

Corelogic NZ House Price Index - Residential Property

Time period: August 2023

	Territorial authority	Average current value	12 month change%	3 month change %
	Far North	690,741	-3.2%	-1.0%
	Whangarei	736,623	-9.5%	-1.4%
	Kaipara	795,922	-11.5%	-5.1%
	Auckland - Rodney	1,222,295	-11.9%	-1.7%
	Rodney - Hibiscus Coast	1,131,584	-12.8%	-1.7%
	Rodney - North	1,294,092	-11.6%	-1.9%
#A	Auckland - North Shore	1,426,592	-8.5%	-0.6%
	North Shore - Coastal	1,632,298	-8.6%	-1.0%
	North Shore - North Harbour	1,385,565	-7.4%	0.8%
	North Shore - Onewa	1,142,949	-9.3%	-1.3%
#A	Auckland - Waitakere	989,281	-11.6%	-2.3%
#A	Auckland - City	1,439,845	-10.9%	-7.5%
	Auckland City - Central	1,213,702	-10.1%	-7.9%
	Auckland City - Islands	1,541,880	-13.1%	-8.0%
	Auckland City - South	1,296,449	-12.0%	-9.5%
	Auckland_City - East	1,808,523	-10.1%	-5.3%
#A	Auckland - Manukau	1,131,251	-10.1%	-0.3%
	Manukau - Central	871,776	-10.7%	-0.6%
	Manukau - East	1,413,685	-8.8%	0.0%
	Manukau - North West	990,515	-10.5%	-0.1%
#A	Auckland - Papakura	903,855	-13.6%	2.1%
	Auckland - Franklin	909,003	-9.7%	-4.9%
	Thames Coromandel	1,133,813	-11.1%	-1.2%
	Hauraki	634,846	-8.0%	-2.5%
	Waikato	730,323	-9.5%	-1.0%
	Matamata Piako	702,983	-6.0%	0.5%
#	Hamilton	799,549	-7.4%	-0.7%
	Hamilton - Central & North West	757,974	-6.2%	1.4%
	Hamilton - North East	980,903	-7.8%	-1.7%
	Hamilton - South East	737,448	-8.1%	-0.1%
	Hamilton - South West	705,278	-7.3%	-1.3%
	Waipa	866,223	-3.2%	0.3%
	Otorohanga	537,013	3.5%	1.5%
	South Waikato	425,945	-8.4%	-1.2%
	Waitomo	392,080	0.3%	0.0%
	Taupo	831,583	-5.1%	-0.4%
	Western BOP	988,813	-5.1%	2.7%
#	Tauranga	1,019,075	-10.6%	-0.4%

	Rotorua	639,171	-8.8%	-1.1%
	Whakatane	732,996	-3.5%	-0.1%
	Kawerau	402,427	-5.9%	2.6%
	Opotiki	544,695	-7.2%	4.9%
	Gisborne	579,658	-10.1%	-3.3%
	Wairoa	404,783	3.3%	6.1%
	Hastings	773,658	-9.3%	0.2%
#	Napier	737,644	-10.8%	-2.4%
	Central Hawkes Bay	578,139	-9.5%	-2.5%
	New Plymouth	710,442	-2.8%	1.6%
	Stratford	479,310	-5.2%	0.9%
	South Taranaki	430,323	-5.5%	-2.4%
	Ruapehu	370,902	-7.3%	-0.6%
	Whanganui	493,700	-9.8%	-3.0%
	Rangitikei	436,543	-10.6%	7.4%
	Manawatu	604,861	-6.5%	-0.1%
#	Palmerston North	637,014	-10.1%	0.2%
	Tararua	402,730	-11.5%	-1.8%
	Horowhenua	555,060	-10.7%	-1.0%
	Kapiti Coast	810,177	-12.9%	0.4%
#W	Porirua	797,190	-11.9%	-0.4%
#W	Upper Hutt	727,435	-13.3%	1.3%
#W	Hutt	758,886	-13.7%	-2.4%
#W	Wellington	1,018,564	-10.7%	-0.1%
	Wellington - Central & South	974,175	-10.7%	0.9%
	Wellington - East	1,112,036	-12.7%	-2.0%
	Wellington - North	964,278	-10.2%	-0.6%
	Wellington - West	1,175,683	-8.4%	2.5%
	Masterton	554,008	-14.7%	-3.0%
	Carterton	637,606	-10.0%	2.6%
	South Wairarapa	756,548	-14.9%	-5.7%
	Tasman	773,449	-7.9%	-1.6%
#	Nelson	777,089	-7.0%	-1.9%
	Marlborough	689,157	-6.0%	1.5%
	Kaikoura	629,898	-5.0%	-1.7%
	Buller	331,350	5.4%	1.5%
	Grey	368,205	6.0%	2.7%
	Westland	395,637	2.5%	0.8%
	Hurunui	616,548	-0.6%	-0.4%
	Waimakariri	693,555	-4.9%	-0.9%
#	Christchurch	731,900	-3.8%	0.2%
	Christchurch - Banks Peninsula	784,302	-4.3%	1.0%
	Christchurch - Central & North	833,223	-4.6%	0.3%
	Christchurch - East	575,803	-2.3%	0.7%

	Christchurch - Hills	1,021,428	-1.3%	-1.1%
	Christchurch - Southwest	692,810	-4.8%	0.4%
	Selwyn	802,547	-6.6%	-1.3%
	Ashburton	531,187	-0.1%	-1.0%
	Timaru	503,444	-2.4%	-1.3%
	MacKenzie	765,612	1.1%	15.1%
	Waimate	438,063	3.8%	0.9%
	Waitaki	465,923	-5.0%	-2.6%
	Central Otago	788,190	1.0%	1.2%
	Queenstown Lakes	1,675,462	0.0%	-3.0%
#	Dunedin	609,767	-7.1%	-1.7%
	Dunedin - Central & North	615,208	-8.4%	-2.0%
	Dunedin - Peninsular & Coastal	585,630	-4.0%	-0.4%
	Dunedin - South	582,227	-6.4%	-0.8%
	Dunedin - Taieri	640,135	-7.2%	-2.3%
	Clutha	391,377	-3.0%	-0.1%
	Southland	499,162	2.4%	3.7%
	Gore	384,907	-2.6%	0.1%
#	Invercargill	458,642	-2.4%	2.6%
	Auckland Area	1,254,950	-10.7%	-3.8%
	Wellington Area	890,710	-11.8%	-0.6%
#	Main Urban Areas	999,232	-9.5%	-2.3%
	Total NZ	905,466	-8.7%	-1.8%

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.

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 and twelve months 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.