

CoreLogic NZ House Price Index - Residential Property

Time period: March 2023

	Territorial authority	Average current value	12 month change%
	Far North	695,419	-0.4%
	Whangarei	760,610	-9.4%
	Kaipara	782,249	-10.9%
	Auckland - Rodney	1,282,179	-9.7%
	Rodney - Hibiscus Coast	1,186,174	-10.2%
	Rodney - North	1,362,855	-9.7%
#A	Auckland - North Shore	1,470,192	-12.3%
	North Shore - Coastal	1,690,686	-11.4%
	North Shore - North Harbour	1,397,936	-13.1%
	North Shore - Onewa	1,186,557	-13.1%
#A	Auckland - Waitakere	1,036,282	-15.5%
#A	Auckland - City	1,555,084	-11.9%
	Auckland City - Central	1,324,341	-11.4%
	Auckland City - Islands	1,656,879	-13.7%
	Auckland City - South	1,427,739	-10.1%
	Auckland_City - East	1,913,235	-13.2%
#A	Auckland - Manukau	1,158,087	-15.5%
	Manukau - Central	891,302	-16.1%
	Manukau - East	1,442,546	-15.4%
	Manukau - North West	1,011,802	-14.7%
#A	Auckland - Papakura	922,575	-14.9%
	Auckland - Franklin	929,792	-11.1%
	Thames Coromandel	1,168,046	0.7%
	Hauraki	661,489	-4.9%
	Waikato	756,194	-2.2%
	Matamata Piako	702,246	-5.3%
#	Hamilton	816,620	-8.4%
	Hamilton - Central & North West	772,850	-5.9%
	Hamilton - North East	1,004,293	-9.8%
	Hamilton - South East	750,402	-8.9%
	Hamilton - South West	725,129	-8.1%
	Waipa	857,779	-6.0%
	Otorohanga	534,423	-9.6%
	South Waikato	460,386	-3.7%
	Waitomo	391,241	1.3%
	Taupo	842,365	-4.6%
	Western BOP	1,005,247	-5.3%
#	Tauranga	1,059,931	-10.6%
	Rotorua	646,775	-10.8%
	Whakatane	746,449	-4.6%
	Kawerau	397,231	-7.1%
	Opotiki	549,271	6.5%
	Gisborne	613,178	-7.0%

	Territorial authority	Average current value	12 month change%
	Wairoa	405,159	-1.7%
	Hastings	776,524	-14.0%
#	Napier	756,576	-15.5%
	Central Hawkes Bay	584,307	-11.7%
	New Plymouth	714,319	-2.0%
	Stratford	485,112	-0.2%
	South Taranaki	441,905	1.6%
	Ruapehu	382,336	-6.6%
	Whanganui	503,751	-12.1%
	Rangitikei	421,907	-14.8%
	Manawatu	599,993	-10.9%
#	Palmerston North	655,737	-12.4%
	Taranua	409,576	-11.9%
	Horowhenua	582,008	-12.2%
	Kapiti Coast	833,002	-14.8%
#W	Porirua	811,221	-19.7%
#W	Upper Hutt	735,817	-21.0%
#W	Hutt	782,127	-20.6%
#W	Wellington	1,024,691	-19.6%
	Wellington - Central & South	963,763	-19.6%
	Wellington - East	1,156,692	-17.8%
	Wellington - North	977,999	-19.2%
	Wellington - West	1,115,093	-24.2%
	Masterton	583,005	-14.6%
	Carterton	633,400	-13.5%
	South Wairarapa	827,413	-8.3%
	Tasman	812,051	-5.2%
#	Nelson	809,246	-6.5%
	Marlborough	699,577	-5.4%
	Kaikoura	605,272	1.1%
	Buller	339,965	61.3%
	Grey	351,218	6.8%
	Westland	412,968	23.1%
	Hurunui	622,753	5.1%
	Waimakariri	698,585	1.2%
#	Christchurch	735,926	-2.9%
	Christchurch - Banks Peninsula	804,283	0.1%
	Christchurch - Central & North	836,179	-3.6%
	Christchurch - East	581,684	0.7%
	Christchurch - Hills	1,022,702	-2.0%
	Christchurch - Southwest	695,099	-5.2%
	Selwyn	816,929	-6.0%
	Ashburton	530,807	4.6%
	Timaru	517,887	2.8%
	MacKenzie	730,020	10.8%
	Waimate	434,515	7.3%
	Waitaki	490,954	-0.6%

	Territorial authority	Average current value	12 month change%
	Central Otago	788,482	1.7%
	Queenstown Lakes	1,698,949	0.9%
#	Dunedin	621,007	-11.1%
	Dunedin - Central & North	634,120	-12.2%
	Dunedin - Peninsular & Coastal	587,612	-11.3%
	Dunedin - South	587,164	-11.0%
	Dunedin - Taieri	650,925	-10.0%
	Clutha	406,914	-1.9%
	Southland	477,555	0.1%
	Gore	387,583	3.4%
#	Invercargill	452,338	-6.1%
	Auckland Area	1,321,661	-13.1%
	Wellington Area	902,809	-20.0%
#	Main Urban Areas	1,036,134	-12.6%
	Total NZ	933,770	-10.5%

Notes on the above data:

1. The information included in the above table is based on the monthly property value index. This is calculated based on the sales data entered into CoreLogic's system in the previous 3 month period. Information for the period ending June will be calculated based on sales entered between April 1 and June 30.
2. The average current value is the average (mean) value of all developed residential properties in the area on the latest index. It is not an average or median sales price, as both of those only measure what has been sold in the period.
3. The percentage change over three months, twelve months and since the 2007 market peak are calculated based on the change in the property value index between that time and the current.
4. Any of the statistical data shown in italics are calculated based on a sample set of data that is less than the recommended minimum. These results should be used with caution. Those showing N/A had too few sales to generate an index.

**3 month
change %**

- 0.6%
- 4.8%
- 11.5%
- 3.2%
- 4.1%
- 2.6%
- 2.6%
- 2.2%
- 3.9%
- 2.3%
- 3.7%
- 0.8%
- 0.4%
- 0.3%
- 2.1%
- 3.0%
- 4.2%
- 3.9%
- 4.2%
- 4.2%
- 6.1%
- 2.6%
- 3.9%
- 0.4%
- 2.5%
- 3.6%
- 2.3%
- 1.6%
- 2.8%
- 2.7%
- 1.0%
- 0.1%
- 5.9%
- 2.5%
- 1.2%
- 3.3%
- 0.7%
- 1.3%
- 5.5%
- 5.2%
- 4.3%
- 1.4%
- 4.6%

**3 month
change %**

-1.4%
-3.7%
-5.2%
-1.5%
-1.2%
-1.6%
1.0%
-3.1%
-3.4%
-4.5%
-5.1%
-0.6%
-7.1%
-3.8%
-3.7%
-3.0%
-2.8%
-3.8%
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-7.2%
-4.0%
-3.3%
-0.7%
-1.2%
-0.4%
-3.7%
-5.4%
14.0%
-2.0%
4.9%
1.4%
-2.3%
-2.1%
-2.4%
-2.8%
-0.1%
-2.9%
-2.5%
-1.7%
0.6%
0.3%
1.8%
2.6%
0.1%

**3 month
change %**

- 2.9%
- 1.6%
- 3.9%
- 3.9%
- 2.6%
- 3.4%
- 4.8%
- 2.6%
- 3.0%
- 5.0%
- 2.0%

- 2.5%
- 3.5%
- 2.5%
- 2.4%**

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