

FIGURES | AUCKLAND APARTMENTS | Q1 2023

Non-CBD apartment stock is about to overtake CBD stock



Note: Arrows indicate change from previous quarter.

KEY INSIGHTS

- A high volume of completions is continuing, and peaking this year.
- At some point in the next couple of months, the volume of non CBD apartment stock will be larger than the CBD. Current CBD stock is 21,253 units and the Fringe and Suburban markets total 20,604 units.
- The off plan presale environment is challenging with presales at their lowest volume in ten years.
- Launches have increased slightly off a very low base.
- Abandonments are stable but the proportional rate of abandonment remains elevated and above the long term trend.
- The number of units and buildings in the build to rent pipeline have both declined in the most recent survey.
- Average build to rent project scale doubled between the start and end of last year.

Figure 1: Number of Project Completions

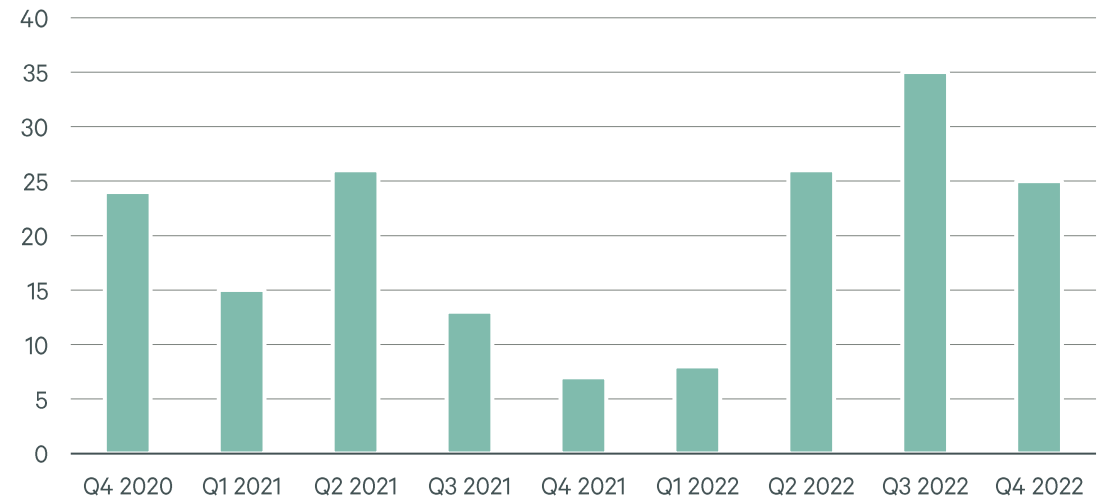


Figure 2: Number of Project Launches

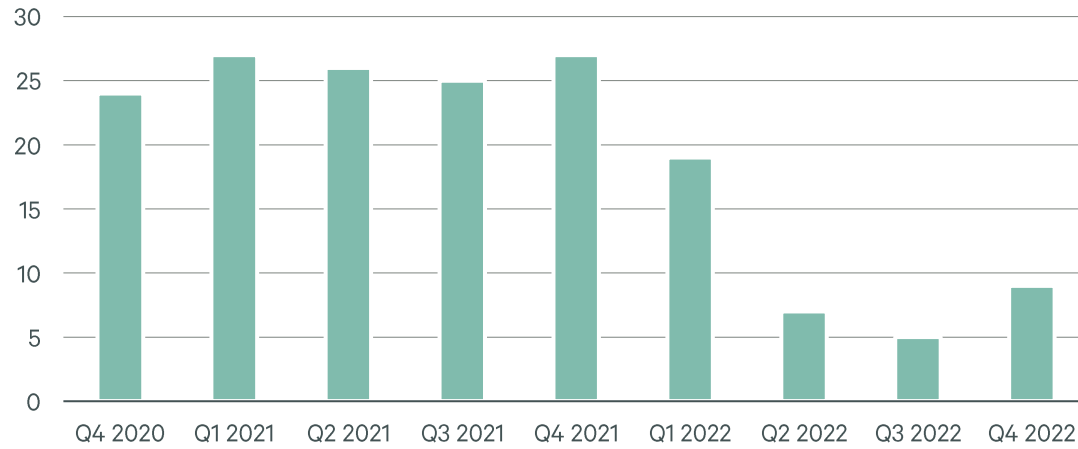


Figure 4: Number of Units Presold Off Plan

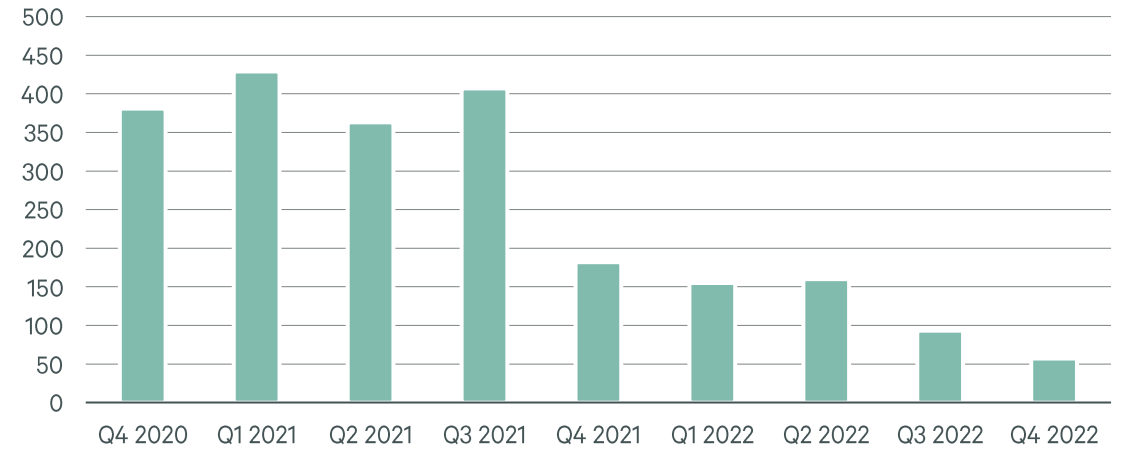


Figure 3: Number of Project Abandonments

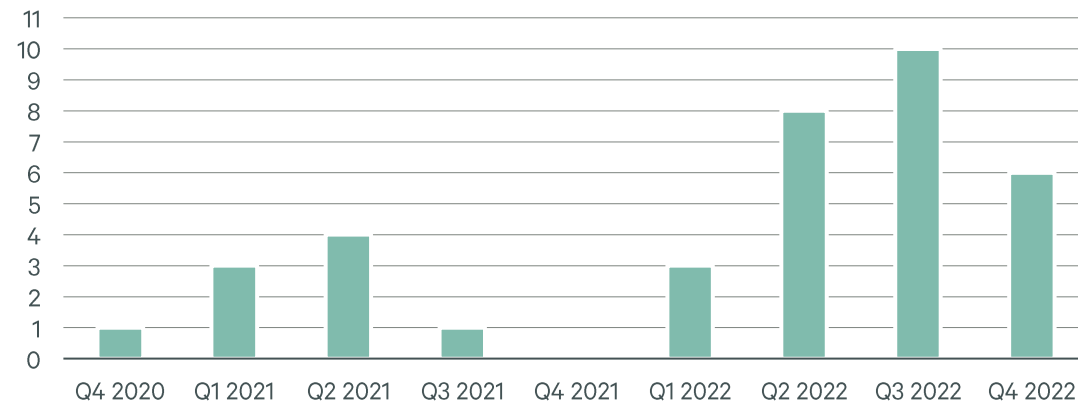
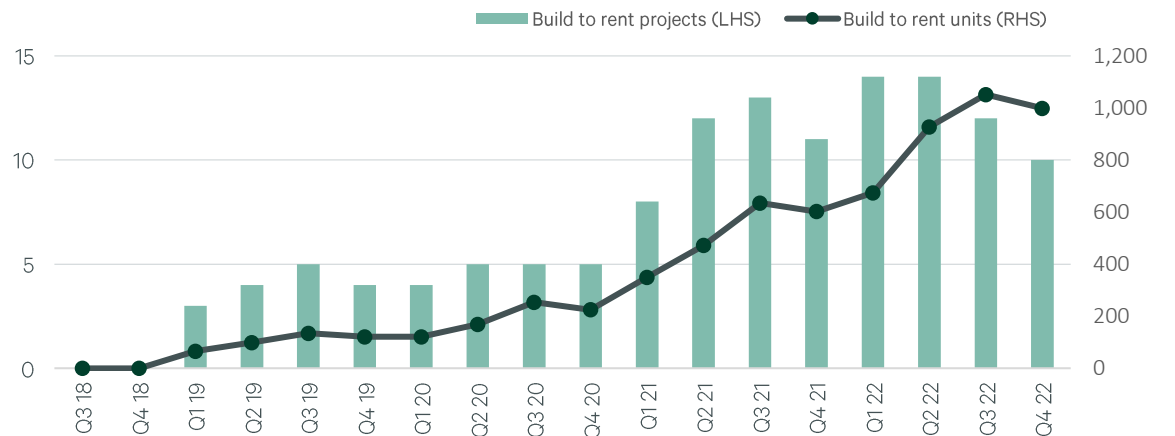
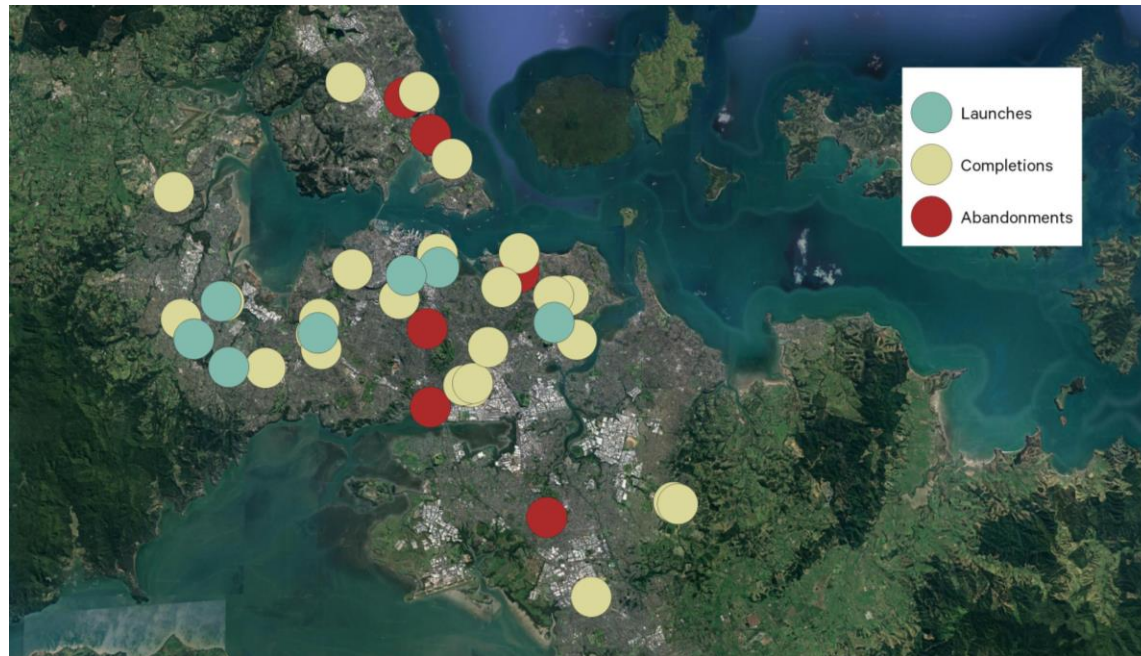


Figure 5: Build To Rent Pipeline



Map of Past Quarter Project Launches, Completions, and Abandonments



Map of Build To Rent Pipeline Projects



Contacts

Tamba Carleton

Associate Director
+64 21 201 0902
tamba.carleton@cbre.com

Zoltan Moricz

Executive Director
+64 21 595 399
zoltan.moricz@cbre.com

Methodology and Definitions

CBRE's Quarterly Apartment Market Survey was established in 2014 and covers the active apartment development pipeline across the Auckland region. Active pipeline projects are either being marketed for presale, having building consent issued, or are under construction. Projects that do not get sold down such as social housing apartments and build to rent apartments are included from the building consent stage and beyond, but student accommodation and licence to occupy retirement village units are excluded. Quarters are pushed one month out. Reported presales are unconditional sales.

© Copyright 2023. All rights reserved. This report has been prepared in good faith, based on CBRE's current anecdotal and evidence based views of the commercial real estate market. Although CBRE believes its views reflect market conditions on the date of this presentation, they are subject to significant uncertainties and contingencies, many of which are beyond CBRE's control. In addition, many of CBRE's views are opinion and/or projections based on CBRE's subjective analyses of current market circumstances. Other firms may have different opinions, projections and analyses, and actual market conditions in the future may cause CBRE's current views to later be incorrect. CBRE has no obligation to update its views herein if its opinions, projections, analyses or market circumstances later change.

Nothing in this report should be construed as an indicator of the future performance of CBRE's securities or of the performance of any other company's securities. You should not purchase or sell securities—of CBRE or any other company—based on the views herein. CBRE disclaims all liability for securities purchased or sold based on information herein, and by viewing this report, you waive all claims against CBRE as well as against CBRE's affiliates, officers, directors, employees, agents, advisers and representatives arising out of the accuracy, completeness, adequacy or your use of the information herein.