



Auckland Monthly Housing Update

Spatial Analysis and Modelling Team
Research and Evaluation Unit

May 2024

aucklandcouncil.govt.nz

Research and
Evaluation Unit

RIMU



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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.

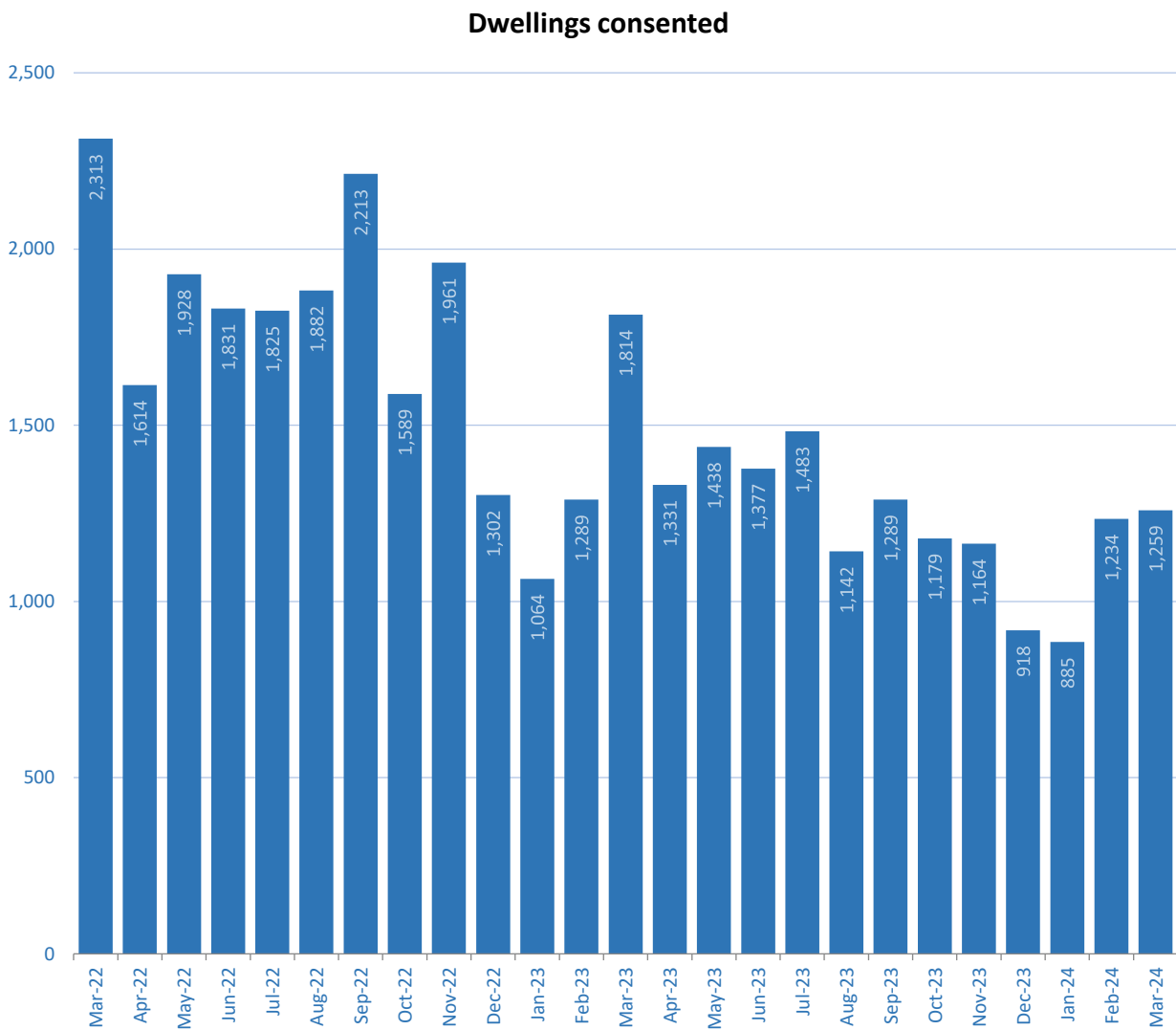
2 Highlights

- 1259 dwellings were consented in March 2024.
- In the year ending March 2024, 14,699 dwellings were consented in the region.
- 27 per cent of new dwellings consented in March 2024 were houses, 8 per cent were apartments and 61 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 46 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in March 2024.
- 1228 dwellings consented in March 2024 were inside the RUB. Over the past 12 months, 95 per cent of new dwellings consented were inside the RUB.
- 19 per cent of dwellings consented were inside the 1500m walking catchments of the rapid transit network in March 2024.
- 161 dwellings were consented on properties overlapping hazard zones in March 2024, accounting for 13 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.
- 1728 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued in March 2024.
- In the year ending March 2024, 18,888 dwellings had a CCC issued.
- 863 new residential parcels under 5000m² were created in April 2024.
- In the past 12 months, 15,245 new residential parcels under 5000m² were created – an average of 1270 each month.
- In April 2024, 871 new residential parcels of all sizes were created.
- Long-term arrivals in February 2024 were 6512.
- 1092 public housing applications have been housed in the December quarter 2023.

3 Dwellings Consented

In March 2024, 1259 dwelling consents were issued, which saw 14,699 consents issued for the past 12 months.

Mar 23	Dec 23	Jan 24	Feb 24	Mar 24
1814	918	885	1234	1259

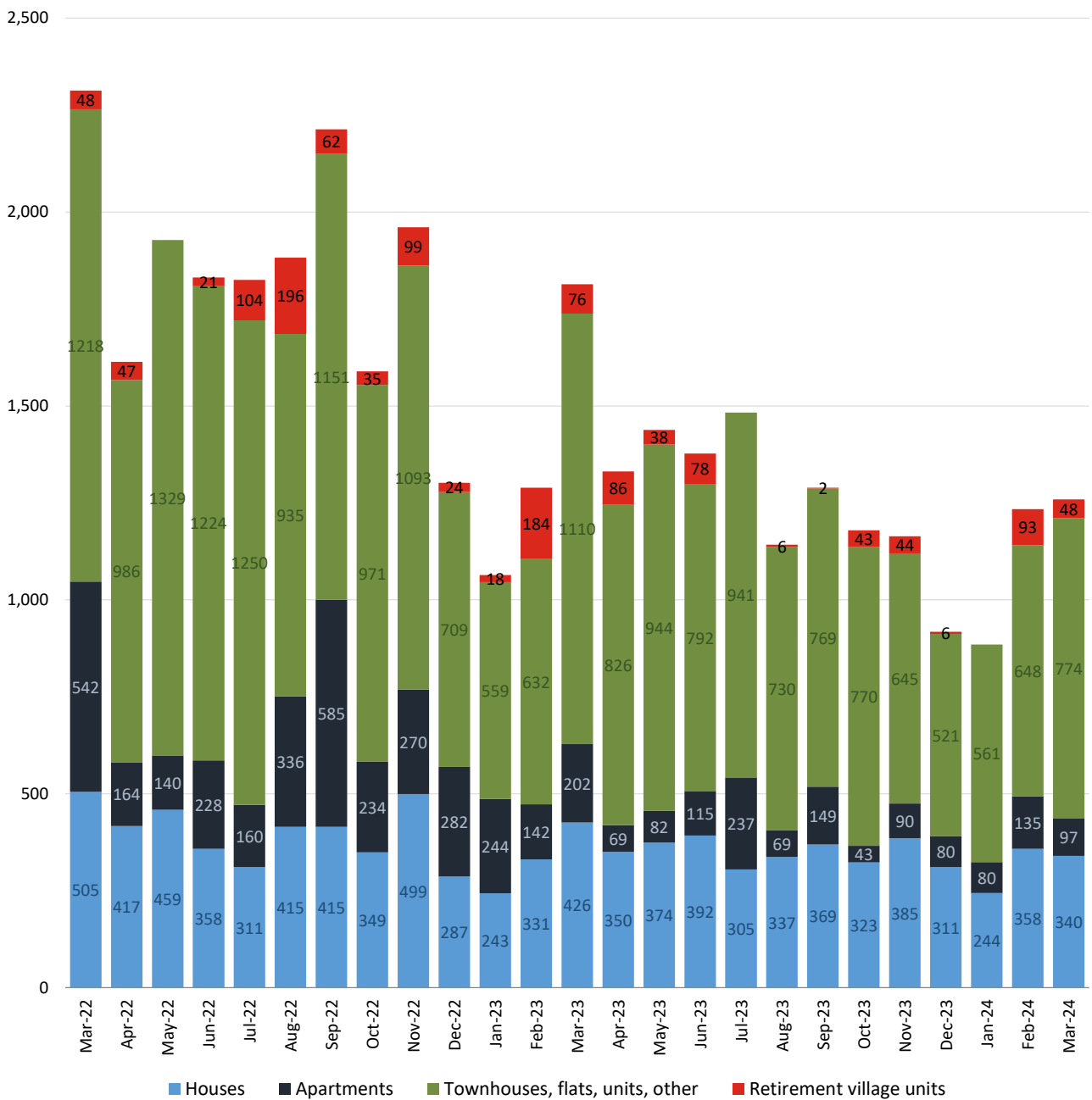


Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in March 2024, 340 were houses, 97 were apartments, and 822 were townhouses, flats, units, retirement village units or other types of attached dwellings.

Dwellings consented by type



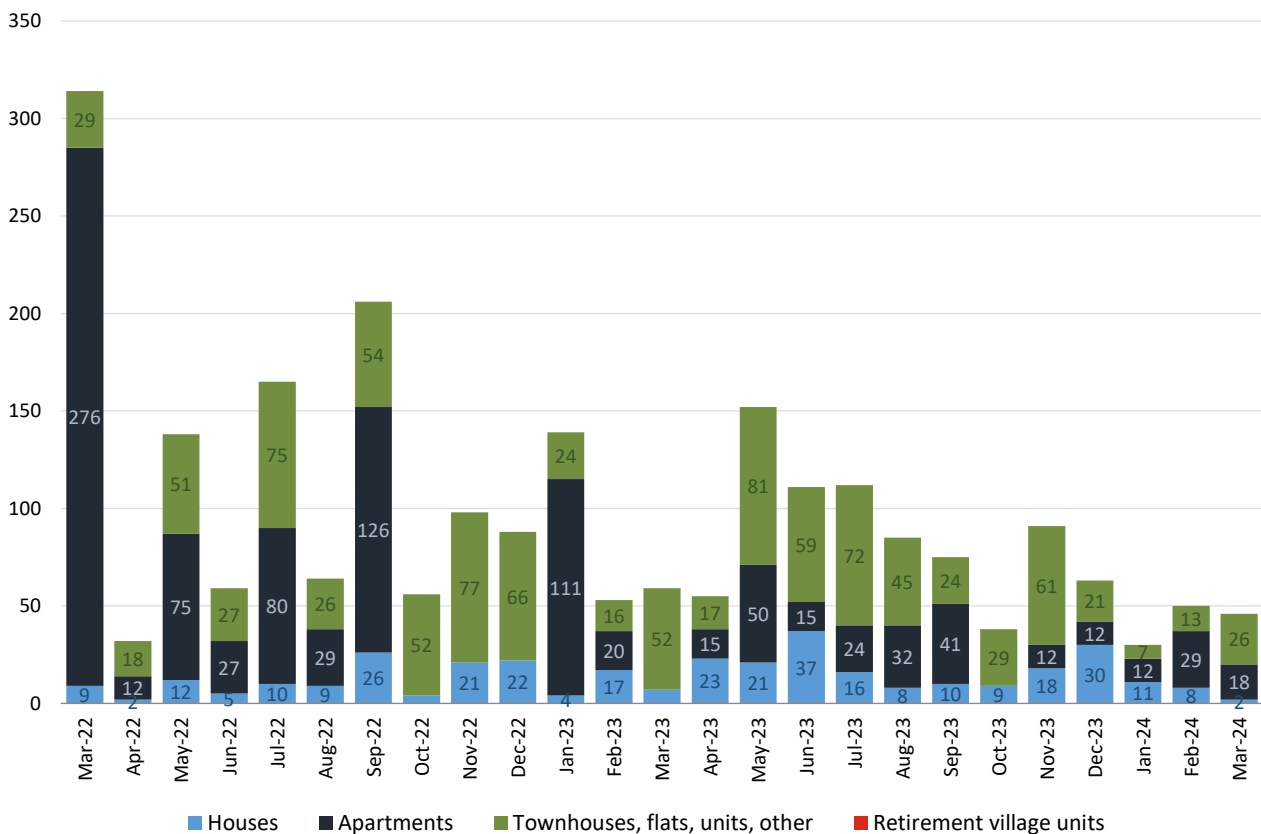
Data source: Statistics New Zealand

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

In March 2024, 46 dwellings (4 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 18 apartment units, 2 houses and 26 townhouses, flats, and other attached dwelling types.

	Mar 23	Dec 23	Jan 24	Feb 24	Mar 24
Number of KO/TRC dwellings consented	59	63	30	50	46
Percentage of total dwellings consented	3%	7%	3%	4%	4%

Dwellings consented by type (KO/TRC land)



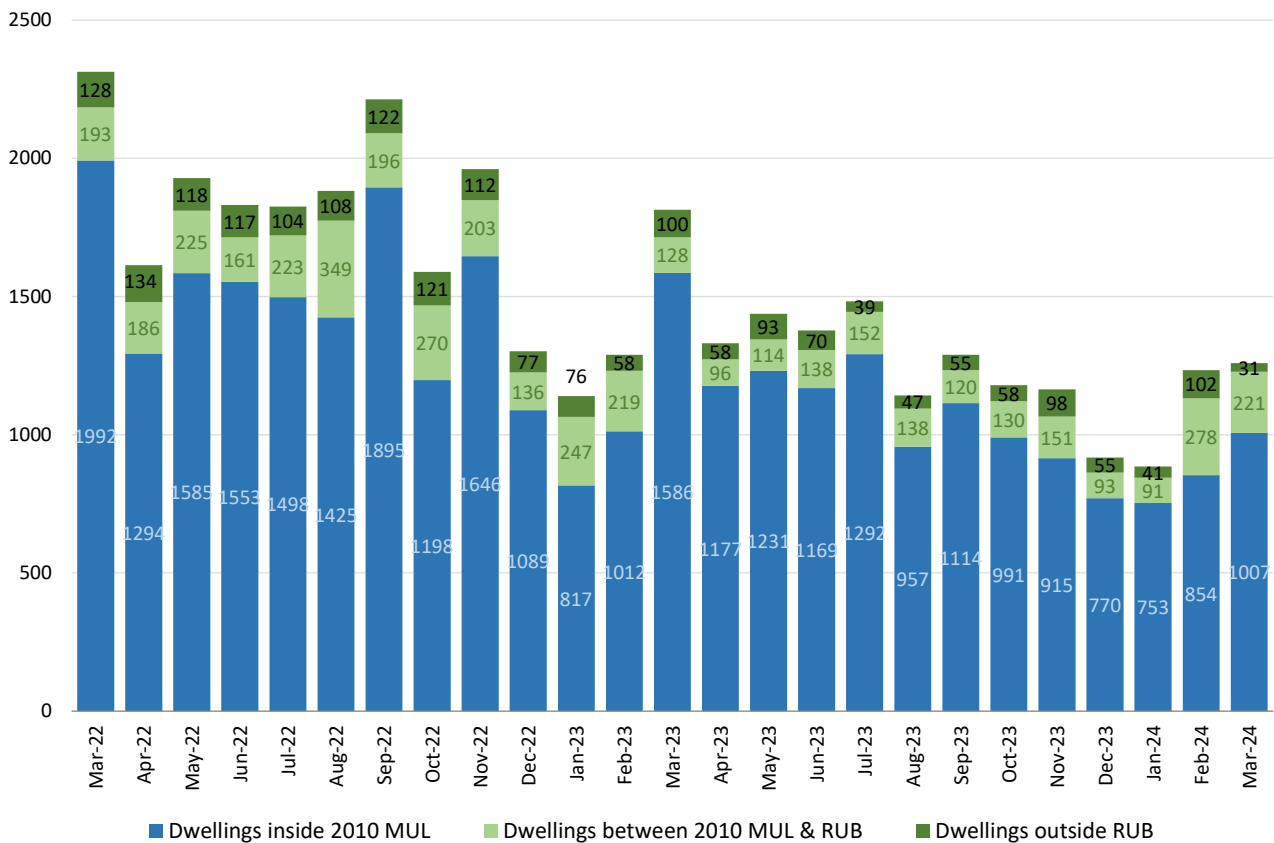
Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In March 2024, 1007 dwellings consented were inside 2010 MUL and a total of 221 dwellings consented were inside the RUB. Over the past 12 months, 95 per cent of the dwellings were consented inside the RUB.

	Mar 23	Dec 23	Jan 24	Feb 24	Mar 24
Inside 2010 MUL	1586	770	753	854	1007
Between 2010 MUL and RUB	128	93	91	278	221
Outside RUB	100	55	41	102	31

Dwellings consented by Auckland Plan monitoring boundaries

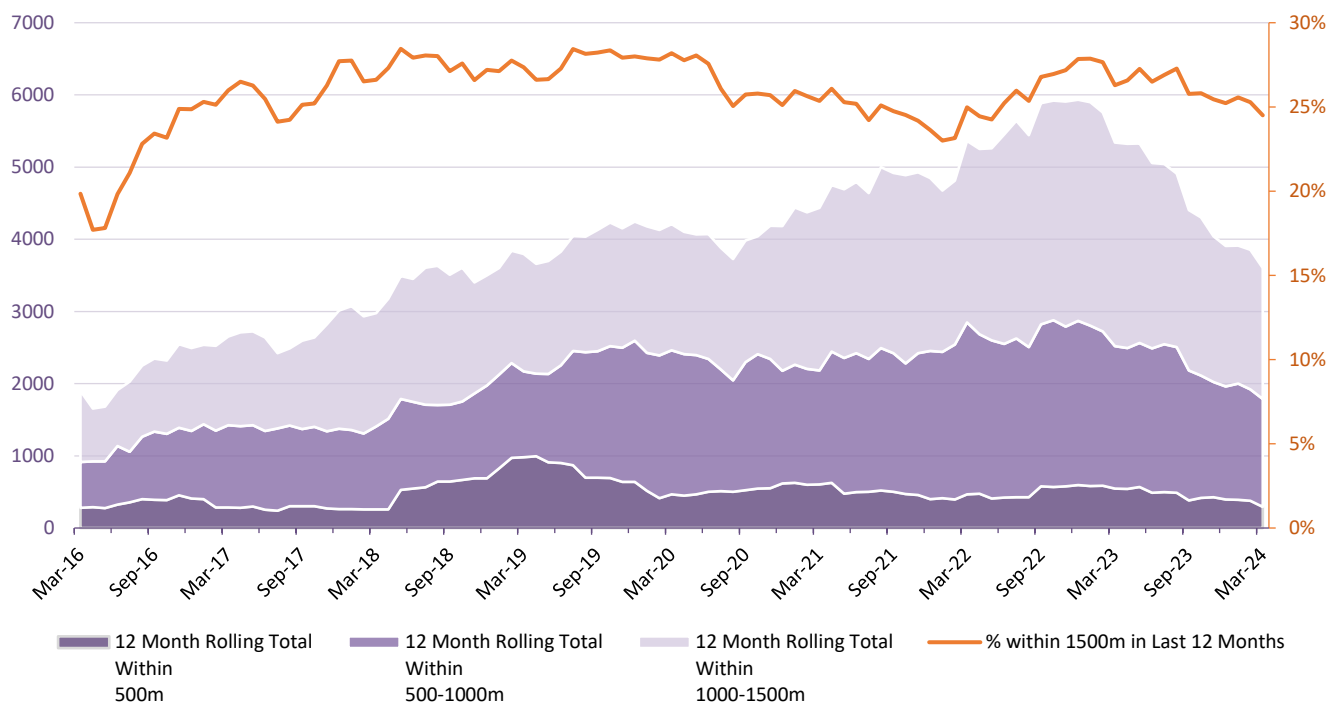


7 Dwellings consented along the rapid transit network

In March 2024, 245 dwellings (19% per cent of total dwellings consented) were consented inside the rapid transit network’s (RTN) 1500m walking catchments. In the last 12 months, 3601 dwellings were consented inside the 1500m RTN walking catchments.

	Mar 23	Dec 23	Jan 23	Feb 23	Mar 23
Dwellings consented inside the 1500m RTN walking catchments	500	259	307	154	245
Percentage of total dwellings consented	28%	28%	35%	12%	19%
12-month rolling total inside RTN walking catchments	5341	3907	3913	3856	3601
Proportion from the last 12-month inside RTN walking catchments	26%	25%	26%	25%	24%

Dwellings consented inside RTN walking catchments



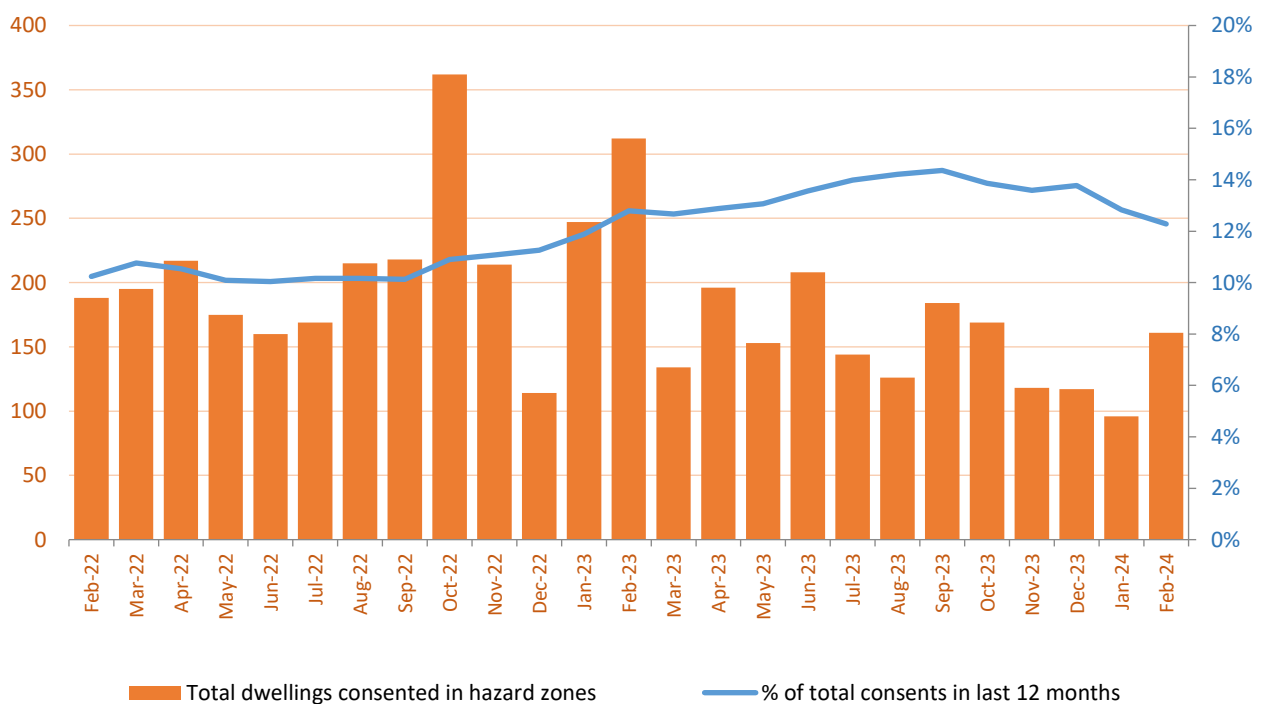
Data sources: Statistics New Zealand and Auckland Council

8 Dwellings consented within hazard zones

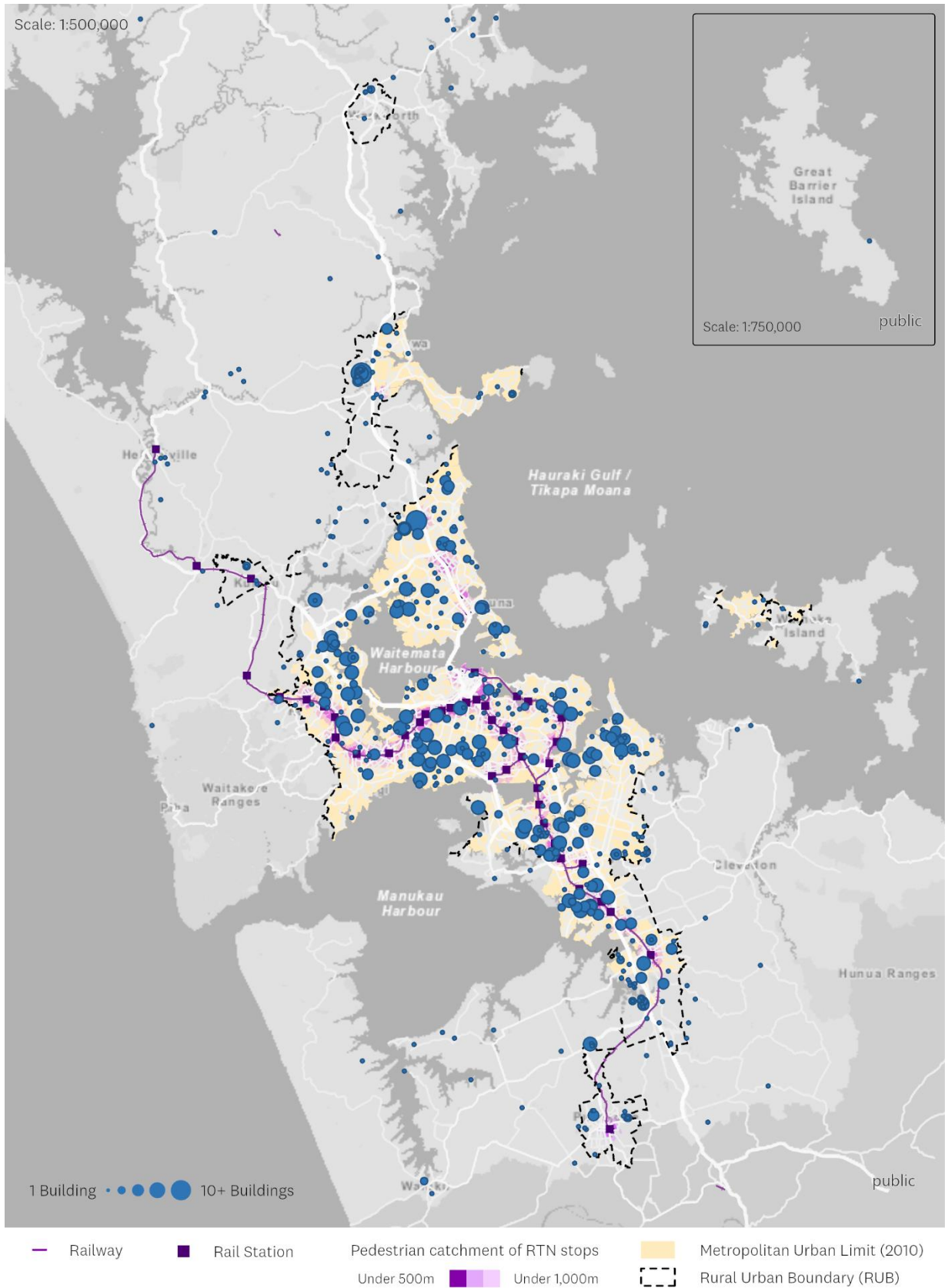
In March 2024, 161 dwellings (13% per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1806 dwellings (12% of total dwellings over the last 12 months) were consented on properties overlapping hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Mar 23	Dec 23	Jan 24	Feb 24	Mar 24
Dwellings consented within hazard zones	312	118	117	96	161
Percentage of total dwellings consented	17%	13%	13%	8%	13%
12-month rolling total inside hazard zones	2598	2105	2108	1957	1806
Proportion from the last 12-months within hazard zones	13%	14%	14%	13%	12%

Dwellings consented in hazard zones



9 Spatial distribution of dwelling consents

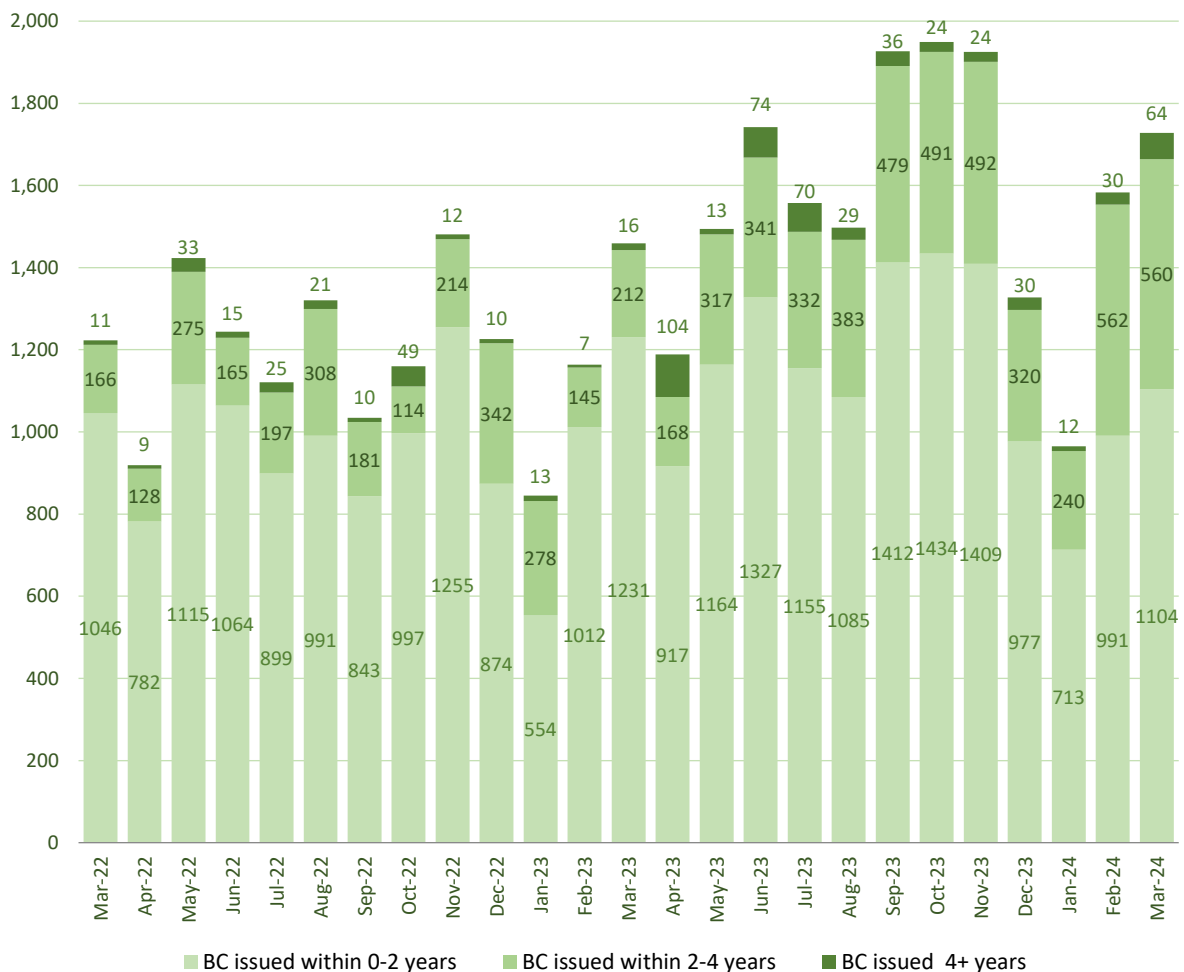


10 Dwellings with CCCs issued (completions)

1728 dwelling units had received CCCs in March 2024. 64 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Mar 23	Dec 23	Jan 24	Feb 24	Mar 24
0-2 years	1231	977	713	991	1104
2-4 years	212	320	240	562	560
4+ years	16	30	12	30	64

Dwellings with CCCs issued

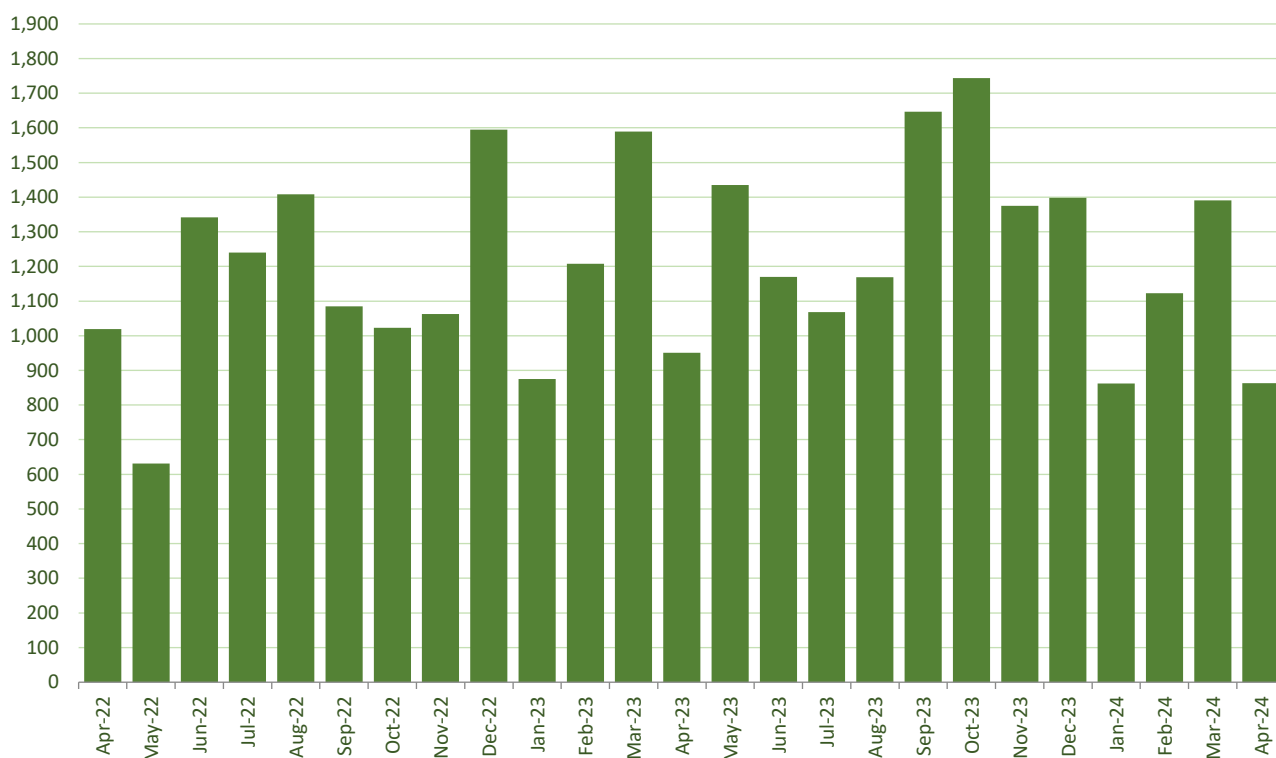


11 Residential parcels created

In April 2024, the total number of residential parcels under 5000m² created was 863.

Parcel size category	Apr 23	Jan 24	Feb 24	Mar 24	Apr 24
Less than 1000 m ²	933	845	1102	1364	841
1000 m ² to 1999 m ²	9	12	14	17	15
2000 m ² to 2999 m ²	5	2	5	5	4
3000 m ² to 3999 m ²	1	2	2	5	2
4000 m ² to 4999 m ²	3	1	0	0	1
Total number of residential parcels < 5000m ²	951	862	1123	1391	863

New residential zoned parcels (< 5000m²)



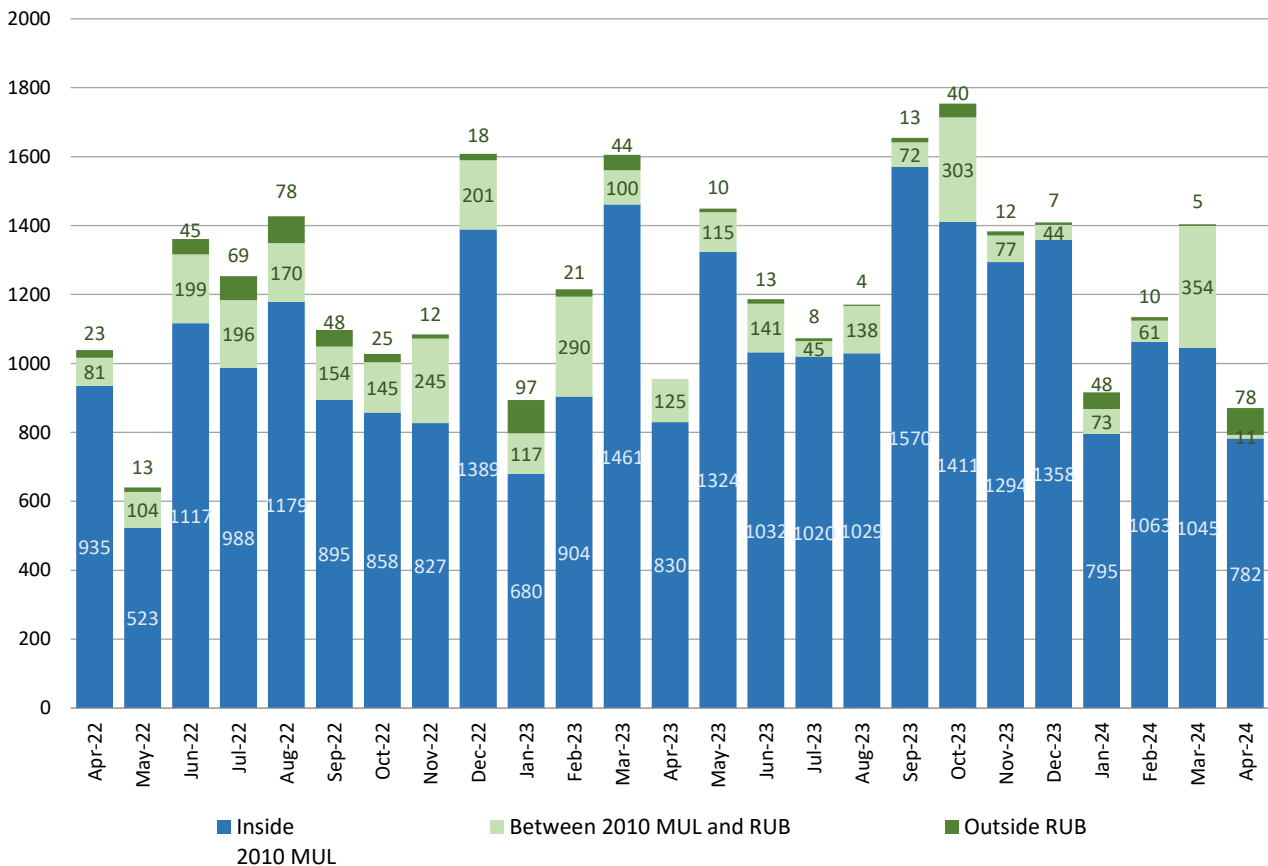
Data source: RIMU and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

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

	Apr 23	Jan 24	Feb 24	Mar 24	Apr 24
Inside 2010 MUL	830	795	1063	1045	782
Between 2010 MUL and RUB	125	73	61	354	11
Outside RUB	0	48	10	5	78

Residential parcels created by Auckland Plan monitoring boundaries



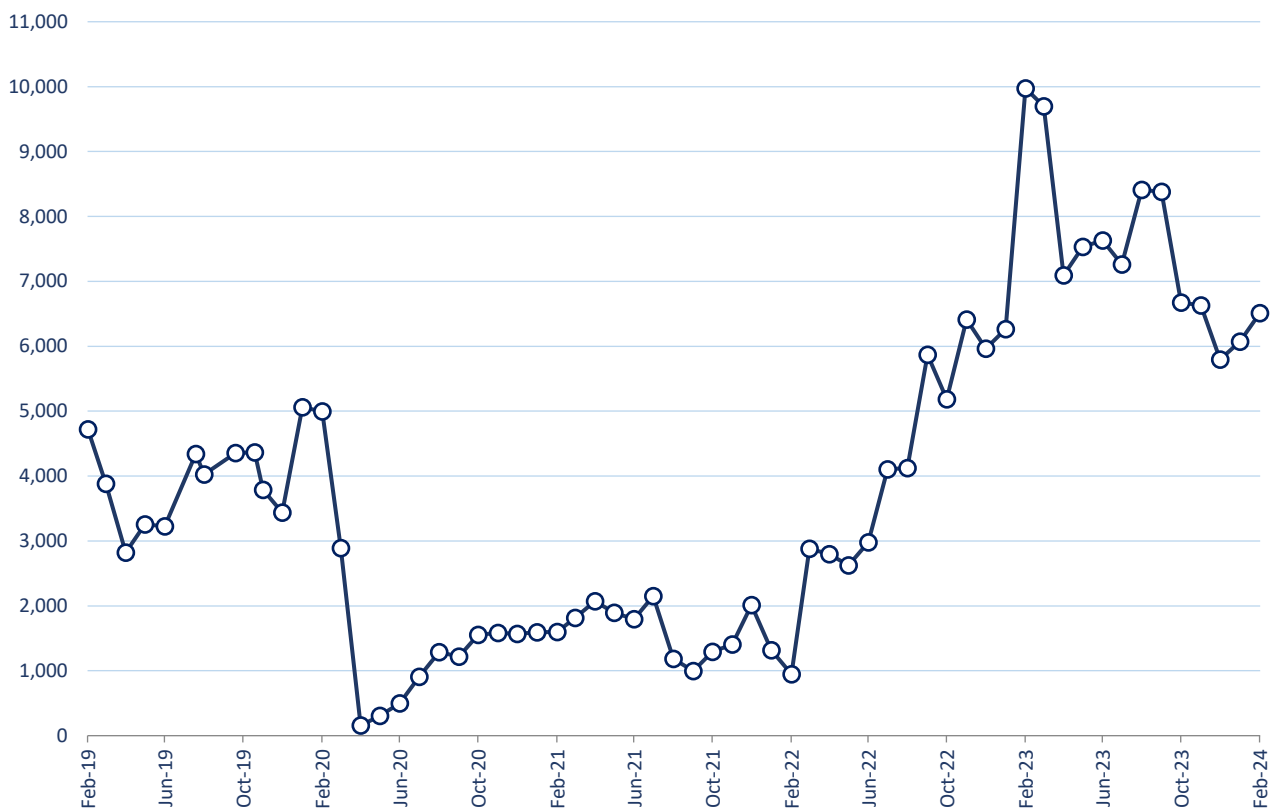
Data source: RIMU and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in February 2024 was 6512. 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 23	Nov 23	Dec 23	Jan 24	Feb 24
Arrivals	9975	6627	5795	6074	6512
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)



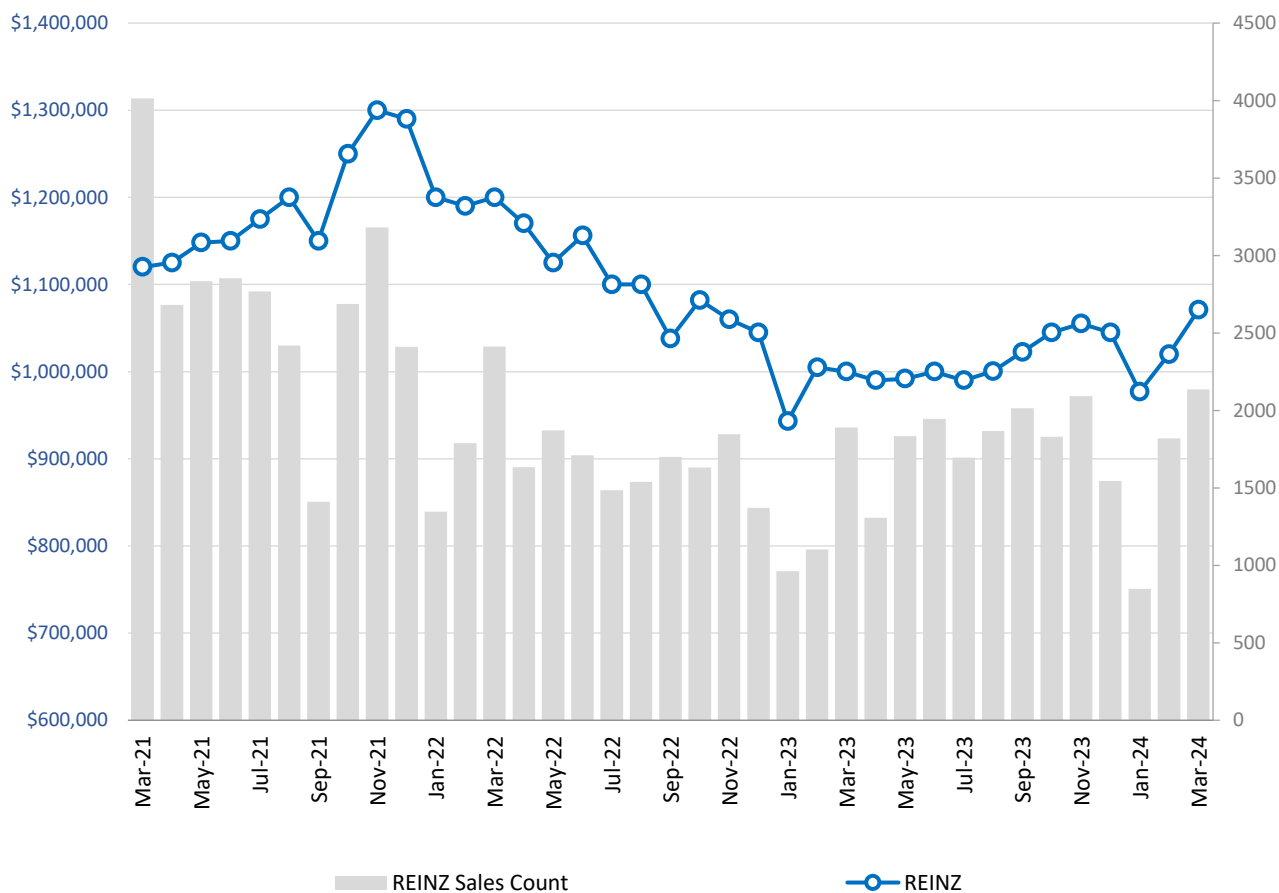
Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in March 2024 was \$1,070,800 based on 2136 reported sales.

Data source	Mar 23	Dec 23	Jan 24	Feb 24	Mar 24
REINZ	\$1,000,000	\$1,045,000	\$975,000	\$1,020,000	\$1,070,800
REINZ Sales Count	1890	1545	849	1819	2136

Median residential sale price
(Last 3 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>)

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