



Auckland Monthly Housing Update

Spatial Analysis and Modelling Team
Research and Evaluation Unit

January 2024

aucklandcouncil.govt.nz

Research and
Evaluation Unit

RIMU



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For general enquiries please contact Andrew Price, Senior Spatial Analyst

Email: Andrew.Price@aucklandcouncil.govt.nz

ISSN 2815-732X

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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.

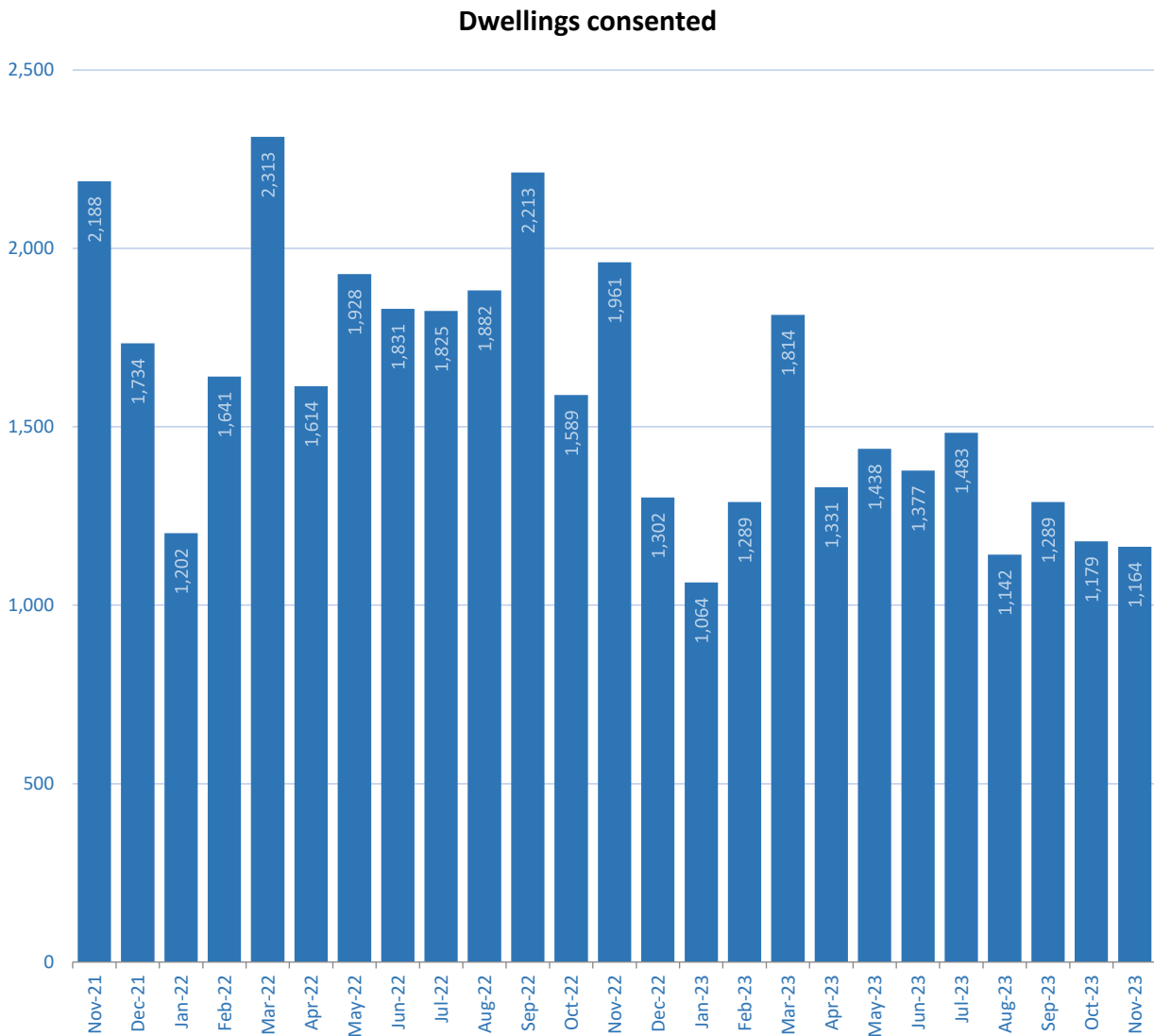
2 Highlights

- 1164 dwellings were consented in November 2023.
- In the year ending November 2023, 15,872 dwellings were consented in the region.
- 33 per cent of new dwellings consented in November 2023 were houses, 8 per cent were apartments and 59 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 November 2023.
- 1066 dwellings consented in November 2023 were inside the RUB. Over the past 12 months, 95 per cent of new dwellings consented were inside the RUB.
- 18 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in November 2023.
- 169 dwellings were within hazard zones in November 2023, accounting for 15 per cent of total dwellings consented. Over the past 12 months, 14 per cent of new dwellings were consented within a hazard zone.
- 1925 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in November 2023.
- In the year ending November 2023, 18,002 dwellings had a CCC issued.
- 1398 new residential parcels under 5000m² were created in December 2023.
- In the past 12 months, 15,629 new residential parcels under 5000m² were created – an average of 1302 each month.
- In December 2023, 1409 new residential parcels of all sizes were created.
- Long-term arrivals in October 2023 were 6672.
- 1008 public housing applications have been housed in the September quarter 2023.

3 Dwellings Consented

In November 2023, 1164 dwelling consents were issued, which saw 15,872 consents issued for the past 12 months.

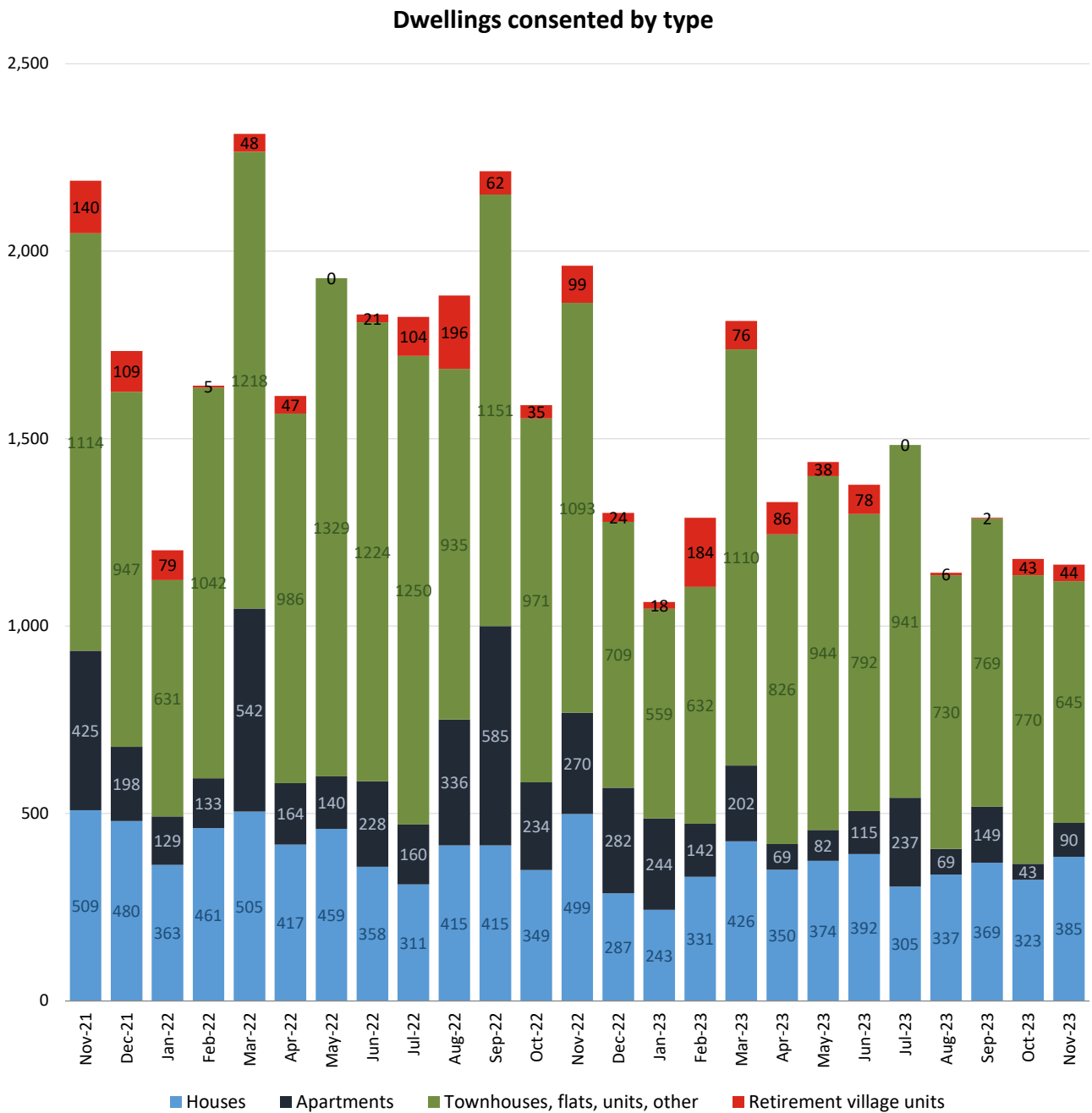
Nov 22	Aug 23	Sep 23	Oct 23	Nov 23
1961	1142	1289	1179	1164



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in November 2023, 385 were houses, 90 were apartments, and 689 were townhouses, flats, units, retirement village units or other types of attached dwellings.



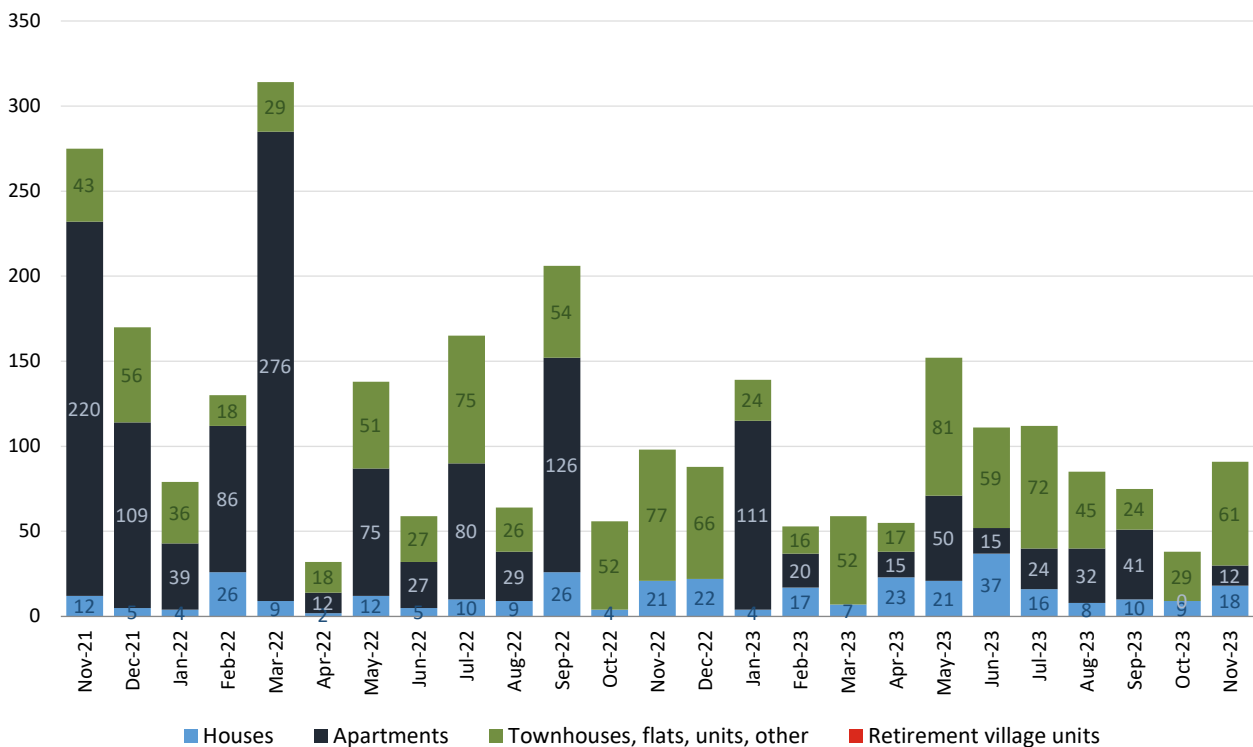
Data source: Statistics New Zealand

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

In November 2023, 91 dwellings (8 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 12 apartment units, 18 houses and 61 townhouses, flats, and other attached dwelling types.

	Nov 22	Aug 23	Sep 23	Oct 23	Nov 23
Number of KO/TRC dwellings consented	98	85	75	38	91
Percentage of total dwellings consented	5%	7%	6%	3%	8

Dwellings consented by type (KO/TRL land)



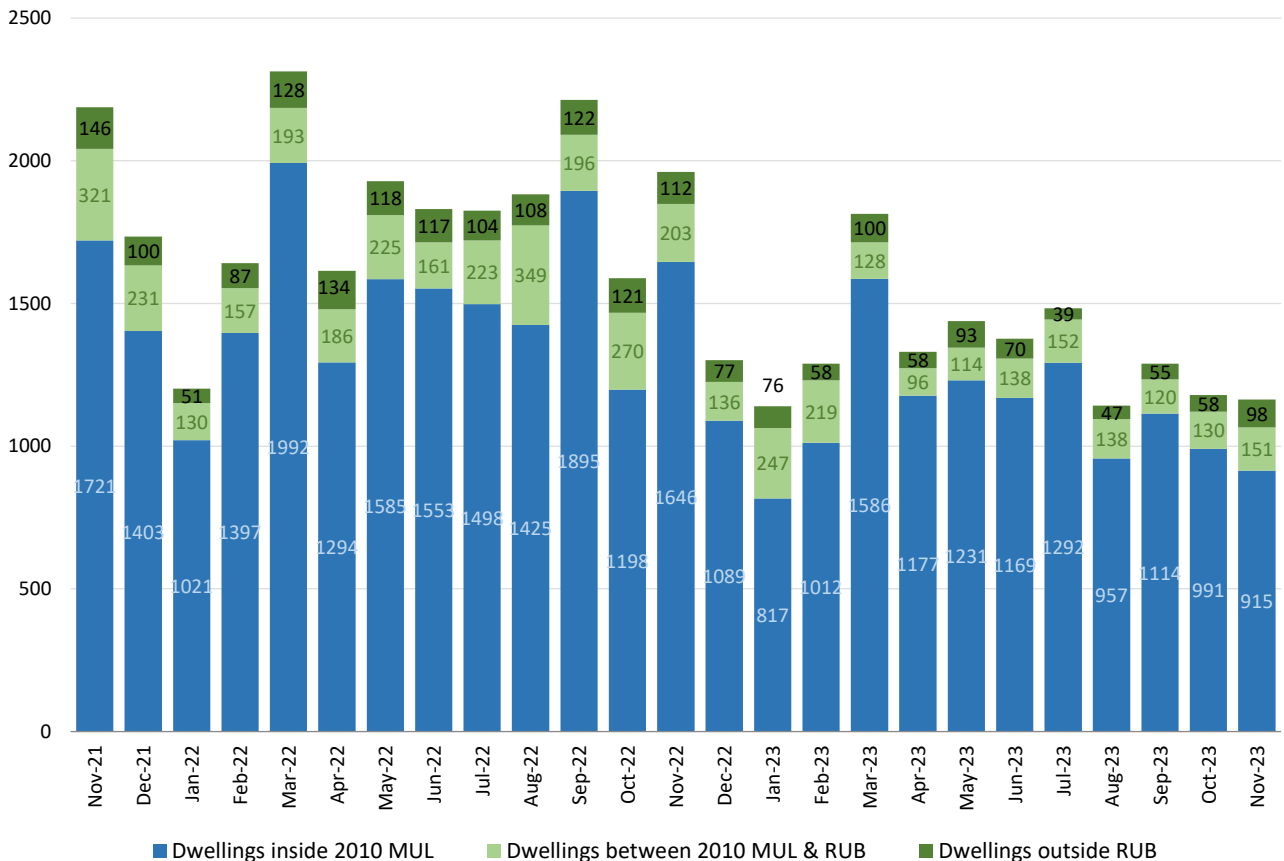
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In November 2023, 915 dwellings consented were inside 2010 MUL and a total of 1066 dwellings consented were inside the RUB. Over the past 12 months, 95 per cent of the dwellings were consented inside the RUB.

	Nov 22	Aug 23	Sep 23	Oct 23	Nov 23
Inside 2010 MUL	1646	957	1114	991	915
Between 2010 MUL and RUB	203	138	120	130	151
Outside RUB	112	47	55	58	98

Dwellings consented by Auckland Plan monitoring boundaries



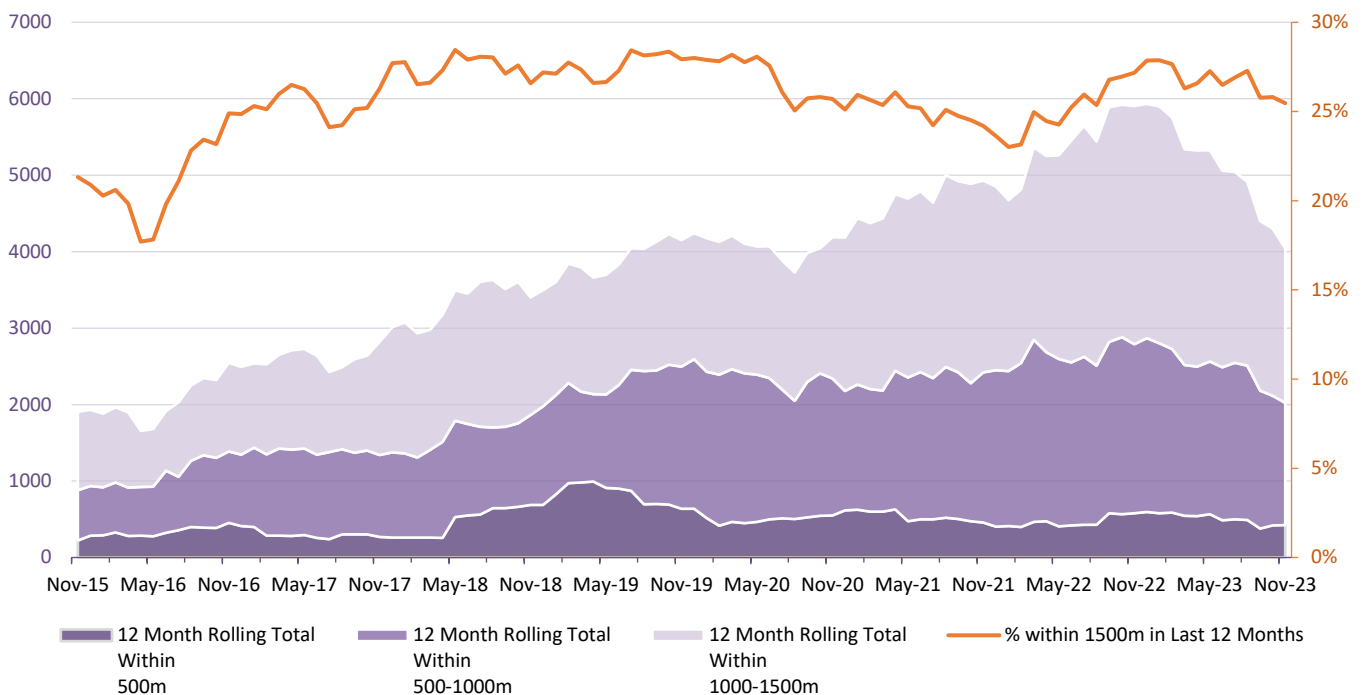
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In November 2023, 209 dwellings (18% per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 4041 dwellings were consented inside the 1500m RTN walking catchments.

	Nov 22	Aug 23	Sep 23	Oct 23	Nov 23
Dwellings consented inside the 1500m RTN walking catchments	471	239	396	304	209
Percentage of total dwellings consented	24%	21%	31%	26%	18%
12-month rolling total inside RTN walking catchments	5906	4912	4403	4303	4041
Proportion from the last 12-month inside RTN walking catchments	27%	27%	26%	26%	25%

Dwellings consented inside RTN walking catchments



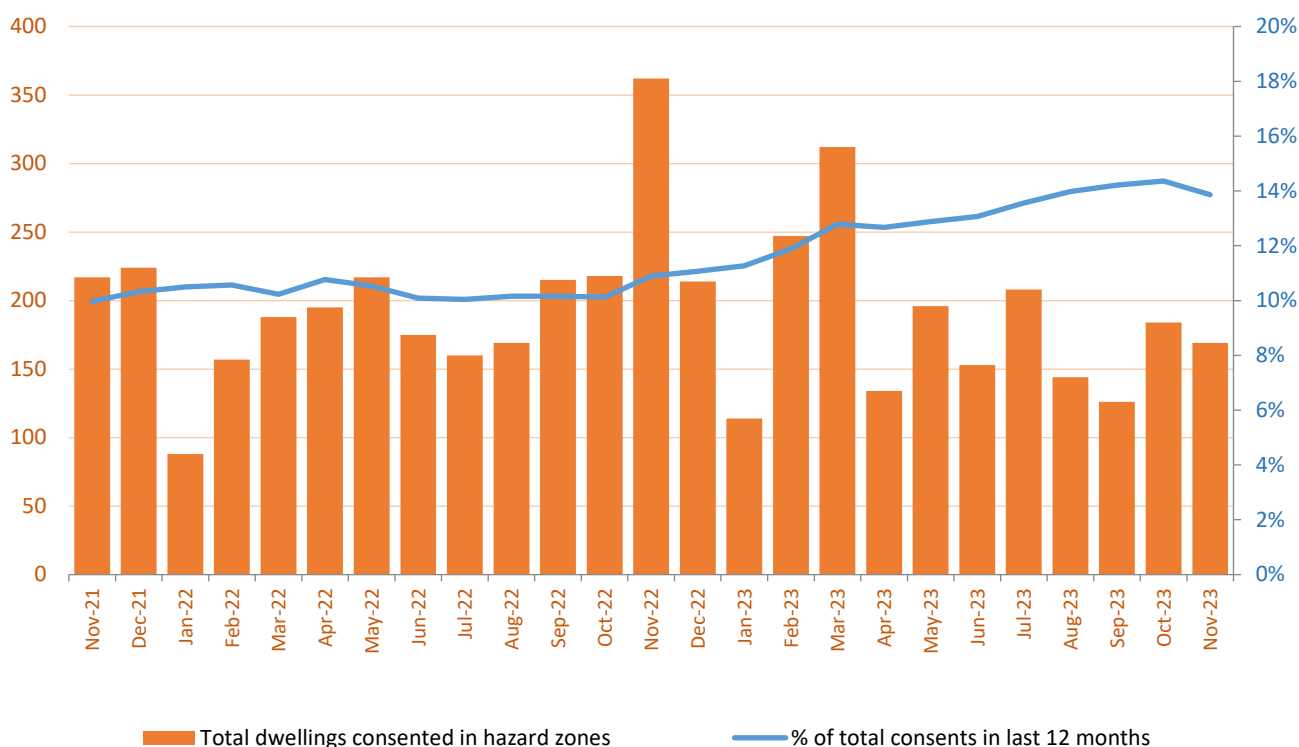
Data sources: Statistics New Zealand and Auckland Council

8 Dwellings consented within hazard zones

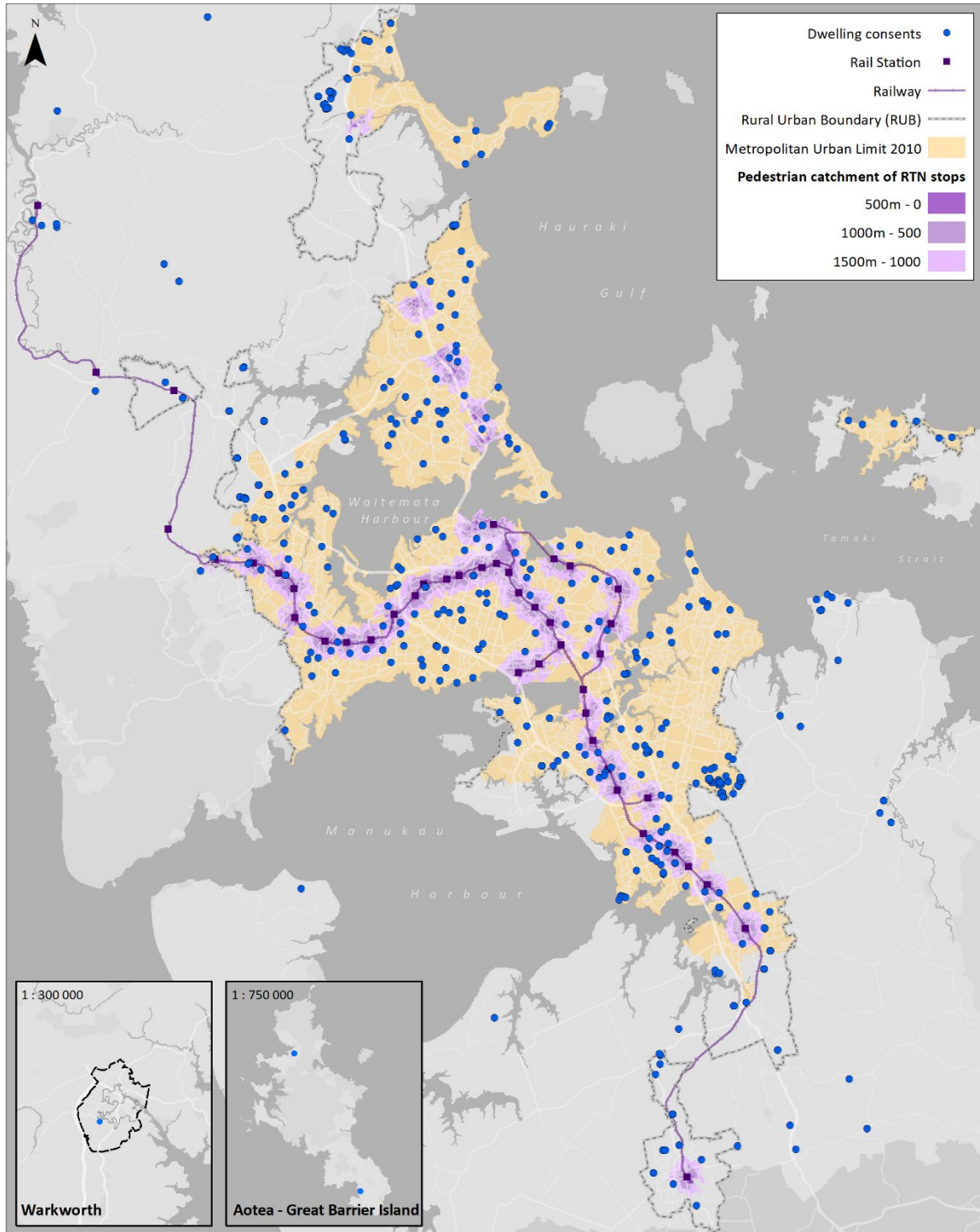
In November 2023, 169 dwellings (15% per cent of total dwellings consented) were consented within hazard zones. In the last 12 months, 2201 dwellings (14% of total dwellings over the last 12 months) were consented inside hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Nov 22	Aug 23	Sep 23	Oct 23	Nov 23
Dwellings consented within hazard zones	362	144	126	184	169
Percentage of total dwellings consented	18	13%	10%	16%	15%
12-month rolling total inside hazard zones	2368	2517	2428	2394	2201
Proportion from the last 12-months within hazard zones	11%	14%	14%	14%	14%

Dwellings consented in hazard zones



9 Spatial distribution of dwelling consents



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**Dwelling Consents Issued
 November 2023**

0 2 4 6
 Kilometres
**Scale @ A4
 = 1:300,000**
**Date Printed:
 17/01/2024**

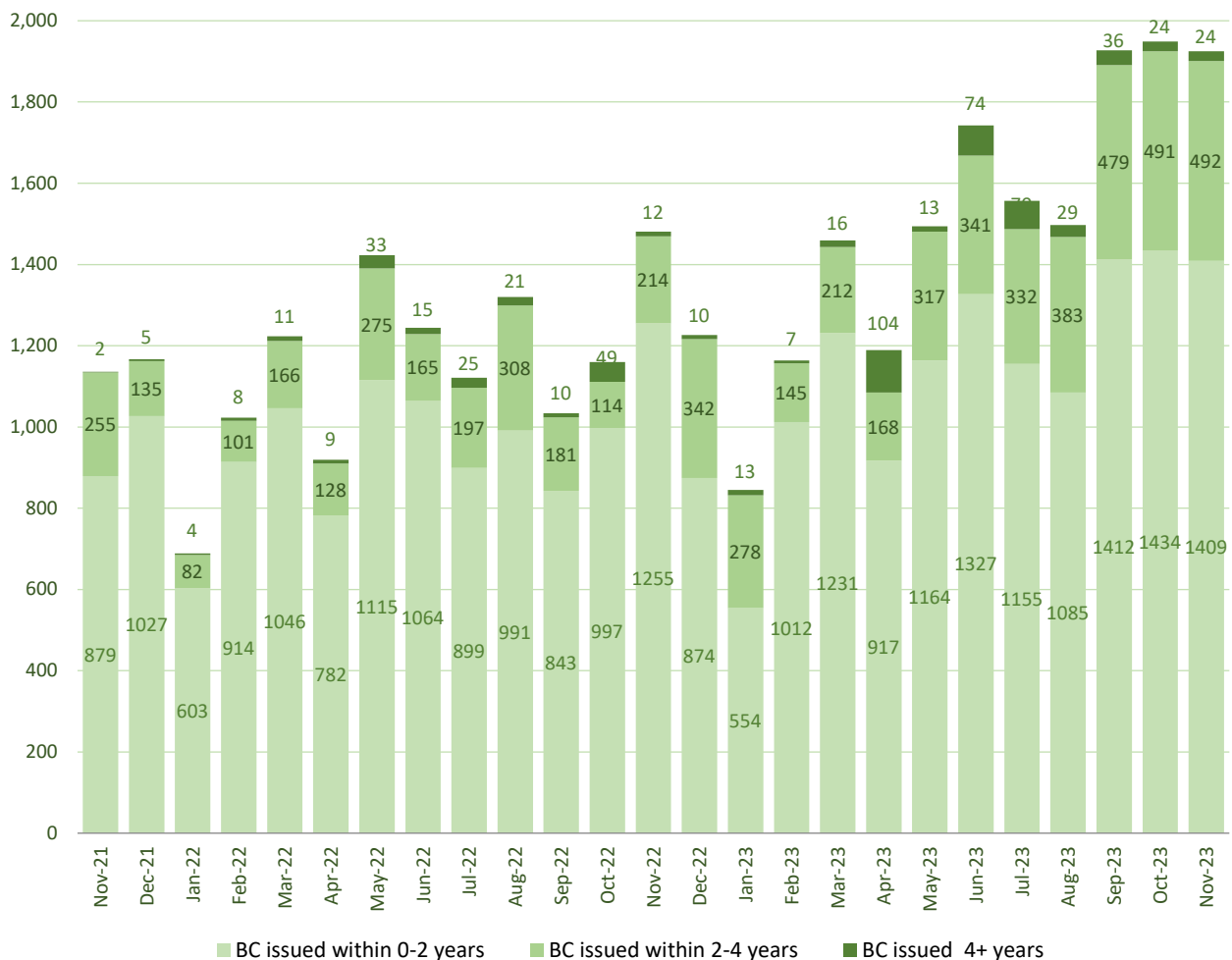


10 Dwellings with CCCs issued (completions)

1925 dwelling units had received CCCs in November 2023. 73 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Nov 22	Aug 23	Sep 23	Oct 23	Nov 23
0-2 years	1255	1085	1412	1434	1409
2-4 years	214	383	479	491	492
4+ years	12	29	36	24	24

Dwellings with CCCs issued

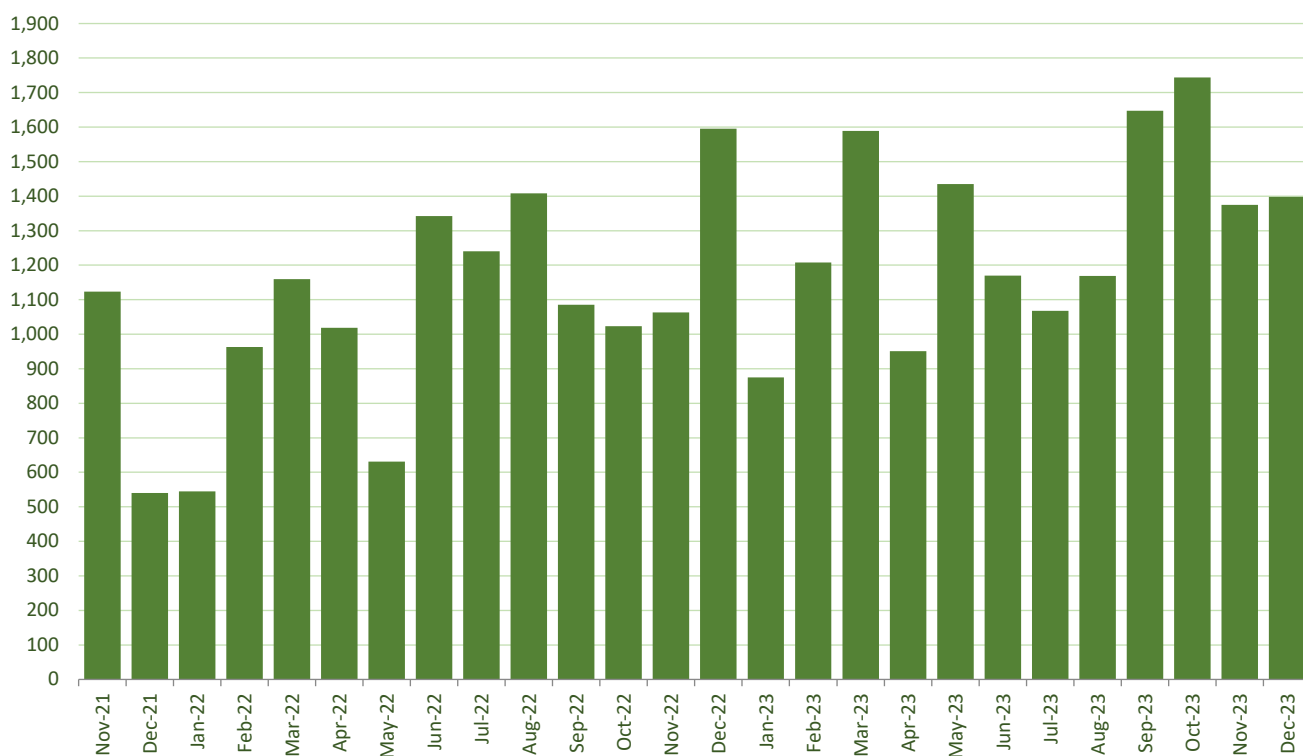


11 Residential parcels created

In December 2023, the total number of residential parcels under 5000m² created was 1398.

Parcel size category	Dec 22	Sep 23	Oct 23	Nov 23	Dec 23
Less than 1000 m ²	1497	1614	1717	1349	1376
1000 m ² to 1999 m ²	56	19	12	9	10
2000 m ² to 2999 m ²	26	8	7	11	5
3000 m ² to 3999 m ²	8	4	7	5	5
4000 m ² to 4999 m ²	8	2	1	1	2
Total number of residential parcels < 5000m ²	1595	1647	1744	1375	1398

New residential zoned parcels (< 5000m²)

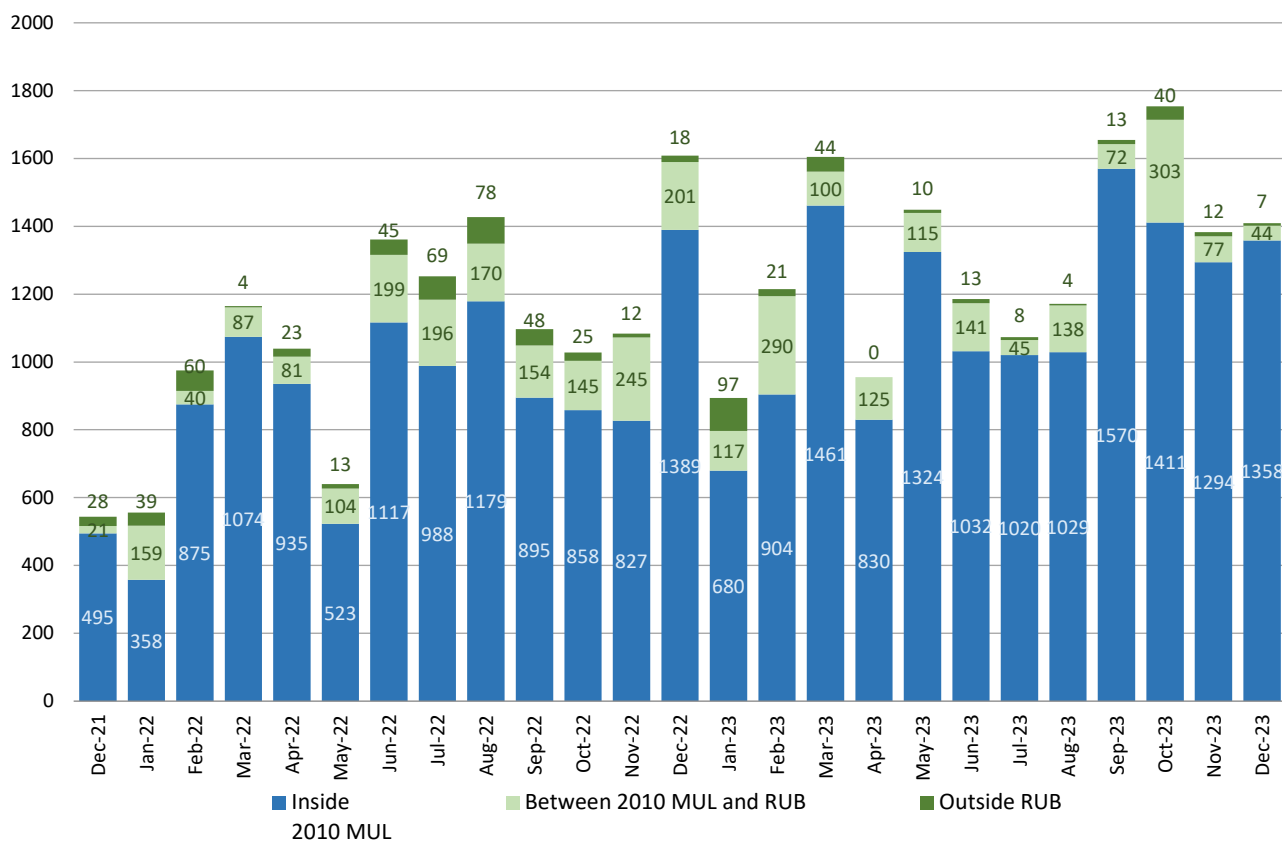


12 Residential parcels by Auckland Plan monitoring boundaries

1358 of new residential parcels of all sizes created in December 2023 were inside the 2010 MUL and a total of 1402 new residential parcels were inside the RUB.

	Dec 22	Sep 23	Oct 23	Nov 23	Dec 23
Inside 2010 MUL	1389	1570	1411	1294	1358
Between 2010 MUL and RUB	201	72	303	77	44
Outside RUB	18	13	40	12	7

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 October 2023 was 6672. 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.

	Oct 22	Jul 23	Aug 23	Sep 23	Oct 23
Arrivals	5185	7262	8408	8378	6672
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)

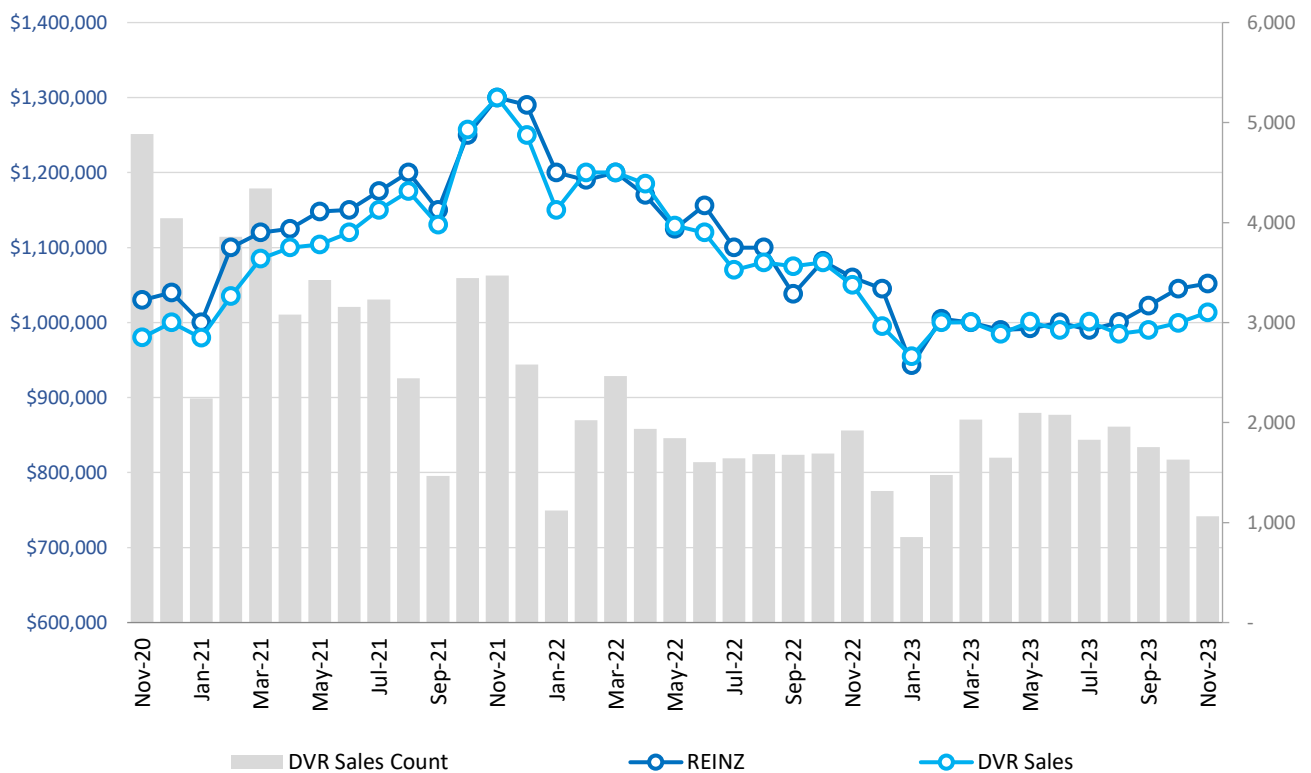


14 Median residential sale price

The median residential sales price from REINZ in November 2023 was \$1,052,000. The District Valuation Roll (DVR) median sales price was \$1,013,500 based on 219 currently reported sales.

Data source	Nov 22	Aug 23	Sep 23	Oct 23	Nov 23
REINZ	\$1,060,000	\$1,000,500	\$1,022,500	\$1,045,000	\$1,052,000
DVR sales ¹	\$1,050,000	\$985,000	\$990,000	\$999,500	\$1,013,500
Count of DVR sales	1920	1958	1754	1628	1062

Median residential sale price
(Last 3 years)



Data source: Real Estate Institute of New Zealand and Auckland Council

¹ Back data has been updated to reflect the latest sales records captured in council’s District Valuation Roll database. Although conveyancers are required to inform council within 30 days after transactions have occurred, the monitoring team has identified the reporting process has not been thoroughly implemented. It should be noted that there is no penalty if a conveyancer fails to report to council within the 30-day period. As a result, the reporting lag varies from as short as one working day to as long as six months.

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 September quarter 2023, 1008 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	September quarter 2022	December quarter 2022	March quarter 2023	June quarter 2023	September quarter 2023
Public housing stock	35,996	36,344	36,469	37,247	37,514
Public housing register - housing register (top row) and transfer register (bottom row)	8066	7494	7794	8074	8495
	2396	2317	2298	2261	2213
Public housing register - applications housed	892	828	555	900	1008
Accommodation Supplement Recipients	115,073	116,603	114,605	115,031	116,703

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>)

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