CoreLogic

NEW ZEALAND

Best of the Best 2023

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CoreLogic

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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2023 in review

It really was the year of two halves

In our 2022 year-end Best of the Best Report, we suggested that 2023 could prove to be a 'year of two halves' for the housing market, with the first part of the year seeing further low levels of sales activity and continued drops in house prices. But in the event that mortgage rates stopped surging higher and if the labour market could remain robust, it did then seem likely that the latter part of 2023 could see the property market turn around again, with sales starting to rise and the downturn in property values coming to an end.

As it has turned out, the market did actually stick pretty tightly to that script. Sales volumes dropped further over the first 3-4 months of 2023, hitting the low-point in April, with a 12-month moving total of just 60,475 – the lowest level in about 40 years. Meanwhile, property values also dropped further, and after a national fall of about 8% in the final nine months of 2022, they declined a further 5% or so in 2023.

But from around May or June, market conditions certainly started to change. Yes, mortgage rates have continued to be tweaked higher in recent months, but after basically doubling from mid-2021 to late 2022, the rate of increase slowed right down in 2023. Against that backdrop, we also saw the restrictive CCCFA rules ease from 1st May and then the LVR rules were also relaxed a little from 1st June. In other words, credit costs and availability started to change tack – probably going hand in hand with a gradual shift in market sentiment/confidence too.

In the meantime, new listings flows coming to the market have generally remained relatively low in 2023 and this has seen stock levels – or buyer choice – edge downwards. The labour market has also remained relatively robust, with filled jobs rising and the unemployment rate holding below 4%; only really increasing because of a larger labour force.

And finally, there's been the surge in net inwards migration to New Zealand, which has come as a surprise to almost all of us. This hasn't necessarily kick-started sales volumes or house prices on its own, but there are certainly signs that it's put significant pressure on an already-constrained supply of rental property – with vacancy rates dropping, and inevitably, rent prices accelerating. Clearly, that's attractive for landlords, but very unwelcome for tenants.

Accordingly, the second half of the year has seen the end of the downturn and the start of a slow upturn. Indeed, sales volumes are now rising pretty consistently from month to month, although from such a low base, even strong percentage gains of 10-15% haven't yet translated into large increases in the *number* of deals.

In that slightly 'patchy' turnover environment, yes, property values have begun to rise in many places (with the national average figure up by 0.4% in October and 0.7% in November), but not all. For example, most of the main centres are showing reasonably consistent gains in values, but some 'provincial' markets are much less robust.

One other key theme that has been running throughout 2023 – and will continue into 2024 – is the repricing process for existing mortgages. So far, it's been pretty smooth, with low unemployment helping households to adjust their finances as their mortgages climb from older, lower levels to the new, higher market rates. This 'success' also helped the housing downturn come to an orderly end.

All in all, then, after an 'L-shaped' year in 2023, the housing market has now entered the next phase of the cycle. However, we still think there are reasons to be cautious about the speed and durability of this emerging 'recovery'. It could be an elongated 'U', rather than a short and sharp 'V'.

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The year ahead

An underwhelming upturn?

Indeed, in sticking with our regular attempt to sum up each year ahead under a key theme/banner, it wouldn't be a surprise to see any housing market growth in 2024 turn out to be more subdued than in previous episodes – i.e. an underwhelming upturn.

To be fair, the year is likely to kick off with a 'positive vibe' in the housing market, given that the new Government is now in place and will be working towards its more property-friendly stance. Granted, any speculation that a potential relaxation of the foreign buyer ban could add a bit of price impetus to the market is now irrelevant, given that NZ First quashed that idea.

But the Brightline Test is still on track to be shortened back to two years for all properties (whether old or new) from July 2024, and this could start to pull some investment demand back into the market. However, given the current strains on cashflow, that could easily drive a bit more selling too, as some existing investors find themselves off the hook for capital gains tax sooner than they expected. Ultimately, this might be a sales/liquidity rather than price effect.

That cashflow angle is also vital when thinking about the possible impact of an accelerated timeframe for the reinstatement of 100% mortgage interest deductibility for all investors. It's certainly true that existing investors will see smaller tax bills, and the sums will also start to look more favourable for some would-be new & expanding investors too. But with gross rental yields still low and mortgage rates high, probably for most/all of 2024, a typical property investment purchase will still need a significant top-up out of other income – even after accounting for less tax. This is likely to remain a real-world hurdle for investors, even if their 'mood' is more positive.

On the flipside, even if some investors do start to buy again, it's not likely to be a torrent, and hence first home buyers should still be able to find good opportunities – as they continue to benefit from access to KiwiSaver for their deposit (or at least part of it), with many also likely to make full use of the low-deposit lending speed limits at the banks.

Even so, there are some big-picture themes likely to be in play in 2024 that will challenge all of the various buyer groups – and keep a lid on sales volumes and property values. First, even after the recent downturn, house prices remain high – i.e. affordability is still a major issue. Second, that's especially true when you consider the likelihood that mortgage rates remain 'higher for longer' especially at the shorter end of the curve (i.e. the popular 1-2 year fixes).

And third, caps on debt to income ratios remain firmly on the cards for 2024, albeit not until the second half of the year. To be fair, high mortgage rates are currently doing the job of restricting high DTI ('risky') lending, so any formal rules might not be binding straightaway. But over the medium term, they'll tend to tie house prices more closely to income growth, and limit how many properties an individual can own at any point in time. Indeed, an investment portfolio can only really be grown under a DTI system by getting income higher, and that takes time.

It's also worth just quickly touching on construction. Often in the past, a slump in new housing supply has driven a fast rebound in prices. And it's true that building activity is currently declining again. But there are also gradually emerging signs that the floor might be approaching, reducing the chances that house prices are pushed up by a serious lack of new housing.

All in all, we'll be keeping a close eye on the labour market and the mortgage repricing process for at least the first half of 2024. But there are also several other reasons to think that 2024 will be a relatively mundane year for the property market. We're anticipating sales rising by perhaps 10% (still leaving them at below-normal levels) and prices seeing growth of around 5%, maybe a bit more.

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Top Performing Suburbs 2023

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 residential property

SOLD

Top Sale Price

120 Victoria Avenue, Remuera, Akld (18-Jul)	$23,800,000

Highest median value

Herne Bay, Auckland	$3,161,400

Lowest median value

Cobden, Grey	$258,200

12-month Change in Median Values

Highest – Sunshine Bay, Queenstown	6.6%
Lowest - Featherston	-16.0%

5-year Change in Median Values

Highest – Mataura, Gore	138.9%
Lowest – Auckland Central	-8.8%

Shortest Days on Market

Hargest (Invercargill)	11

Longest Days on Market

Ohakune (Ruapehu)	115

Gross Rental Yield

Highest – Whanganui (suburb)	8.5%
Lowest – Whitford (Auckland)	1.1%

Rent 12-month change

Highest – Fairview Heights (Auckland)	32.4%
Lowest – Herne Bay (Auckland)	-14.5%

All data highlighted is current to November 2023.

Median value data 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.

12-month change: The percentage difference between the median AVM value in the same period compared to 12 months ago.

Five-year change: The percentage difference between the median AVM value in the same period compared to five years ago.

Gross rental yields are calculated using MBIE data on rental bonds lodged. Median weekly rents are multiplied by 52 to get an annual figure, which is then divided by that suburb's median property 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.

National

Top 10

Highest Median Values – all Auckland

#	Suburb	Median value
1.	Herne Bay	$3,161,400
2.	Saint Marys Bay	$2,697,500
3.	Remuera	$2,451,850
4.	Westmere	$2,377,700
5.	Ponsonby	$2,347,550
6.	Campbells Bay	$2,097,150
7.	Shamrock Park	$2,094,900
8.	Orakei	$2,048,550
9.	Kohimarama	$2,039,900
10.	Takapuna	$2,027,800

Lowest Median Values

#	Suburb	Median value
1.	Cobden (Grey)	$258,200
2.	Blaketown (Grey)	$277,750
3.	Patea (South Taranaki)	$292,800
4.	Mataura (Gore)	$294,000
5.	Wairoa	$297,050
6.	Appleby (Invercargill)	$319,650
7.	Manunui (Ruapehu)	$324,850
8.	Westport	$324,950
9.	Manaia (South Taranaki)	$328,600
10.	Kew (Invercargill)	$333,950

Highest 12-month value change

#	Suburb	% change
1.	Sunshine Bay (Queenstown)	6.6%
2.	Karoro (Grey)	3.9%
3.	Lake Hayes Estate (Queenstown)	3.8%
4.	Mataura (Gore)	3.4%
5.	Mornington (Wellington)	3.0%
6.	Albert Town (Queenstown)	2.6%
7.	Cromwell	2.6%
8.	Westport	2.5%
9.	Kingston (Wellington)	2.4%
10.	Lake Hawea	2.3%

Lowest 12-month value change

#	Suburb	% change
1.	Featherston	-16.0%
2.	Marton	-15.3%
3.	Raumanga (Whangarei)	-13.4%
4.	Glendowie (Auckland)	-13.0%
5.	Ostend (Auckland)	-12.8%
6.	Petone	-12.8%
7.	Karaka Bays (Wellington)	-12.5%
8.	Martinborough	-12.5%
9.	Matakana (Auckland)	-12.4%
10.	Pahiatua	-12.4%

Highest 5-year value change

#	Suburb	% change
1.	Mataura (Gore)	138.9%
2.	Raetihi (Ruapehu)	128.1%
3.	Wairoa	125.2%
4.	Waverley (South Taranaki)	122.6%
5.	Elgin (Gisborne)	122.3%
6.	Outer Kaiti (Gisborne)	118.6%
7.	Patea	118.3%
8.	Mangakino (Taupo)	114.4%
9.	Manunui (Ruapehu)	110.5%
10.	Reefton	106.1%

Lowest 5-year value change*

#	Suburb	% change
1.	Auckland Central	-8.8%
2.	Newmarket	-3.1%
3.	Grafton	-2.3%
4.	Waiake	3.4%
5.	Campbells Bay	6.0%
6.	Wellington Central	6.1%
7.	Rothesay Bay	7.0%
8.	Mission Bay	7.4%
9.	Eden Terrace	7.5%
10.	Orakei	7.7%

*All Auckland except Wellington Central

Highest gross rental yields

#	Suburb	Yield
1.	Whanganui (suburb)	8.5%
2.	Wellington Central	8.0%
3.	Taumarunui (Ruapehu)	7.3%
4.	Kawerau	7.2%
5.	Kaikohe (Far North)	7.0%
6.	Castlecliff (Whanganui)	7.0%
7.	Westport	7.0%
8.	Bluff	6.9%
9.	Tokoroa	6.9%
10.	Appleby (Invercargill)	6.9%

Lowest gross rental yields*

#	Suburb	Yield
1.	Whitford	1.1%
2.	Coatesville	1.4%
3.	Maraetai	1.7%
4.	Paremoremo	1.8%
5.	Stanley Point	1.8%
6.	Clevedon	1.8%
7.	Redvale	1.8%
8.	Whakamarama (Western BoP)	1.8%
9.	Herald Island	1.9%
10.	Redwood Valley (Tasman)	2.1%

*All Auckland except where noted

National

Top 10 continued...

Highest median rents*

#	Suburb	Median rent
1.	Bayswater	$1,100
2.	Jacks Point (Queenstown)	$1,100
3.	Schnapper Rock	$1,000
4.	Saint Marys Bay	$998
5.	Long Bay	$995
6.	Castor Bay	$990
7.	Orakei	$985
8.	Dannemora	$985
9.	Westmere	$980
10.	Campbells Bay	$970

*All Auckland except where noted

Lowest median rents

#	Suburb	Median rent
1.	Oamaru	$390
2.	Seaview (Timaru)	$395
3.	Temuka (Timaru)	$400
4.	West End (Timaru)	$400
5.	Highfield (Timaru)	$400
6.	Appleby (Invercargill)	$400
7.	Marchwiel (Timaru)	$410
8.	Waimate	$415
9.	Georgetown (Invercargill)	$420
10.	Westport	$420

Highest median rents 12-month change

#	Suburb	% change
1.	Fairview Heights (Auckland)	32.4%
2.	Auckland Central	31.1%
3.	Fendalton (Christchurch)	30.0%
4.	Wanaka	29.3%
5.	Frankleigh Park (New Plymouth)	25.0%
6.	Jacks Point (Queenstown)	20.6%
7.	Lyttelton (Christchurch)	20.4%
8.	Birchville (Upper Hutt)	20.0%
9.	Camborne (Porirua)	20.0%
10.	Picton	19.8%

Lowest median rents 12-month change

#	Suburb	% change
1.	Herne Bay (Auckland)	-14.5%
2.	Solway (Masterton)	-7.6%
3.	Point Chevalier (Auckland)	-6.7%
4.	Boulcott (Lower Hutt)	-6.5%
5.	Crofton Downs (Wellington)	-6.3%
6.	Mapua (Tasman)	-5.7%
7.	Lynfield (Auckland)	-5.0%
8.	Wilton (Wellington)	-4.8%
9.	Silverstream (Upper Hutt)	-4.4%
10.	Oriental Bay (Wellington)	-4.4%

Shortest days on market

#	Suburb	Median days
1.	Hargest (Invercargill)	11
2.	Glengarry (Invercargill)	13
3.	Randwick Park (Auckland)	13
4.	Kenmure (Dunedin)	16
5.	Wallaceville (Upper Hutt)	17
6.	Surfdale (Auckland)	17
7.	Northland (Wellington)	18
8.	The Brook (Nelson)	18
9.	Newtown (Wellington)	18
10.	Bader (Hamilton)	18

Longest days on market

#	Suburb	Median days
1.	Ohakune (Ruapehu)	115
2.	Te Kuiti	115
3.	Lynmore (Rotorua)	95
4.	Milton (Clutha)	94
5.	Waipu (Whangarei)	94
6.	Pauanui (Thames-Coromandel)	94
7.	Westport	91
8.	Maunu (Whangarei)	88
9.	Clyde (Central Otago)	85
10.	Botany Downs (Auckland)	84

Top sale price – all Auckland (except where noted)

#	Address	Sale date	Sale price
1.	120 Victoria Avenue, Remuera	18-Jul	$23,800,000
2.	13 Burwood Crescent, Remuera	18-May	$20,600,000
3.	16 Strathfield Lane, Whitford (LI)	24-Feb	$20,000,000
4.	7 Hidden Island Road, Jacks Point* (LI)	21-Apr	$19,222,985
5.	468 Buchanan Rise, Glendhu Bay* (LI)	4-May	$16,000,000
6.	310 Bishop Lane, Tawharanui Pen. (LI)	24-Jul	$13,250,000
7.	76F Lucerne Road, Remuera	14-Mar	$12,800,000
8.	172 Orakei Road, Remuera	21-Apr	$12,150,000
9.	110-112 Park Street, Queenstown*	7-Feb	$12,000,000
10.	118 Lucerne Road, Remuera	28-Apr	$12,000,000

*Queenstown-Lakes. LI = lifestyle improved. All other properties are residential dwellings.

Auckland

All residential property

Top Sale Price	
120 Victoria Avenue, Remuera (18-Jul)	$23,800,000

Highest median value	
Herne Bay	$3,161,400

Shortest Days on Market	
Randwick Park	13

Lowest median value	
Auckland Central	$523,250

Longest Days on Market	
Botany Downs	84

12-month Change in Median Values	
Highest – Schnapper Rock	1.3%
Lowest - Glendowie	-13.0%

Gross Rental Yield	
Highest – Manukau	5.5%
Lowest - Whitford	1.1%

5-year Change in Median Values	
Highest - Leigh	45.4%
Lowest – Auckland Central	-8.8%

Rent 12-month change	
Highest – Fairview Heights	32.4%
Lowest – Herne Bay	-14.5%

Auckland

Top 10

Highest Median Values

#	Suburb	Median value
1.	Herne Bay	$3,161,400
2.	Saint Marys Bay	$2,697,500
3.	Remuera	$2,451,850
4.	Westmere	$2,377,700
5.	Ponsonby	$2,347,550
6.	Campbells Bay	$2,097,150
7.	Shamrock Park	$2,094,900
8.	Orakei	$2,048,550
9.	Kohimarama	$2,039,900
10.	Takapuna	$2,027,800

Lowest Median Values

#	Suburb	Median value
1.	Auckland Central	$523,250
2.	Grafton	$551,250
3.	Manukau	$593,000
4.	Wiri	$676,150
5.	Wellsford	$693,900
6.	Clendon Park	$704,850
7.	Manurewa East	$723,900
8.	Otara	$743,400
9.	Weymouth	$756,750
10.	Otahuhu	$762,100

Highest 12-month value change

#	Suburb	% change
1.	Schnapper Rock	1.3%
2.	Pinehill	-0.1%
3.	Parnell	-0.4%
4.	Kelston	-0.5%
5.	Northcross	-1.1%
6.	Fairview Heights	-1.3%
7.	Oteha	-1.3%
8.	Piha	-1.5%
9.	Albany	-1.9%
10.	Pakuranga Heights	-2.0%

Lowest 12-month value change

#	Suburb	% change
1.	Glendowie	-13.0%
2.	Ostend	-12.8%
3.	Matakana	-12.4%
4.	Riverhead	-11.0%
5.	Oneroa	-10.8%
6.	Orakei	-10.6%
7.	Herne Bay	-10.5%
8.	Epsom	-10.2%
9.	Narrow Neck	-10.2%
10.	Royal Oak	-9.8%

Highest 5-year value change

#	Suburb	% change
1.	Leigh	45.4%
2.	Matakana	41.1%
3.	Red Hill	37.9%
4.	Burswood	36.7%
5.	Algies Bay	35.3%
6.	Warkworth	34.1%
7.	Rosehill	33.8%
8.	Snells Beach	33.1%
9.	Otara	33.0%
10.	Karaka	32.5%

Lowest 5-year value change

#	Suburb	% change
1.	Auckland Central	-8.8%
2.	Newmarket	-3.1%
3.	Grafton	-2.3%
4.	Waiake	3.4%
5.	Campbells Bay	6.0%
6.	Rothesay Bay	7.0%
7.	Mission Bay	7.4%
8.	Eden Terrace	7.5%
9.	Orakei	7.7%
10.	Murrays Bay	8.8%

Highest gross rental yields

#	Suburb	Yield
1.	Manukau	5.5%
2.	Grafton	5.3%
3.	Auckland Central	5.3%
4.	Wiri	5.0%
5.	Clendon Park	4.9%
6.	Otahuhu	4.9%
7.	Eden Terrace	4.7%
8.	Favona	4.7%
9.	Mangere East	4.7%
10.	Manurewa East	4.6%

Lowest gross rental yields

#	Suburb	Yield
1.	Whitford	1.1%
2.	Coatesville	1.4%
3.	Maraetai	1.7%
4.	Paremoremo	1.8%
5.	Stanley Point	1.8%
6.	Clevedon	1.8%
7.	Redvale	1.8%
8.	Herald Island	1.9%
9.	Dairy Flat	2.1%
10.	Stillwater	2.2%

Auckland

Top 10 continued...

Highest median rents

#	Suburb	Median rent
1.	Bayswater	$1,100
2.	Schnapper Rock	$1,000
3.	Saint Marys Bay	$998
4.	Long Bay	$995
5.	Castor Bay	$990
6.	Orakei	$985
7.	Dannemora	$985
8.	Westmere	$980
9.	Campbells Bay	$970
10.	Ponsonby	$965

Lowest median rents

#	Suburb	Median rent
1.	Wellsford	$560
2.	Otahuhu	$568
3.	Newmarket	$585
4.	Waiuku	$588
5.	Panmure	$590
6.	Manukau	$590
7.	Auckland Central	$595
8.	Helensville	$600
9.	Morningside	$600
10.	Grafton	$610

Highest median rents 12-month change

#	Suburb	% change
1.	Fairview Heights	32.4%
2.	Auckland Central	31.1%
3.	Saint Johns	19.3%
4.	Campbells Bay	17.3%
5.	Mission Bay	17.1%
6.	Hillsborough	16.9%
7.	Grafton	15.4%
8.	Orewa	15.4%
9.	Dannemora	14.8%
10.	Kohimarama	14.7%

Lowest median rents 12-month change

#	Suburb	% change
1.	Herne Bay	-14.5%
2.	Point Chevalier	-6.7%
3.	Lynfield	-5.0%
4.	Hauraki	-3.5%
5.	Three Kings	-3.2%
6.	Unsworth Heights	-2.9%
7.	Belmont	-2.9%
8.	Helensville	-2.8%
9.	Mangere	-2.2%
10.	Westgate	-2.2%

Shortest days on market

#	Suburb	Median days
1.	Randwick Park	13
2.	Surfdale	17
3.	Ponsonby	19
4.	Birkenhead	22
5.	Point Chevalier	22
6.	Mount Albert	22
7.	Weymouth	23
8.	Sunnynook	23
9.	Mount Roskill	24
10.	Chatswood	24

Longest days on market

#	Suburb	Median days
1.	Botany Downs	84
2.	Westgate	68
3.	Mangere East	65
4.	Takapuna	61
5.	Waiuku	57
6.	Wainui	55
7.	Mount Wellington	54
8.	Helensville	54
9.	Waimauku	53
10.	Manly	53

Top sale price

#	Address	Sale date	Sale price
1.	120 Victoria Avenue	18-Jul	$23,800,000
2.	13 Burwood Crescent	18-May	$20,600,000
3.	16 Strathfield Lane	24-Feb	$20,000,000
4.	310 Bishop Lane	24-Jul	$13,250,000
5.	76F Lucerne Road	14-Mar	$12,800,000
6.	172 Orakei Road	21-Apr	$12,150,000
7.	118 Lucerne Road	28-Apr	$12,000,000
8.	60C Goldflats Lane	11-Apr	$11,500,000
9.	43 Palm Road	2-Feb	$10,500,000
10.	44 Harbour View Road	22-Jul	$10,500,000

CoreLogic

Hamilton

All residential property

Top Sale Price

1827 River Road (18-Jul)	$4,450,000

Highest median value

Flagstaff	$1,069,750

Shortest Days on Market

Bader	18

Lowest median value

Bader	$587,200

Longest Days on Market

Queenwood	49

12-month Change in Median Values

Highest – Rototuna	-0.4%
Lowest – Hamilton Central	-11.6%

Gross Rental Yield

Highest - Bader	4.6%
Lowest – Flagstaff	3.5%

5-year Change in Median Values

Highest – Bader	49.5%
Lowest – Hamilton Lake	27.5%

Rent 12-month change

Highest - Silverdale	13.2%
Lowest – Forest Lake	0.9%

CoreLogic

Hamilton

Top 10

Highest Median Values

#	Suburb	Median value
1.	Flagstaff	$1,069,750
2.	Huntington	$1,043,350
3.	Rototuna	$995,950
4.	Rototuna North	$992,400
5.	Queenwood	$981,250
6.	Beerescourt	$968,850
7.	Western Heights	$938,600
8.	Chedworth	$895,100
9.	Grandview Heights	$861,000
10.	Hamilton Lake	$860,850

Lowest Median Values

#	Suburb	Median value
1.	Bader	$587,200
2.	Enderley	$601,300
3.	Frankton	$620,300
4.	Whitiora	$629,900
5.	Melville	$631,300
6.	Deanwell	$634,350
7.	Nawton	$646,950
8.	Dinsdale	$694,550
9.	Hamilton East	$698,550
10.	Fairview Downs	$705,150

Highest 12-month value change

#	Suburb	% change
1.	Rototuna	-0.4%
2.	Huntington	-2.6%
3.	Melville	-3.3%
4.	Forest Lake	-3.3%
5.	Flagstaff	-3.3%
6.	Hamilton East	-3.5%
7.	Fitzroy	-3.7%
8.	Bader	-3.7%
9.	Deanwell	-3.8%
10.	Glenview	-3.9%

Lowest 12-month value change

#	Suburb	% change
1.	Hamilton Central	-11.6%
2.	Queenwood	-8.9%
3.	Hamilton Lake	-8.6%
4.	Chartwell	-6.2%
5.	Fairfield	-5.9%
6.	Dinsdale	-5.8%
7.	Beerescourt	-5.8%
8.	Pukete	-5.6%
9.	Grandview Heights	-5.5%
10.	Chedworth	-5.2%

Highest 5-year value change

#	Suburb	% change
1.	Bader	49.5%
2.	Beerescourt	47.9%
3.	Maeroa	47.4%
4.	Enderley	47.1%
5.	Forest Lake	46.1%
6.	Nawton	45.3%
7.	Queenwood	44.5%
8.	Frankton	43.8%
9.	Saint Andrews	42.3%
10.	Whitiora	42.2%

Lowest 5-year value change

#	Suburb	% change
1.	Hamilton Lake	27.5%
2.	Hamilton Central	27.8%
3.	Western Heights	32.8%
4.	Hillcrest	35.1%
5.	Flagstaff	35.2%
6.	Grandview Heights	35.6%
7.	Fitzroy	36.2%
8.	Silverdale	36.5%
9.	Rototuna North	36.6%
10.	Huntington	36.7%

Highest gross rental yields

#	Suburb	Yield
1.	Bader	4.6%
2.	Frankton	4.5%
3.	Deanwell	4.5%
4.	Whitiora	4.5%
5.	Enderley	4.5%
6.	Melville	4.5%
7.	Nawton	4.3%
8.	Claudelands	4.3%
9.	Hamilton East	4.3%
10.	Fairfield	4.3%

Lowest gross rental yields

#	Suburb	Yield
1.	Flagstaff	3.5%
2.	Chedworth	3.6%
3.	Rototuna North	3.7%
4.	Huntington	3.7%
5.	Rototuna	3.7%
6.	Grandview Heights	3.8%
7.	Queenwood	3.8%
8.	Saint Andrews	3.8%
9.	Chartwell	3.9%
10.	Beerescourt	3.9%

Hamilton

Top 10 continued...

Highest median rents

#	Suburb	Median rent
1.	Rototuna	$750
2.	Flagstaff	$730
3.	Huntington	$695
4.	Rototuna North	$680
5.	Chedworth	$650
6.	Chartwell	$630
7.	Pukete	$628
8.	Saint Andrews	$610
9.	Silverdale	$590
10.	Fairfield	$590

Lowest median rents

#	Suburb	Median rent
1.	Frankton	$520
2.	Bader	$520
3.	Melville	$530
4.	Whitiora	$530
5.	Hamilton Central	$540
6.	Hamilton East	$550
7.	Nawton	$550
8.	Claudelands	$560
9.	Forest Lake	$565
10.	Maeroa	$570

Highest median rents 12-month change

#	Suburb	% change
1.	Silverdale	13.2%
2.	Hamilton Lake	10.9%
3.	Whitiora	10.4%
4.	Pukete	8.2%
5.	Maeroa	7.7%
6.	Rototuna	7.7%
7.	Fairfield	7.5%
8.	Fairview Downs	7.4%
9.	Beerescourt	6.4%
10.	Enderley	6.3%

Lowest median rents 12-month change

#	Suburb	% change
1.	Forest Lake	0.9%
2.	Rototuna North	1.5%
3.	Frankton	3.0%
4.	Glenview	3.6%
5.	Dinsdale	3.7%
6.	Nawton	3.8%
7.	Melville	3.9%
8.	Chartwell	5.2%
9.	Huntington	5.3%
10.	Hillcrest	5.5%

Shortest days on market

#	Suburb	Median days
1.	Bader	18
2.	Chartwell	23
3.	Nawton	23
4.	Claudelands	23
5.	Grandview Heights	23
6.	Fairview Downs	23
7.	Enderley	24
8.	Huntington	25
9.	Hamilton East	25
10.	Glenview	25

Longest days on market

#	Suburb	Median days
1.	Queenwood	49
2.	Saint Andrews	39
3.	Melville	38
4.	Beerescourt	38
5.	Dinsdale	37
6.	Deanwell	35
7.	Frankton	34
8.	Fitzroy	33
9.	Hillcrest	31
10.	Pukete	31

Top sale price

#	Address	Sale date	Sale price
1.	1827 River Road	18-Jul	$4,450,000
2.	15 Ngaere Avenue	24-Feb	$2,900,000
3.	70 Awatere Avenue	22-Jun	$2,570,000
4.	362 Rotokauri Road	9-Jun	$2,360,000

Tauranga

All residential property

Top Sale Price

152 Oceanview Road (15-Feb)	$3,675,000

Highest median value

Mt Maunganui	$1,317,400

Shortest Days on Market

Papamoa	27

Lowest median value

Poike	$632,300

Longest Days on Market

Ohauiti	56

12-month Change in Median Values

Highest – Parkvale	-2.2%
Lowest – Poike	-9.2%

Gross Rental Yield

Highest - Poike	5.0%
Lowest - Maungatapu	3.6%

5-year Change in Median Values

Highest – Mt Maunganui	44.9%
Lowest – Otumoetai	34.1%

Rent 12-month change

Highest – Tauranga South	14.3%
Lowest - Ohauiti	2.8%

CoreLogic

Tauranga

Top 10

Highest Median Values

#	Suburb	Median value
1.	Mount Maunganui	$1,317,400
2.	Matua	$1,131,750
3.	Bethlehem	$1,060,050
4.	Papamoa Beach	$1,035,650
5.	Pyes Pa	$1,018,950
6.	Otumoetai	$1,009,800
7.	Ohauiti	$992,500
8.	Tauranga	$972,150
9.	Tauranga South	$875,800
10.	Maungatapu	$875,050

Lowest Median Values

#	Suburb	Median value
1.	Poike	$632,300
2.	Parkvale	$661,550
3.	Gate Pa	$673,000
4.	Judea	$710,400
5.	Greerton	$712,000
6.	Hairini	$759,250
7.	Bellevue	$775,400
8.	Brookfield	$781,400
9.	Welcome Bay	$816,800
10.	Maungatapu	$875,050

Highest 12-month value change

#	Suburb	% change
1.	Parkvale	-2.2%
2.	Ohauiti	-2.8%
3.	Greerton	-2.9%
4.	Bethlehem	-3.1%
5.	Gate Pa	-3.2%
6.	Tauranga South	-4.2%
7.	Hairini	-4.3%
8.	Pyes Pa	-4.5%
9.	Bellevue	-4.9%
10.	Judea	-5.4%

Lowest 12-month value change

#	Suburb	% change
1.	Poike	-9.2%
2.	Mount Maunganui	-8.7%
3.	Matua	-8.4%
4.	Tauranga	-7.4%
5.	Otumoetai	-6.7%
6.	Brookfield	-6.1%
7.	Papamoa Beach	-6.0%
8.	Maungatapu	-5.9%
9.	Welcome Bay	-5.7%
10.	Judea	-5.4%

Highest 5-year value change

#	Suburb	% change
1.	Mount Maunganui	44.9%
2.	Parkvale	44.8%
3.	Papamoa Beach	44.5%
4.	Hairini	44.3%
5.	Bellevue	39.5%
6.	Gate Pa	39.5%
7.	Pyes Pa	39.4%
8.	Greerton	38.9%
9.	Tauranga South	38.6%
10.	Matua	38.4%

Lowest 5-year value change

#	Suburb	% change
1.	Otumoetai	34.1%
2.	Tauranga	34.7%
3.	Poike	34.8%
4.	Welcome Bay	36.0%
5.	Maungatapu	36.2%
6.	Brookfield	36.8%
7.	Judea	36.8%
8.	Ohauiti	36.9%
9.	Bethlehem	37.2%
10.	Matua	38.4%

Highest gross rental yields

#	Suburb	Yield
1.	Poike	5.0%
2.	Gate Pa	4.9%
3.	Hairini	4.8%
4.	Parkvale	4.7%
5.	Greerton	4.7%
6.	Bellevue	4.7%
7.	Judea	4.6%
8.	Brookfield	4.5%
9.	Welcome Bay	4.3%
10.	Papamoa	4.3%

Lowest gross rental yields

#	Suburb	Yield
1.	Maungatapu	3.6%
2.	Mount Maunganui	3.7%
3.	Pyes Pa	3.8%
4.	Otumoetai	3.9%
5.	Papamoa Beach	4.0%
6.	Matua	4.0%
7.	Bethlehem	4.0%
8.	Ohauiti	4.0%
9.	Tauranga	4.1%
10.	Tauranga South	4.2%

CoreLogic

Tauranga

Top 10 continued...

Highest median rents

#	Suburb	Median rent
1.	Bethlehem	$785
2.	Pyes Pa	$750
3.	Ohauiti	$745
4.	Papamoa Beach	$710
5.	Papamoa	$700
6.	Matua	$690
7.	Mount Maunganui	$685
8.	Brookfield	$680
9.	Welcome Bay	$660
10.	Bellevue	$655

Lowest median rents

#	Suburb	Median rent
1.	Tauranga	$590
2.	Maungatapu	$600
3.	Parkvale	$600
4.	Greerton	$625
5.	Tauranga South	$628
6.	Gate Pa	$630
7.	Otumoetai	$650
8.	Judea	$650
9.	Bellevue	$655
10.	Welcome Bay	$660

Highest median rents 12-month change

#	Suburb	% change
1.	Tauranga South	14.3%
2.	Pyes Pa	8.8%
3.	Brookfield	8.8%
4.	Otumoetai	8.3%
5.	Bellevue	8.3%
6.	Mount Maunganui	7.9%
7.	Gate Pa	7.9%
8.	Greerton	7.8%
9.	Judea	7.5%
10.	Matua	7.5%

Lowest median rents 12-month change

#	Suburb	% change
1.	Ohauiti	2.8%
2.	Welcome Bay	3.2%
3.	Papamoa Beach	6.1%
4.	Bethlehem	6.3%
5.	Papamoa	6.9%
6.	Judea	7.5%
7.	Matua	7.5%
8.	Greerton	7.8%
9.	Gate Pa	7.9%
10.	Mount Maunganui	7.9%

Shortest days on market

#	Suburb	Median days
1.	Papamoa	27
2.	Greerton	28
3.	Papamoa Beach	29
4.	Pyes Pa	30
5.	Gate Pa	31
6.	Bethlehem	32
7.	Matua	32
8.	Welcome Bay	35
9.	Mount Maunganui	35
10.	Brookfield	37

Longest days on market

#	Suburb	Median days
1.	Ohauiti	56
2.	Otumoetai	46
3.	Judea	43
4.	Bellevue	38
5.	Tauranga South	37
6.	Brookfield	37
7.	Mount Maunganui	35
8.	Welcome Bay	35
9.	Bethlehem	32
10.	Matua	32

Top sale price

#	Address	Sale date	Sale price
1.	152 Oceanview Road	15-Feb	$3,675,000
2.	117 Maranui Street	30-Apr	$3,500,000
3.	33A Muricata Avenue	29-Mar	$3,400,000
4.	48 Tweed Street	24-Apr	$3,240,000
5.	1/156 Marine Parade	24-Apr	$3,200,000

Wellington

All residential property

Top Sale Price

6 Carlton Gore Road (3-Mar)	$7,000,000

Highest median value

Seatoun	$1,688,800

Lowest median value

Wellington Central	$466,200

12-month Change in Median Values

Highest – Mornington	3.0%
Lowest – Petone	-12.8%

5-year Change in Median Values

Highest – Te Marua	61.2%
Lowest – Wellington Central	6.1%

Shortest Days on Market

Wallaceville	17

Longest Days on Market

Seatoun	54

Gross Rental Yield

Highest – Wellington Central	8.0%
Lowest – Days Bay	3.6%

Rent 12-month change

Highest - Birchville	20.0%
Lowest - Boulcott	-6.5%

CoreLogic

Wellington

Top 10

Highest Median Values

#	Suburb	Median value
1.	Seatoun	$1,688,800
2.	Karaka Bays	$1,508,000
3.	Roseneath	$1,478,500
4.	Kelburn	$1,433,850
5.	Khandallah	$1,243,600
6.	Wadestown	$1,219,050
7.	Aotea	$1,204,000
8.	Days Bay	$1,201,850
9.	Highbury	$1,130,700
10.	Woburn	$1,130,050

Lowest Median Values

#	Suburb	Median value
1.	Wellington Central	$466,200
2.	Waitangirua	$572,300
3.	Cannons Creek	$575,700
4.	Maoribank	$606,950
5.	Naenae	$611,050
6.	Taita	$612,000
7.	Wainuiomata	$623,600
8.	Te Aro	$627,250
9.	Stokes Valley	$630,650
10.	Ranui	$632,150

Highest 12-month value change

#	Suburb	% change
1.	Mornington	3.0%
2.	Kingston	2.4%
3.	Vogeltown	0.9%
4.	Owhiro Bay	0.3%
5.	Papakowhai	-0.7%
6.	Heretaunga	-1.0%
7.	Brooklyn	-1.3%
8.	Paparangi	-1.6%
9.	Camborne	-1.6%
10.	Newlands	-1.7%

Lowest 12-month value change

#	Suburb	% change
1.	Petone	-12.8%
2.	Karaka Bays	-12.5%
3.	Eastbourne	-10.5%
4.	Korokoro	-10.4%
5.	Riverstone Terraces	-10.3%
6.	Woburn	-10.2%
7.	Wadestown	-9.2%
8.	Days Bay	-9.2%
9.	Seatoun	-8.7%
10.	Hataitai	-8.6%

Highest 5-year value change

#	Suburb	% change
1.	Te Marua	61.2%
2.	Ascot Park	54.5%
3.	Cannons Creek	53.5%
4.	Waitangirua	52.8%
5.	Elsdon	51.4%
6.	Wainuiomata	48.4%
7.	Heretaunga	43.2%
8.	Ranui	41.3%
9.	Taita	40.0%
10.	Wallaceville	39.1%

Lowest 5-year value change

#	Suburb	% change
1.	Wellington Central	6.1%
2.	Te Aro	11.3%
3.	Mount Cook	11.9%
4.	Thorndon	12.3%
5.	Mount Victoria	13.0%
6.	Wadestown	14.4%
7.	Roseneath	15.1%
8.	Wilton	17.9%
9.	Berhampore	19.1%
10.	Karaka Bays	19.5%

Highest gross rental yields

#	Suburb	Yield
1.	Wellington Central	8.0%
2.	Pipitea	6.4%
3.	Te Aro	5.8%
4.	Maoribank	5.8%
5.	Clouston Park	5.8%
6.	Mount Cook	5.7%
7.	Stokes Valley	5.7%
8.	Waitangirua	5.6%
9.	Cannons Creek	5.5%
10.	Birchville	5.5%

Lowest gross rental yields

#	Suburb	Yield
1.	Days Bay	3.6%
2.	Karaka Bays	3.6%
3.	Eastbourne	3.8%
4.	Seatoun	3.8%
5.	Aotea	3.9%
6.	Southgate	4.0%
7.	Kingston	4.0%
8.	Melrose	4.0%
9.	Plimmerton	4.0%
10.	Roseneath	4.1%

CoreLogic

Wellington

Top 10 continued...

Highest median rents

#	Suburb	Median rent
1.	Seatoun	$950
2.	Days Bay	$900
3.	Roseneath	$895
4.	Khandallah	$888
5.	Aotea	$885
6.	Oriental Bay	$840
7.	Camborne	$800
8.	Aro Valley	$800
9.	Kelburn	$795
10.	Strathmore Park	$795

Lowest median rents

#	Suburb	Median rent
1.	Wilton	$555
2.	Wellington Central	$580
3.	Kingston	$600
4.	Ebdentown	$600
5.	Cannons Creek	$600
6.	Ranui	$610
7.	Crofton Downs	$620
8.	Clouston Park	$620
9.	Plimmerton	$625
10.	Titahi Bay	$625

Highest median rents 12-month change

#	Suburb	% change
1.	Birchville	20.0%
2.	Camborne	20.0%
3.	Aro Valley	18.7%
4.	Strathmore Park	13.9%
5.	Berhampore	13.0%
6.	Maupuia	12.1%
7.	Hataitai	10.3%
8.	Brooklyn	8.6%
9.	Mount Cook	8.5%
10.	Maungaraki	7.7%

Lowest median rents 12-month change

#	Suburb	% change
1.	Boulcott	-6.5%
2.	Crofton Downs	-6.3%
3.	Wilton	-4.8%
4.	Silverstream	-4.4%
5.	Oriental Bay	-4.4%
6.	Woodridge	-4.1%
7.	Normandale	-3.9%
8.	Avalon	-2.0%
9.	Johnsonville	-1.4%
10.	Stokes Valley	-1.2%

Shortest days on market

#	Suburb	Median days
1.	Wallaceville	17
2.	Northland	18
3.	Newtown	18
4.	Berhampore	20
5.	Thorndon	20
6.	Ebdentown	20
7.	Boulcott	21
8.	Avalon	21
9.	Naenae	21
10.	Ngaio	22

Longest days on market

#	Suburb	Median days
1.	Seatoun	54
2.	Birchville	40
3.	Kilbirnie	39
4.	Silverstream	33
5.	Clouston Park	33
6.	Hutt Central	32
7.	Belmont	32
8.	Wadestown	31
9.	Taita	31
10.	Ranui	31

Top sale price

#	Address	Sale date	Sale price
1.	6 Carlton Gore Road	3-Mar	$7,000,000
2.	300 Oriental Parade	2-Feb	$4,915,000
3.	15 Wesley Road	22-Sep	$4,600,000
4.	78 Burnham Street	22-Jun	$4,400,000
5.	55 Barnard Street	5-May	$3,800,000

Christchurch

All residential property

Top Sale Price

1b Wood Lane (2-Mar)	$4,100,000

Highest median value

Kennedys Bush	$1,625,300

Shortest Days on Market

Shirley	20

Lowest median value

Phillipstown	$442,750

Longest Days on Market

Marshland	52

12-month Change in Median Values

Highest – Templeton	2.1%
Lowest – Merivale	-6.6%

Gross Rental Yield

Highest – Aranui	5.8%
Lowest - Fendalton	3.6%

5-year Change in Median Values

Highest – Akaroa	71.2%
Lowest - Fendalton	31.6%

Rent 12-month change

Highest - Fendalton	30.0%
Lowest - North New Brighton	-2.0%

Christchurch

Top 10

Highest Median Values

#	Suburb	Median value
1.	Kennedys Bush	$1,625,300
2.	Fendalton	$1,591,400
3.	Merivale	$1,424,500
4.	Richmond Hill	$1,404,300
5.	Clifton	$1,263,200
6.	Strowan	$1,229,150
7.	Redcliffs	$1,165,950
8.	Westmorland	$1,149,700
9.	Moncks Bay	$1,132,300
10.	Mount Pleasant	$1,118,250

Lowest Median Values

#	Suburb	Median value
1.	Phillipstown	$442,750
2.	Aranui	$464,400
3.	Linwood	$485,350
4.	Wainoni	$495,750
5.	Waltham	$500,300
6.	Bromley	$515,800
7.	Avonside	$537,300
8.	Addington	$538,250
9.	New Brighton	$543,750
10.	Sydenham	$550,250

Highest 12-month value change

#	Suburb	% change
1.	Templeton	2.1%
2.	Islington	2.0%
3.	Northcote	1.9%
4.	Hillmorton	1.4%
5.	Avonside	1.2%
6.	Richmond Hill	1.2%
7.	Sockburn	1.0%
8.	Russley	0.9%
9.	Moncks Bay	0.7%
10.	Hornby	0.7%

Lowest 12-month value change

#	Suburb	% change
1.	Merivale	-6.6%
2.	Marshland	-4.8%
3.	Kennedys Bush	-4.7%
4.	Fendalton	-4.7%
5.	Waimairi Beach	-4.1%
6.	Aranui	-3.4%
7.	Huntsbury	-3.3%
8.	Northwood	-3.2%
9.	Governors Bay	-3.1%
10.	Addington	-3.0%

Highest 5-year value change

#	Suburb	% change
1.	Akaroa	71.2%
2.	Duvauchelle	67.0%
3.	Aranui	59.6%
4.	North New Brighton	58.9%
5.	Sumner	58.7%
6.	Saint Martins	58.6%
7.	Woolston	58.6%
8.	Bromley	56.8%
9.	Westmorland	56.1%
10.	Beckenham	56.0%

Lowest 5-year value change

#	Suburb	% change
1.	Fendalton	31.6%
2.	Christchurch Central	35.2%
3.	Northwood	35.5%
4.	Ilam	38.1%
5.	Sockburn	38.5%
6.	Upper Riccarton	39.0%
7.	Yaldhurst	39.7%
8.	Marshland	40.0%
9.	Middleton	40.0%
10.	Kennedys Bush	40.1%

Highest gross rental yields

#	Suburb	Yield
1.	Aranui	5.8%
2.	Phillipstown	5.5%
3.	Wainoni	5.4%
4.	Avondale	5.3%
5.	Upper Riccarton	5.2%
6.	Parklands	5.2%
7.	Sockburn	5.1%
8.	Islington	5.0%
9.	Linwood	5.0%
10.	Richmond	5.0%

Lowest gross rental yields

#	Suburb	Yield
1.	Fendalton	3.6%
2.	Diamond Harbour	3.7%
3.	Beckenham	3.8%
4.	Cracroft	3.9%
5.	Strowan	3.9%
6.	Sumner	3.9%
7.	Marshland	3.9%
8.	Redcliffs	4.0%
9.	Aidanfield	4.0%
10.	Merivale	4.0%

Christchurch

Top 10 continued...

Highest median rents

#	Suburb	Median rent
1.	Westmorland	$828
2.	Mount Pleasant	$800
3.	Fendalton	$785
4.	Sumner	$750
5.	Northwood	$750
6.	Upper Riccarton	$740
7.	Ilam	$723
8.	Aidanfield	$700
9.	Marshland	$678
10.	Halswell	$670

Lowest median rents

#	Suburb	Median rent
1.	Phillipstown	$450
2.	Linwood	$490
3.	Aranui	$490
4.	Waltham	$493
5.	Richmond	$499
6.	Sydenham	$515
7.	Broomfield	$520
8.	Addington	$520
9.	Edgeware	$520
10.	Woolston	$520

Highest median rents 12-month change

#	Suburb	% change
1.	Fendalton	30.0%
2.	Lyttelton	20.4%
3.	Upper Riccarton	17.1%
4.	Cashmere	15.0%
5.	Mount Pleasant	14.7%
6.	Linwood	14.3%
7.	Ilam	12.4%
8.	Waltham	11.6%
9.	Redwood	11.2%
10.	Sydenham	11.1%

Lowest median rents 12-month change

#	Suburb	% change
1.	North New Brighton	-2.0%
2.	Marshland	1.5%
3.	Addington	4.7%
4.	Redcliffs	4.9%
5.	Hoon Hay	5.4%
6.	Belfast	5.5%
7.	Casebrook	5.5%
8.	Bishopdale	5.7%
9.	St Albans	5.9%
10.	Shirley	6.0%

Shortest days on market

#	Suburb	Median days
1.	Shirley	20
2.	Hillsborough	21
3.	Mairehau	21
4.	Woolston	21
5.	Phillipstown	21
6.	Hei Hei	21
7.	Sockburn	21
8.	Parklands	22
9.	Lyttelton	22
10.	Saint Martins	22

Longest days on market

#	Suburb	Median days
1.	Marshland	52
2.	Aranui	40
3.	Broomfield	32
4.	Wainoni	31
5.	Richmond	30
6.	Merivale	30
7.	Sydenham	29
8.	Waltham	29
9.	St Albans	28
10.	Fendalton	28

Top sale price

#	Address	Sale date	Sale price
1.	1B Wood Lane	2-Mar	$4,100,000
2.	26 Shrewsbury Street	24-Mar	$3,925,000
3.	99A Fendalton Road	1-Aug	$3,550,000
4.	8 Royds Street	1-Mar	$3,325,000
5.	63A Glandovey Road	30-Aug	$3,235,000

Dunedin

All residential property

Highest median value

Vauxhall	$952,700

Lowest median value

South Dunedin	$393,150

12-month Change in Median Values

Highest – Sawyers Bay	0.2%
Lowest – Dunedin Central	-9.6%

5-year Change in Median Values

Highest – Karitane	62.0%
Lowest – North Dunedin	17.4%

Shortest Days on Market

Kenmure	16

Longest Days on Market

Fairfield	42

Gross Rental Yield

Highest – South Dunedin	6.5%
Lowest - Vauxhall	3.9%

Rent 12-month change

Highest - Caversham	16.1%
Lowest - Wakari	-1.8%

Dunedin

Top 10

Highest Median Values

#	Suburb	Median value
1.	Vauxhall	$952,700
2.	Roslyn	$843,750
3.	Saint Clair	$807,450
4.	Shiel Hill	$767,900
5.	Waverley	$767,100
6.	Belleknowes	$747,250
7.	Waldronville	$738,000
8.	Fairfield	$734,250
9.	Macandrew Bay	$734,150
10.	Outram	$732,550

Lowest Median Values

#	Suburb	Median value
1.	South Dunedin	$393,150
2.	Forbury	$424,950
3.	Caversham	$439,900
4.	Calton Hill	$461,250
5.	Liberton	$468,300
6.	The Glen	$477,700
7.	Waikouaiti	$489,750
8.	Saint Kilda	$490,200
9.	Ravensbourne	$507,950
10.	Normanby	$511,000

Highest 12-month value change

#	Suburb	% change
1.	Sawyers Bay	0.2%
2.	Macandrew Bay	-0.9%
3.	Shiel Hill	-1.9%
4.	Saint Leonards	-2.1%
5.	Broad Bay	-2.3%
6.	Ocean Grove	-2.4%
7.	Maryhill	-2.4%
8.	Waverley	-2.5%
9.	Pine Hill	-2.5%
10.	Normanby	-2.9%

Lowest 12-month value change

#	Suburb	% change
1.	Dunedin Central	-9.6%
2.	Glenross	-8.8%
3.	North Dunedin	-8.6%
4.	Bradford	-8.1%
5.	Kaikorai	-7.4%
6.	Roslyn	-7.2%
7.	Halfway Bush	-6.7%
8.	Saint Clair	-6.7%
9.	Saint Kilda	-6.6%
10.	Ocean View	-6.5%

Highest 5-year value change

#	Suburb	% change
1.	Karitane	62.0%
2.	Warrington	57.4%
3.	Waitati	53.6%
4.	Port Chalmers	51.2%
5.	Corstorphine	50.0%
6.	Waikouaiti	49.4%
7.	Calton Hill	47.7%
8.	Ocean Grove	47.2%
9.	Brockville	47.1%
10.	Vauxhall	46.4%

Lowest 5-year value change

#	Suburb	% change
1.	North Dunedin	17.4%
2.	Musselburgh	28.8%
3.	Glenross	29.7%
4.	Dunedin Central	31.5%
5.	Andersons Bay	32.0%
6.	Normanby	32.5%
7.	Macandrew Bay	32.5%
8.	Belleknowes	33.4%
9.	Helensburgh	33.5%
10.	Tainui	34.2%

Highest gross rental yields

#	Suburb	Yield
1.	South Dunedin	6.5%
2.	Forbury	6.4%
3.	North Dunedin	6.2%
4.	North East Valley	5.8%
5.	Woodhaugh	5.8%
6.	Normanby	5.8%
7.	Caversham	5.8%
8.	Dunedin Central	5.7%
9.	Maryhill	5.6%
10.	Dalmore	5.6%

Lowest gross rental yields

#	Suburb	Yield
1.	Vauxhall	3.9%
2.	Broad Bay	4.4%
3.	Roslyn	4.4%
4.	Maori Hill	4.4%
5.	Saint Clair	4.5%
6.	Waikouaiti	4.5%
7.	Belleknowes	4.6%
8.	Shiel Hill	4.6%
9.	Fairfield	4.6%
10.	Waverley	4.7%

Dunedin and top sales other areas

Top 10 continued...

Highest median rents

#	Suburb	Median rent
1.	North Dunedin	$850
2.	Roslyn	$650
3.	Maori Hill	$638
4.	Belleknowes	$635
5.	Waverley	$630
6.	Saint Clair	$600
7.	Fairfield	$600
8.	Musselburgh	$585
9.	Halfway Bush	$575
10.	Dalmore	$575

Lowest median rents

#	Suburb	Median rent
1.	South Dunedin	$470
2.	Calton Hill	$498
3.	Woodhaugh	$500
4.	Wakari	$523
5.	Mornington	$523
6.	Saint Kilda	$525
7.	Dunedin Central	$525
8.	North East Valley	$545
9.	Andersons Bay	$550
10.	Green Island	$550

Highest median rents 12-month change

#	Suburb	% change
1.	Caversham	16.1%
2.	North Dunedin	15.5%
3.	Mornington	14.1%
4.	Saint Clair	12.7%
5.	Saint Kilda	9.1%
6.	Mosgiel	7.8%
7.	Andersons Bay	7.7%
8.	Kaikorai	6.9%
9.	South Dunedin	3.3%
10.	Dalmore	2.7%

Lowest median rents 12-month change

#	Suburb	% change
1.	Wakari	-1.8%
2.	Maori Hill	-0.8%
3.	Dunedin Central	-0.5%
4.	North East Valley	1.0%
5.	Roslyn	2.1%
6.	Dalmore	2.7%
7.	South Dunedin	3.3%
8.	Kaikorai	6.9%
9.	Andersons Bay	7.7%
10.	Mosgiel	7.8%

Shortest days on market

#	Suburb	Median days
1.	Kenmure	16
2.	Caversham	18
3.	North East Valley	20
4.	Waverley	22
5.	South Dunedin	22
6.	Saint Clair	22
7.	Wakari	23
8.	Kaikorai	24
9.	Saint Kilda	24
10.	Halfway Bush	25

Longest days on market

#	Suburb	Median days
1.	Fairfield	42
2.	Mornington	39
3.	Tainui	37
4.	Maori Hill	33
5.	Andersons Bay	30
6.	Green Island	29
7.	Mosgiel	29
8.	Concord	29
9.	Abbotsford	29
10.	Belleknowes	28

Top sale price excl. Akld, Ham, Tau, Wgtn, ChCh, Q'town

#	Address	Sale date	Sale price
1.	31 Prescott Place, Pauanui	25-Jan	$6,100,000
2.	83 Leeward Drive, Whitianga	31-Mar	$5,800,000
3.	20 Amber Lane, Karapiro	18-Jun	$4,950,000
4.	152 Black Barn Road, Havelock North	30-Aug	$4,775,000
5.	24 Cook Crescent, Kaiteriteri	1-Mar	$4,700,000
6.	22 McCall Avenue, Pauanui	19-Jan	$4,450,000
7.	161 Bollard Road, Tamahere	29-May	$4,300,000
8.	5 Harsant Avenue, Hahei	4-May	$4,180,000
9.	26 Greenwood Road, Havelock North	17-Mar	$4,150,000
10.	6 Paine Brown Way, Russell	26-Jan	$4,100,000
11.	58C Woodcock Road, Tamahere	20-Jun	$4,000,000
12.	177 Blackbarn Road, Havelock North	14-Jun	$3,950,000
13.	504 Karamu Road South, Raureka	24-May	$3,902,000
14.	44 The Cliffs, Britannia Heights (Nelson)	4-Apr	$3,900,000
15.	247 Waiaua Road, Hihi (Far North)	23-Mar	$3,870,000

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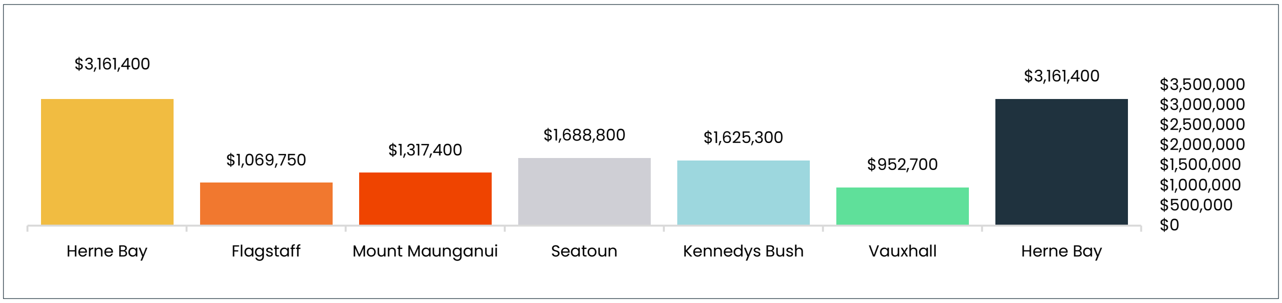
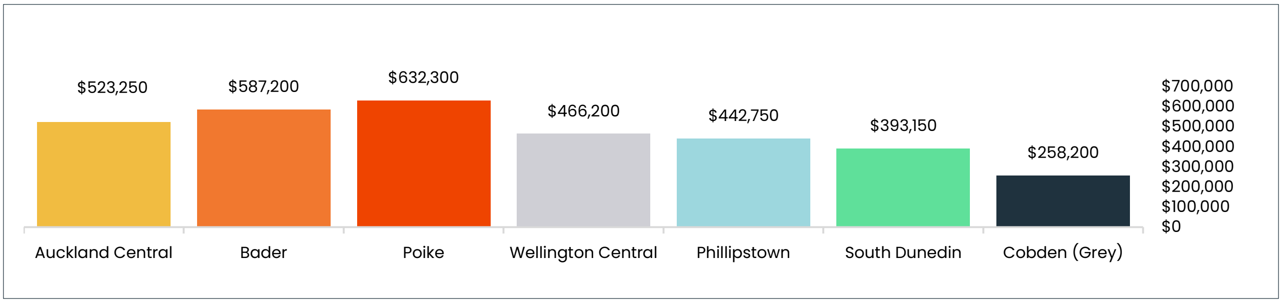
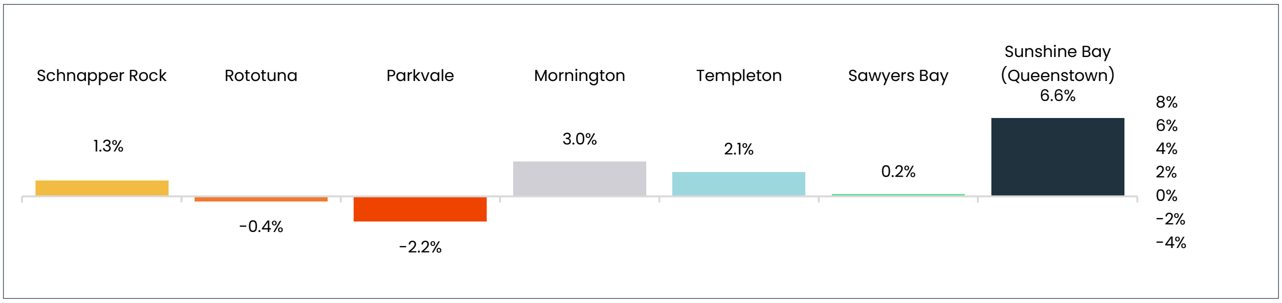
Highest median value



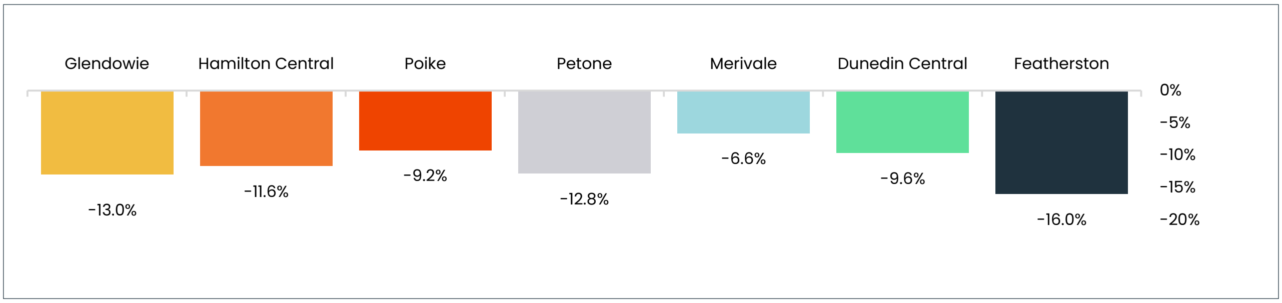
Lowest median value



Highest 12-month value change



Lowest 12-month value change



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In Summary

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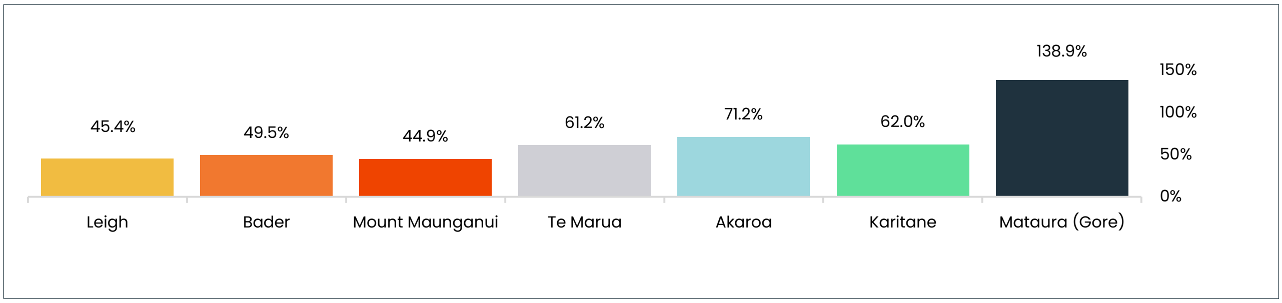
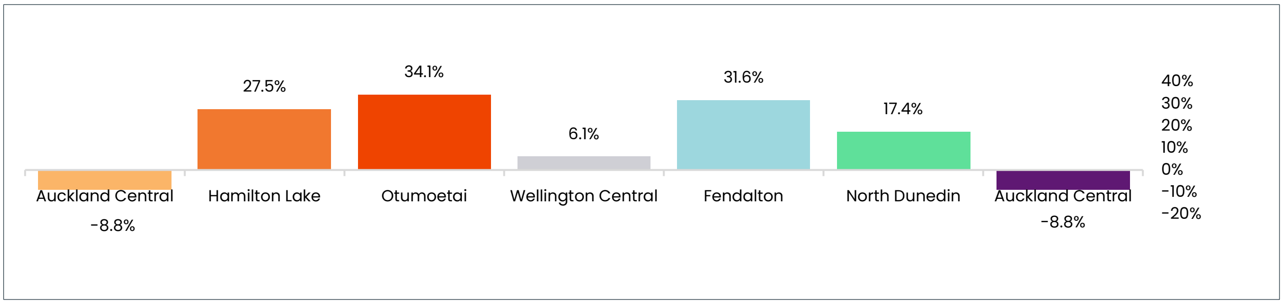
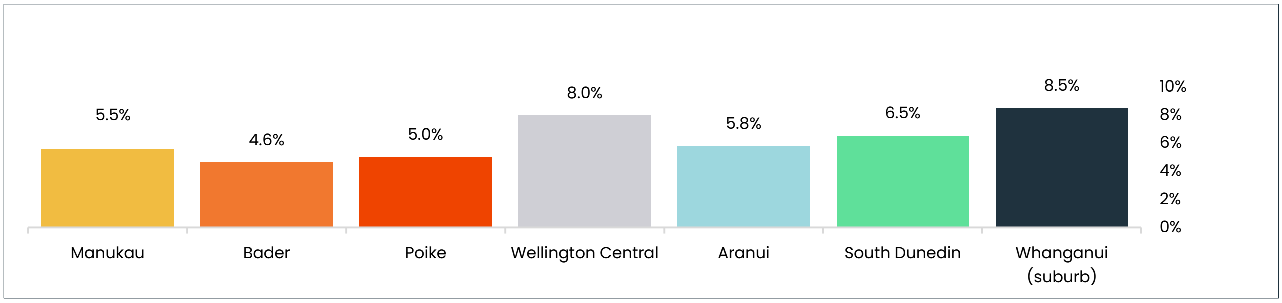
Highest 5-year value change



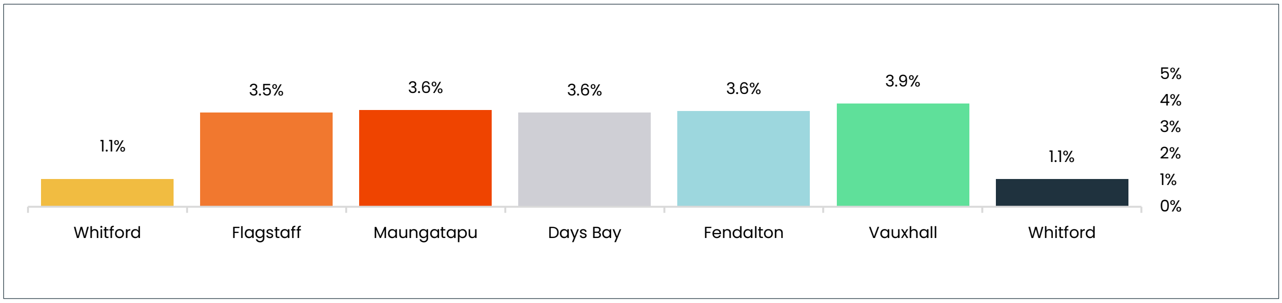
Lowest 5-year value change



Highest gross rental yield



Lowest gross rental yield



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In Summary

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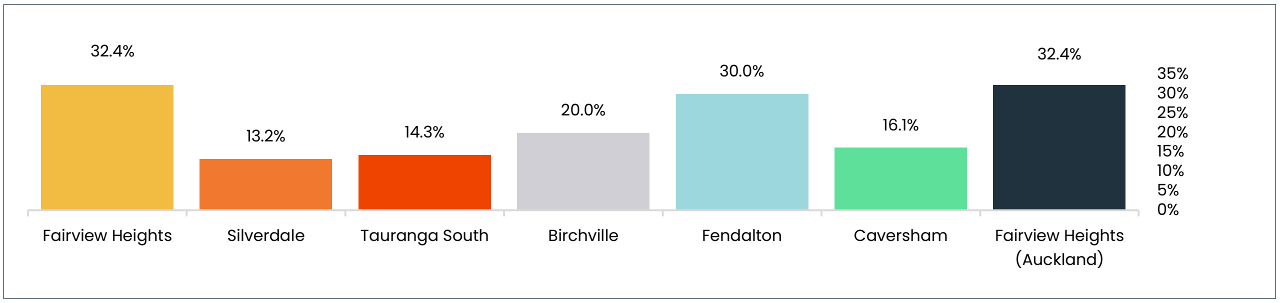
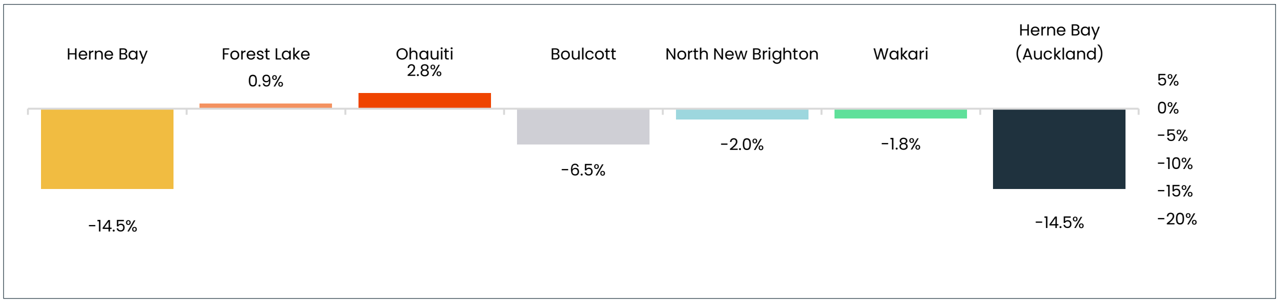
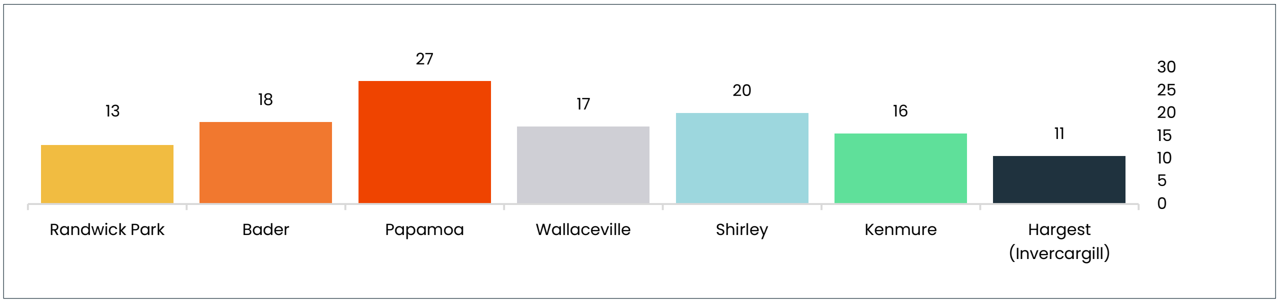
Highest median rents 12-month change



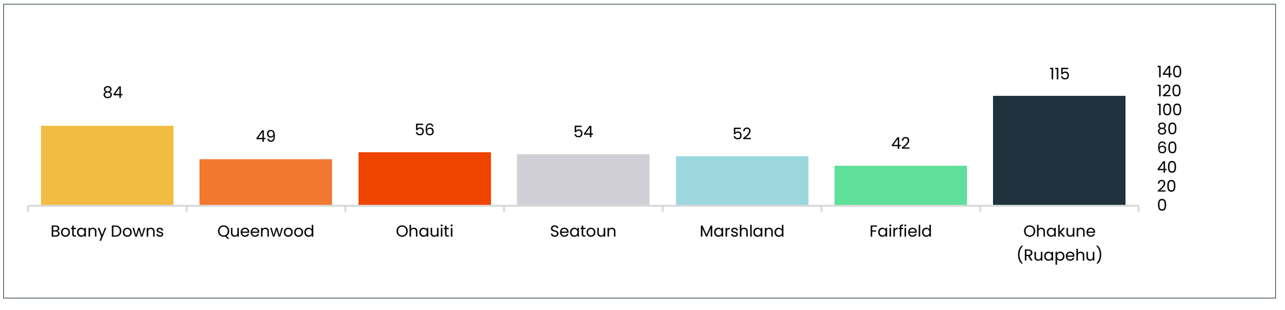
Lowest median rents 12-month change



Shortest days on market



Longest days on market



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