



Auckland Monthly Housing Update

Land Use Research and Evaluation Team

Strategic Advice and Research Unit

Policy Department

March 2026

aucklandcouncil.govt.nz

Strategic Advice
and Research

SARU



Auckland Monthly Housing Update

March 2026

Land Use Research and Evaluation Team

Strategic Advice and Research Unit

Policy Department

For general enquiries please contact Pero Garlick, Spatial Analyst

Email: pero.garlick@aucklandcouncil.govt.nz

ISSN 2815-732X

© 2026 Auckland Council, New Zealand

Auckland Council disclaims any liability whatsoever in connection with any action taken in reliance of this document for any error, deficiency, flaw or omission contained in it.

This document is licensed for re-use under the [Creative Commons Attribution 4.0 International licence](https://creativecommons.org/licenses/by/4.0/).

In summary, you are free to copy, distribute and adapt the material, as long as you attribute it to Auckland Council and abide by the other licence terms.



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.

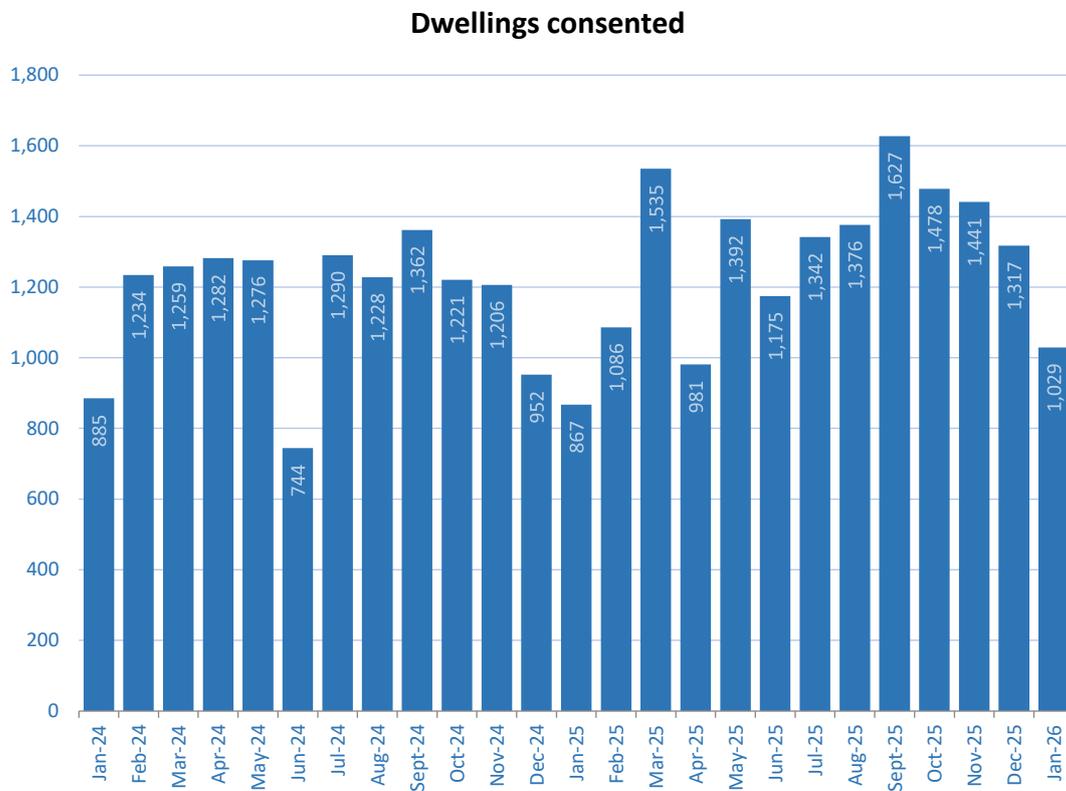
2 Highlights

- 1029 dwellings were consented in January 2026.
- In the year ending January 2026, 15,779 dwellings were consented in the region.
- 33 per cent of new dwellings consented in January 2026 were houses, 11 per cent were apartments and 56 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 91 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in January 2026.
- 987 dwellings consented in January 2026 were inside the RUB. Over the past 12 months, 94 per cent of new dwellings consented were inside the RUB.
- 36 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in January 2026.
- 92 dwellings were consented on properties overlapping hazard zones in January 2026, accounting for 9 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.
- 853 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in January 2026.
- In the year ending January 2026, 14,003 dwellings had a CCC issued.
- 1374 new residential parcels under 5000m² were created in February 2026.
- In the past 12 months, 14,723 new residential parcels under 5000m² were created – an average of 1227 each month.
- In February 2026, 1376 new residential parcels of all sizes were created.
- Long-term arrivals in January 2026 were 5977.
- 1116 public housing applications have been housed in the March quarter 2025.

3 Dwellings Consented

In January 2026, 1029 dwelling consents were issued, which saw 15,779 consents issued for the past 12 months.

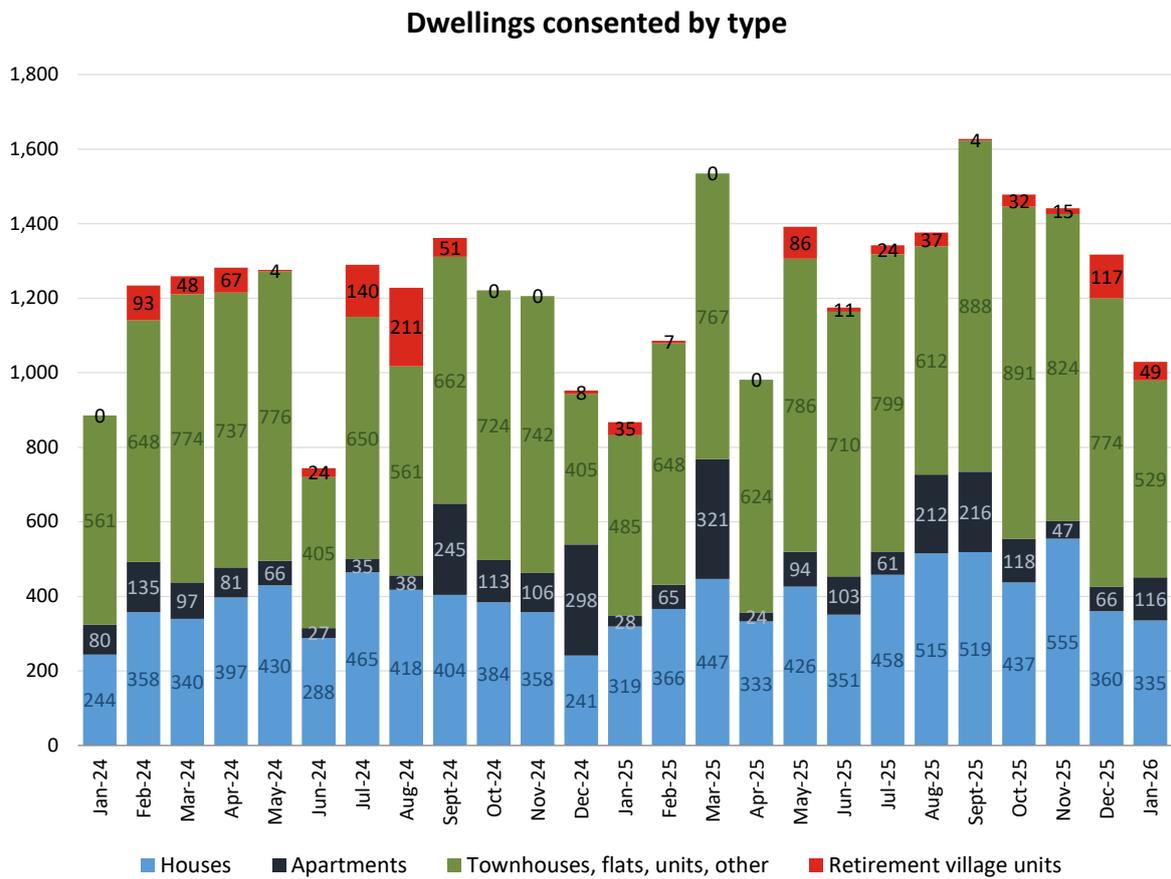
Jan 25	Oct 25	Nov 25	Dec 25	Jan 26
867	1478	1441	1317	1029



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in January 2026, 335 were houses, 116 were apartments, and 578 were townhouses, flats, units, retirement village units or other types of attached dwellings.



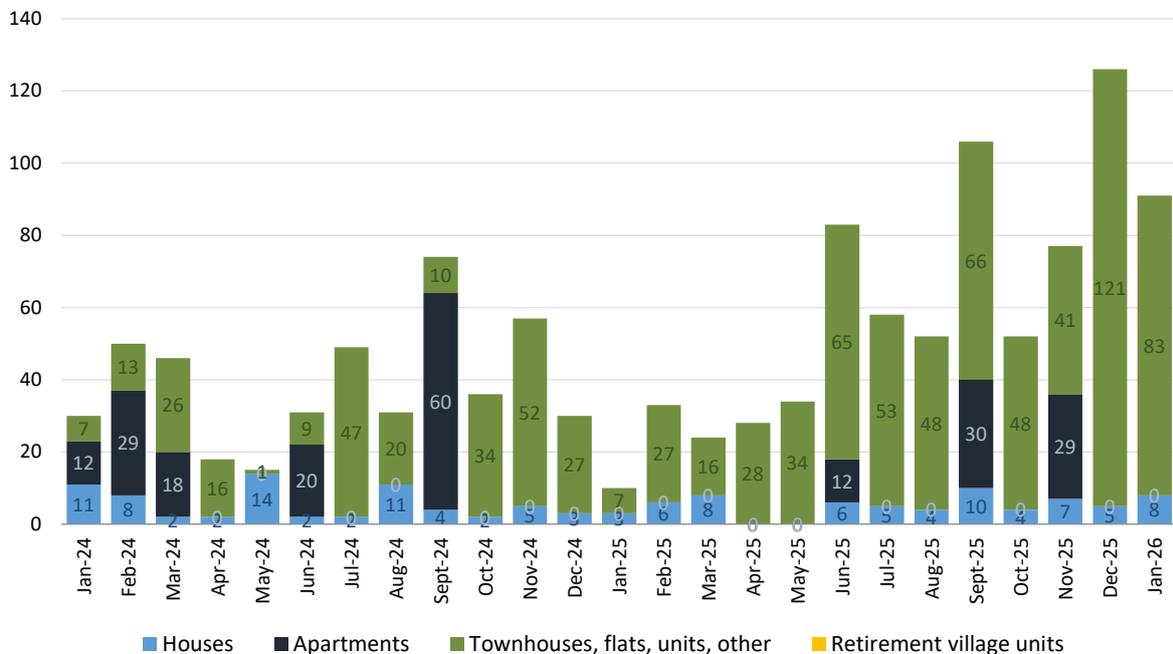
Data source: Statistics New Zealand

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

In January 2025, 91 dwellings (9 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 8 houses and 83 townhouses, flats, and other attached dwelling types.

	Jan 25	Oct 25	Nov 25	Dec 25	Jan 26
Number of KO/TRC dwellings consented	10	52	77	126	91
Percentage of total dwellings consented	1%	4%	5%	10%	9%

Dwellings consented by type (KO/TRC land)



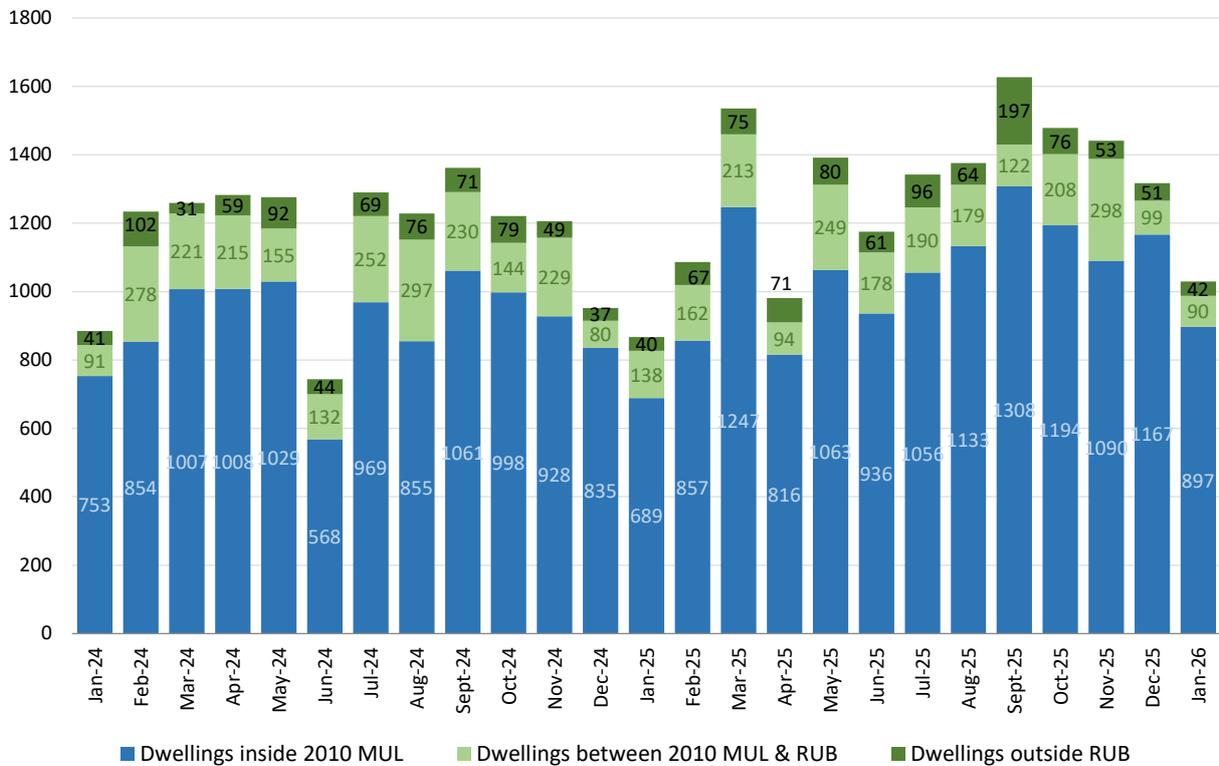
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In January 2026, 897 dwellings consented were inside the 2010 MUL and a total of 987 dwellings consented were inside the RUB. Over the past 12 months, 94 per cent of the dwellings were consented inside the RUB.

	Jan 25	Oct 25	Nov 25	Dec 25	Jan 26
Inside 2010 MUL	689	1194	1090	1167	897
Between 2010 MUL and RUB	138	208	298	99	90
Outside RUB	40	76	53	51	42

Dwellings consented by Auckland Plan monitoring boundaries



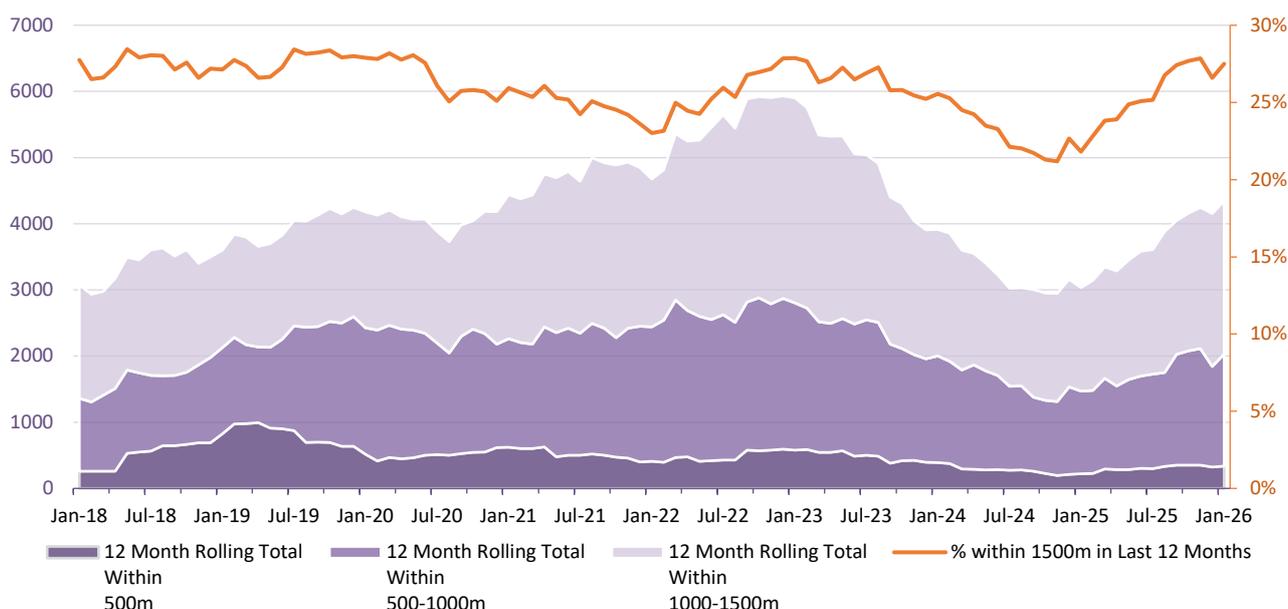
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In January 2026, 373 dwellings (36 per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4341 dwellings were consented inside the 1500m RTN walking catchments.

	Jan 25	Oct 25	Nov 25	Dec 25	Jan 26
Dwellings consented inside the 1500m RTN walking catchments	185	362	293	377	373
Percentage of total dwellings consented	21%	24%	20%	29%	36%
12-month rolling total inside RTN walking catchments	3037	4157	4248	4153	4341
Proportion from the last 12-month inside RTN walking catchments	22%	28%	28%	27%	28%

Dwellings consented inside RTN walking catchments

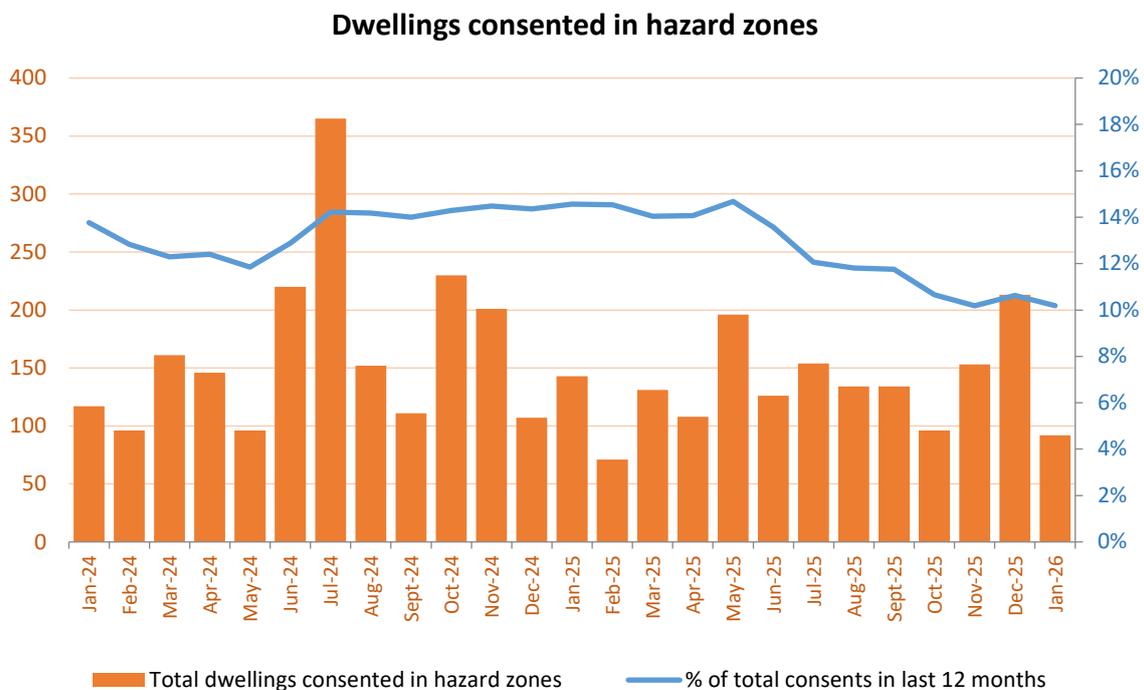


Data sources: Statistics New Zealand and Auckland Council

8 Dwellings consented within hazard zones

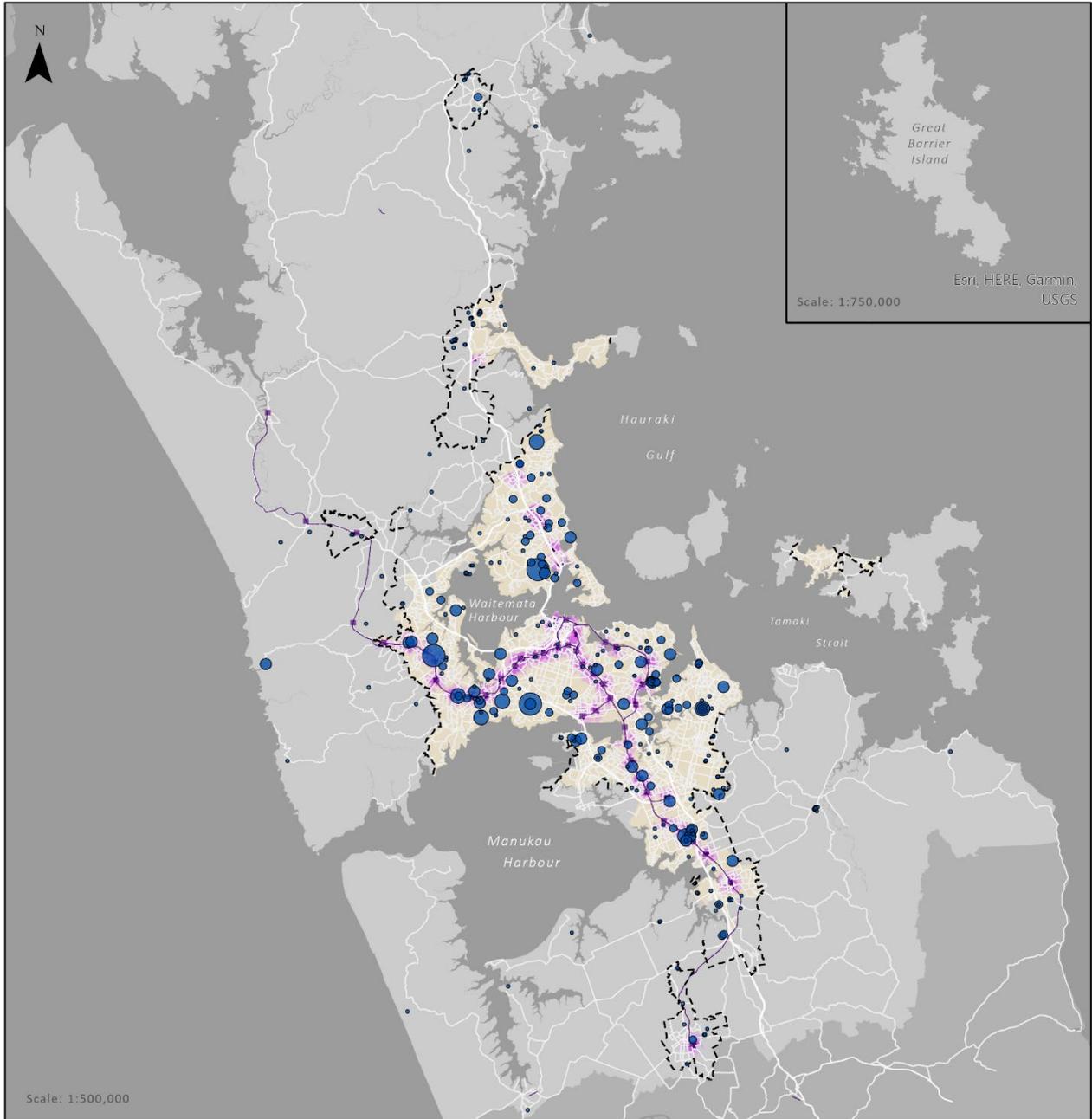
In January 2026, 92 dwellings (9 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1608 dwellings (10 per cent of total dwellings over the last 12 months) were consented on properties overlapping hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Jan 25	Oct 25	Nov 25	Dec 25	Jan 26
Dwellings consented within hazard zones	143	96	153	213	92
Percentage of total dwellings consented	16%	6%	11%	16%	9%
12-month rolling total inside hazard zones	2028	1601	1553	1659	1608
Proportion from the last 12-months within hazard zones	15%	11%	10%	11%	10%



Data sources: Statistics New Zealand and Auckland Council

9 Spatial distribution of dwelling consents



Building consents issued in January 2026

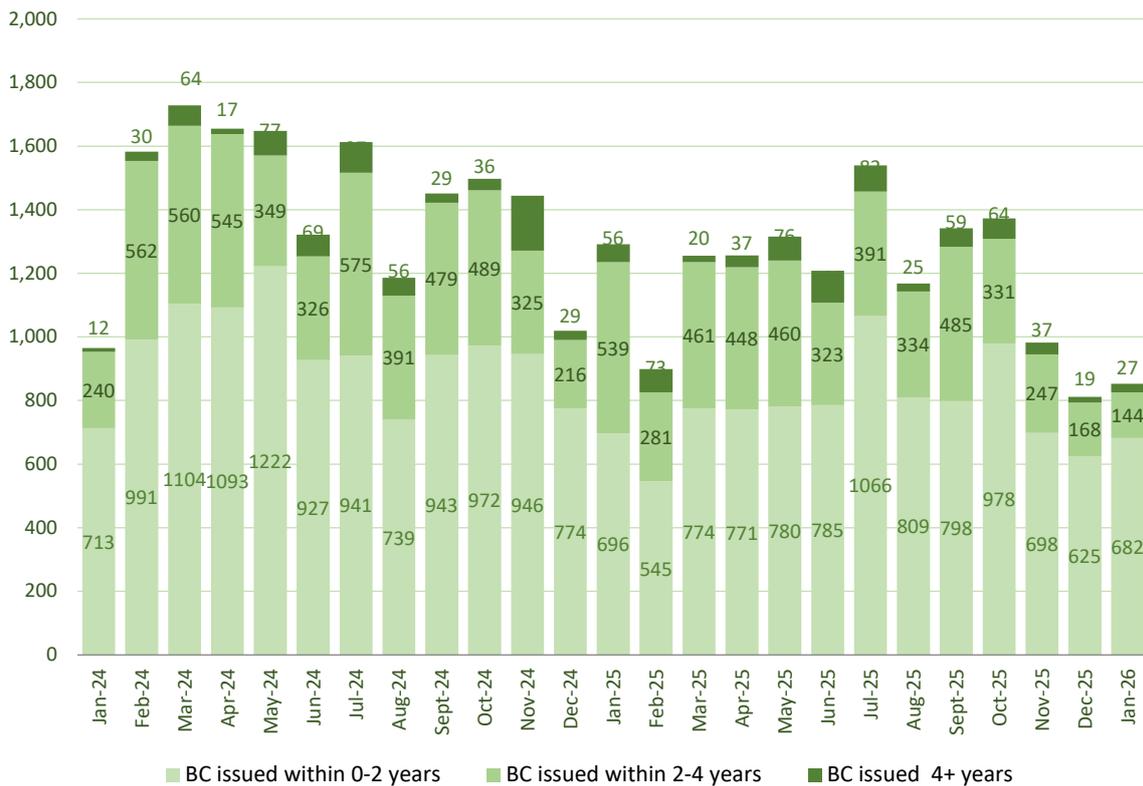


10 Dwellings with CCCs issued (completions)

853 dwelling units had received CCCs in January 2026. 80 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Jan 25	Oct 25	Nov 25	Dec 25	Jan 26
0-2 years	696	978	698	625	682
2-4 years	539	331	247	168	144
4+ years	56	64	37	19	27

Dwellings with CCCs issued



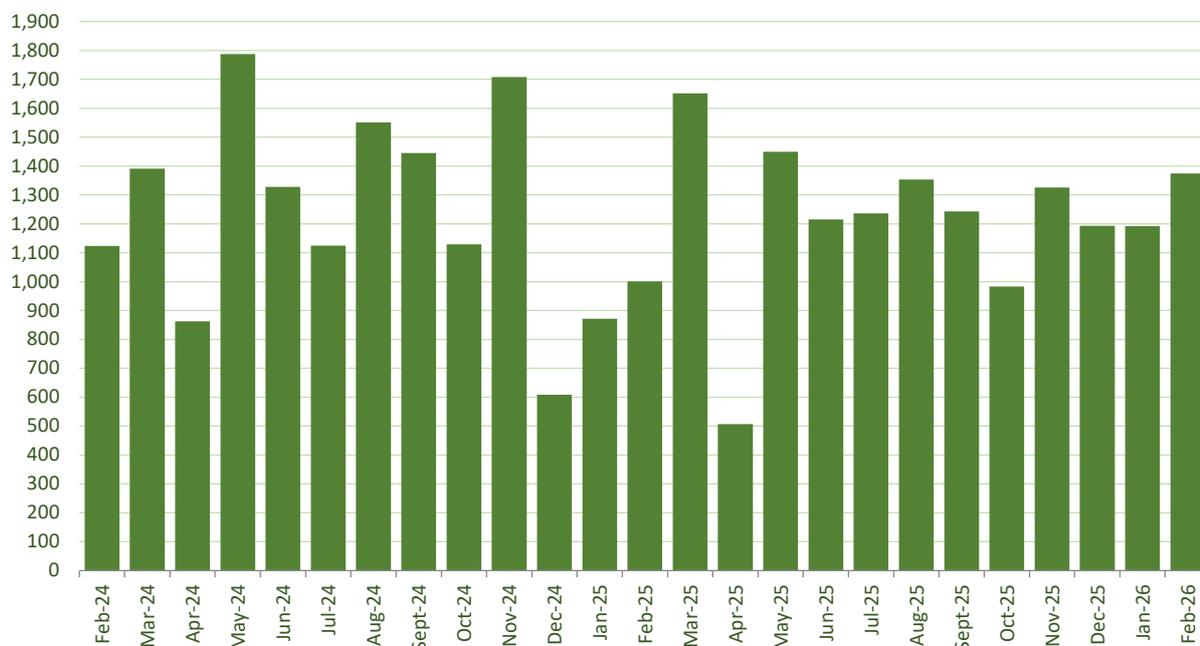
Data source: Auckland Council

11 Residential parcels created

In February 2026, the total number of residential parcels under 5000m² created was 1374.

Parcel size category	Feb 25	Nov 25	Dec 25	Jan 26	Feb 26
Less than 1000 m ²	981	1294	1140	1174	1352
1000 m ² to 1999 m ²	15	23	36	13	12
2000 m ² to 2999 m ²	2	7	8	3	5
3000 m ² to 3999 m ²	2	1	7	1	3
4000 m ² to 4999 m ²	1	1	2	1	2
Total number of residential parcels < 5000m²	1001	1326	1193	1192	1374

New residential zoned parcels (< 5000m²)



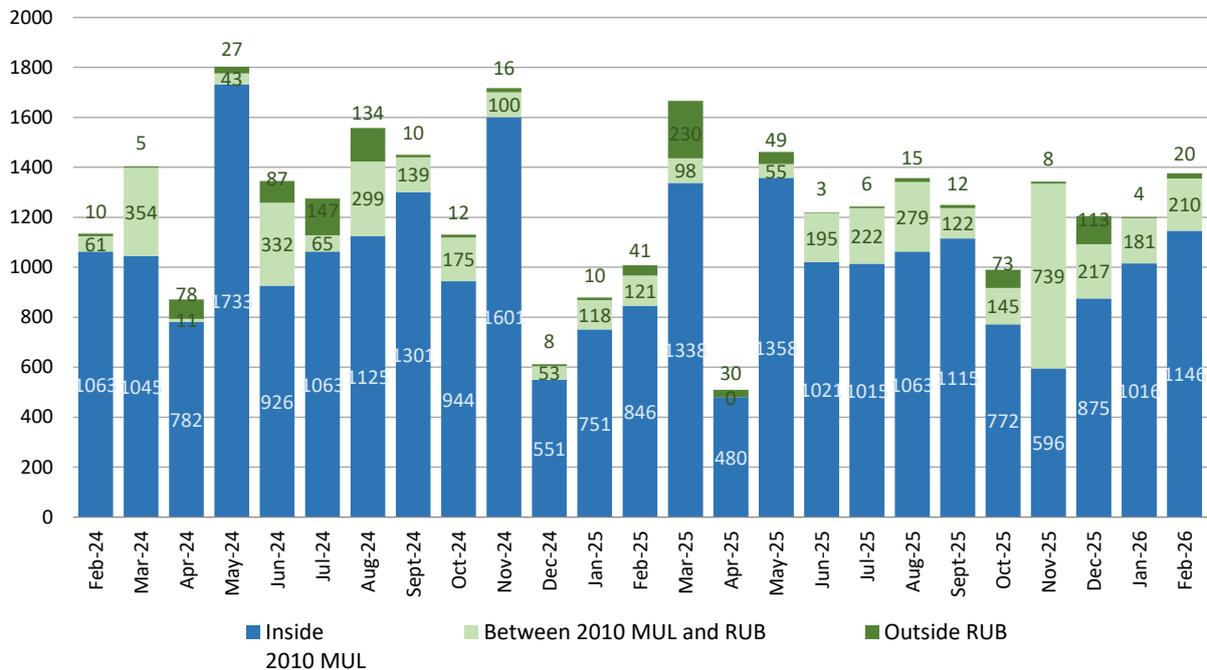
Data source: Auckland Council and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

1146 new residential parcels of all sizes created in February 2026 were inside the 2010 MUL and a total of 1356 new residential parcels were inside the RUB.

	Feb 25	Nov 25	Dec 25	Jan 25	Feb 26
Inside 2010 MUL	846	596	875	1016	1146
Between 2010 MUL and RUB	121	739	217	181	210
Outside RUB	41	8	113	4	20

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 January 2026 was 5977. 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.

	Jan 25	Oct 25	Nov 25	Dec 25	Jan 26
Arrivals	5771	5084	4942	4869	5977
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)



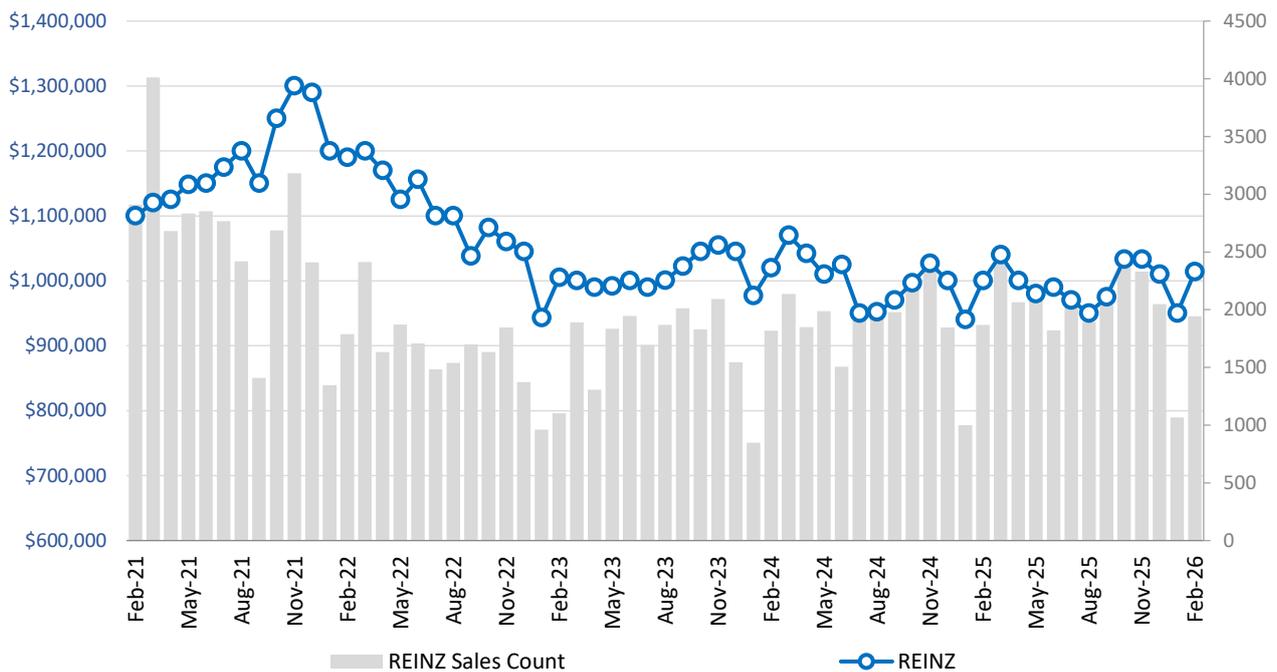
Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in February 2026 was \$1,014,000 based on 1943 reported sales.

Data source	Feb 25	Nov 25	Dec 25	Jan 25	Feb 26
REINZ	\$1,000,000	\$1,033,000	\$1,010,000	\$950,000	\$1,014,000
REINZ Sales Count	1867	2330	2047	1067	1943

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 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>)

Find out more: research@aucklandcouncil.govt.nz
or visit knowledgeauckland.org.nz and
aucklandcouncil.govt.nz