

Auckland Monthly Housing Update

May 2020



Research and
Evaluation Unit

RIMU

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Prepared by the Land Use and Infrastructure Research and Evaluation Team
Research and Evaluation Unit

May 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.

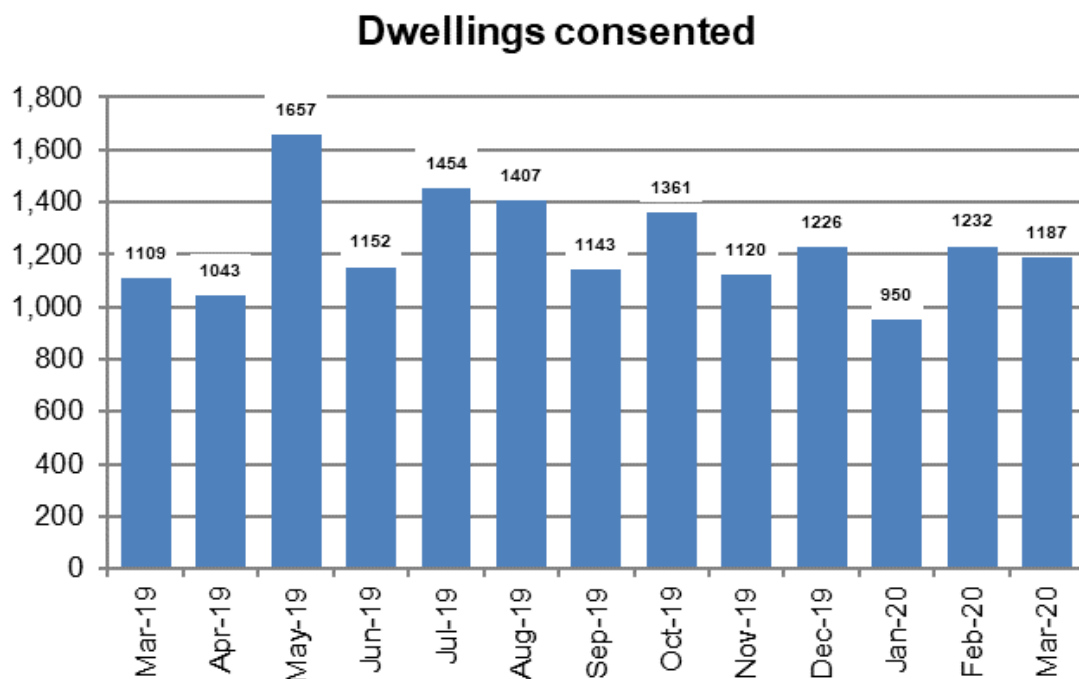
2. Highlights

- 1,187 dwellings were consented in March 2020.
- In the year ending March 2020, 14,932 dwellings were consented in the region.
- 41 per cent of new dwellings consented in March 2020 were houses, 16 per cent were apartments and 44 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 58 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in March 2020.
- 1,117 dwellings consented in March 2020 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 26 per cent of dwellings consented were inside the 1,500m walking catchments of the rapid transport network in March 2020.
- 1,344 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in March 2020.
- In the year ending March 2020, 14,528 dwellings had a CCC issued.
- 292 new residential parcels under 5,000m² were created in April 2020.
- In the past 12 months, 7,521 new residential parcels under 5,000m² were created – an average of 627 each month.
- In April 2020, 291 new residential parcels of all sizes were created inside the RUB.
- Long-term arrivals in February 2020 were 4,996.
- 24 per cent of residential properties sold in Auckland were purchased by first home owners in March 2020.
- 1,023 public housing applications have been housed in the December quarter 2019.

3. Dwellings consented

In March 2020, 1,187 dwelling consents were issued, which saw 14,932 consents issued for the past 12 months.

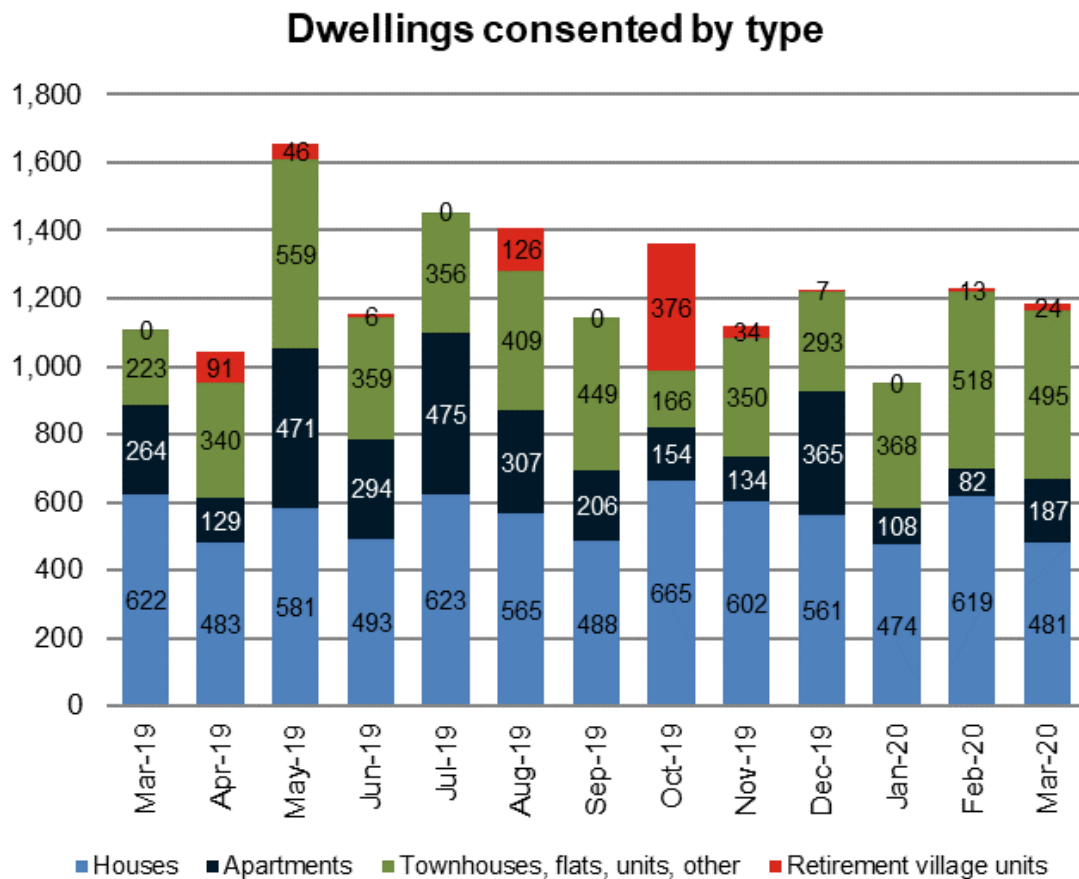
Mar 19	Dec 19	Jan 20	Feb 20	Mar 20
1,109	1,226	950	1,232	1,187



Data source: [Statistics New Zealand](#)

4. Dwellings consented by type

Of all the dwellings consented in March 2020, 481 were houses, 187 were apartments, and 519 were townhouses, flats, units, retirement village units or other types of attached dwellings.



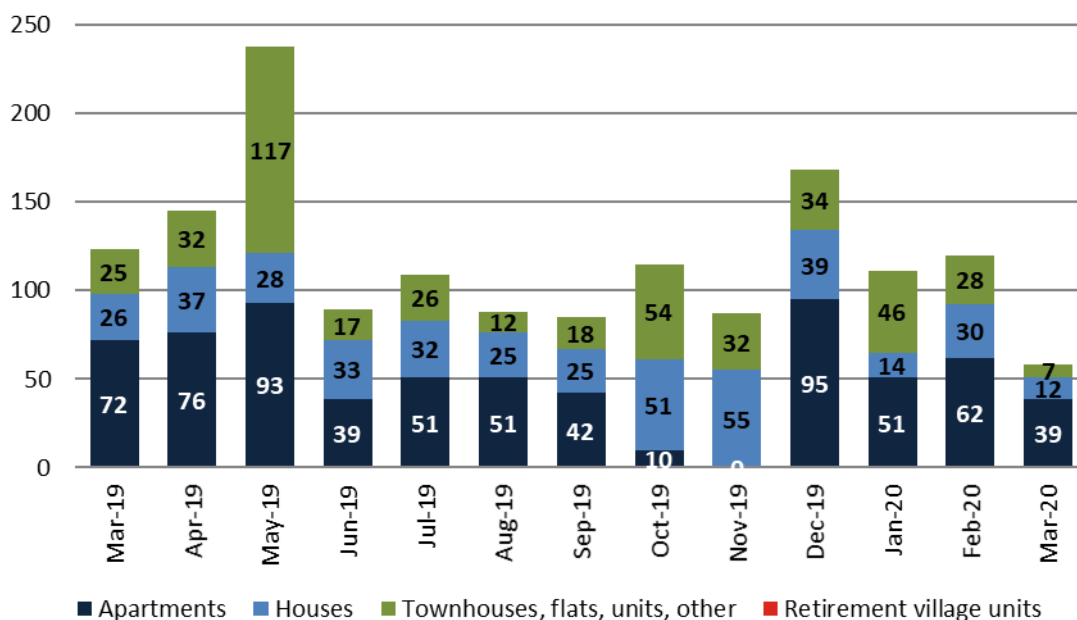
Data source: [Statistics New Zealand](#)

5. Dwellings consented on Kāinga Ora or Tāmaki Regeneration Company owned land

In March 2020, 58 dwellings (five per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 39 apartment units, 12 houses and 7 townhouses, flats, and other attached dwelling types.

	Mar 19	Dec 19	Jan 20	Feb 20	Mar 20
Number of KO/TRC dwellings consented	123	168	110	120	58
Percentage of total dwellings consented	11%	14%	12%	10%	5%

Dwellings consented by type

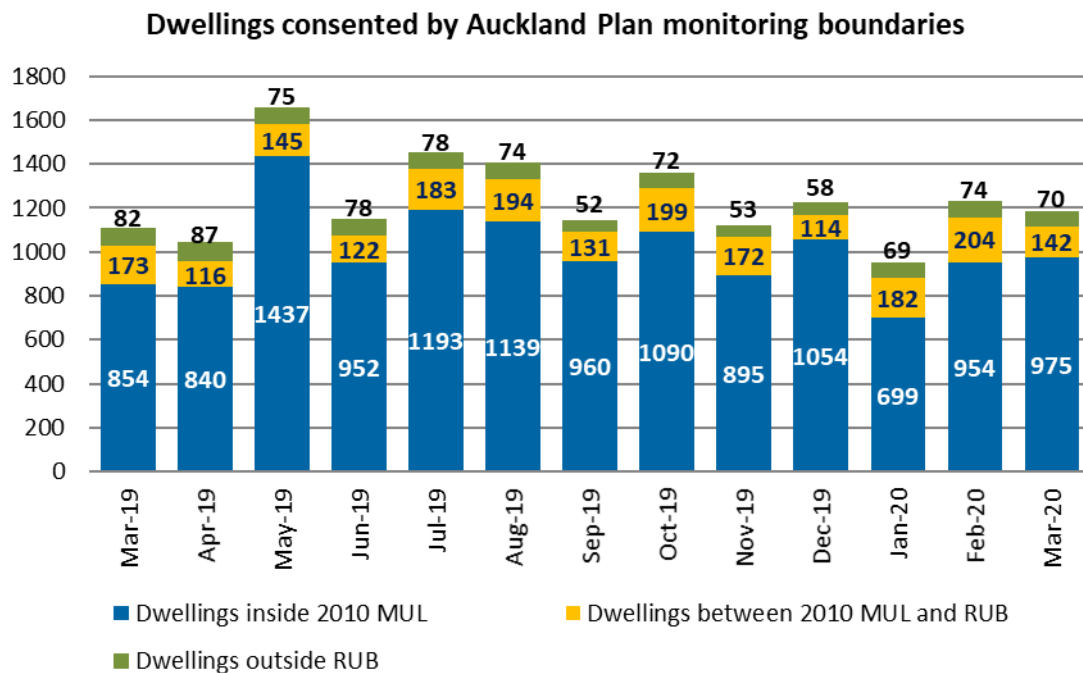


Data sources: [Statistics New Zealand](#) and [Auckland Council](#)

6. Dwellings consented by Auckland Plan monitoring boundaries

In March 2020, 975 dwellings consented were inside 2010 MUL and a total of 1117 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Mar 19	Dec 19	Jan 20	Feb 20	Mar 20
Inside 2010 MUL	854	1054	699	954	975
Between 2010 MUL and RUB	173	114	182	204	142
Outside RUB	82	58	69	74	70



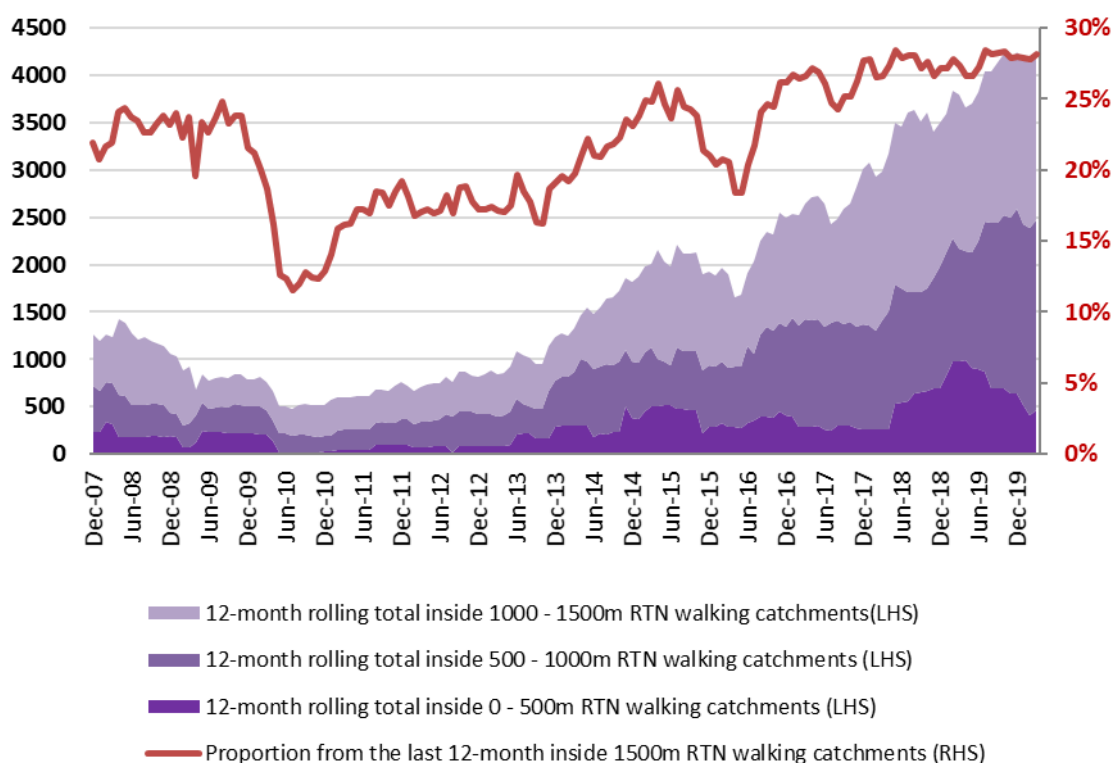
Data source: Statistics New Zealand

7. Dwellings consented along the rapid transport network

In March 2020, 303 dwellings (28 per cent of total dwellings consented) were consented inside the rapid transport network's (RTN) 1500m walking catchments. In the last 12 months, 4,208 dwellings were consented inside the 1500m RTN walking catchments.

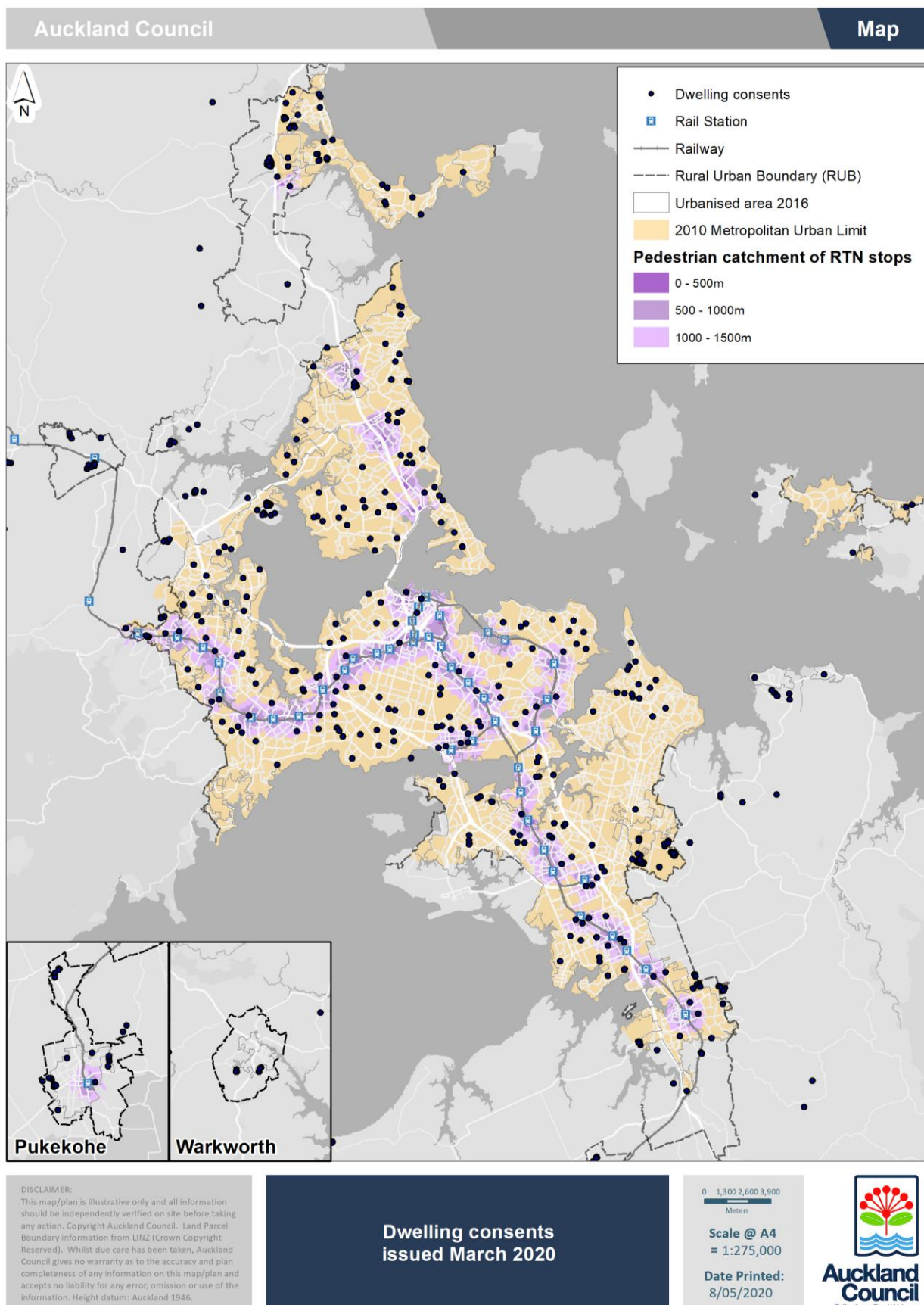
	Mar 19	Dec 19	Jan 20	Feb 20	Mar 20
Dwellings consented inside the 1500m RTN walking catchments	226	453	252	281	303
Percentage of total dwellings consented	20%	37%	27%	23%	26%
12-month rolling total inside RTN walking catchments	3,796	4,244	4,177	4,131	4,208
Proportion from the last 12-month inside RTN walking catchments	27%	28%	28%	28%	28%

Dwellings consented inside 1500m RTN walking catchments



Data sources: Statistics New Zealand and Auckland Council

Spatial distribution of dwelling consents

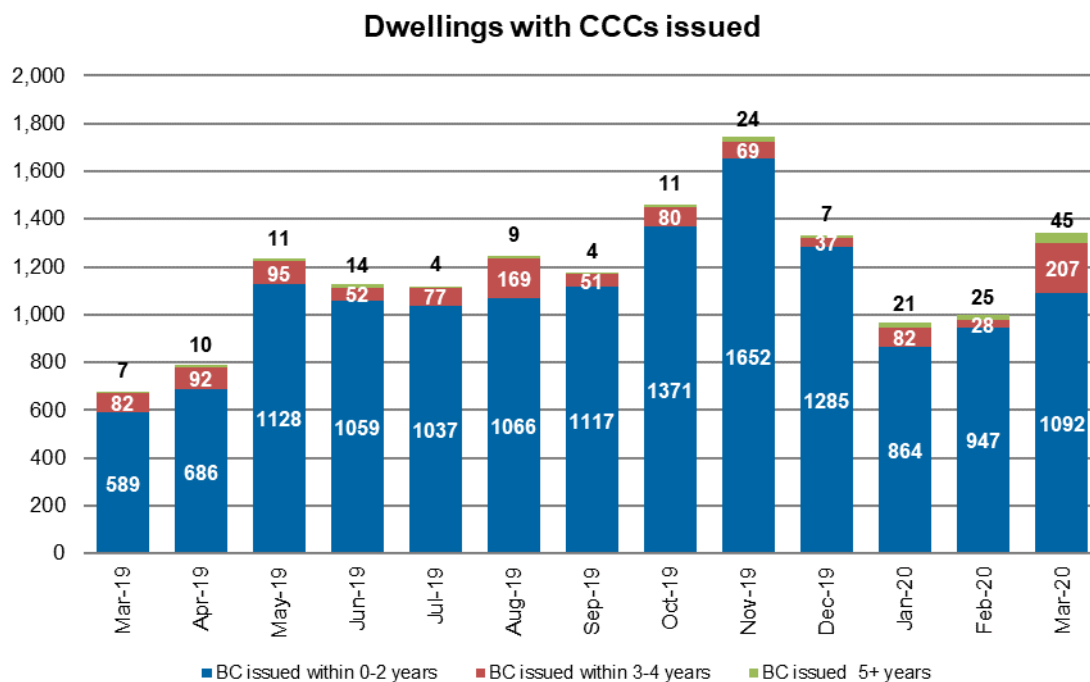


Data sources: Statistics New Zealand and Auckland Council

8. Dwellings with CCCs issued (completions)

1,344 dwelling units had received CCCs in March 2020. 81 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Mar 19	Dec 19	Jan 20	Feb 20	Mar 20
0-2 years	589	1,285	864	947	1092
3-4 years	82	37	82	28	207
4+ years	7	7	21	25	45

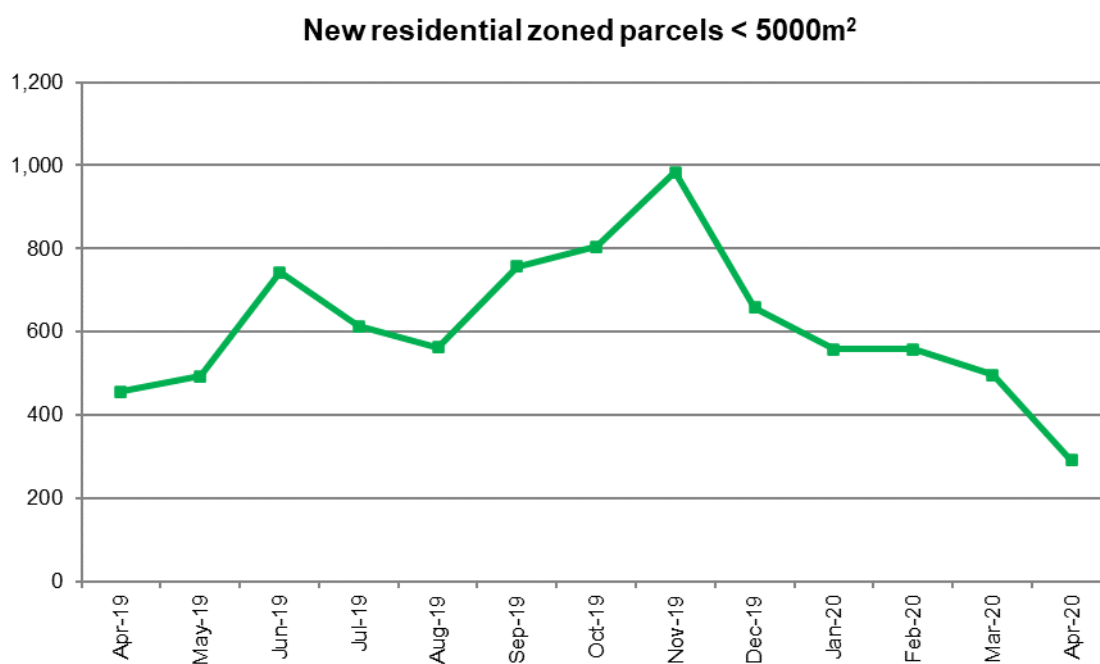


Data source: Auckland Council

9. Residential parcels created

In April 2020, the total number of residential parcels under 5000m² created was 292.

Parcel size category	Apr 19	Jan 20	Feb 20	Mar 20	Apr 20
Less than 1000 m ²	435	601	523	462	274
1000 m ² to 1999 m ²	14	19	22	22	10
2000 m ² to 2999 m ²	3	28	6	9	2
3000 m ² to 3999 m ²	4	6	4	1	4
4000 m ² to 4999 m ²	-	4	3	2	2
Total number of residential parcels < 5000m²	456	658	558	496	292

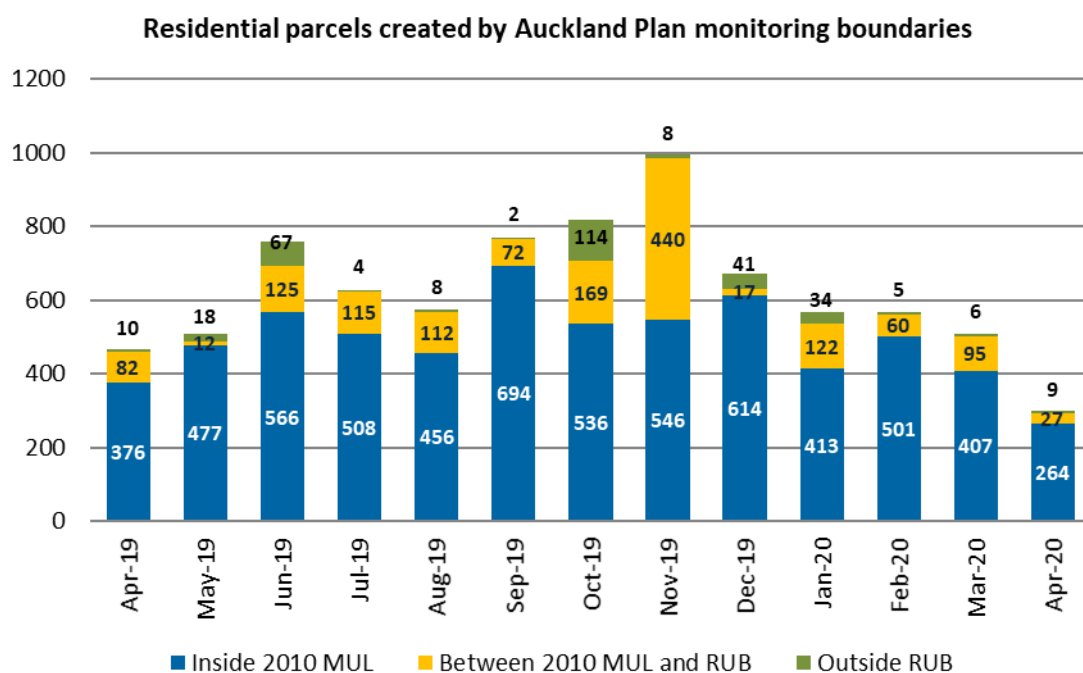


Data source: RIMU and Land information New Zealand

10. Residential parcels by Auckland Plan monitoring boundaries

264 of new residential parcels of all sizes created in April 2020 were inside 2010 MUL and a total of 291 new residential parcels were inside the RUB.

	Apr 19	Jan 20	Feb 20	Mar 20	Apr 20
Inside 2010 MUL	376	413	501	407	264
Between 2010 MUL and RUB	82	122	60	95	27
Outside RUB	10	34	5	6	9

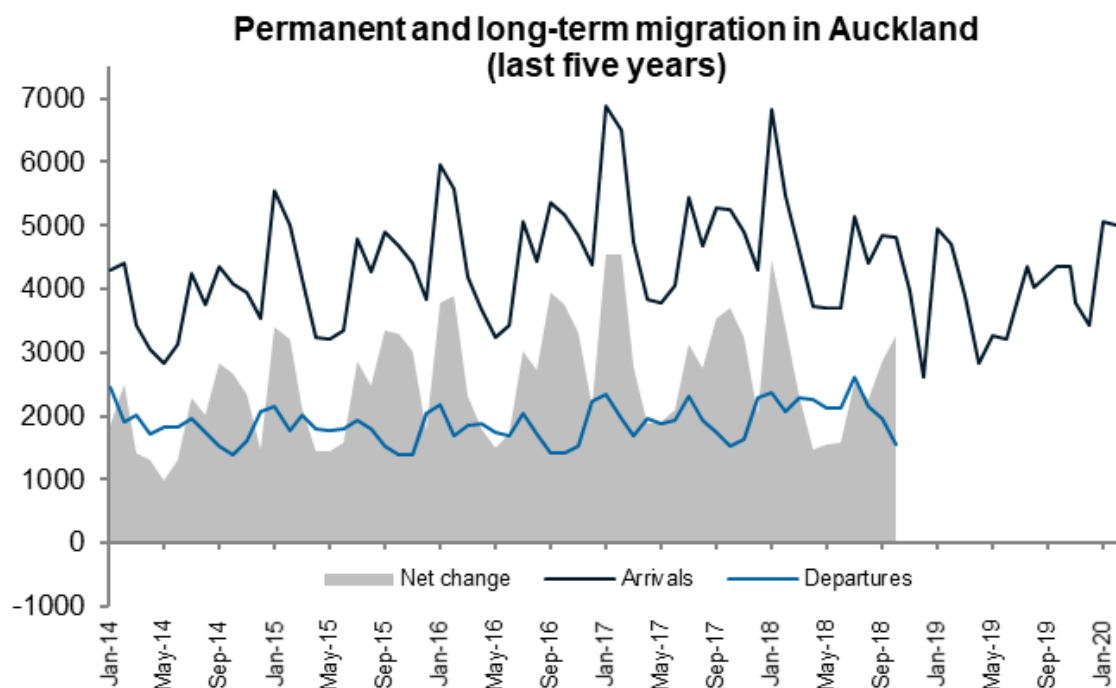


Data source: RIMU and Land Information New Zealand

11. Permanent and long-term migration

Long-term arrival number in February 2020 was 4996. 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	Feb 19	Nov 19	Dec 19	Jan 20	Feb 20
Arrivals	4,719	3,790	3,440	5,059	4,996
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

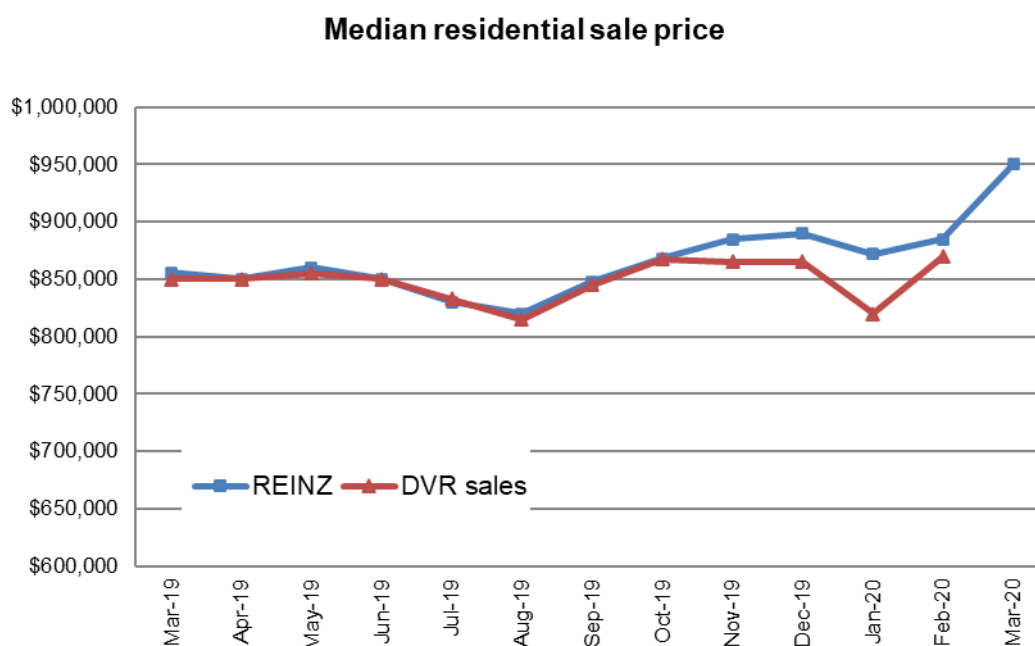


Data source: [Statistics New Zealand](#)

12. Median residential sales price

The median residential sales price from REINZ in March 2020 was \$950,000. The District Valuation Roll (DVR) median sales price in February 2020 was \$870,000.

Data source	Mar 19	Dec 19	Jan 20	Feb 20	Mar 20
REINZ	\$856,000	\$890,000	\$872,000	\$885,000	\$950,000
DVR sales ¹	\$850,000	\$865,000	\$820,000	\$870,000	N/A



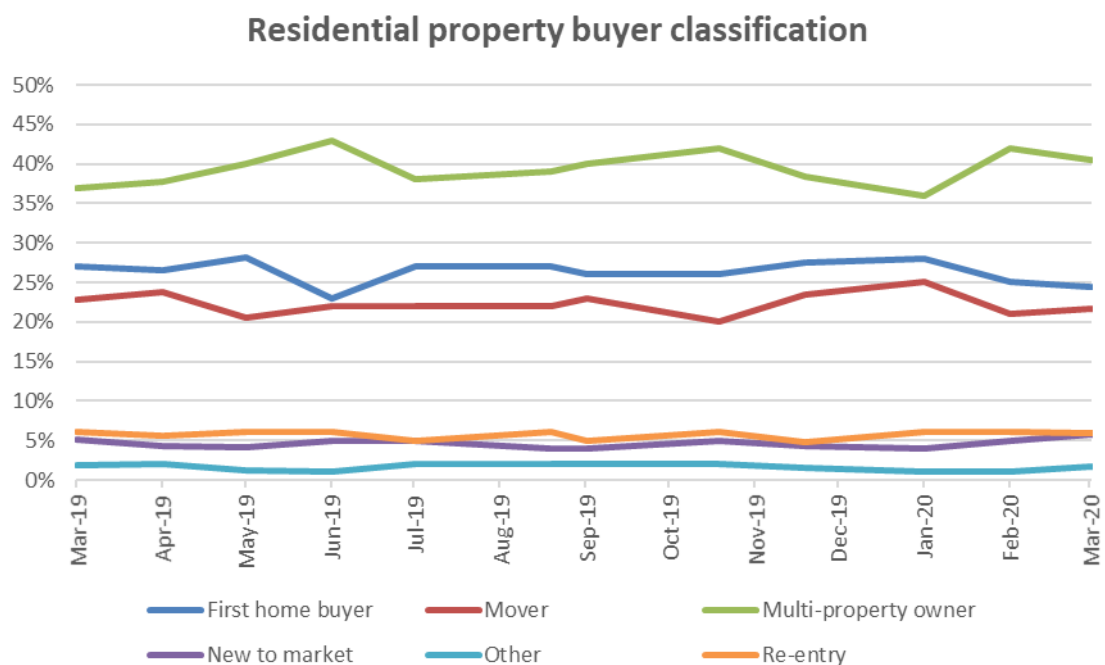
Data source: Real Estate Institute of New Zealand and Auckland Council

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 March 2020, 24 per cent of residential properties sold in Auckland were purchased by first homeowners, 22 per cent were purchased by movers and 41 per cent were purchased by multi-property owners.

Buyer classification	Mar 19	Dec 19	Jan 20	Feb 20	Mar 20
First home buyer	27%	27%	28%	25%	24%
Mover	23%	21%	25%	21%	22%
Multi-property owner	37%	40%	36%	42%	41%
New to market	5%	5%	4%	5%	6%
Other	2%	1%	1%	1%	2%
Re-entry	6%	6%	6%	6%	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 December quarter 2019, 1023 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	December quarter 2018	March quarter 2019	June quarter 2019	September quarter 2019	December quarter 2019
Public housing stock	31,341	31,452	32,184	32,326	32,872
Public housing register - housing register (top row) and transfer register (bottom row)	4,363	4,409	4,846	5,257	5,455
	1,116	1,104	1,170	1,313	1,413
Public housing register – applications housed	818	556	719	1,027	1,023

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>)

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