

Corelogic NZ House Price Index - Residential Property

Time period: September 2021

Territorial authority	Average current value	12 month change%	3 month change %	Since 2007 market peak change %
Far North	612,167	22.8%	4.4%	53.7%
Whangarei	742,519	25.9%	3.3%	87.4%
Kaipara	798,975	33.7%	5.7%	101.4%
Auckland - Rodney	1,234,444	25.3%	3.2%	110.5%
Rodney - Hibiscus Coast	1,190,829	24.3%	3.3%	102.7%
Rodney - North	1,273,372	25.8%	3.0%	112.0%
#A Auckland - North Shore	1,509,562	22.2%	3.6%	133.9%
North Shore - Coastal	1,732,803	22.4%	3.8%	130.0%
North Shore - North Harbour	1,458,168	23.5%	6.5%	140.0%
North Shore - Onewa	1,220,473	21.2%	1.2%	146.1%
#A Auckland - Waitakere	1,094,223	26.7%	4.9%	158.1%
#A Auckland - City	1,589,737	25.9%	6.5%	155.4%
Auckland City - Central	1,342,188	21.8%	8.6%	135.7%
Auckland City - Islands	1,616,884	39.0%	9.7%	152.9%
Auckland City - South	1,433,421	26.2%	5.8%	166.3%
Auckland_City - East	2,008,682	27.2%	5.5%	152.1%
#A Auckland - Manukau	1,182,168	25.0%	3.8%	158.3%
Manukau - Central	941,134	28.0%	4.5%	150.4%
Manukau - East	1,518,489	25.4%	3.8%	154.8%
Manukau - North West	1,018,869	23.9%	4.5%	175.8%
#A Auckland - Papakura	930,026	25.7%	3.8%	158.5%
Auckland - Franklin	893,951	25.7%	3.9%	126.0%
Thames Coromandel	1,119,310	33.8%	5.8%	92.5%
Hauraki	639,399	37.4%	6.3%	129.2%
Waikato	666,430	25.0%	-1.9%	120.2%

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	Matamata Piako	654,401	23.9%	8.5%	124.3%
#	Hamilton	823,283	27.1%	2.7%	127.7%
	Hamilton - Central & North West	765,767	25.7%	0.8%	114.0%
	Hamilton - North East	1,007,394	28.0%	2.8%	124.1%
	Hamilton - South East	767,831	27.7%	3.4%	119.7%
	Hamilton - South West	737,619	27.1%	3.5%	115.5%
	Waipa	827,188	25.5%	4.0%	151.3%
	Otorohanga				
	South Waikato	408,710	29.4%	10.4%	150.5%
	Waitomo	304,870	16.4%	-9.8%	43.6%
	Taupo	804,155	34.4%	7.6%	100.8%
	Western BOP	915,786	26.9%	7.0%	103.3%
#	Tauranga	1,046,390	31.6%	7.0%	117.3%
	Rotorua	656,350	19.9%	-2.4%	123.5%
	Whakatane	675,239	27.1%	-0.6%	94.1%
	Kawerau	389,002	28.4%	10.0%	144.3%
	Opotiki				
	Gisborne	594,990	27.8%	1.6%	100.1%
	Wairoa	336,878	49.8%	-16.5%	37.6%
	Hastings	843,516	41.4%	8.3%	170.6%
#	Napier	844,001	36.1%	6.2%	148.0%
	Central Hawkes Bay	565,578	29.6%	8.0%	113.4%
	New Plymouth	673,704	28.0%	6.6%	103.7%
	Stratford	464,613	30.4%	7.2%	112.5%
	South Taranaki	398,329	37.2%	6.9%	101.4%
	Ruapehu	366,163	34.5%	-1.3%	103.0%
	Whanganui	523,268	39.7%	4.4%	133.5%
	Rangitikei	449,613	40.2%	4.0%	148.4%
	Manawatu	634,432	31.8%	5.7%	149.5%
#	Palmerston North	728,137	37.1%	3.2%	144.1%

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Tararua	452,964	54.7%	4.8%	156.8%
Horowhenua	631,940	41.1%	5.6%	165.7%
Kapiti Coast	948,400	37.8%	3.9%	147.6%
#W Porirua	971,835	36.7%	6.2%	154.4%
#W Upper Hutt	894,037	35.2%	4.3%	154.4%
#W Hutt	962,691	38.1%	5.3%	145.3%
#W Wellington	1,213,032	34.9%	6.0%	127.8%
Wellington - Central & South	1,132,283	27.5%	3.9%	102.1%
Wellington - East	1,314,723	36.2%	4.8%	128.1%
Wellington - North	1,156,529	39.7%	7.0%	148.1%
Wellington - West	1,402,924	37.9%	8.0%	131.0%
Masterton	645,693	45.9%	5.8%	125.9%
Carterton	719,181	44.7%	6.2%	158.1%
South Wairarapa	811,897	33.6%	-0.2%	140.0%
Tasman	809,969	25.1%	5.9%	101.7%
# Nelson	806,807	21.2%	4.2%	110.7%
Marlborough	684,570	27.7%	1.9%	75.5%
Kaikoura	605,339	28.1%	6.3%	40.2%
Buller	274,648	31.9%	0.0%	33.7%
Grey	315,167	36.8%	3.5%	28.9%
Westland	373,646	35.5%	13.2%	55.6%
Hurunui	498,724	19.1%	0.9%	59.5%
Waimakariri	613,048	30.5%	8.1%	91.5%
# Christchurch	666,371	27.6%	5.6%	75.6%
Christchurch - Banks Peninsula	712,639	28.9%	5.5%	48.3%
Christchurch - Central & North	772,531	26.7%	5.9%	74.5%
Christchurch - East	512,734	29.6%	4.9%	65.7%
Christchurch - Hills	907,321	27.8%	4.8%	64.0%
Christchurch - Southwest	634,146	27.5%	5.8%	86.8%
Selwyn	743,115	30.4%	9.7%	99.3%

Territorial authority	Average current value	12 month change%	3 month change %	Since 2007 market peak change %
Ashburton	450,711	16.6%	0.5%	61.0%
Timaru	466,128	18.3%	5.0%	85.7%
MacKenzie				
Waimate				
Waitaki	446,961	21.2%	3.7%	95.7%
Central Otago	717,673	20.2%	7.6%	126.4%
Queenstown Lakes	1,489,123	30.4%	9.1%	116.5%
# Dunedin	672,031	22.8%	2.6%	134.8%
Dunedin - Central & North	691,380	24.8%	3.1%	129.1%
Dunedin - Peninsular & Coastal	625,005	25.0%	3.2%	130.9%
Dunedin - South	628,221	19.0%	0.8%	120.0%
Dunedin - Taieri	709,483	23.3%	3.2%	141.4%
Clutha	385,735	25.6%	5.0%	112.9%
Southland	420,727	17.2%	0.6%	82.7%
Gore	367,591	26.8%	5.6%	109.1%
# Invercargill	446,098	23.8%	2.7%	102.3%
Auckland Area	1,346,964	24.9%	4.9%	147.3%
Main Urban Areas	1,078,891	27.2%	5.0%	135.9%
# Wellington Area	1,082,993	35.9%	5.7%	137.7%
Total NZ	950,229	27.8%	4.8%	129.7%

Notes on the above data:

1. The information included in the above table is based on the monthly property value index. This index is calculated based on the sales data entered into CoreLogic's system in the previous 3 month period. For example, information for the period ending June will be calculated based on sales entered between April 1 and June 30.

Territorial authority

Average current value 12 month change% 3 month change % Since 2007 market peak change %

2. The average current value is the average (mean) value of all developed residential properties in the area based on the latest index. It is not an average or median sales price, as both of those only measure what happens to have sold in the period.

3. The percentage change over three months, twelve months and since the 2007 market peak are 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