



Auckland Monthly Housing Update

Land Use Research and Evaluation Team
Policy Department

October 2024

aucklandcouncil.govt.nz



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Table of contents

Table of contents.....	i
1 Summary.....	2
2 Highlights.....	3
3 Dwellings Consented.....	4
4 Dwellings consented by type.....	5
5 Dwellings consented on Kāinga Ora or Tāmaki Regeneration Company owned land	6
6 Dwellings consented by Auckland Plan monitoring boundaries.....	7
7 Dwellings consented along the rapid transit network.....	8
8 Dwellings consented within hazard zones	9
9 Spatial distribution of dwelling consents	10
10 Dwellings with CCCs issued (completions).....	11
11 Residential parcels created.....	12
12 Residential parcels by Auckland Plan monitoring boundaries.....	13
13 Permanent and long-term migration	14
14 Median residential sale price.....	15
15 Public housing in Auckland	16
16 Notes on data and analysis	17

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.

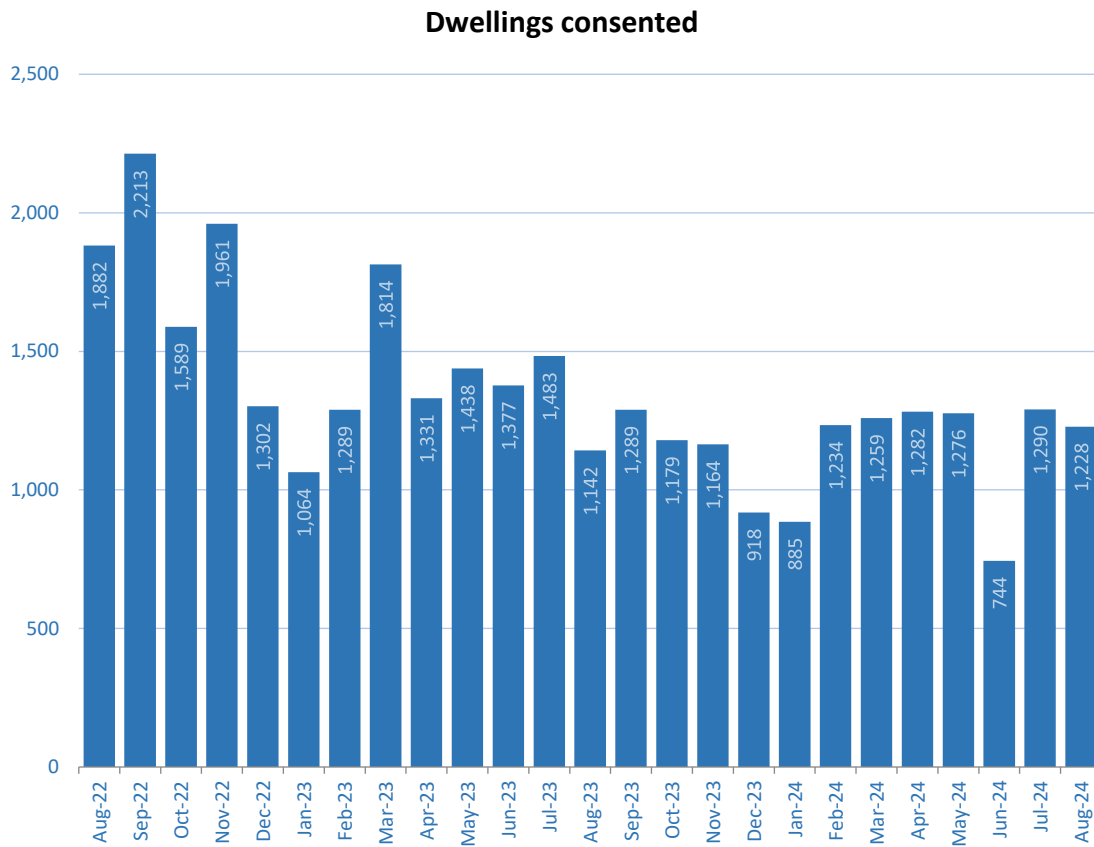
2 Highlights

- 1228 dwellings were consented in August 2024.
- In the year ending August 2024, 13,748 dwellings were consented in the region.
- 34 per cent of new dwellings consented in August 2024 were houses, 3 per cent were apartments and 63 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 31 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in August 2024.
- 1152 dwellings consented in August 2024 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 August 2024.
- 152 dwellings were consented on properties overlapping hazard zones in August 2024, accounting for 12 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.
- 1186 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in August 2024.
- In the year ending August 2024, 18,886 dwellings had a CCC issued.
- 1445 new residential parcels under 5000m² were created in September 2024.
- In the past 12 months, 15,992 new residential parcels under 5000m² were created – an average of 1333 each month.
- In September 2024, 1450 new residential parcels of all sizes were created.
- Long-term arrivals in July 2024 were 6233.
- 1273 public housing applications have been housed in the June quarter 2024.

3 Dwellings Consented

In August 2024, 1228 dwelling consents were issued, which saw 13,748 consents issued for the past 12 months.

Aug 23	May 24	Jun 24	Jul 24	Aug 24
1142	1276	744	1290	1228

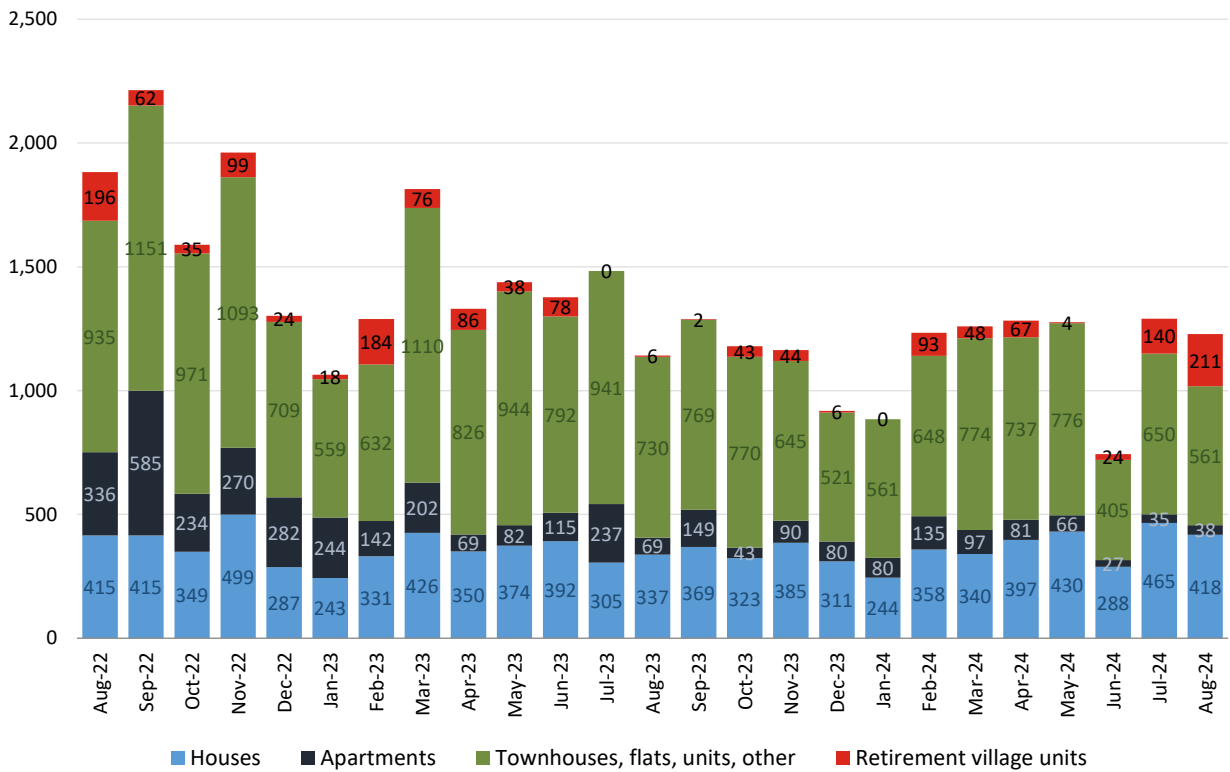


Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in August 2024, 418 were houses, 38 were apartments, and 772 were townhouses, flats, units, retirement village units or other types of attached dwellings.

Dwellings consented by type



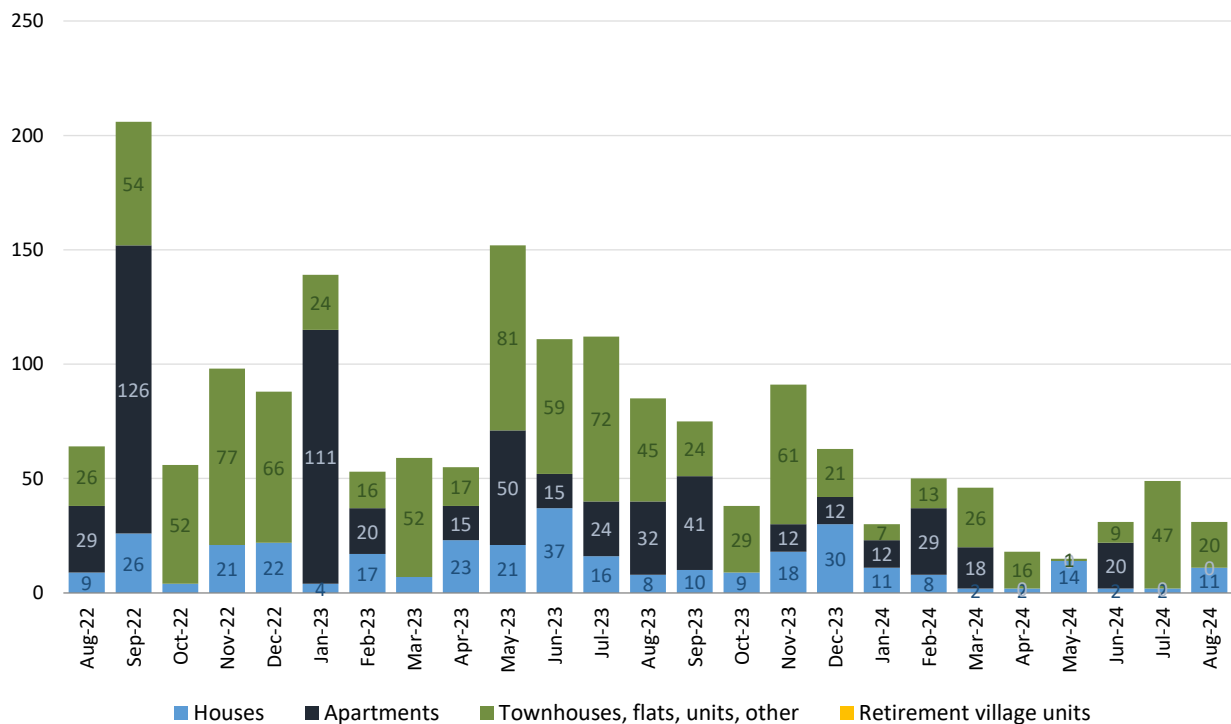
Data source: Statistics New Zealand

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

In August 2024, 31 dwellings (3 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 11 houses and 20 townhouses, flats, and other attached dwelling types.

	Aug 23	May 24	Jun 24	Jul 24	Aug 24
Number of KO/TRC dwellings consented	85	15	31	49	31
Percentage of total dwellings consented	7%	1%	4%	4%	3%

Dwellings consented by type (KO/TRC land)



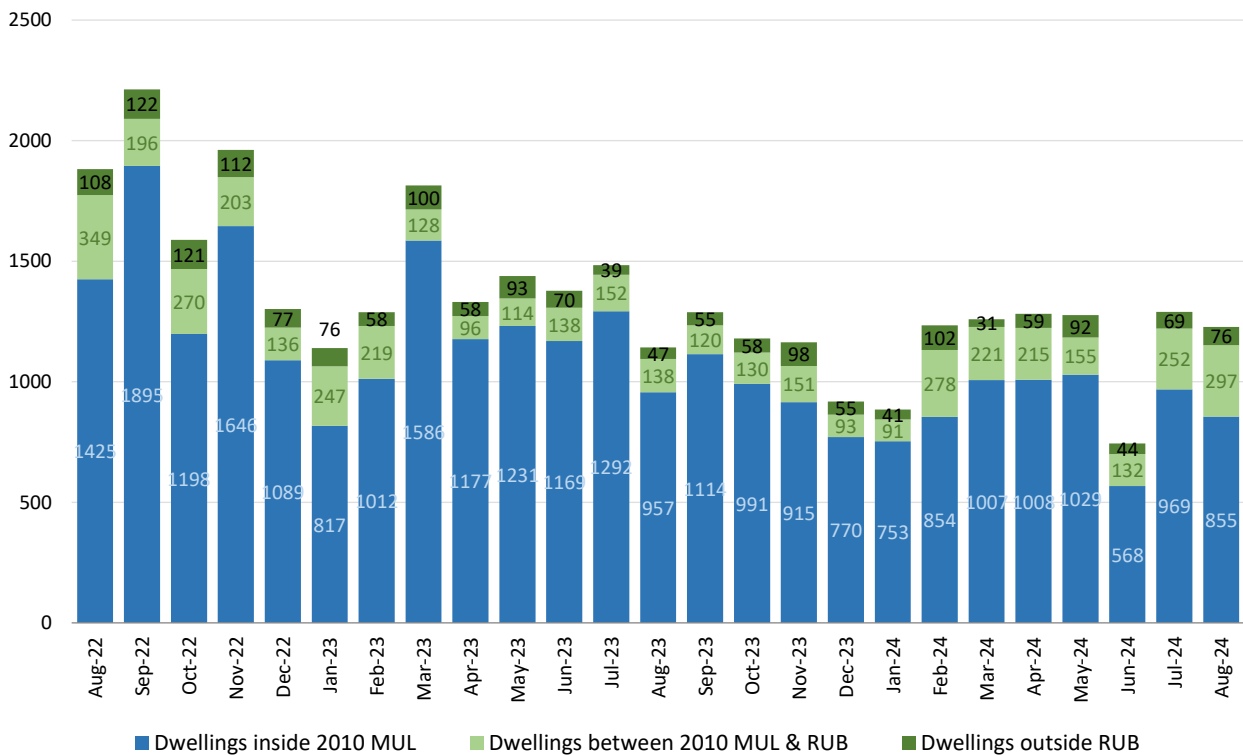
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In August 2024, 855 dwellings consented were inside the 2010 MUL and a total of 1152 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Aug 23	May 24	Jun 24	Jul 24	Aug 24
Inside 2010 MUL	957	1029	568	969	855
Between 2010 MUL and RUB	138	155	132	252	297
Outside RUB	47	92	44	69	76

Dwellings consented by Auckland Plan monitoring boundaries



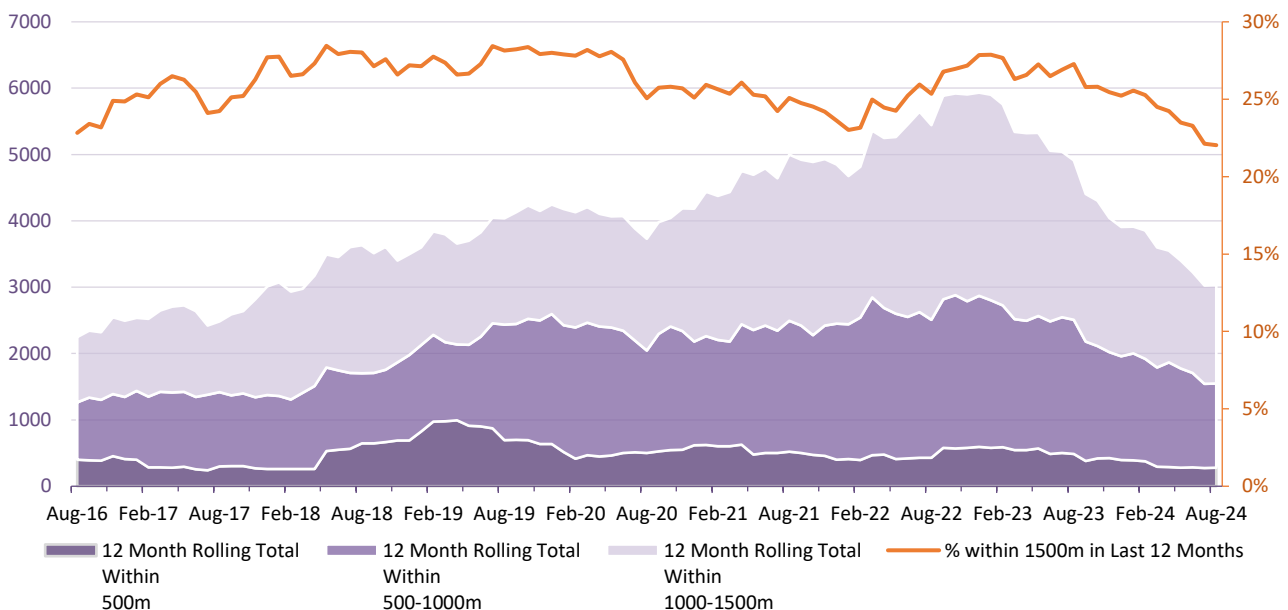
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In August 2024, 244 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, 3029 dwellings were consented inside the 1500m RTN walking catchments.

	Aug 23	May 24	Jun 24	Jul 24	Aug 24
Dwellings consented inside the 1500m RTN walking catchments	239	252	148	251	244
Percentage of total dwellings consented	21%	20%	20%	19%	20%
12-month rolling total inside RTN walking catchments	4912	3402	3226	3024	3029
Proportion from the last 12-month inside RTN walking catchments	27%	23%	23%	22%	22%

Dwellings consented inside RTN walking catchments



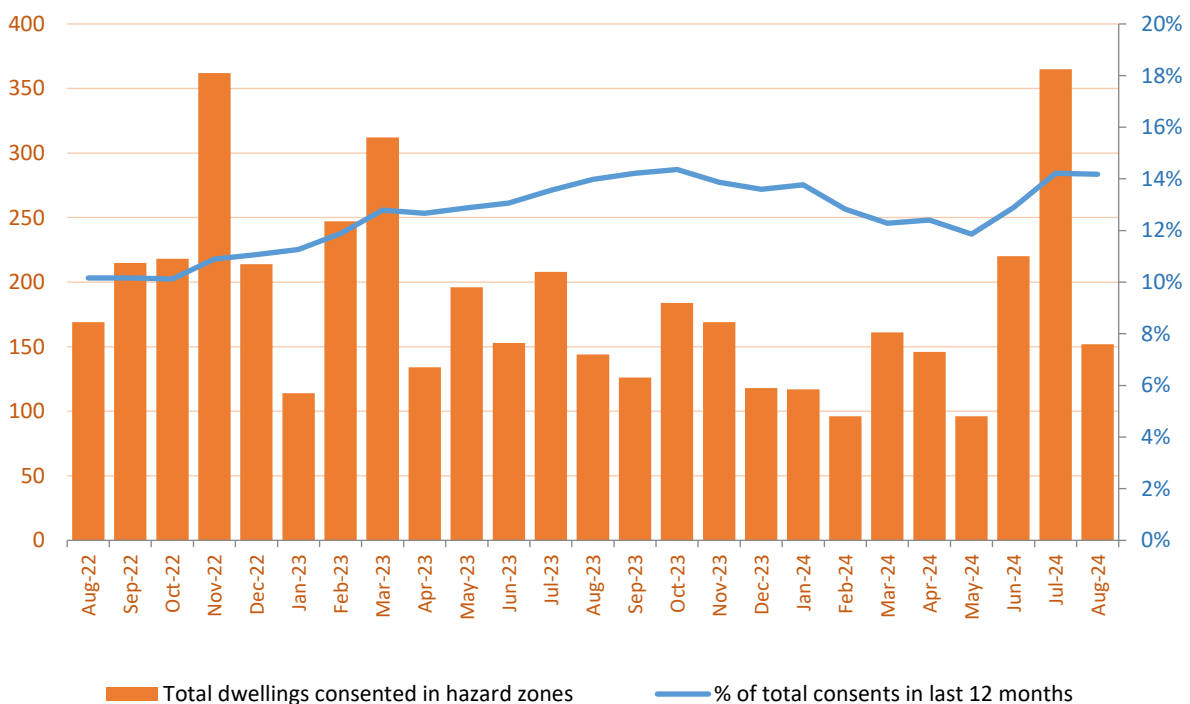
Data sources: Statistics New Zealand and Auckland Council

8 Dwellings consented within hazard zones

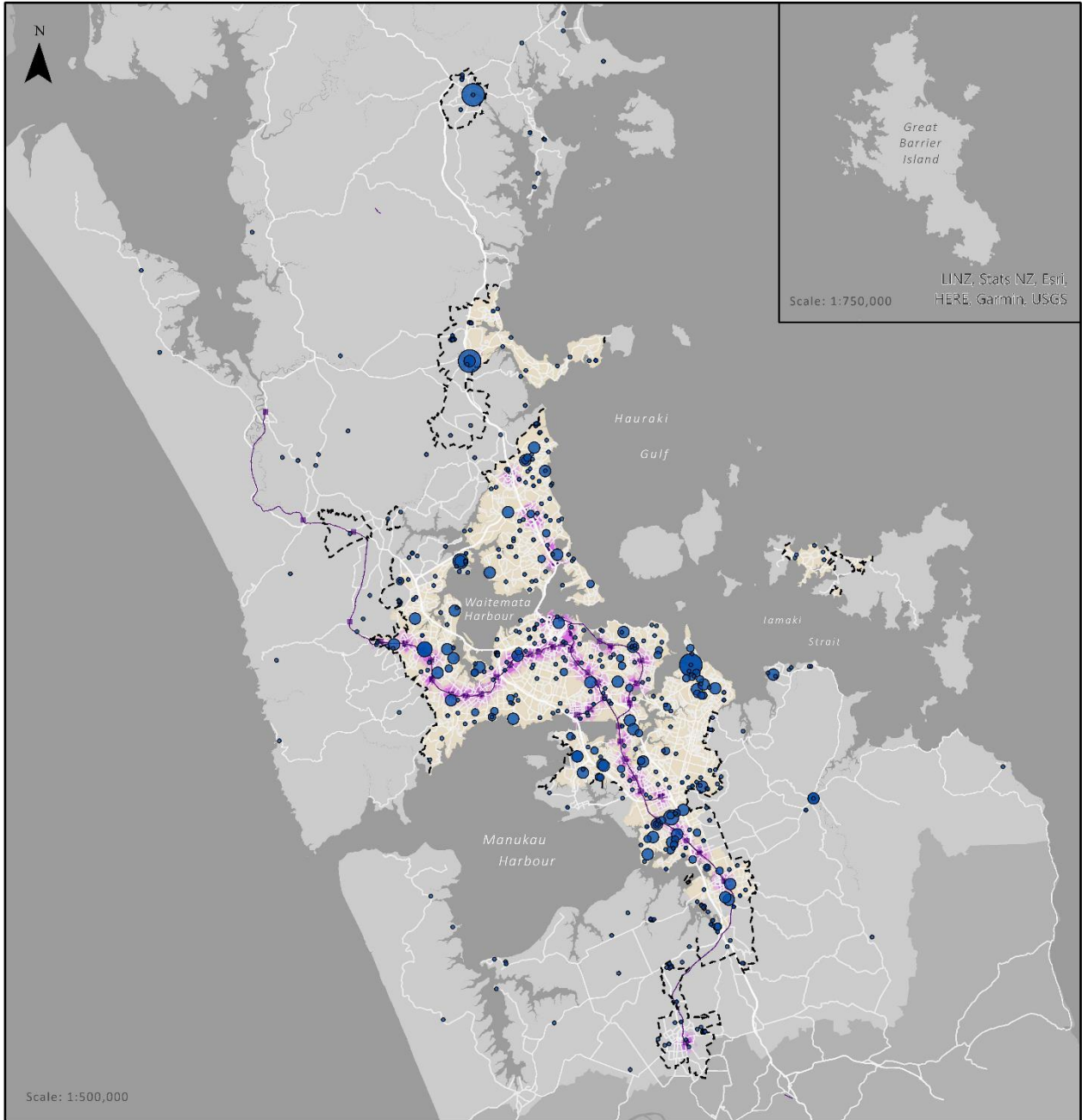
In August 2024, 152 dwellings (12 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1950 dwellings (14 per cent of total dwellings over the last 12 months) were consented on properties overlapping hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Aug 23	May 24	Jun 24	Jul 24	Aug 24
Dwellings consented within hazard zones	144	96	220	365	152
Percentage of total dwellings consented	13%	8%	30%	28%	12%
12-month rolling total inside hazard zones	2517	1718	1785	1942	1950
Proportion from the last 12-months within hazard zones	14%	12%	13%	14%	14%

Dwellings consented in hazard zones



9 Spatial distribution of dwelling consents



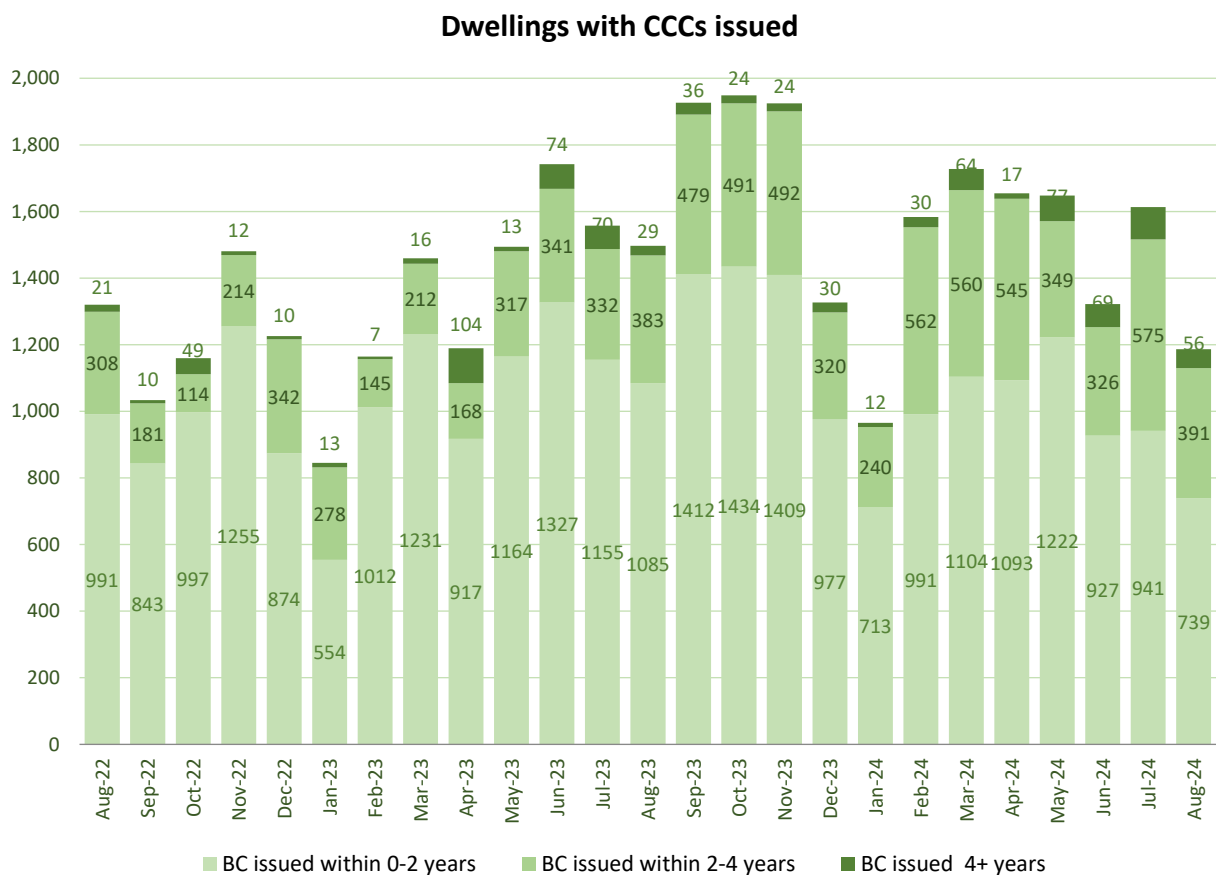
Building consents issued in August 2024



10 Dwellings with CCCs issued (completions)

1186 dwelling units had received CCCs in August 2024. 62 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Aug 23	Apr 24	May 24	Jun 24	Aug 24
0-2 years	1085	1222	927	941	739
2-4 years	383	349	326	575	391
4+ years	29	77	69	97	56



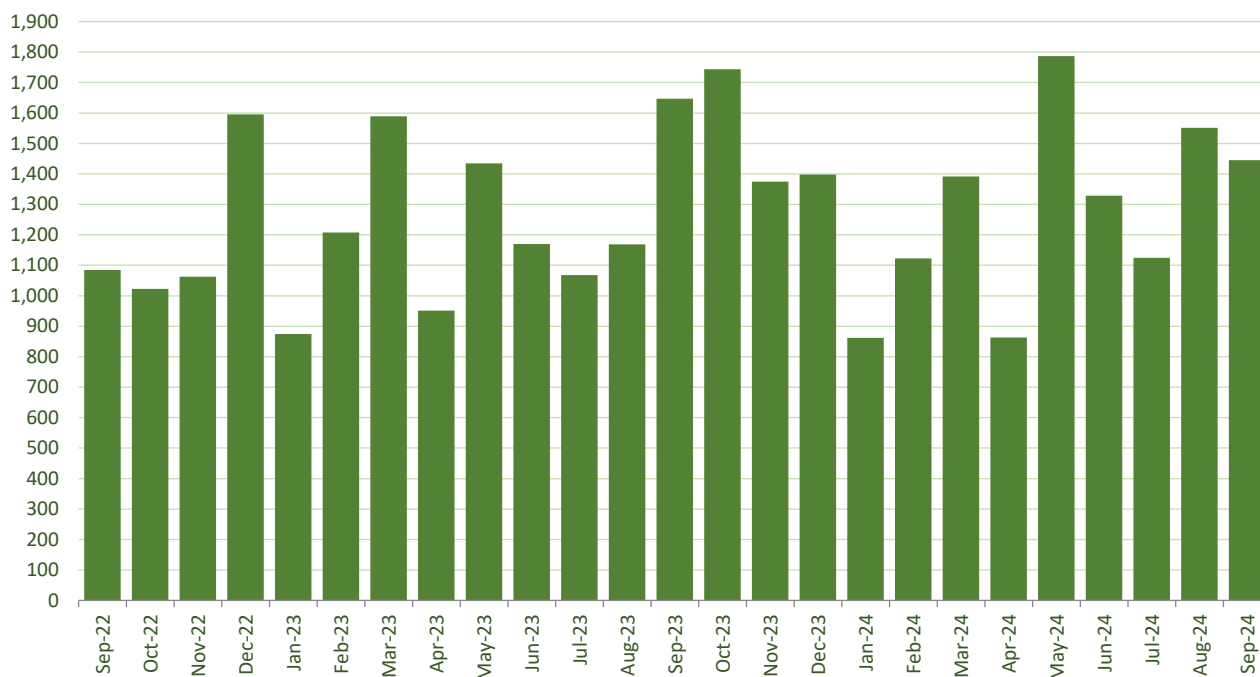
Data source: Auckland Council

11 Residential parcels created

In September 2024, the total number of residential parcels under 5000m² created was 1445.

Parcel size category	Sep 23	Jun 24	Jul 24	Aug 24	Sep 24
Less than 1000 m ²	1614	1289	1104	1508	1410
1000 m ² to 1999 m ²	19	32	13	26	18
2000 m ² to 2999 m ²	8	4	5	6	9
3000 m ² to 3999 m ²	4	2	1	5	7
4000 m ² to 4999 m ²	2	1	2	6	1
Total number of residential parcels < 5000m²	1647	1328	1125	1551	1445

New residential zoned parcels (< 5000m²)



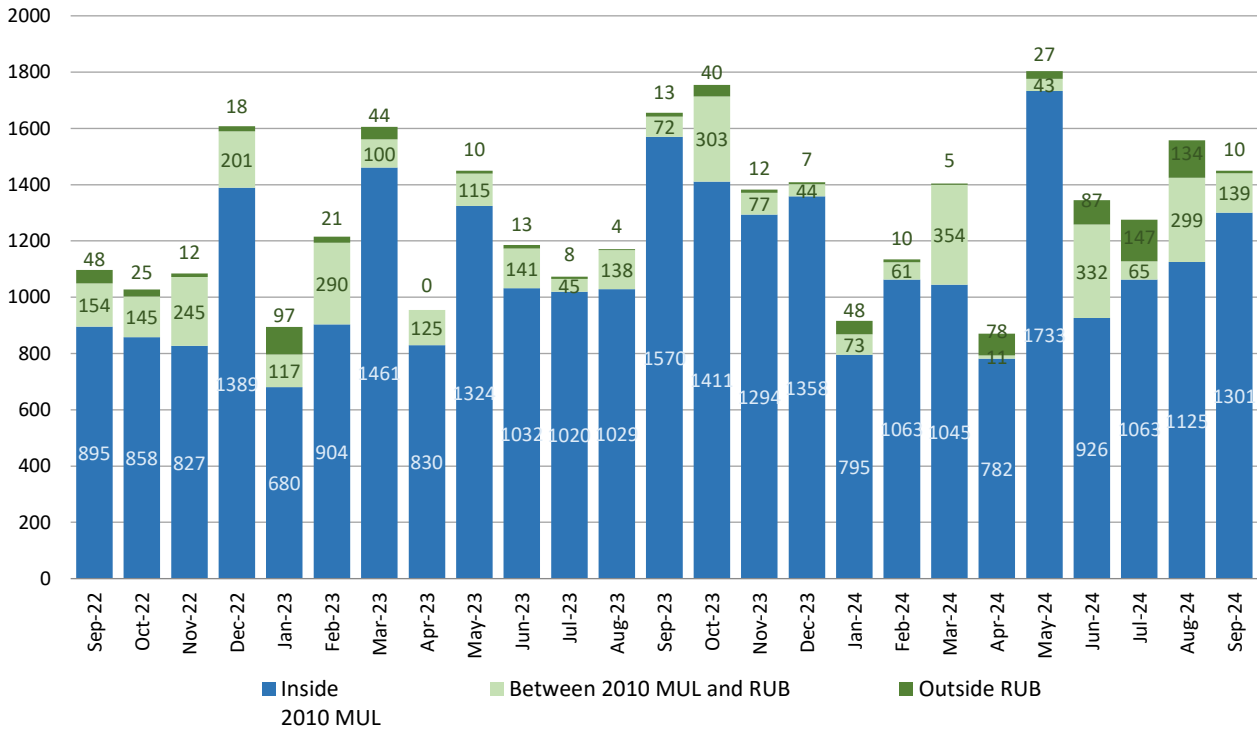
Data source: Auckland Council and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

1301 new residential parcels of all sizes created in August 2024 were inside the 2010 MUL and a total of 1440 new residential parcels were inside the RUB.

	Sep 23	Jun 24	Jul 24	Aug 24	Sep 24
Inside 2010 MUL	1570	926	1063	1125	1301
Between 2010 MUL and RUB	72	332	65	299	139
Outside RUB	13	87	147	134	10

Residential parcels created by Auckland Plan monitoring boundaries



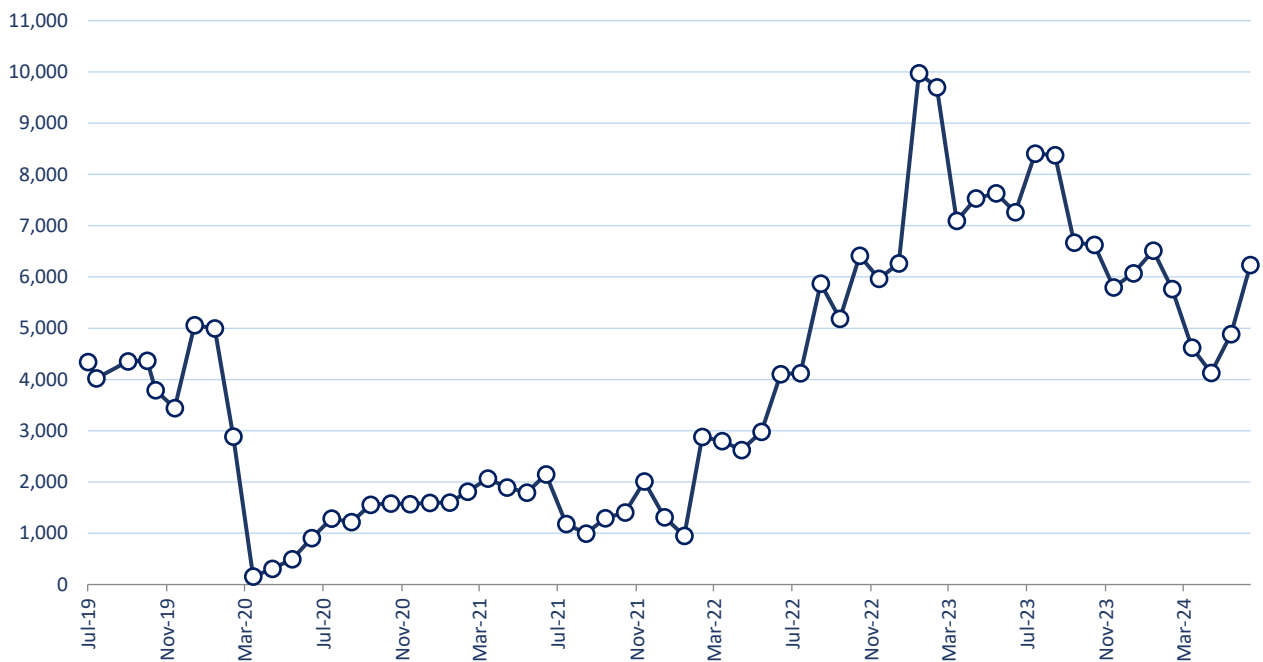
Data source: Auckland Council and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in July 2024 was 6233. 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.

	Jul 23	Apr 24	May 24	Jun 24	Jul 24
Arrivals	7262	4622	4131	4883	6233
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)

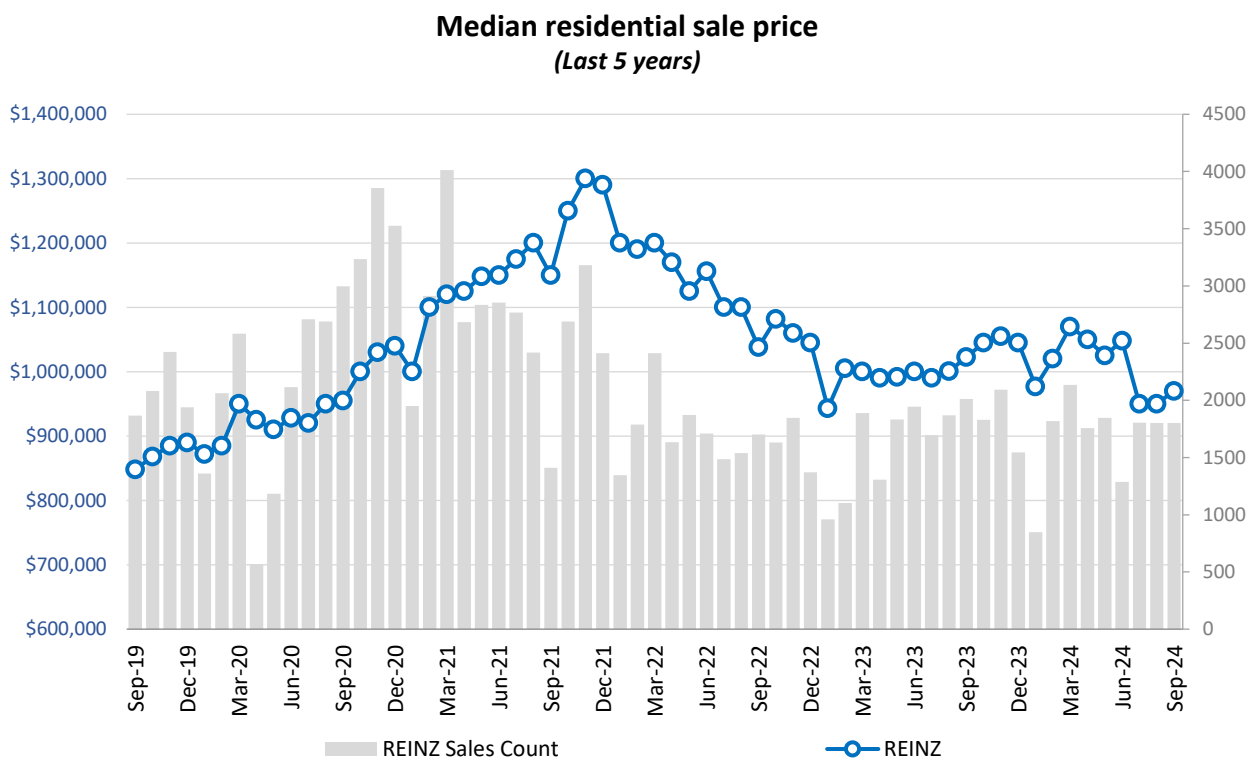


Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in September 2024 was \$970,000 based on 1802 reported sales.

Data source	Sep 23	Jun 24	Jul 24	Aug 24	Sep 24
REINZ	\$1,022,500	\$1,048,000	\$950,000	\$950,000	\$970,000
REINZ Sales Count	2013	1287	1805	1801	1802



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 June quarter 2024, 1273 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	June quarter 2023	September quarter 2023	December quarter 2023	March quarter 2024	June quarter 2024
Public housing stock	37,247	37,514	37,786	38,050	39,176
Public housing register - housing register (top row) and transfer register (bottom row)	8074	8495	8344	8398	7653
	2261	2213	2263	2301	2300
Public housing register – applications housed	900	1008	1092	1065	1273
Accommodation Supplement Recipients	115,031	116,703	120,278	119,691	121,300

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 Spatial Analysis and Modelling 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 Spatial Analysis and Modelling 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 Spatial Analysis and Modelling 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>)

Find out more: research@aucklandcouncil.govt.nz
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