

Auckland Monthly Housing Update

February 2020



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Research and Evaluation Unit

February 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.

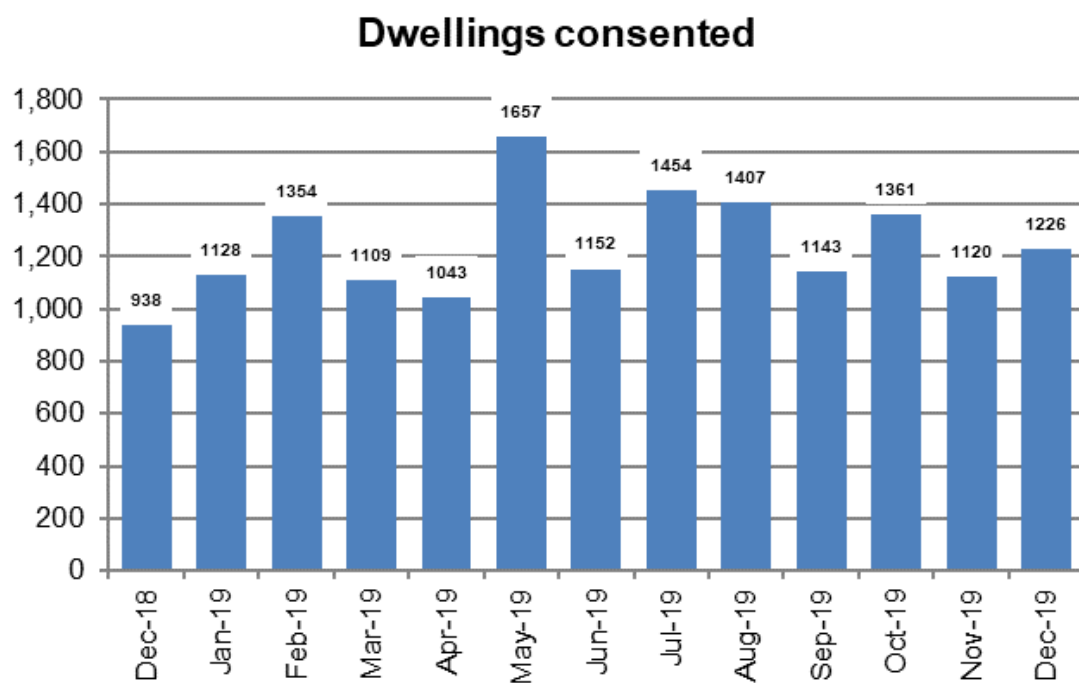
2. Highlights

- 1226 dwellings were consented in December 2019.
- In the year ending December 2019, 15,154 dwellings were consented in the region.
- 46 per cent of new dwellings consented in December 2019 were houses, 30 per cent were apartments and 25 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 168 dwellings were consented on Housing New Zealand or Tāmaki Regeneration Company owned land in December 2019.
- 1168 dwellings consented in December 2019 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 37 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transport network in December 2019.
- 1329 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in December 2019.
- In the year ending December 2019, 13,162 dwellings had a CCC issued.
- 558 new residential parcels under 5000m² were created in January 2020.
- In the past 12 months, 7744 new residential parcels under 5000m² were created – an average of 645 each month.
- In January 2020, 535 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in November 2019 were 3790.
- 27 per cent of residential properties sold in Auckland were purchased by first home owners in December 2019.
- 1027 public housing applications have been housed in the September quarter 2019.

3. Dwellings consented

In December 2019, 1226 dwelling consents were issued, which saw 15,154 consents issued for the past 12 months.

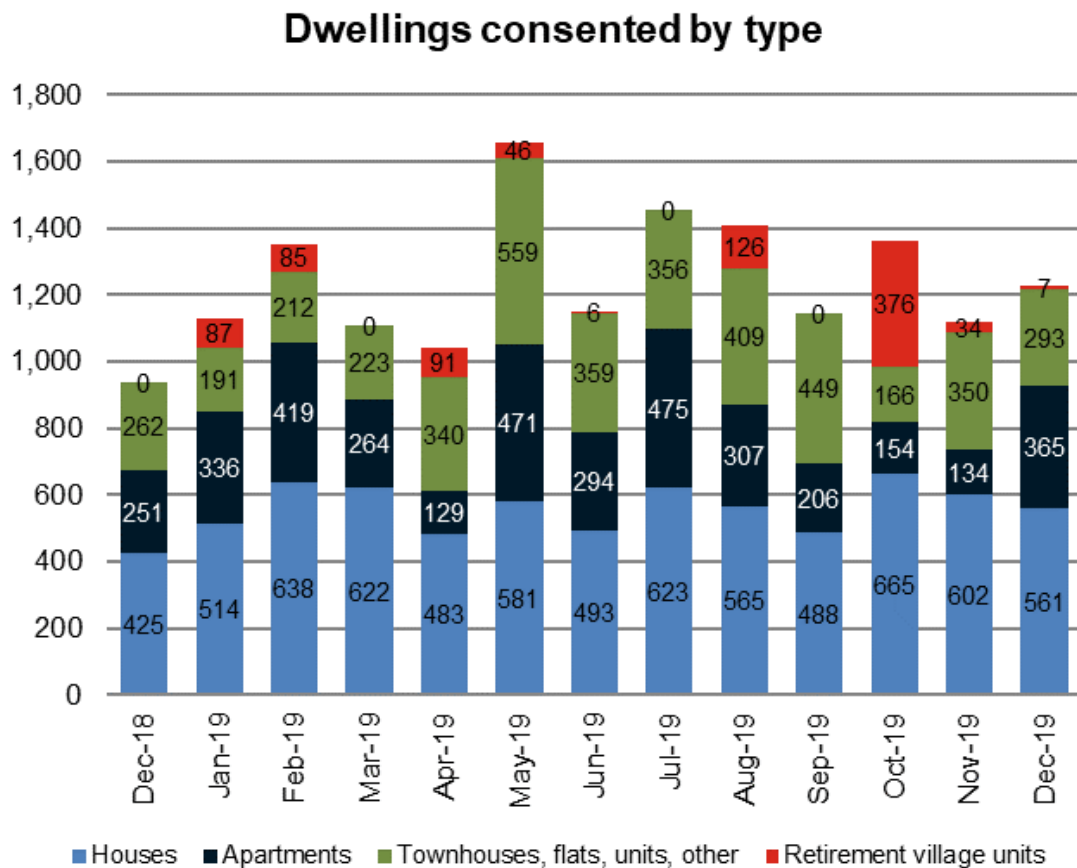
Dec 18	Sep 19	Oct 19	Nov 19	Dec 19
938	1,143	1,361	1,120	1,226



Data source: [Statistics New Zealand](#)

4. Dwellings consented by type

Of all the dwellings consented in December 2019, 561 were houses, 365 were apartments, and 300 were townhouses, flats, units, retirement village units or other types of attached dwellings.



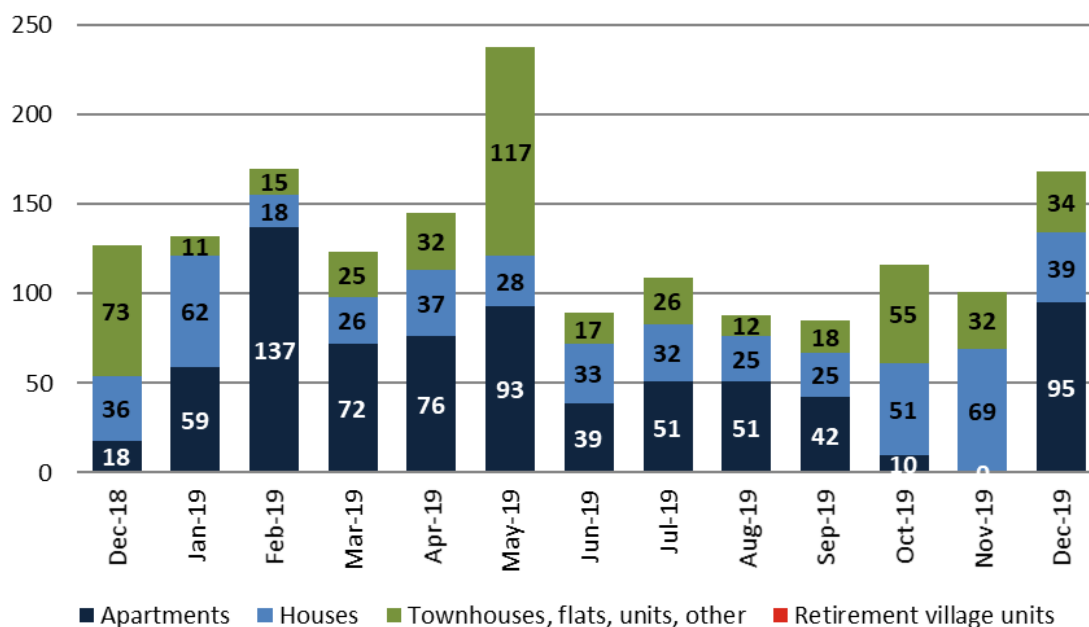
Data source: Statistics New Zealand

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

In December 2019, 168 dwellings (14 per cent of total dwellings consented) were consented on Housing New Zealand (HNZ) or Tāmaki Regeneration Company (TRC) owned land. These included 95 apartment units, 39 houses and 34 townhouses, flats, and other attached dwelling types.

	Dec 18	Sep 19	Oct 19	Nov 19	Dec 19
Number of HNZ/TRC dwellings consented	127	85	116	101	168
Percentage of total dwellings consented	14%	7%	9%	9%	14%

Dwellings consented by type

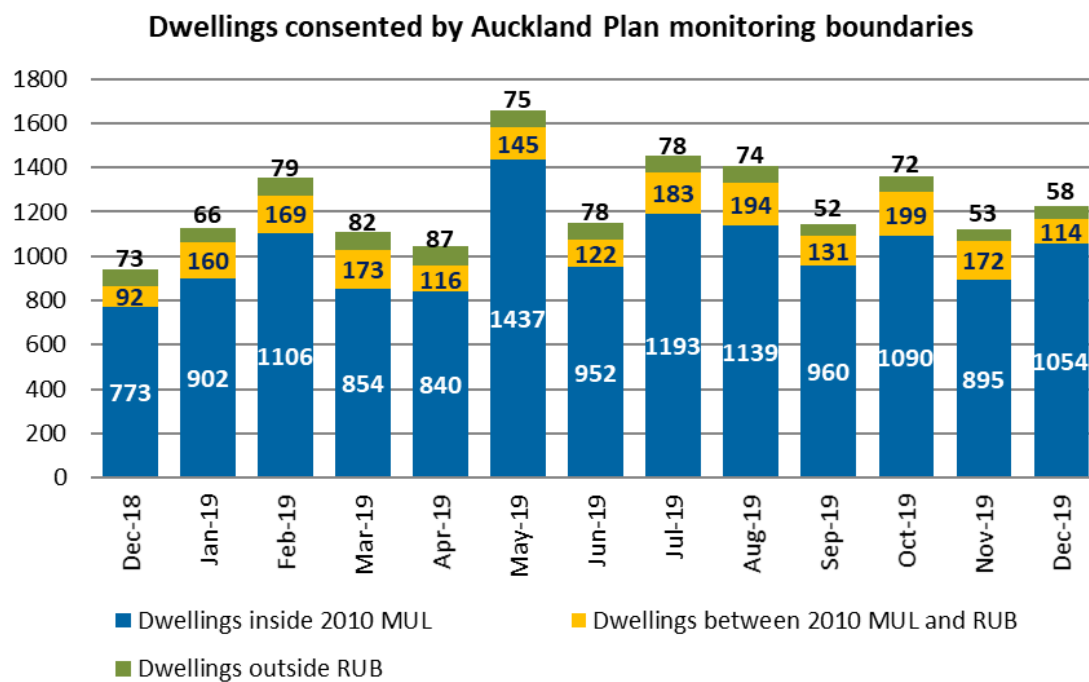


Data sources: Statistics New Zealand and Auckland Council

6. Dwellings consented by Auckland Plan monitoring boundaries

In December 2019, 1054 dwellings consented were inside 2010 MUL and a total of 1168 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Dec 18	Sep 19	Oct 19	Nov 19	Dec 19
Inside 2010 MUL	773	960	1090	895	1054
Between 2010 MUL and RUB	92	131	199	172	114
Outside RUB	73	52	72	53	58



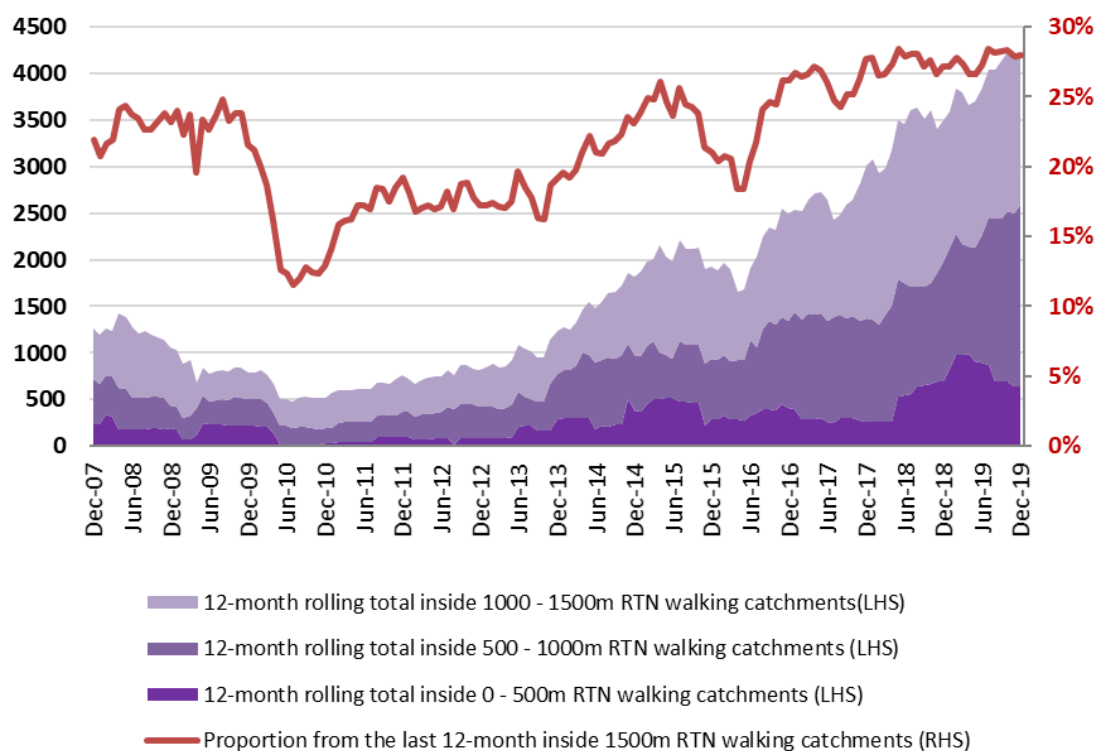
Data source: Statistics New Zealand

7. Dwellings consented along the rapid transport network

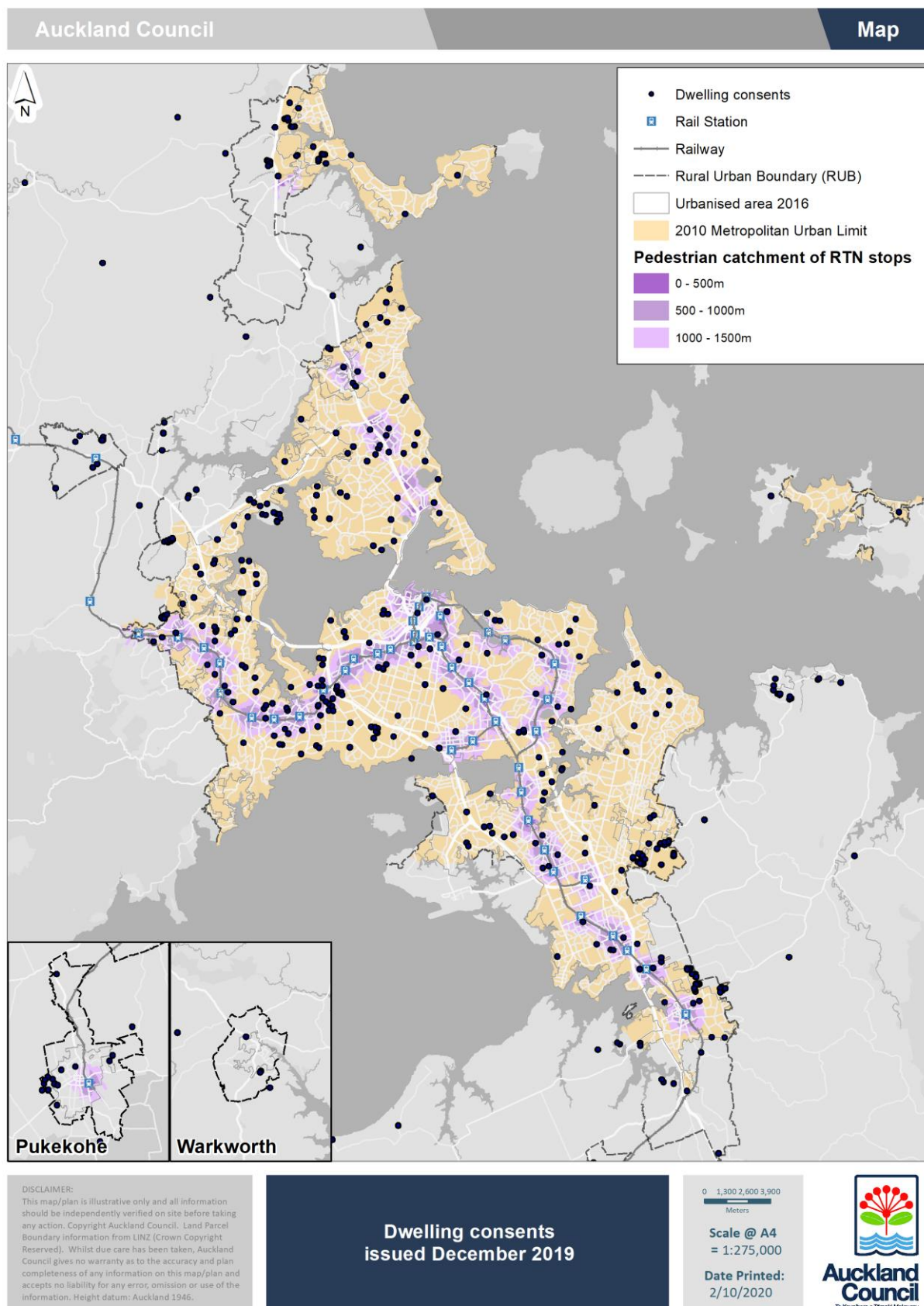
In December 2019, 453 dwellings (37 per cent of total dwellings consented) were consented inside the rapid transport network's (RTN) 1500m walking catchments. In the last 12 months, 4244 dwellings were consented inside the 1500m RTN walking catchments.

	Dec 18	Sep 19	Oct 19	Nov 19	Dec 19
Dwellings consented inside the 1500m RTN walking catchments	360	285	341	299	453
Percentage of total dwellings consented	38%	25%	25%	27%	37%
12-month rolling total inside RTN walking catchments	3,498	4,130	4,231	4,151	4,244
Proportion from the last 12-month inside RTN walking catchments	27%	28%	28%	28%	28%

Dwellings consented inside 1500m RTN walking catchments



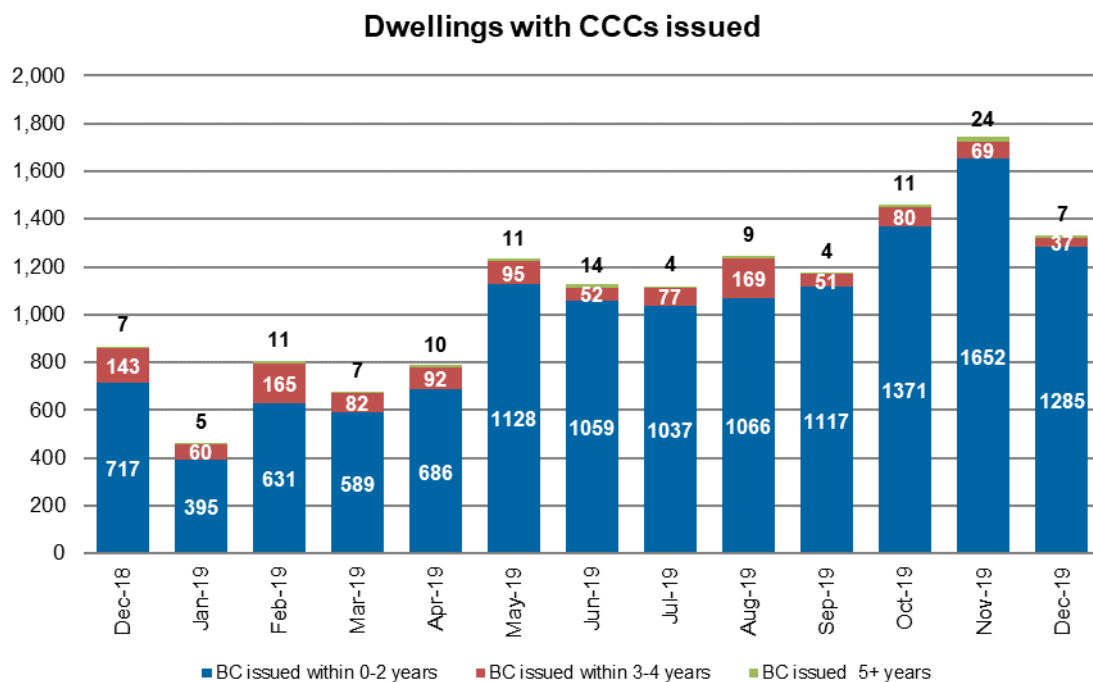
Spatial distribution of dwelling consents



8. Dwellings with CCCs issued (completions)

1329 dwelling units had received CCCs in December 2019. 97 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Dec 18	Sep 19	Oct 19	Nov 19	Dec 19
0-2 years	717	1,117	1,371	1,652	1,285
3-4 years	143	51	80	69	37
4+ years	7	4	11	24	7

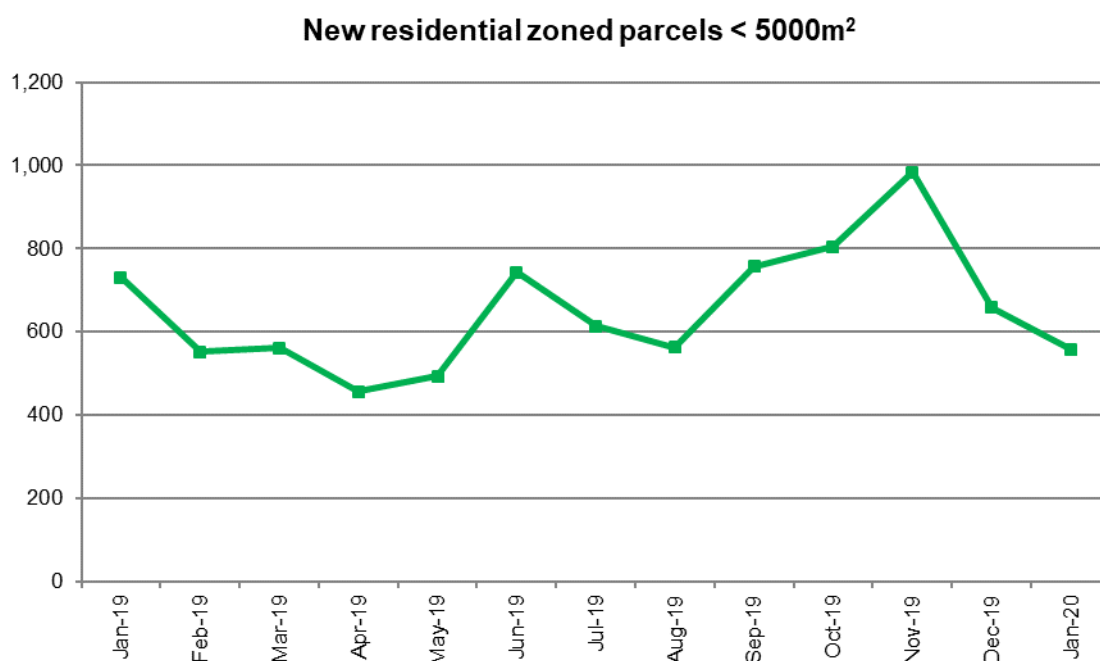


Data source: Auckland Council

9. Residential parcels created

In January 2020, the total number of residential parcels under 5000m² created was 558.

Parcel size category	Jan 19	Oct 19	Nov 19	Dec 19	Jan 20
Less than 1000 m ²	697	750	950	601	523
1000 m ² to 1999 m ²	19	38	21	19	22
2000 m ² to 2999 m ²	6	6	9	28	6
3000 m ² to 3999 m ²	4	7	4	6	4
4000 m ² to 4999 m ²	4	4	0	4	3
Total number of residential parcels < 5000m²	730	805	984	658	558

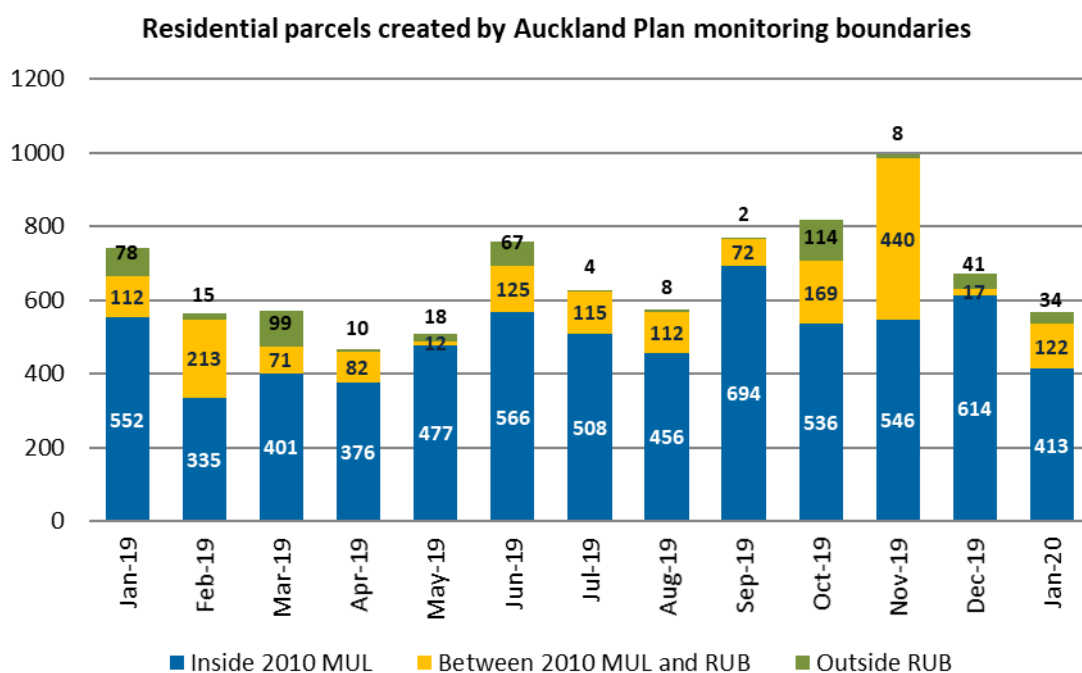


Data source: RIMU and Land information New Zealand

10. Residential parcels by Auckland Plan monitoring boundaries

413 of new residential parcels of all sizes created in January 2020 were inside 2010 MUL and a total of 535 new residential parcels were inside the RUB.

	Jan 19	Oct 19	Nov 19	Dec 19	Jan 20
Inside 2010 MUL	552	536	546	614	413
Between 2010 MUL and RUB	112	169	440	17	122
Outside RUB	78	114	8	41	34

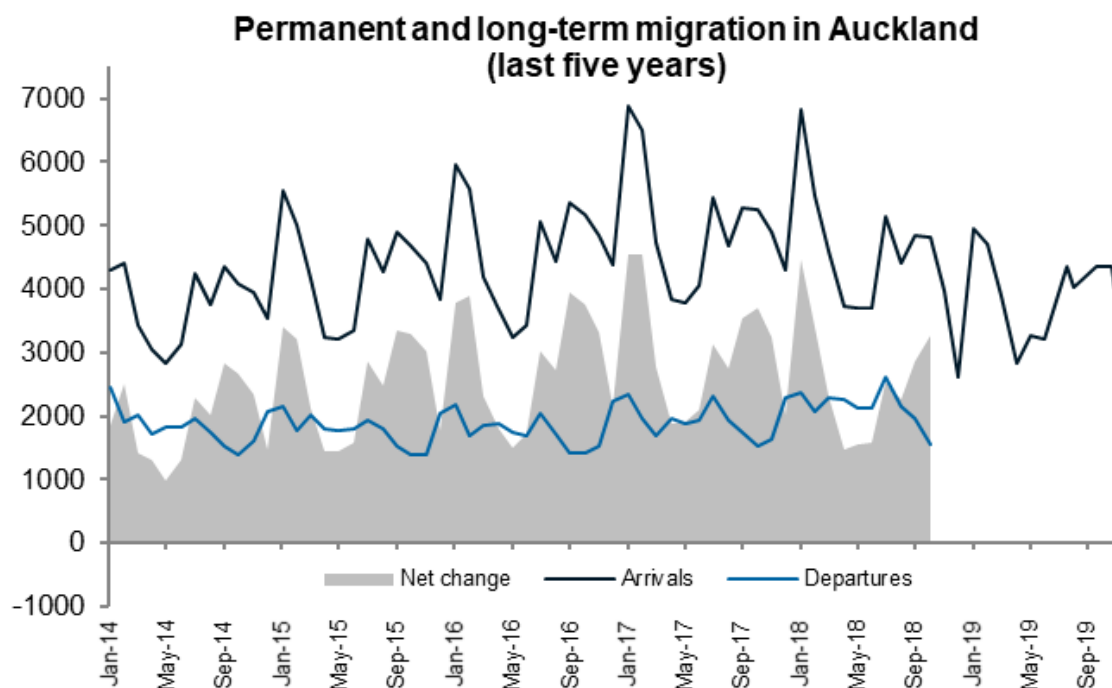


Data source: RIMU and Land Information New Zealand

11. Permanent and long-term migration

Long-term arrival number in November 2019 was 3790. 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	Nov 18	Aug 19	Sep 19	Oct 19	Nov 19
Arrivals	3,970	4,023	4,357	4,366	3,790
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

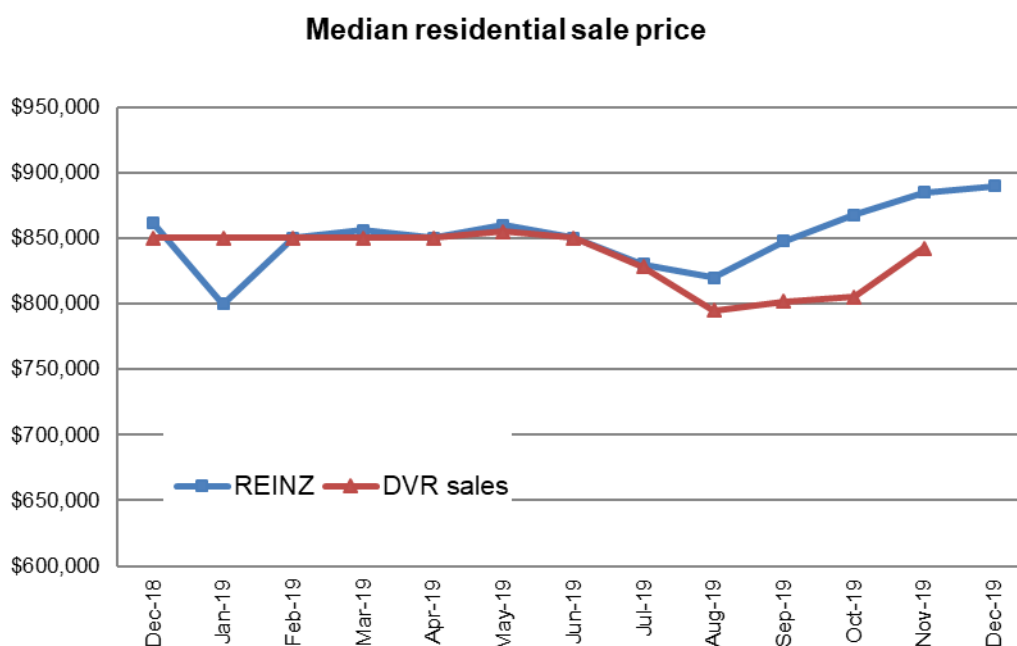


Data source: Statistics New Zealand

12. Median residential sales price

The median residential sales price from REINZ in December 2019 was \$890,000. The District Valuation Roll (DVR) median sales price in November 2019 was \$842,000.

Data source	Dec 18	Sep 19	Oct 19	Nov 19	Dec 19
REINZ	\$862,000	\$848,000	\$868,000	\$885,000	\$890,000
DVR sales ¹	\$850,000	\$802,000	\$805,000	\$842,000	N/A



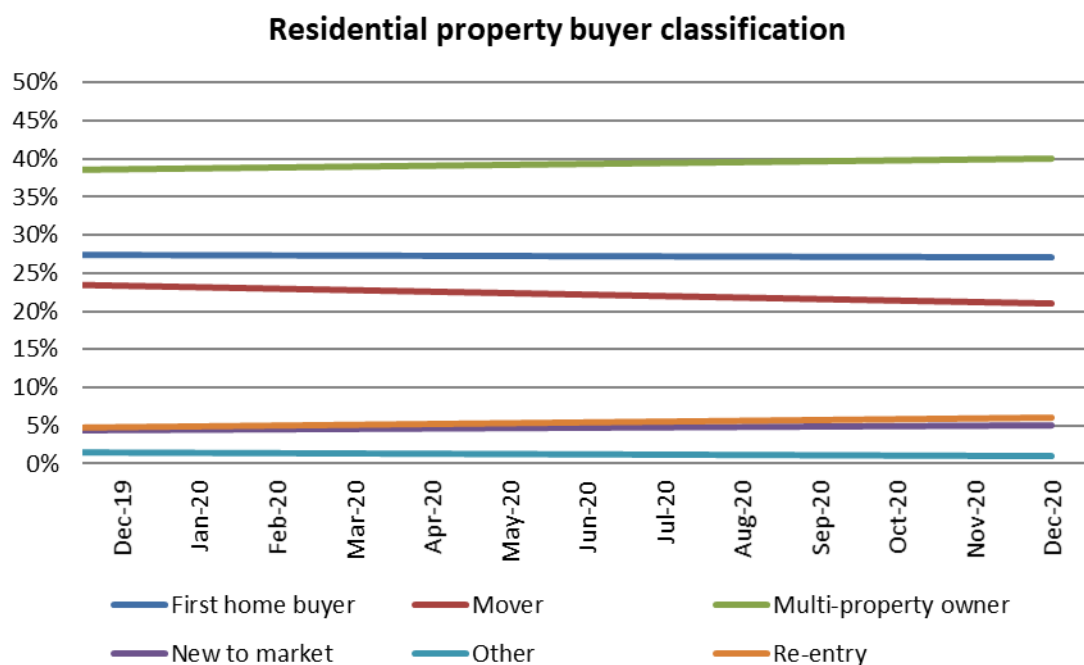
Data source: Real Estate Institute of New Zealand and Auckland Council

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 December 2019, 27 per cent of residential properties sold in Auckland were purchased by first homeowners, 21 per cent were purchased by movers and 40 per cent were purchased by multi-property owners.

Buyer classification	Dec 18	Sep 19	Oct 19	Nov 19	Dec 19
First home buyer	27%	26%	26%	27%	27%
Mover	24%	23%	20%	23%	21%
Multi-property owner	38%	40%	42%	38%	40%
New to market	5%	4%	5%	4%	5%
Other	2%	2%	2%	2%	1%
Re-entry	5%	5%	6%	5%	6%



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