



Auckland Monthly Housing Update

Land Use Research and Evaluation Team

Strategic Advice and Research Unit

Policy Department

September 2026

aucklandcouncil.govt.nz

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.

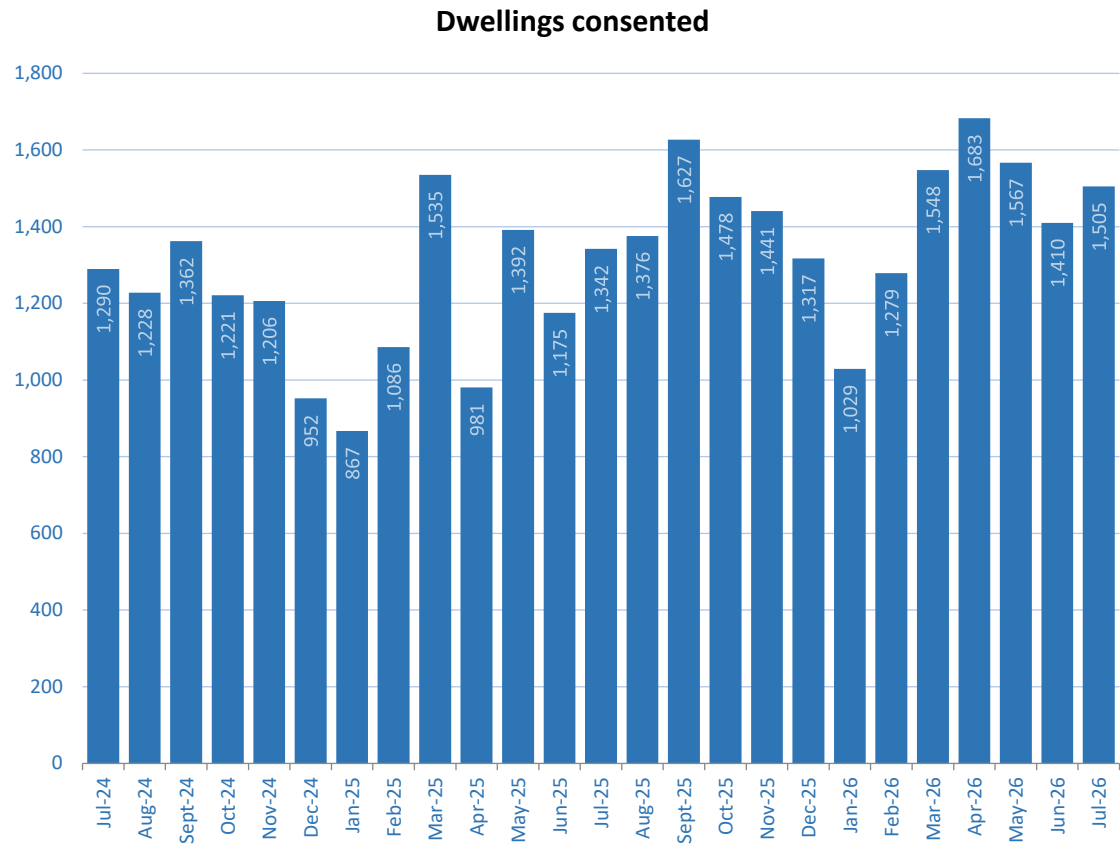
2 Highlights

- 1505 dwellings were consented in July 2026.
- In the year ending July 2026, 17,260 dwellings were consented in the region.
- 44 per cent of new dwellings consented in July 2026 were houses, 3 per cent were apartments and 53 per cent were townhouses, flats, units, retirement village units, or other types of attached dwellings.
- 49 dwellings were consented on Kāinga Ora or Tāmaki Regeneration Company owned land in July 2026.
- 1440 dwellings consented in July 2026 were inside the RUB. Over the past 12 months, 95 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 July 2026.
- 191 dwellings were consented on properties overlapping hazard zones in July 2026, accounting for 13 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.
- 1565 dwellings were ‘completed’ by having a Code Compliance Certificate (CCC) issued in July 2026.
- In the year ending July 2026, 13,566 dwellings had a CCC issued.
- 1405 new residential parcels under 5000m² were created in August 2026.
- In the past 12 months, 15,149 new residential parcels under 5000m² were created – an average of 1262 each month.
- In August 2026, 1419 new residential parcels of all sizes were created.
- Long-term arrivals in July 2026 were 7269.
- 1100 public housing applications have been housed in the June quarter 2026.

3 Dwellings Consented

In July 2026, 1505 dwelling consents were issued, which saw 17,260 consents issued for the past 12 months.

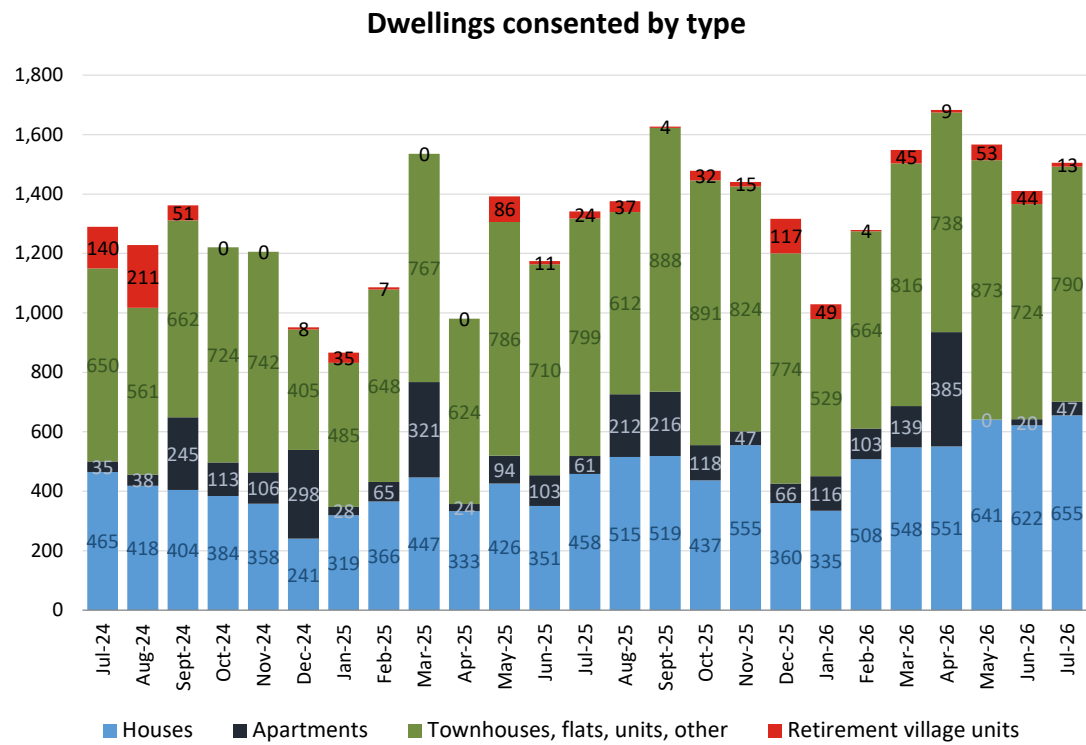
Jul 25	Apr 26	May 26	Jun 26	Jul 26
1342	1683	1567	1410	1505



Data source: Statistics New Zealand

4 Dwellings consented by type

Of all the dwellings consented in July 2026, 655 were houses, 47 were apartment and 803 were townhouses, flats, units, retirement village units or other types of attached dwellings.

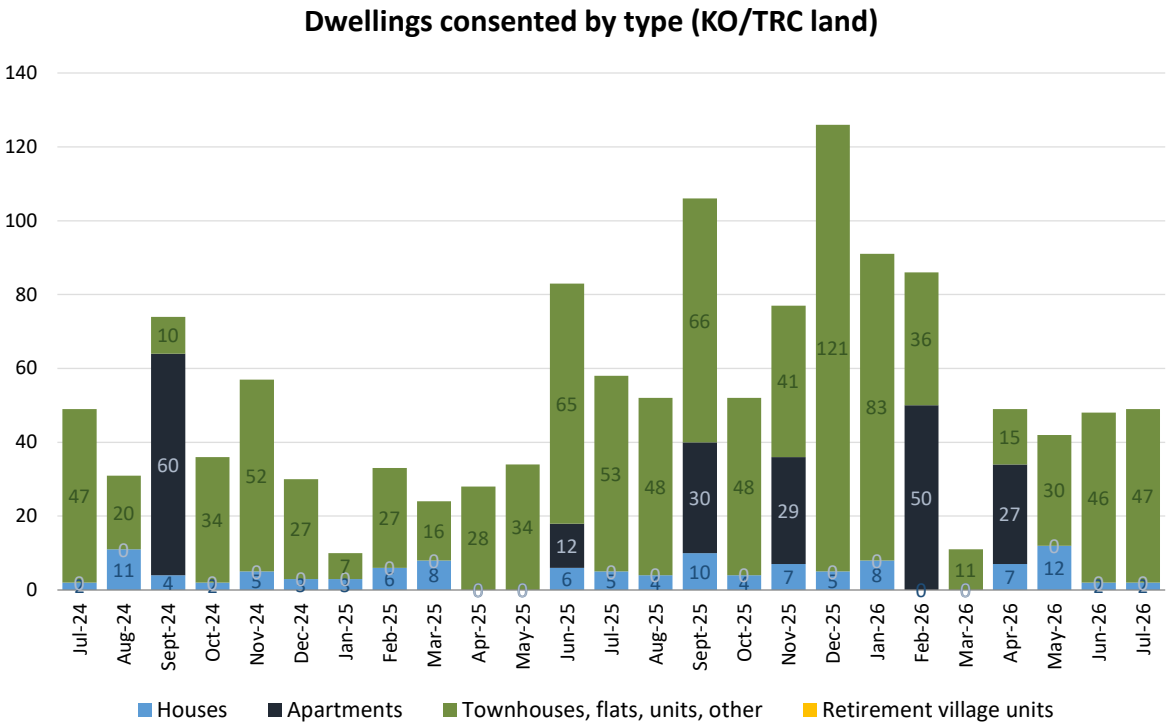


Data source: Statistics New Zealand

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

In July 2026, 49 dwellings (3 per cent of total dwellings consented) were consented on Kāinga Ora (KO) or Tāmaki Regeneration Company (TRC) owned land. These included 2 houses and 47 townhouses, flats, and other attached dwelling types (excluding apartments).

	Jul 25	Apr 26	May 26	Jun 26	Jul 26
Number of KO/TRC dwellings consented	58	49	42	48	49
Percentage of total dwellings consented	4%	3%	3%	3%	3%

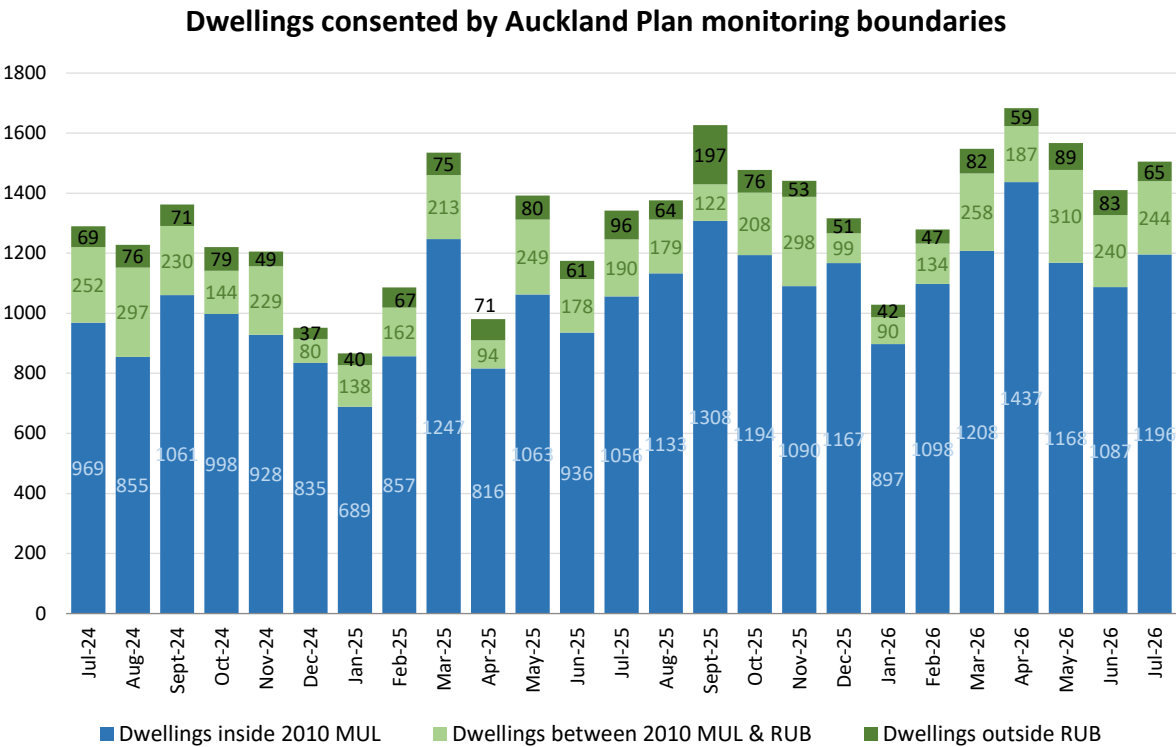


Data sources: Statistics New Zealand and Auckland Council

6 Dwellings consented by Auckland Plan monitoring boundaries

In July 2026, 1196 dwellings consented were inside the 2010 MUL and a total of 1440 dwellings consented were inside the RUB. Over the past 12 months, 95 per cent of the dwellings were consented inside the RUB.

	Jul 25	Apr 26	May 26	Jun 26	Jul 26
Inside 2010 MUL	1056	1437	1168	1087	1196
Between 2010 MUL and RUB	190	187	310	240	244
Outside RUB	96	59	89	83	65



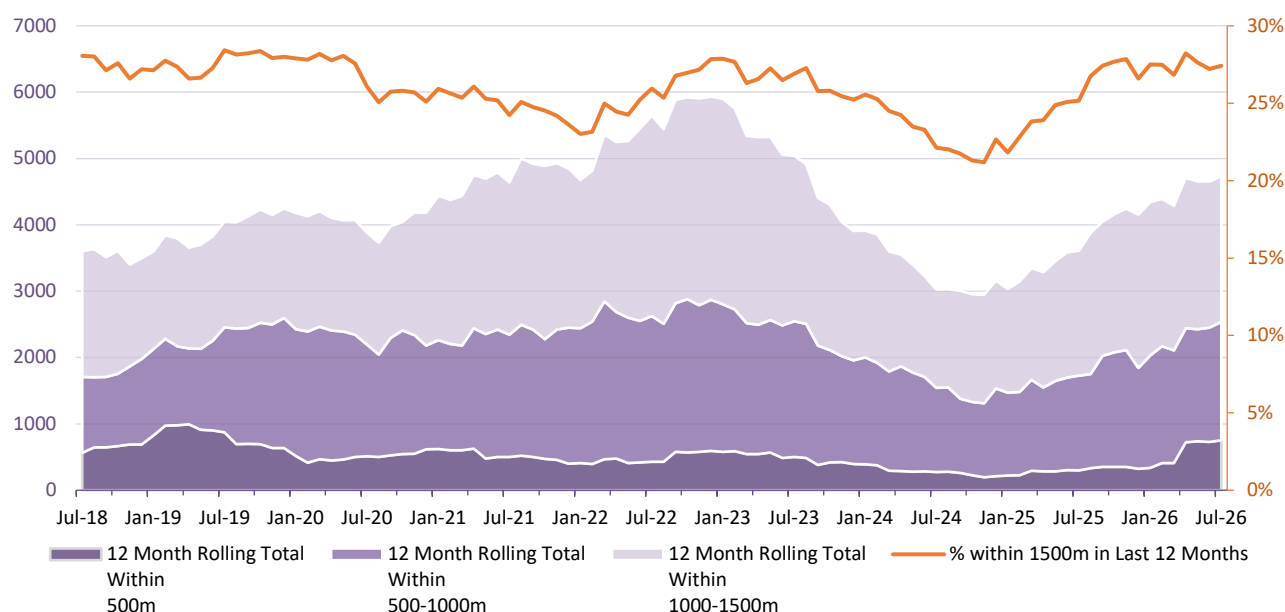
Data source: Statistics New Zealand

7 Dwellings consented along the rapid transit network

In July 2026, 355 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, 4731 dwellings were consented inside the 1500m RTN walking catchments.

	Jul 25	Apr 26	May 26	Jun 26	Jul 26
Dwellings consented inside the 1500m RTN walking catchments	275	618	363	278	355
Percentage of total dwellings consented	20%	37%	23%	20%	24%
12-month rolling total inside RTN walking catchments	3610	4709	4657	4651	4731
Proportion from the last 12-month inside RTN walking catchments	25%	28%	28%	27%	27%

Dwellings consented inside RTN walking catchments

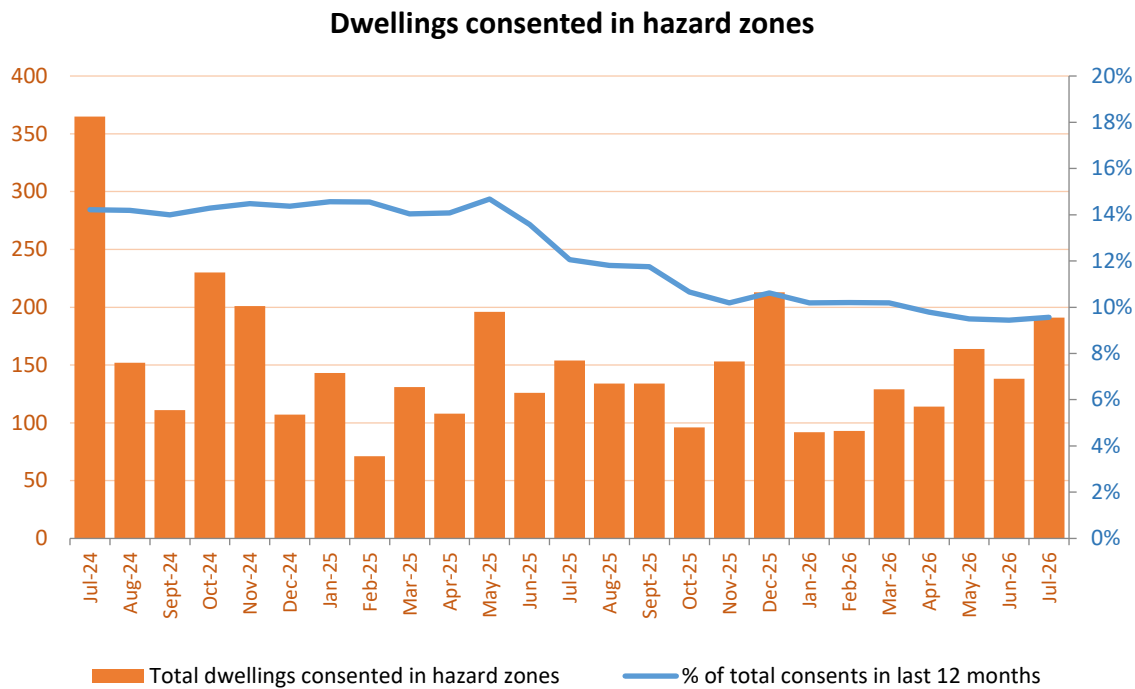


Data sources: Statistics New Zealand and Auckland Council

8 Dwellings consented within hazard zones

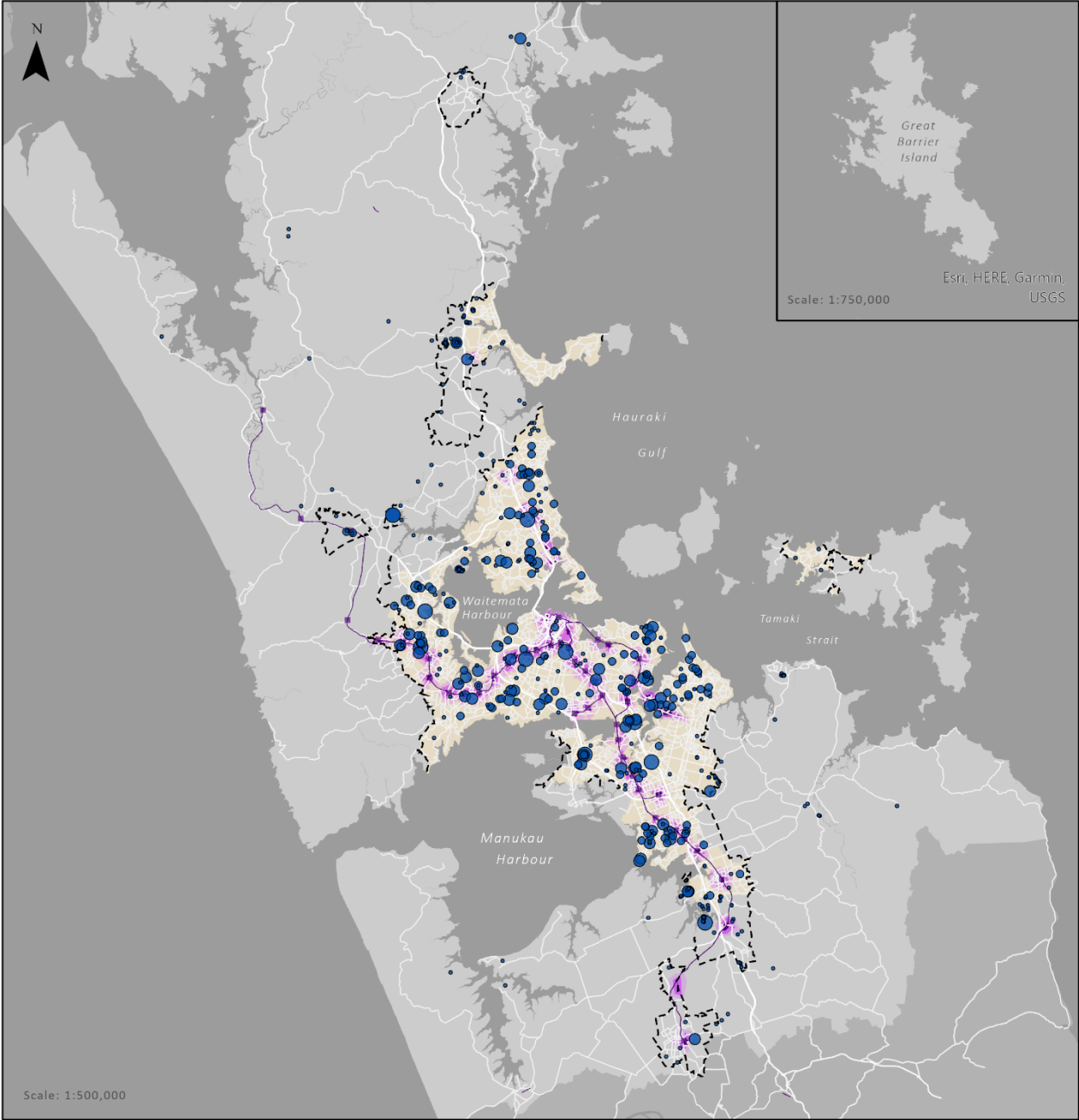
In July 2026, 191 dwellings (13 per cent of total dwellings consented) were consented on properties overlapping hazard zones. In the last 12 months, 1651 dwellings (10 per cent of total dwellings over the last 12 months) were consented on properties overlapping hazard zones. Hazard zones include flood plains, flood prone areas, tsunami evacuation zones, areas of coastal inundation and erosion zones.

	Jul 25	Apr 26	May 26	Jun 26	Jul 26
Dwellings consented within hazard zones	154	114	164	138	191
Percentage of total dwellings consented	11%	7%	10%	10%	13%
12-month rolling total inside hazard zones	1730	1634	1602	1614	1651
Proportion from the last 12-months within hazard zones	12%	10%	10%	9%	10%

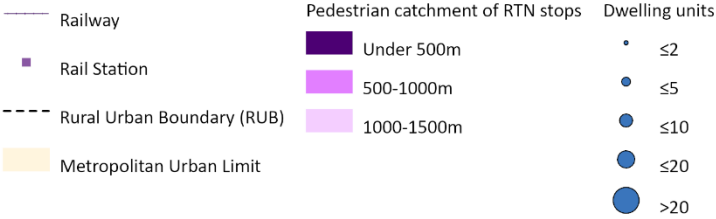


Data sources: Statistics New Zealand and Auckland Council

9 Spatial distribution of dwelling consents



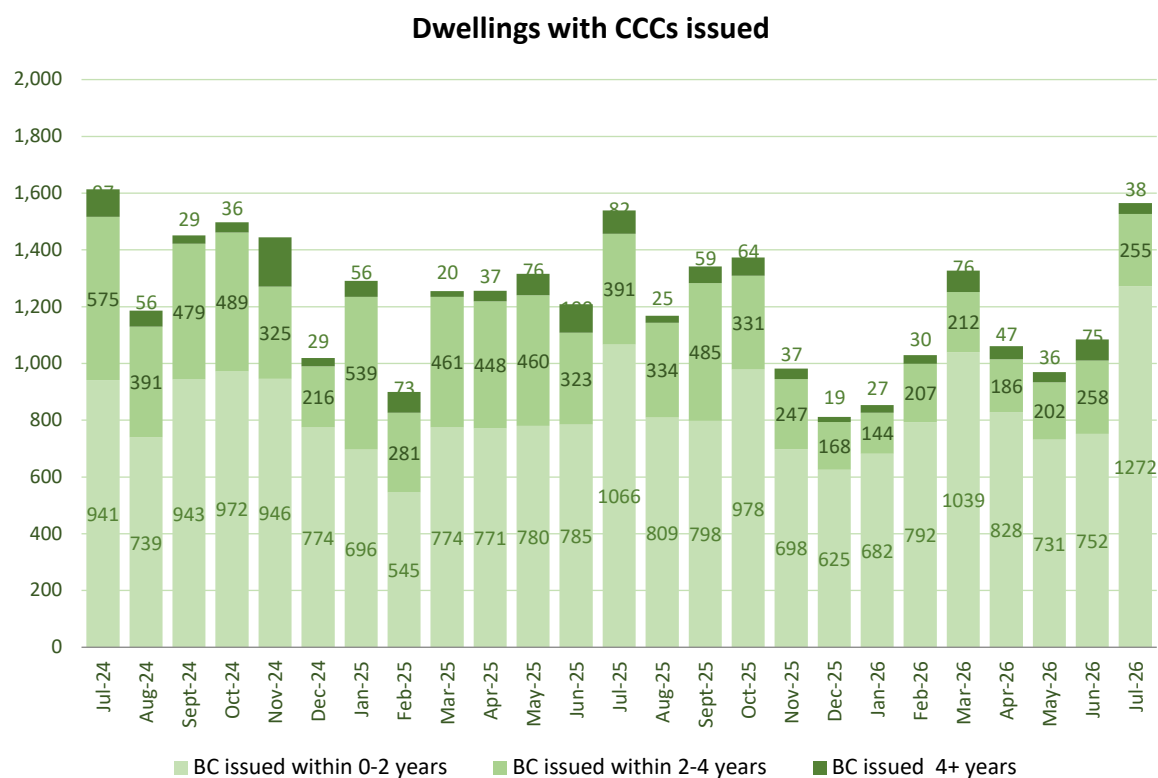
Building consents issued in July 2026



10 Dwellings with CCCs issued (completions)

1565 dwelling units had received CCCs in July 2026. 81 per cent of the CCCs were issued to dwelling units that had building consents granted within the past two years.

CCCs issued	Jul 25	Apr 26	Mar 26	Jun 26	Jul 26
0-2 years	1066	828	731	752	1272
2-4 years	391	186	202	258	255
4+ years	82	47	36	75	38



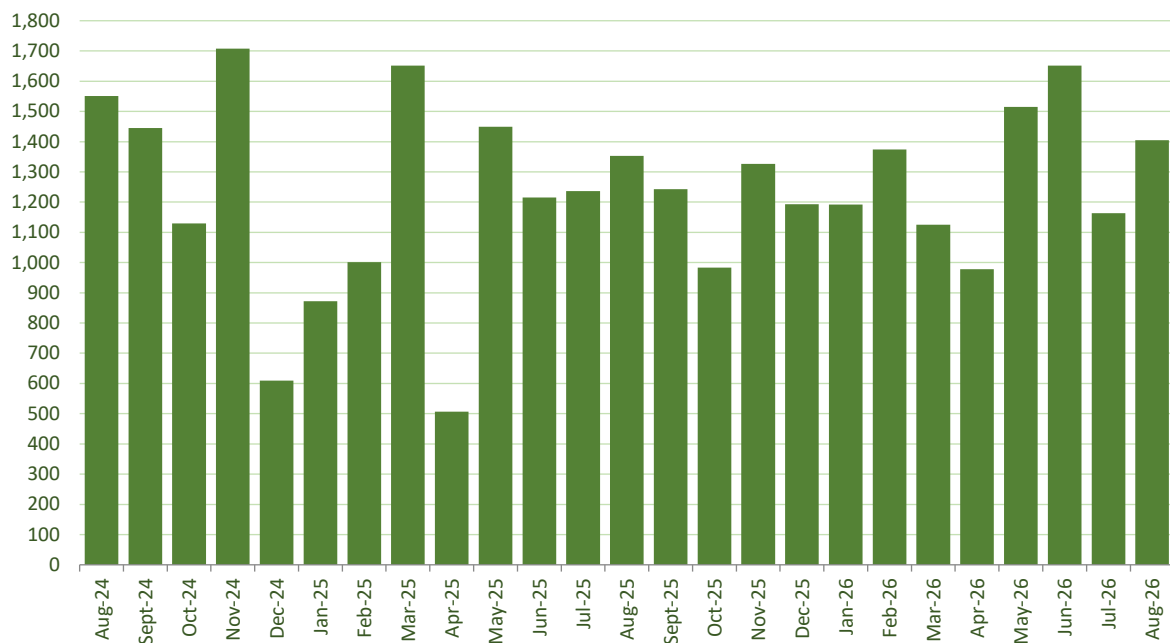
Data source: Auckland Council

11 Residential parcels created

In August 2026, the total number of residential parcels under 5000m² created was 1405.

Parcel size category	Aug 25	May 26	Jun 26	Jul 26	Aug 26
Less than 1000 m ²	1329	1500	1606	1147	1387
1000 m ² to 1999 m ²	8	11	30	12	12
2000 m ² to 2999 m ²	7	3	8	2	1
3000 m ² to 3999 m ²	5	1	6	1	0
4000 m ² to 4999 m ²	4	0	2	1	5
Total number of residential parcels < 5000m ²	1353	1515	1652	1163	1405

New residential zoned parcels (< 5000m²)



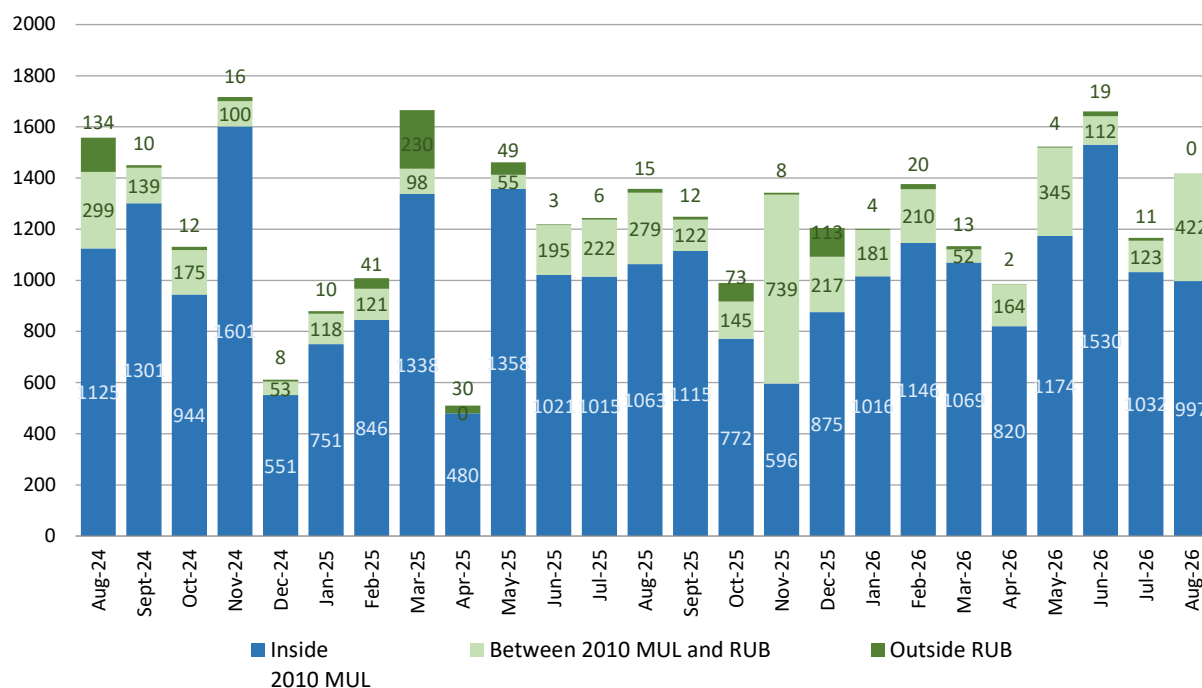
Data source: Auckland Council and Land Information New Zealand

12 Residential parcels by Auckland Plan monitoring boundaries

997 new residential parcels of all sizes created in August 2026 were inside the 2010 MUL and a total of 1419 new residential parcels were inside the RUB.

	Aug 25	May 26	Jun 26	Jul 26	Aug 26
Inside 2010 MUL	1063	1174	1530	1032	997
Between 2010 MUL and RUB	279	345	112	123	422
Outside RUB	15	4	19	11	0

Residential parcels created by Auckland Plan monitoring boundaries

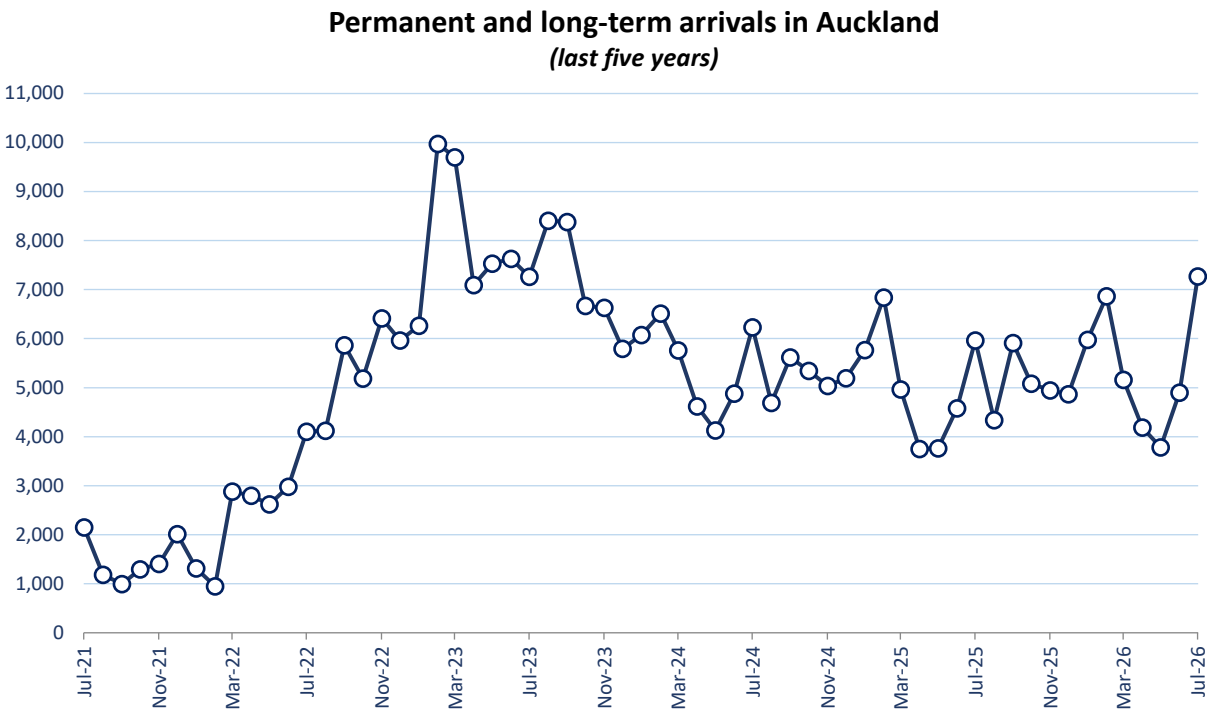


Data source: Auckland Council and Land Information New Zealand

13 Permanent and long-term migration

Long-term arrival number in July 2026 was 7269. 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.

	Jul 25	Apr 26	May 26	Jun 26	Jul 26
Arrivals	5963	4188	3782	4902	7269
Departures	N/A	N/A	N/A	N/A	N/A
Net Change	N/A	N/A	N/A	N/A	N/A

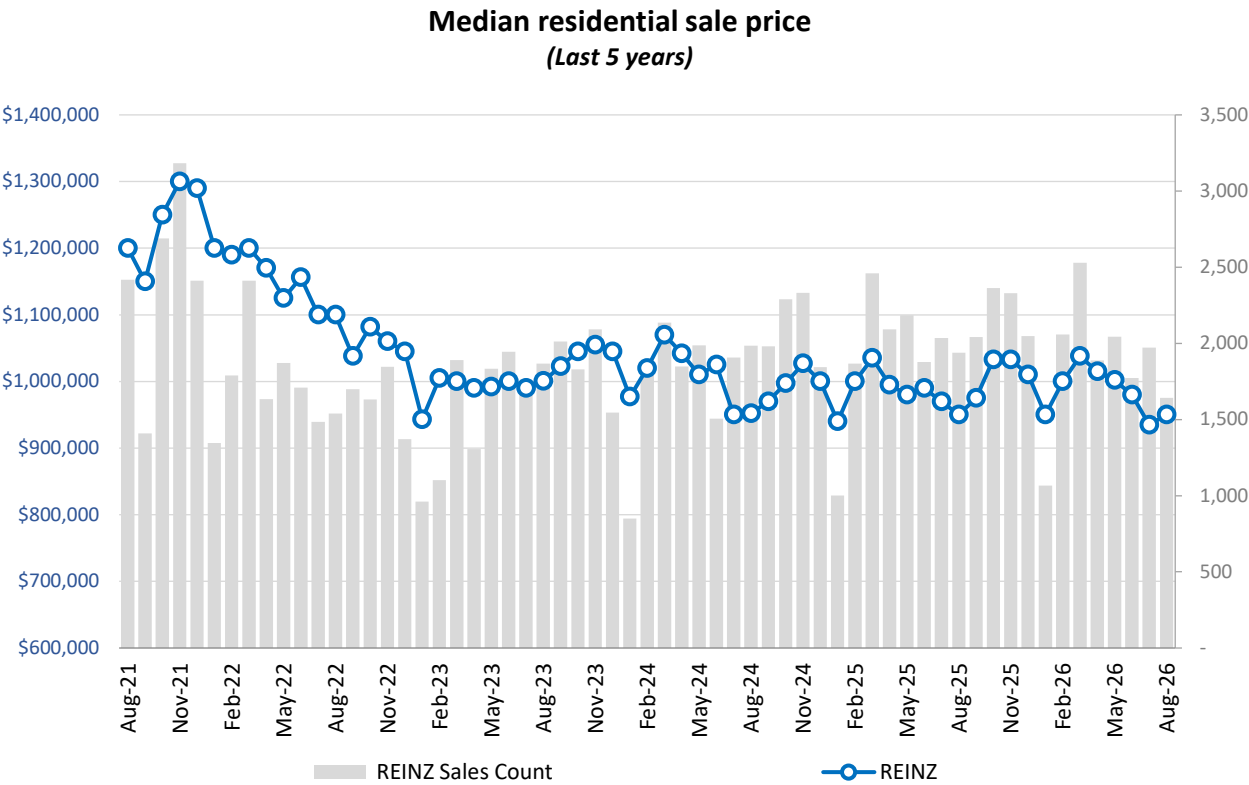


Data source: Statistics New Zealand

14 Median residential sale price

The median residential sales price from REINZ in August 2026 was \$950,000 based on 1642 reported sales.

Data source	Aug 25	May 26	Jun 26	Jul 26	Aug 26
REINZ	\$950,000	\$1,002,000	\$980,000	\$935,000	\$950,000
REINZ Sales Count	1938	2043	1772	1973	1642



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 June quarter 2026, 1100 public housing applications have been housed with Kāinga Ora or with a Community Housing Provider.

	June quarter 2025	September quarter 2025	December quarter 2025	March quarter 2026	June quarter 2026
Public housing stock	40,055	40,101	40,190	40,367	40,712
Public housing register - housing register (top row)	6723	6923	6953	6974	6836
and transfer register (bottom row)	2173	2288	2328	2390	2459
Public housing register – applications housed	960	1661	1012	998	1100
Accommodation Supplement Recipients	129,342	130,131	133,478	129,411	123,880

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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