

Corelogic NZ House Price Index - Residential Property

Time period: May 2021

Territorial authority		Average current value	12 month change%	3 month change %
	Far North	571,273	16.1%	4.2%
	Whangarei	717,234	22.3%	10.0%
	Kaipara	728,283	26.2%	9.1%
	Auckland - Rodney	1,161,225	18.0%	6.4%
	Rodney - Hibiscus Coast	1,119,237	16.2%	5.9%
	Rodney - North	1,199,308	19.3%	6.8%
#A	Auckland - North Shore	1,435,123	14.1%	4.8%
	North Shore - Coastal	1,642,899	14.6%	4.7%
	North Shore - North Harbour	1,360,049	12.0%	5.4%
	North Shore - Onewa	1,179,259	15.0%	4.1%
#A	Auckland - Waitakere	1,020,171	18.9%	7.6%
#A	Auckland - City	1,483,594	15.4%	4.6%
	Auckland City - Central	1,247,331	11.3%	2.1%
	Auckland City - Islands	1,442,300	26.6%	12.3%
	Auckland City - South	1,342,536	16.7%	3.9%
	Auckland_City - East	1,877,005	15.7%	6.0%
#A	Auckland - Manukau	1,117,024	19.1%	6.6%
	Manukau - Central	879,216	21.7%	7.5%
	Manukau - East	1,443,767	20.4%	7.1%
	Manukau - North West	956,781	16.7%	5.5%
#A	Auckland - Papakura	876,926	21.2%	8.1%
	Auckland - Franklin	829,865	20.5%	6.8%
	Thames Coromandel	1,013,826	23.5%	9.2%
	Hauraki	508,892	10.2%	-0.2%
	Waikato	641,995	22.1%	9.3%

	Territorial authority	Average current value	12 month change%	3 month change %
	Matamata Piako	577,453	14.5%	2.5%
#	Hamilton	786,903	25.1%	10.4%
	Hamilton - Central & North West	734,647	24.5%	10.4%
	Hamilton - North East	956,909	23.6%	9.8%
	Hamilton - South East	730,391	24.9%	10.7%
	Hamilton - South West	709,143	27.2%	9.5%
	Waipa	760,109	19.2%	7.6%
	Otorohanga			
	South Waikato	374,863	16.1%	2.0%
	Waitomo	325,298	32.0%	22.2%
	Taupo	736,441	29.2%	14.8%
	Western BOP	848,159	19.9%	6.1%
#	Tauranga	968,342	22.2%	10.6%
	Rotorua	663,269	28.1%	9.7%
	Whakatane	677,726	31.5%	10.6%
	Kawerau	366,505	23.9%	8.0%
	Opotiki	470,452	27.4%	8.3%
	Gisborne	590,915	36.0%	8.6%
	Wairoa	381,026	52.4%	18.9%
	Hastings	764,908	28.9%	10.4%
#	Napier	796,206	30.1%	12.6%
	Central Hawkes Bay	521,036	28.6%	8.0%
	New Plymouth	633,510	24.9%	8.4%
	Stratford	439,633	36.5%	14.1%
	South Taranaki	373,399	30.9%	6.0%
	Ruapehu	342,227	31.9%	9.1%
	Whanganui	500,313	35.2%	10.8%
	Rangitikei	432,427	51.7%	15.2%
	Manawatu	602,778	29.3%	10.6%
#	Palmerston North	684,797	34.3%	11.4%

Territorial authority	Average current value	12 month change%	3 month change %
Tararua	420,591	49.0%	20.1%
Horowhenua	583,467	32.7%	12.3%
Kapiti Coast	901,401	34.7%	12.5%
#W Porirua	896,874	29.5%	9.2%
#W Upper Hutt	844,169	33.3%	12.8%
#W Hutt	891,387	29.5%	11.7%
#W Wellington	1,118,348	25.0%	10.5%
Wellington - Central & South	1,086,646	22.5%	9.3%
Wellington - East	1,201,493	24.6%	12.7%
Wellington - North	1,040,759	27.3%	10.7%
Wellington - West	1,279,520	25.8%	10.3%
Masterton	594,230	39.5%	8.7%
Carterton	674,451	41.8%	14.7%
South Wairarapa	785,108	34.5%	7.3%
Tasman	751,731	19.4%	8.4%
# Nelson	758,808	15.3%	5.2%
Marlborough	682,122	32.3%	11.3%
Kaikoura	536,060	16.1%	4.3%
Buller	258,684	24.1%	7.7%
Grey	285,898	25.2%	11.7%
Westland	330,771	19.3%	12.4%
Hurunui	497,344	24.6%	13.6%
Waimakariri	549,207	18.5%	7.7%
# Christchurch	612,988	18.5%	8.5%
Christchurch - Banks Peninsula	658,391	20.1%	9.2%
Christchurch - Central & North	707,789	17.0%	7.2%
Christchurch - East	472,410	19.9%	9.2%
Christchurch - Hills	836,396	19.2%	8.0%
Christchurch - Southwest	585,925	19.2%	9.9%
Selwyn	668,384	18.4%	9.6%

Territorial authority		Average current value	12 month change%	3 month change %
	Ashburton	436,565	16.7%	7.0%
	Timaru	441,268	12.6%	4.5%
	MacKenzie	623,375	4.9%	6.0%
	Waimate	336,035	15.7%	5.5%
	Waitaki	421,663	19.7%	3.5%
	Central Otago	670,859	12.3%	9.0%
	Queenstown Lakes	1,344,802	10.4%	8.1%
#	Dunedin	646,313	17.0%	5.7%
	Dunedin - Central & North	665,211	18.3%	5.1%
	Dunedin - Peninsular & Coastal	599,133	21.7%	7.5%
	Dunedin - South	619,254	14.9%	6.1%
	Dunedin - Taieri	669,104	15.9%	5.5%
	Clutha	337,110	15.9%	3.6%
	Southland	410,863	15.4%	9.0%
	Gore	335,973	20.3%	2.2%
#	Invercargill	427,392	22.1%	6.5%
	Auckland Area	1,265,071	16.5%	5.5%
	Main Urban Areas	1,011,300	19.3%	7.2%
#	Wellington Area	1,001,732	27.2%	10.8%
	Total NZ	890,848	20.5%	7.7%

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

Territorial authority

Average current value 12 month change% 3 month 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. 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