings with CCCs issued

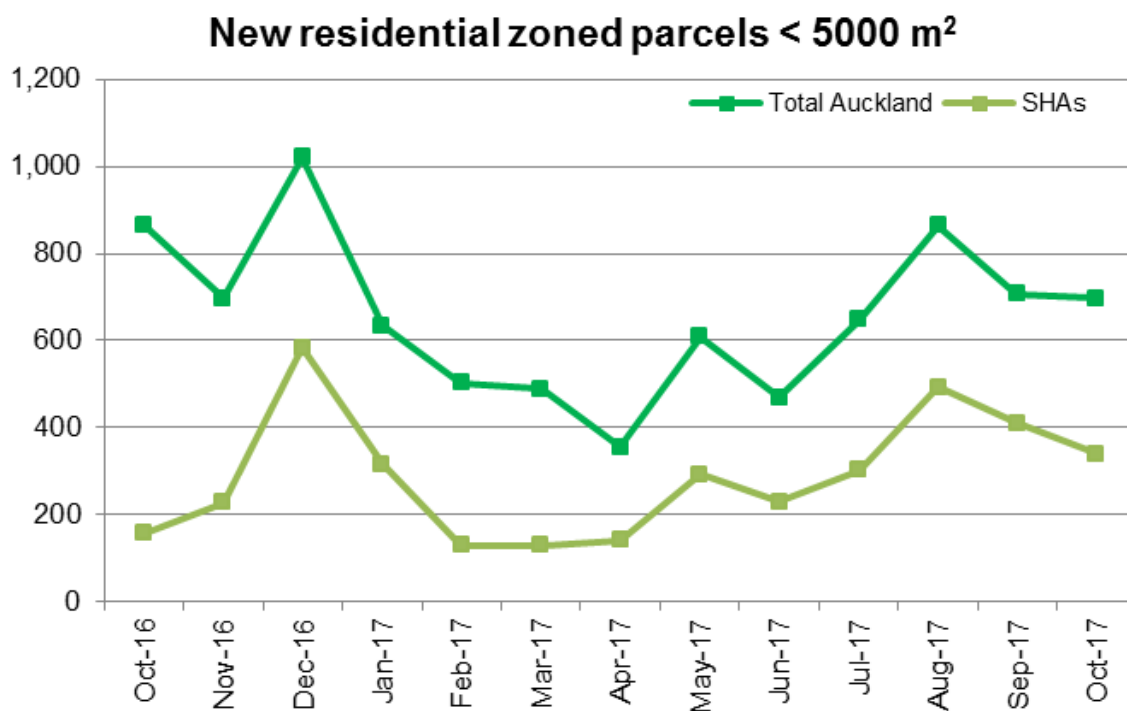


Data source: Auckland Council Building Control Department.

7. Residential parcels created

In October 2017, the total number of residential parcels under 5,000m² created was 696. Of the residential parcels created, 49% were inside Special Housing Areas.

Oct 16	Jul 17	Aug 17	Sep 17	Oct 17
867	648	864	707	696



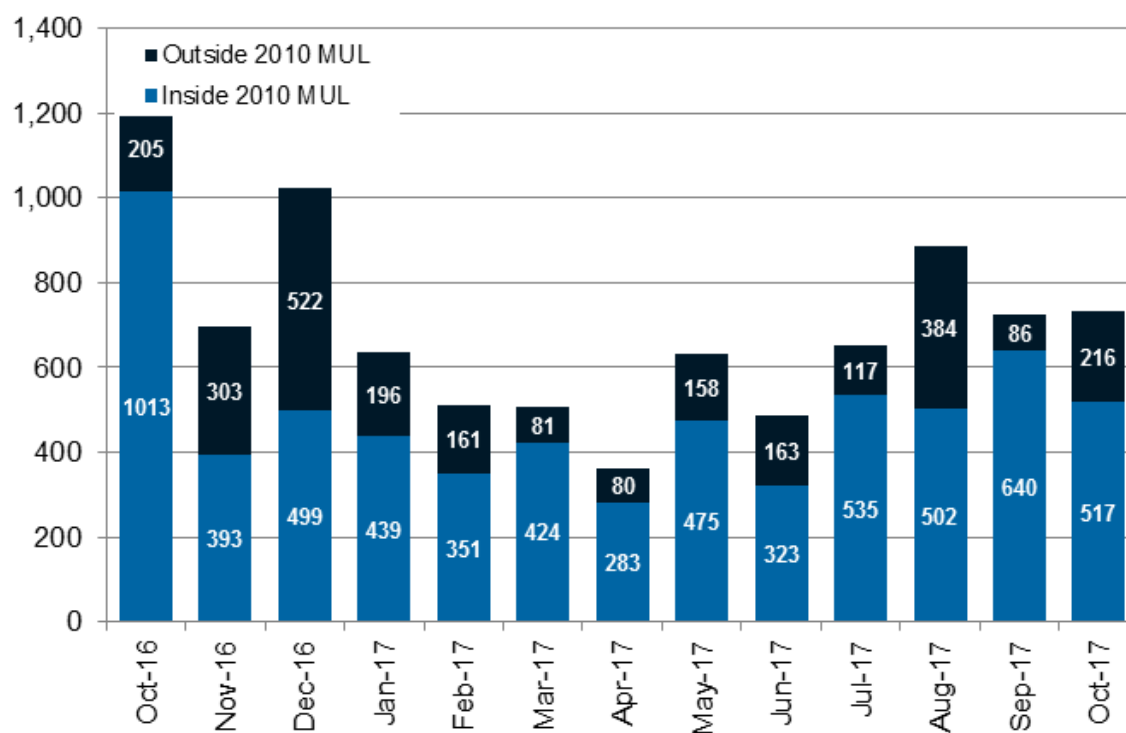
Data source: RIMU and Land information New Zealand

8. Residential parcels inside 2010 MUL

517 of new residential parcels of all sizes created in October 2017 were inside the 2010 MUL. Over the past 12 months, 5,381 of 7,848 residential parcels, or 69%, were created inside the 2010 MUL.

Oct 16	Jul 17	Aug 17	Sep 17	Oct 17
1013	512	502	640	517

Residential parcels by inside/outside 2010 MUL

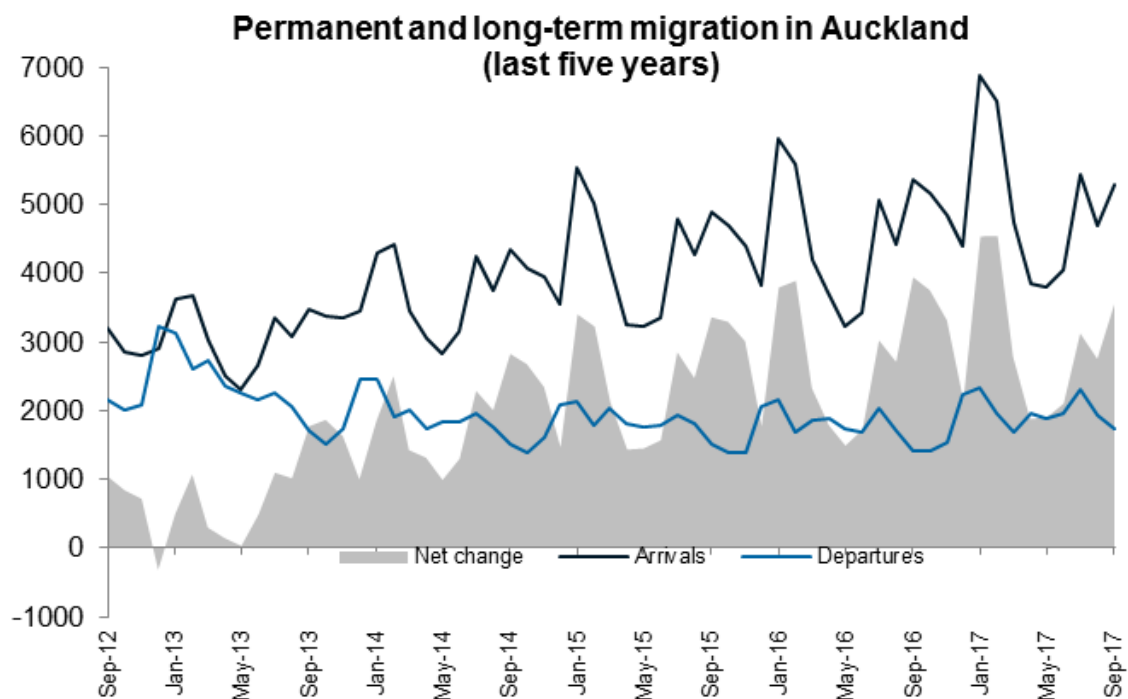


Data source: RIMU and Land Information New Zealand

9. Permanent and long-term migration

Net migration to Auckland in the 12 months ending September 2017 was 36,404. The level of net migration to Auckland continues to rise. The total number of net migration gain of the year ending September was 11% higher than the same period in 2016.

Month	Sep 16	Jun 17	Jul 17	Aug 17	Sep 17
Arrivals	5,365	4,055	5,440	4,683	5,283
Departures	1,424	1,888	2,314	1,929	1,734
Net Change	3,941	1,899	3,126	2,754	3,549

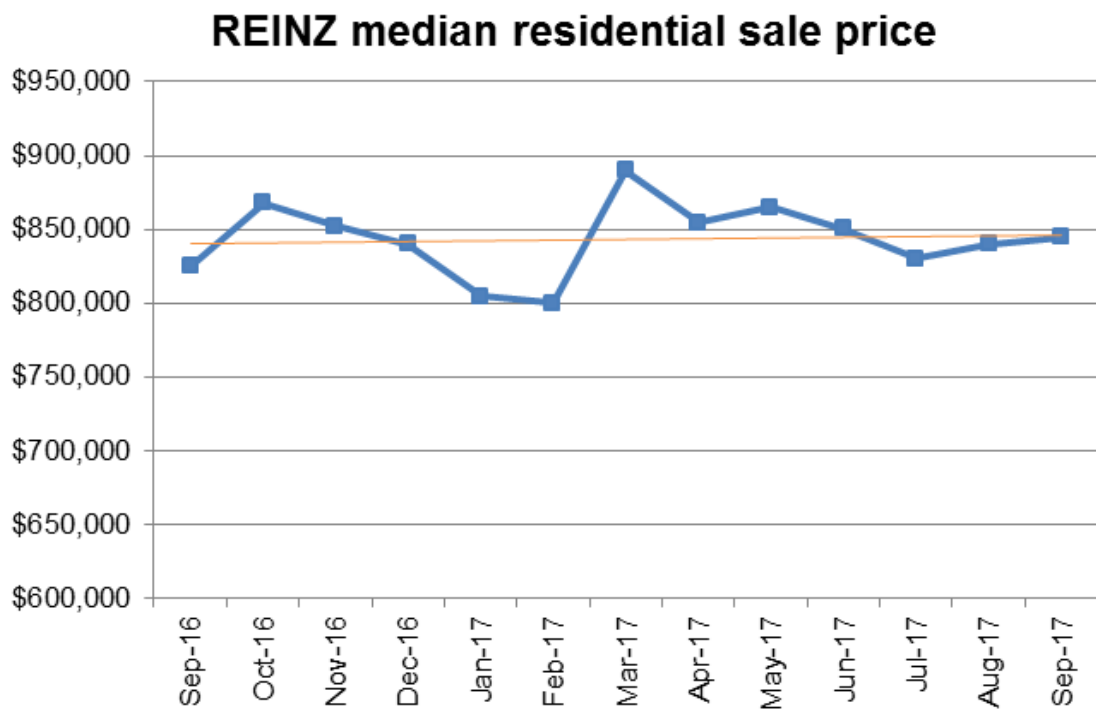


Data source: [Statistics New Zealand](#)

10. Median residential sales price

The median residential sales price in September 2017 was \$845,000. It was \$20,000 more than 12 months ago.

Sep 16	Jun 17	Jul 17	Aug 17	Sep 17
\$825,000	\$850,500	\$830,000	\$840,000	\$845,000



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/**