



Auckland Monthly Housing Update

Land Use Research and Evaluation Team

Strategic Advice and Research Unit

Policy Department

April 2026

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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.

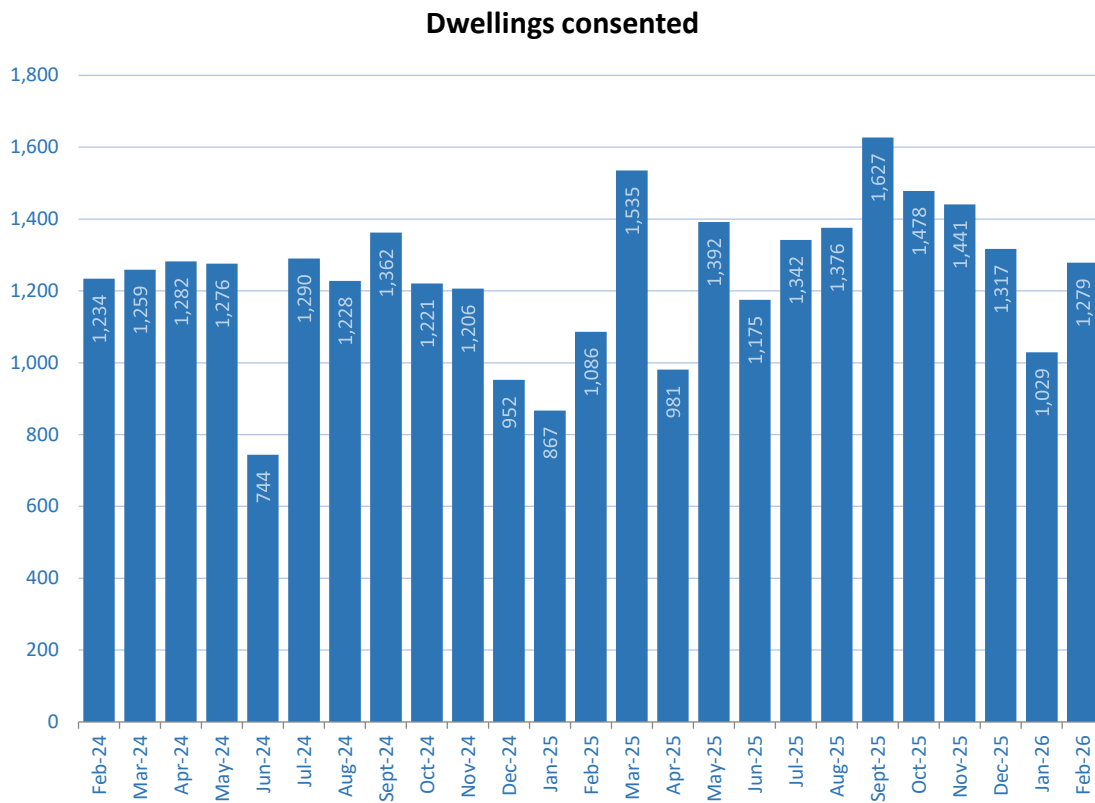
2 Highlights

- 1279 dwellings were consented in February 2026.
- In the year ending February 2026, 15,972 dwellings were consented in the region.
- 40 per cent of new dwellings consented in February 2026 were houses, 8 per cent were apartments and 52 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 86 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in February 2026.
- 1232 dwellings consented in February 2026 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 24 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in February 2026.
- 93 dwellings were consented on properties overlapping hazard zones in February 2026, accounting for 7 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.
- 1029 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in February 2026.
- In the year ending February 2026, 14,133 dwellings had a CCC issued.
- 1125 new residential parcels under 5000m² were created in March 2026.
- In the past 12 months, 14,196 new residential parcels under 5000m² were created – an average of 1183 each month.
- In March 2026, 1134 new residential parcels of all sizes were created.
- Long-term arrivals in February 2026 were 6863.
- 1164 public housing applications have been housed in the September quarter 2025.

3 Dwellings Consented

In February 2026, 1279 dwelling consents were issued, which saw 15,972 consents issued for the past 12 months.

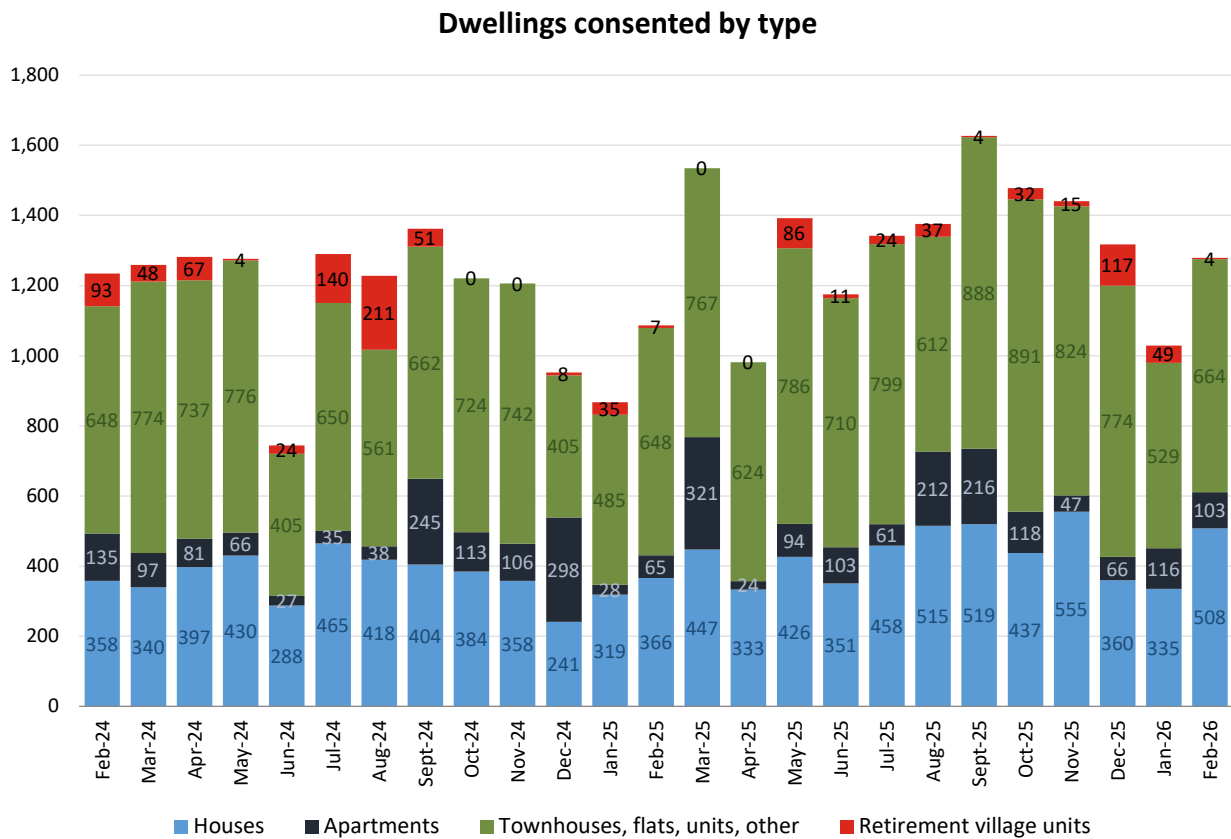
Feb 25	Nov 25	Dec 25	Jan 26	Feb 26
1086	1441	1317	1029	1279



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in February 2026, 508 were houses, 103 were apartments, and 668 were townhouses, flats, units, retirement village units or other types of attached dwellings.



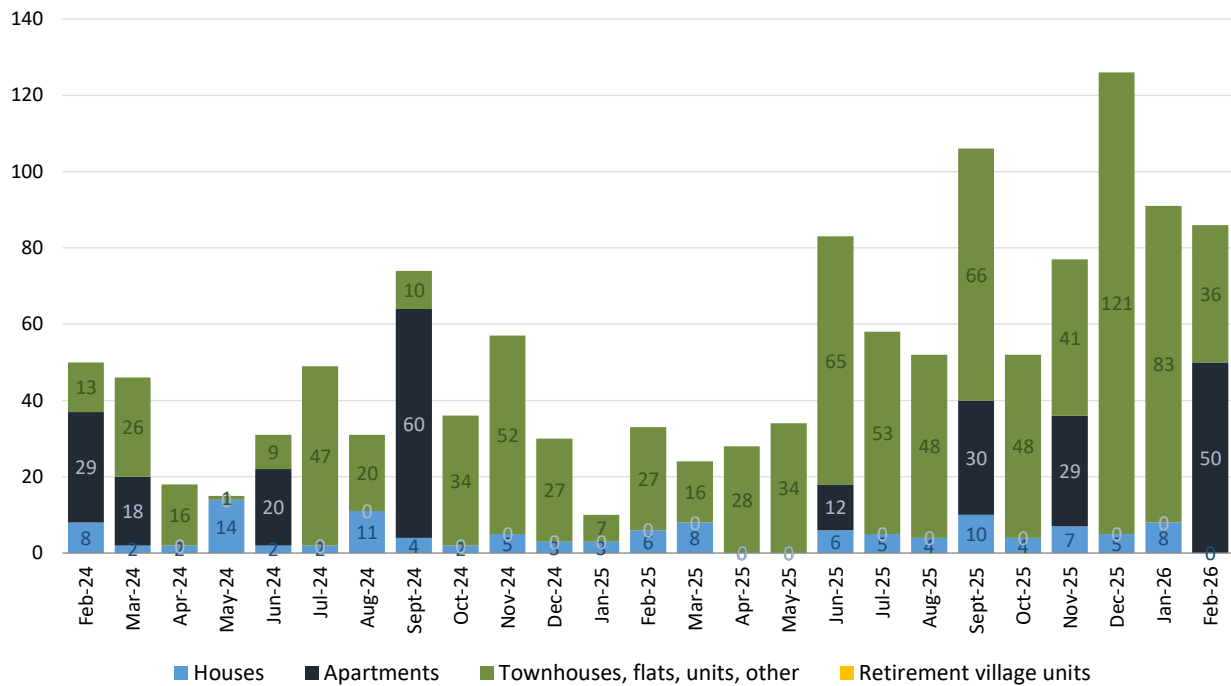
Data source: Statistics New Zealand

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

In February 2026, 86 dwellings (7 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 50 apartments and 36 townhouses, flats, and other attached dwelling types.

	Feb 25	Nov 25	Dec 25	Jan 26	Feb 26
Number of KO/TRC dwellings consented	33	77	126	91	86
Percentage of total dwellings consented	3%	5%	10%	9%	7%

Dwellings consented by type (KO/TRC land)



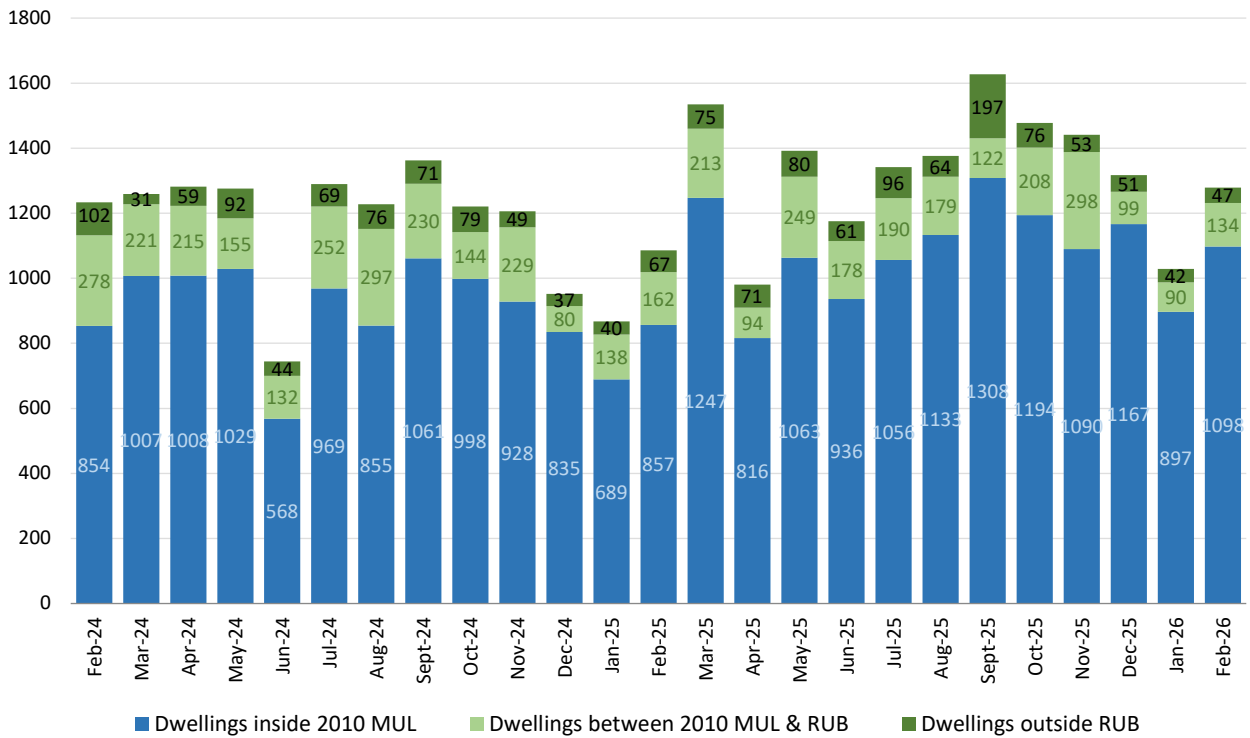
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In February 2026, 1098 dwellings consented were inside the 2010 MUL and a total of 1232 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Feb 25	Nov 25	Dec 25	Jan 26	Feb 26
Inside 2010 MUL	857	1090	1167	897	1098
Between 2010 MUL and RUB	162	298	99	90	134
Outside RUB	67	53	51	42	47

Dwellings consented by Auckland Plan monitoring boundaries



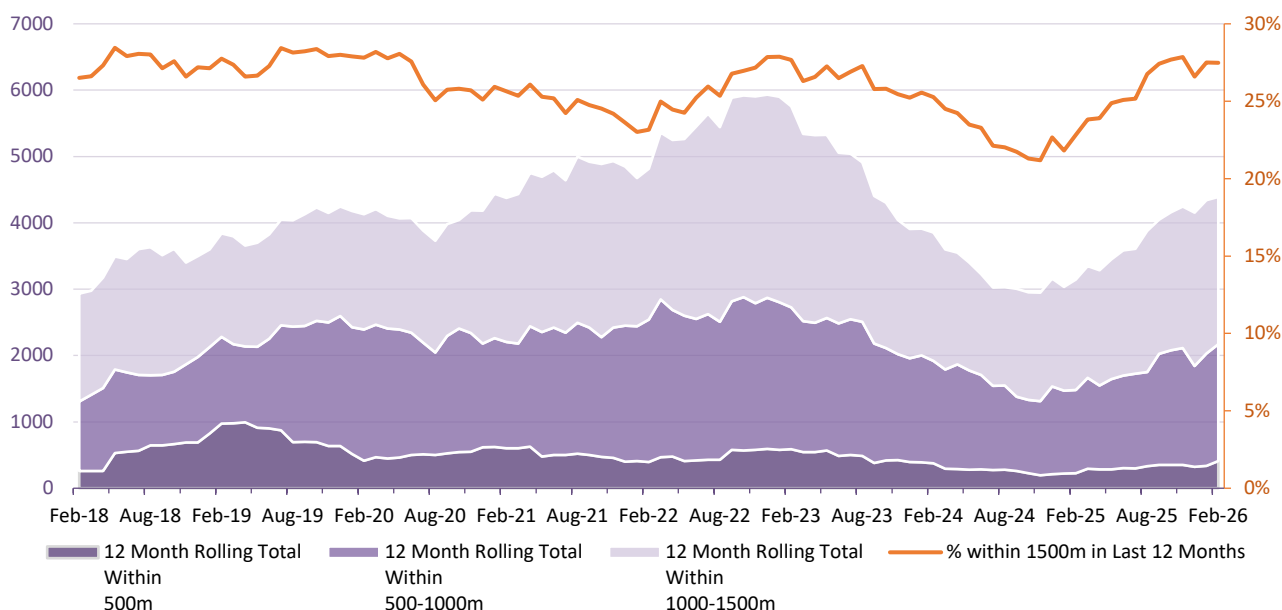
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In February 2026, 310 dwellings (24 per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4390 dwellings were consented inside the 1500m RTN walking catchments.

	Feb 25	Nov 25	Dec 25	Jan 26	Feb 26
Dwellings consented inside the 1500m RTN walking catchments	261	293	377	373	310
Percentage of total dwellings consented	24%	20%	29%	36%	24%
12-month rolling total inside RTN walking catchments	3144	4248	4153	4341	4390
Proportion from the last 12-month inside RTN walking catchments	23%	28%	27%	28%	27%

Dwellings consented inside RTN walking catchments



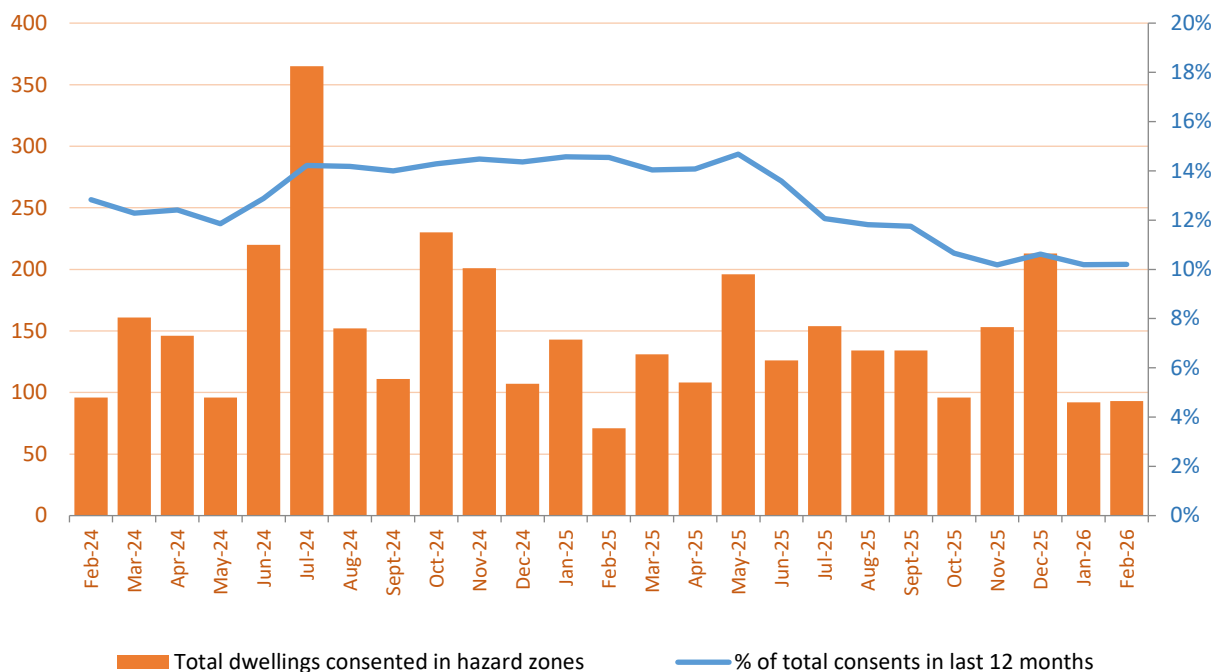
Data sources: Statistics New Zealand and Auckland Council

8 Dwellings consented within hazard zones

In February 2026, 93 dwellings (7 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1630 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.

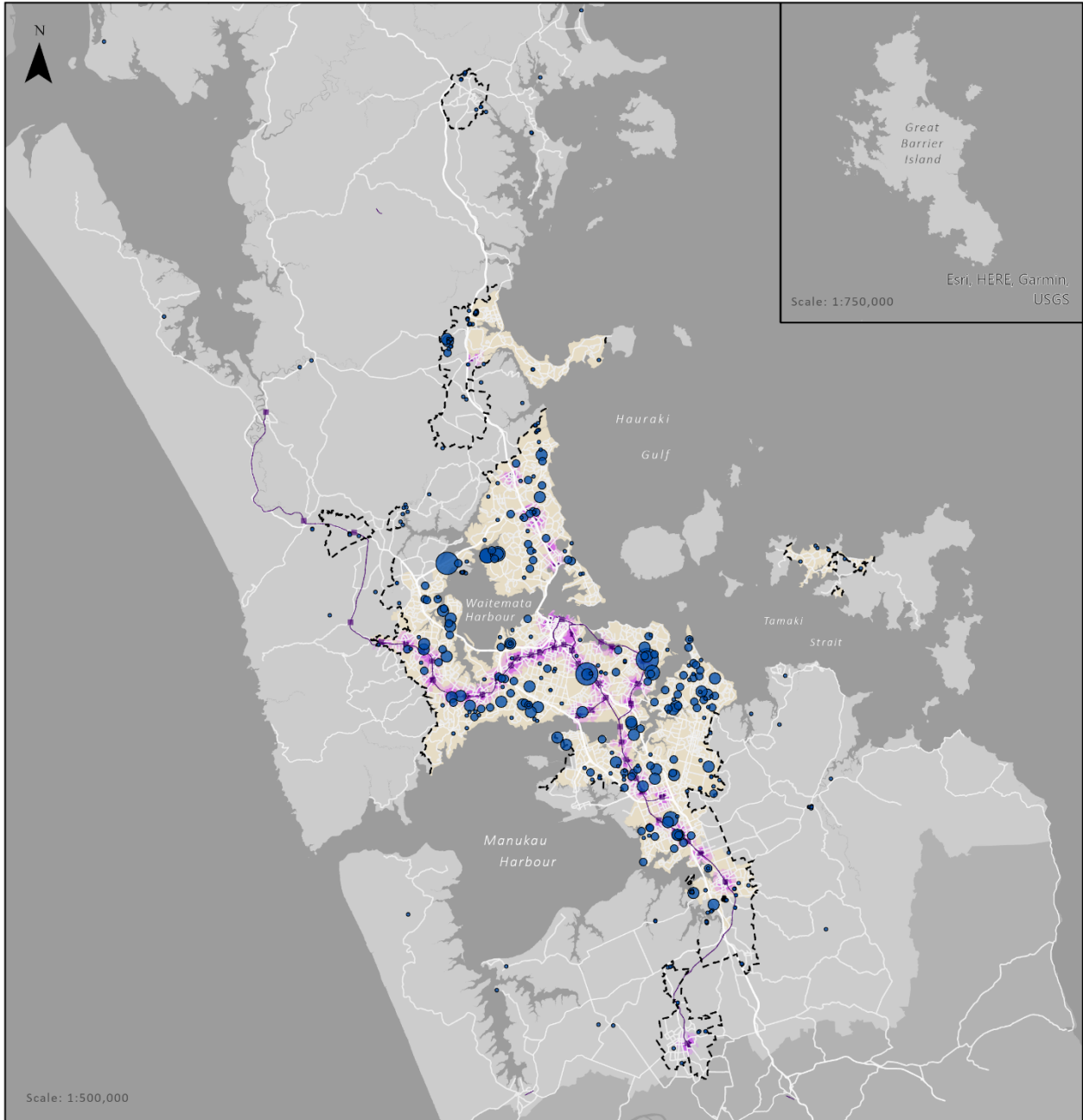
	Feb 25	Nov 25	Dec 25	Jan 26	Feb 26
Dwellings consented within hazard zones	71	153	213	92	93
Percentage of total dwellings consented	7%	11%	16%	9%	7%
12-month rolling total inside hazard zones	2003	1553	1659	1608	1630
Proportion from the last 12-months within hazard zones	15%	10%	11%	10%	10%

Dwellings consented in hazard zones

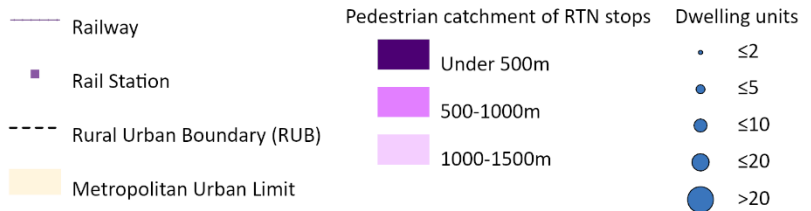


Data sources: Statistics New Zealand and Auckland Council

9 Spatial distribution of dwelling consents



Building consents issued in February 2026

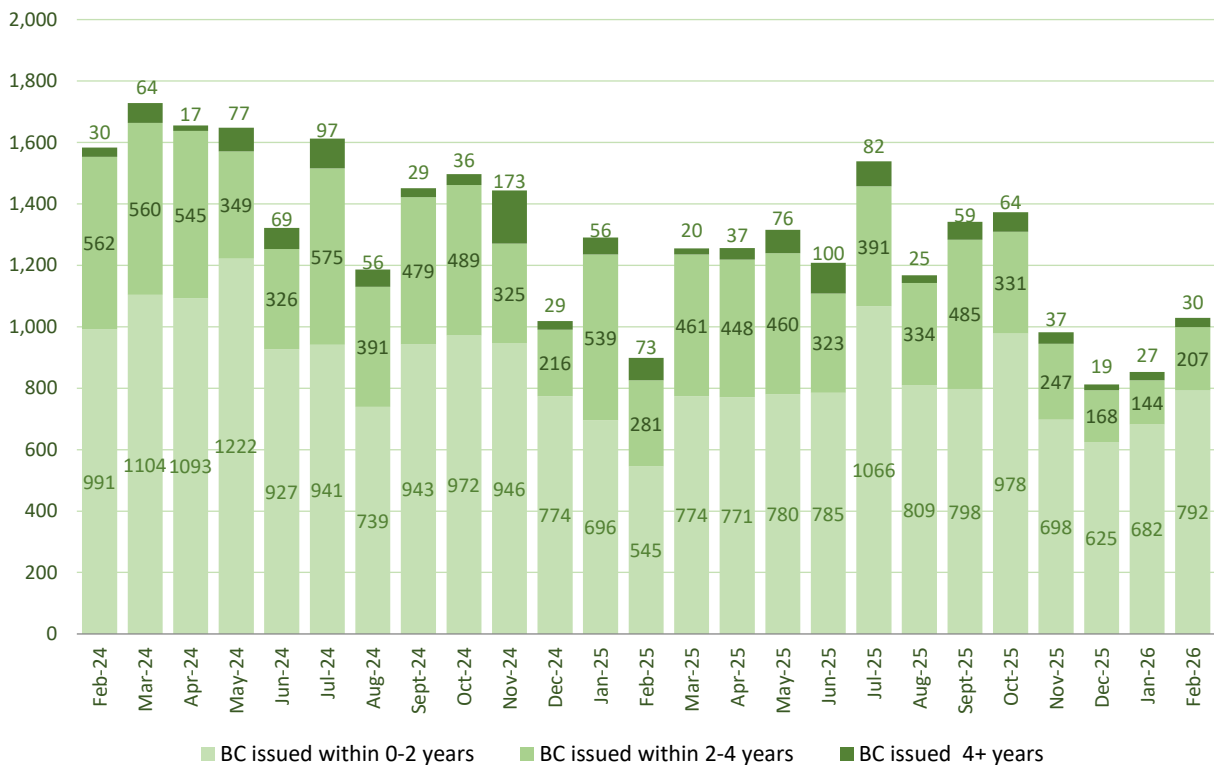


10 Dwellings with CCCs issued (completions)

1029 dwelling units had received CCCs in February 2026. 77 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Feb 25	Nov 25	Dec 25	Jan 26	Feb 26
0-2 years	545	698	625	682	792
2-4 years	281	247	168	144	207
4+ years	73	37	19	27	30

Dwellings with CCCs issued



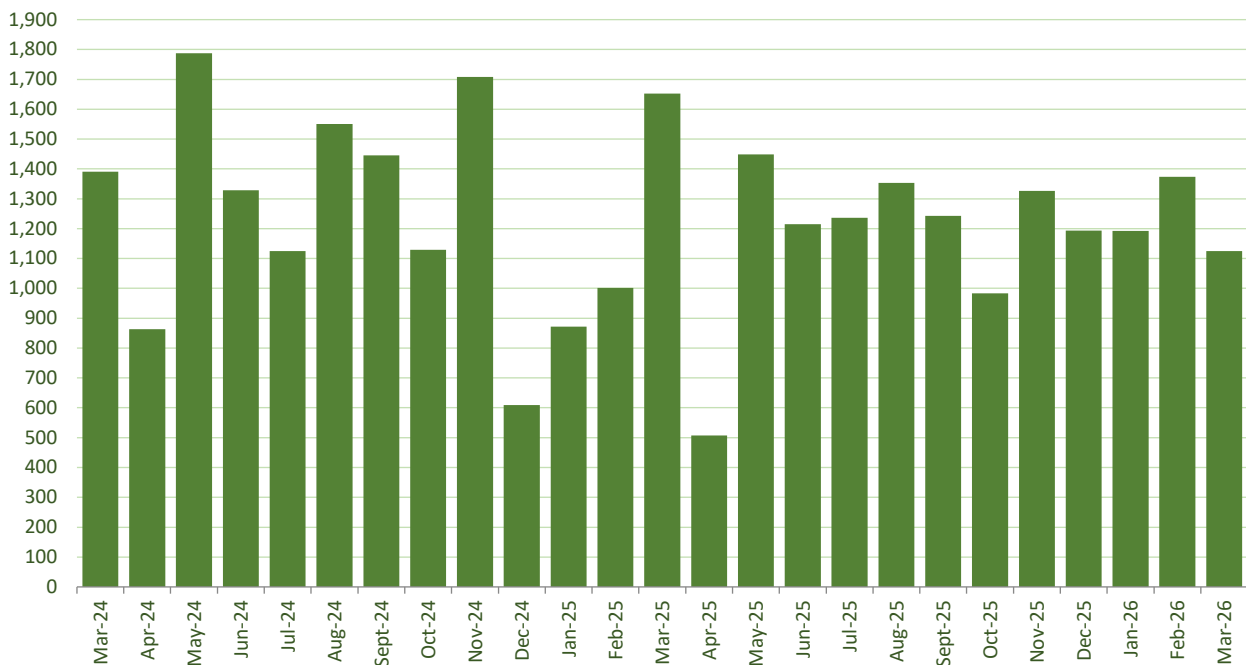
Data source: Auckland Council

11 Residential parcels created

In March 2026, the total number of residential parcels under 5000m² created was 1125.

Parcel size category	Mar 25	Dec 25	Jan 26	Feb 26	Mar 26
Less than 1000 m ²	1628	1140	1174	1352	1108
1000 m ² to 1999 m ²	17	36	13	12	9
2000 m ² to 2999 m ²	4	8	3	5	6
3000 m ² to 3999 m ²	2	7	1	3	1
4000 m ² to 4999 m ²	1	2	1	2	1
Total number of residential parcels < 5000m²	1652	1193	1192	1374	1125

New residential zoned parcels (< 5000m²)



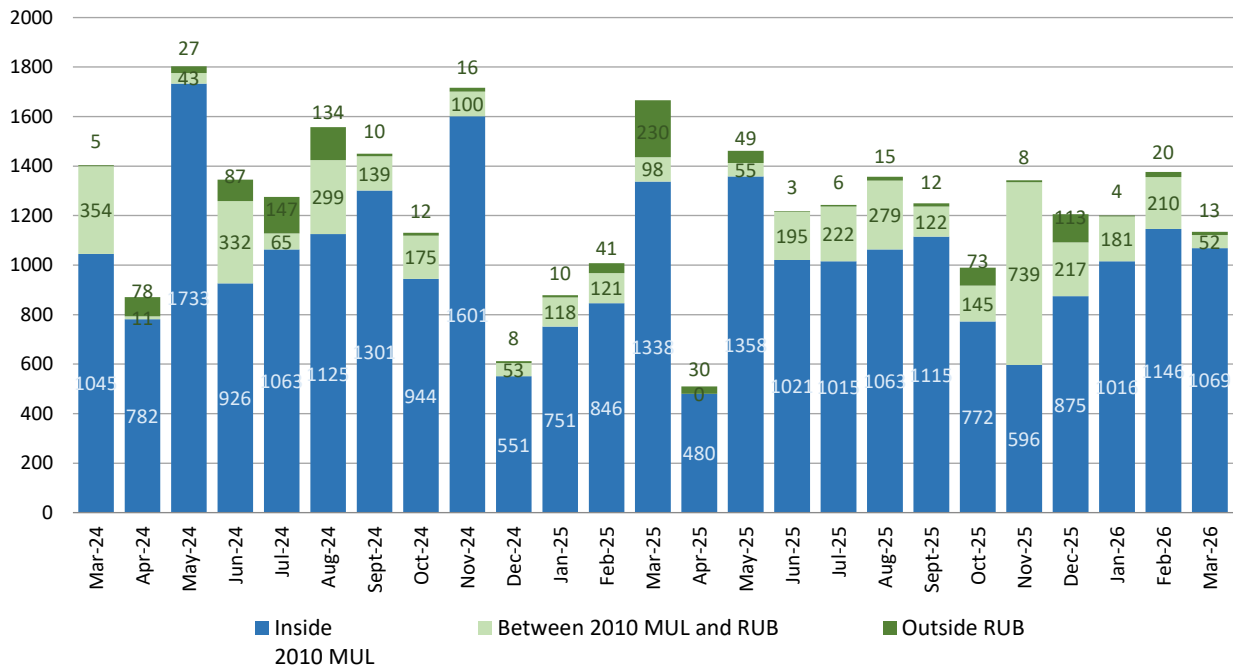
Data source: Auckland Council and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

1069 new residential parcels of all sizes created in March 2026 were inside the 2010 MUL and a total of 1121 new residential parcels were inside the RUB.

	Mar 25	Dec 25	Jan 25	Feb 26	Mar 26
Inside 2010 MUL	1338	875	1016	1146	1069
Between 2010 MUL and RUB	98	217	181	210	52
Outside RUB	230	113	4	20	13

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 February 2026 was 6863. 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.

	Feb 25	Oct 25	Nov 25	Dec 25	Feb 26
Arrivals	6841	4942	4869	5977	6863
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)



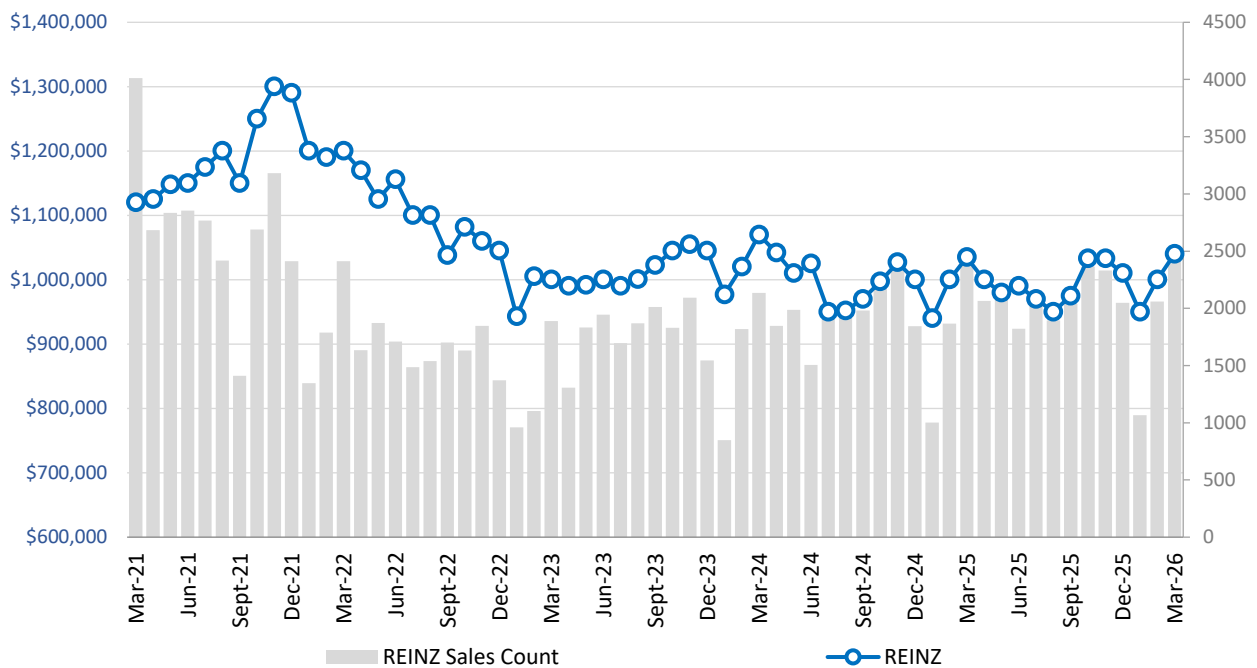
Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in March 2026 was \$1,040,000 based on 2483 reported sales.

Data source	Mar 25	Dec 25	Jan 25	Feb 26	Mar 26
REINZ	\$1,035,000	\$1,010,000	\$950,000	\$1,000,000	\$1,040,000
REINZ Sales Count	2460	2047	1067	2058	2483

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. In the September quarter 2025, 1164 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	September quarter 2024	December quarter 2024	March quarter 2025	June quarter 2025	September quarter 2025
Public housing stock	39,364	39,711	39,847	40,055	40,101
Public housing register - housing register (top row)	7338	6624	6551	6723	6923
and transfer register (bottom row)	2305	2094	2106	2173	2288
Public housing register – applications housed	1476	1260	1116	960	1164
Accommodation Supplement Recipients	123,972	128,355	127,443	129,348	130,134

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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