FIGURES | AUCKLAND APARTMENTS | AUGUST 2026

Less of (almost) everything

▼ 4
Launches

▼ 3
Completions

▼ 6
Abandonments

▼ 11
Presales

Note: Arrows indicate change from previous quarter.

KEY INSIGHTS

- Compared to the previous quarter, there have been fewer launches, completions, and abandonments. Presales were also lower, at 11, which was the same result as in Q2 2025. While higher than the all time low of 8 presales in Q4 2024, activity remains at a level well below the twelve year long term average of 283 presales per quarter.
- Two presales occurred in a small suburban speculative build that is nearing completion. The remainder occurred in Fringe projects at prices in the $20,000-$30,000 per sqm range.
- Unsold stock in the pipeline has hit a new record low of 765 units that are available to buy.
- The build to rent pipeline has seen a small lift to include a suburban project that is nearing completion and is likely to be held for long term rental.
- Residual stock in older completions had seen a quarterly absorption rate of around 5% (i.e. 21 units) however the addition of four freshly completed buildings with 40+ units available in each has offset this, lifting the total from 428 units to 628 units.
- National house price and rent growth indicates the early stages of a market recovery.

Figure 1: Number of Project Completions

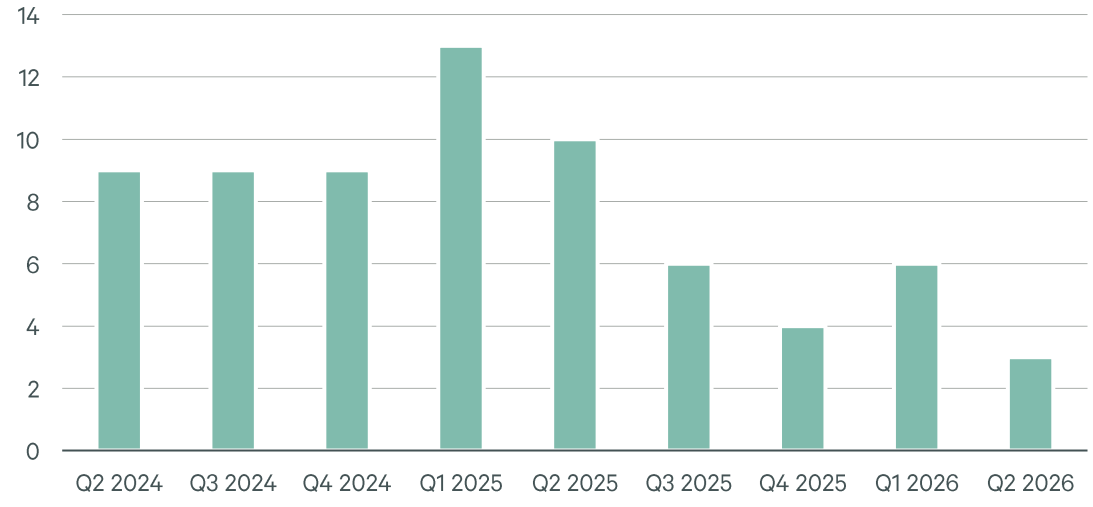


Figure 2: Number of Project Launches

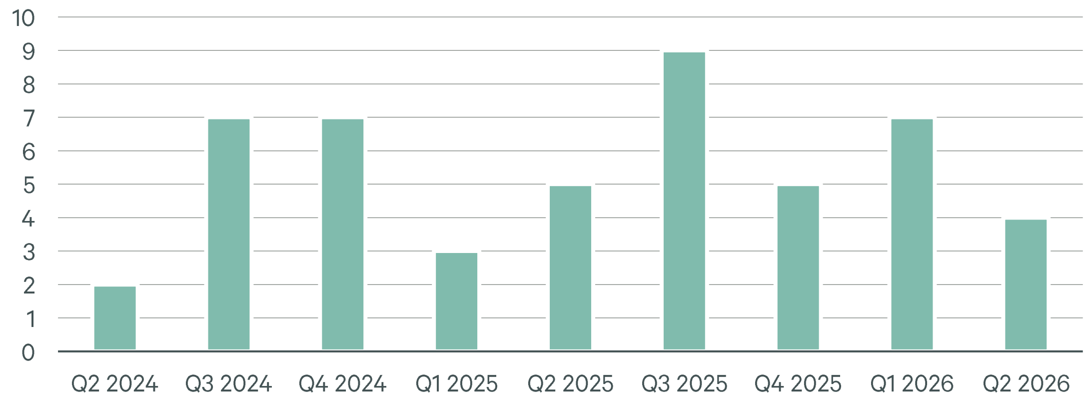


Figure 4: Number of Unsold Saleable Units

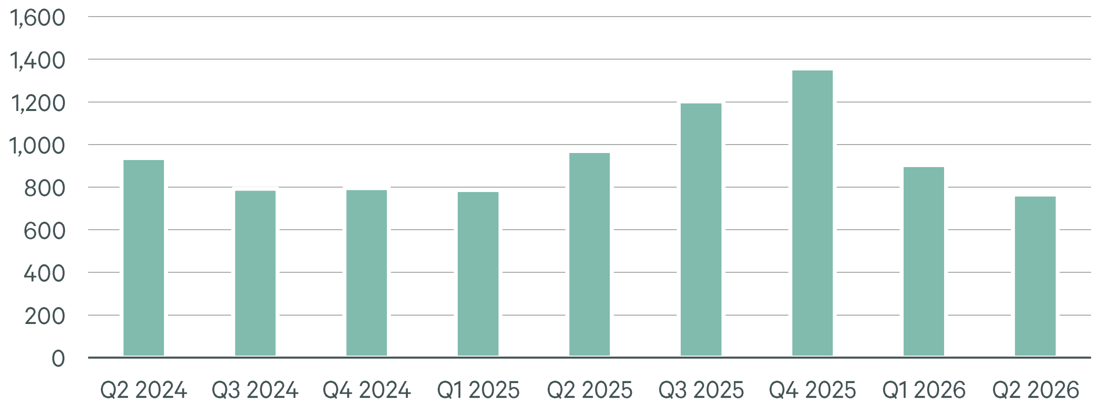


Figure 3: Number of Project Abandonments

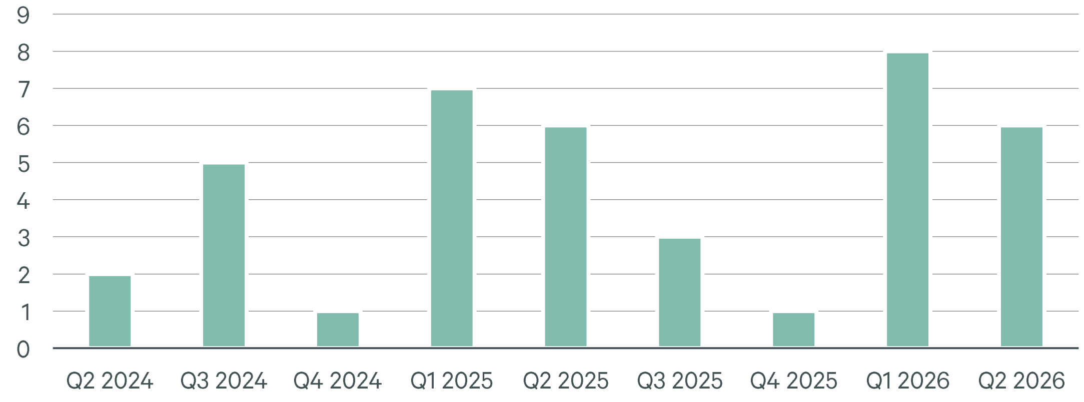
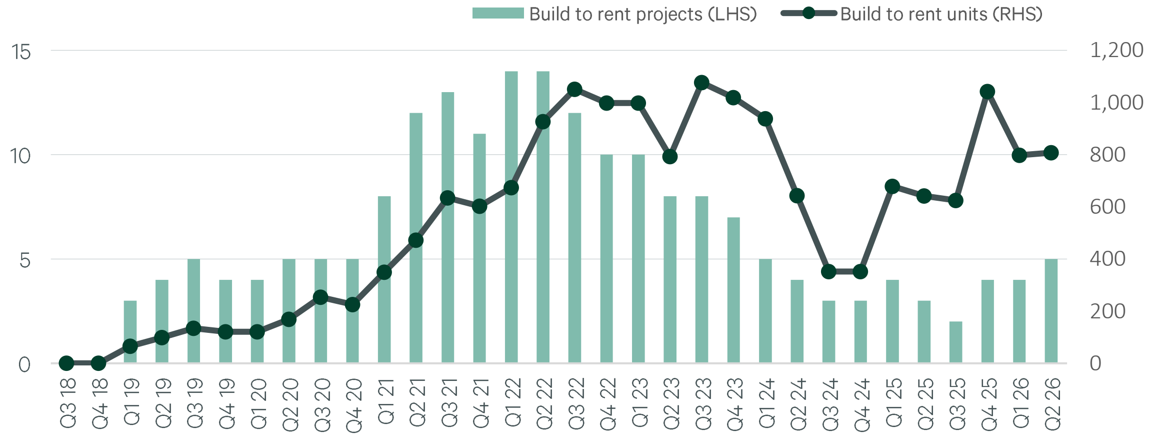
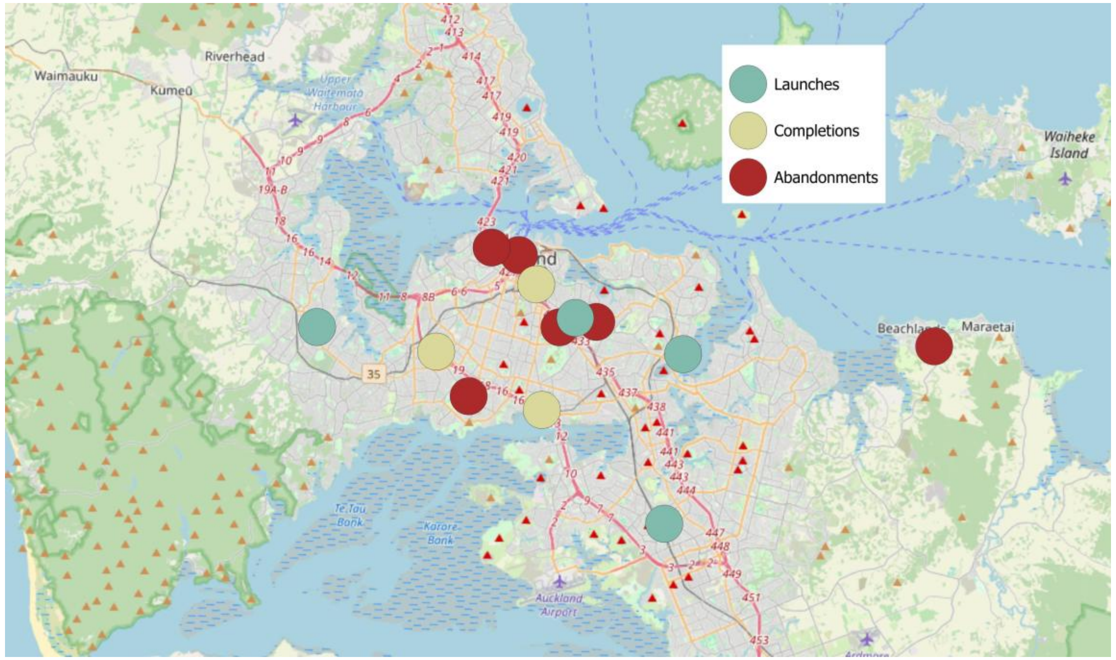


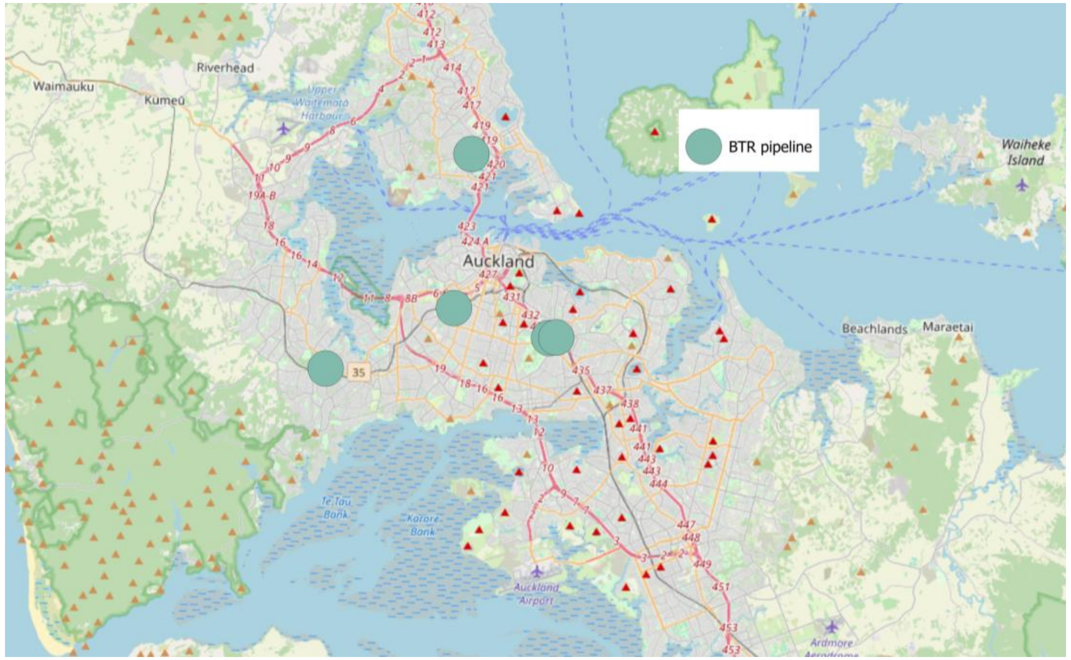
Figure 5: Build To Rent Pipeline



Map of Past Quarter Project Launches, Completions, and Abandonments



Map of Build To Rent Pipeline Projects



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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.