

Auckland Monthly Housing Update

Land Use Research and Evaluation Team
Strategic Advice and Research Unit
Policy Department

January 2026

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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.

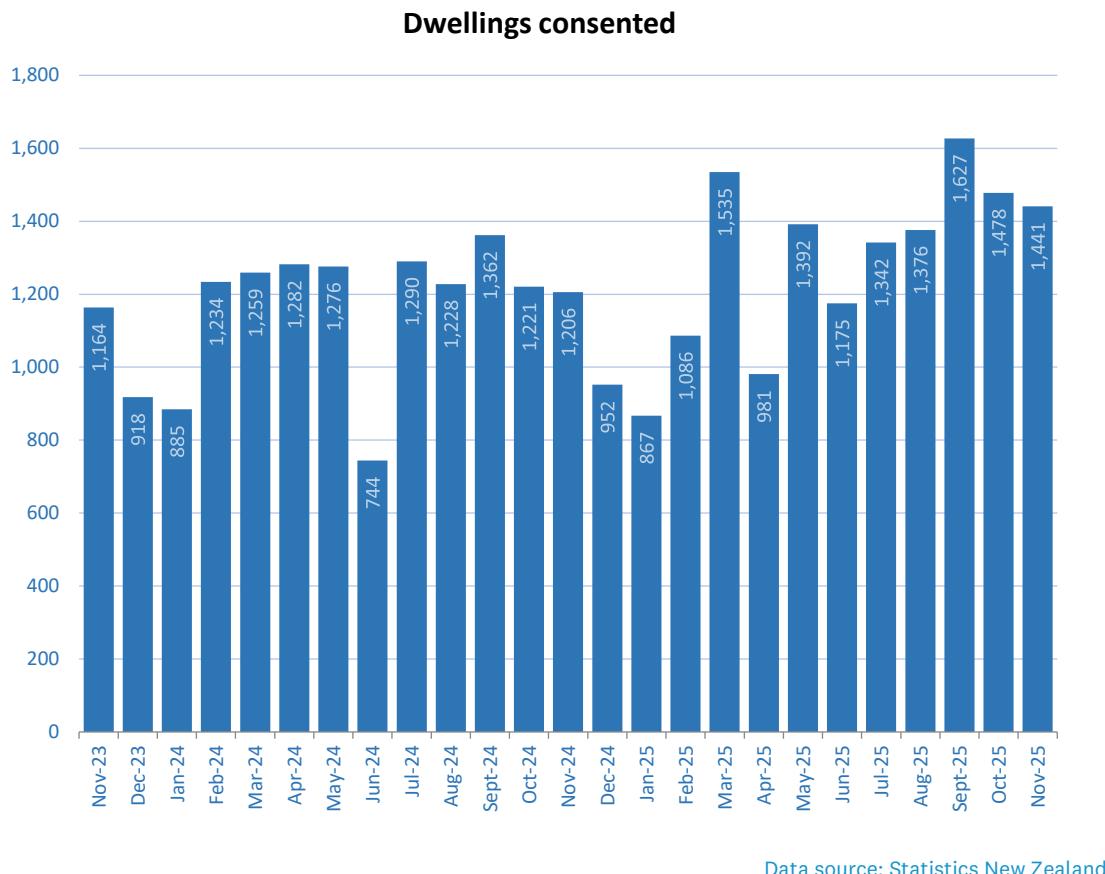
2 Highlights

- 1441 dwellings were consented in November 2025.
- In the year ending November 2025, 15,252 dwellings were consented in the region.
- 39 per cent of new dwellings consented in November 2025 were houses, 3 per cent were apartments and 58 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 77 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in November 2025.
- 1388 dwellings consented in November 2025 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 20 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in November 2025.
- 153 dwellings were consented on properties overlapping hazard zones in November 2025, accounting for 11 per cent of total dwellings consented. Over the past 12 months, 10 per cent of new dwellings were consented on properties overlapping a hazard zone.
- 982 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in November 2025.
- In the year ending November 2025, 14,648 dwellings had a CCC issued.
- 1193 new residential parcels under 5000m² were created in December 2025.
- In the past 12 months, 14,030 new residential parcels under 5000m² were created – an average of 1169 each month.
- In December 2025, 1205 new residential parcels of all sizes were created.
- Long-term arrivals in November 2025 were 4942.
- 1116 public housing applications have been housed in the March quarter 2025.

3 Dwellings Consented

In November 2025, 1441 dwelling consents were issued, which saw 15,252 consents issued for the past 12 months.

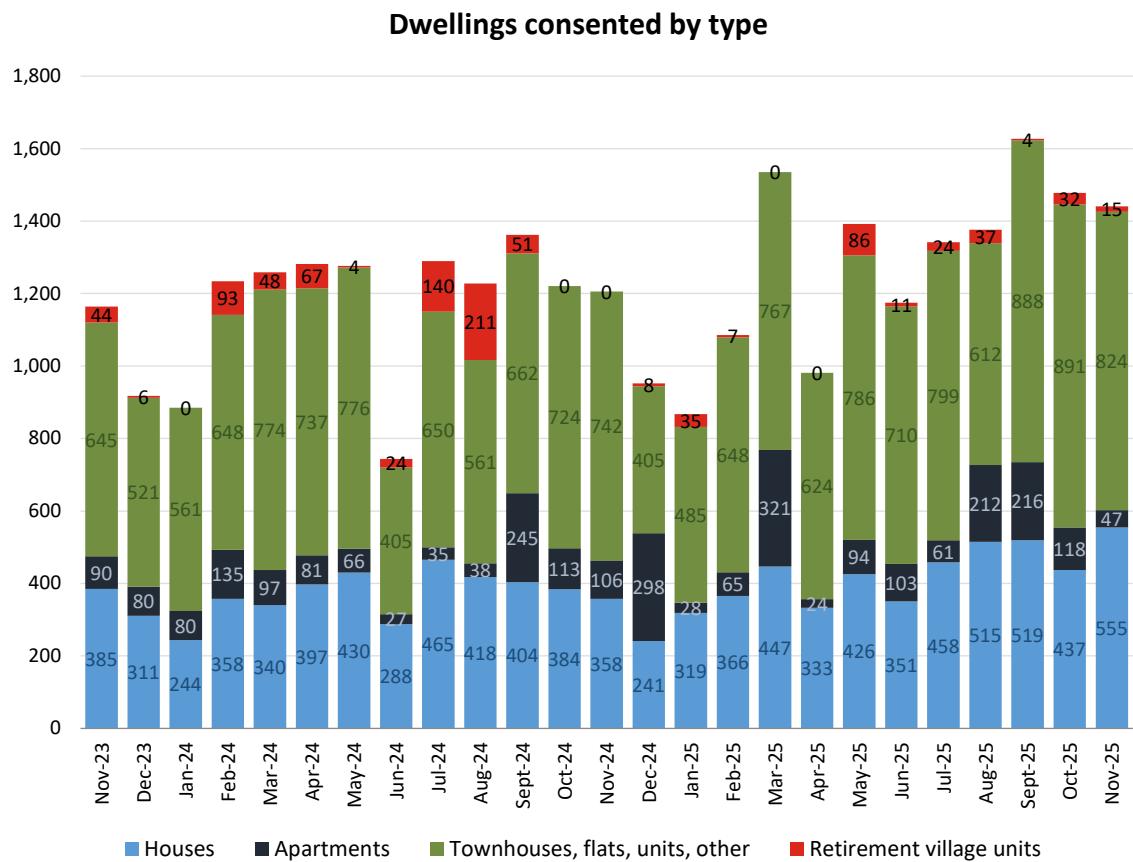
| Nov 24 | Aug 25 | Sep 25 | Oct 25 | Nov 25 |
|--------|--------|--------|--------|--------|
| 1206 | 1376 | 1627 | 1478 | 1441 |



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in November 2025, 555 were houses, 47 were apartments, and 839 were townhouses, flats, units, retirement village units or other types of attached dwellings.



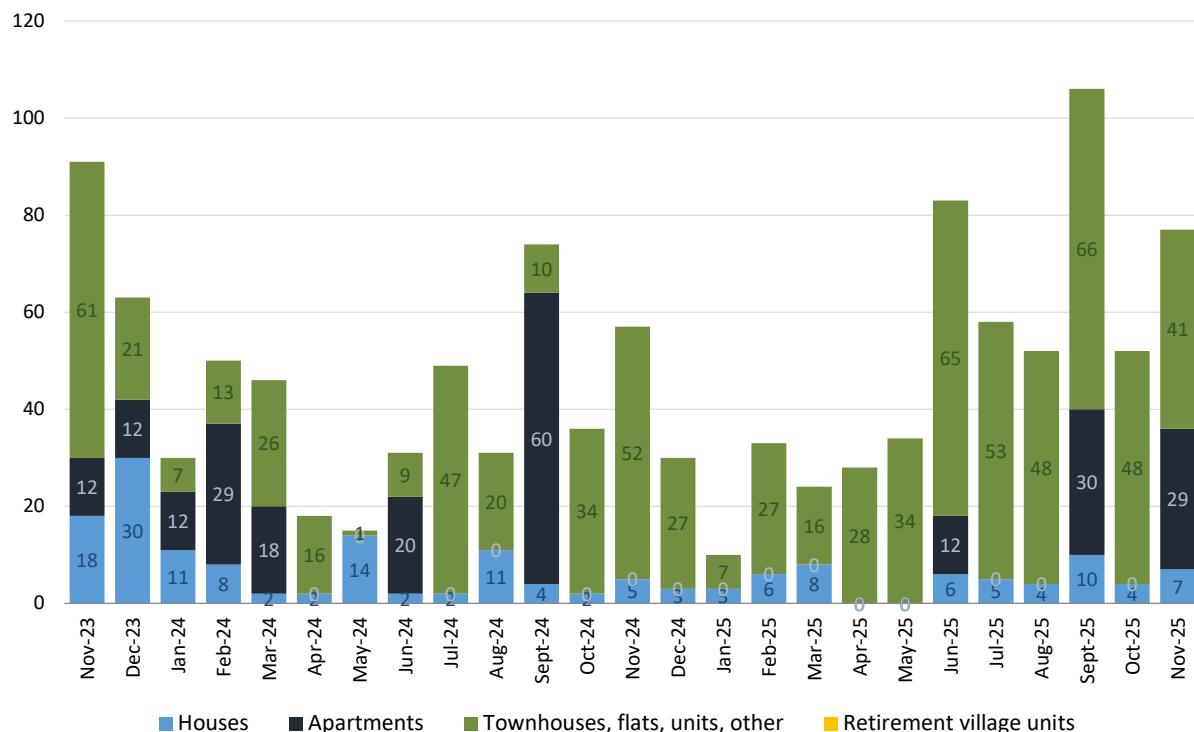
Data source: Statistics New Zealand

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

In November 2025, 77 dwellings (5 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 7 houses, 29 apartments and 41 townhouses, flats, and other attached dwelling types.

| | Nov 24 | Aug 25 | Sep 25 | Oct 25 | Nov 25 |
|---|--------|--------|--------|--------|--------|
| Number of KO/TRC dwellings consented | 57 | 52 | 106 | 52 | 77 |
| Percentage of total dwellings consented | 5% | 4% | 7% | 4% | 5% |

Dwellings consented by type (KO/TRC land)

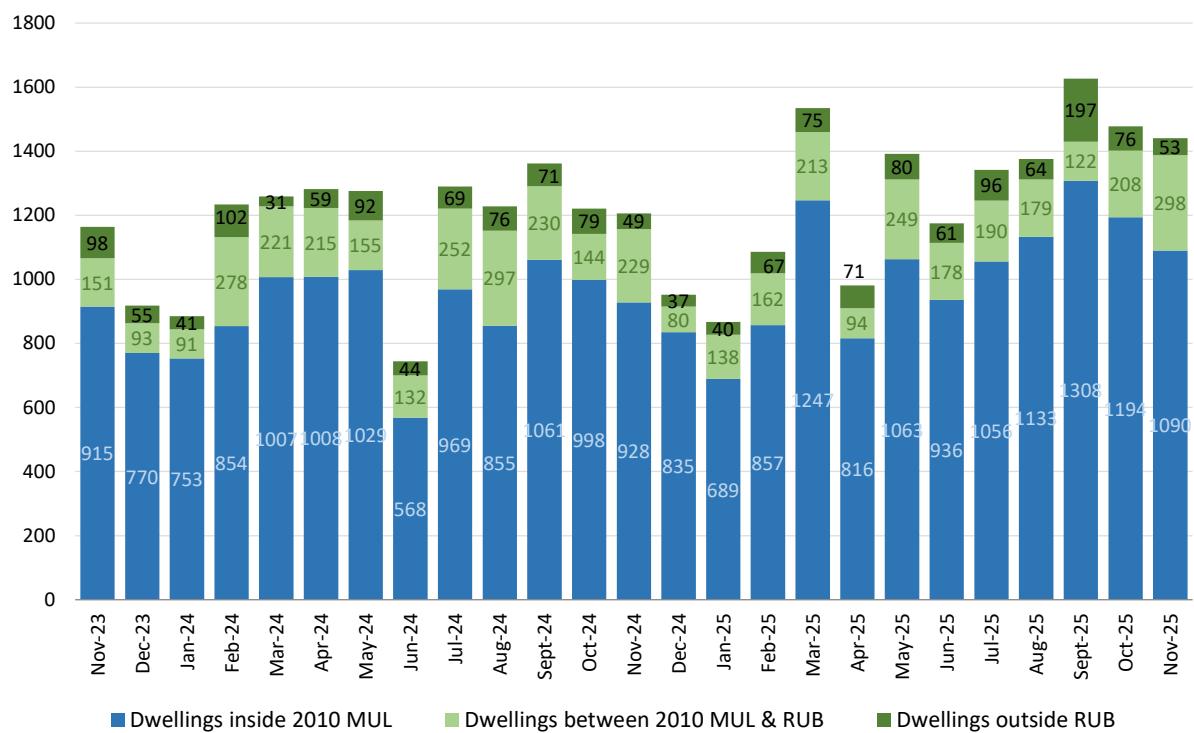


6 Dwellings consented by Auckland Plan monitoring boundaries

In November 2025, 1090 dwellings consented were inside the 2010 MUL and a total of 1388 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

| | Nov 24 | Aug 25 | Sep 25 | Oct 25 | Nov 25 |
|--------------------------|--------|--------|--------|--------|--------|
| Inside 2010 MUL | 928 | 1133 | 1308 | 1194 | 1090 |
| Between 2010 MUL and RUB | 229 | 179 | 122 | 208 | 298 |
| Outside RUB | 49 | 64 | 197 | 76 | 53 |

Dwellings consented by Auckland Plan monitoring boundaries

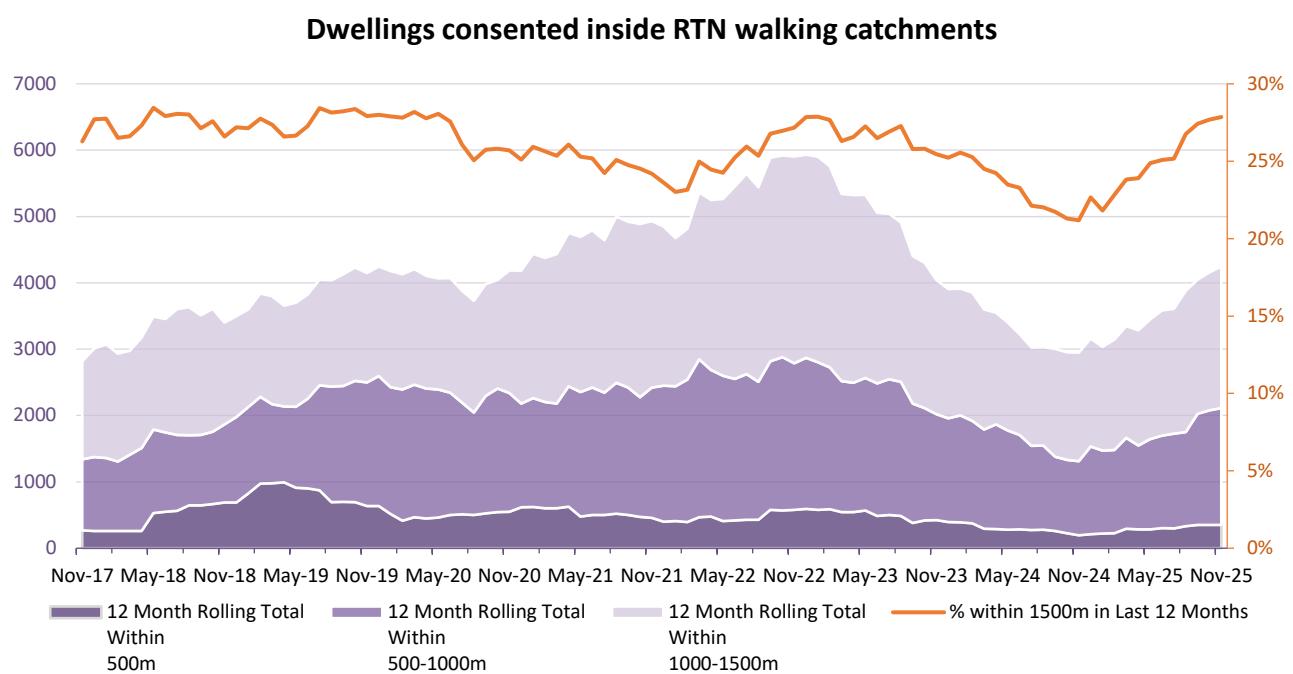


Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In November 2025, 293 dwellings (20 per cent of total dwellings consented) were consented inside the rapid transit network's (RTN) 1500m walking catchments. In the last 12 months, 4248 dwellings were consented inside the 1500m RTN walking catchments.

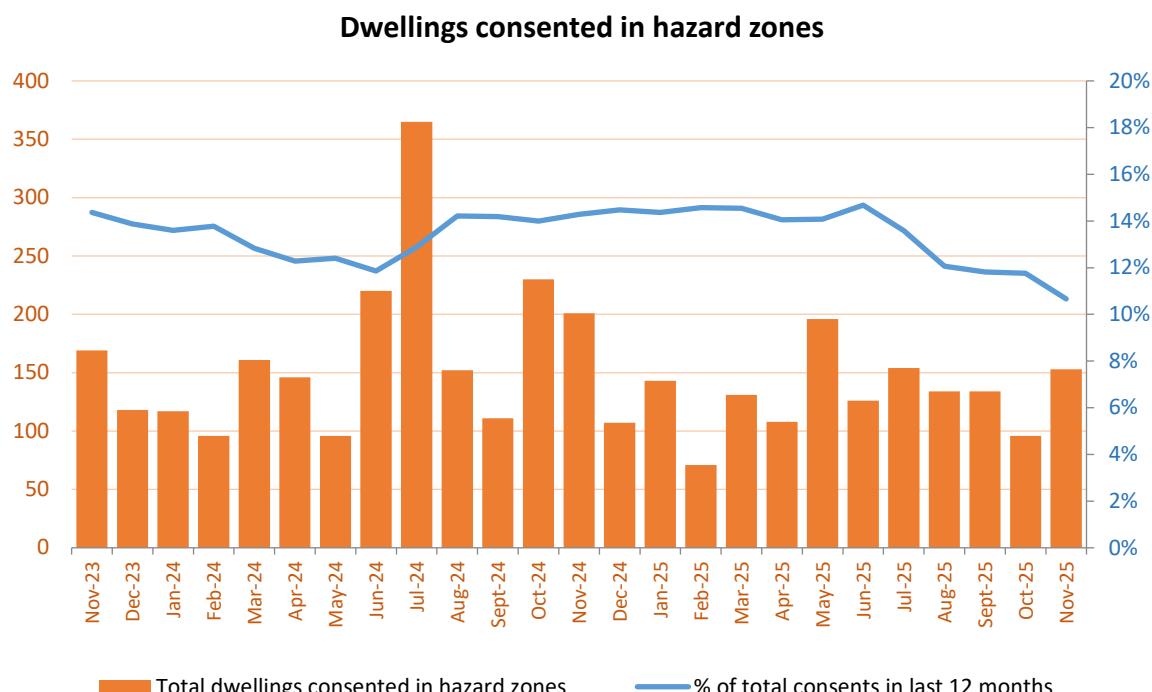
| | Nov 24 | Aug 25 | Sep 25 | Oct 25 | Nov 25 |
|---|--------|--------|--------|--------|--------|
| Dwellings consented inside the 1500m RTN walking catchments | 202 | 513 | 540 | 362 | 293 |
| Percentage of total dwellings consented | 17% | 37% | 33% | 24% | 20% |
| 12-month rolling total inside RTN walking catchments | 2946 | 3879 | 4048 | 4157 | 4248 |
| Proportion from the last 12-month inside RTN walking catchments | 21% | 27% | 27% | 28% | 28% |



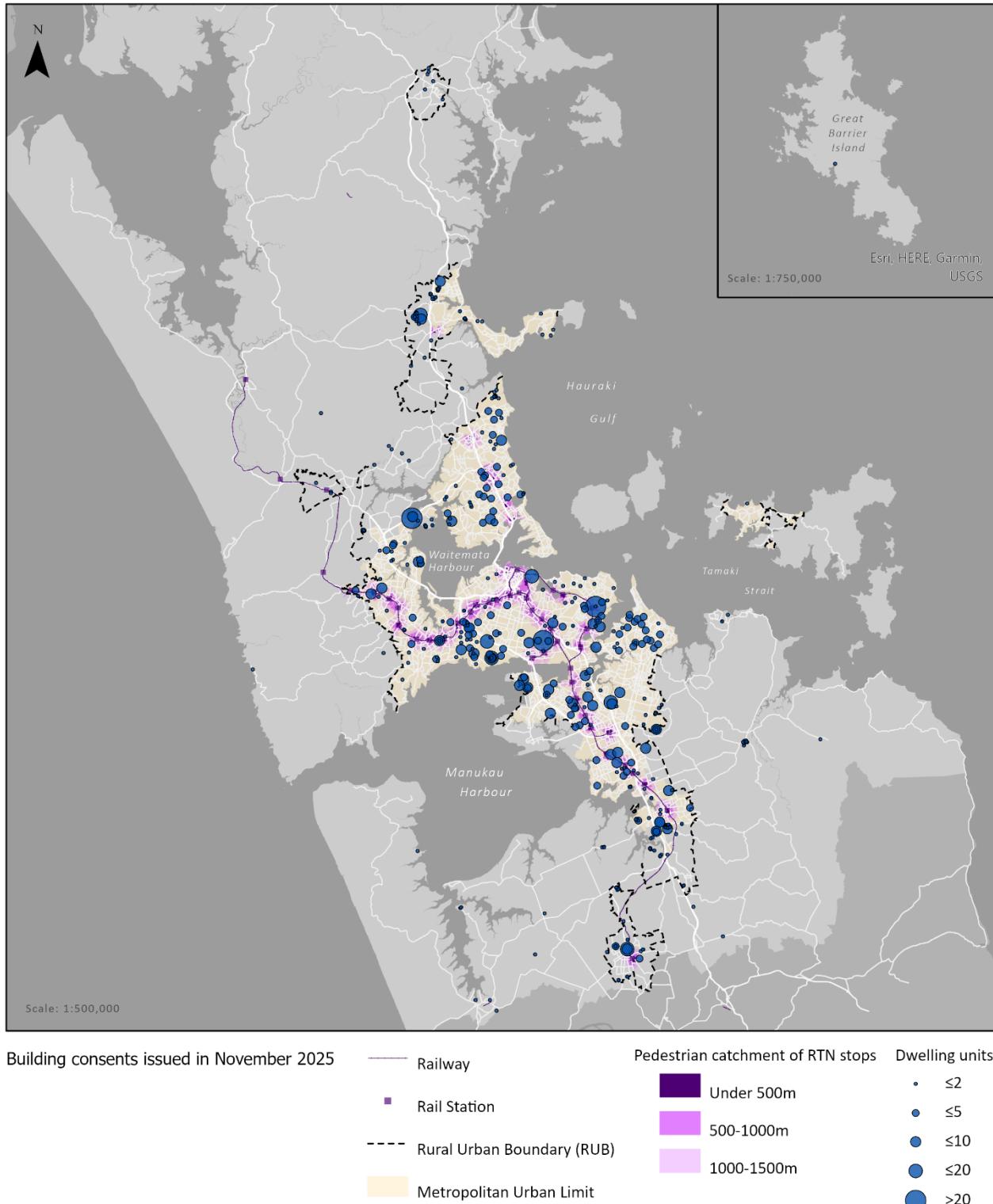
8 Dwellings consented within hazard zones

In November 2025, 153 dwellings (11 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1553 dwellings (10 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.

| | Nov 24 | Aug 25 | Sep 25 | Oct 25 | Nov 25 |
|--|--------|--------|--------|--------|--------|
| Dwellings consented within hazard zones | 201 | 134 | 134 | 96 | 153 |
| Percentage of total dwellings consented | 17% | 10% | 8% | 6% | 11% |
| 12-month rolling total inside hazard zones | 2013 | 1712 | 1735 | 1601 | 1553 |
| Proportion from the last 12-months within hazard zones | 14% | 12% | 12% | 11% | 10% |



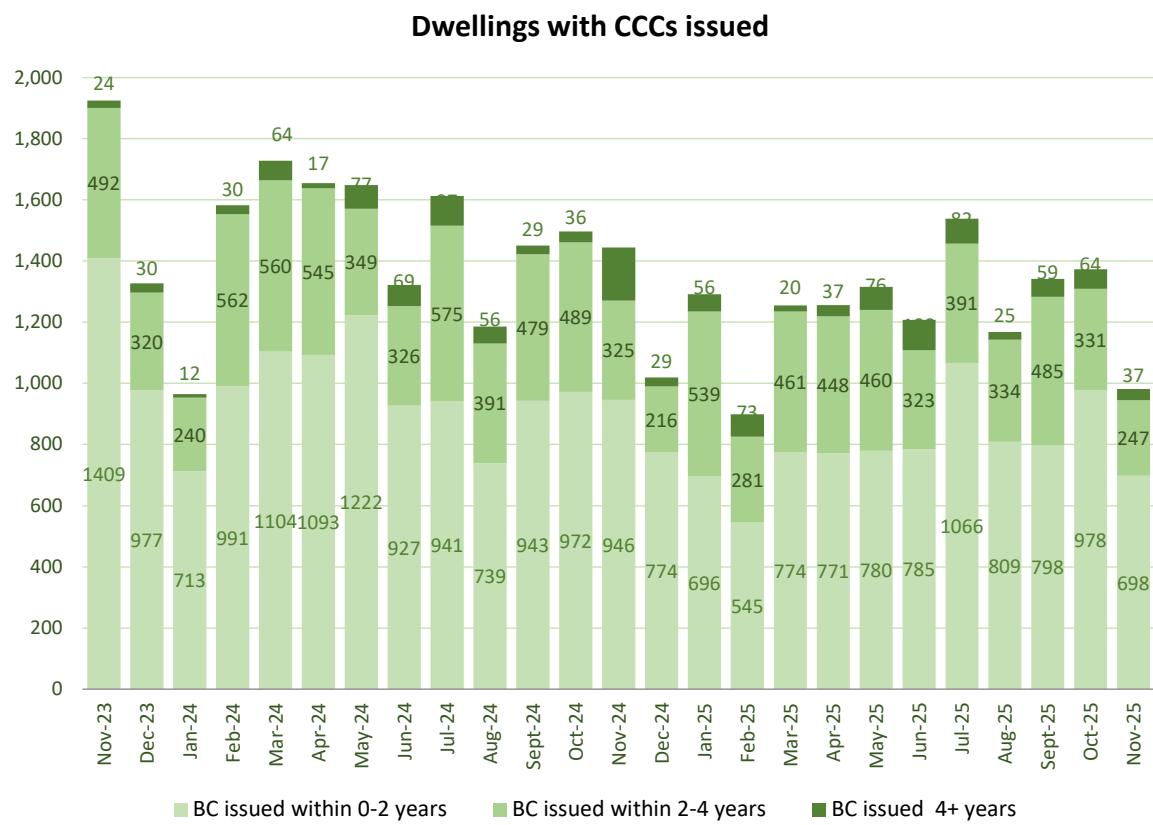
9 Spatial distribution of dwelling consents



10 Dwellings with CCCs issued (completions)

982 dwelling units had received CCCs in November 2025. 71 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

| CCCs issued | Nov 24 | Aug 25 | Sep 25 | Oct 25 | Nov 25 |
|-------------|--------|--------|--------|--------|--------|
| 0-2 years | 946 | 809 | 798 | 978 | 698 |
| 2-4 years | 325 | 334 | 485 | 331 | 247 |
| 4+ years | 173 | 25 | 59 | 64 | 37 |



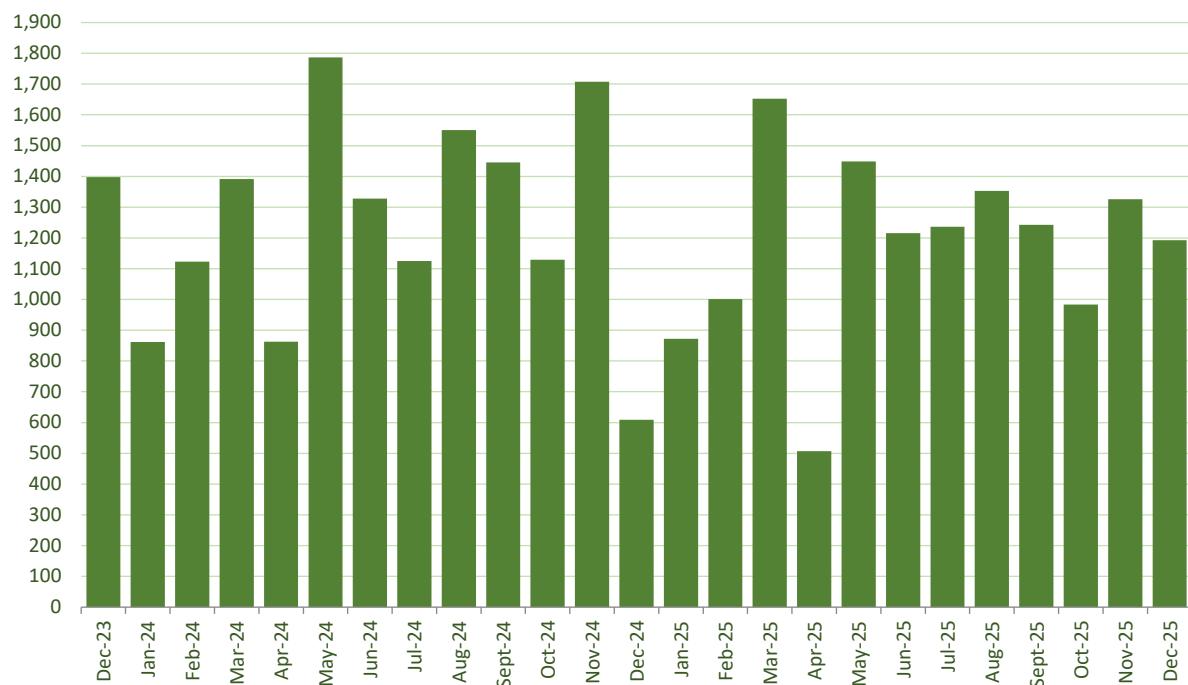
Data source: Auckland Council

11 Residential parcels created

In December 2025, the total number of residential parcels under 5000m² created was 1193.

| Parcel size category | Dec 24 | Sep 25 | Oct 25 | Nov 25 | Dec 25 |
|---|------------|-------------|------------|-------------|-------------|
| Less than 1000 m ² | 596 | 1233 | 959 | 1294 | 1140 |
| 1000 m ² to 1999 m ² | 9 | 4 | 15 | 23 | 36 |
| 2000 m ² to 2999 m ² | 1 | 2 | 0 | 7 | 8 |
| 3000 m ² to 3999 m ² | 2 | 3 | 6 | 1 | 7 |
| 4000 m ² to 4999 m ² | 1 | 1 | 3 | 1 | 2 |
| Total number of residential parcels < 5000m² | 609 | 1243 | 983 | 1326 | 1193 |

New residential zoned parcels (< 5000m²)

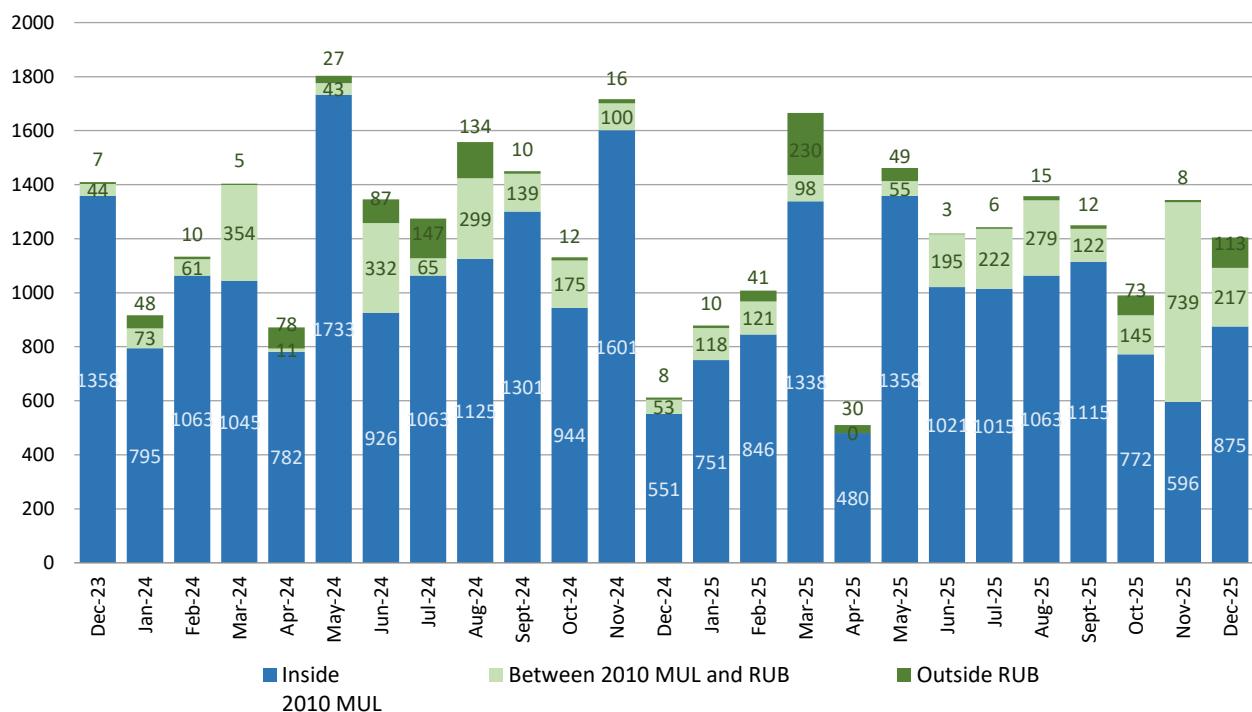


12 Residential parcels by Auckland Plan monitoring boundaries

875 new residential parcels of all sizes created in December 2025 were inside the 2010 MUL and a total of 1092 new residential parcels were inside the RUB.

| | Dec 24 | Sep 25 | Oct 25 | Nov 25 | Dec 25 |
|--------------------------|--------|--------|--------|--------|--------|
| Inside 2010 MUL | 551 | 1115 | 772 | 596 | 875 |
| Between 2010 MUL and RUB | 53 | 122 | 145 | 739 | 217 |
| Outside RUB | 8 | 12 | 73 | 8 | 113 |

Residential parcels created by Auckland Plan monitoring boundaries

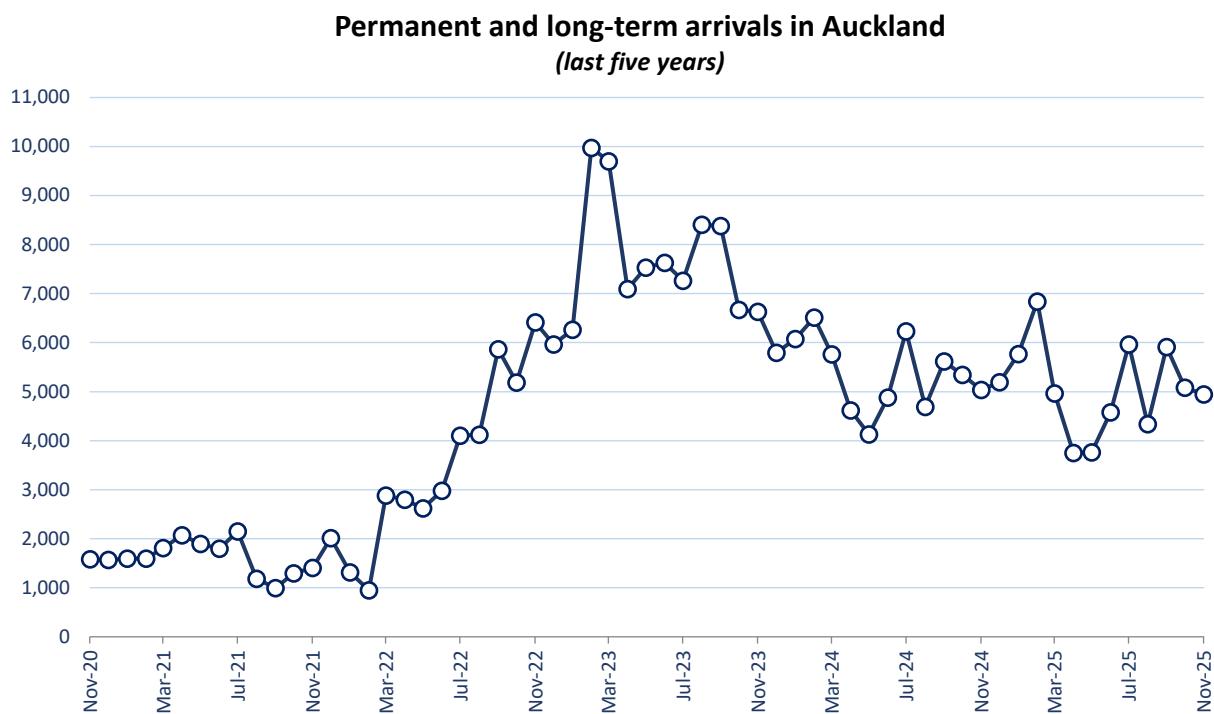


Data source: Auckland Council and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in November 2025 was 4942. 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.

| | Nov 24 | Aug 25 | Sep 25 | Oct 25 | Nov 25 |
|------------|--------|--------|--------|--------|--------|
| Arrivals | 5034 | 4338 | 5910 | 5084 | 4942 |
| Departures | N/A | N/A | N/A | N/A | N/A |
| Net Change | N/A | N/A | N/A | N/A | N/A |

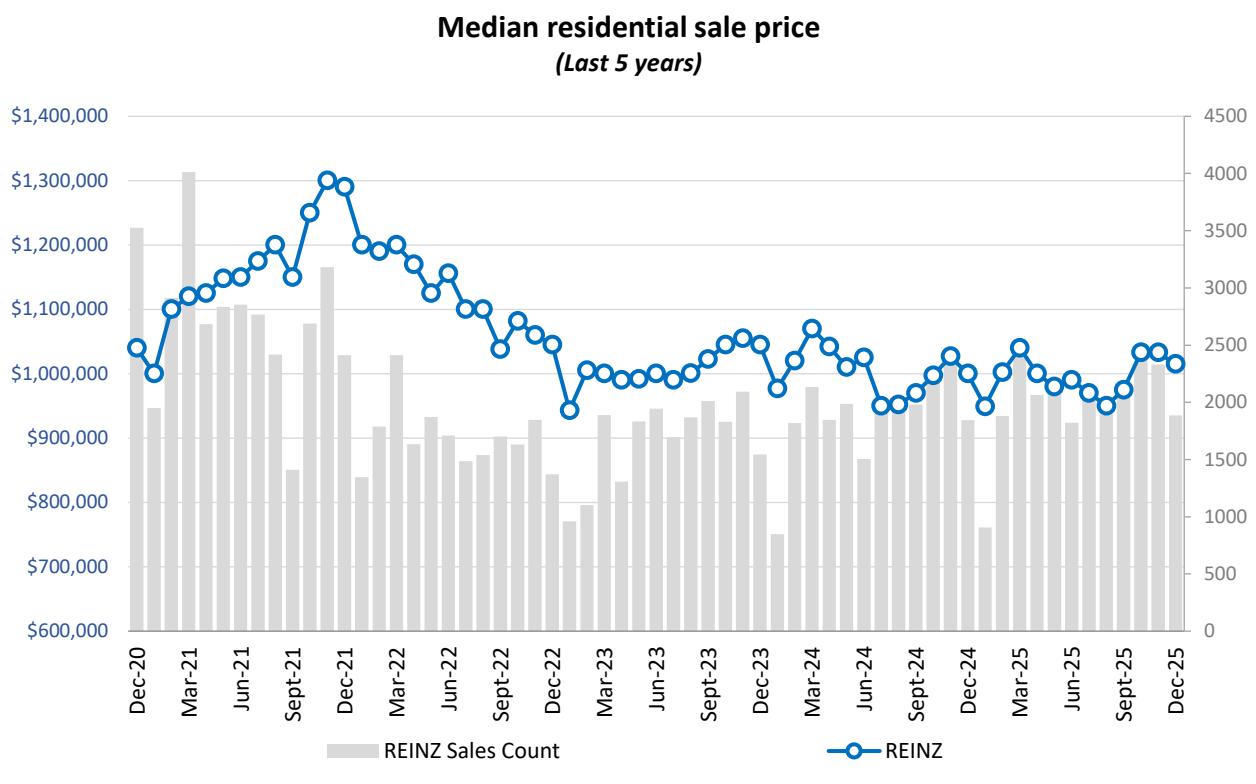


Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in December 2025 was \$1,015,000 based on 1886 reported sales.

| Data source | Dec 24 | Sep 25 | Oct 25 | Nov 25 | Dec 25 |
|-------------------|-------------|-----------|-------------|-------------|-------------|
| REINZ | \$1,000,000 | \$975,000 | \$1,033,000 | \$1,033,000 | \$1,015,000 |
| REINZ Sales Count | 1845 | 2041 | 2364 | 2330 | 1886 |



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 March quarter 2025, 1116 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

| | March quarter 2024 | June quarter 2024 | September quarter 2024 | December quarter 2024 | March quarter 2025 |
|---|--------------------------|-------------------------|------------------------------|-----------------------------|--------------------------|
| Public housing stock | 38,050 | 39,176 | 39,364 | 39,711 | 39,847 |
| Public housing register - housing register (top row) and transfer register (bottom row) | 8398 | 7653 | 7338 | 6624 | 6551 |
| | 2301 | 2300 | 2305 | 2094 | 2106 |
| Public housing register – applications housed | 1071 | 1272 | 1476 | 1260 | 1116 |
| Accommodation Supplement Recipients | 119,766 | 121,305 | 123,972 | 128,355 | 127,440 |

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 (operative 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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