

Corelogic NZ House Price Index - Residential Property

Time period: 30 June 2022

	Territorial authority	Average current value	12 month change%	3 month change %
	Far North	722,630	23.3%	3.5%
	Whangarei	843,530	17.4%	0.5%
	Kaipara	894,585	18.3%	1.9%
	Auckland - Rodney	1,409,251	17.8%	-0.8%
	Rodney - Hibiscus Coast	1,321,148	14.6%	0.1%
	Rodney - North	1,486,017	20.2%	-1.5%
#A	Auckland - North Shore	1,604,040	10.1%	-4.3%
	North Shore - Coastal	1,848,637	10.7%	-3.2%
	North Shore - North Harbour	1,535,209	12.1%	-4.6%
	North Shore - Onewa	1,287,159	6.8%	-5.7%
#A	Auckland - Waitakere	1,159,214	11.1%	-5.5%
#A	Auckland - City	1,656,359	10.9%	-6.2%
	Auckland City - Central	1,385,149	12.1%	-7.3%
	Auckland City - Islands	1,752,653	18.9%	-8.7%
	Auckland City - South	1,499,646	10.6%	-5.6%
	Auckland_City - East	2,077,622	9.1%	-5.8%
#A	Auckland - Manukau	1,305,271	14.7%	-4.7%
	Manukau - Central	1,019,663	13.2%	-4.0%
	Manukau - East	1,605,937	9.8%	-5.8%
	Manukau - North West	1,143,708	17.3%	-3.5%
#A	Auckland - Papakura	1,070,975	19.6%	-1.3%
	Auckland - Franklin	1,026,058	19.3%	-1.9%
	Thames Coromandel	1,206,169	14.0%	4.0%
	Hauraki	686,493	14.2%	-1.3%
	Waikato	808,401	19.0%	4.5%
	Matamata Piako	754,430	25.1%	1.7%
#	Hamilton	880,947	9.9%	-1.2%
	Hamilton - Central & North West	821,447	8.1%	0.0%
	Hamilton - North East	1,089,195	11.2%	-2.2%
	Hamilton - South East	811,212	9.3%	-1.5%
	Hamilton - South West	783,311	9.9%	-0.8%
	Waipa	913,790	14.9%	0.1%
	Otorohanga	515,858	3.1%	-12.7%
	South Waikato	475,164	28.3%	-0.6%
	Waitomo	391,289	15.8%	1.3%
	Taupo	902,073	20.7%	2.2%
	Western BOP	1,069,244	25.0%	0.8%
#	Tauranga	1,164,444	19.1%	-1.8%
	Rotorua	722,557	7.4%	-0.4%
	Whakatane	780,065	14.8%	-0.3%
	Kawerau	429,166	21.4%	0.4%
	Opotiki	563,911	5.3%	9.3%
	Gisborne	655,996	12.0%	-0.5%

Territorial authority	Average current value	12 month change%	3 month change %
Wairoa	412,470	2.2%	0.1%
Hastings	878,440	12.8%	-2.7%
# Napier	860,728	8.3%	-3.9%
Central Hawkes Bay	657,435	25.6%	-0.7%
New Plymouth	749,082	18.6%	2.8%
Stratford	522,316	20.5%	7.4%
South Taranaki	461,721	23.9%	6.2%
Ruapehu	405,935	9.4%	-0.8%
Whanganui	561,515	12.0%	-2.0%
Rangitikei	496,183	14.8%	0.2%
Manawatu	677,175	12.8%	0.6%
# Palmerston North	731,017	3.7%	-2.3%
Tararua	475,032	9.9%	2.1%
Horowhenua	648,702	8.5%	-2.1%
Kapiti Coast	961,418	5.3%	-1.7%
#W Porirua	962,139	5.2%	-4.8%
#W Upper Hutt	867,214	1.2%	-6.9%
#W Hutt	923,980	1.0%	-6.2%
#W Wellington	1,227,308	7.3%	-3.7%
Wellington - Central & South	1,167,987	7.1%	-2.6%
Wellington - East	1,364,456	8.8%	-3.1%
Wellington - North	1,161,670	7.5%	-4.1%
Wellington - West	1,386,248	6.7%	-5.8%
Masterton	689,785	13.0%	1.0%
Carterton	731,095	8.0%	-0.1%
South Wairarapa	905,143	11.3%	0.4%
Tasman	876,095	14.6%	2.3%
# Nelson	861,694	11.3%	-0.5%
Marlborough	744,735	10.9%	0.7%
Kaikoura	646,630	13.5%	8.0%
Buller	314,328	14.5%	49.2%
Grey	354,126	16.3%	7.6%
Westland	383,181	16.1%	14.3%
Hurunui	574,540	16.3%	-3.0%
Waimakariri	730,898	28.9%	5.8%
# Christchurch	783,216	24.1%	3.3%
Christchurch - Banks Peninsula	862,532	27.7%	7.3%
Christchurch - Central & North	899,159	23.3%	3.6%
Christchurch - East	606,752	24.1%	5.1%
Christchurch - Hills	1,085,911	25.5%	4.1%
Christchurch - Southwest	745,026	24.3%	1.6%
Selwyn	869,131	28.3%	0.1%
Ashburton	528,914	18.0%	4.2%
Timaru	510,073	15.0%	1.3%
MacKenzie	709,975	13.6%	7.8%
Waimate	415,523	18.6%	2.6%
Waitaki	495,649	15.0%	0.4%
Central Otago	779,706	16.9%	0.5%

	Territorial authority	Average current value	12 month change%	3 month change %
	Queenstown Lakes	1,685,126	23.5%	0.1%
#	Dunedin	682,108	4.1%	-2.4%
	Dunedin - Central & North	696,535	3.9%	-3.6%
	Dunedin - Peninsular & Coastal	<i>658,727</i>	<i>8.7%</i>	<i>-0.6%</i>
	Dunedin - South	649,137	4.1%	-1.6%
	Dunedin - Taieri	707,327	2.9%	-2.2%
	Clutha	389,394	6.0%	-6.1%
	Southland	492,462	17.8%	3.2%
	Gore	390,882	12.3%	4.2%
#	Invercargill	472,368	8.8%	-1.9%
	Auckland Area	1,445,624	12.6%	-4.9%
	Wellington Area	1,075,676	5.0%	-4.7%
#	Main Urban Areas	1,141,366	11.0%	-3.7%
	Total NZ	1,018,770	12.4%	-2.3%

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
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