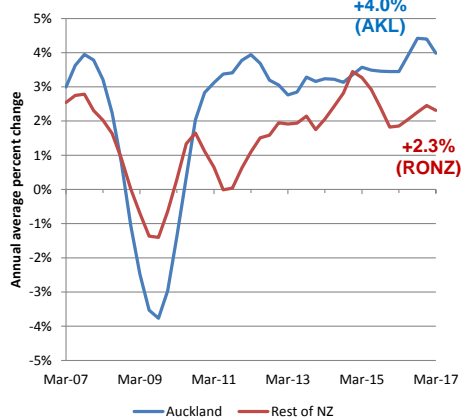


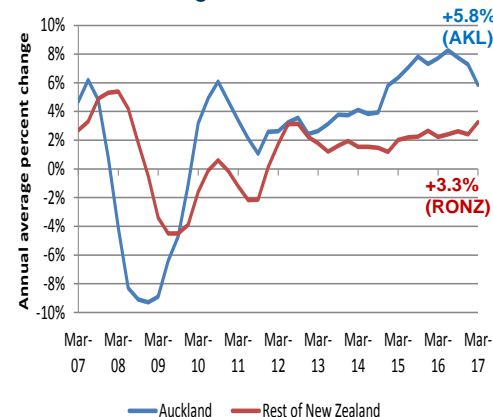
# Auckland Economic Update – July 2017

Data is the latest available as at the start of the month and is for the Auckland region unless otherwise stated

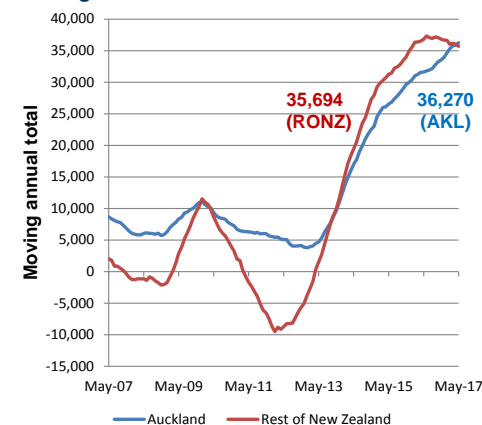
**Real GDP Growth<sup>1</sup>**



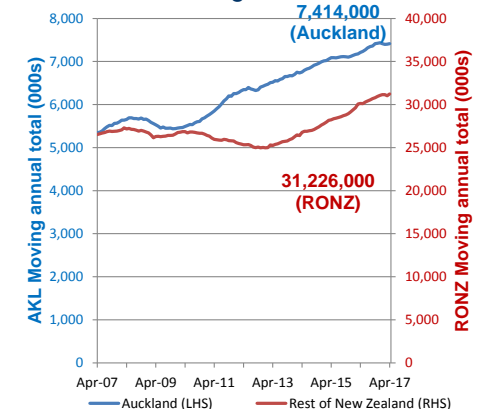
**Real retail sales growth**



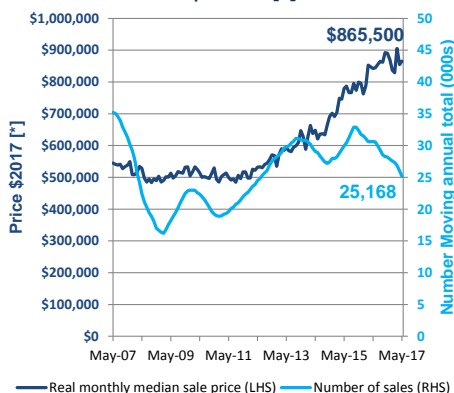
**Net migration**



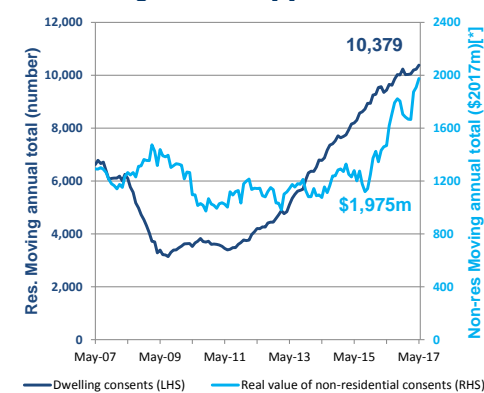
**Tourism – Guest nights**



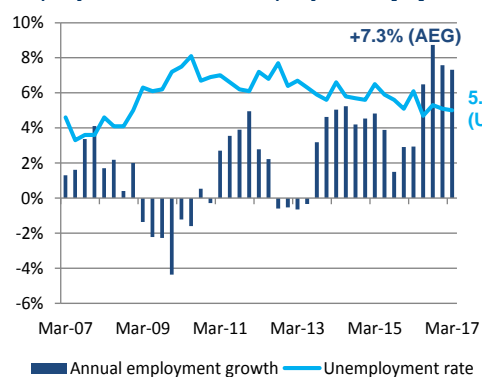
**House sales and prices [\*]<sup>2</sup>**



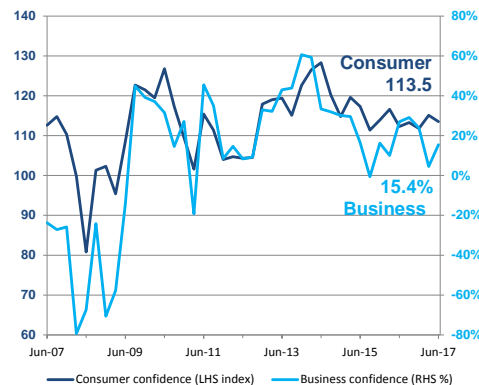
**New building consents [\*]**



**Employment and unemployment [\*\*]**



**Confidence indicators<sup>3, 4</sup>**



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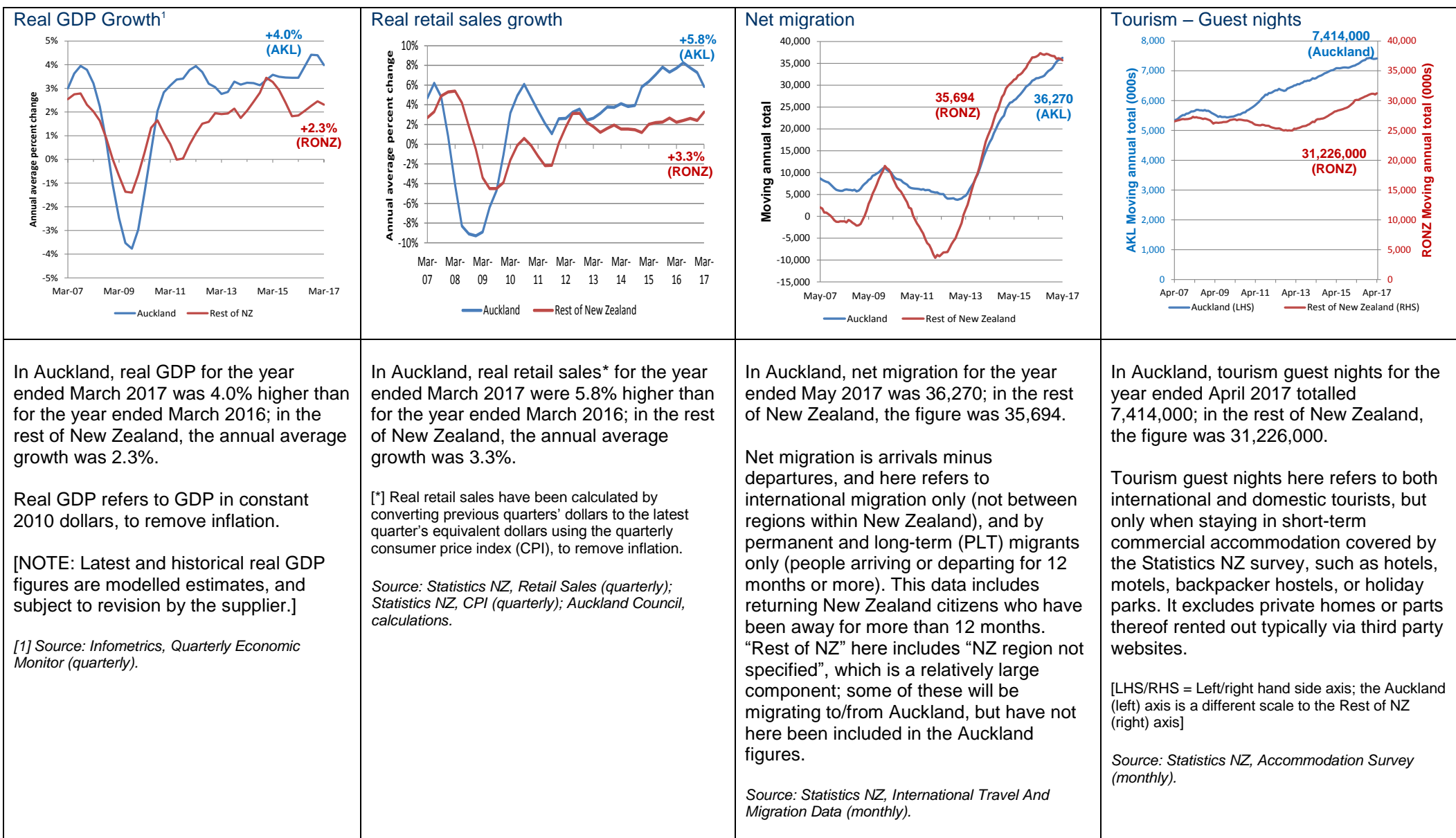
## Sources:

All data is from Statistics New Zealand unless otherwise stated below:

(1) Infometrics, Quarterly Economic Monitor. Recent GDP estimates are subject to revisions. (2) Real Estate Institute of New Zealand. (3) Westpac McDermott Miller. Values over 100 indicate more optimists than pessimists. (4) New Zealand Institute of Economic Research, Quarterly Survey of Business Opinion. Measures the net percentage of firms that believe the general business situation will improve in the next six months.

[\*] All historical \$ converted to latest quarter equivalent \$ using quarterly price index, so may differ from previous updates.

[\*\*] Historical HLFS data to March 2016 rebased August 2016 by SNZ, but not fully compatible with June 2016 onwards.



<p><b>House sales and prices [*] <sup>2</sup></b></p> <p>Price \$2017 [*] \$1,000,000 \$900,000 \$800,000 \$700,000 \$600,000 \$500,000 \$400,000 \$300,000 \$200,000 \$100,000 \$0</p> <p>Number Moving annual total (000s) 50 45 40 35 30 25 20 15 10 5 0</p> <p>May-07 May-09 May-11 May-13 May-15 May-17</p> <p>— Real monthly median sale price (LHS) — Number of sales (RHS)</p>	<p><b>New building consents [*]</b></p> <p>Res. Moving annual total (number) 12,000 10,000 8,000 6,000 4,000 2,000 0</p> <p>Non-res Moving annual total (\$2017m) [*] 2400 2000 1600 1200 800 400 0</p> <p>May-07 May-09 May-11 May-13 May-15 May-17</p> <p>— Dwelling consents (LHS) — Real value of non-residential consents (RHS)</p>	<p><b>Employment and unemployment [**]</b></p> <p>10% 8% 6% 4% 2% 0% -2% -4% -6%</p> <p>Annual employment growth Unemployment rate</p> <p>Mar-07 Mar-09 Mar-11 Mar-13 Mar-15 Mar-17</p> <p>+7.3% (AEG) 5.0% (UR)</p>	<p><b>Confidence indicators <sup>3,4</sup></b></p> <p>140 130 120 110 100 90 80 70 60</p> <p>Consumer confidence (LHS index) Business confidence (RHS %)</p> <p>Jun-07 Jun-09 Jun-11 Jun-13 Jun-15 Jun-17</p> <p>Consumer 113.5 Business 15.4%</p>
<p>In Auckland, the total number of houses sold in the year ended May 2017 was 25,168. The median (not average) sale price of houses sold in Auckland in the month (not year) of May 2017 was \$865,500. NOTE: From April 2017, REINZ<sup>2</sup> revised “Auckland” to match Statistics NZ regions; all backdata has been revised to match.</p> <p>The data here covers only “houses” that actually sold during the period. “Houses” here includes all dwelling types (eg apartments and flats), not just free-standing houses, but excludes sales of undeveloped land. “Price” here is actual sale price* (not just listed).</p> <p>[*] Prior months’ “real” prices are here calculated by inflating previous quarters’ dollars to the latest quarter’s equivalent dollars using the quarterly consumer price index (CPI).</p> <p>[2] Source: Real Estate Institute of New Zealand (REINZ), Housing Facts (monthly – by subscription) and from website; Statistics NZ, CPI (quarterly); Auckland Council, calculations.</p>	<p>In Auckland, the total number of new dwellings consented in the year ended May 2017 was 10,379. The real value* of new non-residential buildings consented in Auckland in the year ended May 2017 was \$1,975 million.</p> <p>Projects consented are not necessarily commenced or completed. Consents here are for new projects only, (excludes alterations and additions), and the data takes no account of whether a previous building had been demolished there.</p> <p>In March 2017 Statistics NZ revised September 2016 monthly dwellings result (affected annual totals to December 2016).</p> <p>[*] Prior months’ “real” values are here calculated by inflating previous quarters’ dollars to the latest quarter’s equivalent dollars using the capital goods price index (CGPI) for non-residential buildings.</p> <p>Source: Statistics NZ, Building Consents (monthly); Statistics NZ, CGPI (quarterly); Auckland Council, calculations.</p>	<p>In Auckland, the number of people employed in the quarter (not year) ended March 2017 was 7.3% higher than in the March 2016 quarter. The unemployment rate in Auckland in the quarter (not year) ended March 2017 was 5.0%.</p> <p>Both datasets are from a survey (HLFS) so are subject to error margins. Respondents define their own employment status. The survey covers all people aged 15+, so includes school pupils 15+ and people over 65, who might have - or be actively seeking - a job.</p> <p>Historical HLFS data to March 2016 was rebased in August 2016 by Statistics NZ, but is still not fully compatible with data from June 2016 onwards.</p> <p>Source: Statistics NZ, Household Labour Force Survey (HLFS) (quarterly).</p>	<p>In Auckland, the Westpac McDermott Miller Consumer Confidence Index (CCI) for the June 2017 quarter (not year) was 113.5. The NZIER QSBO in Auckland for the June 2017 quarter (not year) showed a net 15.4% of businesses expecting an improvement of the general business situation over the next three months.</p> <p>For the CCI, a score of greater than 100 shows more optimism than pessimism. The QSBO calculates a net figure as (% of businesses expecting an improvement) minus (% expecting a worsening). QSBO data used here is not the seasonally adjusted version.</p> <p>[LHS/RHS = Left/right hand side axis]</p> <p>[3,4] Source: Westpac McDermott Miller, Regional Consumer Confidence Index (CCI) (quarterly – published, but proprietary); New Zealand Institute of Economic Research (NZIER), Quarterly Survey of Business Opinion (QSBO) (quarterly – by subscription).</p>