

Auckland Monthly Housing Update

January 2020



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Research and Evaluation Unit

January 2020

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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 Auckland Plan monitoring boundaries – 2010 Metropolitan Urban Limit (MUL) and Rural Urban Boundary (RUB)
- permanent and long-term migration
- median residential sales price
- residential property buyer classification
- public housing supply and demand in Auckland.

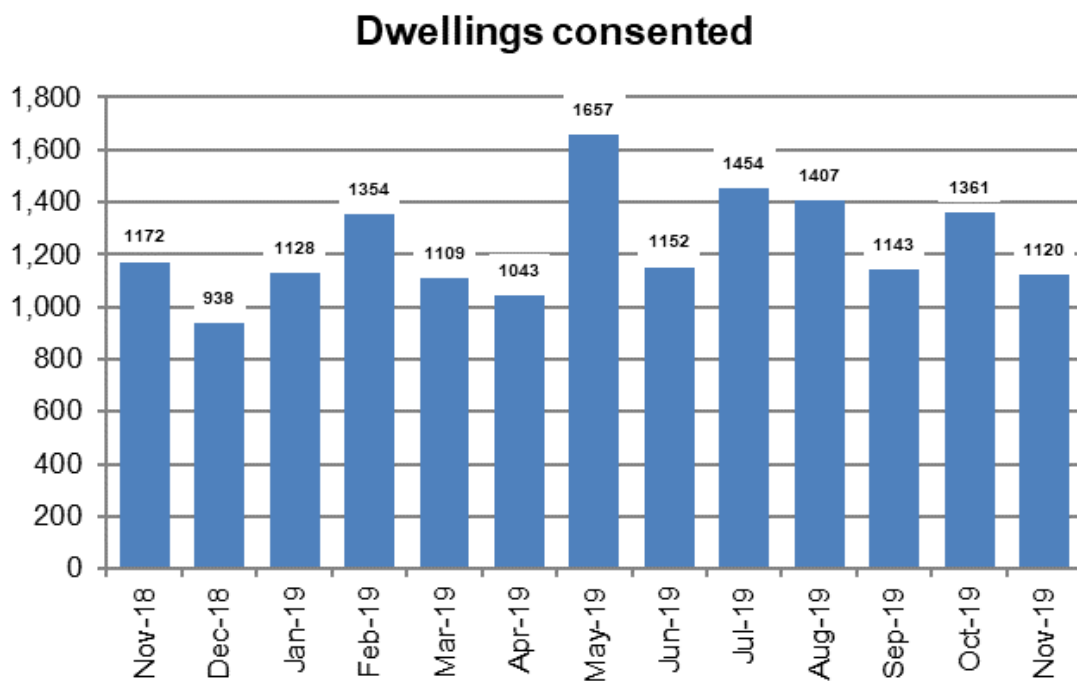
2. Highlights

- 1120 dwellings were consented in November 2019.
- In the year ending November 2019, 14,866 dwellings were consented in the region.
- 54 per cent of new dwellings consented in November 2019 were houses, 12 per cent were apartments and 34 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 101 dwellings were consented on Housing New Zealand or Tāmaki Regeneration Company owned land in November 2019.
- 1067 dwellings consented in November 2019 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 27 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transport network in November 2019.
- 1745 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in November 2019.
- In the year ending November 2019, 12,700 dwellings had a CCC issued.
- 658 new residential parcels under 5000m² were created in December 2019.
- In the past 12 months, 7916 new residential parcels under 5000m² were created – an average of 660 each month.
- In December 2019, 631 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in October 2019 were 4366.
- 27 per cent of residential properties sold in Auckland were purchased by first home owners in November 2019.
- 1027 public housing applications have been housed in the September quarter 2019.

3. Dwellings consented

In November 2019, 1120 dwelling consents were issued, which saw 14,866 consents issued for the past 12 months.

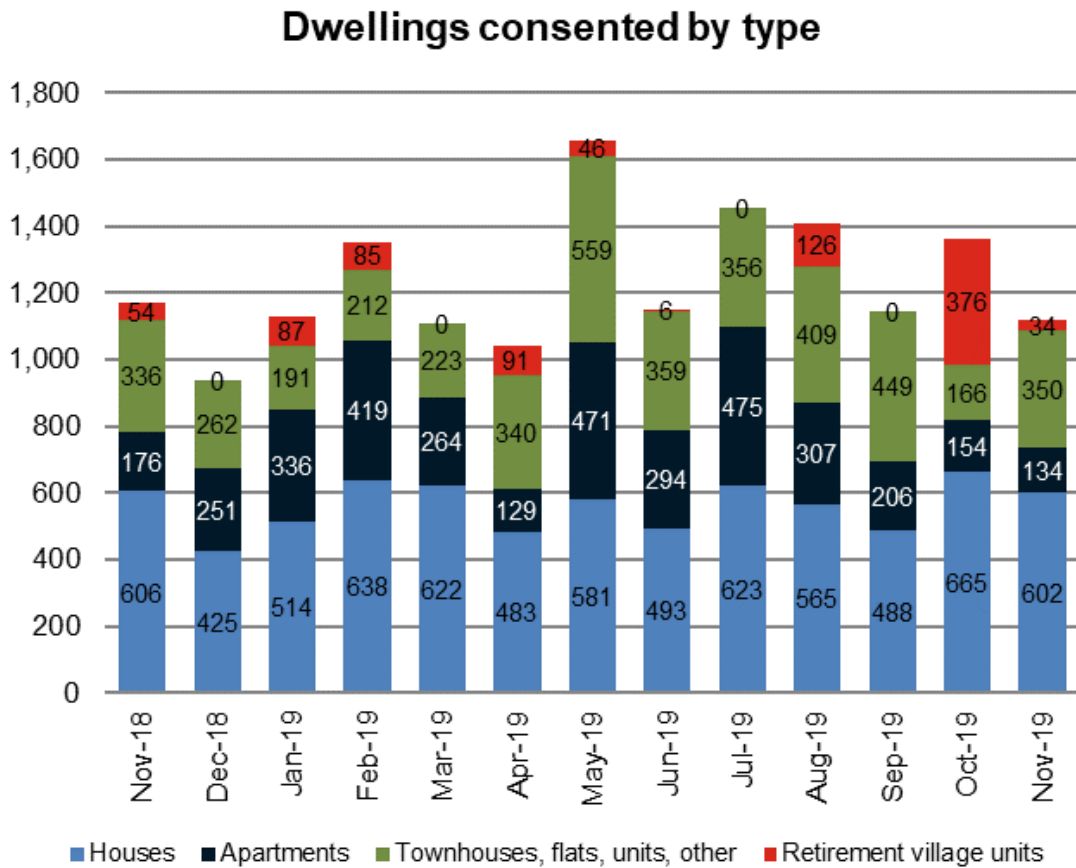
Nov 18	Aug 19	Sep 19	Oct 19	Nov 19
1,172	1,407	1,143	1,361	1,120



Data source: [Statistics New Zealand](#)

4. Dwellings consented by type

Of all the dwellings consented in November 2019, 602 were houses, 134 were apartments, and 384 were townhouses, flats, units, retirement village units or other types of attached dwellings.



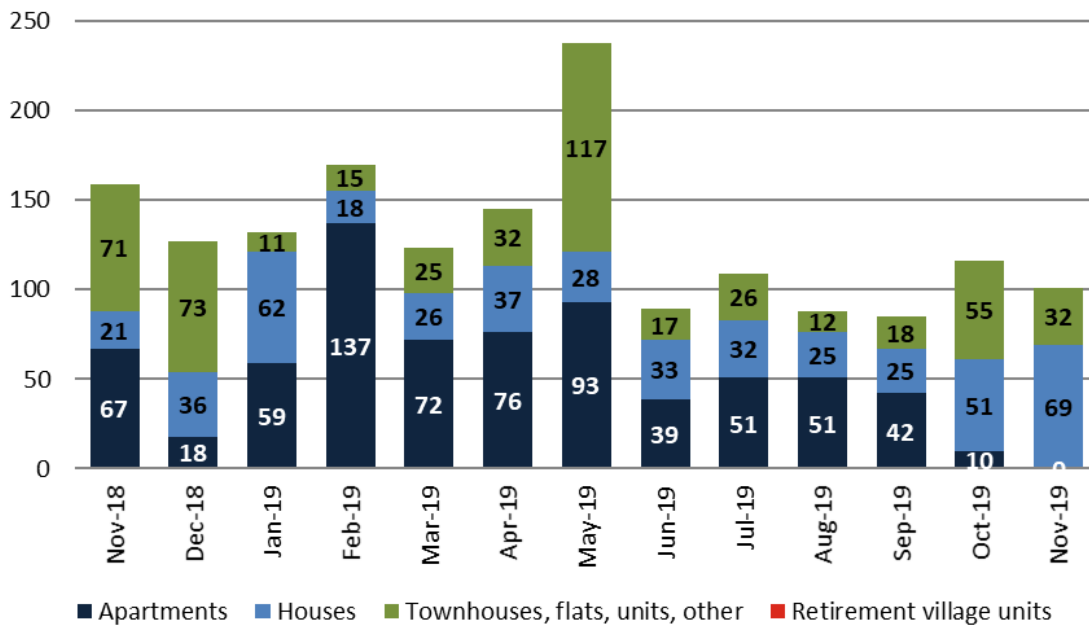
Data source: Statistics New Zealand

5. Dwellings consented on Housing New Zealand or Tāmaki Regeneration Company owned land

In November 2019, 101 dwellings (9 per cent of total dwellings consented) were consented on Housing New Zealand (HNZ) or Tāmaki Regeneration Company (TRC) owned land. These included 0 apartment units, 55 houses and 32 townhouses, flats, and other attached dwelling types.

	Nov 18	Aug 19	Sep 19	Oct 19	Nov 19
Number of HNZ/TRC dwellings consented	159	88	85	116	101
Percentage of total dwellings consented	14%	6%	7%	9%	9%

Dwellings consented by type



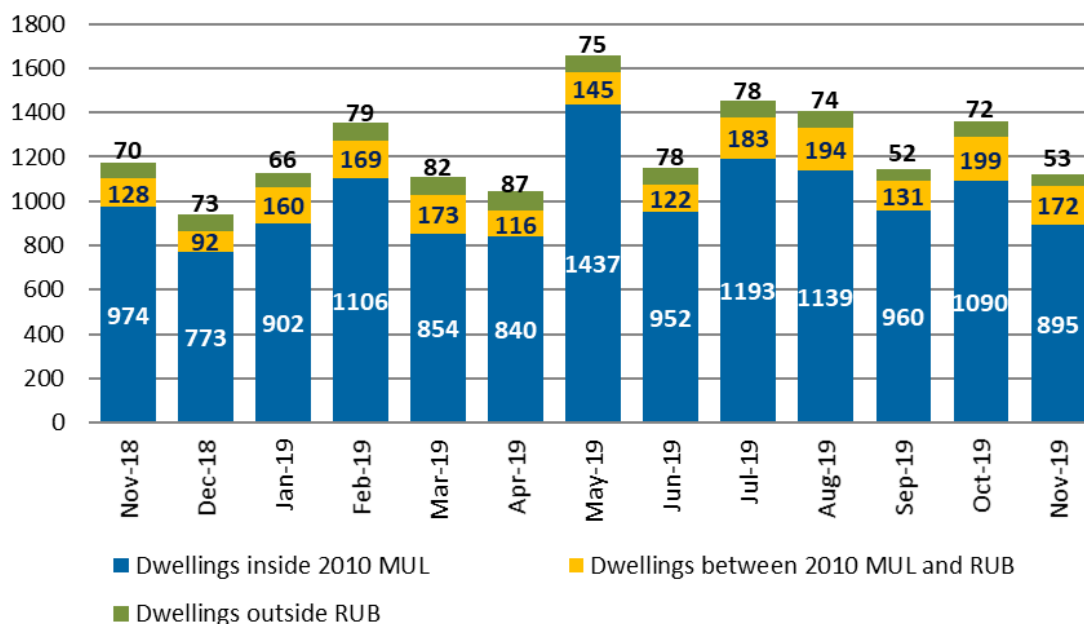
Data sources: Statistics New Zealand and Auckland Council

6. Dwellings consented by Auckland Plan monitoring boundaries

In November 2019, 895 dwellings consented were inside 2010 MUL and a total of 1067 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Nov 18	Aug 19	Sep 19	Oct 19	Nov 19
Inside 2010 MUL	974	1,139	960	1090	895
Between 2010 MUL and RUB	128	194	131	199	172
Outside RUB	70	74	52	72	53

Dwellings consented by Auckland Plan monitoring boundaries



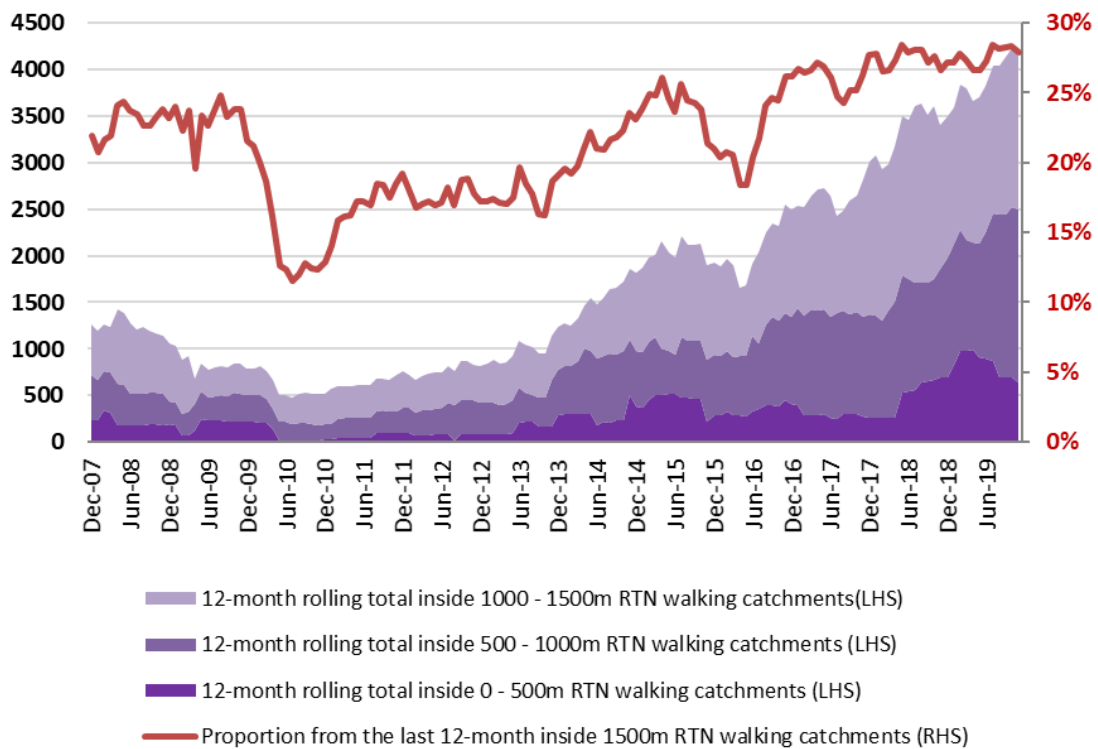
Data source: Statistics New Zealand

7. Dwellings consented along the rapid transport network

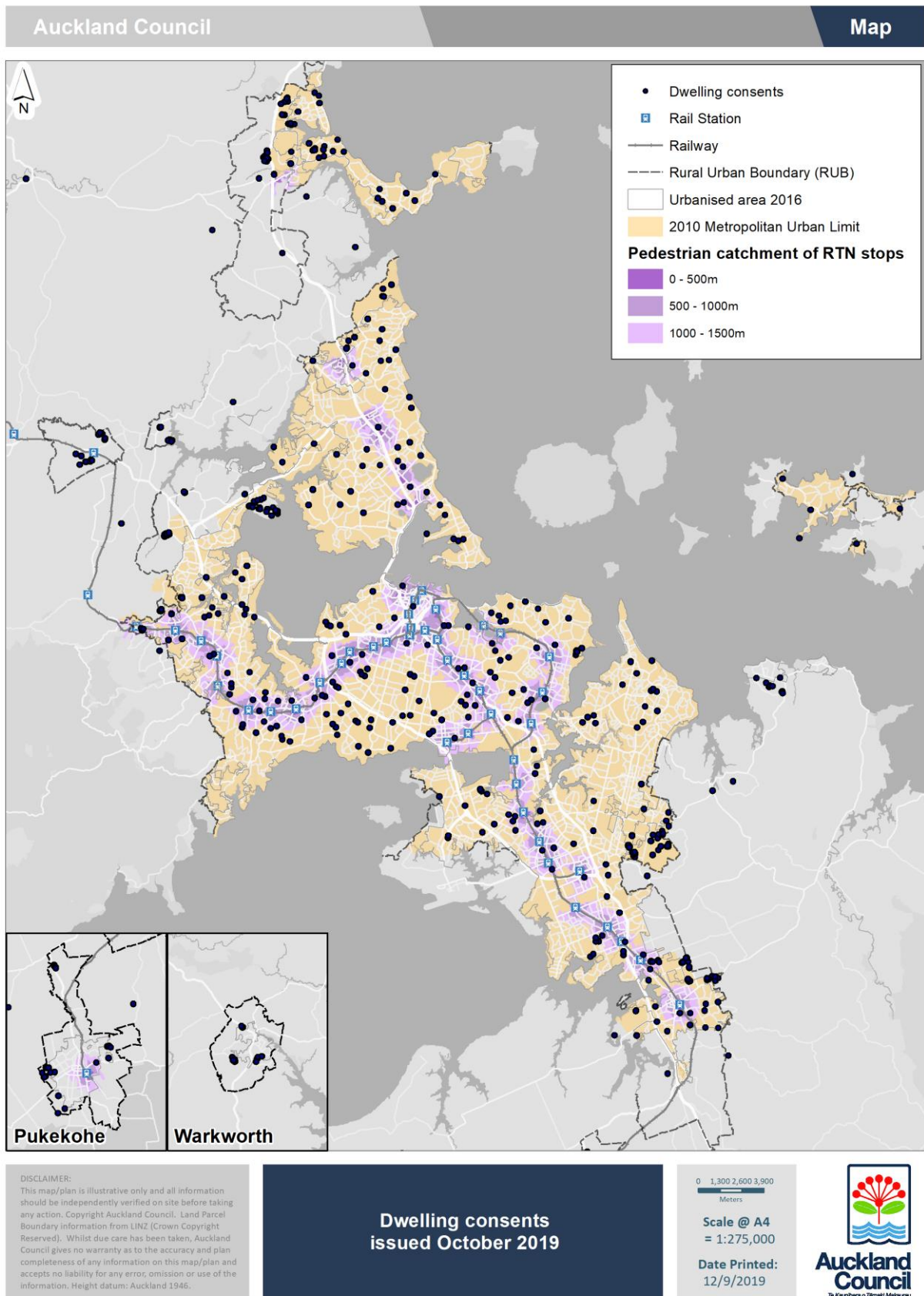
In November 2019, 299 dwellings (27 per cent of total dwellings consented) were consented inside the rapid transport network’s (RTN) 1500m walking catchments. In the last 12 months, 4151 dwellings were consented inside the 1500m RTN walking catchments.

	Nov 18	Aug 19	Sep 19	Oct 19	Nov 19
Dwellings consented inside the 1500m RTN walking catchments	379	368	285	341	299
Percentage of total dwellings consented	32%	26%	25%	25%	27%
12-month rolling total inside RTN walking catchments	3,403	4,038	4,130	4,231	4,151
Proportion from the last 12-month inside RTN walking catchments	27%	28%	28%	28%	28%

Dwellings consented inside 1500m RTN walking catchments



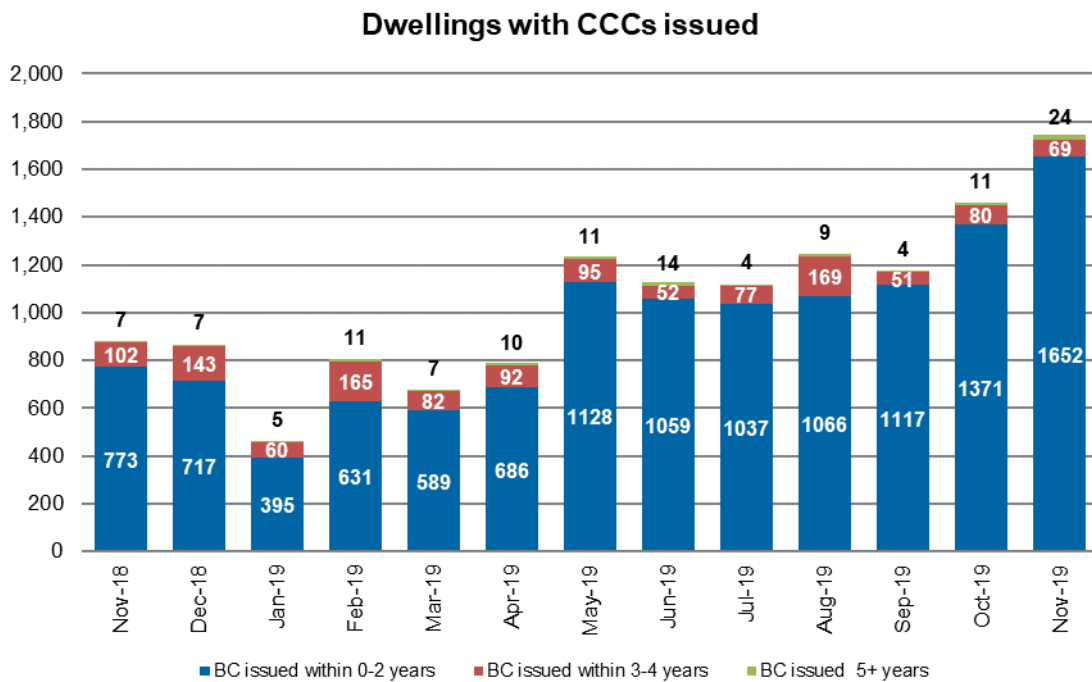
Spatial distribution of dwelling consents



8. Dwellings with CCCs issued (completions)

1745 dwelling units had received CCCs in November 2019. 95 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Nov 18	Aug 19	Sep 19	Oct 19	Nov 19
0-2 years	773	1,066	1,117	1,371	1,652
3-4 years	102	169	51	80	69
4+ years	7	9	4	11	24



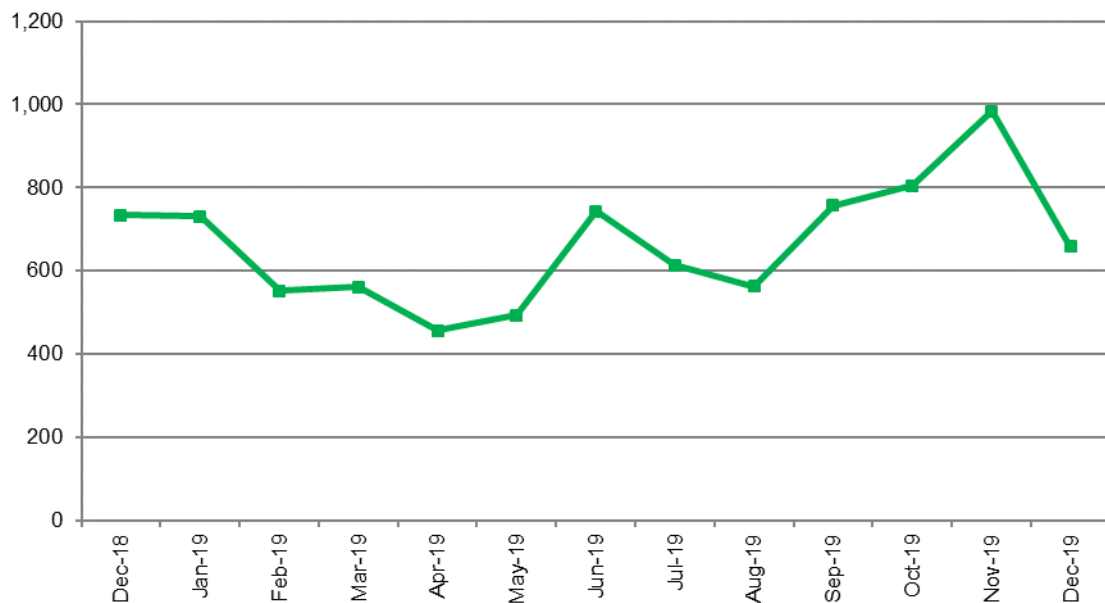
Data source: Auckland Council

9. Residential parcels created

In December 2019, the total number of residential parcels under 5000m² created was 658.

Parcel size category	Dec 18	Sep 19	Oct 19	Nov 19	Dec 19
Less than 1000 m ²	686	708	750	950	601
1000 m ² to 1999 m ²	33	36	38	21	19
2000 m ² to 2999 m ²	8	7	6	9	28
3000 m ² to 3999 m ²	6	4	7	4	6
4000 m ² to 4999 m ²	1	2	4	0	4
Total number of residential parcels < 5000m²	734	757	805	984	658

New residential zoned parcels < 5000m²

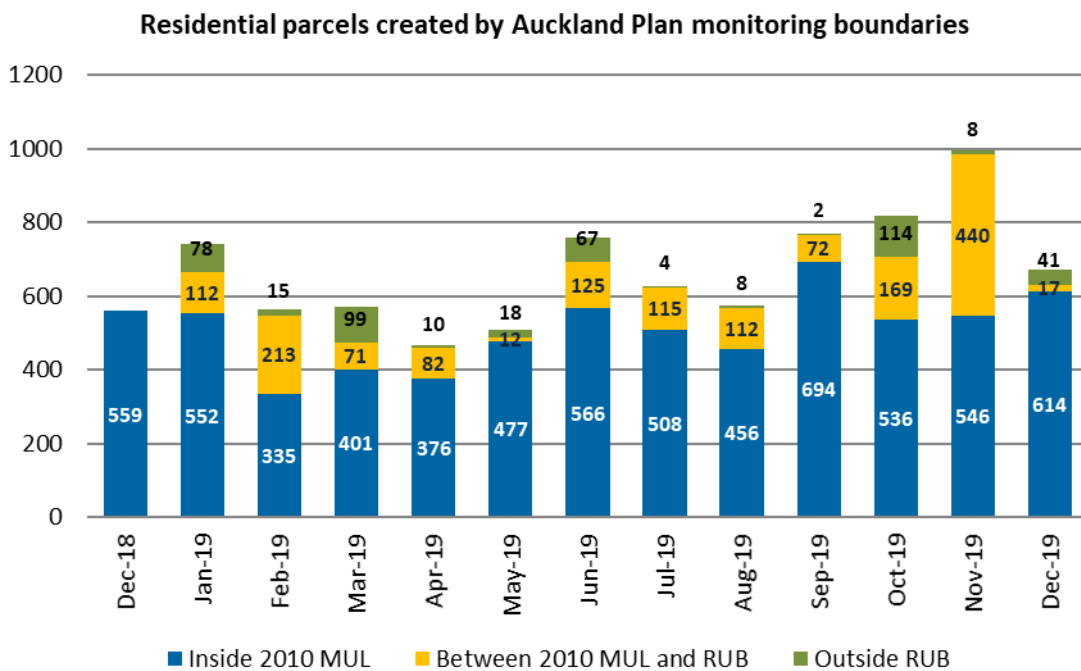


Data source: RIMU and Land information New Zealand

10. Residential parcels by Auckland Plan monitoring boundaries

614 of new residential parcels of all sizes created in December 2019 were inside 2010 MUL and a total of 631 new residential parcels were inside the RUB.

	Dec 18	Sep 19	Oct 19	Nov 19	Dec 19
Inside 2010 MUL	559	694	536	546	614
Between 2010 MUL and RUB	-	72	169	440	17
Outside RUB	-	2	114	8	41

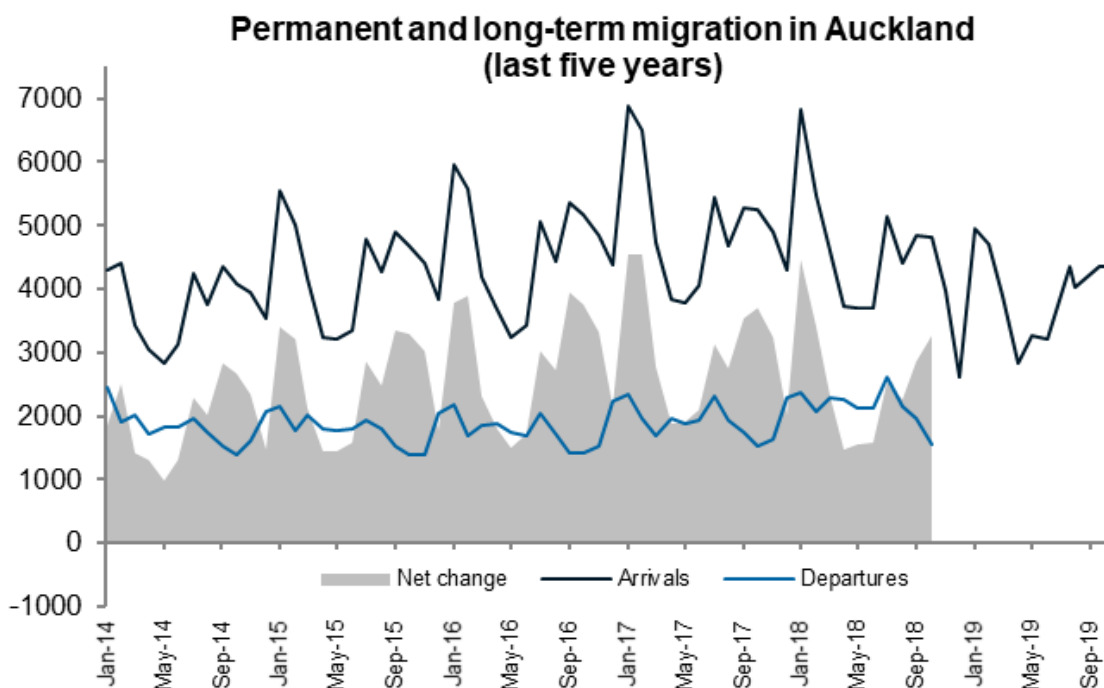


Data source: RIMU and Land Information New Zealand

11. Permanent and long-term migration

Long-term arrival number in October 2019 was 4366. 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.

Month	Oct 18	Jun 19	Aug 19	Sep 19	Oct 19
Arrivals	4,815	4,343	4,023	4,357	4,366
Departures	1,550	N/A	N/A	N/A	N/A
Net Change	3,265	N/A	N/A	N/A	N/A

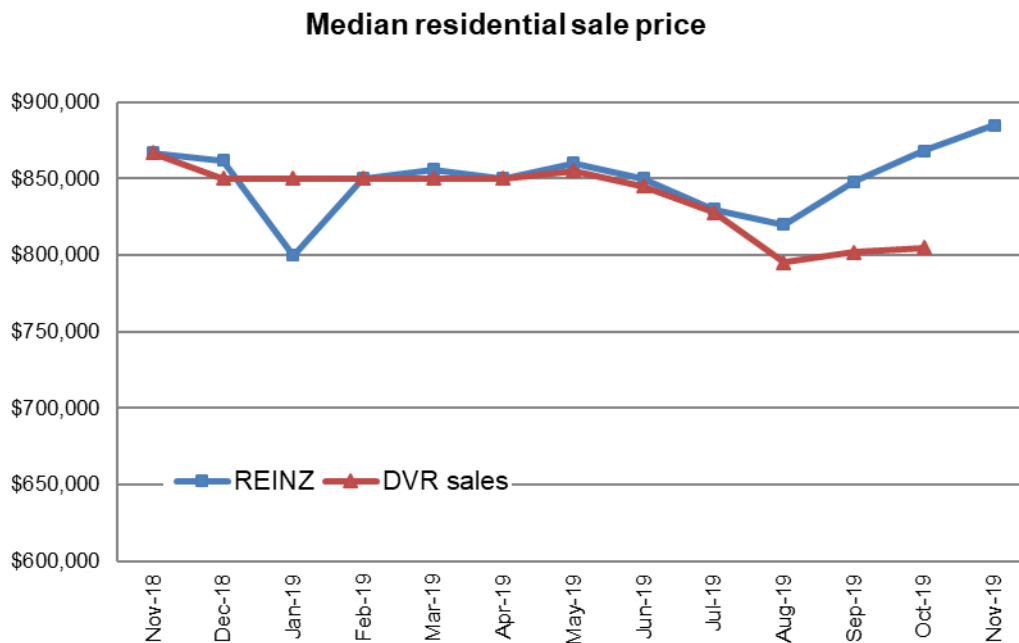


Data source: [Statistics New Zealand](#)

12. Median residential sales price

The median residential sales price from REINZ in November 2019 was \$885,000. The District Valuation Roll (DVR) median sales price in October 2019 was \$805,000.

Data source	Nov 18	Aug 19	Sep 19	Oct 19	Nov 19
REINZ	\$867,000	\$820,000	\$848,000	\$868,000	\$885,000
DVR sales ¹	\$867,000	\$795,000	\$802,000	\$805,000	N/A



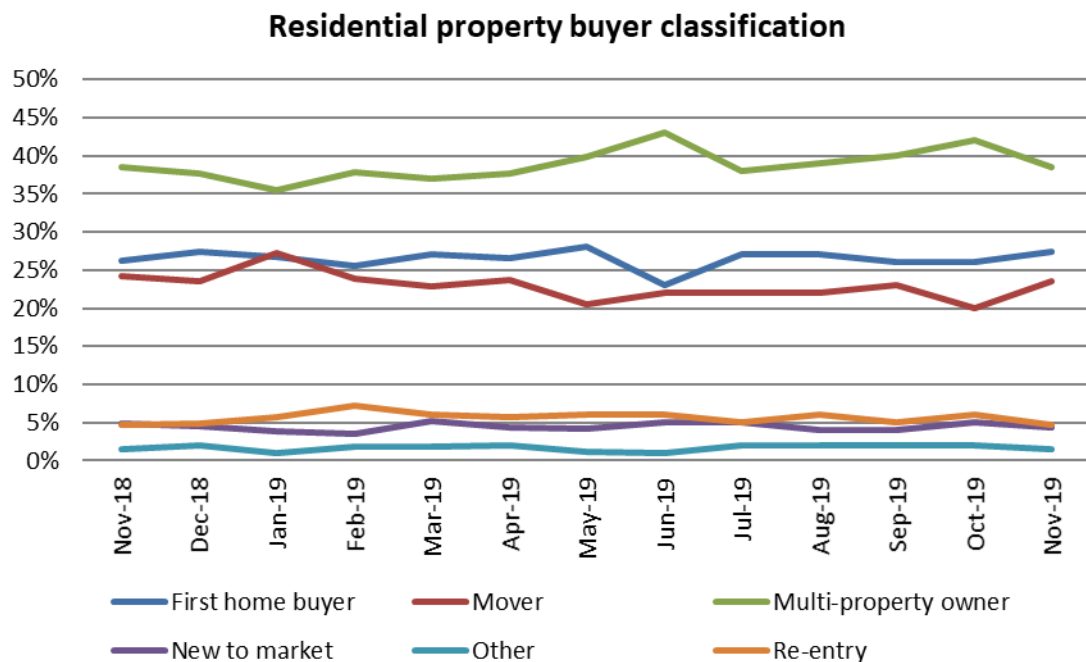
Data source: Real Estate Institute of New Zealand and Auckland Council

¹ Back data has been updated to reflect the latest sales records captured in council's District Valuation Roll database. Although conveyancers are required to inform council within 30 days after transactions have occurred, the monitoring team has identified the reporting process has not been thoroughly implemented. It should be noted that there is no penalty if a conveyancer fails to report to council within the 30-day period. As a result, the reporting lag varies from as short as one working day to as long as six months

13. Residential property buyer classification

In November 2019, 27 per cent of residential properties sold in Auckland were purchased by first homeowners, 23 per cent were purchased by movers and 38 per cent were purchased by multi-property owners.

Buyer classification	Nov 18	Aug 19	Sep 19	Oct 19	Nov 19
First home buyer	26%	27%	26%	26%	27%
Mover	24%	22%	23%	20%	23%
Multi-property owner	39%	39%	40%	42%	38%
New to market	5%	4%	4%	5%	4%
Other	2%	2%	2%	2%	2%
Re-entry	5%	6%	5%	6%	5%



Data source: CoreLogic NZ

14. Public housing in Auckland²

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 on a quarterly basis. In the September quarter 2019, 1027 public housing applications have been housed with Housing New Zealand or with a Community Housing Provider.

	September quarter 2018	December quarter 2018	March quarter 2019	June quarter 2019	September quarter 2019
Public housing stock	31,004	31,341	31,452	32,184	32,326
Public housing register - housing register (top row) and transfer register (bottom row)	3,908	4,363	4,409	4,846	5,257
	910	1,116	1,104	1,170	1,313
Public housing register – applications housed	691	818	556	719	1,027

Data source: Ministry of Housing and Urban Development

² Public housing data are extracted from the Public Housing in Auckland Region factsheets. Detailed monthly and quarterly information can be found on the Ministry of Housing and Urban Development's website. <https://www.hud.govt.nz/community-and-public-housing/follow-our-progress/>

15. 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 RIMU. This data is then analysed against its location relevant to the Auckland Plan monitoring boundaries, namely the 2010 Metropolitan Urban Limit (MUL) and the Rural Urban Boundary (RUB).

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 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 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: phone 09 301 0101,
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aucklandcouncil.govt.nz and knowledgeauckland.org.nz