

Auckland Monthly Housing Update

July 2017

Auckland Monthly Housing Update

Summary

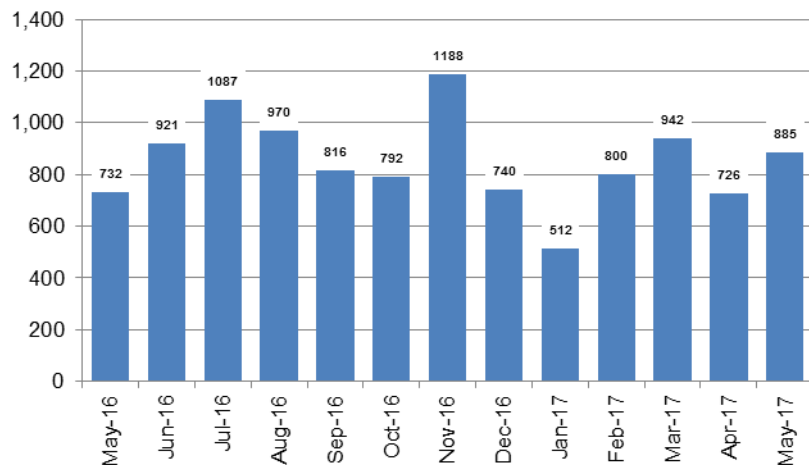
- 885 dwellings were consented in May 2017.
- In the year ending May 2017, a total of 10,379 dwellings were consented in Auckland.
- 58 per cent of new dwellings consented were houses, 8 per cent were apartments, and 34 per cent were townhouses, flats, units, retirement units, or another type of dwelling.
- 62 per cent of dwellings consented in May 2017 were inside the MUL. Over the past year 77 per cent of new dwellings consented were inside the 2010 Metropolitan Urban Limits (MUL).
- 983 dwellings were 'completed' by having a Code Compliance Certificate (CCC) issued.
- In the year ending May 2017, a total of 6827 dwellings had a CCC issued.
- 469 new residential parcels were created in June 2017, with 230 being inside Special Housing Areas (SHA).
- In the past 12 months 7083 new residential parcels were created; that was an average of 590 a month.
- Of the new residential parcels created in the year ending June 2017, 71 per cent were inside the 2010 MUL.
- Developments underway or in the planning 'pipeline' are estimated to supply over 134,000 dwellings.
- Greenfield land supply is estimated to be 7.41 years at the end of June 2017.
- International migration to Auckland in the 12 months ending May 2017 was 36,270. International net migration to Auckland increased 15 per cent from the previous 12 months.
- Median residential sales price in May 2017 was \$865,000, an increase of \$60,000 compared to May 2016, or an increase of 7 per cent.

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Dwellings consented

May 16	Feb 17	Mar 17	Apr 17	May 17
732	800	942	726	885

Dwellings consented



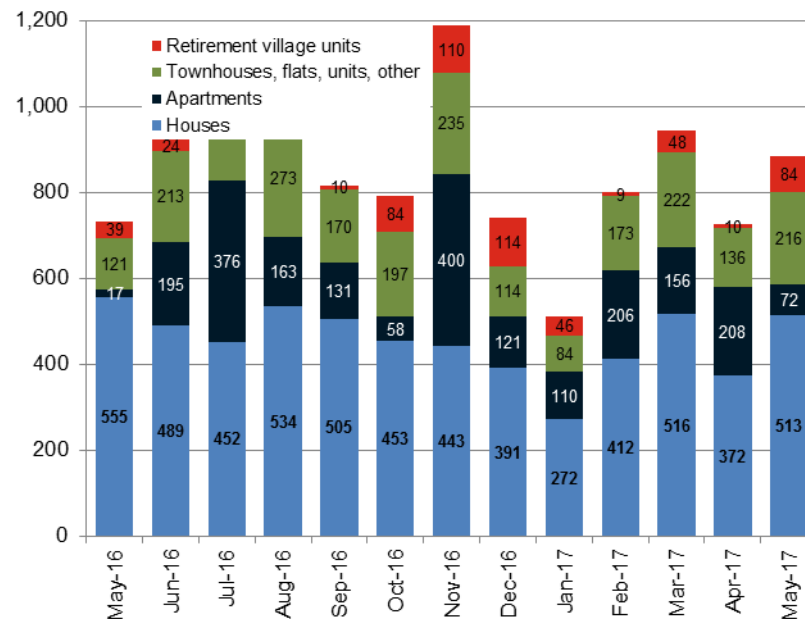
Source: Statistics NZ

Comment:

In May 2017, 885 dwelling consents were issued, which saw a total of 10,379 consents issued for the past 12 months.

Dwellings consented by type

Dwellings consented by type



Source: Statistics NZ

Comment:

Of all the dwelling consents issued, 513 consents issued were for houses. A total of 288 consents were issued for townhouses, flats, units and apartments.

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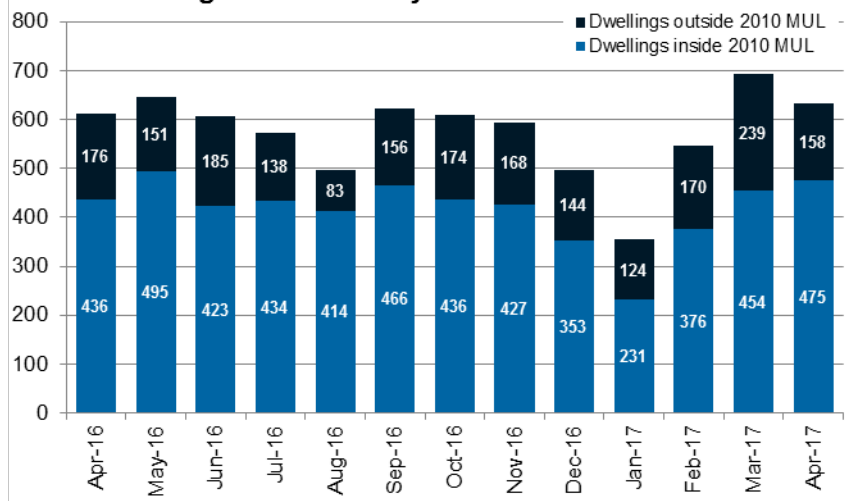
Dwellings consented inside 2010 MUL

May 16	Feb 17	Mar 17	Apr 17	Apr 17
540*	619*	700*	559*	548

Dwellings with CCCs issued (completions)

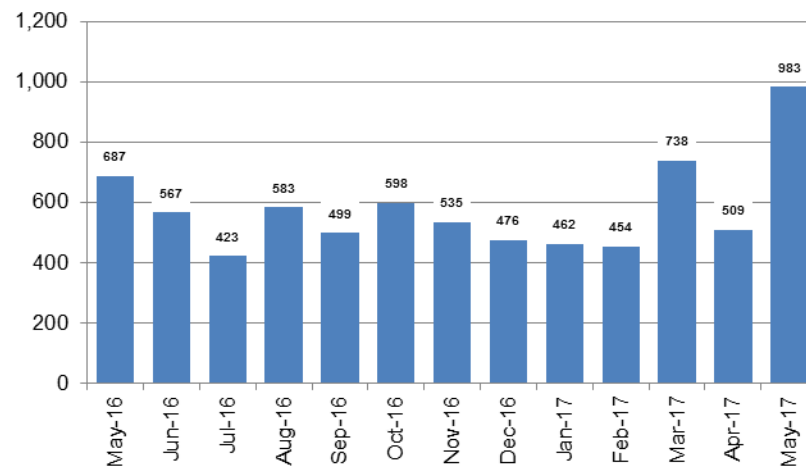
Apr 16	Feb 17	Mar 17	Apr 17	May 17
567	454	738	509	983

Dwellings consented by inside/outside 2010 MUL



Source: Statistics NZ

Dwellings with CCCs issued



Source: Auckland Council Building Control Department

Comment:

In May 2017, 548 dwellings consented were inside the 2010 MUL, and the proportion for the last 12 months remained at 77%.

Comment:

983 dwelling units had received CCCs in May 2017. It was the highest number of CCCs issued over the past 12 months.

* RIMU has adjusted the method of calculating number of consented dwellings. Previous months' records are corrected and updated.

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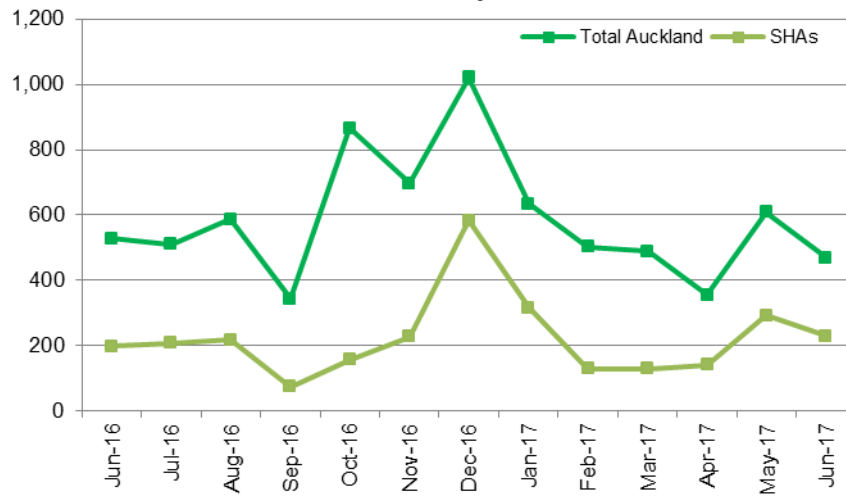
Residential parcels created

Jun 16	Mar 17	Apr 17	May 17	Jun 17
527	489*	345*	609	469

Residential parcels inside 2010 MUL

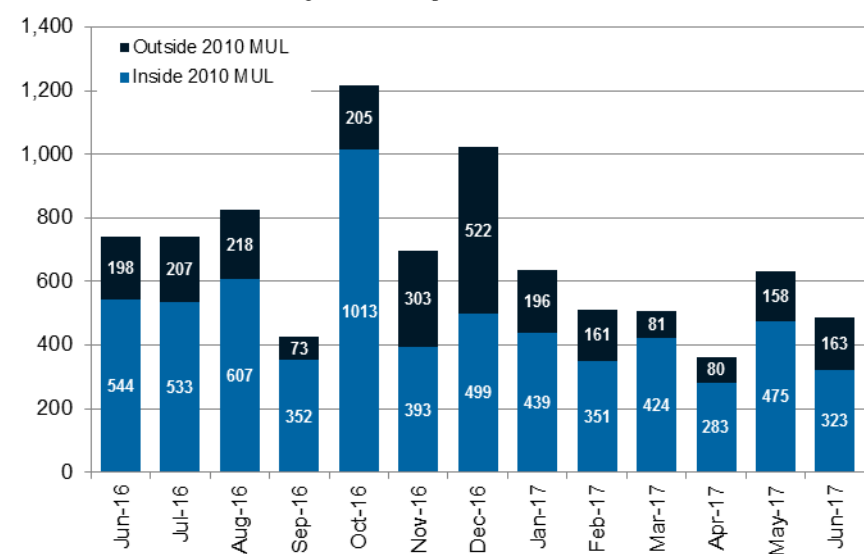
Jun 16	Mar 17	Apr 17	May 17	Jun 17
544	424	283	475	323

New residential zoned parcels < 5000 m²



Source: RIMU and Land Information New Zealand

Residential parcels by inside/outside 2010 MUL



Comment:

66% of new residential parcels created were inside the 2010 MUL. Over the past 12 months, 5692 of 8059 were residential parcels, or 71%, were created inside the 2010 MUL.

Comment:

In Jun 2017, the total number of residential parcels created dropped to 469. 230 of the residential parcels created were inside Special Housing Areas.

* Residential parcel numbers revised.

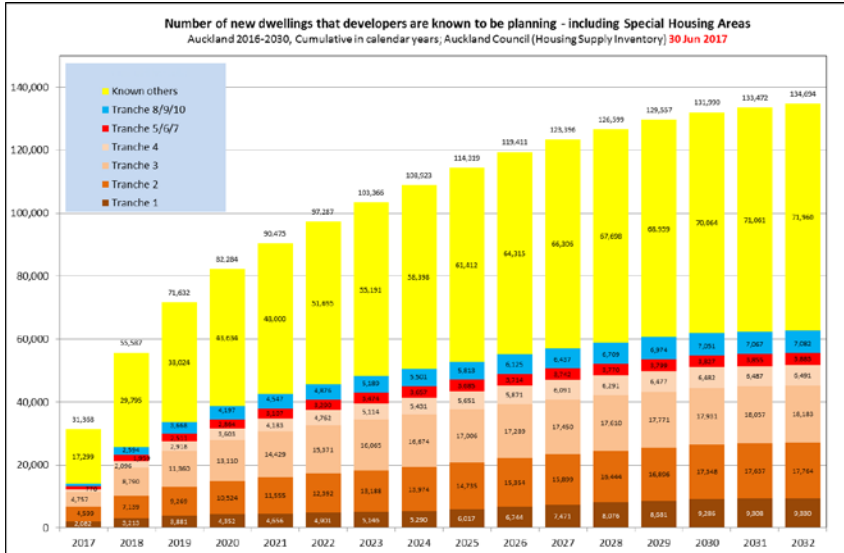
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Dwellings in the planning pipeline

Jun 16	Mar 17	Apr 17	May 17	Jun 17
97,215	130,490	132,323	134,424	134,694

Years of greenfield land supply

Jun 16	Mar 17	Apr 17	May 17	Jun 17
7.40	8.36	8.19	8.05	7.41



Source: Auckland Council Land Supply Inventory (LSI)
Note: Does not include developments of 4 dwellings or less

Comment:

There is an estimated development pipeline of over 134,000 dwellings.

*Data up to February 2017 included developments underway in 2014 and 2015. These are now assumed completed and have been removed from the pipeline.



Source: Auckland Council Land Supply Inventory (LSI)

Comment:

Plan variations in SHAs successfully live zoned Future Urban Zoned land to raise the greenfield land supply to 7.41 years at the end of June 2017, which is above the required Auckland Plan average.

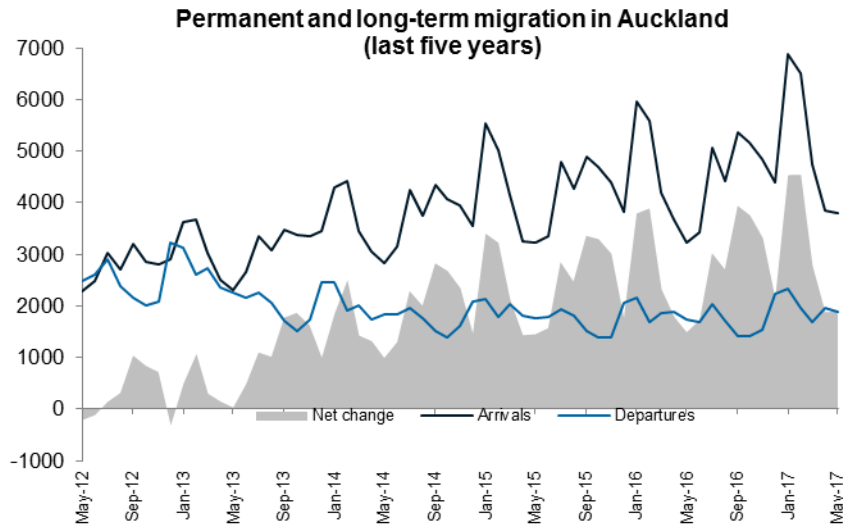
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Permanent and long-term migration – net change

May 16	Feb 17	Mar 17	Apr 17	May 17
3,228	4,543	2,787	3,849	3,787

Median residential sales price

May 16	Feb 17	Mar 17	Apr 17	May 17
\$805,000	\$800,000	\$890,000	\$854,500	\$865,000

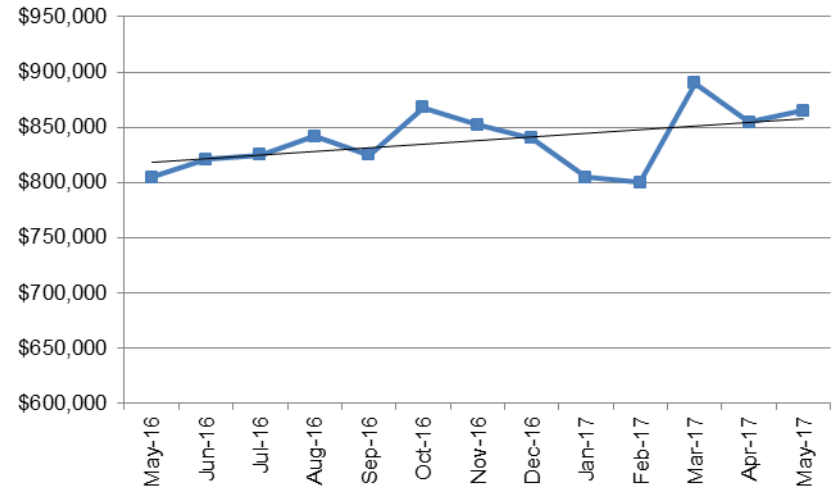


Source: Statistics NZ

Comment:

Net migration to Auckland in the 12 months ending May 2017 was 36,270. The level of net migration to Auckland continues to rise steadily with an increase of 15% from the previous 12 months.

REINZ median residential sale price



Source: REINZ

Comment:

The overall trend of Auckland's median residential sales price continues to rise. The median sales prices in May 2017 was \$60,000 higher compared to 12 months ago.

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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 inside 2010 Metropolitan Urban Limits (MUL)

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 2010 MUL.

Dwellings with Code Compliance Certificates 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 2010 Metropolitan Urban Limits (MUL)

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.

For more information on this report please contact:

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Permanent and long-term migration

Migration data is sourced from Statistics New Zealand's InfoShare online portal; arrivals, departures and net change is 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. www.reinz.co.nz

Dwellings in the planning pipeline

The planning pipeline represents the cumulative long-term forecast for supply of new greenfield and brownfield dwellings and sections, for developments of 5 or more dwellings/sections.

Data is sourced from the Housing Supply Inventory maintained by Auckland Council's Development Programme Office (DPO); containing information of building and resource consents data from Auckland Council, BCI New Zealand Notifier (www.bcinewzealand.com), and site visits.

Years of greenfield land supply

The land supply shows the years supply of G1 "ready to go" greenfield land (zoned and serviced) and G2 pipeline of Special Housing Areas currently being zoned and serviced. All this is considered against the Auckland Plan growth numbers to provide a timeframe in years. Years of supply move as time goes on and demand/uptake is taken into account.

Data is sourced from the Housing Supply Inventory maintained by DPO; containing information of building and resource consents data from Auckland Council, BCI New Zealand Notifier, site visits, and information supplied by developers of SHAs, measured against the growth numbers in the Auckland Plan.