



Auckland Monthly Housing Update

Land Use Research and Evaluation Team

Strategic Advice and Research Unit

Policy Department

May 2025. Revised October 2025

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Strategic Advice
and Research

SARU



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Revision note

This report was revised in October 2025 due to an error in the processing of February 2025 building consents data. Twenty-nine dwellings were omitted in error during the running of the analysis.

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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.

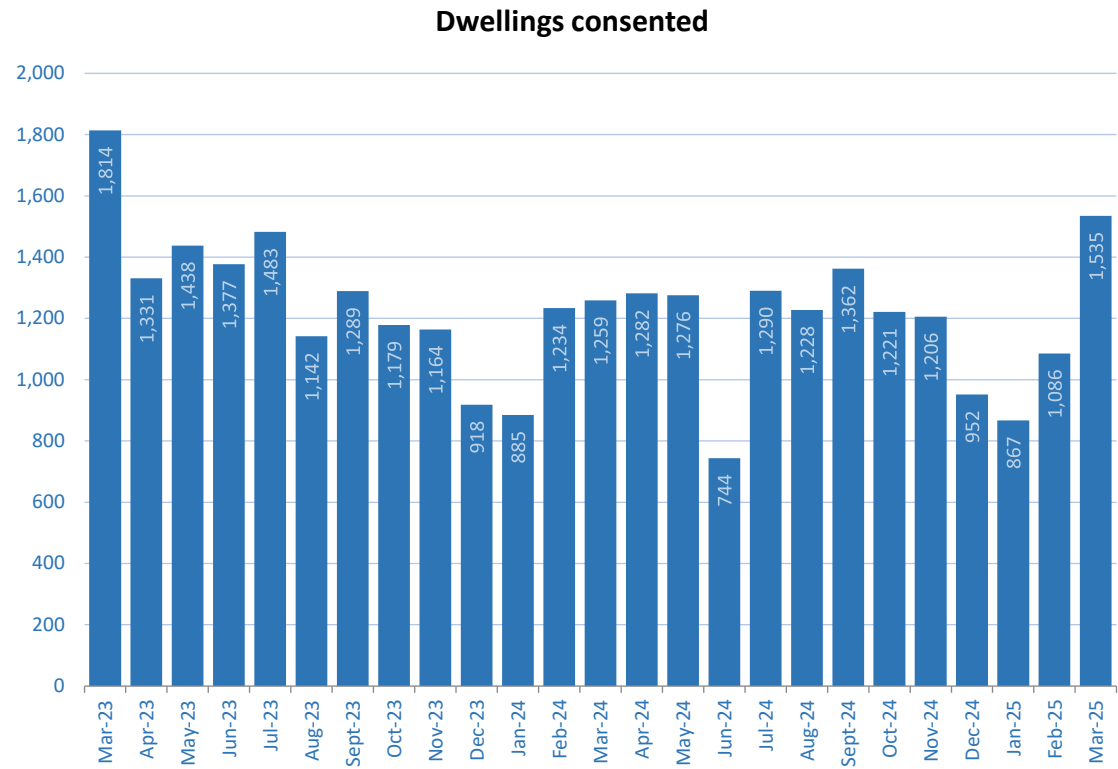
2 Highlights

- 1535 dwellings were consented in March 2025.
- In the year ending March 2025, 14,049 dwellings were consented in the region.
- 29 per cent of new dwellings consented in March 2025 were houses, 21 per cent were apartments and 50 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 24 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in March 2025.
- 1460 dwellings consented in March 2025 were inside the RUB. Over the past 12 months, 95 per cent of new dwellings consented were inside the RUB.
- 29 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in March 2025.
- 131 dwellings were consented on properties overlapping hazard zones in March 2025, accounting for 9 per cent of total dwellings consented. Over the past 12 months, 14 per cent of new dwellings were consented on properties overlapping a hazard zone.
- 1255 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in March 2025.
- In the year ending March 2025, 16,338 dwellings had a CCC issued.
- 507 new residential parcels under 5000m² were created in April 2025.
- In the past 12 months, 14,714 new residential parcels under 5000m² were created – an average of 1226 each month.
- In April 2025, 510 new residential parcels of all sizes were created.
- Long-term arrivals in March 2025 were 4963.
- 1260 public housing applications have been housed in the December quarter 2024.

3 Dwellings Consented

In March 2025, 1535 dwelling consents were issued, which saw 14,049 consents issued for the past 12 months.

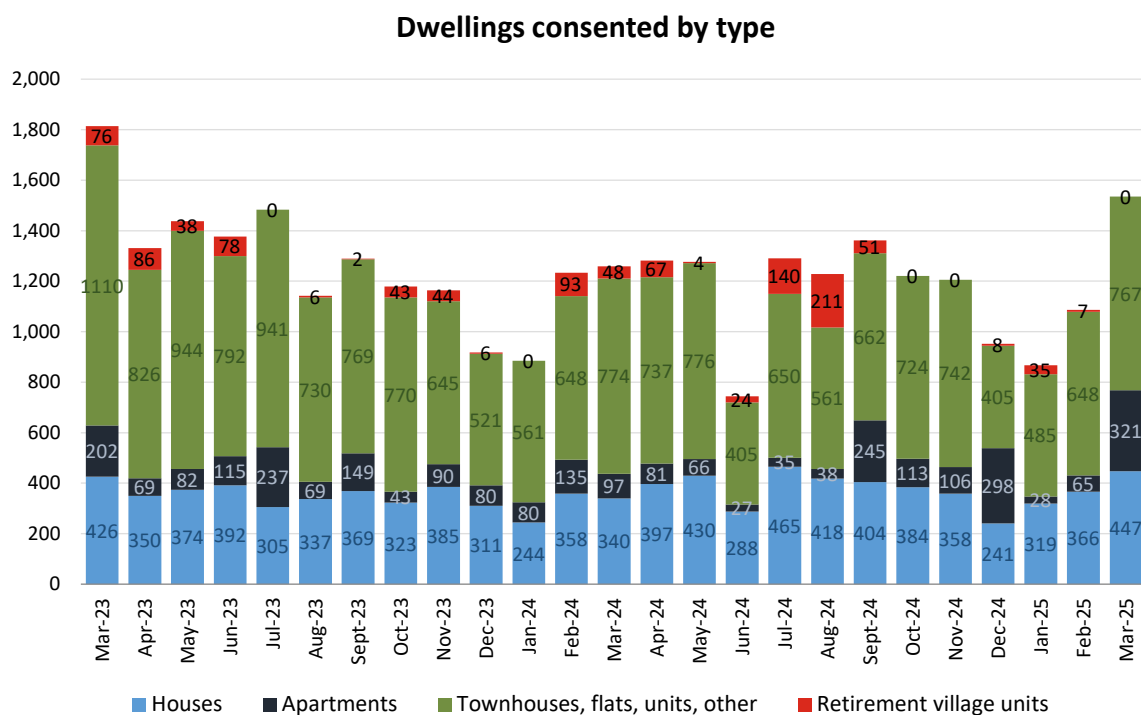
Mar 24	Dec 24	Jan 25	Feb 25	Mar 25
1259	952	867	1086	1535



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in March 2025, 447 were houses, 321 were apartments, and 767 were townhouses, flats, units, retirement village units or other types of attached dwellings.



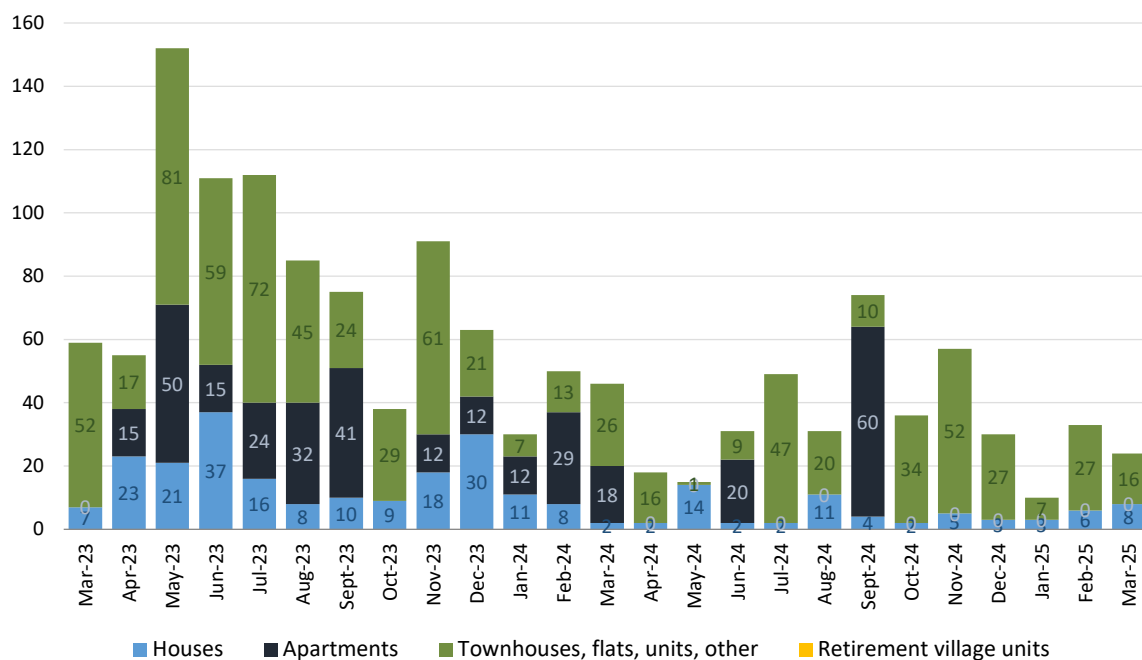
Data source: Statistics New Zealand

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

In March 2025, 24 dwellings (2 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 8 houses and 16 townhouses, flats, and other attached dwelling types.

	Mar 24	Dec 24	Jan 25	Feb 25	Mar 25
Number of KO/TRC dwellings consented	46	30	10	33	24
Percentage of total dwellings consented	4%	3%	1%	3%	2%

Dwellings consented by type (KO/TRC land)



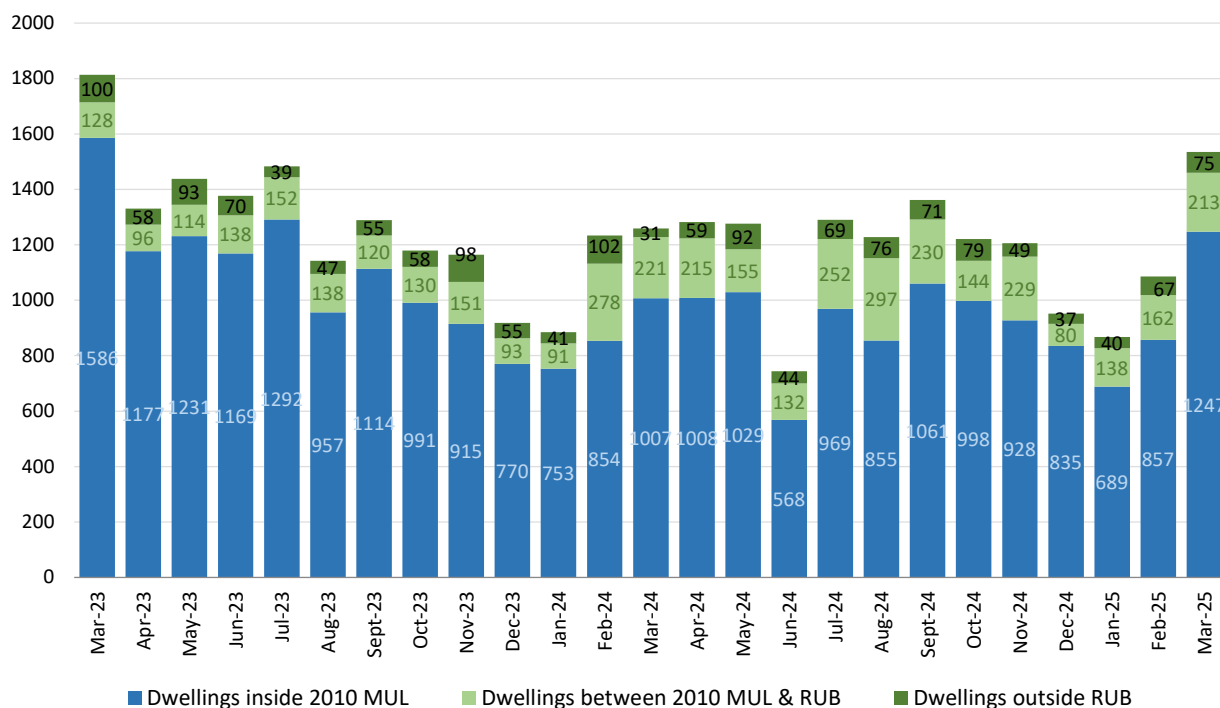
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In March 2025, 1247 dwellings consented were inside the 2010 MUL and a total of 1460 dwellings consented were inside the RUB. Over the past 12 months, 95 per cent of the dwellings were consented inside the RUB.

	Mar 24	Dec 24	Jan 25	Feb 25	Mar 25
Inside 2010 MUL	1007	835	689	857	1247
Between 2010 MUL and RUB	221	80	138	162	213
Outside RUB	31	37	40	67	75

Dwellings consented by Auckland Plan monitoring boundaries



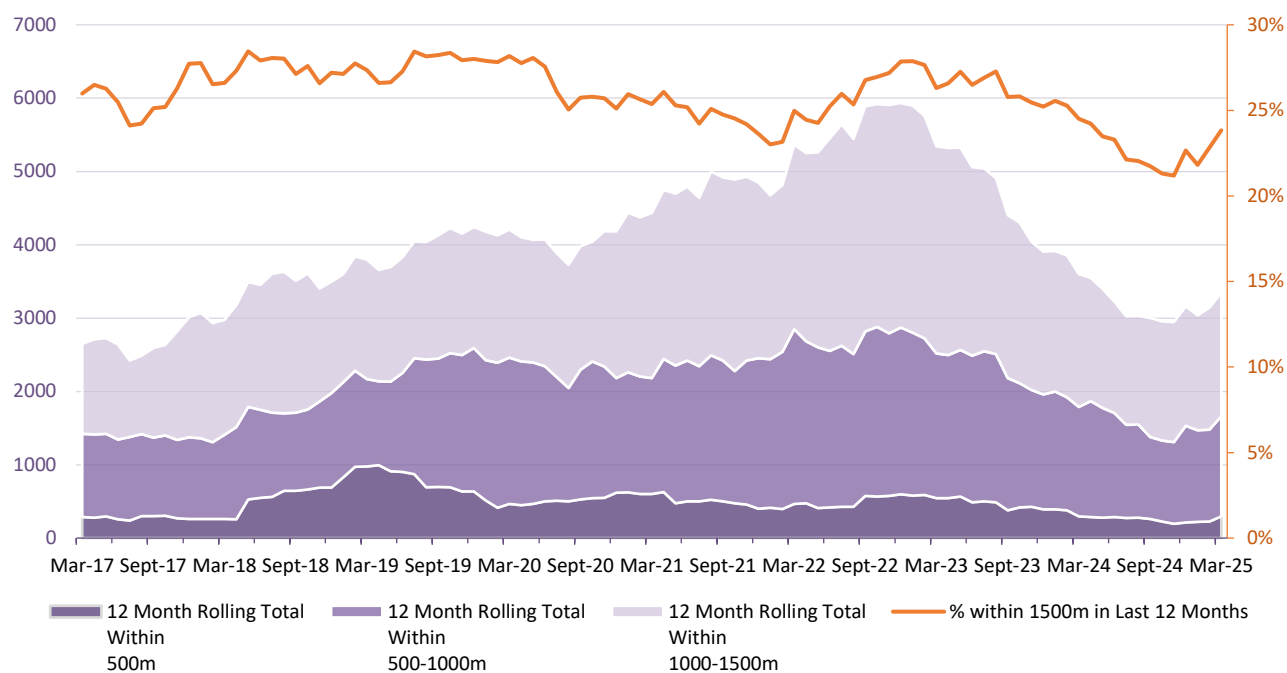
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In March 2025, 449 dwellings (29 per cent of total dwellings consented) were consented inside the rapid transit network's (RTN) 1500m walking catchments. In the last 12 months, 3341 dwellings were consented inside the 1500m RTN walking catchments.

	Mar 24	Dec 24	Jan 25	Feb 25	Mar 25
Dwellings consented inside the 1500m RTN walking catchments	245	472	185	261	449
Percentage of total dwellings consented	19%	50%	21%	24%	29%
12-month rolling total inside RTN walking catchments	3601	3159	3037	3144	3341
Proportion from the last 12-month inside RTN walking catchments	24%	23%	22%	23%	24%

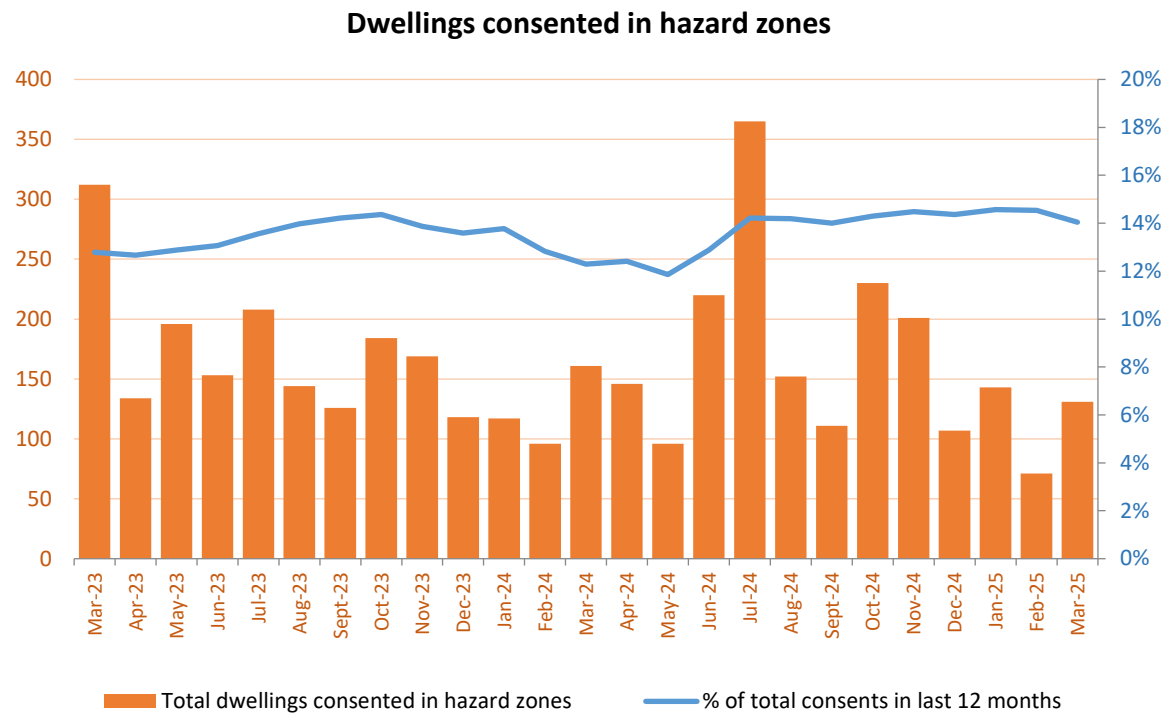
Dwellings consented inside RTN walking catchments



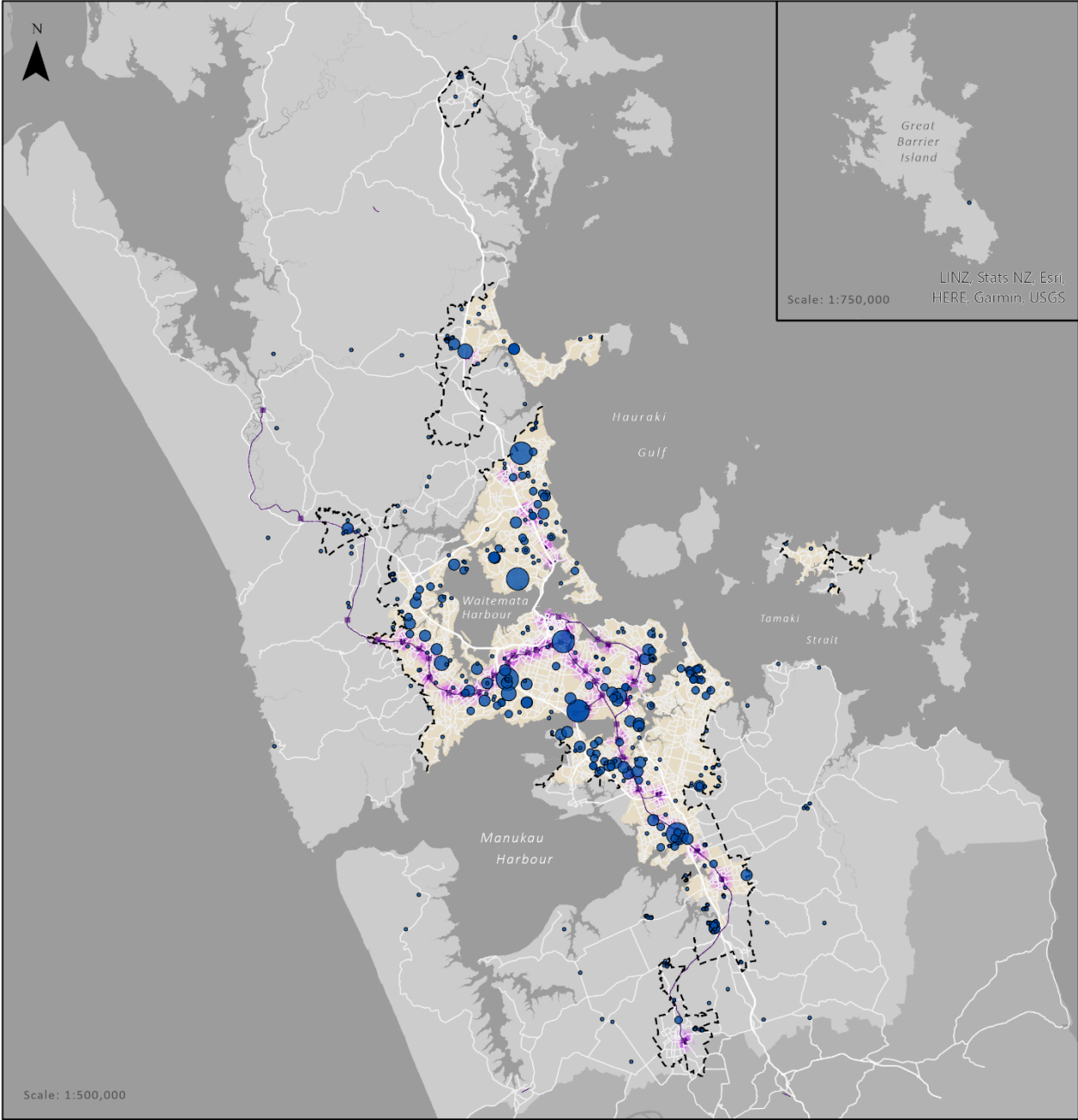
8 Dwellings consented within hazard zones

In March 2025, 131 dwellings (9 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1973 dwellings (14 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.

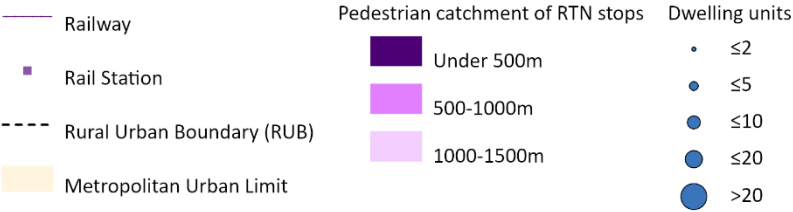
	Mar 24	Dec 24	Jan 25	Feb 25	Mar 25
Dwellings consented within hazard zones	161	107	143	71	131
Percentage of total dwellings consented	13%	11%	16%	7%	9%
12-month rolling total inside hazard zones	1806	2002	2028	2003	1973
Proportion from the last 12-months within hazard zones	12%	14%	15%	15%	14%



9 Spatial distribution of dwelling consents



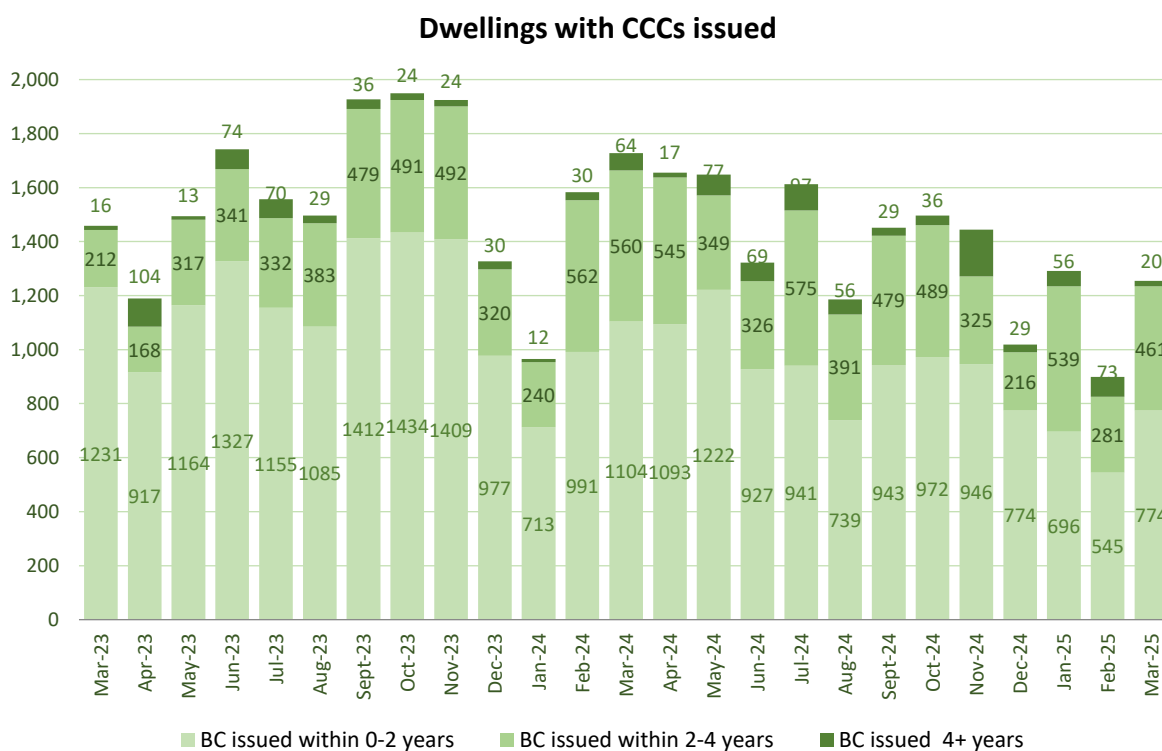
Building consents issued in March 2025



10 Dwellings with CCCs issued (completions)

1255 dwelling units had received CCCs in March 2025. 62 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Mar 24	Dec 24	Jan 25	Feb 25	Mar 25
0-2 years	1104	774	696	545	774
2-4 years	560	216	539	281	461
4+ years	64	29	56	73	20



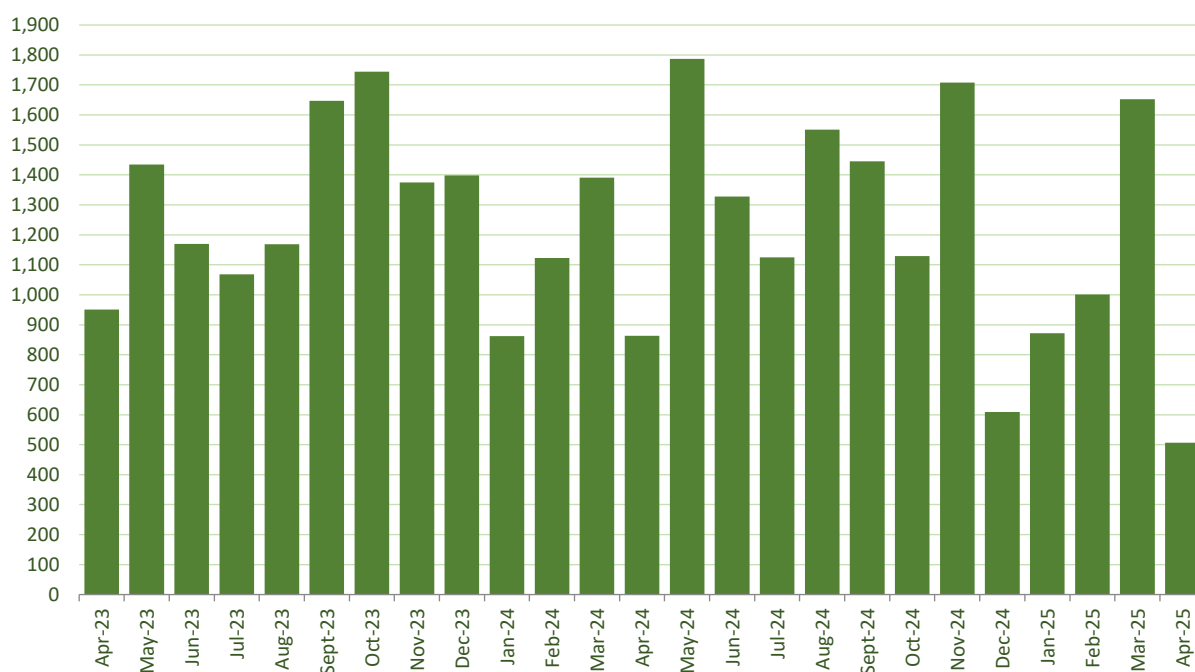
Data source: Auckland Council

11 Residential parcels created

In April 2025, the total number of residential parcels under 5000m² created was 507.

Parcel size category	Apr 24	Jan 25	Feb 25	Mar 25	Apr 25
Less than 1000 m ²	841	858	981	1628	493
1000 m ² to 1999 m ²	15	9	15	17	9
2000 m ² to 2999 m ²	4	2	2	4	3
3000 m ² to 3999 m ²	2	2	2	2	0
4000 m ² to 4999 m ²	1	1	1	1	2
Total number of residential parcels < 5000m ²	863	872	1001	1652	507

New residential zoned parcels (< 5000m²)

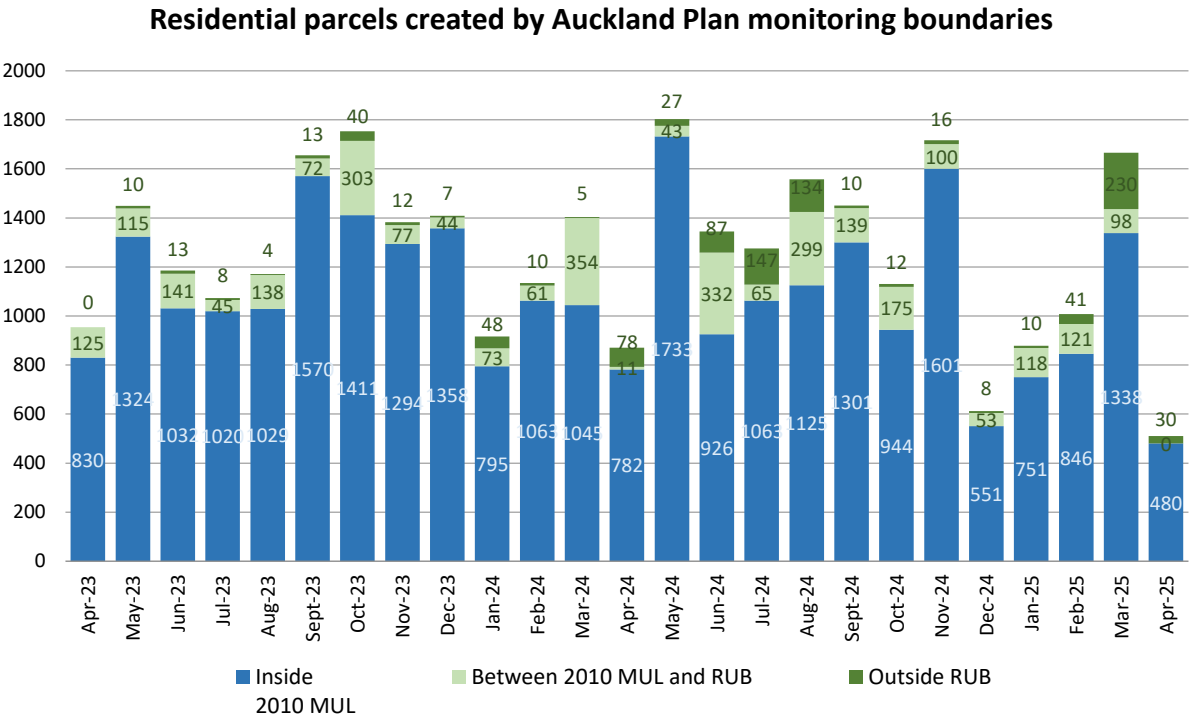


Data source: Auckland Council and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

480 new residential parcels of all sizes created in April 2025 were inside the 2010 MUL and a total of 480 new residential parcels were inside the RUB.

	Apr 24	Jan 25	Feb 25	Mar 25	Apr 25
Inside 2010 MUL	782	751	846	1338	480
Between 2010 MUL and RUB	11	118	121	98	0
Outside RUB	78	10	41	230	30

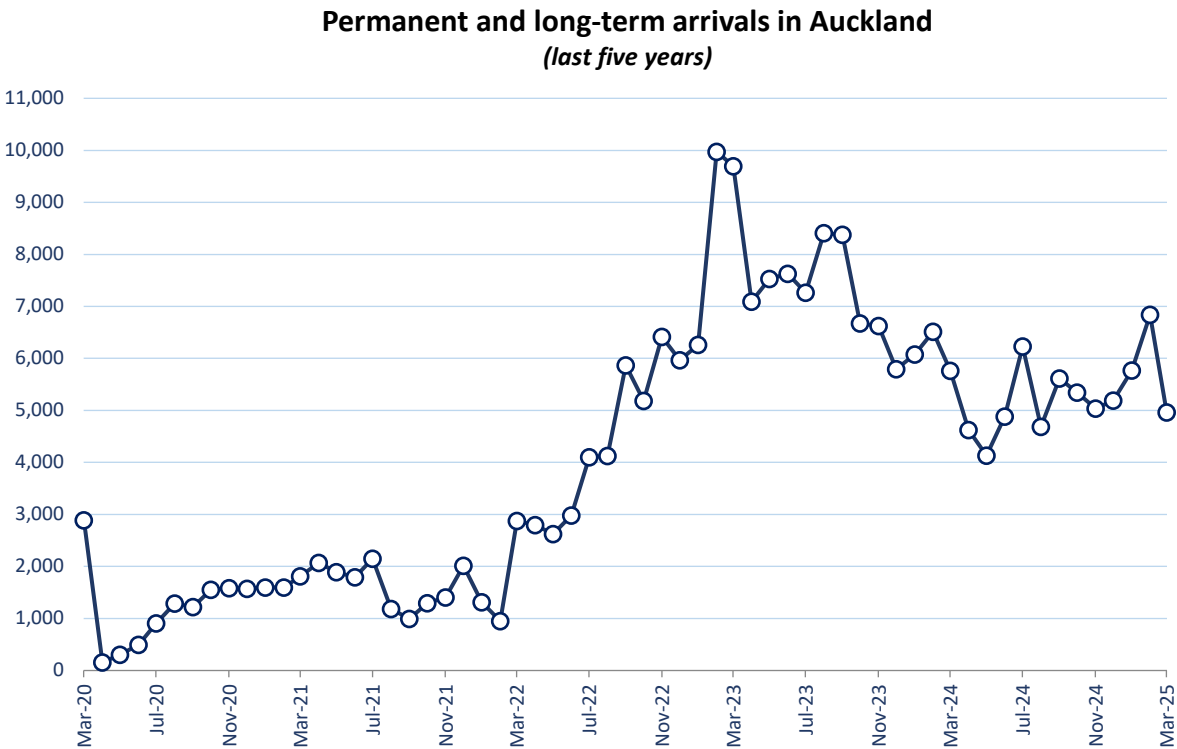


Data source: Auckland Council and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in March 2025 was 4963. 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.

	Mar 24	Dec 24	Jan 25	Feb 25	Mar 25
Arrivals	5764	5191	5771	6841	4963
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

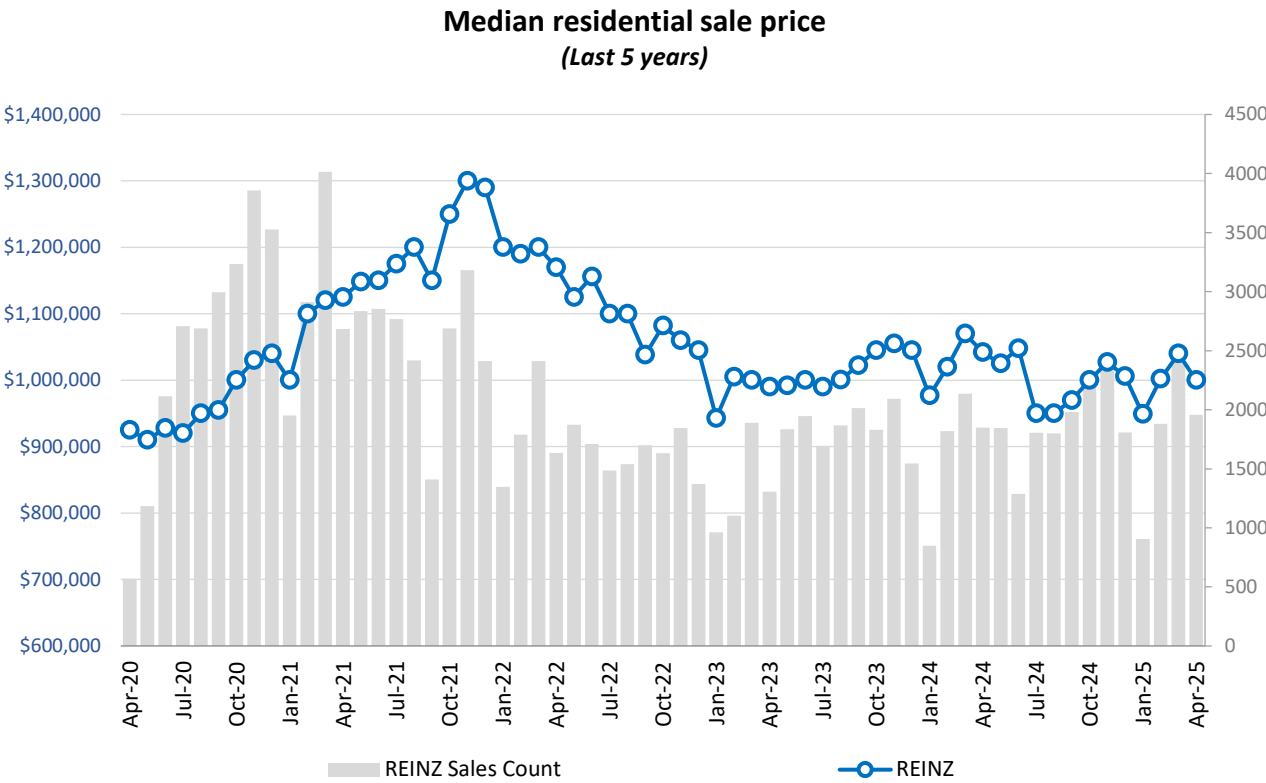


Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in April 2025 was \$1,000,000 based on 1957 reported sales.

Data source	Apr 24	Jan 25	Feb 25	Mar 25	Apr 25
REINZ	\$1,042,000	\$949,000	\$1,002,000	\$1,040,000	\$1,000,000
REINZ Sales Count	1848	906	1880	2428	1957



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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