



Auckland Monthly Housing Update

Land Use Research and Evaluation Team

Strategic Advice and Research Unit

Policy Department

March 2025

aucklandcouncil.govt.nz



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1 Summary

The *Auckland Monthly Housing Update*, prepared by Auckland Council’s Land Use Research and Evaluation Team, collates significant Auckland housing related statistics including:

- 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
- public housing supply and demand in Auckland.

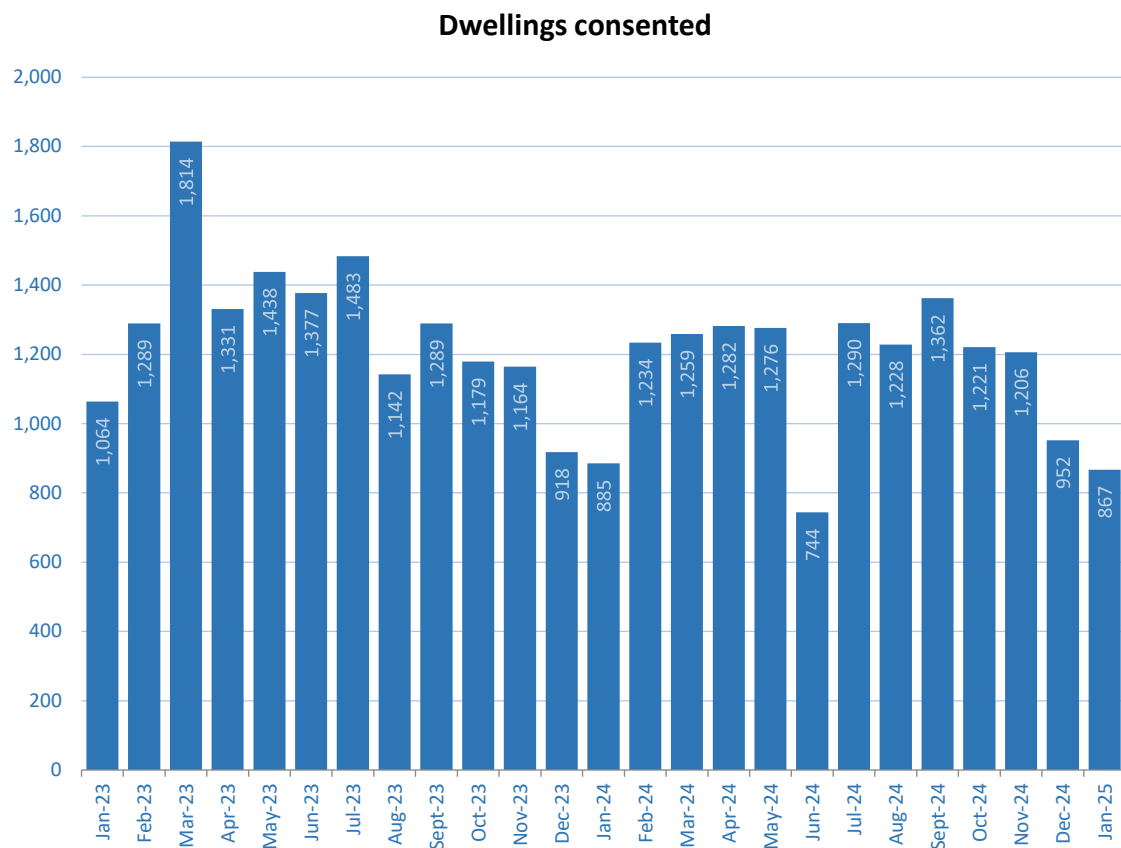
2 Highlights

- 867 dwellings were consented in January 2025.
- In the year ending January 2025, 13,921 dwellings were consented in the region.
- 37 per cent of new dwellings consented in January 2025 were houses, 3 per cent were apartments and 60 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 10 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in January 2025.
- 827 dwellings consented in January 2025 were inside the RUB. Over the past 12 months, 95 per cent of new dwellings consented were inside the RUB.
- 21 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in January 2025.
- 143 dwellings were consented on properties overlapping hazard zones in January 2025, accounting for 16 per cent of total dwellings consented. Over the past 12 months, 15 per cent of new dwellings were consented on properties overlapping a hazard zone.
- 1291 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in January 2025.
- In the year ending January 2025, 17,495 dwellings had a CCC issued.
- 1001 new residential parcels under 5000m² were created in February 2025.
- In the past 12 months, 14,809 new residential parcels under 5000m² were created – an average of 1234 each month.
- In February 2025, 1008 new residential parcels of all sizes were created.
- Long-term arrivals in January 2025 were 5771.
- 1260 public housing applications have been housed in the December quarter 2024.

3 Dwellings Consented

In January 2025, 867 dwelling consents were issued, which saw 13,921 consents issued for the past 12 months.

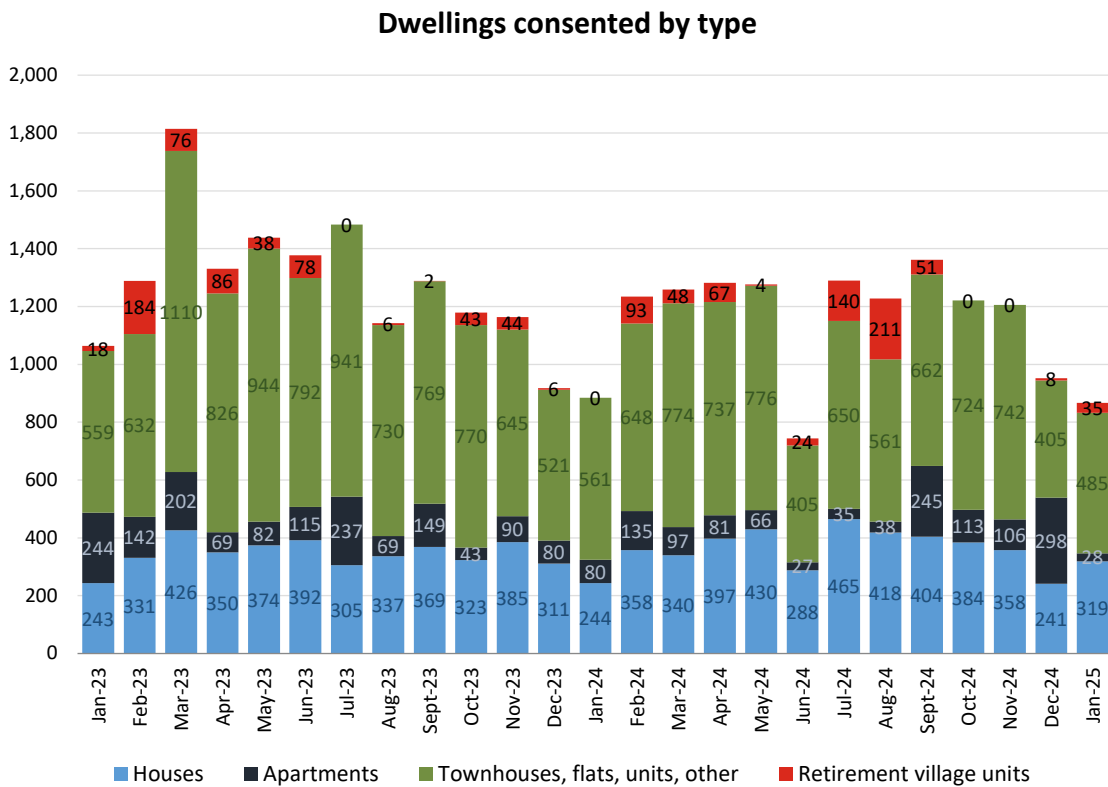
Jan 24	Oct 24	Nov 24	Dec 24	Jan 25
885	1221	1206	952	867



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in January 2025, 319 were houses, 28 were apartments, and 520 were townhouses, flats, units, retirement village units or other types of attached dwellings.



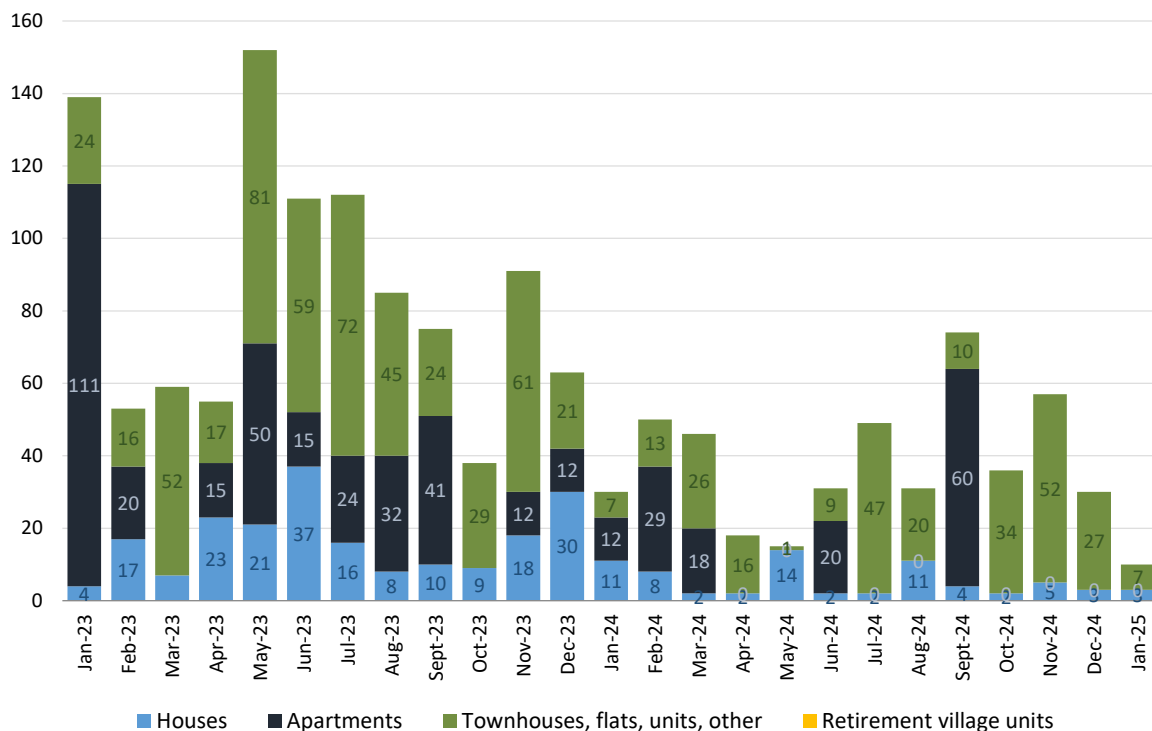
Data source: Statistics New Zealand

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

In January 2025, 10 dwellings (1 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 3 houses and 7 townhouses, flats, and other attached dwelling types.

	Jan 24	Oct 24	Nov 24	Dec 24	Jan 25
Number of KO/TRC dwellings consented	30	36	57	30	10
Percentage of total dwellings consented	3%	3%	5%	3%	1%

Dwellings consented by type (KO/TRC land)



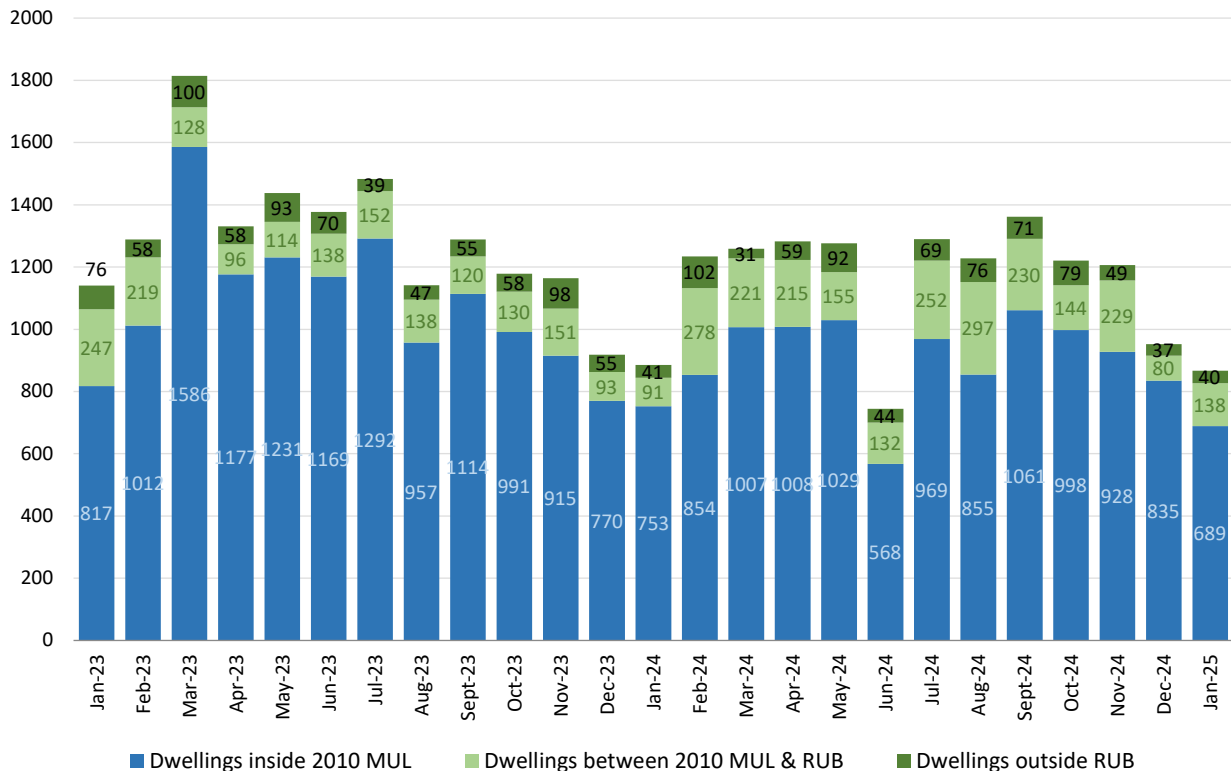
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In January 2025, 689 dwellings consented were inside the 2010 MUL and a total of 827 dwellings consented were inside the RUB. Over the past 12 months, 95 per cent of the dwellings were consented inside the RUB.

	Jan 24	Oct 24	Nov 24	Dec 24	Jan 25
Inside 2010 MUL	753	998	928	835	689
Between 2010 MUL and RUB	91	144	229	80	138
Outside RUB	41	79	49	37	40

Dwellings consented by Auckland Plan monitoring boundaries



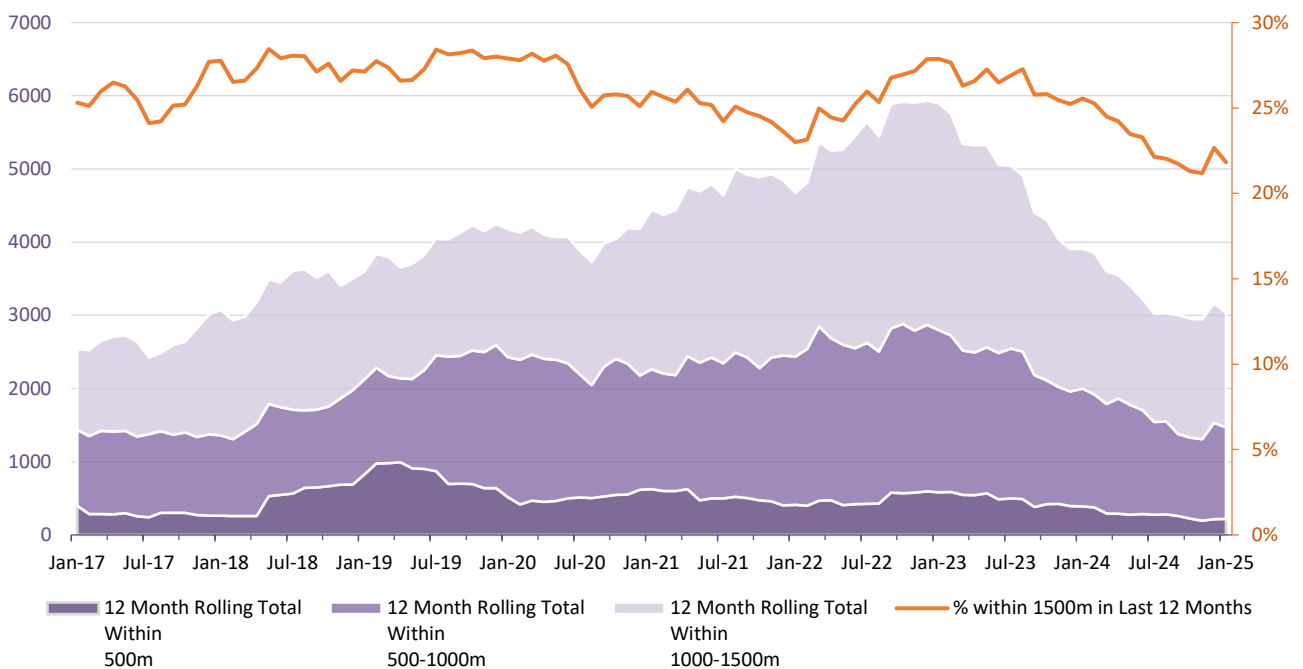
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In January 2025, 185 dwellings (21 per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 3037 dwellings were consented inside the 1500m RTN walking catchments.

	Jan 24	Oct 24	Nov 24	Dec 24	Jan 25
Dwellings consented inside the 1500m RTN walking catchments	307	253	202	472	185
Percentage of total dwellings consented	35%	21%	17%	50%	21%
12-month rolling total inside RTN walking catchments	3913	2953	2946	3159	3037
Proportion from the last 12-month inside RTN walking catchments	26%	21%	21%	23%	22%

Dwellings consented inside RTN walking catchments



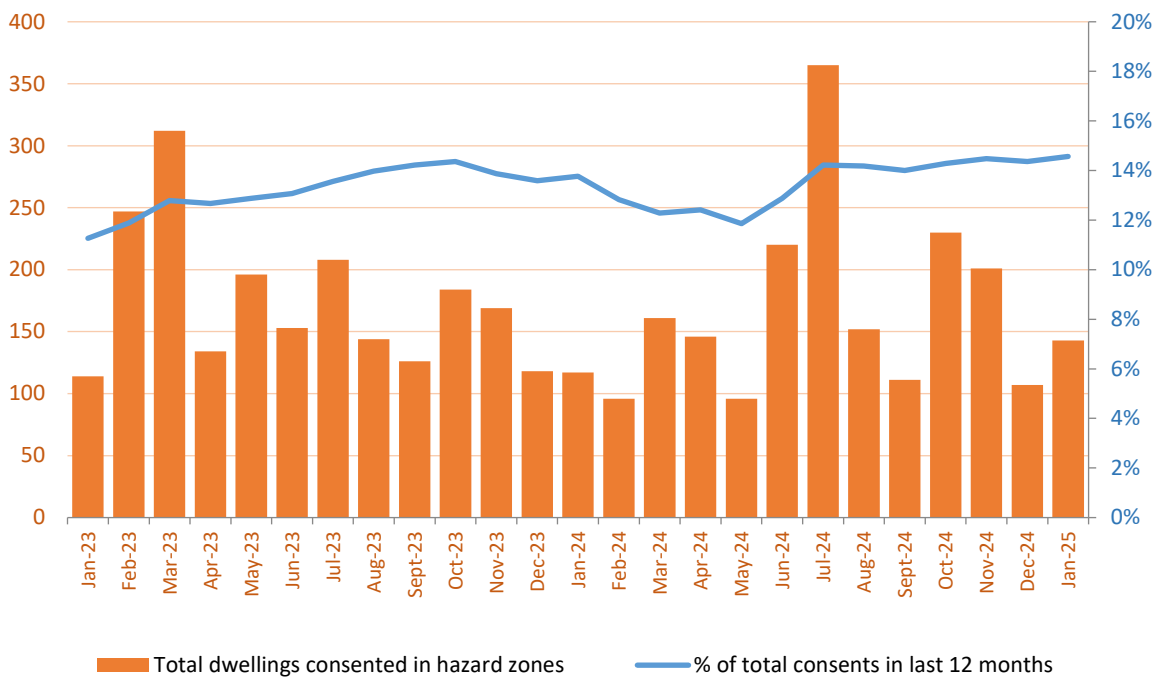
Data sources: Statistics New Zealand and Auckland Council

8 Dwellings consented within hazard zones

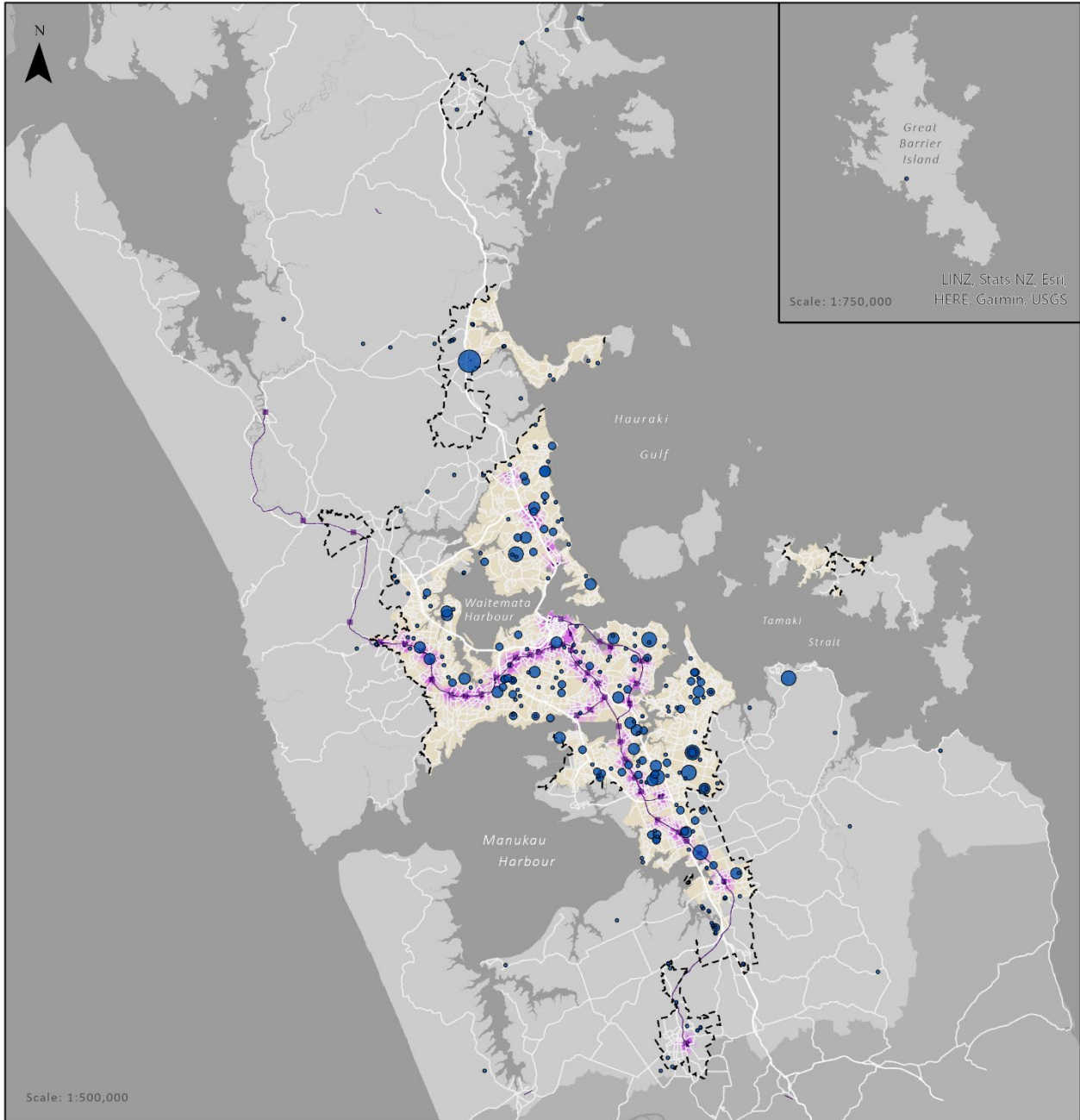
In January 2025, 143 dwellings (16 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 2028 dwellings (15 per cent of total dwellings over the last 12 months) were consented on properties overlapping hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Jan 24	Oct 24	Nov 24	Dec 24	Jan 25
Dwellings consented within hazard zones	117	230	201	107	143
Percentage of total dwellings consented	13%	19%	17%	11%	16%
12-month rolling total inside hazard zones	2108	1981	2013	2002	2028
Proportion from the last 12-months within hazard zones	14%	14%	14%	14%	15%

Dwellings consented in hazard zones



9 Spatial distribution of dwelling consents



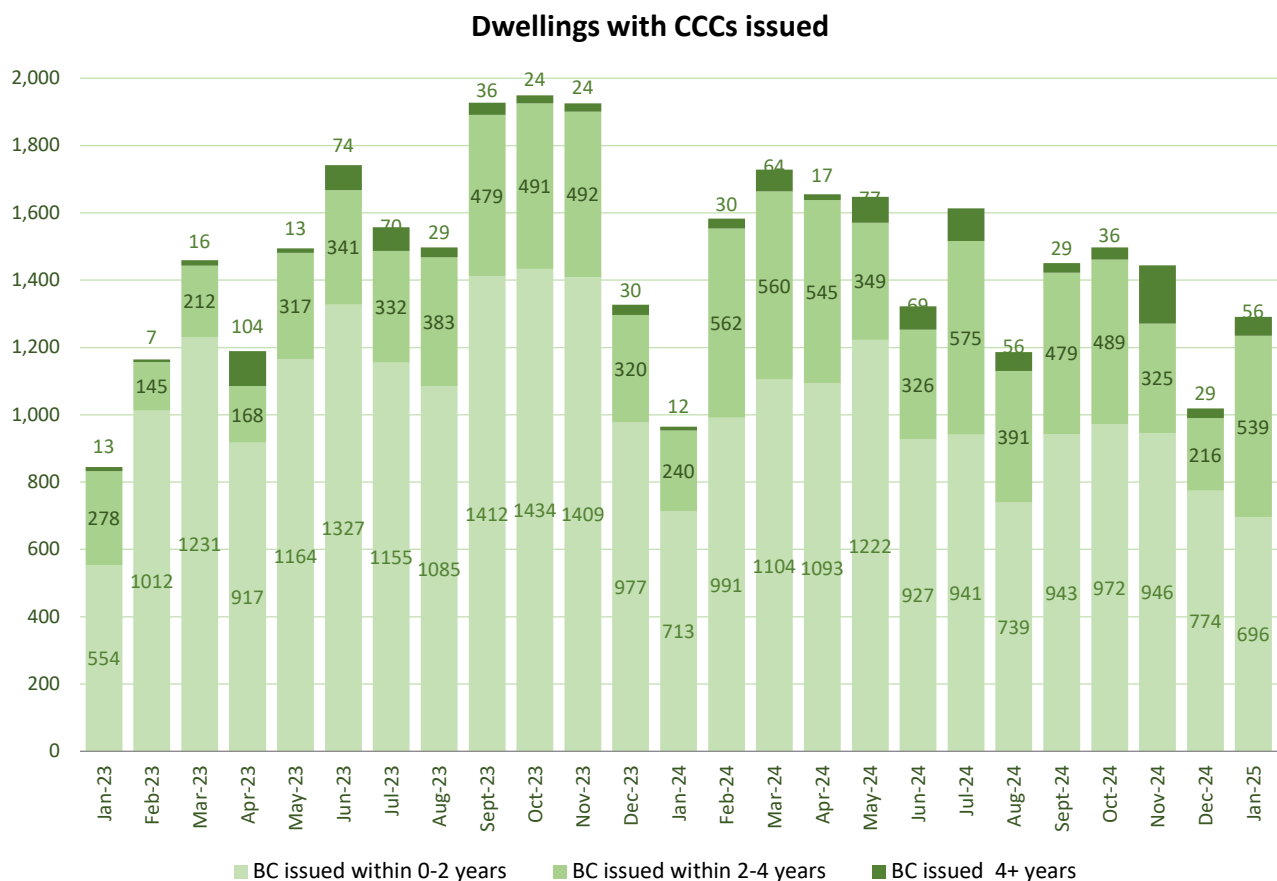
Building consents issued in January 2025



10 Dwellings with CCCs issued (completions)

1291 dwelling units had received CCCs in January 2025. 54 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Jan 24	Oct 24	Nov 24	Dec 24	Jan 25
0-2 years	713	972	946	774	696
2-4 years	240	489	325	216	539
4+ years	12	36	173	29	56



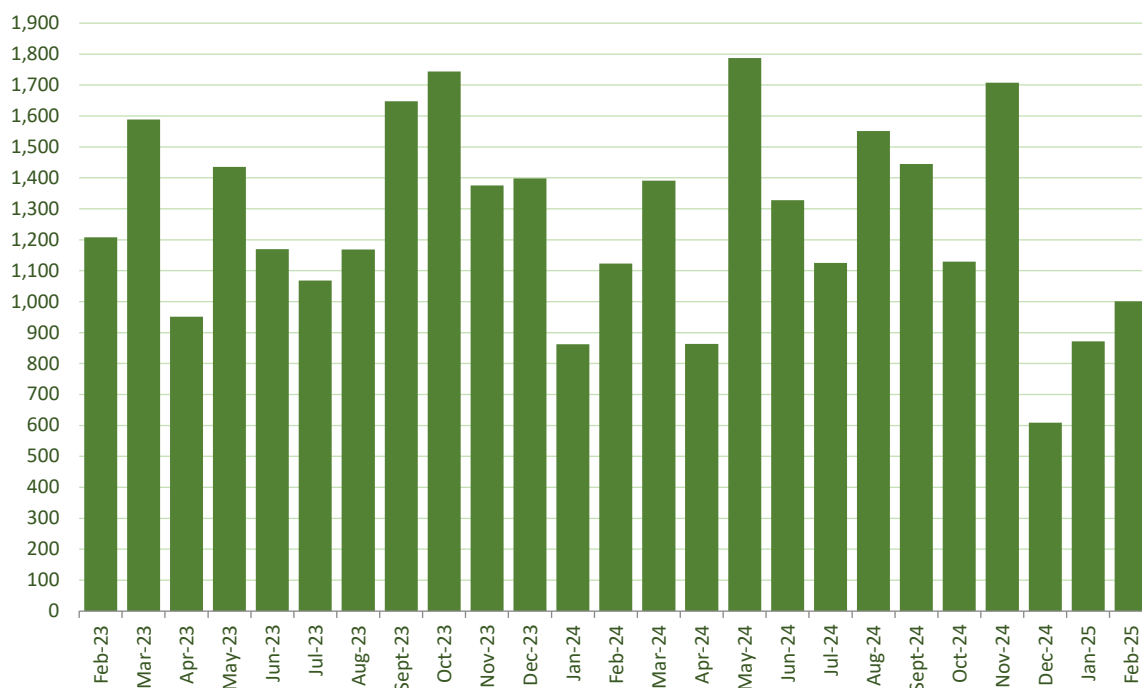
Data source: Auckland Council

11 Residential parcels created

In February 2025, the total number of residential parcels under 5000m² created was 1001.

Parcel size category	Feb 24	Nov 24	Dec 24	Jan 25	Feb 25
Less than 1000 m ²	1102	1675	596	858	981
1000 m ² to 1999 m ²	14	20	9	9	15
2000 m ² to 2999 m ²	5	5	1	2	2
3000 m ² to 3999 m ²	2	3	2	2	2
4000 m ² to 4999 m ²	0	5	1	1	1
Total number of residential parcels < 5000m²	1123	1708	609	872	1001

New residential zoned parcels (< 5000m²)



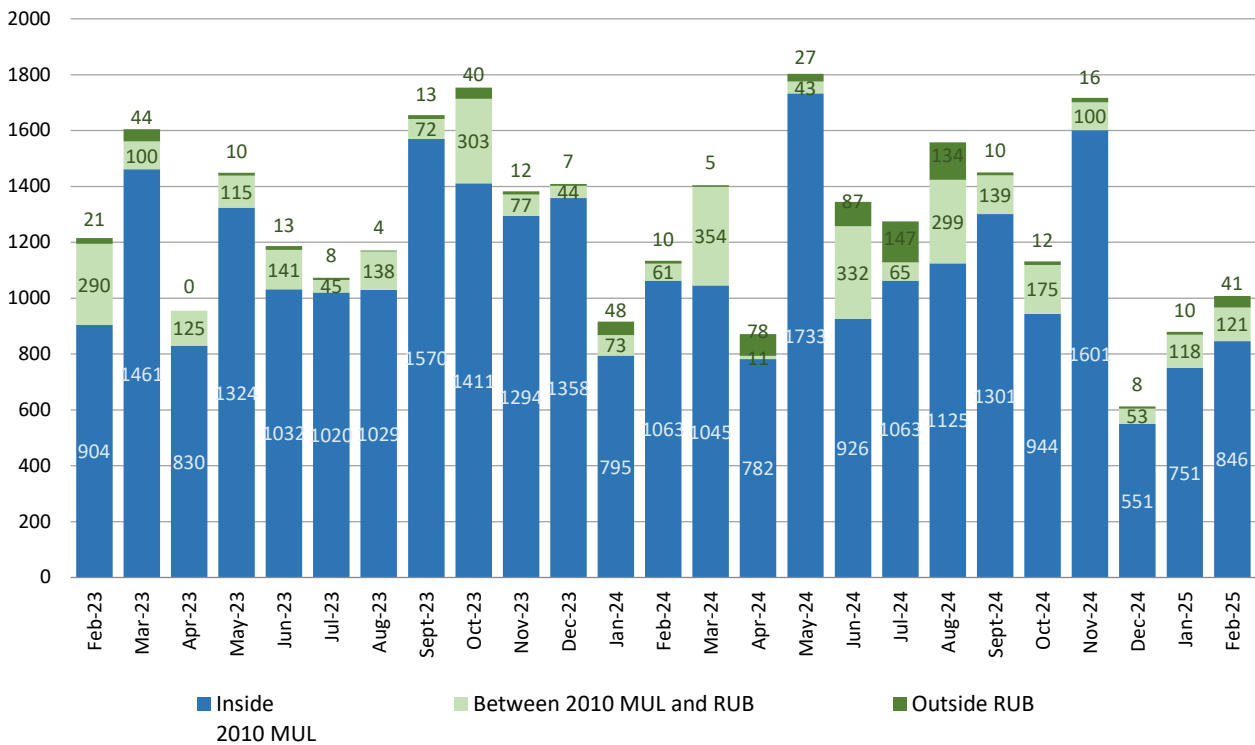
Data source: Auckland Council and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

846 new residential parcels of all sizes created in February 2025 were inside the 2010 MUL and a total of 967 new residential parcels were inside the RUB.

	Feb 24	Nov 24	Dec 24	Jan 25	Feb 25
Inside 2010 MUL	1063	1601	551	751	846
Between 2010 MUL and RUB	61	100	53	118	121
Outside RUB	10	16	8	10	41

Residential parcels created by Auckland Plan monitoring boundaries



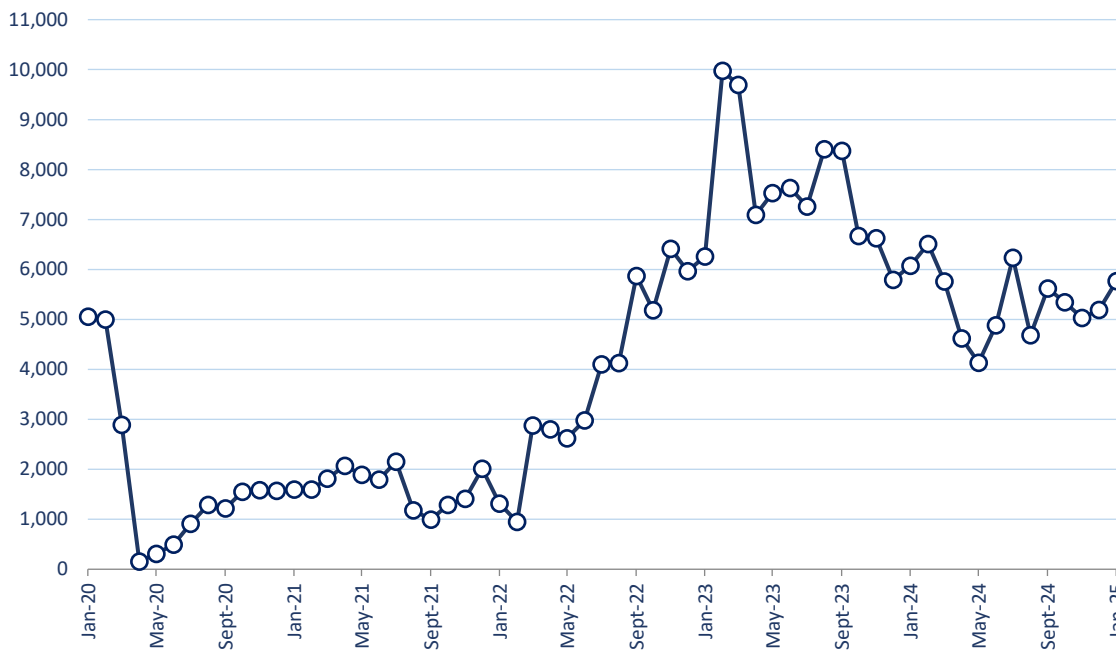
Data source: Auckland Council and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in January 2025 was 5771. 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.

	Jan 24	Oct 24	Nov 24	Dec 24	Jan 25
Arrivals	6074	5345	5034	5191	5771
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

Permanent and long-term arrivals in Auckland
(last five years)



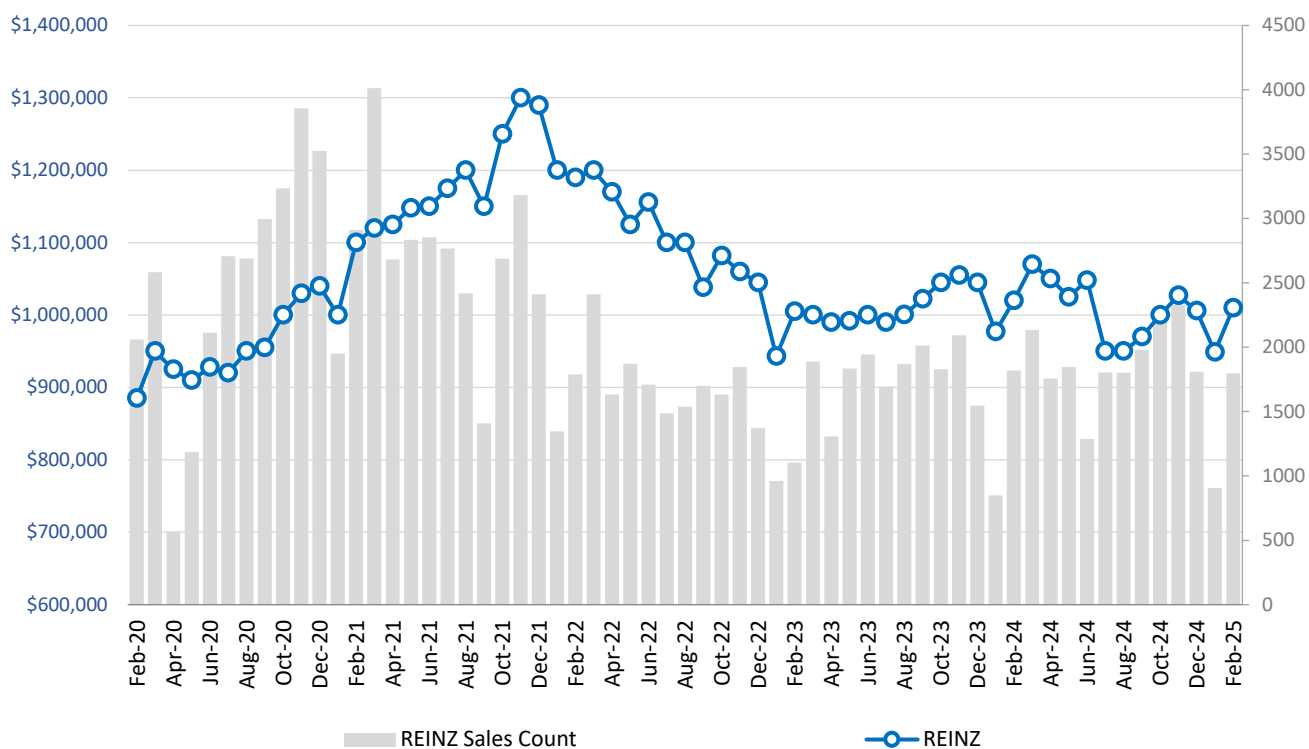
Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in February 2025 was \$1,010,000 based on 1796 reported sales.

Data source	Feb 24	Nov 24	Dec 24	Jan 25	Feb 25
REINZ	\$1,020,000	\$1,027,000	\$1,006,000	\$949,000	\$1,010,000
REINZ Sales Count	1819	2332	1809	906	1796

Median residential sale price
(Last 5 years)



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

15 Public housing in Auckland

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. In the December quarter 2024, 1260 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	December quarter 2023	March quarter 2024	June quarter 2024	September quarter 2024	December quarter 2024
Public housing stock	37,786	38,050	39,176	39,364	39,711
Public housing register - housing register (top row) and transfer register (bottom row)	8344	8398	7653	7338	6624
	2263	2301	2300	2305	2094
Public housing register – applications housed	1092	1065	1273	1479	1260
Accommodation Supplement Recipients	120,278	121,300	121,300	123,972	128,352

Data source: [Ministry of Housing and Urban Development](#)

¹ Public housing data are extracted from the Public Housing in Auckland Region dashboard. Detailed information can be found on the Ministry of Housing and Urban Development’s website.

16 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 the Land Use Research and Evaluation Team. This data is then analysed against its location relative to the Auckland Plan monitoring boundaries, namely the 2010 Metropolitan Urban Limit (MUL) and the Rural Urban Boundary (RUB).

Dwellings consented within hazard zones

Monthly data for individual building consents is supplied by Statistics New Zealand and mapped to property parcels by the Land Use Research and Evaluation Team. Property parcels which intersect a hazard zone (flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones) are counted towards the total regardless of how small the intersection.

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 the Land Use Research and Evaluation Team 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 relative 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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