

The state of housing in Aotearoa New Zealand

At the time of the 2018 Census, there were 1.6 million private, occupied dwellings in New Zealand, housing around 4.3 million people. Housing is important, not only for the basic need for shelter, but to provide a foundation for social and economic wellbeing. This infographic explores how well New Zealand homes provide affordable, secure, warm, safe, and suitable shelter for their occupants.

Affordability

Housing affordability is about people's capacity to pay housing costs.

These can include entry costs (e.g. building costs, home deposit, or bond to enter a tenancy), and ongoing expenses (e.g. mortgage or rental payments, insurance, rates, repairs and maintenance).

Homeowners are more likely to find their housing affordable but it's becoming less affordable to buy a first home.



New Zealanders were asked to rate their housing affordability on a scale from 0 to 10, with an average rating, in 2018, of **6.5**.

General social survey 2018



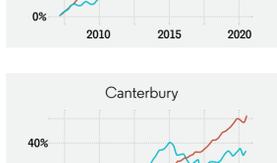
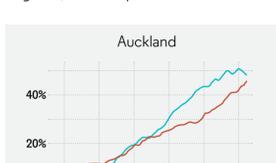
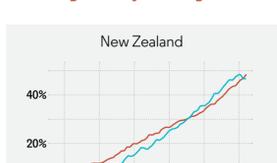
Renters rated their housing costs as less affordable (**6.1 out of 10**) than **owners (6.7 out of 10)**.



1 in 10 people said their housing was unaffordable (0-3).

Rents have risen in line with wages but cost a high proportion of income in some areas

Cumulative **rent price inflation** compared with increase in **average hourly earnings** for selected regions, March quarter 2007-2020



— Rental price index — Average hourly earnings

Stats NZ, data from rental price index and quarterly employment survey

Region **Auckland**

Median rent: **\$450**
Median weekly household income after tax: **\$1510**
Proportion of rent to income **30%**

Region **Wellington**

Median rent: **\$350**
Median weekly household income after tax: **\$1420**
Proportion of rent to income **25%**

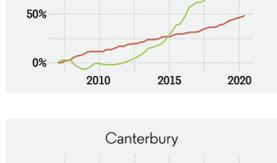
Region **Canterbury**

Median rent: **\$330**
Median weekly household income after tax: **\$1350**
Proportion of rent to income **24%**

1) 2018 Census 2) HES yr ended June 2019

House prices have risen faster than wages, Auckland median house prices are around 11.5 times the median annual household income

Cumulative **house price inflation** compared with increase in **average hourly earnings**, for selected regions, March quarter 2007-2020



— House price index — Average hourly earnings

Stats NZ, data from quarterly employment survey; Ministry of Housing and Urban Development, regional property price indexes; CoreLogic, RBNZ, New Zealand house price index.

Region **Auckland**

House median sale price¹: **\$894,000**
Median annual household income after tax: **\$78,500**
House price compared to income **11.5 x income**

Region **Wellington**

House median sale price¹: **\$703,000**
Median annual household income after tax: **\$73,800**
House price compared to income **9.5 x income**

Region **Canterbury**

House median sale price¹: **\$486,000**
Median annual household income after tax: **\$70,300**
House price compared to income **7 x income**

1) HUDI/CoreLogic 2020 Q3 2) HES yr ended June 2019

Tenure security

Secure tenure is about people having control over their housing situation.

Knowing that they have a long-term home can provide renters and homeowners with independence, stability, and control over their lives.

In New Zealand renters often have less tenure security than those who own their home.

Average times moved in the last 5 years¹



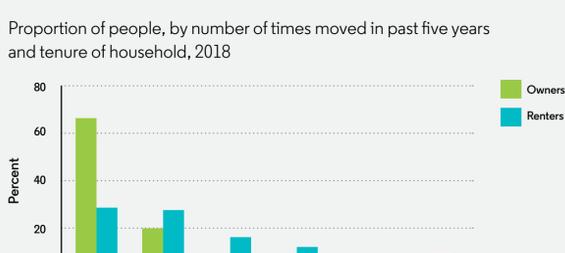
Home ownership rate for young people (aged 25-34 years)²



1) General social survey 2018

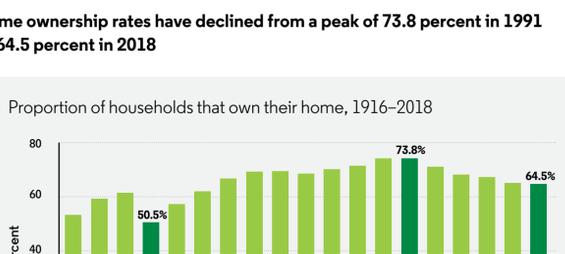
2) 2018 Census

Proportion of people, by number of times moved in past five years and tenure of household, 2018



Stats NZ, general social survey 2018

Home ownership rates have declined from a peak of 73.8 percent in 1991 to 64.5 percent in 2018



Stats NZ, data from 1916-2018 Censuses

Census not held in 1931 and 1941. 2011 Census delayed to 2013 because of Canterbury earthquakes.

Habitability

Habitable housing provides a safe and healthy living environment.

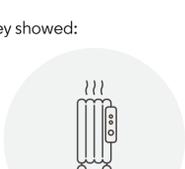
New Zealand homes often tend to be under-heated, cold and damp.



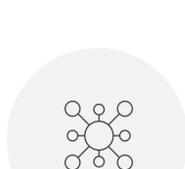
The 2018 general social survey showed:



1 in 5 people said their homes were always or often colder than they would like in winter



Around **1 in 4 people** heated their bedroom every or most nights in winter



Around **1 in 3 people** reported problems with damp and mould in their homes

Insulation to prevent heat loss, ventilation to manage moisture in the home, and heating to keep warm in winter are key to maintaining a healthy living environment.

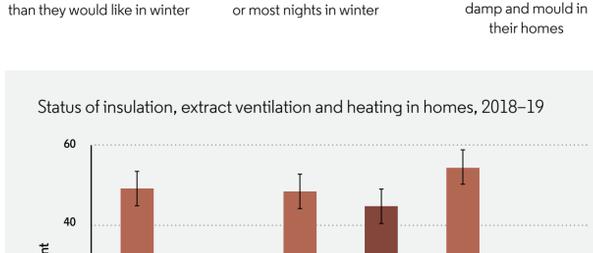
A 2018-19 national housing assessment, undertaken by the Building Research Association of New Zealand found:

Around half of dwellings lacked adequate insulation in the roof space

Around half of dwellings do not have mechanical extract ventilation in the bathroom

Over half of dwellings have no heating in bedrooms.

Status of insulation, extract ventilation and heating in homes, 2018-19



Stats NZ, data from BRANZ pivot housing survey 2018-19

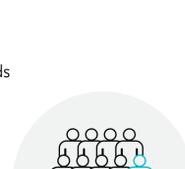
*Applies to houses with a subfloor cavity

Suitability

Suitable housing provides for the whole household's needs



In 2018, **9 out of 10** New Zealanders said their housing was suitable or very suitable



Almost **1 in 9** New Zealanders lived in an overcrowded home in 2018

4.2% of households were moderately crowded (needed one additional bedroom)

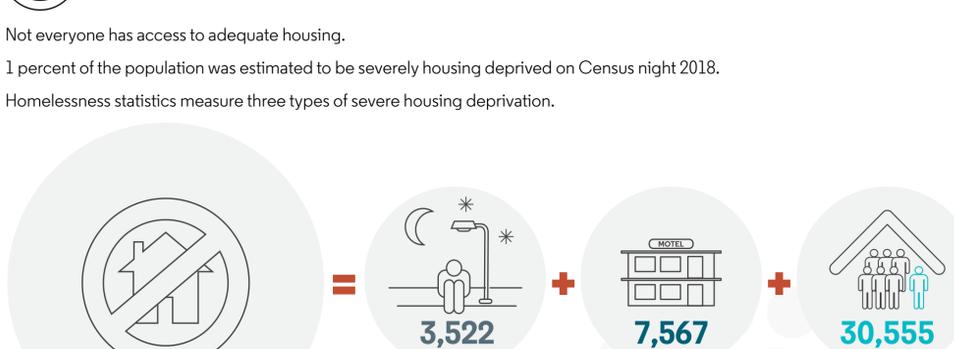
1.6% of households were severely crowded (needed two or more additional bedrooms)

When you have no place to call home

Not everyone has access to adequate housing.

1 percent of the population was estimated to be severely housing deprived on Census night 2018.

Homelessness statistics measure three types of severe housing deprivation.



41,644 People were severely housing deprived

3,522 People were without shelter (eg rough sleepers, improvised dwellings)

7,567 People were in temporary accommodation (eg night shelter, motel)

30,555 People were sharing accommodation (in a severely crowded private dwelling)



Data from *Housing in Aotearoa: 2020*

Renters includes a small proportion of New Zealanders (around 2 percent) who don't own their home, but don't pay rent.

Owner-occupied dwellings includes dwellings owned or partly-owned (with or without a mortgage), and dwellings held in a family trust. General social survey data includes people aged 15 years or older living in private dwellings. People living in non-private dwellings such as boarding houses and rest homes are not included.