



Rental Housing Report

Auckland, New Zealand

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Introduction

The Auckland metropolitan area in the North Island of New Zealand, is the largest and most populous urban area in the country. Auckland has a population of approximately 1.7 million, which constitutes 32 percent of the country's total population. The Auckland urban area (as defined

by Statistics New Zealand) ranges to Waiwera in the north, Kumeu in the northwest, and Runciman in the south. Auckland lies between the Hauraki Gulf of the Pacific Ocean to the east, the low Hunua Ranges to the south-east, the Manukau Harbour to the south-west, and the Waitakere Ranges to the west.

Auckland's CBD extends from the Auckland waterfront on the Waitemata Harbour southwards to the Mt. Eden area. The CBD covers a total area of 433 hectare making it the largest of its kind in New Zealand.

Traditionally, the most common residence of 'Aucklanders' was a bungalow or villa on a large section. Many of the original houses remain, with a number having been beautifully restored, however, due to a lack of apartments and public transport options, subdividing such properties with 'infill housing' has become commonplace. These actions resulted in a large urban sprawl and a reliance on motor vehicles, contributing to the city's increasing traffic congestion.

In some areas, the Victorian villas are being increasingly torn down to make way for large new executive homes. In response to this the Auckland City Council passed covenants over heritage buildings that meet certain criteria, preventing demolition.

Based on low vacancy rates and a lack of supply in more sought after areas, new arrivals can find themselves fighting for their place amongst several candidates when applying for rental properties, typically central and within well regarded school zones. The supply and demand issue in these coveted areas, coupled with the higher than average purchase prices in Auckland have driven rents higher, hence value for money is considered low. New arrivals are generally surprised at the rental price range and often need to re assess their budget, requirements or preferred location to ensure they maintain an appropriate quality of housing.



Map of Auckland



Housing overview

Parnell, Auckland

Within 0 – 5 kilometres from Auckland CBD

Suburb	Kilometres from CBD	Driving Time (outside peak hour)	Public Transportation	Expected Walking Time
Parnell	2.7 km	10 minutes	15 minutes – Bus	35 minutes
Newmarket	3.5 km	14 minutes	15 minutes – Bus	40 minutes
Ponsonby	2.6 km	10 minutes	15 minutes – Bus	30 minutes
Mt Eden	5.4 km	15 minutes	25 minutes – Bus	50 minutes
Grey Lynn	4.2 km	15 minutes	17 minutes – Bus	45 minutes

Weekly Rental Costs	Single: 1 Bedroom Apartment	Couple: 2 Bedroom Apartment	Family: 3 Bedroom House	Family: 4 Bedroom House
Mid Management	\$520 – \$680	\$670 – \$780	\$850 – \$1,000	\$950 – \$1,400
Senior Management	\$600 – \$920	\$750 – \$1,100	\$950 – \$1,500	\$1,100 – \$1,600
Senior Executive Level	\$680 – \$1,200	\$800 – \$1,400	\$1,300 – \$2,500	\$1,350 – \$3,000



Within 5 – 10 kilometres from Auckland CBD

Suburb	Kilometres from CBD	Driving Time (outside peak hour)	Public Transportation	Expected Cycling Time
Remuera	6.9 km	12 minutes	30 minutes – Bus	28 minutes
Mission Bay	8.0 km	15 minutes	30 minutes – Bus	28 minutes
Epsom	6.8 km	15 minutes	35 minutes – Bus	30 minutes
Mt Albert	8.5 km	13 minutes	36 minutes – Bus	33 minutes
Point Chevalier	8.6 km	15 minutes	30 minutes – Bus	30 minutes
Takapuna	9.3 km	20 minutes*	35 minutes – Bus	40 minutes**

*Can be prone to serious congestion due to Harbour Bridge crossing. **Cycling requires ferry crossing

Weekly Rental Costs	Single: 1 Bedroom Apartment	Couple: 2 Bedroom Apartment	Family: 3 Bedroom House	Family: 4 Bedroom House
Junior Management	\$550 – \$780	\$620 – \$850	\$780 – \$ 950	\$950 – \$1,200
Senior Management	\$720 – \$960	\$750 – \$1,000	\$850 – \$1,200	\$1,050 – \$1,400
Senior Executive Level	\$800 – \$1,300	\$950 – \$1,600	\$1,000 – \$2,500	\$1,300 – \$3,500



Within 10 – 15 kilometres from Auckland CBD

Suburb	Kilometres from CBD	Driving Time (outside peak hour)	Public Transportation	Expected Cycling Time
Meadowbank	10.5 km	20 minutes	25 minutes – Train	27 minutes
Glendowie	12 km	25 minutes	40 minutes – Bus	40 minutes
Devonport	14.8 km	30 minutes*	35 minutes – Ferry	34 minutes**
Blockhouse Bay	15 km	25 minutes	50 minutes – Bus	53 minutes
New Lynn	14.3 km	20 minutes	50 minutes – Bus	48 minutes

*Can be prone to serious congestion due to Harbour Bridge crossing. **Cycling requires ferry crossing

Weekly Rental Costs	Single: 1 Bedroom Apartment	Couple: 2 Bedroom Apartment	Family: 3 Bedroom House	Family: 4 Bedroom House
Junior Management	\$550 – \$850	\$650 – \$900	\$800 – \$950	\$880 – \$1000
Senior Management	\$650 – \$950	\$750 – \$950	\$900 – \$1,200	\$950 – \$1,300
Senior Executive Level	\$750 – \$1,100	\$850 – \$1,500	\$1,000 – \$2,200	\$1,200 – \$2,500

Within 15 – 25 kilometres from Auckland CBD

Suburb	Kilometres from CBD	Driving Time (outside peak hour)	Public Transportation	Expected Cycling Time
Half Moon Bay	20 km	25 minutes	60 minutes – Bus and Train	1 hour 20 minutes
Albany	20 km	25 minutes*	50 minutes – Bus	Not Available
Henderson	18.6 km	20 minutes	60 minutes – Bus	1 hour 10 minutes
Howick	21.5 km	28 minutes	52 minutes – Train and Bus	1 hour 35 minutes
Browns Bay	19.7 km	27 minutes*	60 minutes – Bus	Not Available

*Can be prone to serious congestion due to Harbour Bridge crossing

Weekly Rental Costs	Single: 1 Bedroom Apartment	Couple: 2 Bedroom Apartment	Family: 3 Bedroom House	Family: 4 Bedroom House
Junior Management	\$500 – \$700	\$650 – \$750	\$730 – \$850	\$800 – \$1,150
Senior Management	\$650 – \$ 850	\$700 – \$950	\$800 – \$950	\$950 – \$1,300
Senior Executive Level	\$750 – \$900	\$750 – \$1,000	\$900 – \$1,200	\$1,100 – \$1,800

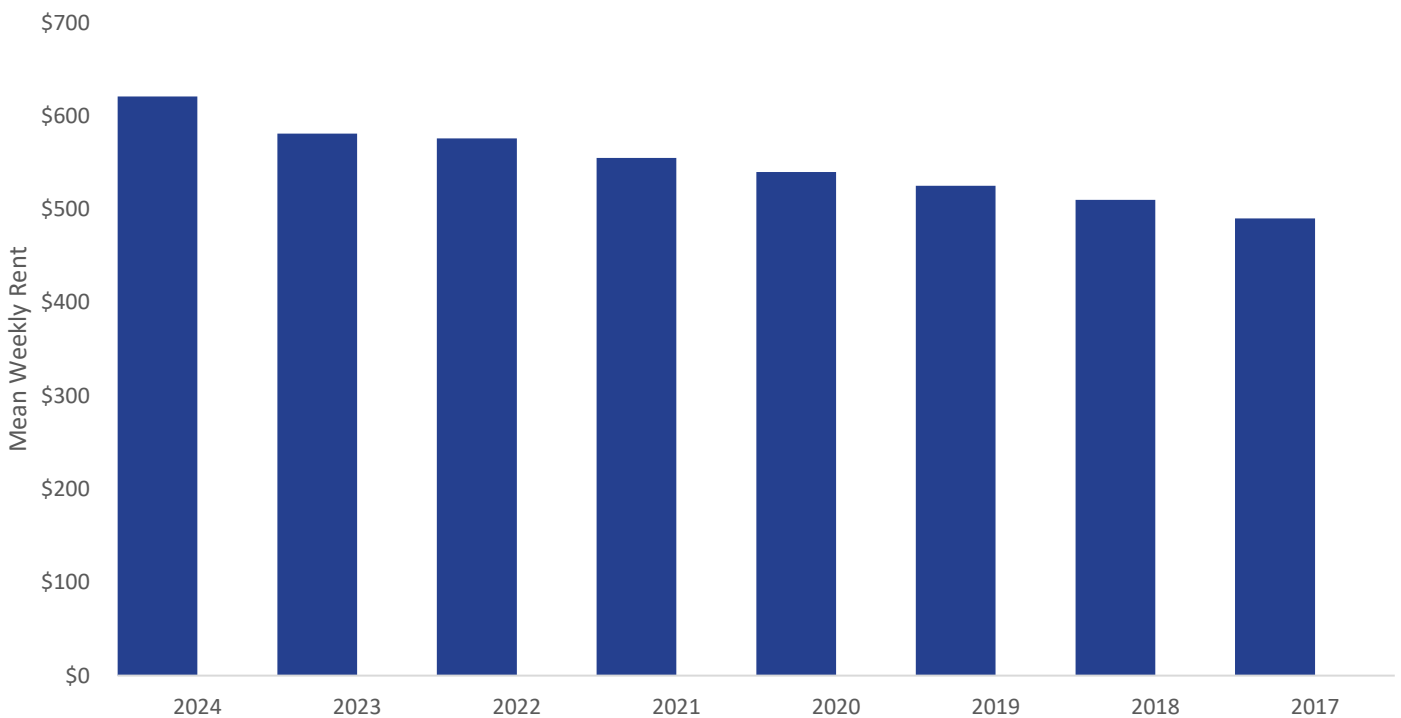
Please note: All distances are approximate only and are based on travel from the suburb to Auckland's Central Business district. Public transport times are approximate based on travel to Britomart Station in Auckland Central. Heavy congestion is common during peak hours, which can cause significant variation to driving times.

Rental market trends

Average rent has continued to rise steadily based on low vacancy rates and increased operating costs for landlords. In 2023 demand skyrocketed due to migration and the impact of the flooding on availability. In 2024 we are seeing this start to correct somewhat.

It's important to note that the 'average' rental amounts reflected in statistics prepared through number of bonds lodged (for example, REINZ/Tenancy Services data) are not a reflection of actual average rental, rather a useful mechanism through which increases and decreases can be measured. One reason for this is because often when landlords increase the annual rent for long standing tenants, the bond amount is not necessarily amended accordingly.

Another is the turnover for lower priced property is traditionally much higher, therefore the proportionate number of bonds lodged is also higher. For example, one property, let at \$400.00 per week, may have four bonds lodged in one year, which impacts upon the average accordingly.



Source: Ministry of Business, Innovation and Employment

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