



Auckland Monthly Housing Update

Spatial Analysis and Modelling Team
Research and Evaluation Unit

June 2024

aucklandcouncil.govt.nz

Research and
Evaluation Unit

RIMU



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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	9
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

Produced by the Auckland Council Research and Evaluation Unit (RIMU), the Auckland Monthly Housing Update brings together a number of significant Auckland housing related statistics.

The report includes:

- 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.

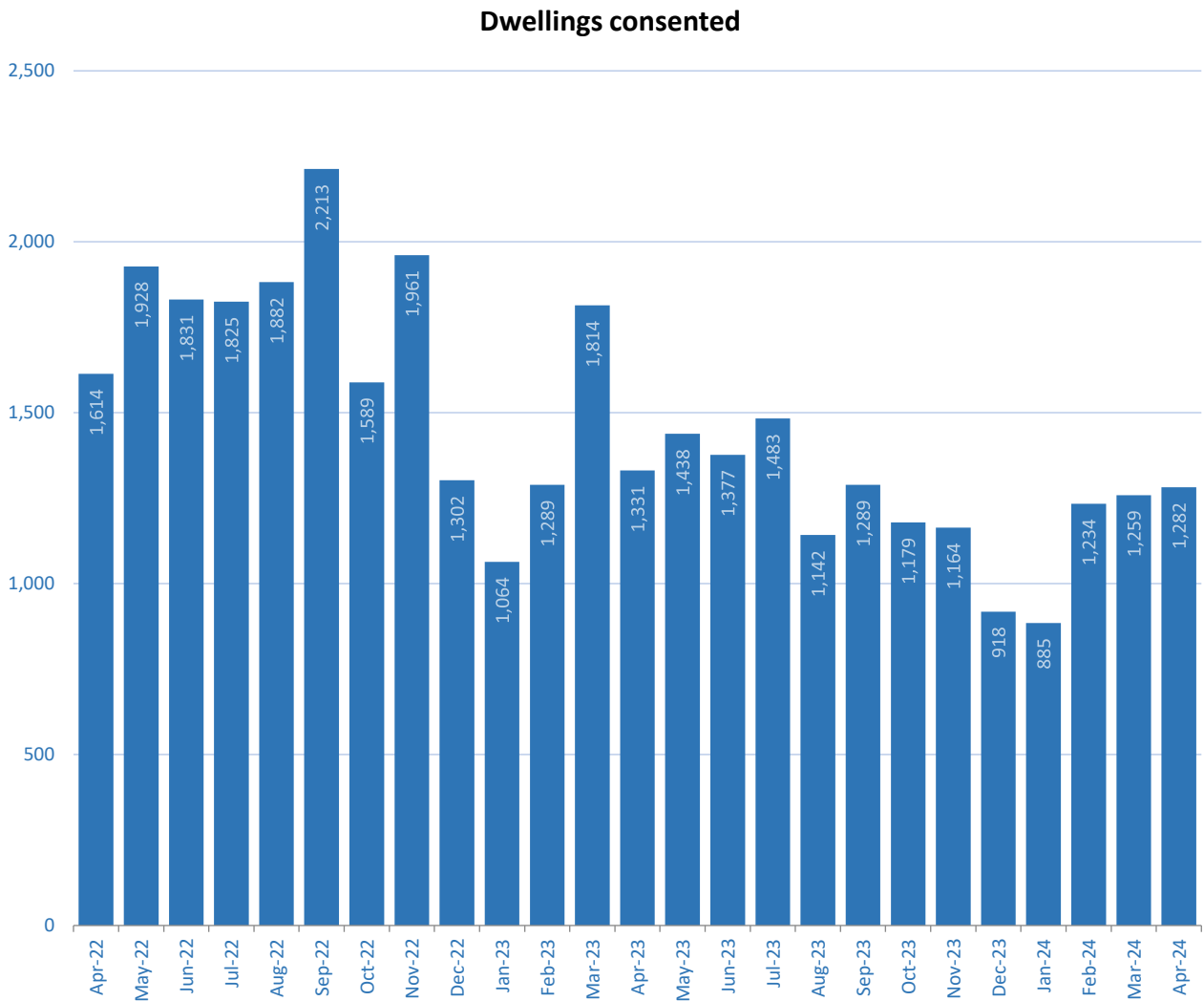
2 Highlights

- 1282 dwellings were consented in April 2024.
- In the year ending April 2024, 14,650 dwellings were consented in the region.
- 31 per cent of new dwellings consented in April 2024 were houses, 6 per cent were apartments and 63 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 18 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in April 2024.
- 1223 dwellings consented in April 2024 were inside the RUB. Over the past 12 months, 95 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 April 2024.
- 146 dwellings were consented on properties overlapping hazard zones in April 2024, 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.
- 1677 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in April 2024.
- In the year ending April 2024, 19,376 dwellings had a CCC issued.
- 1787 new residential parcels under 5000m² were created in May 2024.
- In the past 12 months, 15,597 new residential parcels under 5000m² were created – an average of 1300 each month.
- In May 2024, 1803 new residential parcels of all sizes were created.
- Long-term arrivals in March 2024 were 5336.
- 1092 public housing applications have been housed in the December quarter 2023.

3 Dwellings Consented

In April 2024, 1282 dwelling consents were issued, which saw 14,650 consents issued for the past 12 months.

Apr 23	Jan 24	Feb 24	Mar 24	Apr 24
1331	885	1234	1259	1282

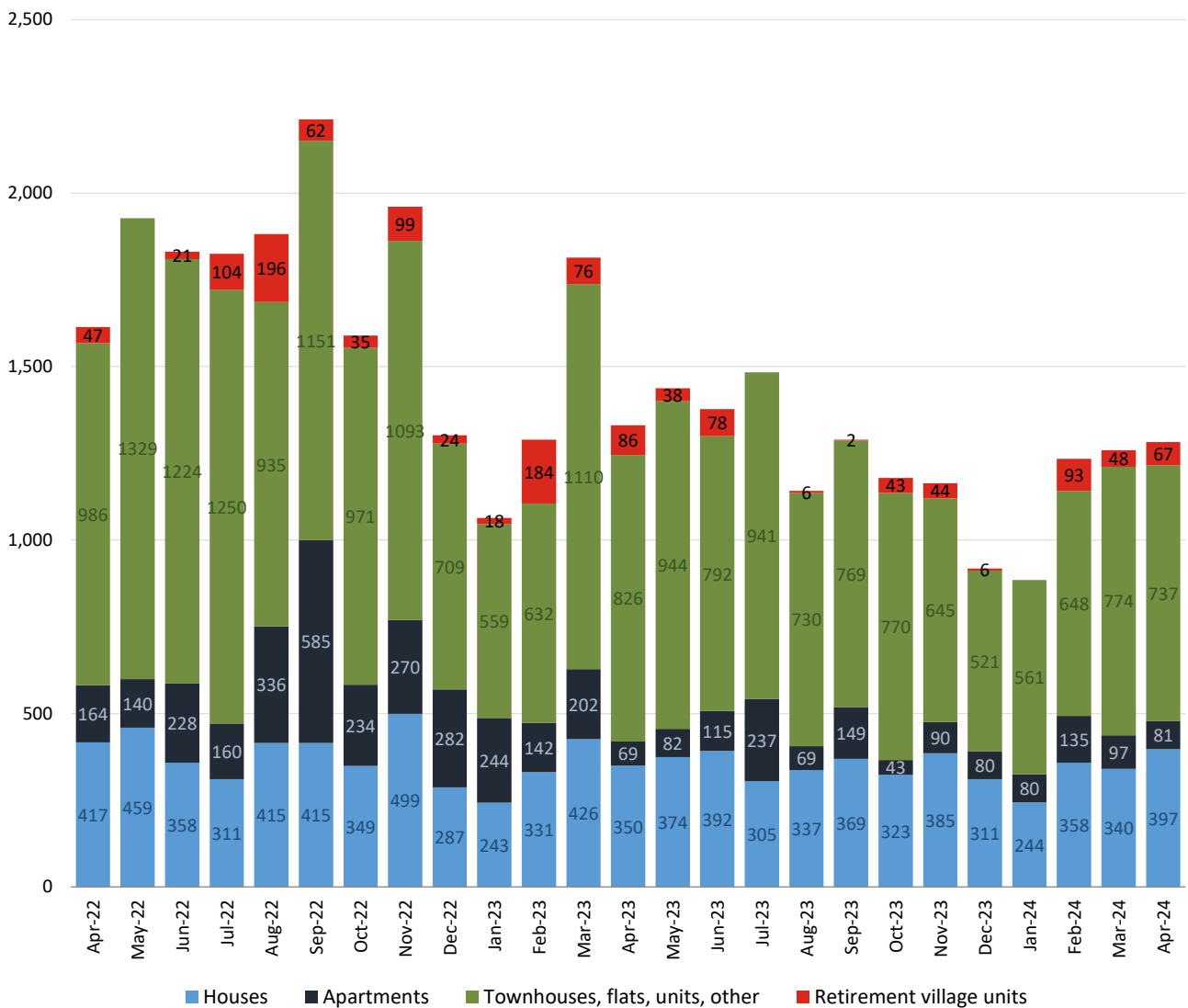


Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in April 2024, 397 were houses, 81 were apartments, and 804 were townhouses, flats, units, retirement village units or other types of attached dwellings.

Dwellings consented by type



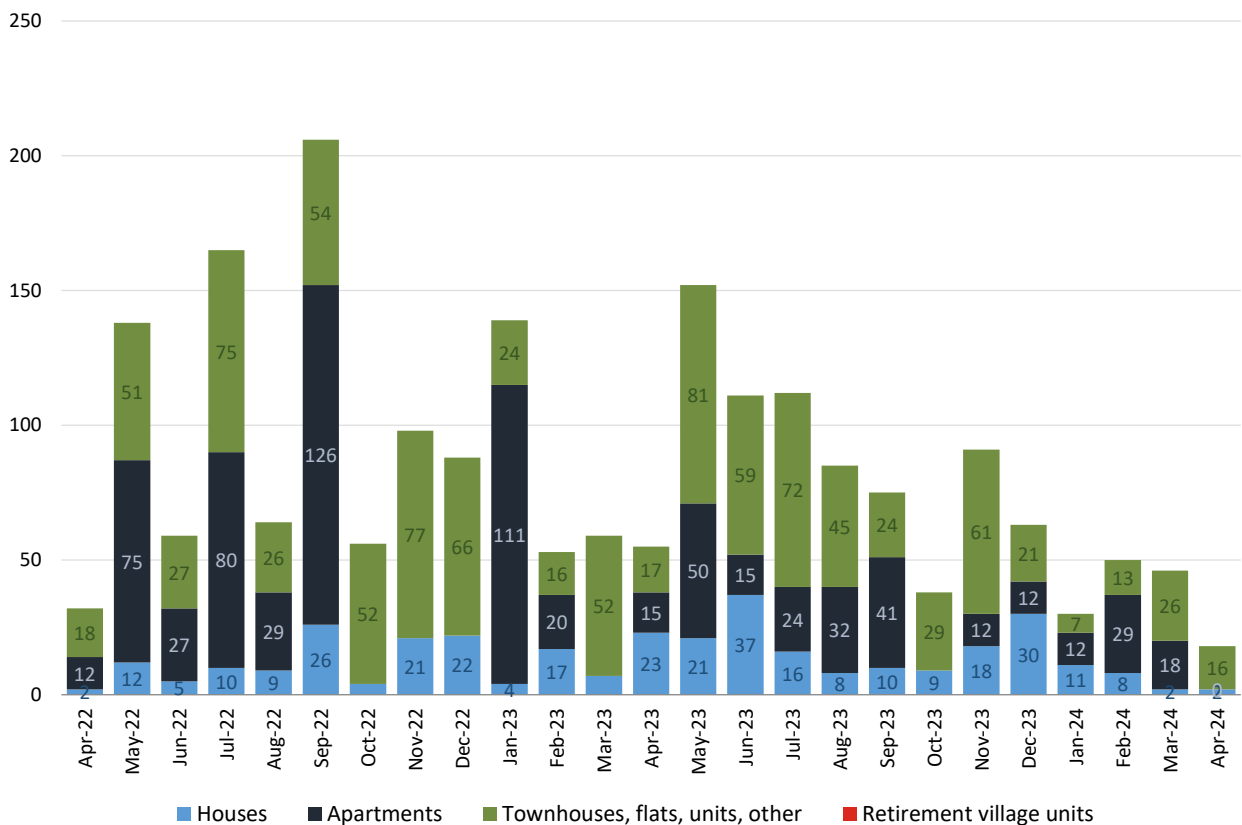
Data source: Statistics New Zealand

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

In April 2024, 18 dwellings (1 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 0 apartment units, 2 houses and 16 townhouses, flats, and other attached dwelling types.

	Apr 23	Jan 24	Feb 24	Mar 24	Apr 24
Number of KO/TRC dwellings consented	55	30	50	46	18
Percentage of total dwellings consented	4%	3%	4%	4%	1%

Dwellings consented by type (KO/TRC land)



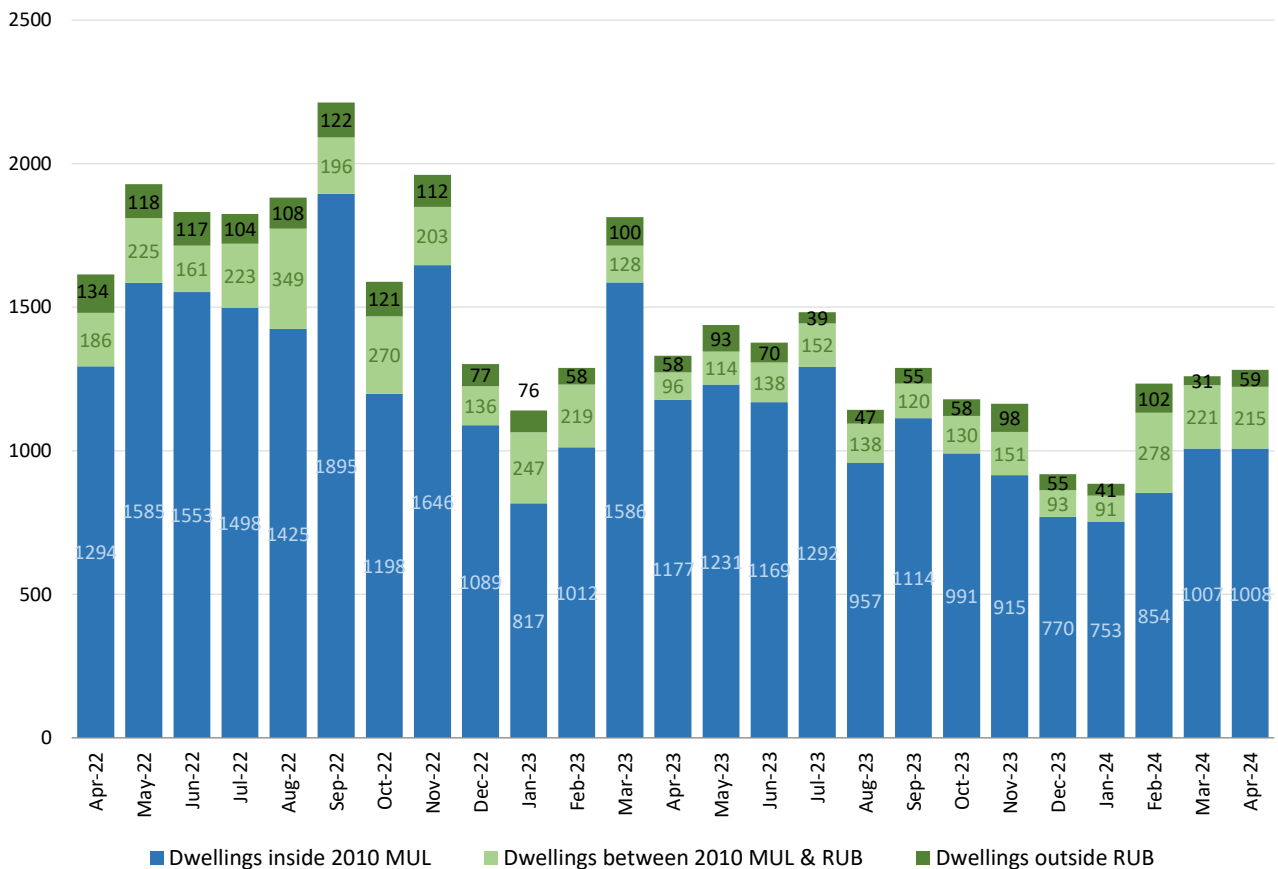
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In April 2024, 1008 dwellings consented were inside 2010 MUL and a total of 215 dwellings consented were inside the RUB. Over the past 12 months, 95 per cent of the dwellings were consented inside the RUB.

	Apr 24	Jan 24	Feb 24	Mar 24	Apr 24
Inside 2010 MUL	1177	753	854	1007	1008
Between 2010 MUL and RUB	96	91	278	221	215
Outside RUB	58	41	102	31	59

Dwellings consented by Auckland Plan monitoring boundaries

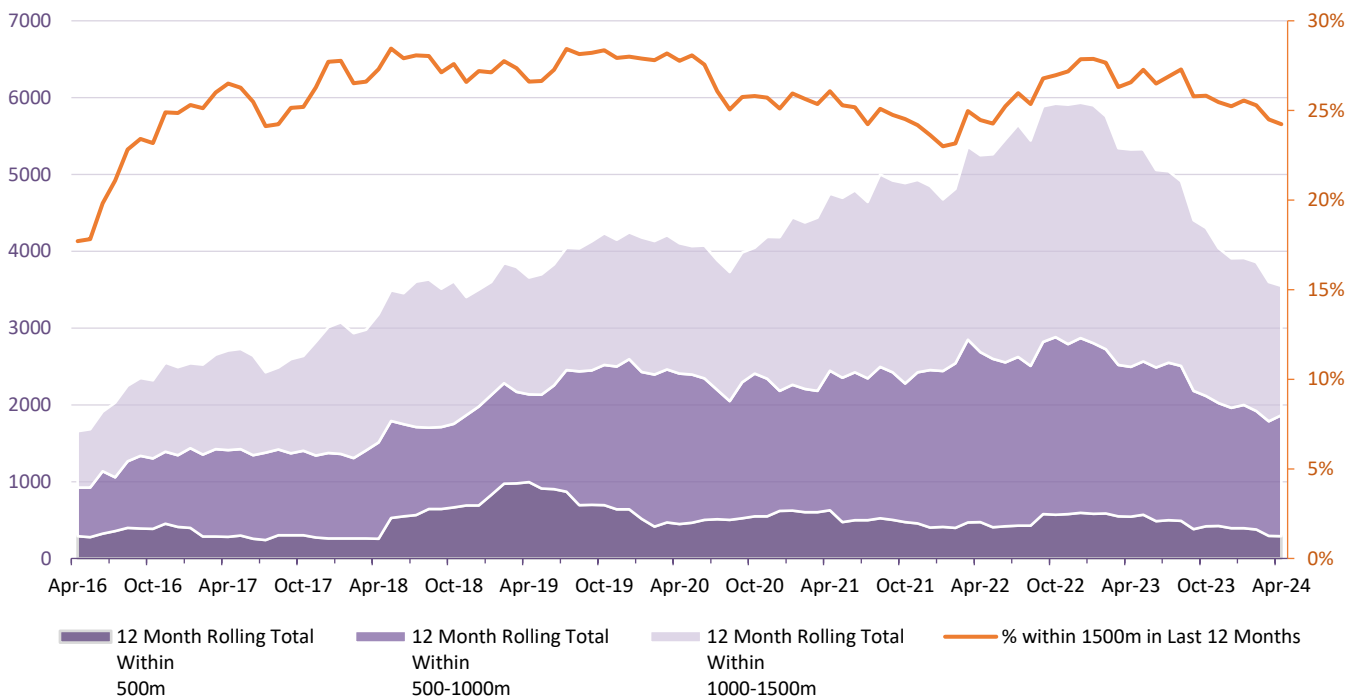


7 Dwellings consented along the rapid transit network

In April 2024, 260 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, 3550 dwellings were consented inside the 1500m RTN walking catchments.

	Apr 23	Jan 24	Feb 24	Mar 24	Apr 24
Dwellings consented inside the 1500m RTN walking catchments	311	307	154	245	260
Percentage of total dwellings consented	23%	35%	12%	19%	20%
12-month rolling total inside RTN walking catchments	5323	3913	3856	3601	3550
Proportion from the last 12-month inside RTN walking catchments	27%	26%	25%	24%	24%

Dwellings consented inside RTN walking catchments



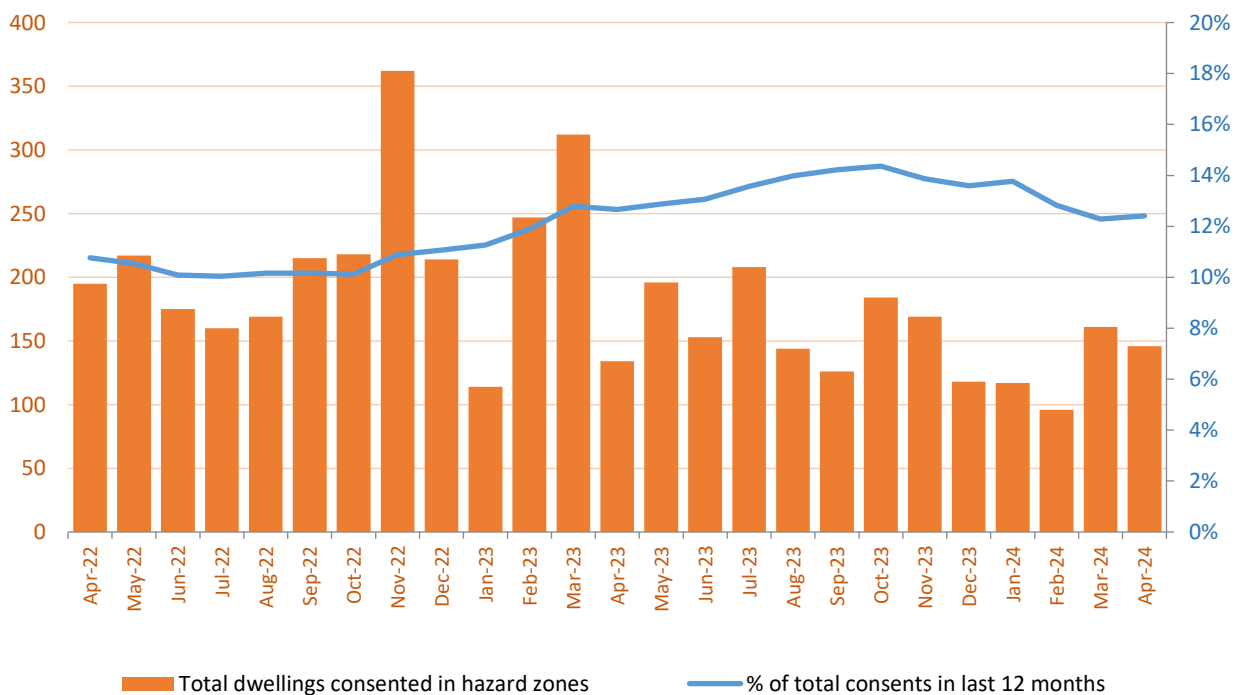
Data sources: Statistics New Zealand and Auckland Council

8 Dwellings consented within hazard zones

In April 2024, 146 dwellings (11% per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1818 dwellings (12% 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.

	Apr 23	Jan 24	Feb 24	Mar 24	Apr 24
Dwellings consented within hazard zones	134	117	96	161	146
Percentage of total dwellings consented	10%	13%	8%	13%	11%
12-month rolling total inside hazard zones	2537	2108	1957	1806	1818
Proportion from the last 12-months within hazard zones	13%	14%	13%	12%	12%

Dwellings consented in hazard zones

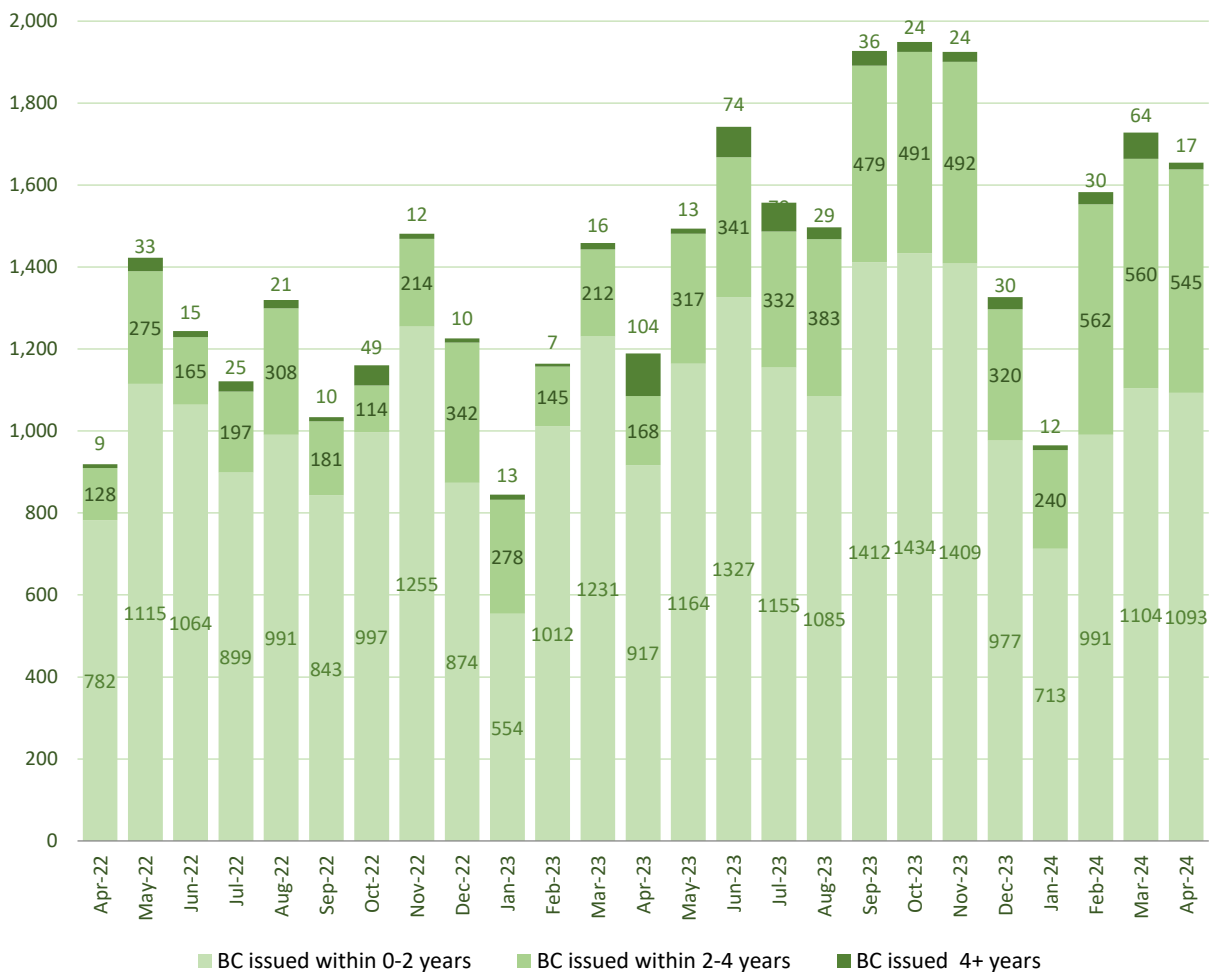


10 Dwellings with CCCs issued (completions)

1677 dwelling units had received CCCs in April 2024. 65 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Apr 23	Jan 24	Feb 24	Mar 24	Apr 24
0-2 years	917	713	991	1104	1093
2-4 years	168	240	562	560	545
4+ years	104	12	30	64	17

Dwellings with CCCs issued



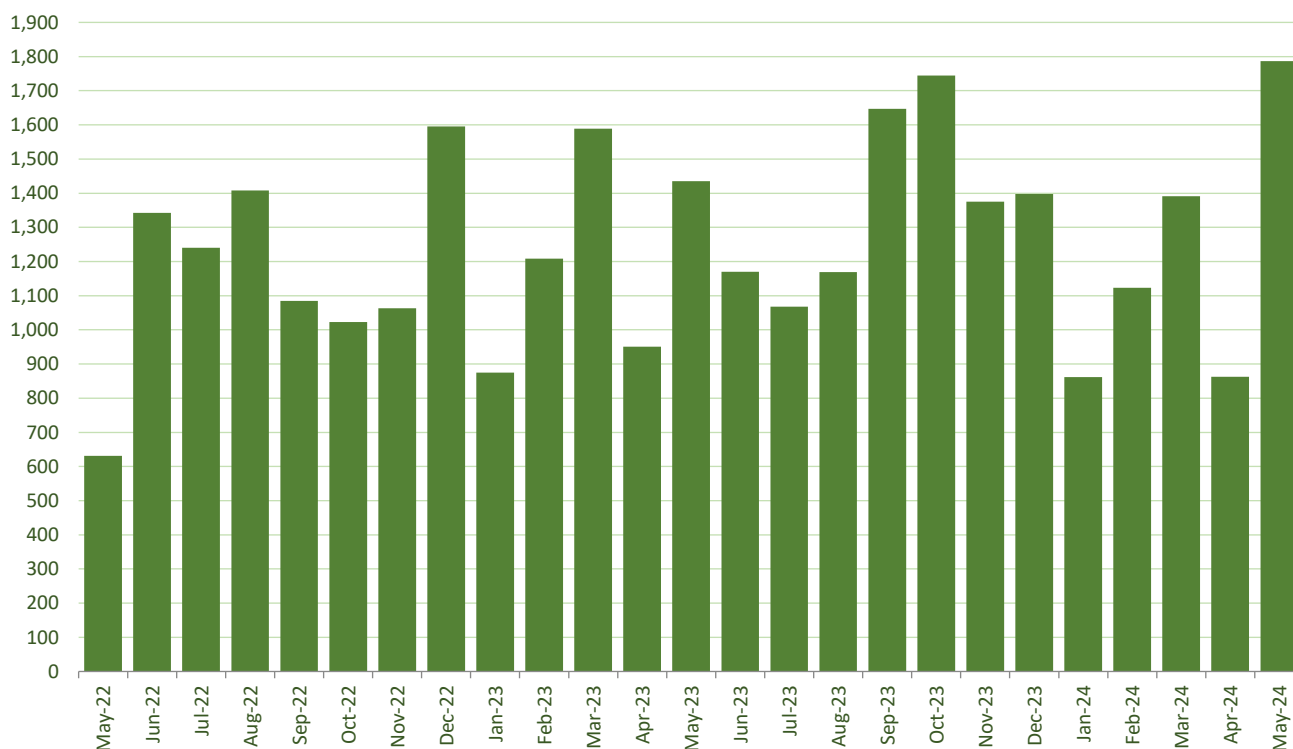
Data source: Auckland Council

11 Residential parcels created

In May 2024, the total number of residential parcels under 5000m² created was 1787.

Parcel size category	May 23	Feb 24	Mar 24	Apr 24	May 24
Less than 1000 m ²	1411	1102	1364	841	1753
1000 m ² to 1999 m ²	15	14	17	15	19
2000 m ² to 2999 m ²	6	5	5	4	5
3000 m ² to 3999 m ²	1	2	5	2	3
4000 m ² to 4999 m ²	2	0	0	1	7
Total number of residential parcels < 5000m ²	1435	1123	1391	863	1787

New residential zoned parcels (< 5000m²)



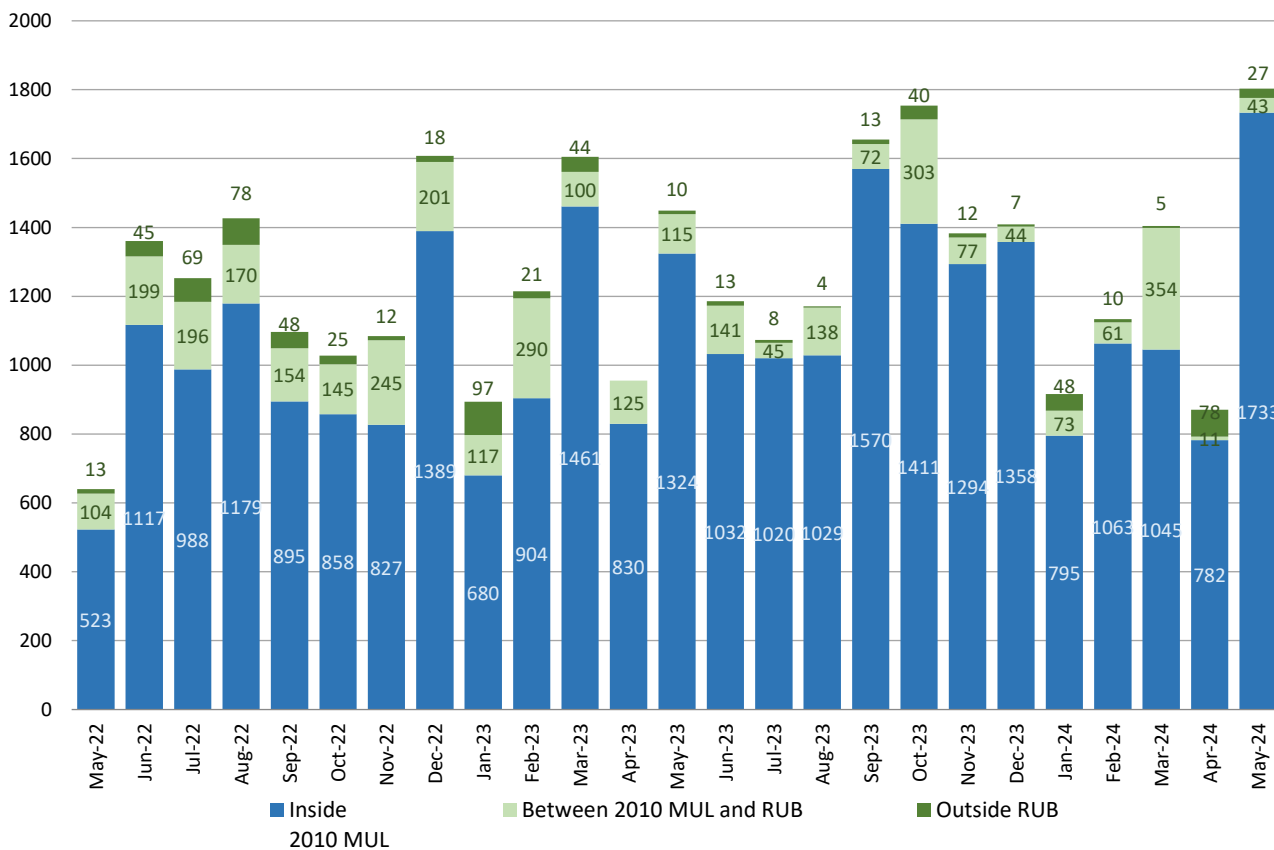
Data source: RIMU and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

1733 of new residential parcels of all sizes created in May 2024 were inside the 2010 MUL and a total of 793 new residential parcels were inside the RUB.

	May 23	Feb 24	Mar 24	Apr 24	May 24
Inside 2010 MUL	1324	1063	1045	782	1733
Between 2010 MUL and RUB	115	61	354	11	43
Outside RUB	10	10	5	78	27

Residential parcels created by Auckland Plan monitoring boundaries



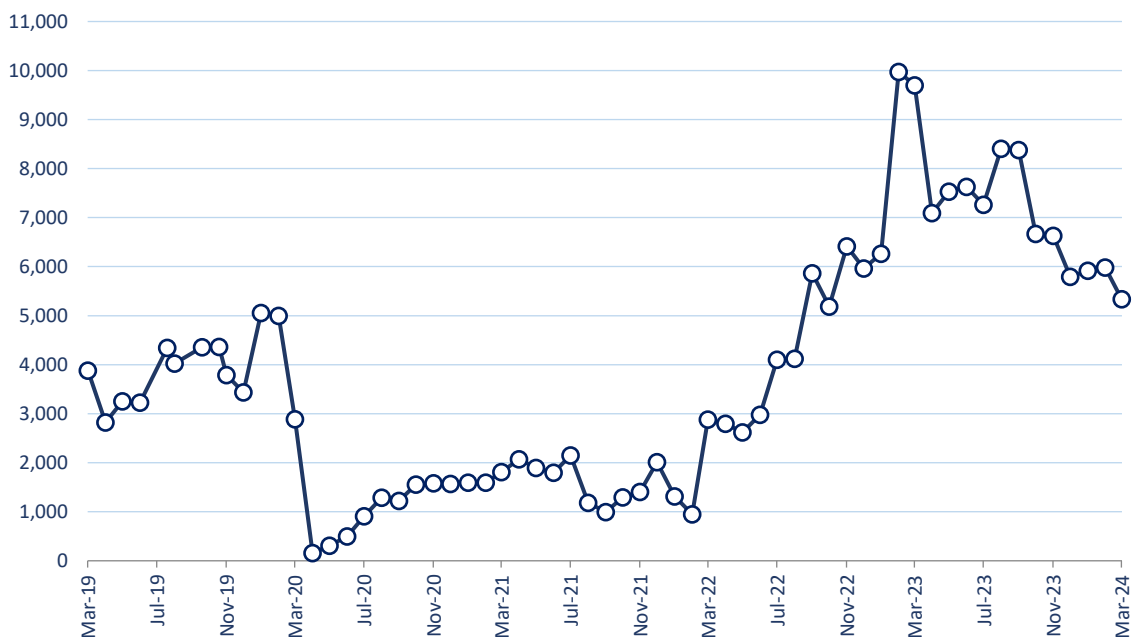
Data source: RIMU and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in March 2024 was 5,336. 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 23	Dec 23	Jan 24	Feb 24	Mar 24
Arrivals	9698	5795	5919	5982	5336
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)



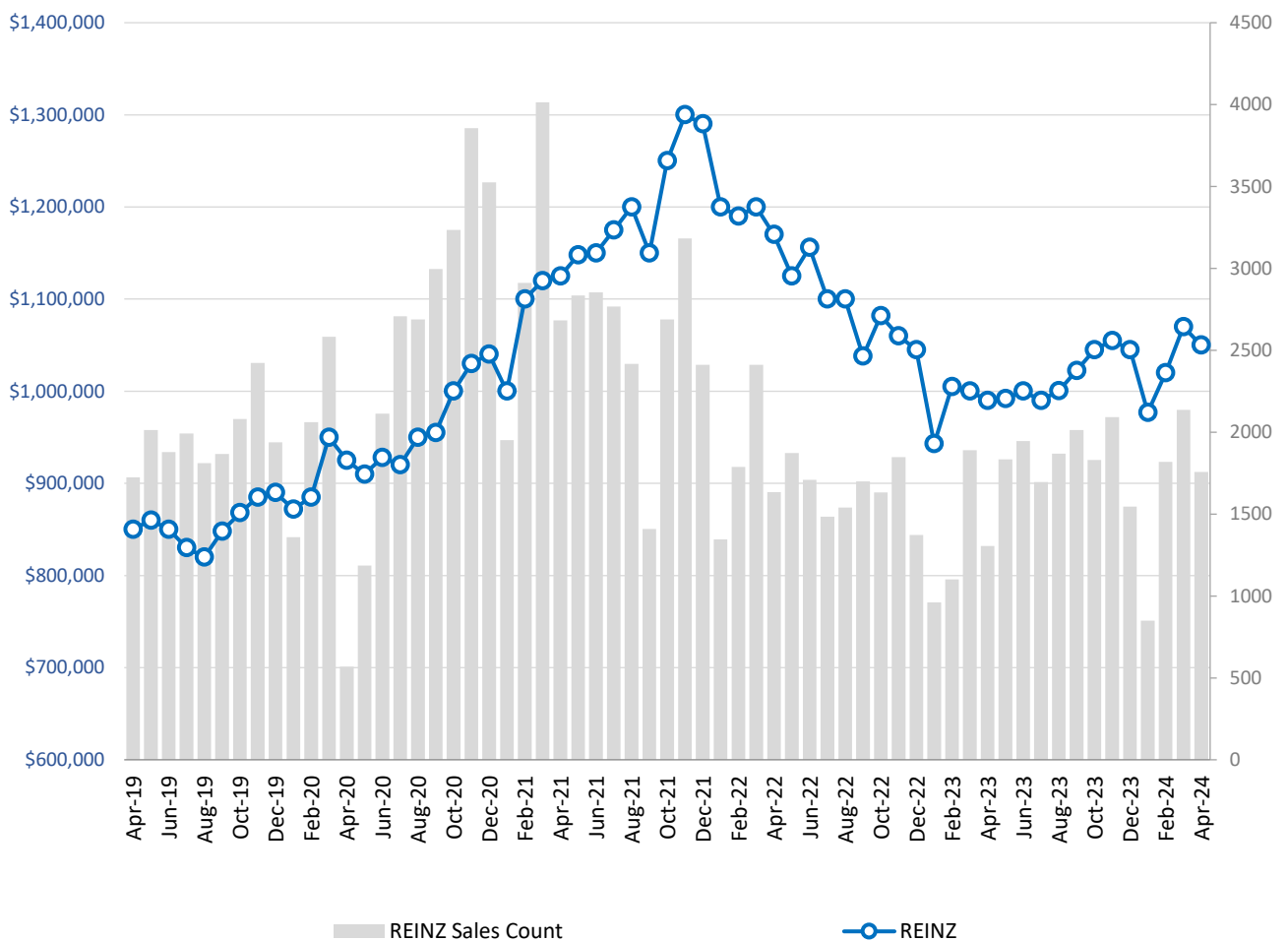
Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in April 2024 was \$1,050,000 based on 1757 reported sales.

Data source	Apr 23	Jan 24	Feb 24	Mar 24	Apr 24
REINZ	\$990,000	\$977,000	\$1,020,000	\$1,070,000	\$1,050,000
REINZ Sales Count	1890	849	1819	2136	1757

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 on a quarterly basis. In the December quarter 2023, 1092 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	December quarter 2022	March quarter 2023	June quarter 2023	September quarter 2023	December quarter 2023
Public housing stock	36,344	36,469	37,247	37,514	37,786
Public housing register - housing register (top row) and transfer register (bottom row)	7494	7794	8074	8495	8344
	2317	2298	2261	2213	2263
Public housing register – applications housed	828	555	900	1008	1092
Accommodation Supplement Recipients	116,603	114,605	115,031	116,703	120,278

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

¹ Public housing data are extracted from the Public Housing in Auckland Region factsheets. Detailed monthly and quarterly 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 RIMU. This data is then analysed against its location relevant 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 RIMU. 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 intersect.

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 RIMU 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 relevant 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: rimu@aucklandcouncil.govt.nz
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