### Auckland Economic Update – October 2017

Data is the latest available as at the start of the month, and is for the Auckland region unless otherwise stated.

#### Real GDP Growth

- **Auckland:** +3.4% (AKL)
- **Rest of NZ:** +2.5% (RONZ)

#### Real retail sales growth

- **Auckland:** +4.8% (AKL)
- **Rest of New Zealand:** +3.8% (RONZ)

#### Net migration

- **Auckland:** 36,796 (AKL)
- **Rest of New Zealand:** 35,276 (RONZ)

#### Tourism – Guest nights

- **Auckland:** 7,442,000 (AKL, LHS)
- **Rest of New Zealand:** 31,552,000 (RONZ, RHS)

#### House sales: price [*] and number sold

- **Price (LHS):** $840,000
- **Number sold (RHS):** 23,161

#### New building consents: res. and non-res.[*]

- **Residential consents (LHS):** 10,265
- **Non-residential consents real value (RHS):** $1,831m

#### Employment and unemployment [**]

- **Annual employment growth:** 4.5% (UR +4.2% (AEG)

#### Confidence indicators

- **Consumer (LHS):** 113.5
- **Business (RHS):** +15.4%

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**Sources:**

All data is from Statistics New Zealand unless otherwise stated:

1. Infometrics, Quarterly Economic Monitor. Recent GDP estimates are subject to revisions.
2. Real Estate Institute of New Zealand. Westpac McDermott Miller. Values over 100 indicate more optimists than pessimists.
3. New Zealand Institute of Economic Research, Quarterly Survey of Business Opinion. Measures the net percentage of firms that believe the general business situation will improve in the next six months.

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In Auckland, real GDP for the year ended June 2017 was 3.4% higher than for the year ended June 2016; in the rest of New Zealand, the annual growth was 2.5%.

Real GDP refers to GDP in constant 2010 dollars, to remove inflation.

[NOTE: Latest and historical real GDP figures are modelled estimates, and subject to revision by the supplier.]

[1] Source: Infometrics, Quarterly Economic Monitor (quarterly), and Regional Economic Profile (annual).

In Auckland, real retail sales[^1] for the year ended June 2017 were 4.8% higher than for the year ended June 2016; in the rest of New Zealand, the annual growth was 3.8%.

[^1] Real retail sales have been calculated by converting previous quarters’ dollars to the latest quarter’s equivalent dollars using the quarterly consumer price index (CPI), to remove inflation.

Source: Statistics NZ, Retail Sales (quarterly); Statistics NZ, CPI (quarterly); Auckland Council, calculations.

In Auckland, net migration for the year ended August 2017 was 36,796; in the rest of New Zealand, the figure was 35,276.

Net migration is arrivals minus departures, and here refers to international migration only (not between regions within New Zealand), and by permanent and long-term (PLT) migrants only (people arriving or departing for 12 months or more). This data includes returning New Zealand citizens who have been away for more than 12 months. “Rest of NZ” here includes “NZ region not specified”, which is a relatively large component; some of these will be migrating to/from Auckland, but have not here been included in the Auckland figures.

Source: Statistics NZ, International Travel And Migration Data (monthly).

In Auckland, tourism guest nights for the year ended July 2017 totalled 7,442,000; in the rest of New Zealand, the figure was 31,552,000.

Tourism guest nights here refers to both international and domestic tourists, but only when staying in short-term commercial accommodation covered by the Statistics NZ survey, such as hotels, motels, backpacker hostels, or holiday parks. It excludes private homes or parts thereof rented out typically via third party websites.

[LHS/RHS = Left/right hand side axis; the Auckland (left) axis is a different scale to the Rest of NZ (right) axis]

Source: Statistics NZ, Accommodation Survey (monthly).

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In Auckland, the total number of houses sold in the year ended August 2017 was 23,161. The median (not average) sale price of houses sold in Auckland in the month (not year) of August 2017 was $840,000. NOTE: From April 2017, REINZ2 revised “Auckland” to match Statistics NZ regions; all backdata has been revised to match.

The data here covers only “houses” that actually sold during the period. “Houses” here includes all dwelling types (eg apartments and flats), not just free-standing houses, but excludes sales of undeveloped land. “Price” here is actual sale price[4] (not just listed).

[*] Prior months “real” prices are here calculated by inflating previous quarters’ dollars to the latest quarter’s equivalent dollars using the capital goods price index (CGPI). - REINZ also revise backdata each month.

[2] Source: Real Estate Institute of New Zealand (REINZ); Housing Facts (monthly – by subscription) and from website; Statistics NZ, CPI (quarterly); Auckland Council, calculations.

In Auckland, the total number of new dwellings consented in the year ended August 2017 was 10,265. The real value[1] of new non-residential buildings consented in Auckland in the year ended August 2017 was $1,831 million.

Projects consented are not necessarily commenced or completed. Consents here are for new projects only (excludes alterations and additions), and the data takes no account of whether a previous building had been demolished there.

In March 2017 Statistics NZ revised September 2016 monthly dwellings results (affected annual totals to December 2016).

[1] Prior months “real” values are here calculated by inflating previous quarters’ dollars to the latest quarter’s equivalent dollars using the capital goods price index (CGPI) for non-residential buildings.

[4] Source: Statistics NZ, Building Consents (monthly); Statistics NZ, CGPI (quarterly); Auckland Council, calculations.

In Auckland, the number of people employed in the quarter (not year) ended June 2017 was 4.2% higher than in the June 2016 quarter. The unemployment rate in Auckland in the quarter (not year) ended June 2017 was 4.5%.

Both datasets are from a survey (HLFS) so are subject to error margins. Respondents define their own employment status. The survey covers all people aged 15+, so includes school pupils 15+ and people over 65, who might have - or be actively seeking - a job.

Historical HLFS data to March 2016 was rebased by Statistics NZ, but is still not fully compatible with data for June 2016 onwards. Consequently, annual employment growth rates for the quarters June 2016 to March 2017 are overstated (but not for June 2017 onwards).


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