

Auckland Monthly Housing Update

Land Use Research and Evaluation Team

Strategic Advice and Research Unit

Policy Department

September 2025

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Strategic Advice
and Research

SARU



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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.

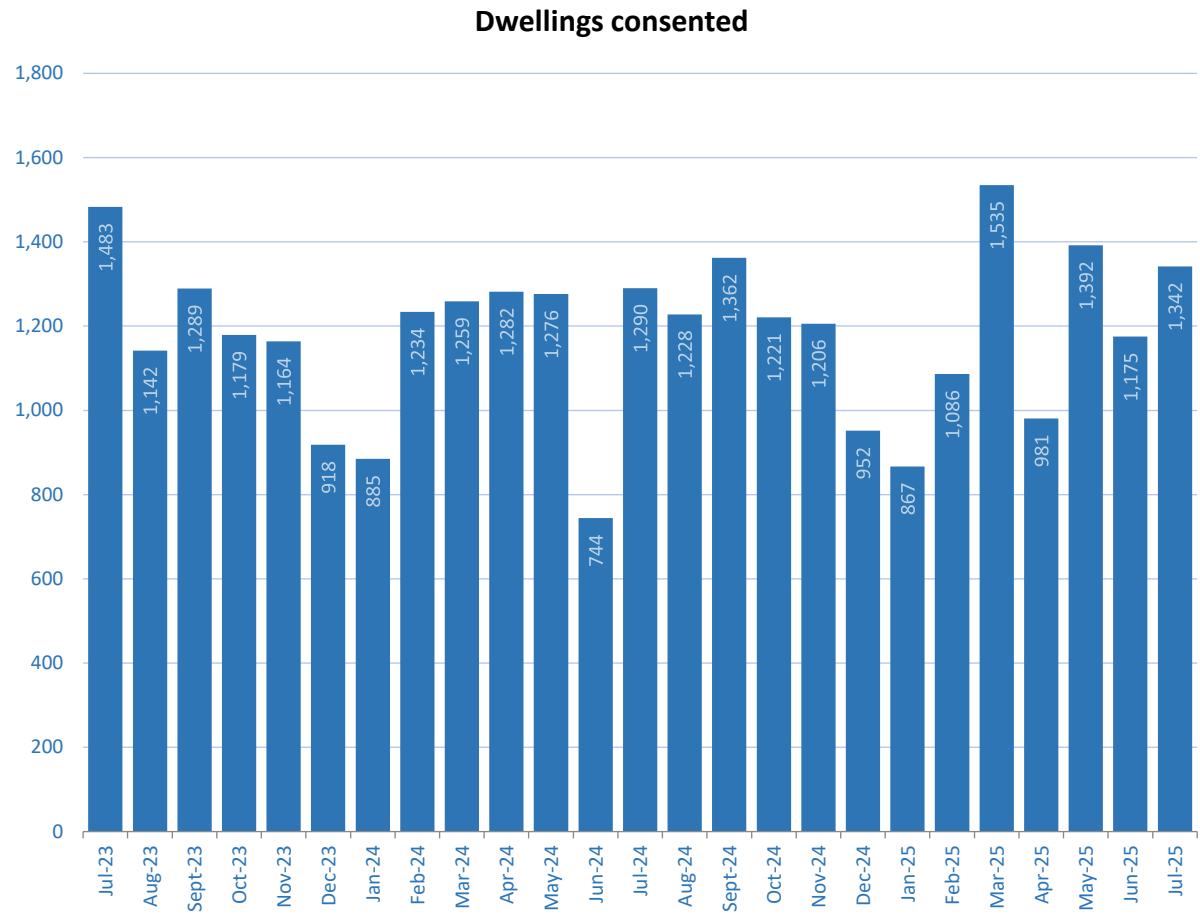
2 Highlights

- 1342 dwellings were consented in July 2025.
- In the year ending July 2025, 14,347 dwellings were consented in the region.
- 34 per cent of new dwellings consented in July 2025 were houses, 5 per cent were apartments and 62 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 July 2025.
- 1246 dwellings consented in July 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 July 2025.
- 154 dwellings were consented on properties overlapping hazard zones in July 2025, accounting for 11 per cent of total dwellings consented. Over the past 12 months, 12 per cent of new dwellings were consented on properties overlapping a hazard zone.
- 1539 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in July 2025.
- In the year ending July 2025, 15,361 dwellings had a CCC issued.
- 1353 new residential parcels under 5000m² were created in August 2025.
- In the past 12 months, 14,176 new residential parcels under 5000m² were created – an average of 1181 each month.
- In August 2025, 1357 new residential parcels of all sizes were created.
- Long-term arrivals in July 2025 were 5963.
- 1116 public housing applications have been housed in the March quarter 2025.

3 Dwellings Consented

In July 2025, 1342 dwelling consents were issued, which saw 14,347 consents issued for the past 12 months.

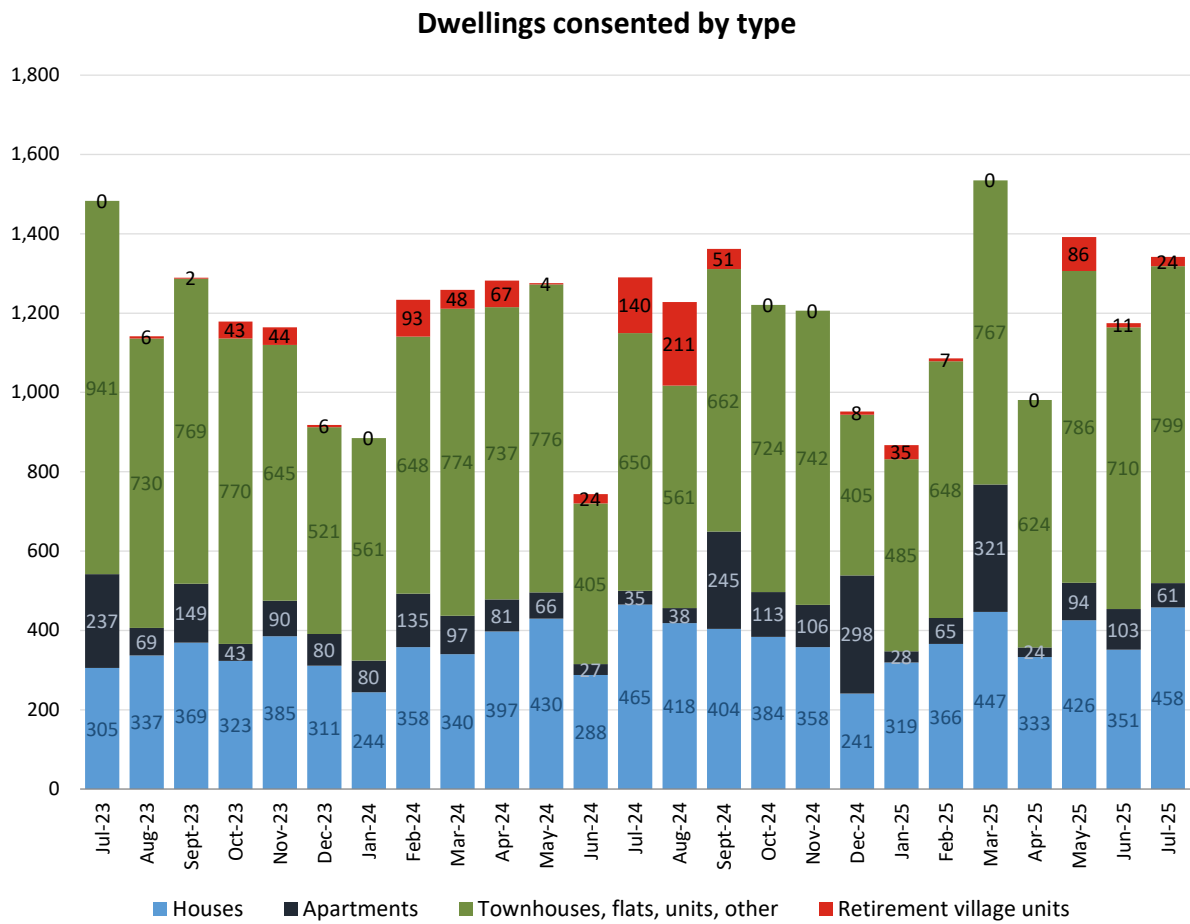
Jul 24	Apr 25	May 25	Jun 25	Jul 25
1290	981	1392	1175	1342



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in July 2025, 458 were houses, 61 were apartments, and 823 were townhouses, flats, units, retirement village units or other types of attached dwellings.



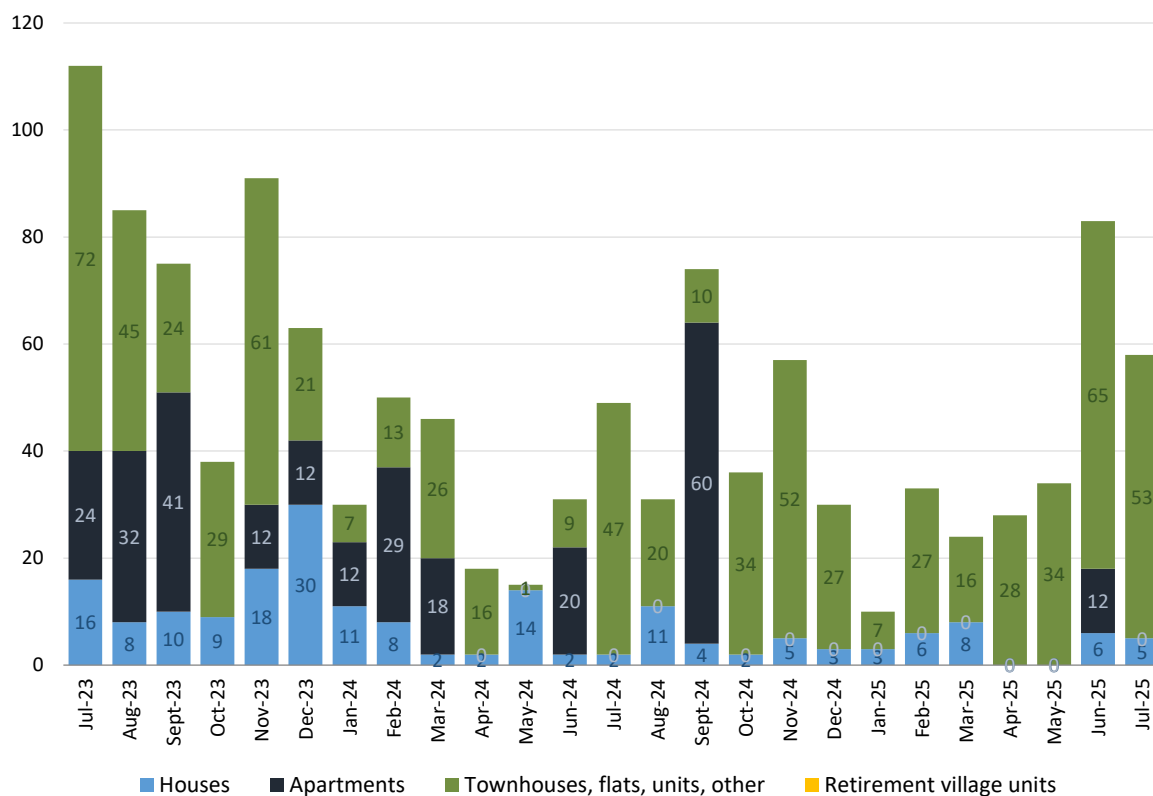
Data source: Statistics New Zealand

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

In July 2025, 58 dwellings (4 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 5 houses and 53 townhouses, flats, and other attached dwelling types.

	Jul 24	Apr 25	May 25	Jun 25	Jul 25
Number of KO/TRC dwellings consented	49	28	34	83	58
Percentage of total dwellings consented	4%	3%	2%	7%	4%

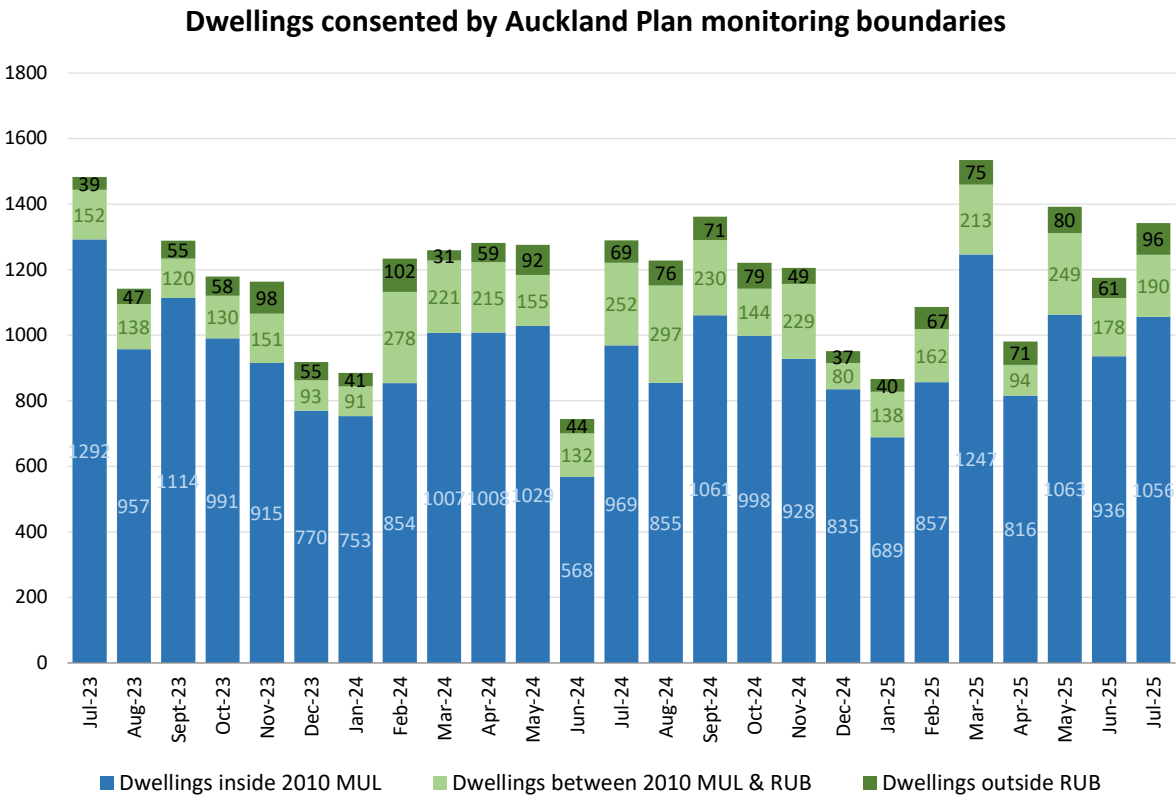
Dwellings consented by type (KO/TRC land)



6 Dwellings consented by Auckland Plan monitoring boundaries

In July 2025, 1056 dwellings consented were inside the 2010 MUL and a total of 1246 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Jul 24	Apr 25	May 25	Jun 25	Jul 25
Inside 2010 MUL	969	816	1063	936	1056
Between 2010 MUL and RUB	252	94	249	178	190
Outside RUB	69	71	80	61	96



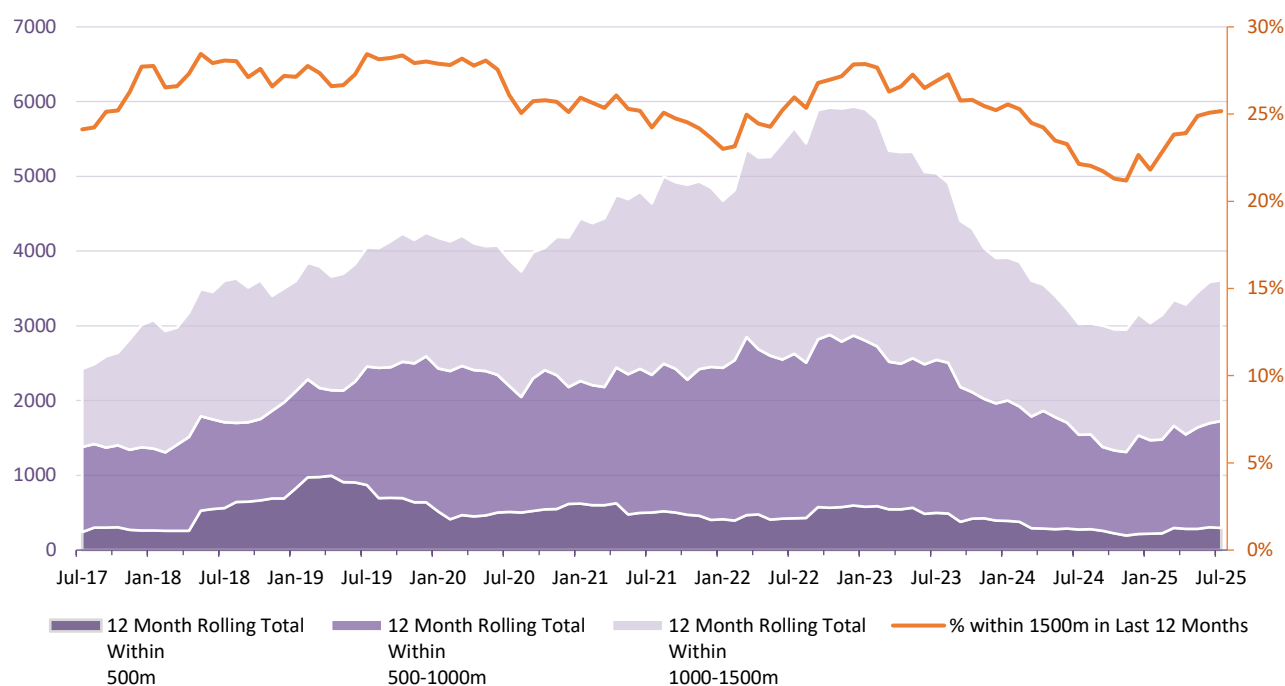
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In July 2025, 275 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, 3610 dwellings were consented inside the 1500m RTN walking catchments.

	Jul 24	Apr 25	May 25	Jun 25	Jul 25
Dwellings consented inside the 1500m RTN walking catchments	251	199	415	284	275
Percentage of total dwellings consented	19%	20%	30%	24%	20%
12-month rolling total inside RTN walking catchments	3024	3287	3450	3586	3610
Proportion from the last 12-month inside RTN walking catchments	22%	24%	25%	25%	25%

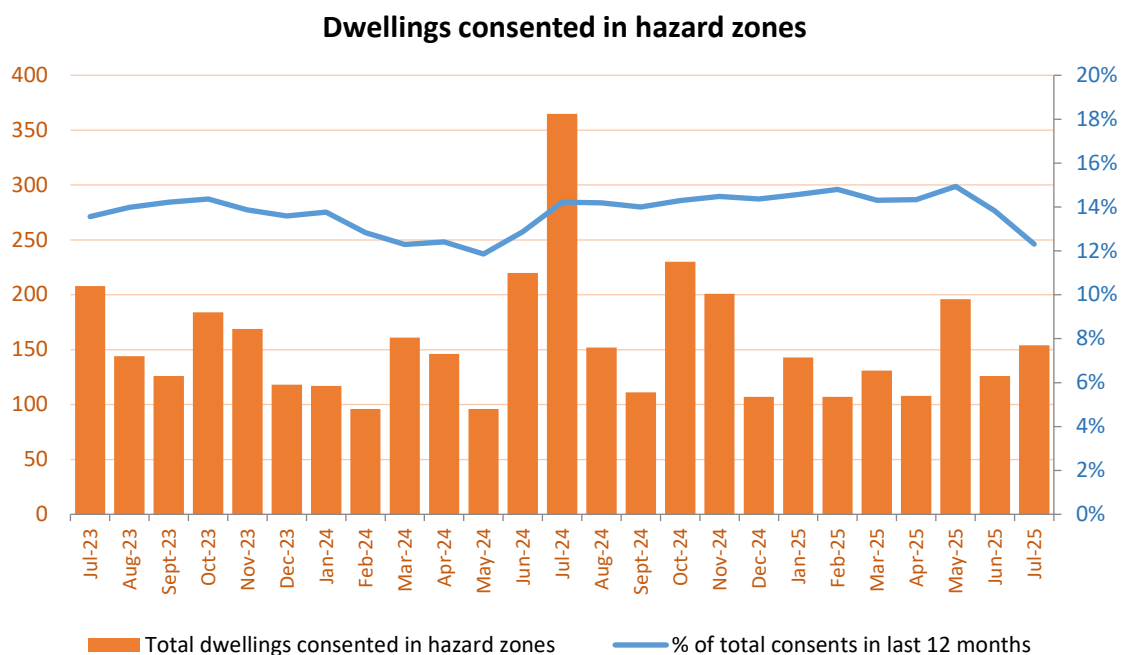
Dwellings consented inside RTN walking catchments



8 Dwellings consented within hazard zones

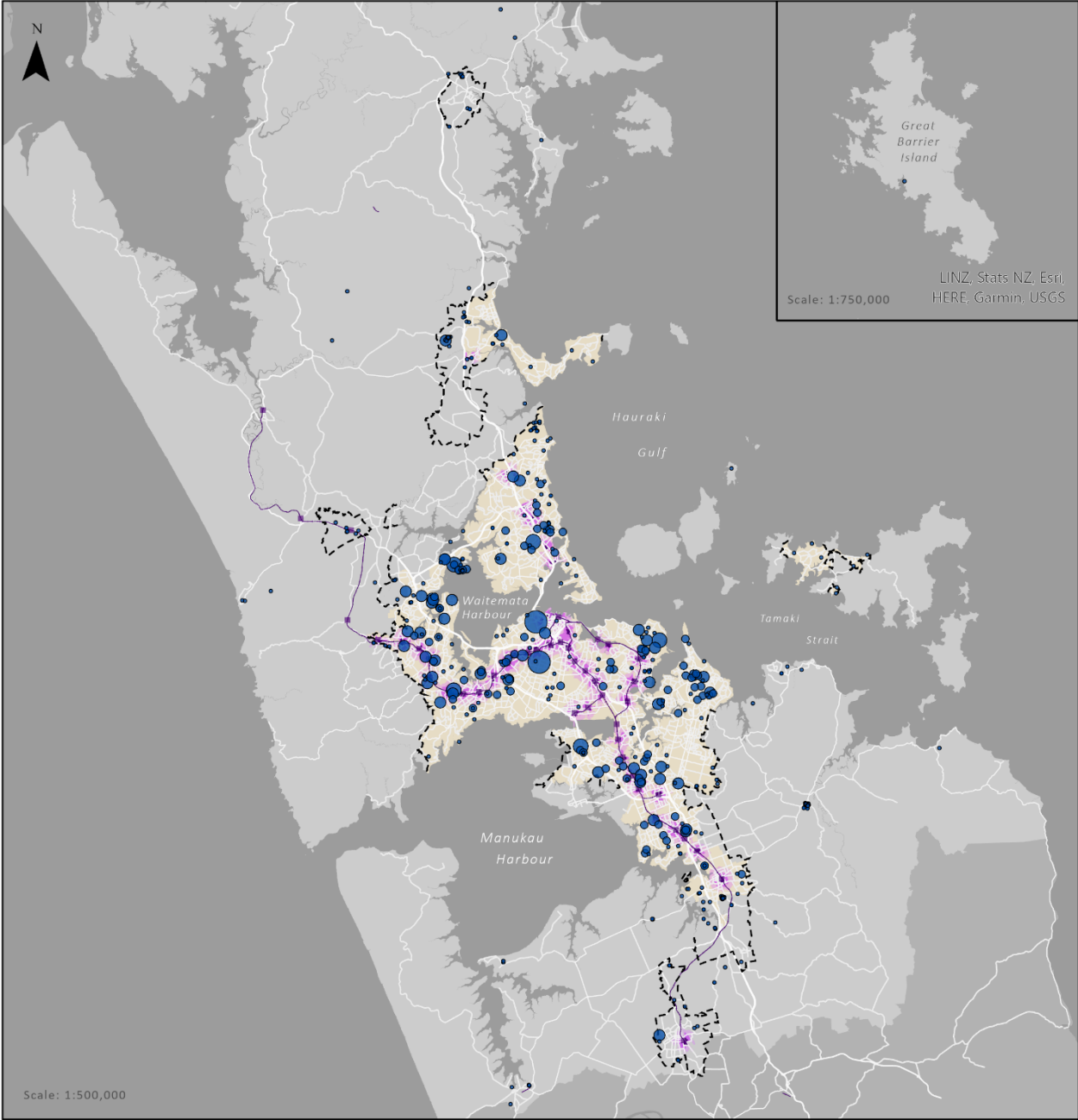
In July 2025, 154 dwellings (11 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1766 dwellings (12 per cent of total dwellings over the last 12 months) were consented on properties overlapping hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Jul 24	Apr 25	May 25	Jun 25	Jul 25
Dwellings consented within hazard zones	365	108	196	126	154
Percentage of total dwellings consented	28%	11%	14%	11%	11%
12-month rolling total inside hazard zones	1942	1971	2071	1977	1766
Proportion from the last 12-months within hazard zones	14%	14%	15%	14%	12%



Data sources: Statistics New Zealand and Auckland Council

9 Spatial distribution of dwelling consents



Building consents issued in July 2025

- Railway
- Rail Station
- Rural Urban Boundary (RUB)
- Metropolitan Urban Limit

Pedestrian catchment of RTN stops

- Under 500m
- 500-1000m
- 1000-1500m

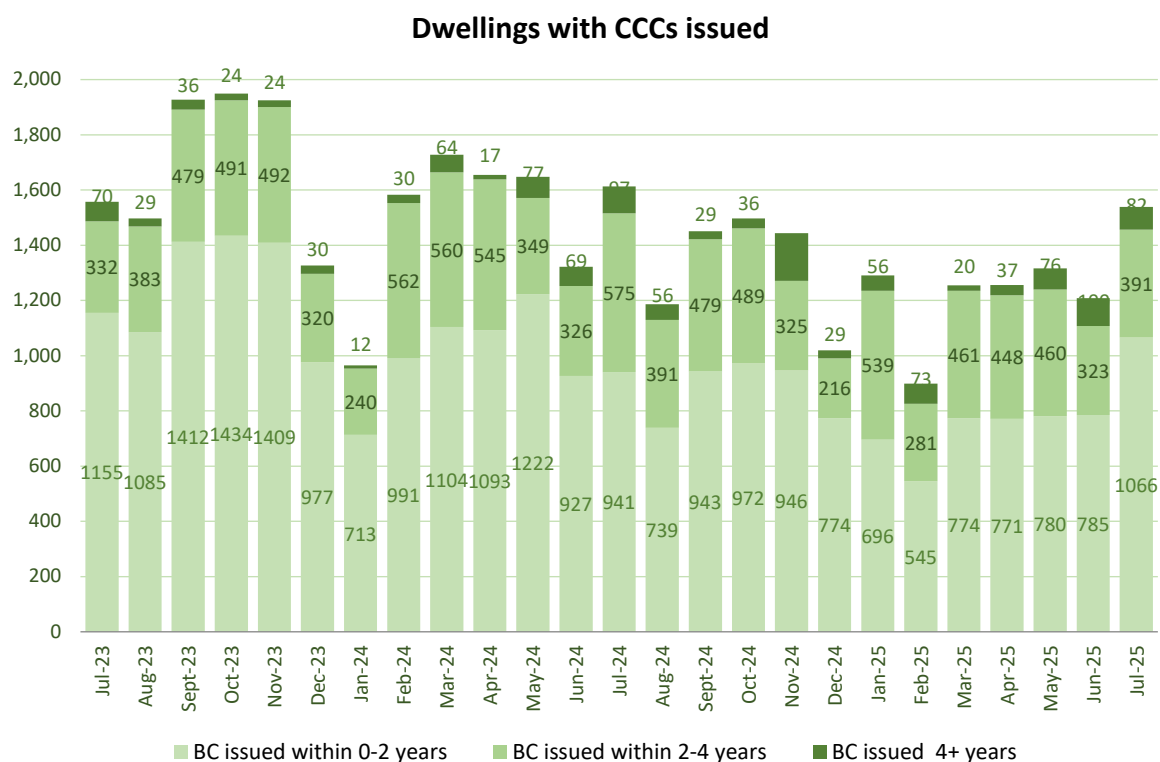
Dwelling units

- ≤2
- ≤5
- ≤10
- ≤20
- >20

10 Dwellings with CCCs issued (completions)

1539 dwelling units had received CCCs in July 2025. 69 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Jul 24	Apr 25	May 25	Jun 25	Jul 25
0-2 years	941	771	780	785	1066
2-4 years	575	448	460	323	391
4+ years	97	37	76	100	82



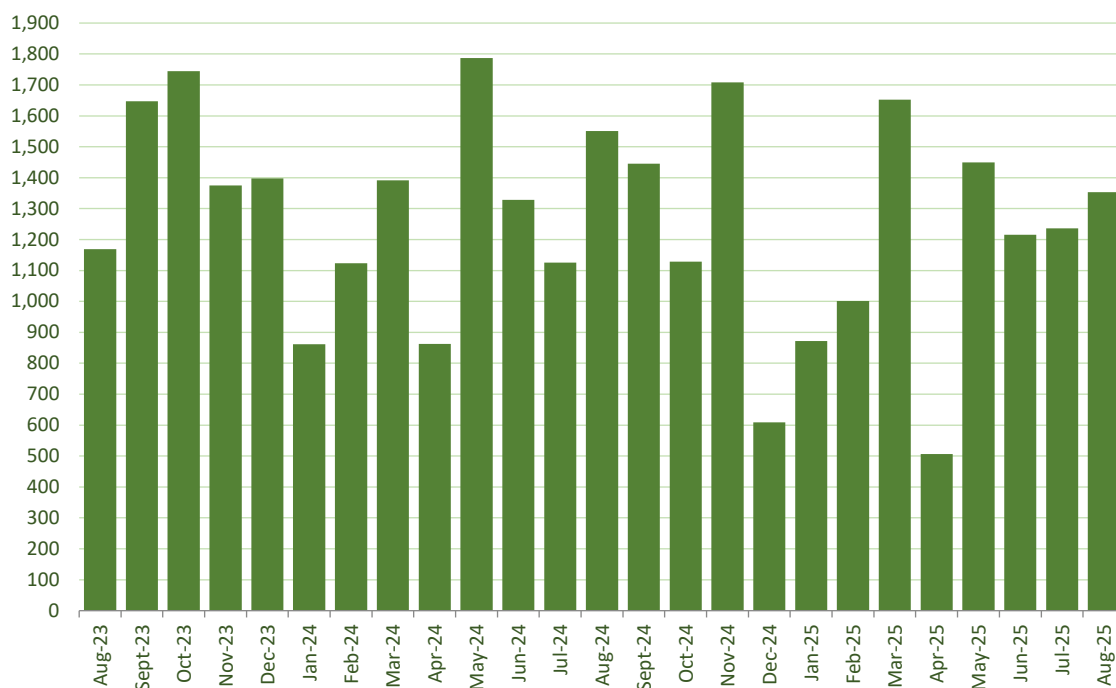
Data source: Auckland Council

11 Residential parcels created

In August 2025, the total number of residential parcels under 5000m² created was 1353.

Parcel size category	Aug 24	May 25	Jun 25	Jul 25	Aug 25
Less than 1000 m ²	1508	1423	1186	1183	1329
1000 m ² to 1999 m ²	26	17	19	32	8
2000 m ² to 2999 m ²	6	4	7	9	7
3000 m ² to 3999 m ²	5	1	2	5	5
4000 m ² to 4999 m ²	6	4	1	7	4
Total number of residential parcels < 5000m ²	1551	1449	1215	1236	1353

New residential zoned parcels (< 5000m²)

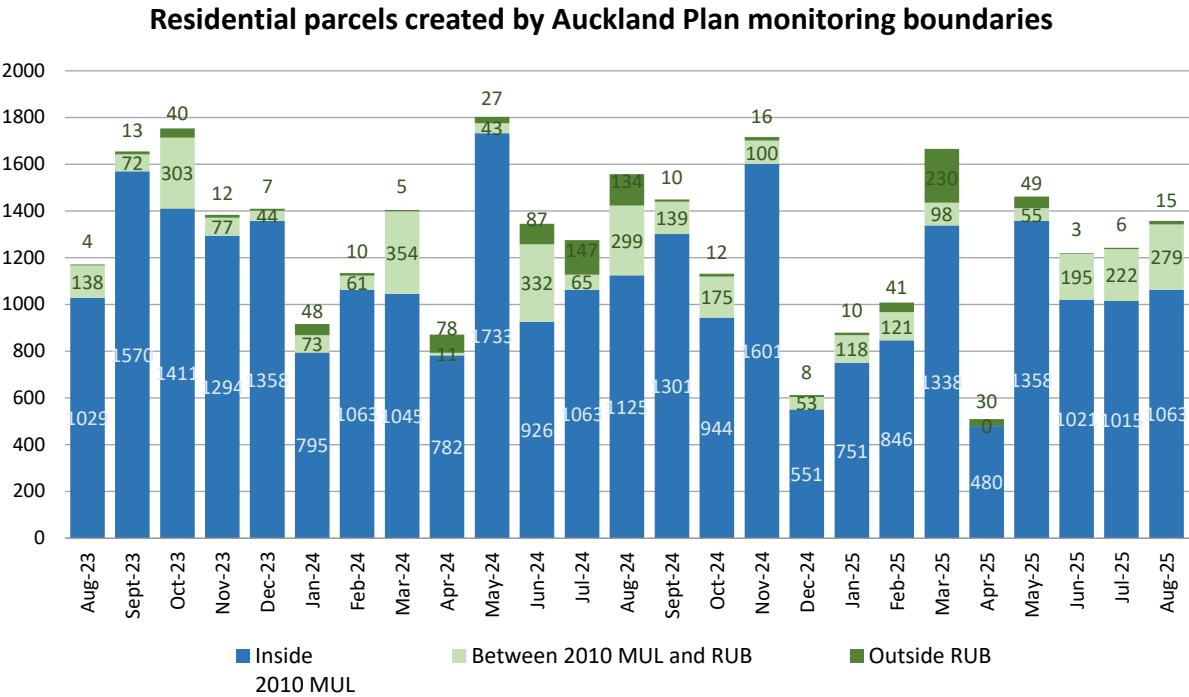


Data source: Auckland Council and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

1063 new residential parcels of all sizes created in August 2025 were inside the 2010 MUL and a total of 1342 new residential parcels were inside the RUB.

	Aug 24	May 25	Jun 25	Jul 25	Aug 25
Inside 2010 MUL	1125	1358	1021	1015	1063
Between 2010 MUL and RUB	299	55	195	222	279
Outside RUB	134	49	3	6	15

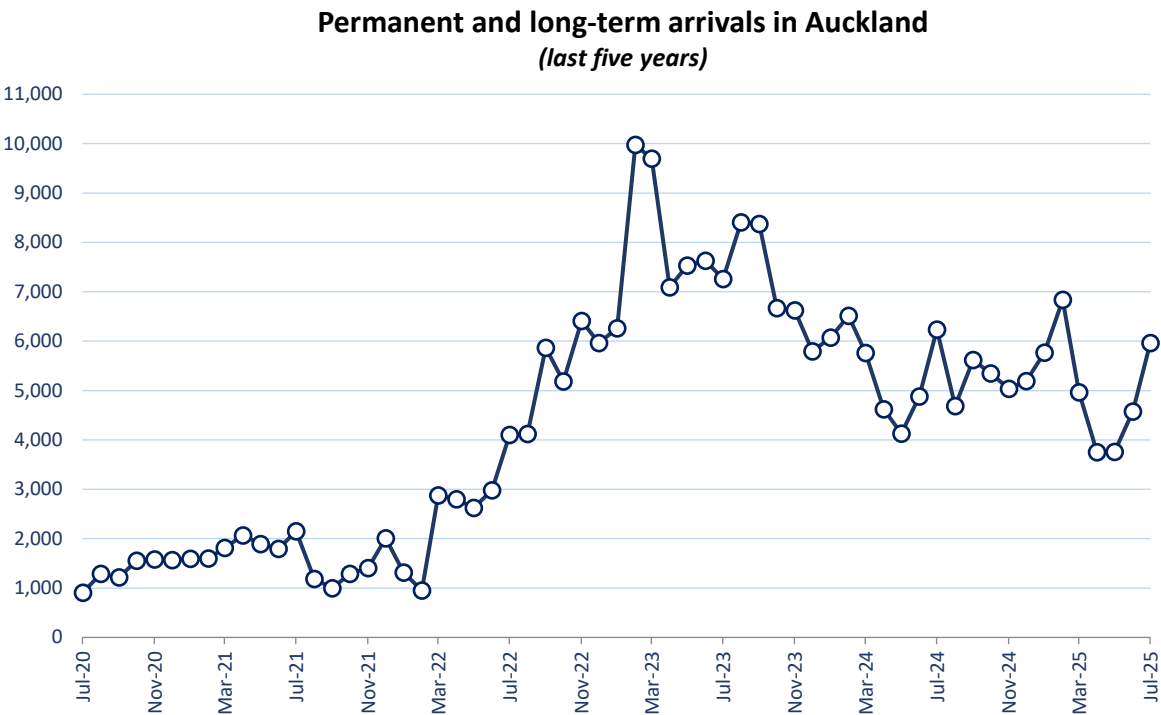


Data source: Auckland Council and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in July 2025 was 5963. 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 24	Apr 25	May 25	Jun 25	Jul 25
Arrivals	6233	3750	3762	4577	5963
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

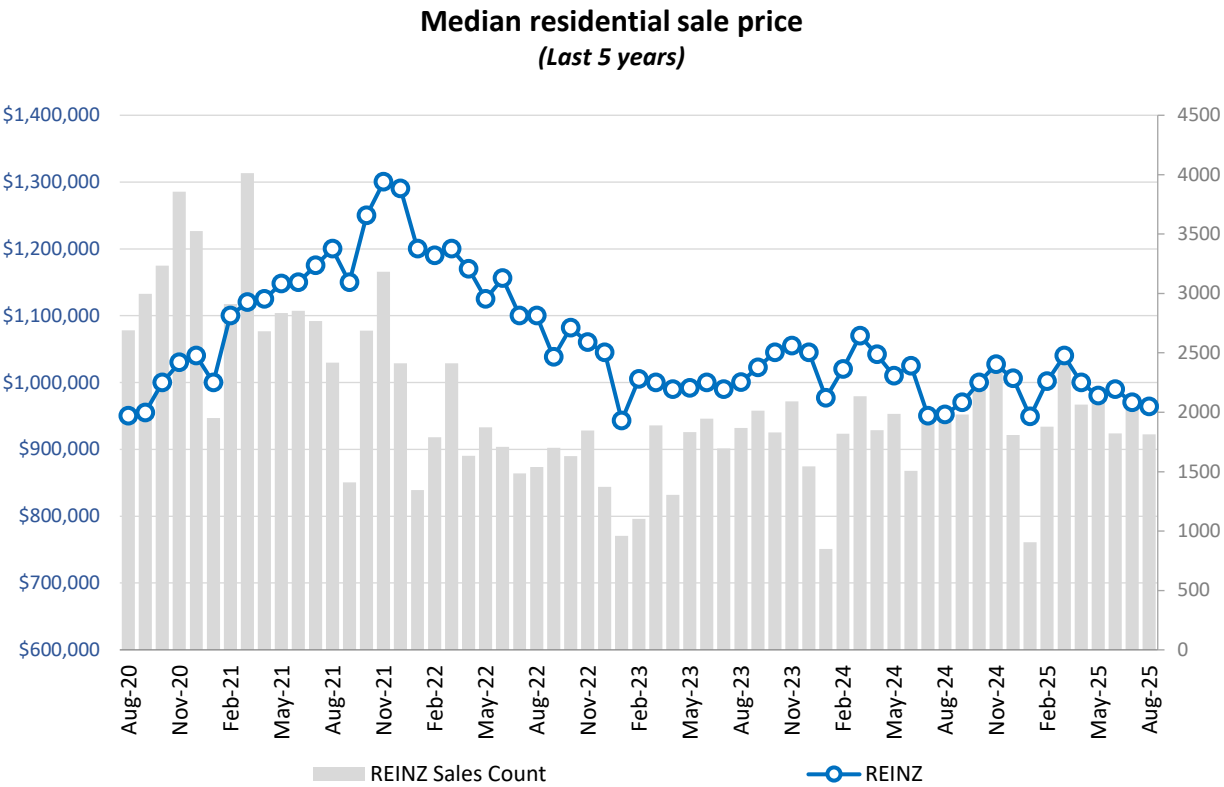


Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in August 2025 was \$964,000 based on 1814 reported sales.

Data source	Aug 24	May 25	Jun 25	Jul 25	Aug 25
REINZ	\$952,000	\$980,000	\$990,000	\$970,000	\$964,000
REINZ Sales Count	1985	2171	1821	2035	1814



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)	8398	7653	7338	6624	6551
and transfer register (bottom row)	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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