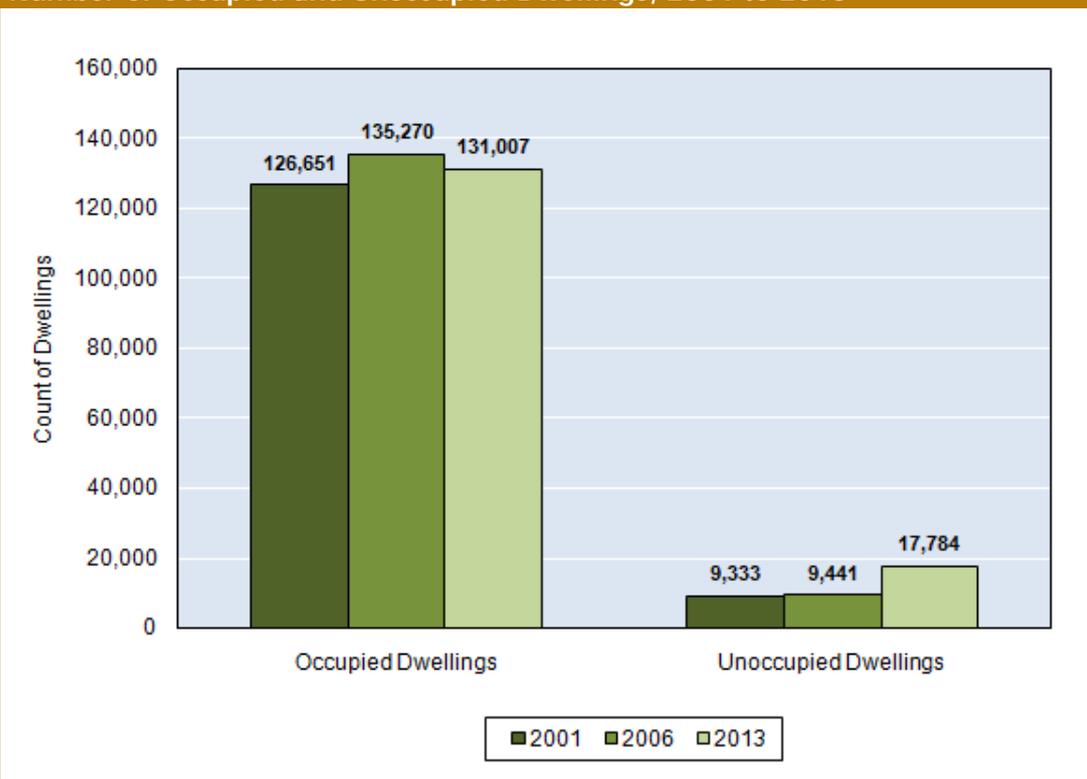


Housing and Dwellings

Occupied Dwellings

Number of Occupied and Unoccupied Dwellings, 2001 to 2013



Source: Statistics New Zealand: Census of Population and Dwellings.

Key Points:

- Between 2001 and 2013, the number of occupied dwellings in Christchurch increased by 3.4 per cent, increasing from 126,651 to 131,007. However, between 2006 and 2013, the number decreased by 3.2% from 135,270.
- The number of occupied dwellings had been trending upwards until the earthquakes in 2010 and 2011, which led to the red zoning of large areas of land. Houses were acquired by the government and left vacant until demolition.
- Between 2001 and 2013, the number of unoccupied dwellings in Christchurch increased by 3.4 per cent, increasing from 9,333 to 17,784. The biggest inter census change occurred between 2006 and 2013, with a 90.5% increase from 9,441.
- The number of unoccupied dwellings had been fairly level until the earthquakes of 2010 and 2011. Damaged properties requiring either repair or rebuild, red zoning of land and subsequent acquisition of properties significantly increased the total.

What is this about?

This graph shows the number of private and non-private occupied and unoccupied dwellings in Christchurch from 2001 to 2013 as recorded by the Census of population and dwellings. A dwelling may be classed as unoccupied for three reasons: residents away, empty, under construction.

Changes in the number of occupied dwellings reflect population growth patterns in the City. In some cities which are prone to natural hazards, it also reflects land issues that arise as a consequence of actual or threatened events.

Supply and demand for dwellings has a large impact on house prices and the location of new dwellings. This may also affect housing affordability and timely provision of infrastructure, services and facilities.

Data limitations:

This time series is irregular. Because the 2011 Census was cancelled after the Canterbury earthquake on 22 February 2011, the gap between this census and the last one is seven years. The change in the data between 2006 and 2013 may be greater than in the usual five-year gap between censuses. Be careful when comparing trends.

Related topics:

- Population growth
- Real estate market
- Economic growth
- Service provision
- Building industry