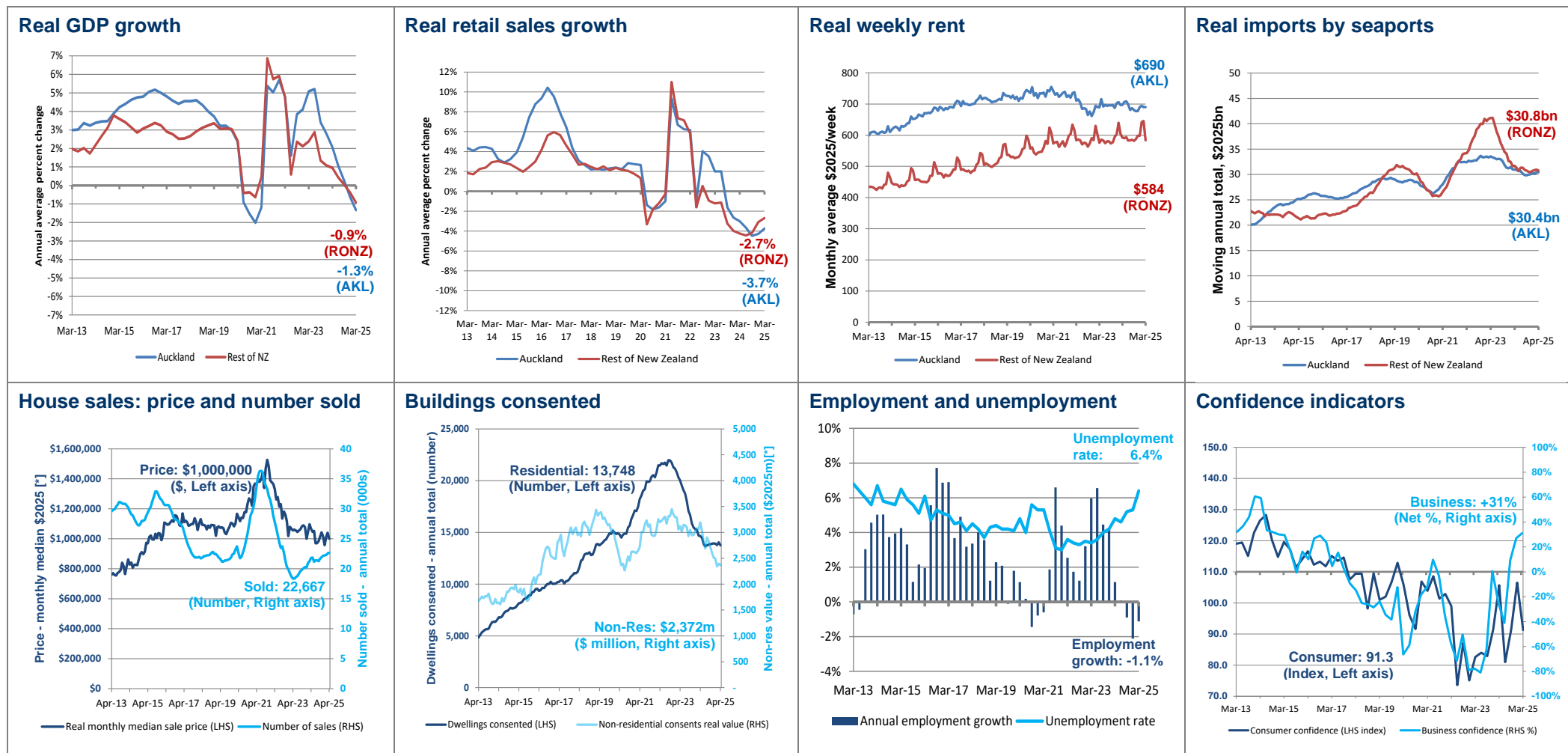


Auckland Economic Update – June 2025

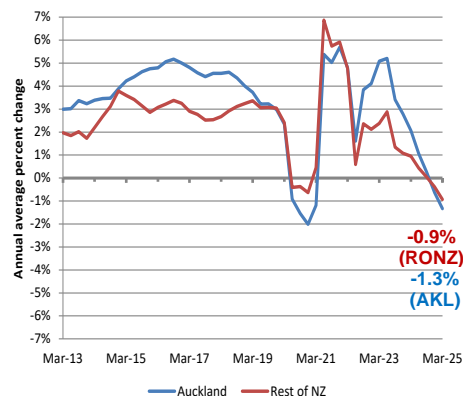


Note: Data is the latest available as at the start of the month, and is for the Auckland region, unless otherwise stated. This is a summary page only. All data sources and technical notes are provided on the next two pages.

Disclaimer: The information in this document is provided in good faith, however, 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.

All enquiries please contact the author Ross Wilson, Economic Analyst, Strategic Advice and Research Unit: Ross.wilson@aucklandcouncil.govt.nz

Real GDP growth



Auckland's real* Gross Domestic Product (GDP) for the year ended March 2025 was 1.3% lower than for the year ended March 2024; in the rest of New Zealand, the annual change was 0.9% fall (see notes). Both growth rates were: falling since mid-2023; similar to their Covid-related troughs of 2020; below all other periods since 2010. Rest of New Zealand was similar to its GFC-related trough of 2009; Auckland was above, but only because its trough in 2009 was even lower.

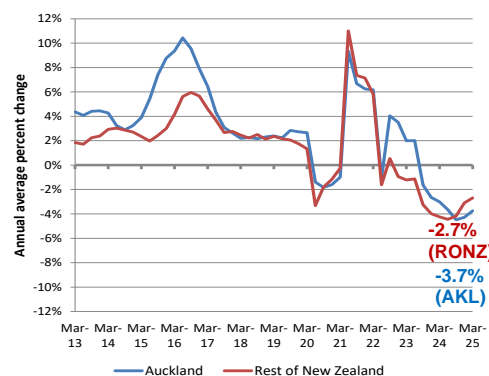
* Real GDP refers to GDP in constant 2022 dollars, to remove inflation.

Lockdowns due to Covid-19 affect results for 2020 onwards. Covid-19 lockdown level 3 began on 23 March 2020.

Latest and historical real GDP figures are modelled estimates, and subject to revision.

Source: Infometrics, Regional Economic Profile/Quarterly Economic Monitor.

Real retail sales growth



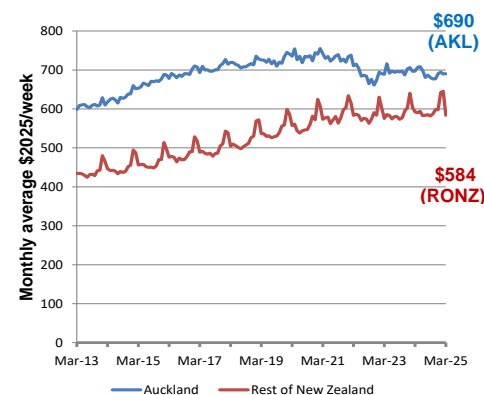
Real* retail sales for the year ended March 2025 were 3.7% lower than for the year ended March 2024; in the rest of New Zealand, the annual change was a 2.7% fall. Both growth rates were among the lowest (most negative) since 2009 (just after the Global Financial Crisis), with Auckland continuing below its 2020 Covid-related trough. Both growth rates had been falling since late 2022, but now Auckland has started to follow the rest of New Zealand in rising slightly (but still negative).

* Real retail sales have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI), to remove inflation.

Note: These figures exclude non-retail activity captured elsewhere in the retail sales survey.

Source: Stats NZ, Retail Sales (quarterly); Stats NZ, CPI (quarterly); Auckland Council calculations.

Real weekly rent



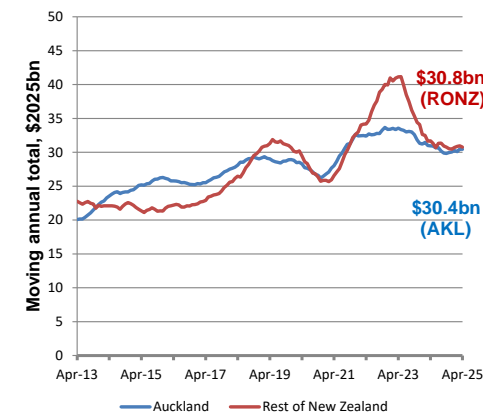
The average weekly rent for the month of March 2025 was \$690 (in real* dollars: similar to the last three months, and two years; similar to eight years ago; below 2017 to 2021). For the rest of New Zealand, the figure was \$584: a 10% real fall since February (probably due to seasonality), 1% below March 2024; 1% annual average increase in the last five years. "Real rent" changes are relative to CPI inflation, so a similar "real" level means rents rose at a similar rate to inflation.

* Real rents have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI), to remove inflation.

Note: Dwelling size and quality may vary over time. Rent is for new rental bonds lodged each month with Ministry of Business, Innovation and Employment, for housing tenancies with private sector landlords (so excludes state housing). Data covers only new bonds, so excludes existing leases from earlier periods whose rent has not changed, or has changed but with no revision to the bond. It also excludes new leases where no bond is lodged. Data is subject to minor revisions.

Source: Ministry of Business, Innovation and Employment, Regional Rental Prices (monthly); Stats NZ, CPI (quarterly); Auckland Council calculations.

Real imports by seaports



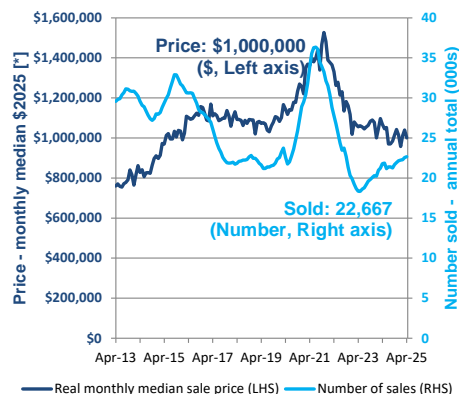
The real* value of imports by Auckland seaports for the year ended April 2025 was \$30.4 billion, rising gradually since October 2024, still 9% below April 2023, but 16% higher than the 2020 Covid trough. For the rest of New Zealand, the figure was \$30.8 billion: similar to the last several months, 20% above late 2020, and 25% lower than their 2023 post-Covid rebound peak. From 2024 on, import values for Auckland and the rest of New Zealand were similar to each other.

* Real import values have been calculated by converting previous quarters' dollars to the latest quarter's equivalent dollars using the quarterly consumer price index (CPI) for tradables, to remove inflation

Note: Import values are cost including freight (CIF). Auckland seaports consist of Port of Auckland on the Waitemata Harbour near the CBD, and Port of Onehunga on the Manukau Harbour (domestic only, no imports); both are owned by Ports of Auckland Limited (POAL).

Source: Stats NZ, Overseas Cargo Statistics-imports-value \$ CIF (monthly); Stats NZ, CPI Tradables (quarterly); Auckland Council calculations.

House sales: price and number sold



The median (not average) sale price of houses sold in Auckland in the month of April 2025 was \$1,000,000 (in real* dollars: similar to the last several months; similar to ten years ago (2015); 6% lower than a year ago; 35% below the 2021 peak).

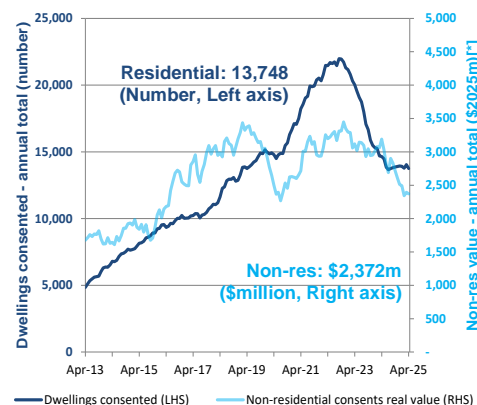
The total number of houses sold in Auckland in the year ended April 2025 was 22,667: rising continuously for seven months, 24% above the May 2023 trough; similar to 2017-2020; but 38% below the July 2021 peak.

* 'Real' prices for previous months are calculated by inflating previous quarters' dollars to the latest quarter's equivalent dollars, using the quarterly consumer price index (CPI).

Notes: The data for 'houses' covers actual sales during the period. Size and quality may vary over time. 'Houses' includes all dwelling types (eg apartments and flats), not just free-standing houses, but excludes sales of undeveloped land. 'Price' is real* actual sale price (not just listed). REINZ revises recent data each month for numbers sold (usually slightly upwards) and prices.

Source: Real Estate Institute of New Zealand (REINZ), Monthly Property Report (monthly – from website); Stats NZ, CPI (quarterly); Auckland Council calculations.

Buildings consented



The total number of new dwellings consented in Auckland in the year ended April 2025 was 13,748: 2% below March – similar to the previous 9 months; 37% below the September 2022 peak; 9% below the 2019 pre-Covid peak.

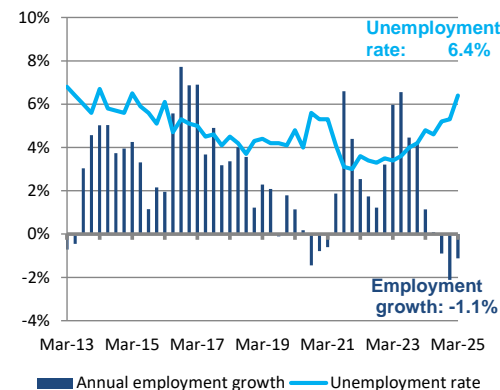
The real* value of new non-residential buildings consented in Auckland in the year ended April 2025 was \$2,372 million: 1% below February, but above January; 26% below a year ago; similar to the 2020 trough and among the lowest since 2016; 31% below the 2022 peak.

* 'Real' values for previous months have been calculated by inflating previous quarters' dollars to the latest quarter's equivalent dollars, using the capital goods price index (CGPI) for non-residential buildings

Note: Projects consented are not necessarily commenced or completed. "New" refers to new buildings (i.e. excludes alterations and additions). Residential number is new dwellings consented, which will exceed new residential buildings as some buildings have multiple dwellings; similarly, it will differ from new residential building consents issued, as some consents are for multiple buildings.

Source: Stats NZ, Building Consents (monthly); Stats NZ, CGPI (quarterly); Auckland Council calculations.

Employment and unemployment



The number of people employed in Auckland in the quarter ended March 2025 was 1.1% lower than in March 2024 quarter: the third quarter in a row of negative annual growth rates despite population growth; similar to during the 2020-2021 Covid lockdowns.

The unemployment rate in Auckland in the quarter ended March 2025 was 6.4%: the highest quarter since 2015 and worse than during the 2020-2021 Covid lockdowns, but still lower than most of 2010 to 2013.

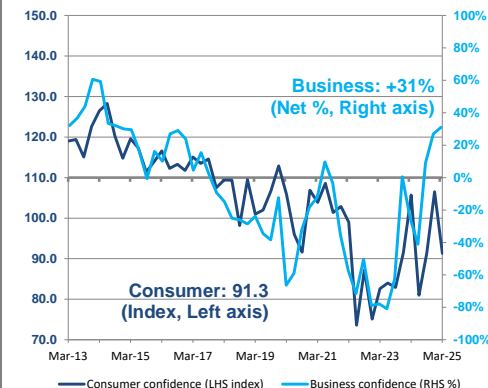
Note: Covid-19 lockdowns began on 23 March 2020, plus wage subsidies, which both affect official employment and unemployment.

Employment data is rebased by Stats NZ each quarter to match latest revisions of historic population estimates.

Both datasets are from a survey (HLFS) so are subject to error margins. Respondents define their own employment status. The survey covers all people aged 15+, so includes school pupils 15+ and people over 65, who might or might not have - or be actively seeking - a job.

Source: Stats NZ, Household Labour Force Survey (HLFS) (quarterly).

Confidence indicators



In Auckland, the Westpac McDermott Miller Consumer Confidence Index (CCI) for the March 2025 quarter was 91.3: mid-range for 2020-2024, but below all of 2009 to 2019.

The NZIER QSBO in Auckland for the March 2025 quarter showed a net 31% of businesses expecting the general business situation to improve over the next three months – the third rise in a row, to well above pre-Covid levels, reaching the highest level in ten years, since late 2014.

Note: Left axis is for CCI (consumers: index). For the CCI, a score of greater than 100 shows more optimism than pessimism. Re-scaled 18/9/2024.

Right axis is for QSBO (businesses: net %). The QSBO calculates a net figure as (% of businesses expecting an improvement) minus (% expecting a worsening). QSBO data used here is not the seasonally adjusted version.

Source: Westpac McDermott Miller, Regional Consumer Confidence Index (CCI) (quarterly – published, but proprietary); New Zealand Institute of Economic Research (NZIER), Quarterly Survey of Business Opinion (QSBO) (quarterly – by subscription).