



Apartments as proportion of all new homes consented

6.4%

Typical internal GFA for 2 bedroom 2 bathroom apartments

75 – 88sqm

Typical asking price (psqm) for 2 bedroom 2 bathroom apartments

\$10,347 – \$20,817

Source: Bayleys Insights & Data

New Zealand's new build apartment market in 60 seconds

Biggest trends



Apartments becoming more common

After decades of standalone housing dominating the supply pipeline, apartments are becoming more common in major cities, although remaining less common in smaller regions. This trend is driven by affordability, better apartment designs, and lifestyle changes that align with apartment living.



Wider residential market starting to recover

Independent forecasters are typically predicting house prices will rise over 2024. Interest rates are likely to be the main influence on the market in the short-term. Strong migration and constrained housing supply are likely to continue to drive long-term price growth.



Migration boosting demand

Surging migration is adding pressures to the housing market. Pressure is initially focused on the rental markets given migrants tend to rent first. It is expected this will place pressure on first home buyers to purchase and will encourage more activity by investors.

Outlook for the market



Mixing it up

Developers are diversifying by including more 1 and 3 bedroom apartments in their schemes, alongside the 2 bedroom product which has anchored most projects historically. This is driven by a desire to position their product across a wider range of buyer price points, demographics and functional needs.



High-end gets the luxe treatment

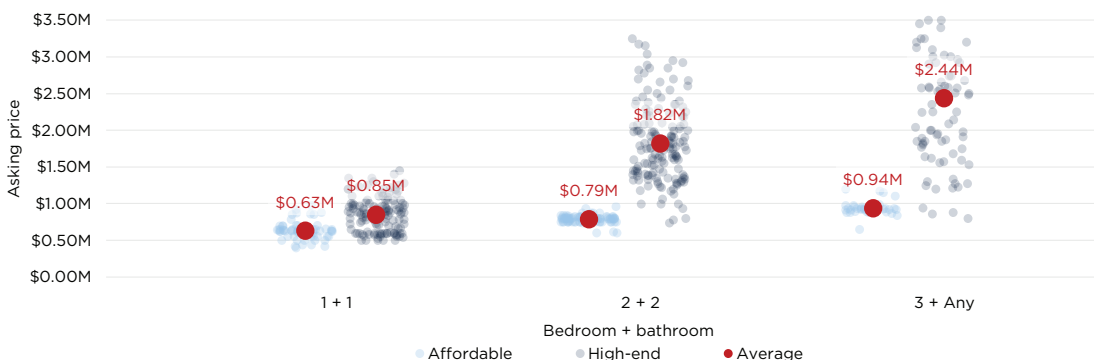
Some projects are pushing specifications to new heights to help differentiate their product and target luxury buyers by offering truly distinctive features. This is apparent across a range of aspects including internal finishes, building amenities and building services.




Slower sell down

Persistently high construction costs mean higher prices are needed for new developments to be feasible. Combined with softer market conditions, this is leading to slower sales of new product and some schemes pausing until the market improves.

Asking price by configuration and type



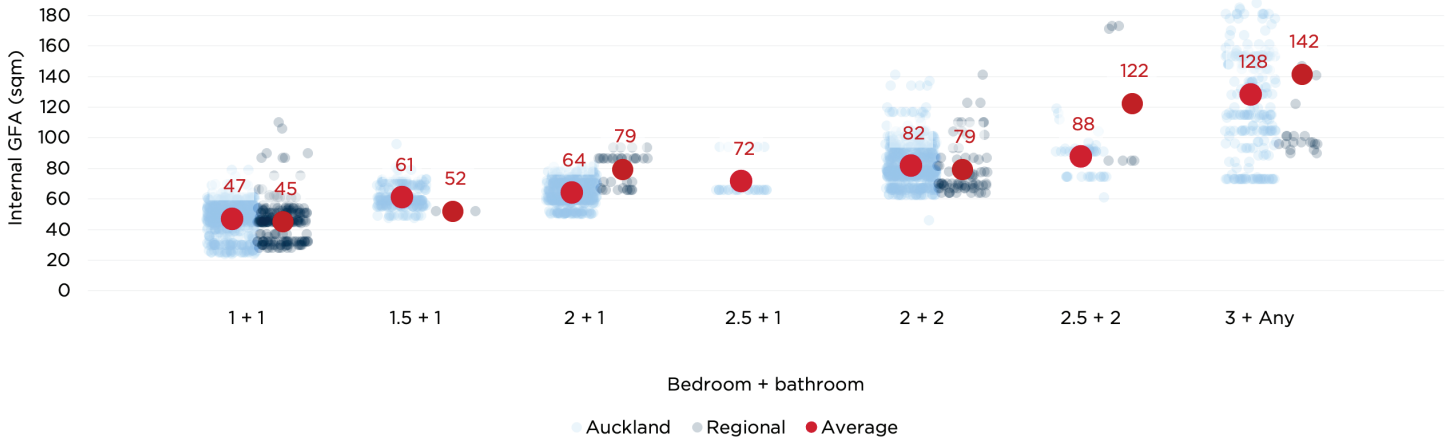
Data: Bayleys Insights & Data.



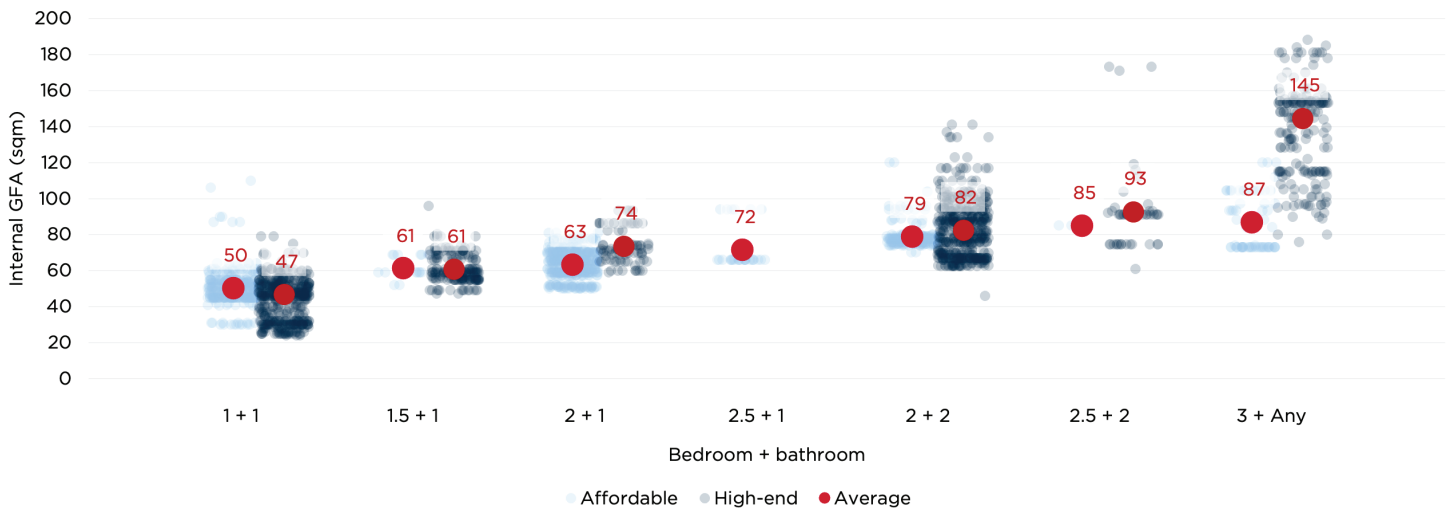
View the latest listings

Metrics

Internal GFA by configuration and region

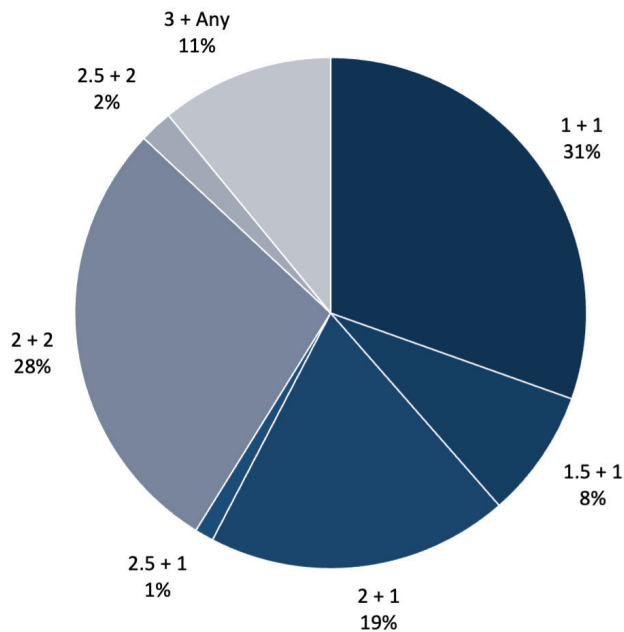


Internal GFA by configuration and quality



Overall distribution by configuration

Bedrooms + Bathrooms



Asking price (psqm) versus internal GFA



Data: Bayleys Insights & Data. Sample of individual units within new build apartment projects across New Zealand (n>2,500). Projects sampled based on either being marketed, under construction or completed within the past 12 months. The dataset includes some KiwiBuild projects.

Notable projects



Artist's impression

Waipapa, Mairangi Bay, Auckland

Address 423-427 Beach Road
 Unit count 18
 Completed 2024



Artist's impression

Omana North, Milford, Auckland

Address 20 Omana Road
 Unit count 63
 Completed 2022



Artist's impression

The CAB, Auckland Central, Auckland

Address 1 Greys Avenue
 Unit count 112
 Completed 2022



Artist's impression

The Blake, Ponsonby, Auckland

Address 3-5 Blake Street
 Unit count 11
 Completed 2023



Artist's impression

308 Remuera Road, Remuera, Auckland

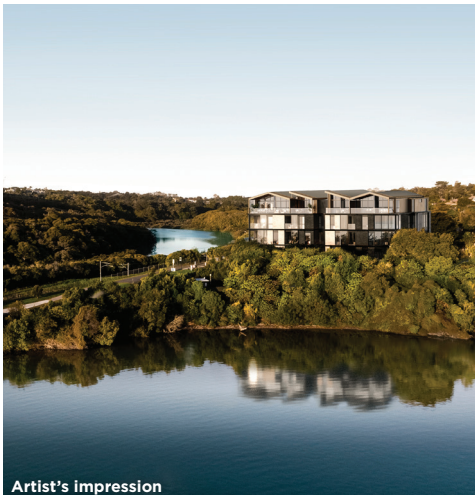
Address 304-308 Remuera Rd
 Unit count 18
 Completed 2022



Artist's impression

The Arches, Mission Bay, Auckland

Address 24-26 Atkin Avenue
 Unit count 21
 Completed 2023



Artist's impression

Teal, Meadowbank, Auckland

Address 1 Purewa Road
 Unit count 24
 Completed 2022



Artist's impression

Elizabeth Towers, Tauranga

Address 56-58 Elizabeth Street
 Unit count 118
 Completed 2024



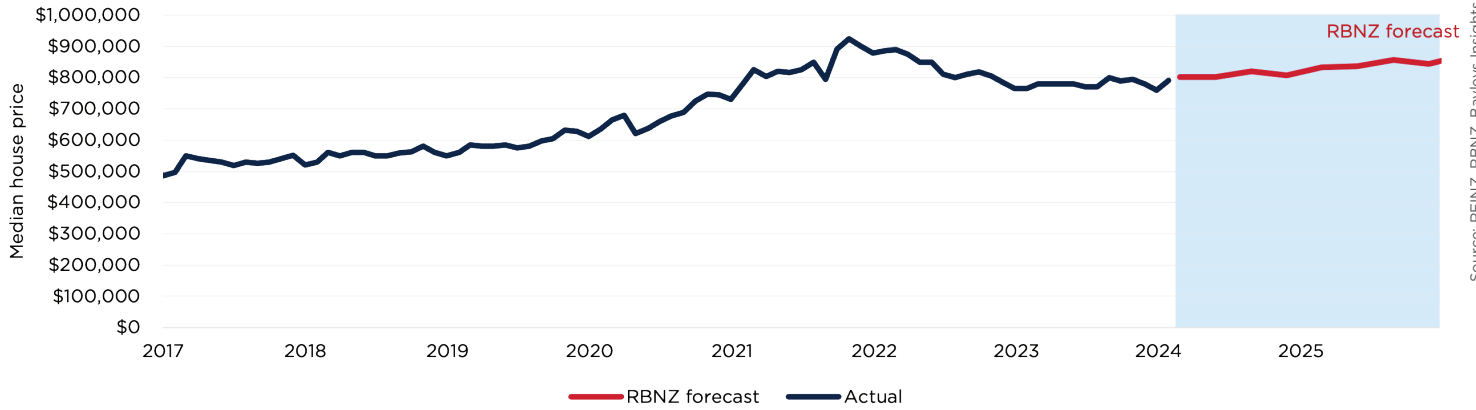
Artist's impression

Oxford, Christchurch

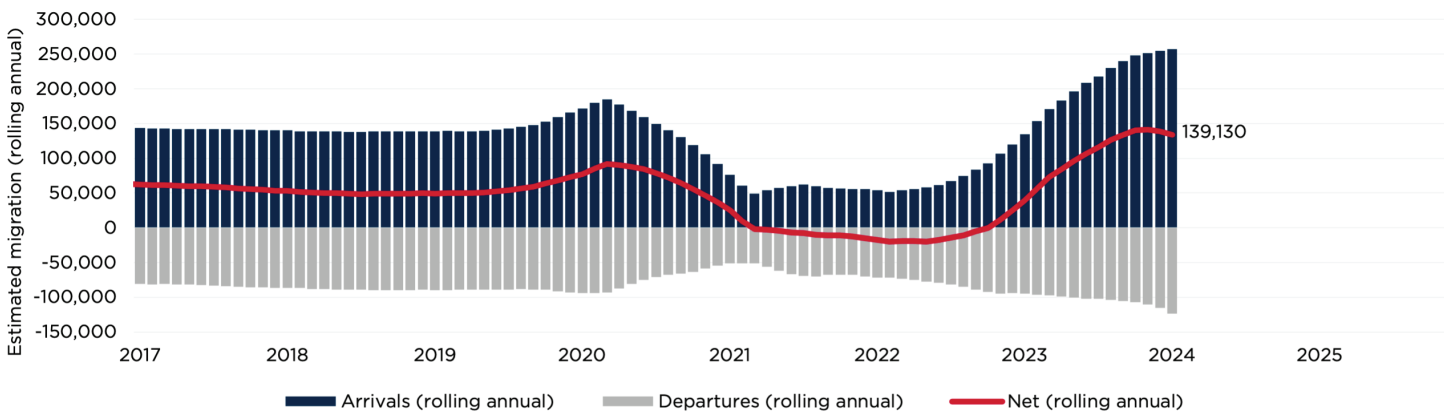
Address 66 Oxford Terrace
 Unit count 15
 Completed 2024

Lead indicators

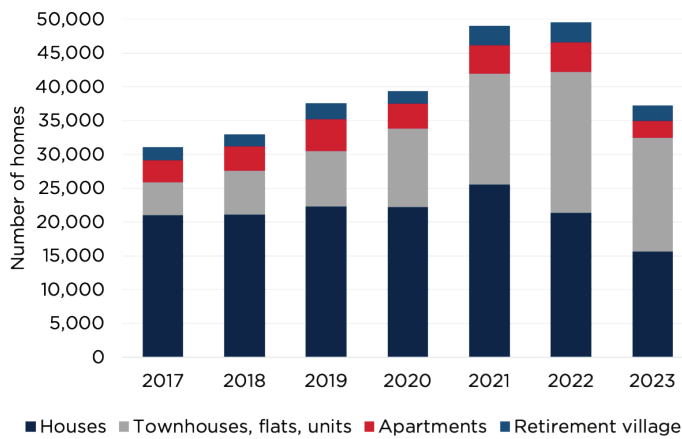
Independent forecast for house prices: New Zealand



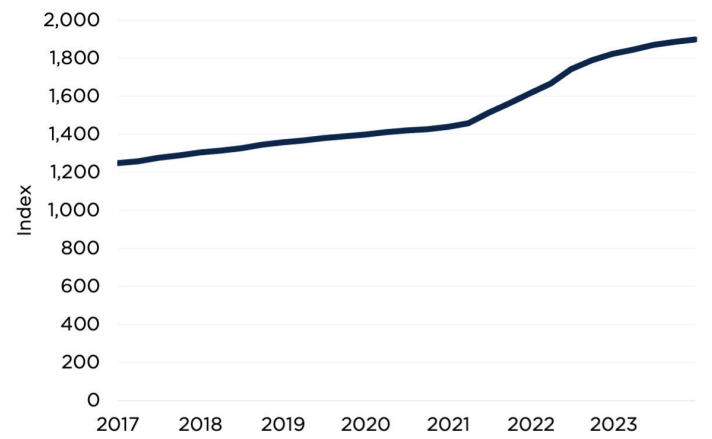
Migration



Residential building consents: New Zealand



Construction prices



Data: RBNZ's house price forecast is provided as an index - this has been refitted to the median house price.

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