

FIGURES | AUCKLAND APARTMENTS | FEBRUARY 2026

Pre construction pipeline up by 33%



Note: Arrows indicate change from previous quarter.

KEY INSIGHTS

- The total pipeline (marketing, building consent issued, and under construction) has increased from 48 projects to 50 projects. A more meaningful increase has been observed in the pre construction pipeline which has increased from 15 projects to 20 projects. This reflects an increase in new launch activity but also stickiness among older launches that are struggling to obtain enough presales to move into the construction phase.
- The more recent launches are seeing early buyer interest with enquiry leading to reservations of specific apartments. Achievement of this indicates that they are in the right place and at the right price to capture latent demand.
- The total number of presales was 16 for the Q4 2025 quarter. This is down on the previous quarter however it is normal for the Christmas/New Year period to have lower activity than other times of the year.
- The issuance of building consent for a couple of build to rent projects has been a driver in lifting the total pipeline from 2,976 units in Q3 to 3,553 units in Q4.

Figure 1: Number of Project Completions

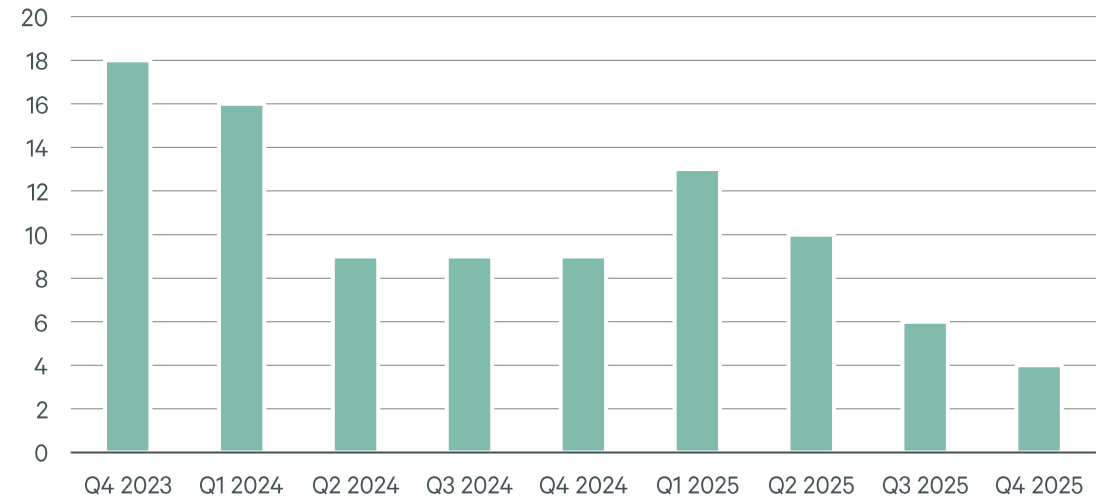


Figure 2: Number of Project Launches

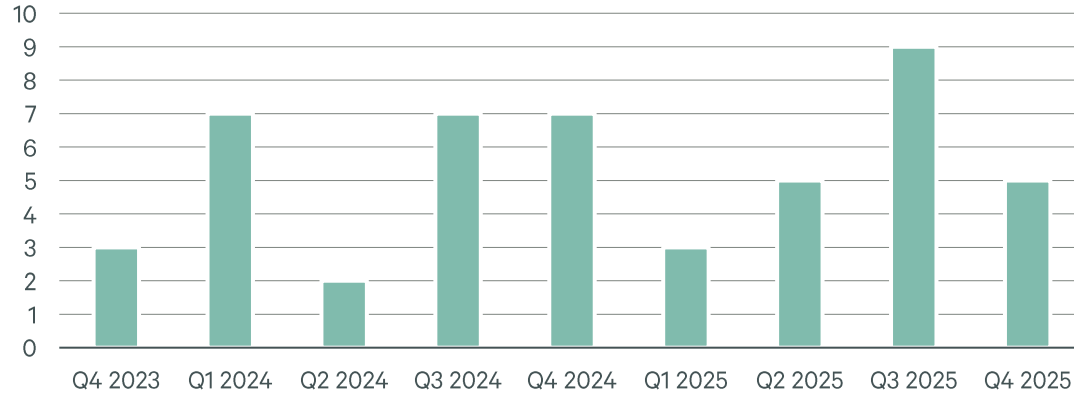


Figure 4: Number of Unsold Saleable Units

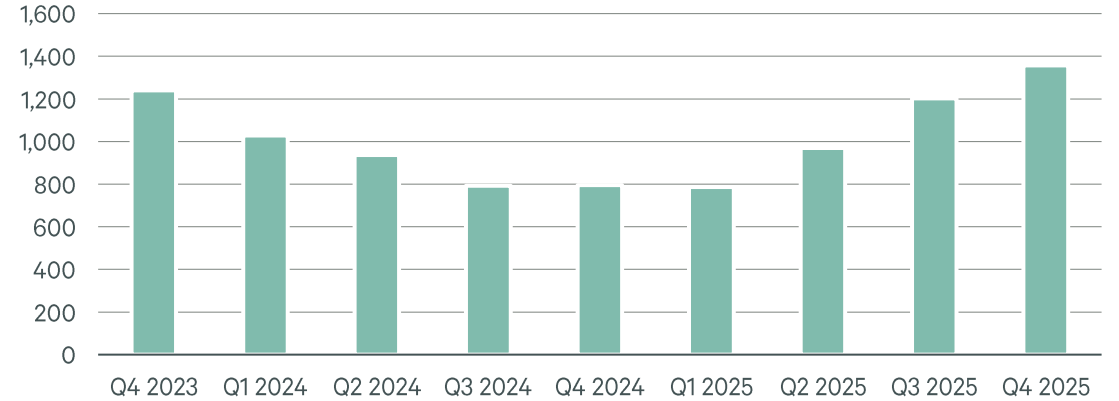


Figure 3: Number of Project Abandonments

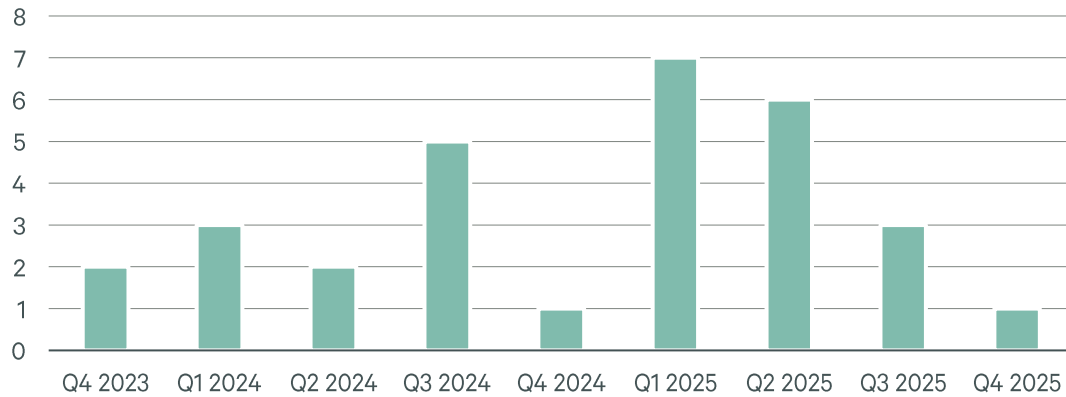
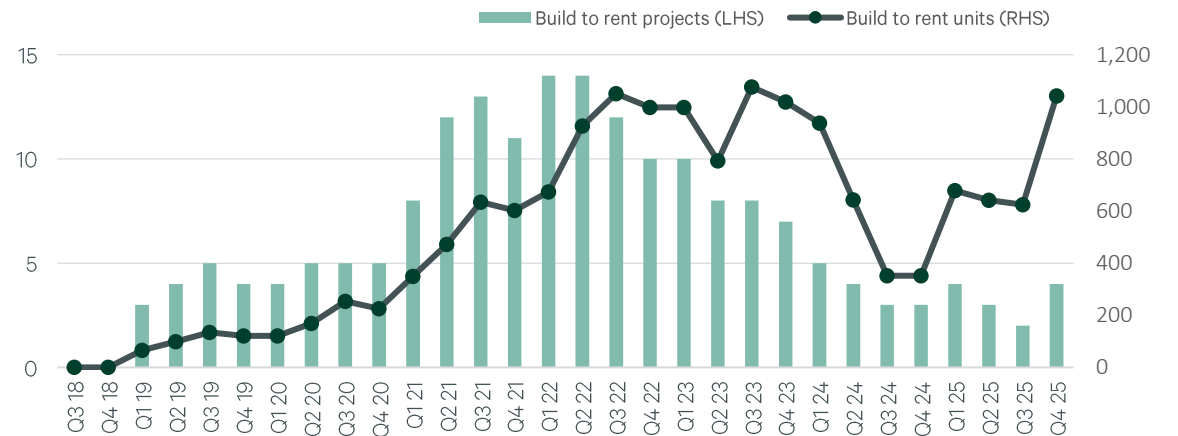
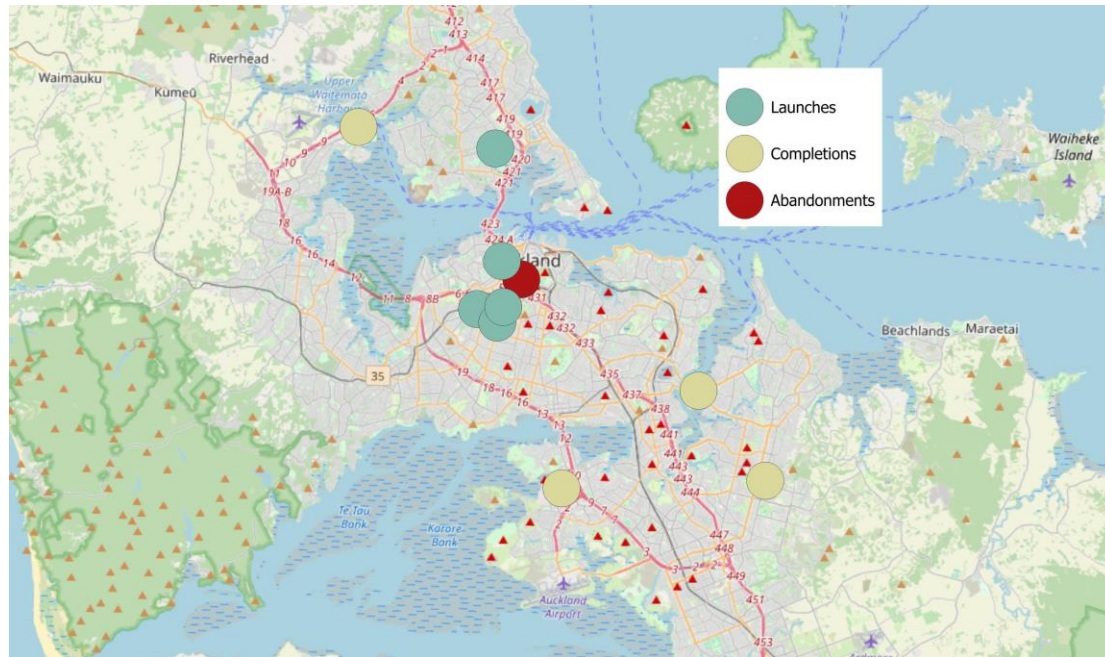


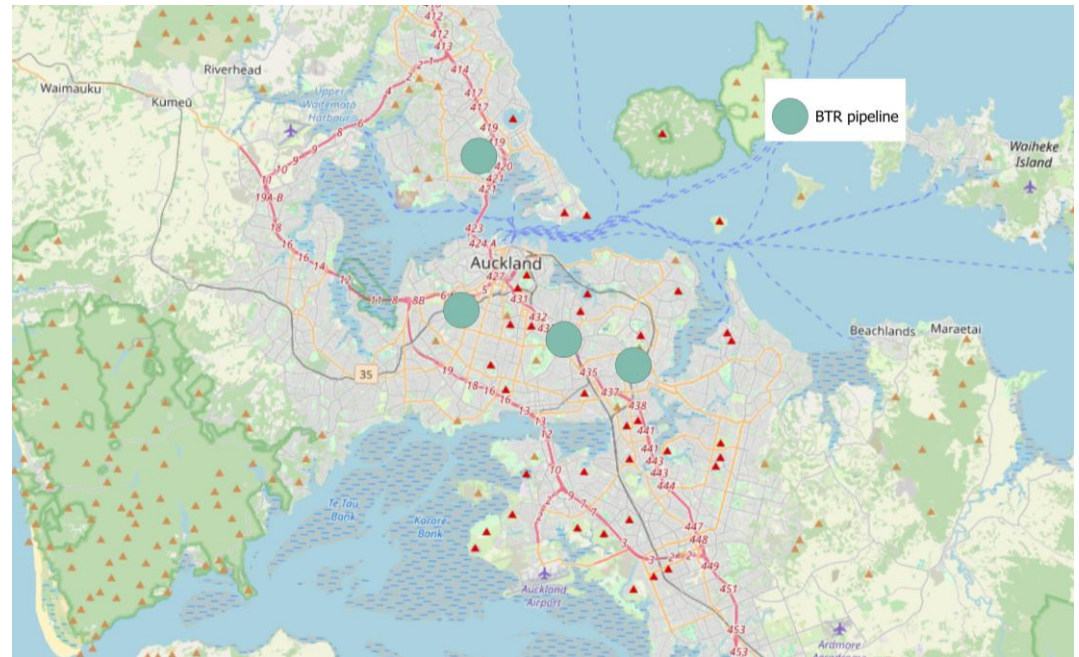
Figure 5: Build To Rent Pipeline



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.

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