

Auckland Monthly Housing Update

December 2017

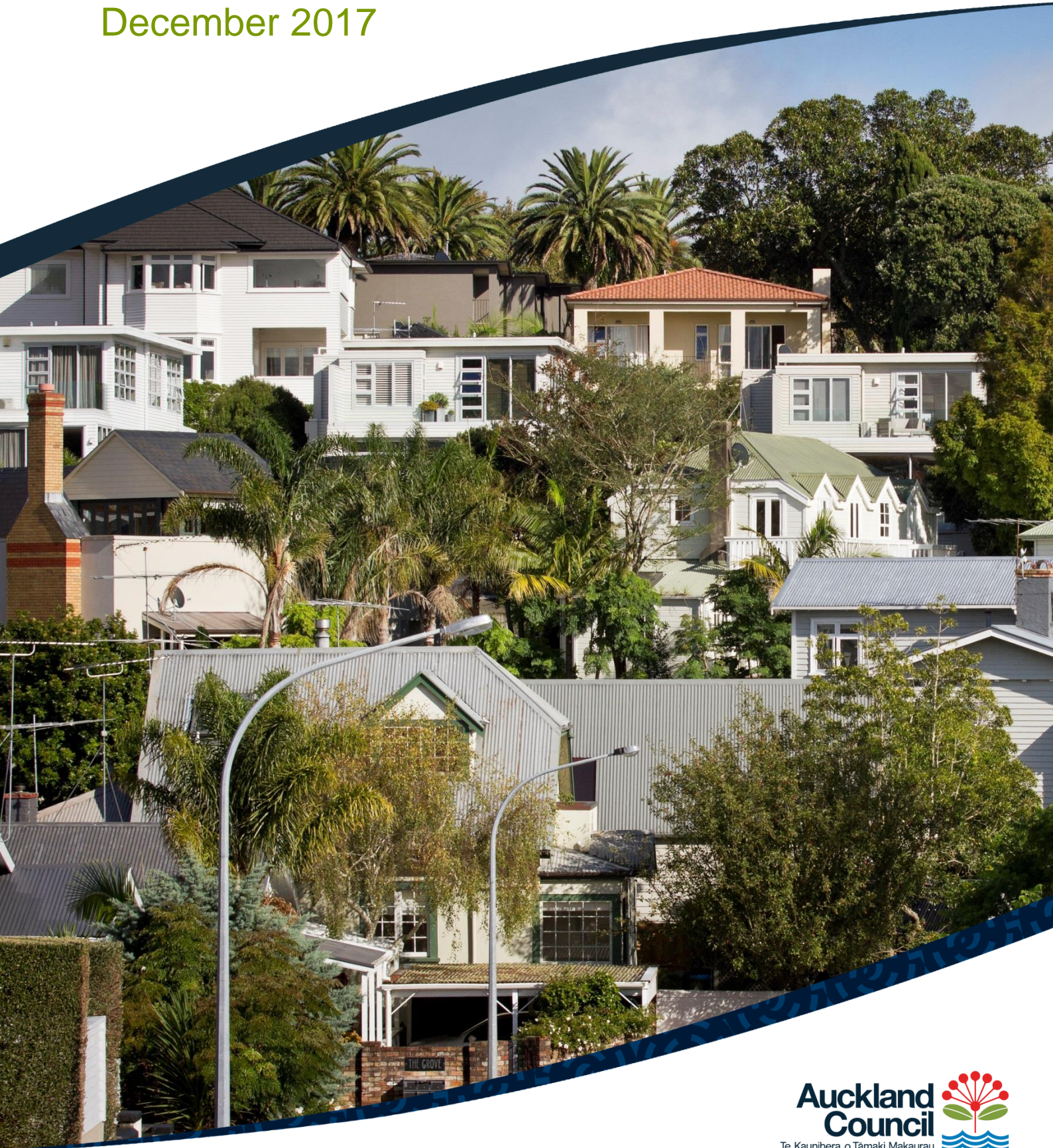


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1. Summary

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

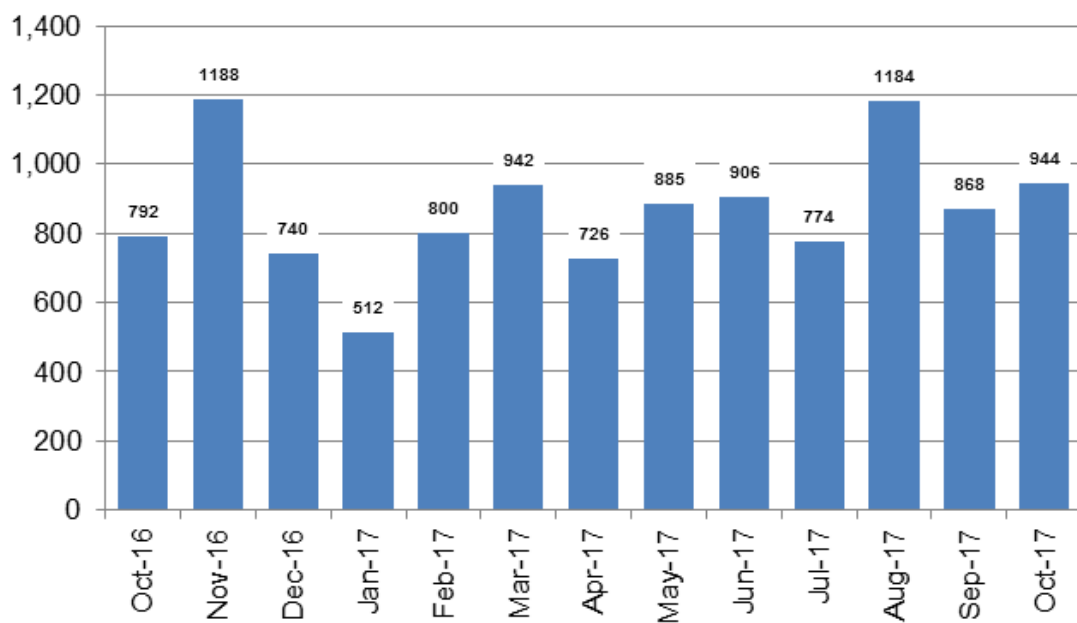
- 944 dwellings were consented in October 2017.
- In the year ending October 2017, 10,469 dwellings were consented in the region.
- 56 per cent of new dwellings consented in October 2017 were houses, 7 per cent were apartments and 37 per cent were townhouses, flats, units, retirement units, or another type of dwelling.
- 82 per cent of dwellings consented in October 2017 were inside the MUL. Over the past 12 months, 77 per cent of new dwellings consented were inside the 2010 MUL.
- 748 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued.
- In the year ending October 2017, a total of 7,480 dwellings had a CCC issued.
- 661 new residential parcels under 5,000m² were created in November 2017, with 276 being inside Special Housing Areas (SHA).
- In the past 12 months 7,655 new residential parcels under 5,000m² were created; that was an average of 638 each month.
- Of the 7,837 new residential parcels of all sizes created in the year ending November 2017, 71 per cent were inside the 2010 MUL.
- International migration to Auckland in the 12 months ending October 2017 was 36,357. International net migration to Auckland increased 9 per cent from the previous 12 months.
- Median residential sales price in October 2017 was \$810,000 (district valuation rolls sales records).

3. Dwellings consented

In October 2017, 944 dwelling consents were issued, which saw a total of 10,469 consents issued for the past 12 months.

Oct 16	Jul 17	Aug 17	Sep 17	Oct 17
792	774	1184	868	944

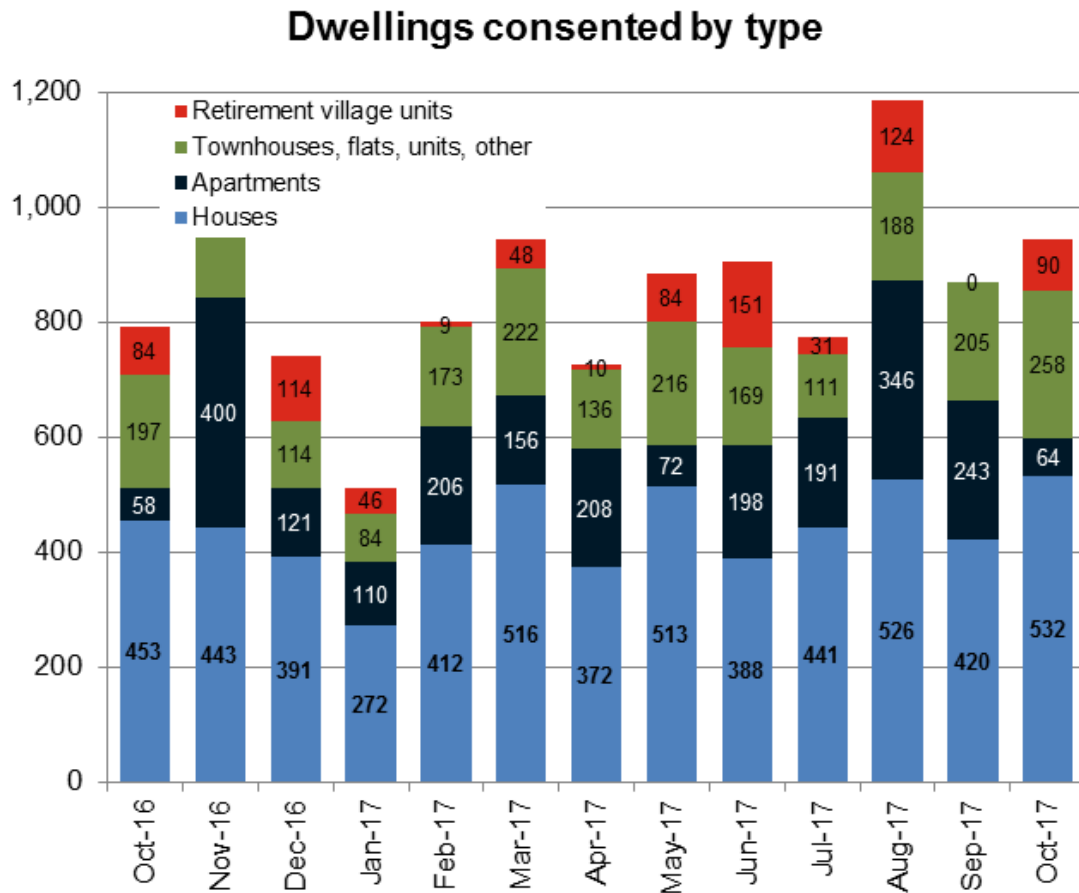
Dwellings consented



Data source: [Statistics New Zealand](#)

4. Dwellings consented by type

Of all the dwelling consents issued, 532 consents issued were for houses. A total of 322 consents were issued for townhouses, flats, units and apartments.

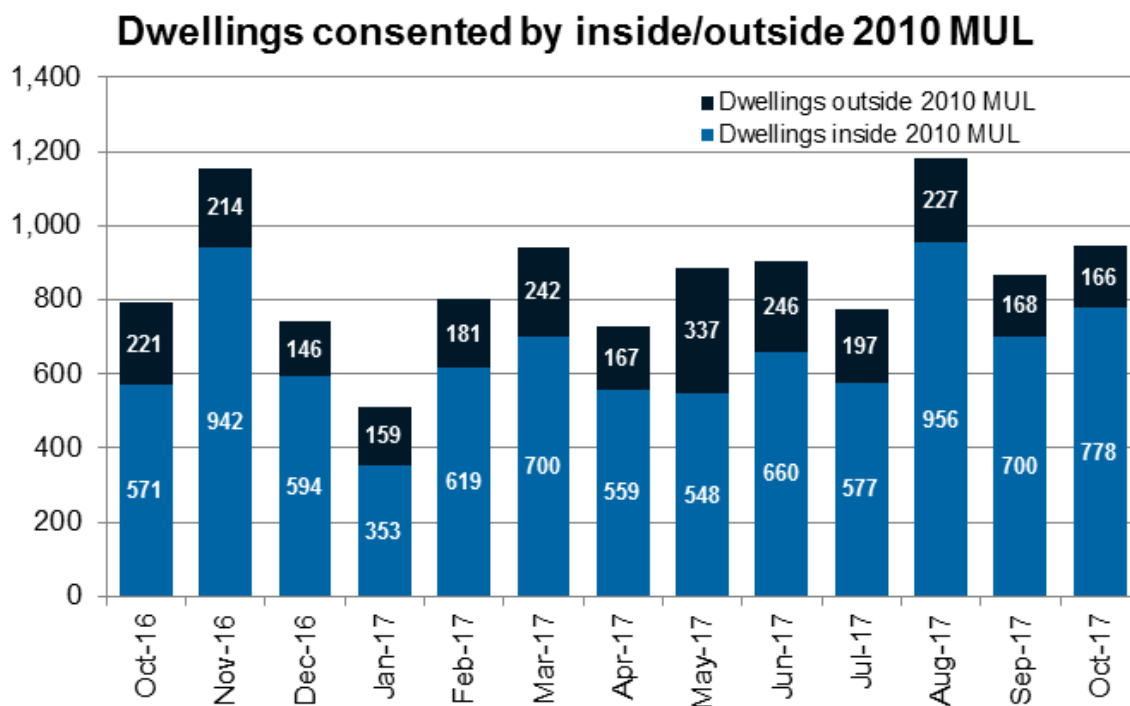


Data source: Statistics New Zealand

5. Dwellings consented inside 2010 MUL

In October 2017, 778 dwellings consented were inside the 2010 MUL, and the proportion for the last 12 months was 77%.

Oct 16	Jul 17	Aug 17	Sep 17	Oct 17
571	577	956	700	778



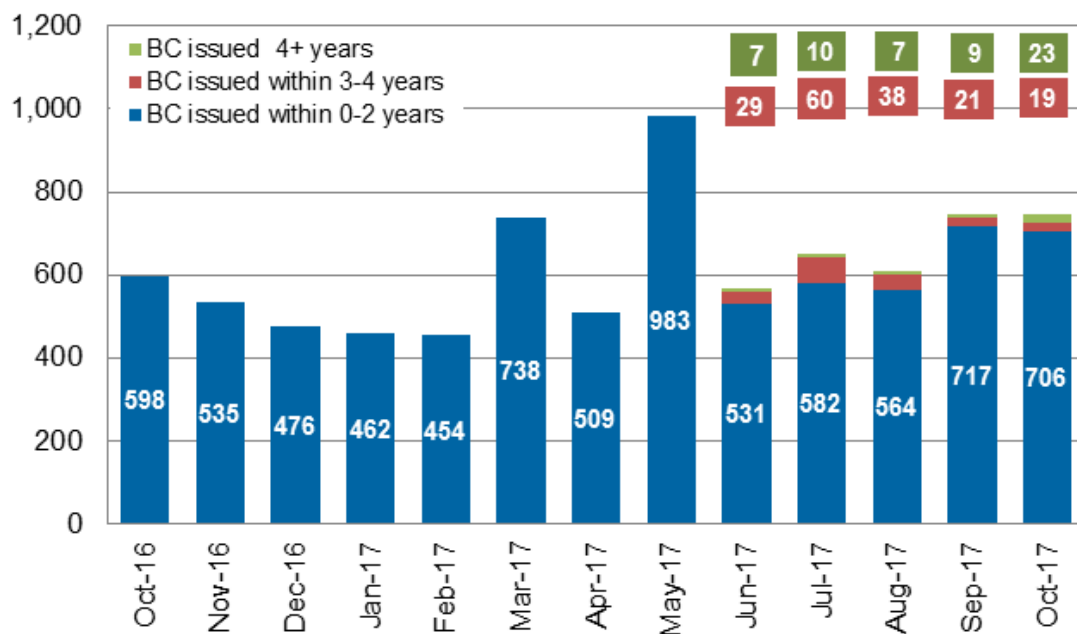
Data source: [Statistics New Zealand](#)

6. Dwellings with CCCs issued (completions)

748 dwelling units had received CCCs in October 2017. 94% of the CCCs were issued to dwelling units that had building consents granted within the past two years.

Oct 16	Jul 17	Aug 17	Sep 17	Oct 17
598	652	609	747	748

Dwellings with CCCs issued

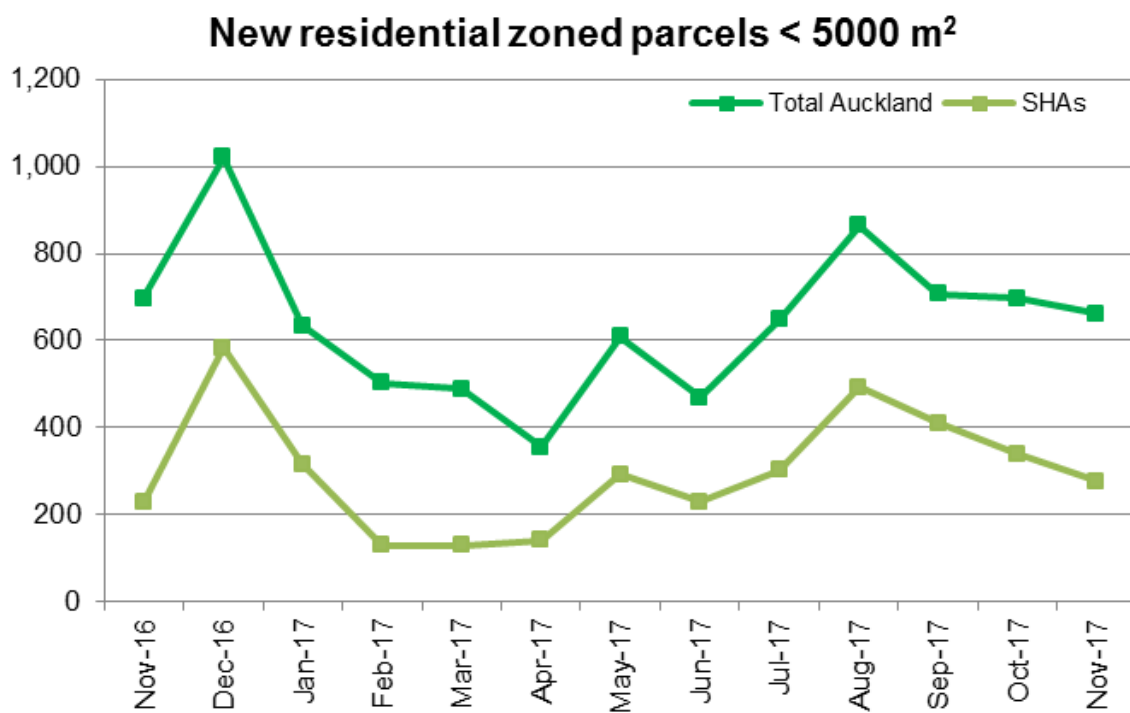


Data source: Auckland Council Building Control Department.

7. Residential parcels created

In November 2017, the total number of residential parcels under 5,000m² created was 661. Of the residential parcels created, 41% were inside Special Housing Areas.

Nov 16	Aug 17	Sep 17	Oct 17	Nov 17
696	864	707	696	661



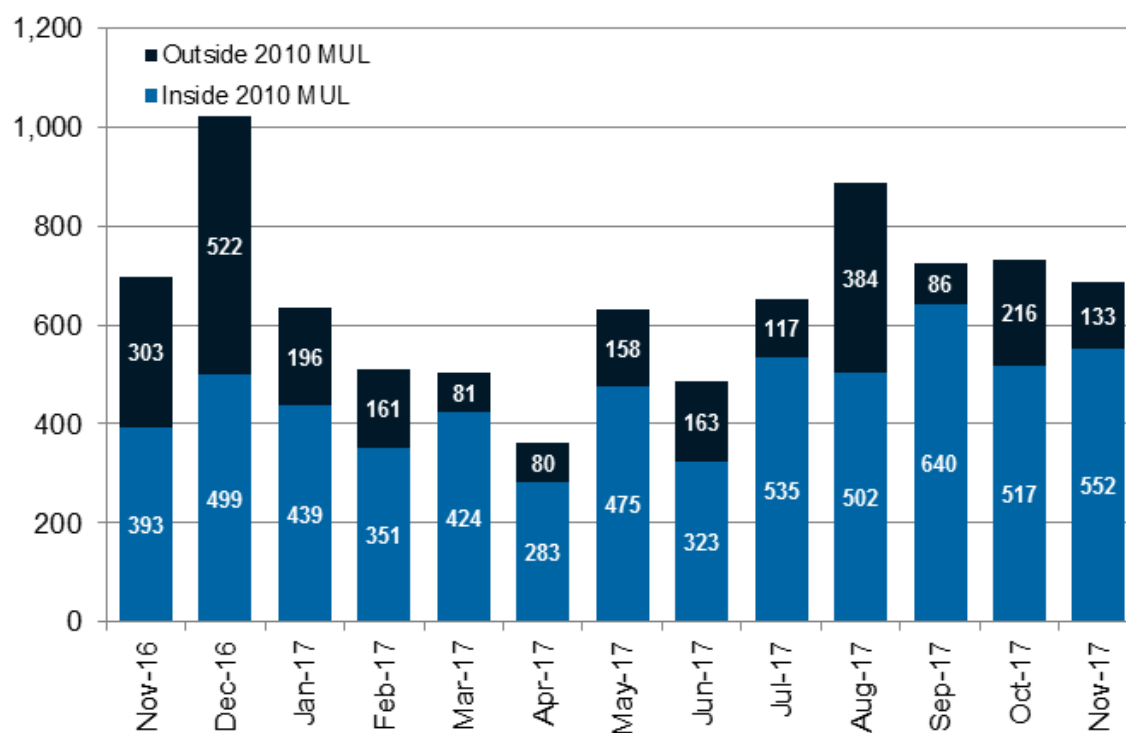
Data source: RIMU and Land information New Zealand

8. Residential parcels inside 2010 MUL

552 of new residential parcels of all sizes created in November 2017 were inside the 2010 MUL. Over the past 12 months, 5,540 of 7,837 residential parcels, or 71%, were created inside the 2010 MUL.

Nov 16	Aug 17	Sep 17	Oct 17	Nov 17
393	502	640	517	552

Residential parcels by inside/outside 2010 MUL

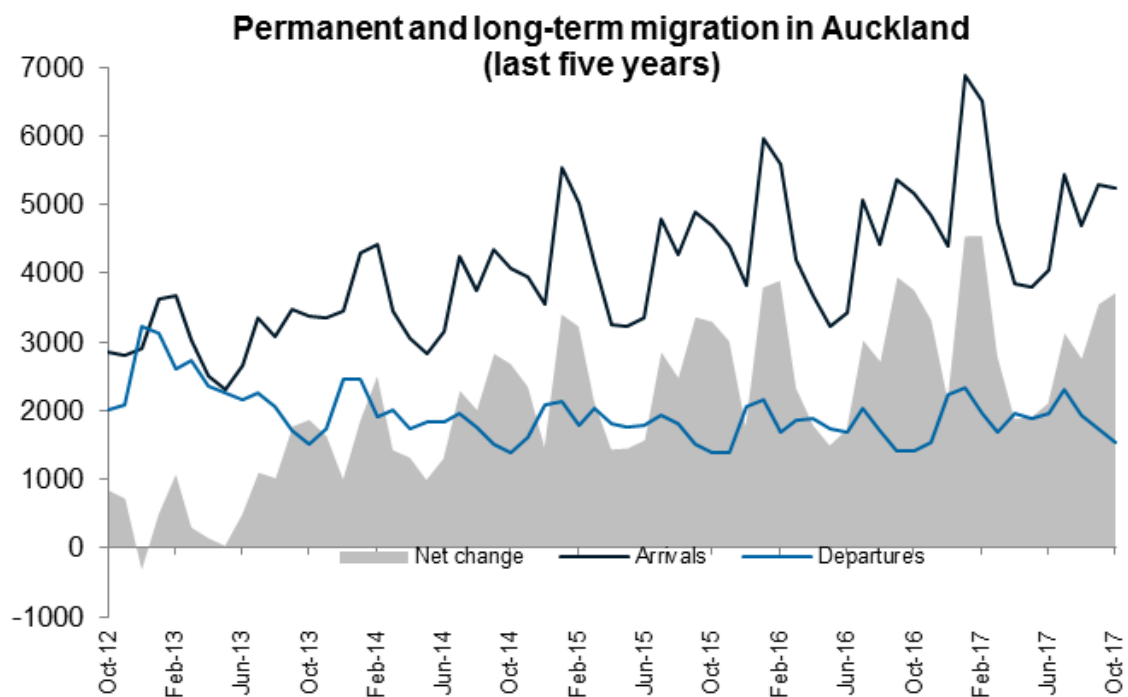


Data source: RIMU and Land Information New Zealand

9. Permanent and long-term migration

Net migration to Auckland in the 12 months ending October 2017 was 36,357. The level of net migration to Auckland continues to rise. The total number of net migration gain of the year ending October was 9% higher than the same period in 2016.

Month	Oct 16	Jul 17	Aug 17	Sep 17	Oct 17
Arrivals	5,168	5,440	4,683	5,283	5,250
Departures	1,412	2,314	1,929	1,734	1,541
Net Change	3,756	3,126	2,754	3,549	3,709

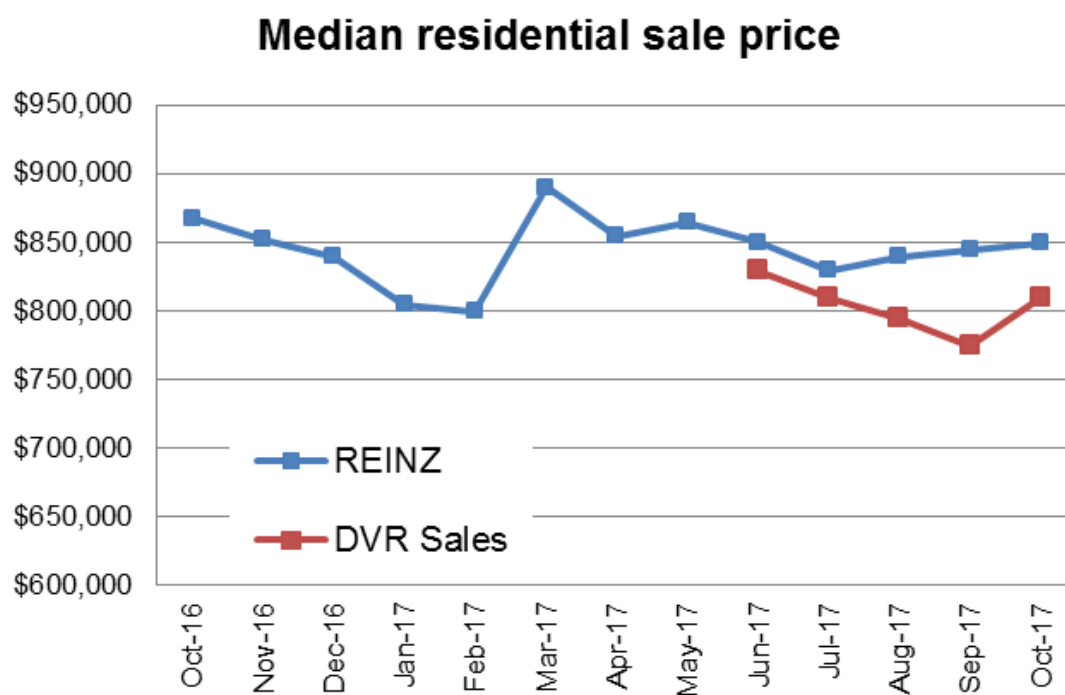


Data source: [Statistics New Zealand](#)

10. Median residential sales price

The median residential sales price from REINZ in October 2017 was \$850,000. The district valuation roll (DVR) sales records suggested that the median sales price was \$810,000¹.

Data source	Oct 16	Jul 17	Aug 17	Sep 17	Oct 17
REINZ	\$868,000	\$830,000	\$840,000	\$845,000	\$850,000
DVR Sales	-	\$810,000	\$795,000	\$778,000	\$810,000



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

¹ DVR sales data will replace REINZ data from the next monthly housing update.

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.



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