

CoreLogic



NEW ZEALAND

Best of the Best 2024

RELEASED DECEMBER 2024





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About CoreLogic

CoreLogic NZ is a leading, independent provider of property data and analytics. We help people build better lives by providing rich, up-to-the-minute property insights that inform the very best property decisions. We have the most comprehensive property database with coverage of 99% of the NZ property market and more than 500 million decision points in our database.

We provide services across a wide range of industries, including Banking & Finance, Real Estate, Government, Insurance and Construction. Our diverse, innovative solutions help our clients identify and manage growth opportunities, improve performance and mitigate risk. We also operate consumer-facing portal propertyvalue.co.nz - providing important insights for people looking to buy or sell their home or investment property. We are a wholly owned subsidiary of CoreLogic, Inc - one of the largest data and analytics companies in the world with offices in New Zealand, Australia, the United States and United Kingdom.

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2024 in review

The downturn entered its second leg

In our 2023 year-end Best of the Best Report we suggested that 2024 could prove to be 'the year of the underwhelming upturn' for the housing market, with eventual falls in mortgage rates providing some upward momentum for property sales volumes and prices, while also moderated by other factors such as a sluggish economy and a softening labour market. As we approach the end of 2024, it's certainly been an underwhelming 12 months after the mini-upturn at the start of the year turned into the second leg of a wider downturn after the initial – and more distinct – decline over 2022 and into 2023.

It is clear in hindsight that the growth in property values over the first few months of this year was sentiment-driven off the back of the election in late 2023, rather than a reflection of the fundamentals. Once it became clear that interest rate cuts were unlikely until the second half of the year and as labour market confidence dipped, so too did property prices.

The CoreLogic hedonic Home Value Index has fallen by around 5% nationally since February, with Auckland and Wellington underperforming, although with a bit more resilience in areas such as Christchurch and Dunedin.

Part of the reason why values have remained subdued is the 'overhang' of listings and the sense we are in a market that's firmly favouring buyers – or at least those buyers that can satisfy serviceability testing and secure finance. Sales volumes have been rising (at rates of around 15% annually), but with buyers in the ascendency, deals have been taking longer, and overall volumes remain 10-15% below their historical averages.

Of course, what's 'bad' for some (e.g. sellers who want to move quickly) is great for others, and in this sluggish environment, first home buyers (FHBs) have been faring well. Their percentage share of property purchases has recently been hovering at 27-28%, which is a record high. Many FHBs have been tapping into their KiwiSaver funds for at least part of the deposit, while the low-

deposit lending allowances at the banks will have also helped. In addition, FHBs 'always find a way', and recently a willingness to compromise on the property type/size or location has also helped.

In contrast, mortgaged multiple property owners (MPOs) – including investors – have been less active than normal, with high mortgage rates (and low rental yields) making it difficult to get the sums to stack up. However, even though their recent share of around 23% of property purchases remains below 'normal' (25% or above), mortgaged investors seem to be rising again – not surprising given that interest deductibility is back to 80% (and 100% from 1st April 2025), loan-to-value ratios have eased, and mortgage rates are also now falling – which reduces the tops-ups from other income.

In terms of the wider economy, mortgage rates have fallen largely due to inflation finally sitting within the 1-3% target band. The 'real time' economic indicators have also cooled, such as retail sales, manufacturing activity, net migration flows, and this has also contributed to the need for monetary policy easing.

The construction sector, especially the house-building segment, has continued to weaken in 2024. This not only contributes to the wider economic malaise but also tends to raise fears that an undersupply of dwellings may eventually re-emerge. However, with the number of new dwelling approvals now showing signs of a trough in the past 2-3 months – at a much higher level than the post-GFC experience – the risks of housing shortages seem much lower than in the past.

All in all, 2024 has turned out to be another sluggish year for the economy and housing market, but with interest rates dropping, what might 2025 have in store?



The year ahead in 2025

The year of conflicting forces?

In 2025 we expect to see a range of factors pushing the overall housing market – and individual buyers – in a number of directions in 2025.

We have characterised this as ‘the year of conflicting forces’. House prices may well stop falling soon, but that does not automatically mean a sharp or sudden upturn will follow.

For a start, the underlying economy itself will feel the benefits from lower interest rates as we move through 2025, and rising levels of confidence and output will be welcomed. At the same time, it is looking likely that unemployment will not peak until the middle of next year. It is these opposing drivers that will deliver mixed impacts on the property market throughout 2025.

There could also be important trade-offs for investors to manage when thinking about 2025.

On the one hand, lower mortgage rates will reduce the significant top-ups out of other income that have been required in 2024 in order to keep a typical new rental purchase going from week to week. In other words, the cash flow situation will tend to look more favourable as mortgage rates get back towards 5.5% or lower.

However, the faster and further mortgage rates drop (along with the internal serviceability test rates at the banks), the quicker the debt to income ratio restrictions will become a more significant consideration for a wider range of borrowers. Just at the point where cash flow looks better, a typical ‘Mum and Dad’ investor may well find it a little trickier to actually get the mortgage in the first place, especially if they already have debt against the family home.

That said, we’re not convinced that the DTIs will prevent huge swathes of borrowers from getting a mortgage. After all, there is of course a 20% allowance to lend outside the rules, which may well be reserved for borrowers in more expensive areas. And new-builds – which are exempt – remain an option for those who

might be close to the DTI line on existing properties.

Even the decision about which fixed term to choose could become a delicate balancing act for borrowers in 2025.

Recently, there’s been a stampede towards the shorter terms, with borrowers hoping they can progressively ride the wave down as interest rates drop. But as we get closer to the point where mortgage rates are generally considered to be at their floor, the decision becomes more difficult. Some got this right in 2021 (by fixing for five years), but many did not.

‘Cautious optimism’ is the best way to characterise the outlook for housing in 2025. Housing affordability is better than it was three years ago, but still fairly stretched for many would-be property buyers. There’s also an overhang of listings on the market which will take some time to clear, especially with the unemployment rate not yet at its peak. Not to mention that will also play a part.

Based on our analysis, a rise in sales volumes of around 10% in 2025 (compared to 2024) seems likely, with property values perhaps increasing by 5% or so across the country. That would still leave values 10–15% below the post-COVID peak, and within that wider picture of modest value growth in 2025 some regions will fare better and some worse.

It will be interesting to keep a close eye on the construction sector next year, including the impact of recent Government initiatives to boost supply will have a real impact.



National

The Best of the Best report is a suburb-level analysis of a variety of measures used by CoreLogic to determine property market performance across the year, ranging from property value growth to rental yields. All data is current to November/December 2024.

All residential property



Top Sale Price

95 Victoria Avenue,
Remuera, Auckland

\$20,000,000

Highest median value

Herne Bay (Auckland) **\$3,357,300**

Shortest Days on Market

Wallacetown (Southland) **7**

Lowest median value

Murupara (Whakatane) **\$191,600**

Longest Days on Market

Waimate **83**

12-month Change in Median Values

Highest - Blaketown (Grey) **16.7%**

Gross Rental Yield

Highest - Mataura (Gore) **10.8%**

Lowest - Mataura (Gore) **-10.0%**

Lowest - Whitford (Auckland) **1.2%**

5-year Change in Median Values

Highest - Cobden (Grey) **108.8%**

Rent 12-month change

Highest - Nukuhau (Taupo) **27.7%**

Lowest - Auckland Central **-9.1%**

Lowest - Kawerau **-9.1%**

Median value data is based on the middle value of all automated valuations across the suburb. Suburbs shown here are only those where the model had enough comparable evidence to provide a meaningful estimate of current value.

Days on market is how long it takes for a property to sell from first listing to sale date. Suburbs covered for this measure must have at least 200 dwellings and have had 20 sales in the past year.

Gross rental yields are based on the annualised median asking rent and the median estimated value of those properties advertised for rent.

National

Top 10

Highest Median Values (all Auckland, except Arrowtown)

#	Suburb	Median value
1.	Herne Bay	\$3,357,300
2.	Saint Marys Bay	\$2,757,000
3.	Remuera	\$2,452,900
4.	Westmere	\$2,425,500
5.	Arrowtown	\$2,395,150
6.	Ponsonby	\$2,379,100
7.	Stanley Point	\$2,339,000
8.	Campbells Bay	\$2,216,900
9.	Glendowie	\$2,113,450
10.	Orakei	\$2,113,350

Lowest Median Values

#	Suburb	Median value
1.	Murupara (Whakatane)	\$191,600
2.	Mataura (Gore)	\$262,800
3.	Runanga (Grey)	\$283,000
4.	Patea (South Taranaki)	\$289,650
5.	Tuatapere (Southland)	\$305,400
6.	Moerewa (Far North)	\$314,200
7.	Cobden (Grey)	\$314,400
8.	Manunui (Ruapehu)	\$317,750
9.	Wyndham (Southland)	\$321,300
10.	Raetihi (Ruapehu)	\$322,450

Highest 12-month value change

#	Suburb	% change
1.	Blaketown (Grey)	16.7%
2.	Kaikoura	12.8%
3.	Cobden (Grey)	12.8%
4.	Fernhill (Queenstown)	11.0%
5.	Otautau (Southland)	10.5%
6.	Greymouth	10.3%
7.	Lake Hayes Estate (Queenstown)	10.2%
8.	Queenwood (Hamilton)	9.9%
9.	Hokitika	9.5%
10.	Karoro (Grey)	9.3%

Lowest 12-month value change

#	Suburb	% change
1.	Mataura (Gore)	-10.0%
2.	Pipitea (Wellington)	-9.9%
3.	Ruawai (Kaipara)	-9.8%
4.	Huntington Park (Auckland)	-9.4%
5.	Oakura (Whangarei)	-8.7%
6.	Rongotai (Wellington)	-8.6%
7.	Kaiwharawhara (Wellington)	-8.5%
8.	Burswood (Auckland)	-8.2%
9.	Algies Bay (Auckland)	-8.1%
10.	Mount Victoria (Wellington)	-7.9%

Highest 5-year value change

#	Suburb	% change
1.	Cobden (Grey)	108.8%
2.	Wyndham (Southland)	105.0%
3.	Runanga (Grey)	104.0%
4.	Patea (South Taranaki)	101.1%
5.	Blaketown (Grey)	95.6%
6.	Outer Kaiti (Gisborne)	94.9%
7.	Waverley (South Taranaki)	90.7%
8.	Reefton (Buller)	89.9%
9.	Murupara (Whakatane)	81.5%
10.	Raetihi (Ruapehu)	80.7%

Lowest 5-year value change

#	Suburb	% change
1.	Auckland Central	-9.1%
2.	Newmarket (Auckland)	-5.8%
3.	Grafton (Auckland)	-2.5%
4.	Mount Victoria (Wellington)	-0.6%
5.	Wellington Central	0.3%
6.	Thorndon (Wellington)	3.7%
7.	Te Aro (Wellington)	4.3%
8.	Mount Cook (Wellington)	4.7%
9.	Kelburn (Wellington)	5.6%
10.	Eden Terrace (Auckland)	5.7%

Highest gross rental yields

#	Suburb	Yield
1.	Mataura (Gore)	10.8%
2.	Wellington Central	9.2%
3.	Otagareie (Whangarei)	8.2%
4.	Appleby (Invercargill)	7.7%
5.	Kaikohe (Far North)	7.6%
6.	Taumarunui (Ruapehu)	7.6%
7.	Whanganui (suburb)	7.5%
8.	Tokoroa (South Waikato)	7.2%
9.	Dannevirke (Taranaki)	7.1%
10.	Maraenui (Napier)	7.1%

Lowest gross rental yields

#	Suburb	Yield
1.	Whitford (Auckland)	1.2%
2.	Paremoremo (Auckland)	1.6%
3.	Waitakere (Auckland)	1.8%
4.	Minden (Western BoP)	2.0%
5.	Oropi (Western BoP)	2.0%
6.	Tamahere (Waikato)	2.1%
7.	Whakamarama (Western BoP)	2.1%
8.	Lucas Heights (Auckland)	2.1%
9.	Waitoki (Auckland)	2.2%
10.	Coatesville (Auckland)	2.2%

National

Top 10 continued...

Highest median rents 12-month change

#	Suburb	% change
1.	Nukuhau (Taupo)	27.7%
2.	Rucakaka (Whangarei)	23.8%
3.	Dunedin Central	23.2%
4.	Springlands (Marlborough)	22.5%
5.	Manly (Auckland)	19.0%
6.	Jacks Point (Queenstown)	18.6%
7.	Waihi Beach (Western BoP)	17.6%
8.	Casebrook (Christchurch)	15.9%
9.	Point Chevalier (Auckland)	15.8%
10.	North East Valley (Dunedin)	14.8%

Lowest median rents 12-month change

#	Suburb	% change
1.	Kawerau	-9.1%
2.	Oneroa (Auckland)	-8.3%
3.	Oamaru North	-7.0%
4.	Dannevirke	-6.7%
5.	Ohope (Whakatane)	-6.2%
6.	East Tamaki (Auckland)	-5.6%
7.	Raumati South (Kapiti)	-5.2%
8.	Katikati (Western BoP)	-4.8%
9.	Westmere (Auckland)	-4.2%
10.	Meadowbank (Auckland)	-4.1%

Shortest days on market

#	Suburb	Median days
1.	Wallacetown (Southland)	7
2.	Rosedale (Invercargill)	8
3.	Newfield (Invercargill)	9
4.	Hawthorndale (Invercargill)	9
5.	Heidelberg (Invercargill)	9
6.	Blaketown (Grey)	9
7.	Fairview Downs (Hamilton)	10
8.	Weston (Waitaki)	10
9.	Grasmere (Invercargill)	11
10.	Shiel Hill (Dunedin)	13

Longest days on market

#	Suburb	Median days
1.	Waimate	83
2.	Stonefields (Auckland)	83
3.	Riverton (Southland)	80
4.	Pakuranga (Auckland)	80
5.	Karaka (Auckland)	76
6.	Shelly Park (Auckland)	73
7.	Waipu (Whangarei)	73
8.	Foxton Beach (Horowhenua)	70
9.	Putaruru (South Waikato)	68
10.	Palmerston (Waitaki)	68

Top sale price (all Auckland City)

#	Address	Sale date	Sale price
1.	95 Victoria Avenue, Remuera	8-Mar	\$20,000,000
2.	103 St Stephens Avenue, Parnell	1-Mar	\$16,300,000
3.	144 Orakei Road, Remuera	28-Feb	\$12,800,000
4.	10 Salisbury Street, Herne Bay	23-May	\$12,600,000
5.	19 Motukaha Road*	24-Apr	\$12,000,000
6.	86 Victoria Avenue, Remuera	13-Feb	\$11,915,000
7.	38 Hamilton Road, Herne Bay	5-Sep	\$11,500,000
8.	25 Burwood Crescent, Remuera	24-Oct	\$10,300,000
9.	124 Victoria Avenue, Remuera	26-Mar	\$9,675,000
10.	42 Paritai Drive, Orakei	22-May	\$9,500,000

* Lifestyle block on Waiheke Island (all other properties are resi. dwellings)

Auckland

All residential property



Top Sale Price

95 Victoria Avenue,
Remuera

\$20,000,000

Highest median value

Herne Bay **\$3,357,300**

Shortest Days on Market

Sunnynook **19**

Lowest median value

Auckland Central **\$518,450**

Longest Days on Market

Stonefields **83**

12-month Change in Median Values

Herne Bay **4.3%**

Gross Rental Yield

Manukau **5.9%**

Huntington Park **-9.4%**

Whitford **1.2%**

5-year Change in Median Values

Leigh **49.0%**

Rent 12-month change

Manly **19.0%**

Auckland Central **-9.1%**

Oneroa **-8.3%**



Auckland

Top 10

Highest Median Values

#	Suburb	Median value
1.	Herne Bay	\$3,357,300
2.	Saint Marys Bay	\$2,757,000
3.	Remuera	\$2,452,900
4.	Westmere	\$2,425,500
5.	Ponsonby	\$2,379,100
6.	Stanley Point	\$2,339,000
7.	Campbells Bay	\$2,216,900
8.	Glendowie	\$2,113,450
9.	Orakei	\$2,113,350
10.	Shamrock Park	\$2,095,250

Lowest Median Values

#	Suburb	Median value
1.	Auckland Central	\$518,450
2.	Manukau	\$577,750
3.	Grafton	\$583,200
4.	Orere Point	\$593,050
5.	Wiri	\$666,950
6.	Manurewa East	\$698,700
7.	Wellsford	\$708,950
8.	Parakai	\$713,600
9.	Awhitu	\$717,700
10.	Otahuhu	\$720,800

Highest 12-month value change

#	Suburb	% change
1.	Herne Bay	4.3%
2.	Hauraki	1.7%
3.	Glenbrook	1.7%
4.	Campbells Bay	1.6%
5.	Pinehill	1.6%
6.	Mangere East	1.6%
7.	Helensville	1.5%
8.	Point England	1.1%
9.	Patumahoe	0.8%
10.	Wellsford	0.8%

Lowest 12-month value change

#	Suburb	% change
1.	Huntington Park	-9.4%
2.	Burswood	-8.2%
3.	Algies Bay	-8.1%
4.	Red Hill	-7.1%
5.	Kelston	-6.9%
6.	Opaheke	-6.3%
7.	Half Moon Bay	-6.1%
8.	Piha	-6.0%
9.	Bayview	-5.8%
10.	East Tamaki Heights	-5.8%

Highest 5-year value change

#	Suburb	% change
1.	Leigh	49.0%
2.	Matakana	45.5%
3.	Ponsonby	36.9%
4.	Palm Beach	35.4%
5.	Red Hill	33.1%
6.	Kumeu	32.4%
7.	Patumahoe	32.4%
8.	Point Chevalier	32.3%
9.	Huapai	32.1%
10.	Point England	32.1%

Lowest 5-year value change

#	Suburb	% change
1.	Auckland Central	-9.1%
2.	Newmarket	-5.8%
3.	Grafton	-2.5%
4.	Eden Terrace	5.7%
5.	Manukau	6.8%
6.	Rosedale	10.6%
7.	Three Kings	11.2%
8.	Kawakawa Bay	11.3%
9.	Maraeatai	11.7%
10.	Parnell	12.1%

Highest gross rental yields

#	Suburb	Yield
1.	Manukau	5.9%
2.	Grafton	5.9%
3.	Auckland Central	5.8%
4.	Eden Terrace	5.5%
5.	Otahuhu	5.4%
6.	Newmarket	5.3%
7.	Wiri	5.3%
8.	Clendon Park	5.2%
9.	Favona	5.1%
10.	Mangere Bridge	5.1%

Lowest gross rental yields

#	Suburb	Yield
1.	Whitford	1.2%
2.	Paremoremo	1.6%
3.	Waitakere	1.8%
4.	Lucas Heights	2.1%
5.	Waitoki	2.2%
6.	Coatesville	2.2%
7.	Clevedon	2.3%
8.	Matakana	2.4%
9.	Riverhead	2.4%
10.	Dairy Flat	2.5%

Auckland

Top 10 continued...

Highest median rents 12-month change

#	Suburb	% change
1.	Manly	19.0%
2.	Point Chevalier	15.8%
3.	Otahuhu	14.5%
4.	Hauraki	13.3%
5.	Takapuna	13.3%
6.	Snells Beach	12.1%
7.	Sunnyvale	11.7%
8.	Titirangi	11.1%
9.	Mission Bay	10.9%
10.	Warkworth	10.7%

Lowest median rents 12-month change

#	Suburb	% change
1.	Oneroa	-8.3%
2.	East Tamaki	-5.6%
3.	Westmere	-4.2%
4.	Meadowbank	-4.1%
5.	Beachlands	-3.8%
6.	Orakei	-2.5%
7.	Favona	-2.2%
8.	Cockle Bay	-1.4%
9.	Kohimarama	-1.2%
10.	Ponsonby	-0.5%

Shortest days on market

#	Suburb	Median days
1.	Sunnynook	19
2.	Weymouth	19
3.	Point Chevalier	19
4.	Mount Albert	21
5.	Parnell	23
6.	West Harbour	23
7.	Freemans Bay	23
8.	Onehunga	23
9.	Mount Eden	23
10.	Mairangi Bay	23

Longest days on market

#	Suburb	Median days
1.	Stonefields	83
2.	Pakuranga	80
3.	Karaka	76
4.	Shelly Park	73
5.	Westgate	67
6.	Wellsford	65
7.	Helensville	65
8.	Waiuku	63
9.	Silverdale	60
10.	Rosehill	55

Top sale price

#	Address	Sale date	Sale price
1.	95 Victoria Avenue	8-Mar	\$20,000,000
2.	103 St Stephens Avenue	1-Mar	\$16,300,000
3.	144 Orakei Road	28-Feb	\$12,800,000
4.	10 Salisbury Street	23-May	\$12,600,000
5.	19 Motukaha Road	24-Apr	\$12,000,000
6.	86 Victoria Avenue	13-Feb	\$11,915,000
7.	38 Hamilton Road	5-Sep	\$11,500,000
8.	25 Burwood Crescent	24-Oct	\$10,300,000
9.	124 Victoria Avenue	26-Mar	\$9,675,000
10.	42 Paritai Drive	22-May	\$9,500,000

Hamilton

All residential property

Highest median value

Harrowfield \$1,077,150

Shortest Days on Market

Fairview Downs 10

Lowest median value

Bader \$587,250

Longest Days on Market

Hamilton Central 56

12-month Change in Median Values

Queenwood 9.9%

Harrowfield -2.0%

Gross Rental Yield

Whitiara 5.1%

Queenwood 3.7%

5-year Change in Median Values

Queenwood 44.0%

Hamilton Lake 19.3%

Rent 12-month change

Glenview 11.1%

Fairfield 0.4%



Hamilton

Top 10

Highest Median Values

#	Suburb	Median value
1.	Harrowfield	\$1,077,150
2.	Flagstaff	\$1,062,950
3.	Huntington	\$1,042,200
4.	Queenwood	\$993,050
5.	Rototuna North	\$983,800
6.	Rototuna	\$983,600
7.	Beerescourt	\$977,400
8.	Western Heights	\$952,800
9.	Baverstock	\$923,350
10.	Chedworth	\$886,300

Lowest Median Values

#	Suburb	Median value
1.	Bader	\$587,250
2.	Enderley	\$602,550
3.	Frankton	\$619,400
4.	Whitiora	\$620,800
5.	Melville	\$640,400
6.	Nawton	\$652,100
7.	Deanwell	\$656,550
8.	Dinsdale	\$697,200
9.	Hamilton East	\$700,300
10.	Fairview Downs	\$719,950

Highest 12-month value change

#	Suburb	% change
1.	Queenwood	9.9%
2.	Deanwell	6.0%
3.	Chedworth	3.9%
4.	Chartwell	3.0%
5.	Beerescourt	2.8%
6.	Silverdale	2.2%
7.	Baverstock	2.0%
8.	Fitzroy	2.0%
9.	Fairview Downs	2.0%
10.	Melville	1.9%

Lowest 12-month value change

#	Suburb	% change
1.	Harrowfield	-2.0%
2.	Rototuna North	-1.3%
3.	Frankton	-1.2%
4.	Rototuna	-0.8%
5.	Flagstaff	-0.8%
6.	Dinsdale	-0.7%
7.	Nawton	-0.1%
8.	Grandview Heights	-0.1%
9.	Huntington	-0.1%
10.	Enderley	0.1%

Highest 5-year value change

#	Suburb	% change
1.	Queenwood	44.0%
2.	Deanwell	42.6%
3.	Maeroa	40.3%
4.	Bader	38.8%
5.	Beerescourt	38.8%
6.	Forest Lake	38.5%
7.	Temple View	37.9%
8.	Saint Andrews	37.4%
9.	Enderley	36.7%
10.	Melville	35.3%

Lowest 5-year value change

#	Suburb	% change
1.	Hamilton Lake	19.3%
2.	Hamilton Central	22.4%
3.	Flagstaff	28.8%
4.	Rototuna North	28.8%
5.	Western Heights	30.2%
6.	Grandview Heights	30.5%
7.	Hillcrest	30.5%
8.	Rototuna	30.7%
9.	Hamilton East	31.1%
10.	Dinsdale	31.3%

Highest gross rental yields

#	Suburb	Yield
1.	Whitiora	5.1%
2.	Deanwell	5.0%
3.	Temple View	5.0%
4.	Melville	4.9%
5.	Frankton	4.9%
6.	Enderley	4.9%
7.	Nawton	4.8%
8.	Bader	4.8%
9.	Claudelands	4.8%
10.	Hamilton East	4.7%

Lowest gross rental yields

#	Suburb	Yield
1.	Queenwood	3.7%
2.	Flagstaff	3.9%
3.	Huntington	4.0%
4.	Rototuna	4.0%
5.	Rototuna North	4.1%
6.	Baverstock	4.1%
7.	Chedworth	4.2%
8.	Grandview Heights	4.3%
9.	Forest Lake	4.3%
10.	Harrowfield	4.3%

Hamilton

Top 10 continued...

Highest median rents 12-month change

#	Suburb	% change
1.	Glenview	11.1%
2.	Rototuna North	10.8%
3.	Huntington	8.8%
4.	Frankton	6.8%
5.	Chartwell	5.8%
6.	Hamilton East	5.6%
7.	Nawton	5.5%
8.	Dinsdale	5.4%
9.	Hillcrest	5.3%
10.	Flagstaff	4.2%

Lowest median rents 12-month change

#	Suburb	% change
1.	Fairfield	0.4%
2.	Pukete	0.8%
3.	Saint Andrews	3.4%
4.	Melville	3.8%
5.	Flagstaff	4.2%
6.	Hillcrest	5.3%
7.	Dinsdale	5.4%
8.	Nawton	5.5%
9.	Hamilton East	5.6%
10.	Chartwell	5.8%

Shortest days on market

#	Suburb	Median days
1.	Fairview Downs	10
2.	Forest Lake	19
3.	Frankton	20
4.	Saint Andrews	21
5.	Nawton	21
6.	Glenview	22
7.	Fairfield	23
8.	Pukete	24
9.	Hillcrest	24
10.	Rototuna	25

Longest days on market

#	Suburb	Median days
1.	Hamilton Central	56
2.	Fitzroy	35
3.	Flagstaff	34
4.	Beerescourt	34
5.	Hamilton Lake	32
6.	Chartwell	30
7.	Dinsdale	28
8.	Hamilton East	28
9.	Melville	27
10.	Enderley	27

Tauranga

All residential property



Top Sale Price

61a Oceanbeach Road

\$5,600,000

Highest median value

Mount Maunganui **\$1,322,300**

Shortest Days on Market

Parkvale **22**

Lowest median value

Poike **\$661,250**

Longest Days on Market

Tauranga South **42**

12-month Change in Median Values

Parkvale **1.5%**

Gross Rental Yield

Poike **5.5%**

Pyes Pa **-4.6%**

Matua **4.3%**

5-year Change in Median Values

Parkvale **40.0%**

Rent 12-month change

Bethlehem **8.0%**

Otumoetai **23.2%**

Pyes Pa **1.4%**



Tauranga

Top 10

Highest Median Values

#	Suburb	Median value
1.	Mount Maunganui	\$1,322,300
2.	Matua	\$1,133,250
3.	Bethlehem	\$1,062,300
4.	Papamoa Beach	\$1,015,900
5.	Pyes Pa	\$985,750
6.	Ohauti	\$971,900
7.	Otumoetai	\$969,550
8.	Tauranga	\$965,700
9.	Papamoa	\$870,450
10.	Maungatapu	\$865,550

Lowest Median Values

#	Suburb	Median value
1.	Poike	\$661,250
2.	Parkvale	\$672,100
3.	Gate Pa	\$675,100
4.	Greerton	\$705,200
5.	Judea	\$715,450
6.	Hairini	\$744,750
7.	Bellevue	\$772,850
8.	Brookfield	\$790,300
9.	Welcome Bay	\$802,200
10.	Tauranga South	\$854,800

Highest 12-month value change

#	Suburb	% change
1.	Parkvale	1.5%
2.	Gate Pa	1.1%
3.	Poike	0.9%
4.	Greerton	0.6%
5.	Ohauti	0.2%
6.	Mount Maunganui	-0.5%
7.	Bethlehem	-1.8%
8.	Bellevue	-1.9%
9.	Judea	-1.9%
10.	Tauranga	-2.3%

Lowest 12-month value change

#	Suburb	% change
1.	Pyes Pa	-4.6%
2.	Tauranga South	-4.5%
3.	Papamoa	-3.5%
4.	Otumoetai	-3.5%
5.	Welcome Bay	-3.3%
6.	Maungatapu	-3.0%
7.	Hairini	-2.8%
8.	Matua	-2.7%
9.	Brookfield	-2.5%
10.	Papamoa Beach	-2.4%

Highest 5-year value change

#	Suburb	% change
1.	Parkvale	40.0%
2.	Mount Maunganui	37.9%
3.	Brookfield	34.3%
4.	Papamoa Beach	34.3%
5.	Matua	33.4%
6.	Bellevue	33.3%
7.	Gate Pa	32.8%
8.	Judea	32.5%
9.	Hairini	31.9%
10.	Bethlehem	31.2%

Lowest 5-year value change

#	Suburb	% change
1.	Otumoetai	23.2%
2.	Maungatapu	25.6%
3.	Welcome Bay	26.2%
4.	Tauranga	27.8%
5.	Tauranga South	28.1%
6.	Ohauti	28.5%
7.	Papamoa	29.4%
8.	Greerton	30.5%
9.	Pyes Pa	30.7%
10.	Poike	30.7%

Highest gross rental yields

#	Suburb	Yield
1.	Poike	5.5%
2.	Gate Pa	5.4%
3.	Hairini	5.4%
4.	Greerton	5.2%
5.	Parkvale	5.2%
6.	Bellevue	5.1%
7.	Judea	5.1%
8.	Tauranga South	4.9%
9.	Brookfield	4.9%
10.	Papamoa	4.8%

Lowest gross rental yields

#	Suburb	Yield
1.	Matua	4.3%
2.	Pyes Pa	4.4%
3.	Tauranga	4.4%
4.	Maungatapu	4.4%
5.	Mount Maunganui	4.4%
6.	Bethlehem	4.4%
7.	Ohauti	4.4%
8.	Otumoetai	4.5%
9.	Papamoa Beach	4.5%
10.	Welcome Bay	4.8%

Tauranga

Top 10 continued...

Highest median rents 12-month change

#	Suburb	% change
1.	Bethlehem	8.0%
2.	Matua	7.4%
3.	Tauranga South	6.3%
4.	Mount Maunganui	5.9%
5.	Gate Pa	5.7%
6.	Papamoa Beach	5.7%
7.	Welcome Bay	5.4%
8.	Brookfield	2.9%
9.	Otumoetai	1.5%
10.	Pyes Pa	1.4%

Lowest median rents 12-month change

#	Suburb	% change
1.	Pyes Pa	1.4%
2.	Ohauiti	1.4%
3.	Otumoetai	1.5%
4.	Brookfield	2.9%
5.	Welcome Bay	5.4%
6.	Papamoa Beach	5.7%
7.	Gate Pa	5.7%
8.	Mount Maunganui	5.9%
9.	Tauranga South	6.3%
10.	Matua	7.4%

Shortest days on market

#	Suburb	Median days
1.	Parkvale	22
2.	Bellevue	23
3.	Greerton	24
4.	Judea	25
5.	Welcome Bay	27
6.	Hairini	28
7.	Brookfield	28
8.	Gate Pa	29
9.	Mount Maunganui	29
10.	Matua	30

Longest days on market

#	Suburb	Median days
1.	Tauranga South	42
2.	Pyes Pa	41
3.	Maungatapu	35
4.	Papamoa	32
5.	Papamoa Beach	31
6.	Ohauiti	30
7.	Otumoetai	30
8.	Bethlehem	30
9.	Matua	30
10.	Gate Pa	29

Top sale price

#	Address	Sale date	Sale price
1.	61A Oceanbeach Road	19-Feb	\$5,600,000
2.	134 Marine Parade	4-Apr	\$5,500,000
3.	13 Marine Parade	24-Feb	\$4,400,000
4.	19 Otira Close	10-Jun	\$4,300,000
5.	43 Forstera Way	3-Jul	\$3,750,000
6.	343D Oceanbeach Road	19-Jul	\$3,400,000
7.	7 Marjorie Lane	22-Mar	\$3,350,000
8.	10/199 Papamoa Beach Road	17-Apr	\$3,300,000
9.	111 Waratah Street	2-May	\$3,300,000
10.	28 Ulster Street	29-Feb	\$3,250,000

Wellington

All residential property



Top Sale Price

95 Ludlam Street

\$4,550,000

Highest median value

Seatoun **\$1,703,200**

Shortest Days on Market

Broadmeadows **17**

Lowest median value

Wellington Central **\$454,200**

Longest Days on Market

Aro Valley **35**

12-month Change in Median Values

Wilton **7.6%**

Gross Rental Yield

Wellington Central **9.2%**

Pipitea **-9.9%**

Karaka Bays **3.4%**

5-year Change in Median Values

Broadmeadows **24.8%**

Rent 12-month change

Thorndon **5.3%**

Mount Victoria **-0.6%**

Khandallah **-4.0%**



Wellington

Top 10

Highest Median Values

#	Suburb	Median value
1.	Seatoun	\$1,703,200
2.	Karaka Bays	\$1,536,050
3.	Kaiwharawhara	\$1,408,800
4.	Kelburn	\$1,326,350
5.	Wadestown	\$1,245,050
6.	Khandallah	\$1,244,500
7.	Hataitai	\$1,120,400
8.	Highbury	\$1,106,500
9.	Island Bay	\$1,106,250
10.	Northland	\$1,063,000

Lowest Median Values

#	Suburb	Median value
1.	Wellington Central	\$454,200
2.	Pipitea	\$553,050
3.	Te Aro	\$619,300
4.	Mount Cook	\$702,900
5.	Berhampore	\$786,700
6.	Newlands	\$814,550
7.	Tawa	\$824,600
8.	Thorndon	\$826,850
9.	Kingston	\$828,550
10.	Paparangi	\$831,700

Highest 12-month value change

#	Suburb	% change
1.	Wilton	7.6%
2.	Broadmeadows	2.9%
3.	Southgate	1.9%
4.	Wadestown	1.7%
5.	Hataitai	1.6%
6.	Karaka Bays	0.8%
7.	Miramar	0.6%
8.	Khandallah	0.4%
9.	Te Aro	-0.1%
10.	Karori	-0.2%

Lowest 12-month value change

#	Suburb	% change
1.	Pipitea	-9.9%
2.	Rongotai	-8.6%
3.	Kaiwharawhara	-8.5%
4.	Mount Victoria	-7.9%
5.	Kingston	-7.6%
6.	Melrose	-7.6%
7.	Mornington	-7.1%
8.	Kelburn	-6.4%
9.	Vogeltown	-5.3%
10.	Strathmore Park	-5.1%

Highest 5-year value change

#	Suburb	% change
1.	Broadmeadows	24.8%
2.	Wilton	24.7%
3.	Grenada Village	23.4%
4.	Johnsonville	23.3%
5.	Tawa	20.9%
6.	Crofton Downs	20.7%
7.	Southgate	20.6%
8.	Newlands	19.8%
9.	Churton Park	19.7%
10.	Vogeltown	19.6%

Lowest 5-year value change

#	Suburb	% change
1.	Mount Victoria	-0.6%
2.	Wellington Central	0.3%
3.	Thorndon	3.7%
4.	Te Aro	4.3%
5.	Mount Cook	4.7%
6.	Kelburn	5.6%
7.	Melrose	9.8%
8.	Rongotai	10.6%
9.	Berhampore	11.3%
10.	Newtown	11.8%

Highest gross rental yields

#	Suburb	Yield
1.	Wellington Central	9.2%
2.	Pipitea	6.7%
3.	Te Aro	6.3%
4.	Mount Cook	5.7%
5.	Thorndon	5.5%
6.	Berhampore	5.1%
7.	Aro Valley	5.1%
8.	Newtown	5.1%
9.	Oriental Bay	5.1%
10.	Crofton Downs	5.0%

Lowest gross rental yields

#	Suburb	Yield
1.	Karaka Bays	3.4%
2.	Melrose	3.6%
3.	Seatoun	4.1%
4.	Vogeltown	4.3%
5.	Kingston	4.4%
6.	Island Bay	4.4%
7.	Hataitai	4.4%
8.	Brooklyn	4.5%
9.	Strathmore Park	4.5%
10.	Northland	4.5%

Wellington

Top 10 continued...

Highest median rents 12-month change

#	Suburb	% change
1.	Thorndon	5.3%
2.	Churton Park	5.1%
3.	Miramar	3.8%
4.	Tawa	3.8%
5.	Johnsonville	2.9%
6.	Newtown	2.9%
7.	Island Bay	2.0%
8.	Ngaio	1.4%
9.	Mount Victoria	1.2%
10.	Te Aro	0.8%

Lowest median rents 12-month change

#	Suburb	% change
1.	Khandallah	-4.0%
2.	Mount Cook	-2.2%
3.	Wellington Central	-1.8%
4.	Newlands	-0.7%
5.	Brooklyn	0.0%
6.	Karori	0.0%
7.	Hataitai	0.7%
8.	Te Aro	0.8%
9.	Mount Victoria	1.2%
10.	Ngaio	1.4%

Shortest days on market

#	Suburb	Median days
1.	Broadmeadows	17
2.	Berhampore	18
3.	Miramar	19
4.	Northland	20
5.	Crofton Downs	20
6.	Seatoun	20
7.	Khandallah	21
8.	Hataitai	21
9.	Ngaio	21
10.	Wadestown	21

Longest days on market

#	Suburb	Median days
1.	Aro Valley	35
2.	Te Aro	34
3.	Wellington Central	31
4.	Kelburn	29
5.	Kilbirnie	28
6.	Lyal Bay	26
7.	Churton Park	26
8.	Roseneath	26
9.	Tawa	24
10.	Thorndon	24

Top sale price

#	Address	Sale date	Sale price
1.	95 Ludlam Street	6-Mar	\$4,550,000
2.	10 Hay Street	19-Mar	\$4,500,000
3.	1 Fancourt Street	13-Jun	\$3,800,000
4.	23 Brougham Street	5-Feb	\$3,700,000
5.	7 Mathieson Avenue	7-Mar	\$3,500,000
6.	6B/172 Oriental Pde	20-Jun	\$3,500,000
7.	29 The Crescent	9-Apr	\$3,450,000
8.	5 Bayview Terrace	30-May	\$3,340,000
9.	8 Elgin Way	14-May	\$3,300,000
10.	8 Carlton Gore Road	2-Jul	\$3,100,000

Christchurch

All residential property



Top Sale Price

1 Whitewash Head Road

\$8,100,000

Highest median value

Scarborough **\$1,817,500**

Shortest Days on Market

Heathcote Valley **18**

Lowest median value

Phillipstown **\$453,400**

Longest Days on Market

Saint Martins **33**

12-month Change in Median Values

Aranui **8.2%**

Governors Bay **-1.1%**

Gross Rental Yield

Bromley **5.8%**

Scarborough **2.9%**

5-year Change in Median Values

Aranui **68.1%**

Christchurch Central **31.3%**

Rent 12-month change

Casebrook **15.9%**

Fendalton **-3.8%**



Christchurch

Top 10

Highest Median Values

#	Suburb	Median value
1.	Scarborough	\$1,817,500
2.	Kennedys Bush	\$1,742,800
3.	Fendalton	\$1,675,700
4.	Merivale	\$1,493,800
5.	Richmond Hill	\$1,455,300
6.	Clifton	\$1,308,100
7.	Strowan	\$1,276,900
8.	Moncks Bay	\$1,206,100
9.	Redcliffs	\$1,202,900
10.	Sumner	\$1,166,400

Lowest Median Values

#	Suburb	Median value
1.	Phillipstown	\$453,400
2.	Linwood	\$496,550
3.	Aranui	\$505,550
4.	Waltham	\$510,450
5.	Wainoni	\$526,150
6.	Bromley	\$536,400
7.	Addington	\$549,950
8.	Avonside	\$552,600
9.	New Brighton	\$556,800
10.	Sydenham	\$565,900

Highest 12-month value change

#	Suburb	% change
1.	Aranui	8.2%
2.	Kennedys Bush	7.4%
3.	Avondale	6.6%
4.	Wainoni	5.9%
5.	Bromley	5.1%
6.	Moncks Bay	5.0%
7.	Marshland	5.0%
8.	Sumner	4.5%
9.	Spencerville	4.3%
10.	Hornby	4.2%

Lowest 12-month value change

#	Suburb	% change
1.	Governors Bay	-1.1%
2.	Saint Martins	-0.4%
3.	Westmorland	-0.3%
4.	Northcote	-0.1%
5.	Charteris Bay	-0.1%
6.	Beckenham	0.1%
7.	Yaldhurst	0.2%
8.	Takamatua	0.2%
9.	Mount Pleasant	0.2%
10.	Casebrook	0.4%

Highest 5-year value change

#	Suburb	% change
1.	Aranui	68.1%
2.	Wainui	63.3%
3.	Bromley	60.8%
4.	South New Brighton	60.3%
5.	Wainoni	60.2%
6.	North New Brighton	59.1%
7.	Woolston	58.3%
8.	Avonside	56.1%
9.	Duvauchelle	55.7%
10.	Takamatua	55.7%

Lowest 5-year value change

#	Suburb	% change
1.	Christchurch Central	31.3%
2.	Governors Bay	37.3%
3.	Fendalton	37.8%
4.	Northwood	37.9%
5.	Ilam	38.8%
6.	Yaldhurst	41.4%
7.	Middleton	41.5%
8.	Upper Riccarton	41.8%
9.	Avonhead	41.8%
10.	Harewood	43.1%

Highest gross rental yields

#	Suburb	Yield
1.	Bromley	5.8%
2.	Aranui	5.7%
3.	South New Brighton	5.5%
4.	Upper Riccarton	5.4%
5.	Parklands	5.3%
6.	Sockburn	5.3%
7.	Phillipstown	5.3%
8.	Avonside	5.3%
9.	Linwood	5.3%
10.	Avondale	5.3%

Lowest gross rental yields

#	Suburb	Yield
1.	Scarborough	2.9%
2.	Diamond Harbour	3.5%
3.	Sumner	3.6%
4.	Redcliffs	3.6%
5.	Fendalton	3.7%
6.	Beckenham	4.0%
7.	Cashmere	4.0%
8.	Westmorland	4.0%
9.	Merivale	4.1%
10.	Mount Pleasant	4.1%

Christchurch

Top 10 continued...

Highest median rents 12-month change

#	Suburb	% change
1.	Casebrook	15.9%
2.	North New Brighton	13.1%
3.	Cashmere	12.8%
4.	Merivale	11.8%
5.	Mairehau	11.0%
6.	Aranui	10.4%
7.	Papanui	9.9%
8.	Hornby	9.4%
9.	Parklands	9.0%
10.	Ilam	8.7%

Lowest median rents 12-month change

#	Suburb	% change
1.	Fendalton	-3.8%
2.	Upper Riccarton	0.0%
3.	Northwood	0.7%
4.	Redwood	1.8%
5.	Avonhead	2.4%
6.	Wigram	2.7%
7.	Somerfield	2.9%
8.	Hoon Hay	3.5%
9.	Mount Pleasant	4.1%
10.	Halswell	4.5%

Shortest days on market

#	Suburb	Median days
1.	Heathcote Valley	18
2.	Hillsborough	19
3.	Wainoni	20
4.	Hei Hei	21
5.	Russley	21
6.	Aidanfield	21
7.	Spreydon	21
8.	South New Brighton	21
9.	Bishopdale	21
10.	Hornby	21

Longest days on market

#	Suburb	Median days
1.	Saint Martins	33
2.	Diamond Harbour	31
3.	Sydenham	31
4.	New Brighton	31
5.	Mount Pleasant	30
6.	Phillipstown	29
7.	Waltham	29
8.	Sockburn	28
9.	Northcote	28
10.	Broomfield	27

Top sale price

#	Address	Sale date	Sale price
1.	1 Whitewash Head Road	27-Mar	\$8,100,000
2.	8 Wood Lane	21-Mar	\$8,000,000
3.	301/108 Park Terrace	14-Mar	\$7,500,000
4.	36 Clifford Avenue	23-Apr	\$7,300,000
5.	127 Scarborough Road	20-Apr	\$5,510,000
6.	34 Park Terrace	3-Sep	\$5,495,000
7.	99 Scarborough Road	7-Mar	\$5,400,000
8.	33 Helmores Lane	13-Apr	\$5,000,000
9.	30 Wroxtton Terrace	24-Feb	\$4,075,000
10.	31 Waiwetū Street	17-Sep	\$3,800,000

Dunedin

All residential property

Highest median value

Maori Hill	\$1,014,650
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Shortest Days on Market

Shiel Hill	13
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Lowest median value

South Dunedin	\$421,850
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Longest Days on Market

North Dunedin	47
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12-month Change in Median Values

Glenross	7.3%
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Sawyers Bay	-2.4%
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Gross Rental Yield

Forbury	6.9%
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Maori Hill	2.9%
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5-year Change in Median Values

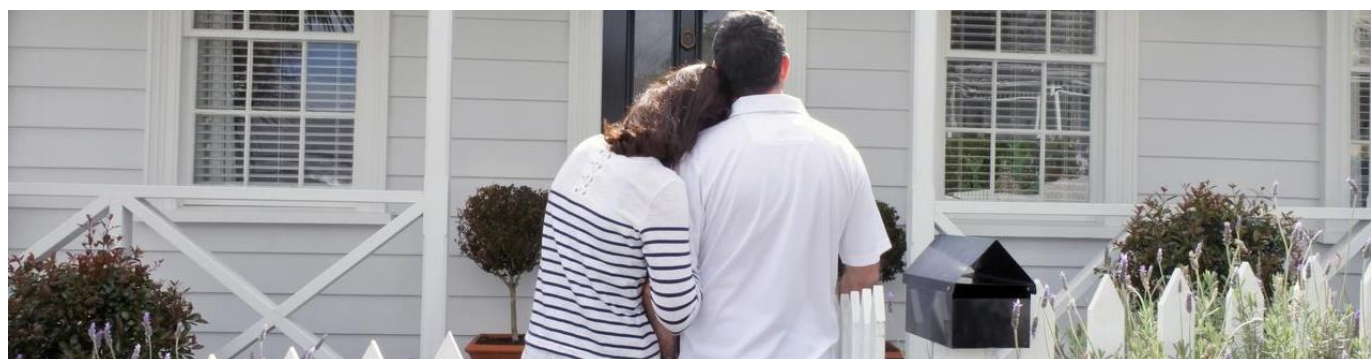
Waikouaiti	46.9%
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Musselburgh	19.3%
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Rent 12-month change

Dunedin Central	23.2%
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Saint Kilda	3.7%
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Dunedin

Top 10

Highest Median Values

#	Suburb	Median value
1.	Maori Hill	\$1,014,650
2.	East Taieri	\$964,650
3.	Vauxhall	\$956,100
4.	Company Bay	\$886,450
5.	Roslyn	\$873,750
6.	Saint Clair	\$844,950
7.	Shiel Hill	\$774,650
8.	Belleknowes	\$772,200
9.	Waverley	\$766,850
10.	Glenleith	\$764,700

Lowest Median Values

#	Suburb	Median value
1.	South Dunedin	\$421,850
2.	Forbury	\$449,300
3.	Caversham	\$452,700
4.	Clyde Hill	\$473,150
5.	Liberton	\$488,800
6.	Calton Hill	\$489,300
7.	The Glen	\$494,000
8.	Ravensbourne	\$511,350
9.	Waikouaiti	\$511,600
10.	Saint Kilda	\$514,500

Highest 12-month value change

#	Suburb	% change
1.	Glenross	7.3%
2.	Helensburgh	7.1%
3.	South Dunedin	6.3%
4.	Kaikorai	5.5%
5.	Halfway Bush	5.4%
6.	Forbury	5.4%
7.	Wakari	5.3%
8.	Bradford	5.3%
9.	Kinmont Park	4.8%
10.	Waikouaiti	4.8%

Lowest 12-month value change

#	Suburb	% change
1.	Sawyers Bay	-2.4%
2.	Vauxhall	-2.1%
3.	Company Bay	-2.0%
4.	Musselburgh	-1.3%
5.	Macandrew Bay	-1.1%
6.	Concord	-0.8%
7.	Andersons Bay	-0.6%
8.	Waverley	-0.6%
9.	Shiel Hill	-0.3%
10.	Maori Hill	-0.2%

Highest 5-year value change

#	Suburb	% change
1.	Waikouaiti	46.9%
2.	Karitane	41.2%
3.	Ocean Grove	41.1%
4.	Dalmore	35.5%
5.	Vauxhall	35.5%
6.	Sawyers Bay	34.9%
7.	Brockville	34.6%
8.	Port Chalmers	34.6%
9.	Liberton	34.4%
10.	Warrington	33.9%

Lowest 5-year value change

#	Suburb	% change
1.	Musselburgh	19.3%
2.	Balaclava	20.5%
3.	Andersons Bay	20.6%
4.	Maryhill	21.6%
5.	Saint Leonards	22.2%
6.	North Dunedin	22.5%
7.	Ravensbourne	23.4%
8.	Tainui	23.6%
9.	Macandrew Bay	23.9%
10.	Dunedin Central	24.2%

Highest gross rental yields

#	Suburb	Yield
1.	Forbury	6.9%
2.	North Dunedin	6.8%
3.	Woodhaugh	6.7%
4.	Clyde Hill	6.7%
5.	South Dunedin	6.6%
6.	Ravensbourne	6.4%
7.	North East Valley	6.4%
8.	The Glen	6.3%
9.	Calton Hill	6.3%
10.	Dunedin Central	6.0%

Lowest gross rental yields

#	Suburb	Yield
1.	Maori Hill	4.5%
2.	Shiel Hill	4.7%
3.	Port Chalmers	4.8%
4.	Waverley	4.8%
5.	Roslyn	4.9%
6.	Macandrew Bay	4.9%
7.	Saint Clair	5.0%
8.	Belleknowes	5.0%
9.	Fairfield	5.1%
10.	Brighton	5.2%

Dunedin

Top 10 continued...

Shortest days on market

#	Suburb	Median days
1.	Shiel Hill	13
2.	Helensburgh	14
3.	Wakari	15
4.	Waverley	18
5.	Kenmure	18
6.	Saint Kilda	19
7.	Abbotsford	19
8.	Andersons Bay	20
9.	Tainui	20
10.	Mornington	21

Longest days on market

#	Suburb	Median days
1.	North Dunedin	47
2.	Waikouaiti	47
3.	Forbury	32
4.	Saint Clair	30
5.	South Dunedin	29
6.	Roslyn	28
7.	Brockville	27
8.	North East Valley	27
9.	Green Island	24
10.	Maori Hill	23

Top sales in other areas

Top sale price - Queenstown

#	Address	Sale date	Sale price
1.	3/23 Arrowtn-Lke Hayes Road	3-May	\$9,500,000
2.	167 Stevenson Road	23-Jun	\$9,000,000
3.	Millbrook Resort, 5 Ayrburn Ridge	6-May	\$8,300,000
4.	73 West Meadows Drive	12-Feb	\$7,840,000
5.	42 Halliday Road	29-Jul	\$7,000,000
6.	7 Drift Bay Road	30-Jan	\$6,500,000
7.	Meadowstone Alpha Series	5-Jul	\$6,350,000
8.	5 Edinburgh Drive	9-Sep	\$6,300,000
9.	311 Beacon Point Road	8-Jun	\$6,250,000
10.	Millbrook Resort, 22 Ayrburn Ridge	14-Aug	\$5,600,000

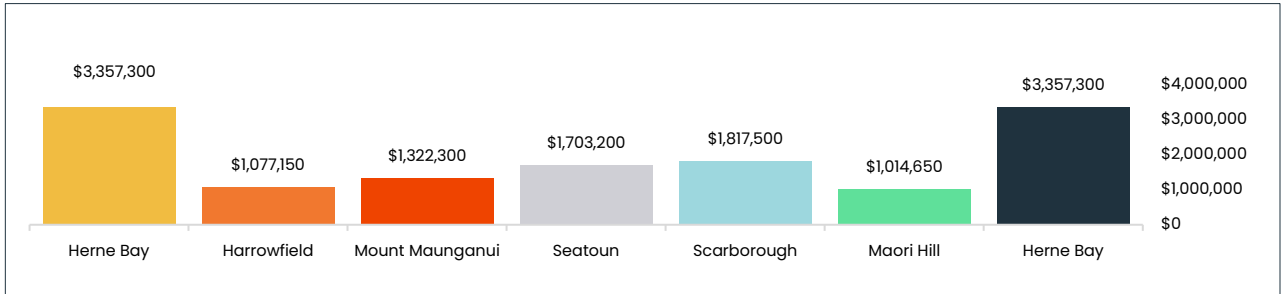
Top sale price - excl. Akld, Q/town, Tau, Wgtn, ChCh

#	Address	Sale date	Sale price
1.	31 Bonanza Place, Pauanui	16-Jan	\$6,650,000
2.	25 Astrolabe View, Kaiteriteri	19-Jun	\$6,600,000
3.	11 Capstan Crescent, Whitianga	20-Jul	\$6,090,000
4.	10 Bredalbane Place, Langs Beach	21-Jan	\$5,600,000
5.	47B Pencarrow Road, Tamahere	7-Sep	\$5,375,000
6.	28 Tangaroa Road, Mangawhai Heads	12-May	\$5,350,000
7.	4 Green Haven Lane, Tamahere	11-Mar	\$4,850,000
8.	105 Esplanade Drive, Whangamata	7-Apr	\$4,725,000
9.	1/845 Maungatautari Road, Maungatautari	26-Jun	\$4,700,000
10.	21C Riverfields Lane, Tamahere	25-Mar	\$4,700,000

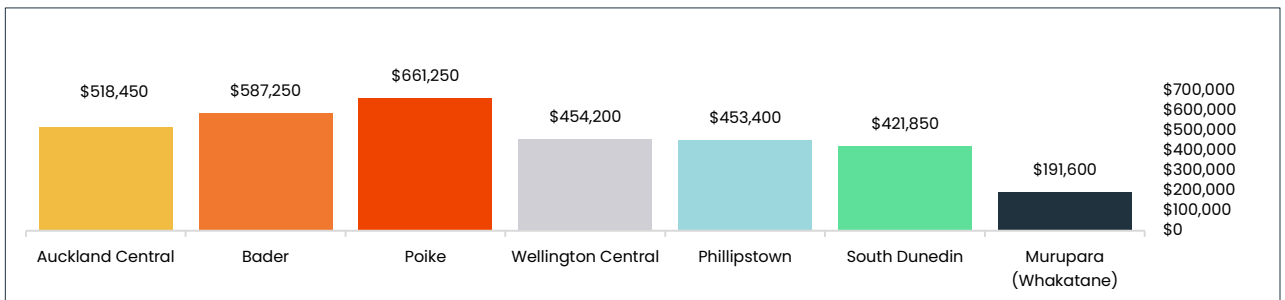
In Summary



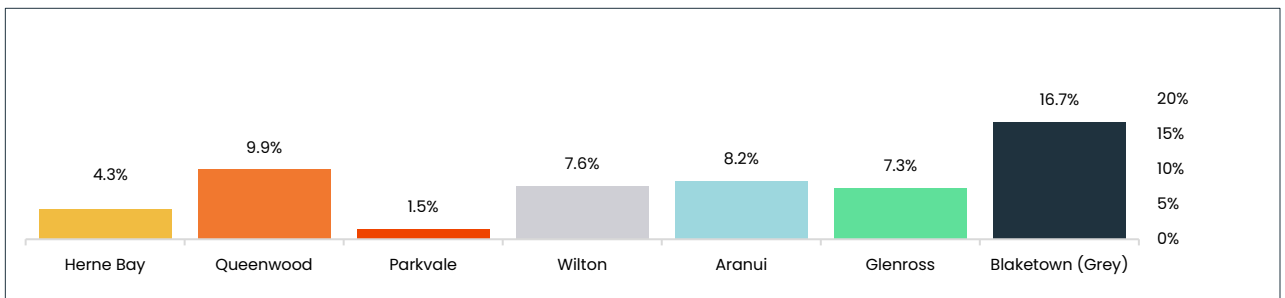
Highest median value



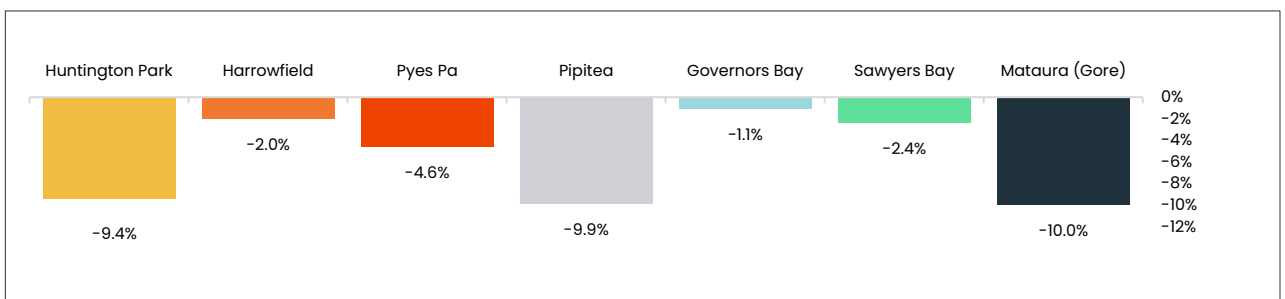
Lowest median value



Highest 12-month value change



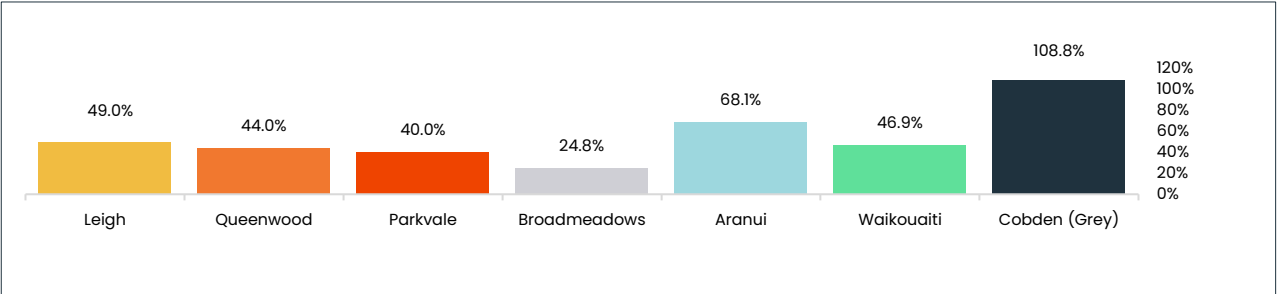
Lowest 12-month value change



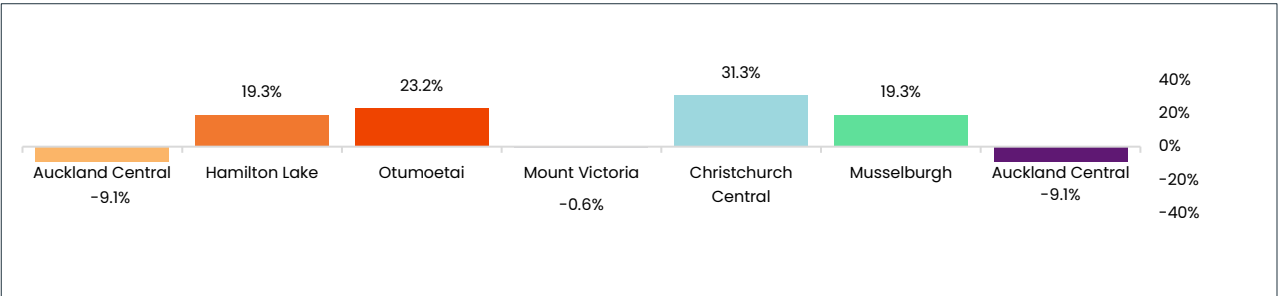
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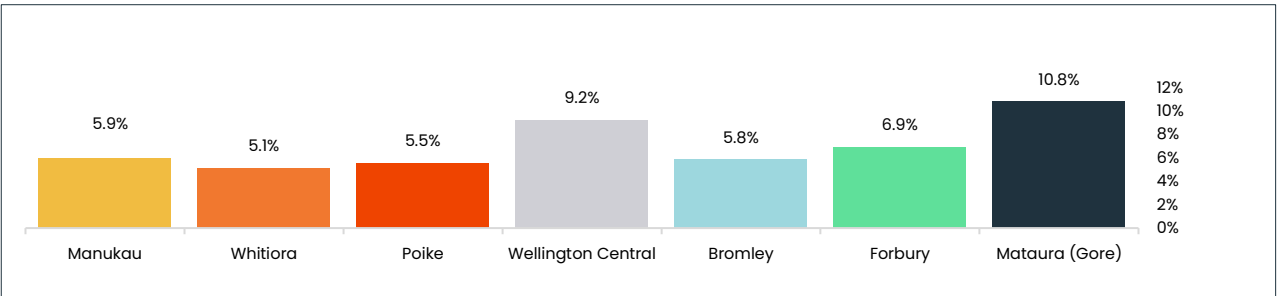
Highest 5-year value change



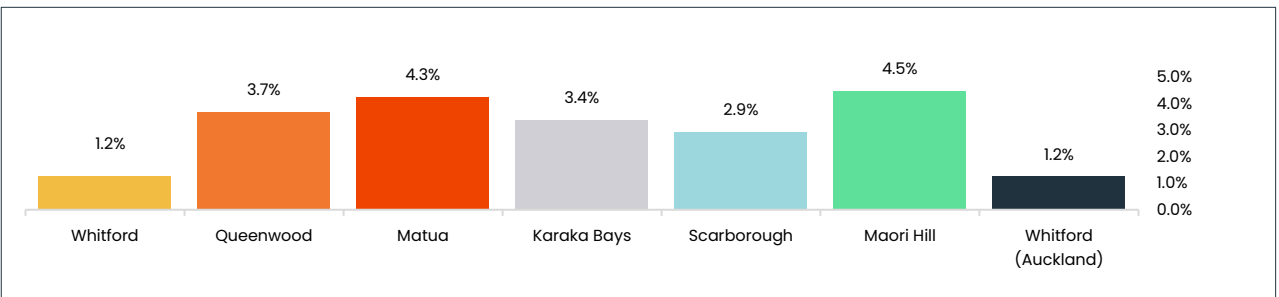
Lowest 5-year value change



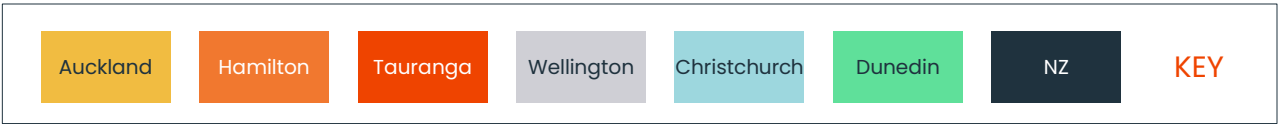
Highest gross rental yield



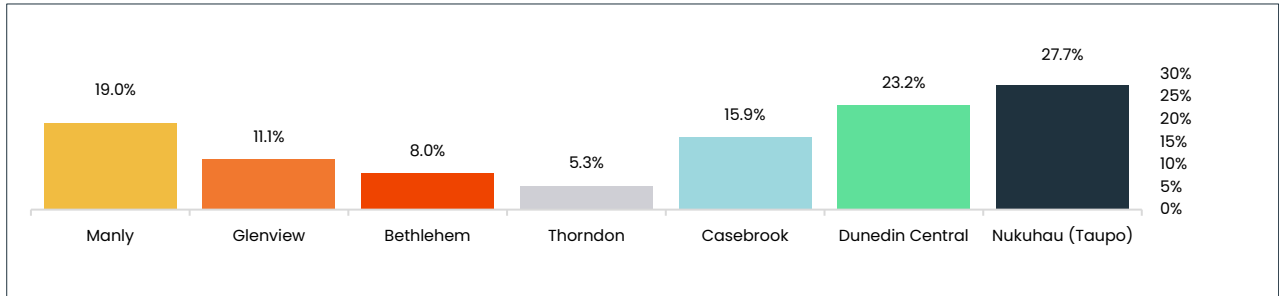
Lowest gross rental yield



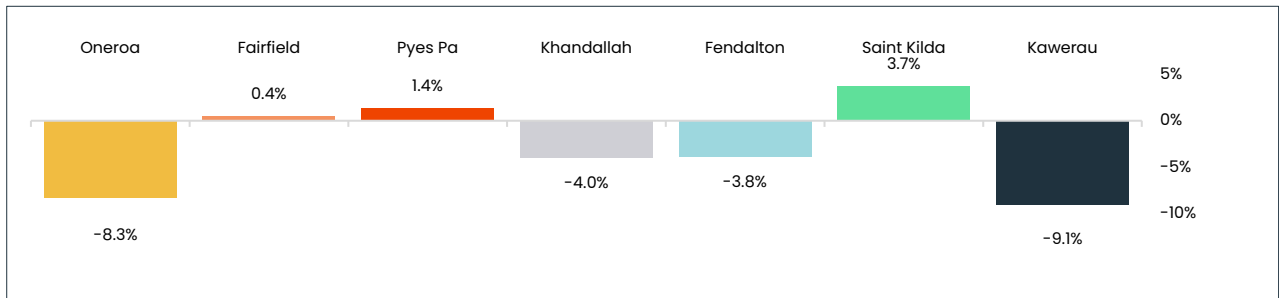
In Summary



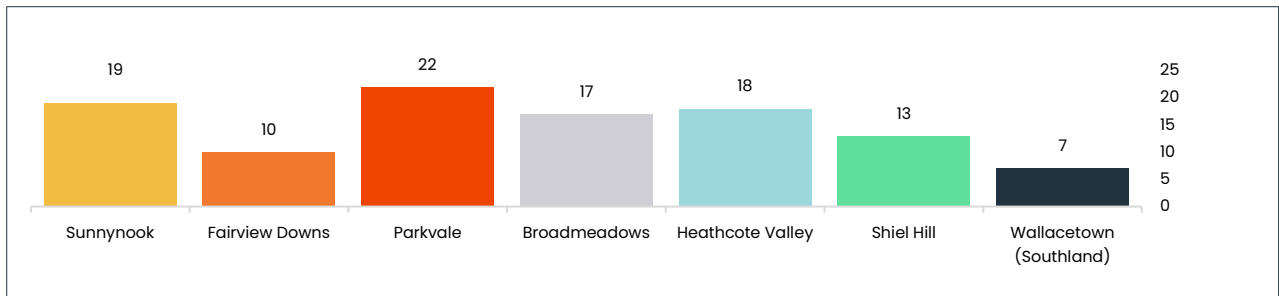
Highest median rents 12-month change



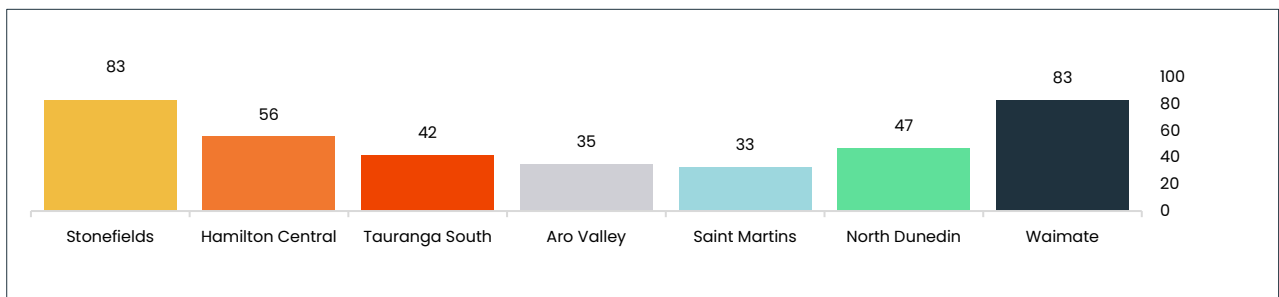
Lowest median rents 12-month change



Shortest days on market



Longest days on market





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