



# Best of the Best 2021

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Data to November 2021



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# 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](http://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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# 2021 in review

## The year of property politics

Around September/October 2020, we speculated that a key feature of New Zealand's housing market in 2021 could be politics and subsequent regulatory pressures – and that's absolutely proved to be the case. In March 2021, the Government extended the Brightline Test for existing properties and announced the phased removal of interest deductibility, unless investors were buying new-builds. They also granted the Reserve Bank of New Zealand (RBNZ) powers to use other lending restrictions such as caps on DTIs, which are now being consulted on, and already in force at some banks.

Meanwhile, the RBNZ themselves reinstated loan to value ratio rules on 1st March 2021, before ramping up investors' required deposits to 40% on 1st May 2021. Then from 1st November 2021, owner-occupiers too have faced tighter limits, with the low deposit lending threshold cut from 20% to 10%. In other words, nobody has escaped the tightening credit environment, not least first home buyers, who are also facing additional pressures now in the form of limited (or no) pre-approvals.

Of course, the market has also had to deal with continued COVID-related disruptions, making the process to trade property more difficult. On the plus side, the economy has weathered the storm fairly well, and the unemployment rate falling back down at a record low of 3.4% has been a key support for property demand.

So within that overall environment, how have some key measures tracked? Sales activity got off to a very strong start in 2021, but from June/July was starting to show signs of fatigue – admittedly, not all due to softer demand. Some softening was caused by the simple lack of listings (you can't buy what's not for sale). The onset of lockdowns from August means the recent data has been harder to interpret, but the underlying trend for sales volumes still seems to be downwards.

Property value growth has also generally cooled since the middle of the year, when you look at monthly/quarterly measures, though the annual rate is still high, reflecting a 'lower base' a year ago due to COVID's first disruption of the market. That's consistent with the so-called headwinds that buyers are facing, not least the huge affordability challenges. Indeed, our measure of years to save a deposit has now reached 11.0 for the first time, well above the long-term average of 7.8 and 8.8 from a year ago.

For investors, the mirror image of that stretched owner-occupier metric is gross rental yields, and the news here isn't great either. On the back of sharp increases in property values, the average yield has now declined to just 2.7%, and that's before you take into account any costs (such as mortgage payments, rates, or insurance). Indeed, the tables contained within our 2021 Best of the Best Report this year emphasise the low levels of yields in many areas.

The CoreLogic Buyer Classification series certainly confirms a shift in market share dynamics over 2021. In the first quarter of the year, mortgaged investors pushed up towards a 30% share of property purchases, as they enjoyed temporary respite from lending restrictions. But since the 40% deposit requirement kicked in, their share has dipped back to closer to 25%. Meanwhile, first home buyers have been more than keen to 'fill the gap', with their market share helped along by factors such as KiwiSaver withdrawals and a willingness to look at cheaper properties, either townhouse/units or houses further from town.

On the flipside, many would-be 'movers' (i.e. relocating owner-occupiers) have in fact been stuck where they are, either due to finance restrictions or simply a lack of choice for their next property.

This has created a renovation boom, adding to the already-intense pressures on our stretched construction industry.

All in all, it's been another fascinating year for NZ's housing market, so what might lie ahead in 2022?



# The year ahead

## 2022 may be the year of the buyer's market

For CoreLogic's research team, there are perhaps four key issues/themes emerging for the property market in 2022, admittedly amongst a range of other considerations, too.

**First, the effect of further lending regulation.** It looks relatively likely that the RBNZ will impose a floor on serviceability interest rates from about the middle of 2022, before they potentially sub those out for formal caps on debt to income ratios (DTIs) at the end of 2022. It's up for grabs about where those caps are set – e.g. they previously indicated it could be six for investors and seven for owner-occupiers, but the latest consultation documents hinted that a flat rate (perhaps seven) for all might be more likely. It's also conceivable that any introduction of formal DTIs could also see the LVR rules relaxed a bit. But whatever the final details, it seems certain that DTIs would hit investors the most.

But there's still a chance DTIs won't actually be required. After all, our second key point is that **mortgage rates have already risen sharply**, and as the RBNZ continues to push through a series of cash rate increases next year, the upwards pressure on lending rates isn't about to disappear. This is a factor that could easily slow the property market well before we get to the end of next year.

Third, and on top of rising mortgage rates, we've got to consider the signs that **the previously tight supply of listings has finally started to turn a corner**. Indeed, this upwards trend for stock on the market is becoming clearer across most parts of NZ, but certainly in regions such as Hawke's Bay, Wellington, Otago, and Southland, where total listings have risen back to levels last seen in 2019 or earlier. That's not so much due to new listings taking off, but more to a slowdown in sales.

It's also possible that in the near future, some investors may be looking to crystallise their previous capital gains and start to list, too (and divert their money to other asset classes that they deem to be less hassle). More choice for buyers can only spell reduced pressure on house prices.

Sure, it might take a while for vendors to respond to changed conditions, and some might just pull their listing rather than accept a lower price than they were hoping for. However, that dynamic can only prevail for a finite period, and eventually 2022 looks set to tip towards a 'buyer's market'.

However, despite these headwinds, with unemployment low a more serious downturn in the property market seems unlikely – so it's more a story about challenges rather than crisis. That's further reinforced by our fourth key issue – **the very real prospect that the currently hot construction sector eases off next year**, as escalating costs deter some would-be demand for a new home. In turn, reduced volumes of new property output will tend to support existing values.

However, there's no denying that the forces are building for a significant housing slowdown next year. Sales volumes have already turned a corner and are likely to be much quieter in 2022, with the pace of annual value growth surely set to continue to ease from a figure of more than 25% for calendar-2021 to perhaps low single digits in 2022.

In that environment, it's certainly worth assessing which areas might actually fare even worse than the national average, perhaps seeing property values fall outright. If anything, our concerns tend to centre on parts of the lower North Island, e.g. Tararua, Horowhenua, Whanganui, Porirua, and Lower Hutt, as well as other areas such as Wairoa, Otorohanga, Kawerau, Westland and MacKenzie. At the same time, areas such as Ashburton, Timaru, Waimakariri, Selwyn and Tasman look a bit safer – albeit nowhere is ever immune to all market forces.

No doubt there'll be plenty more twists and turns for the housing market in 2022, and that's before you even consider any further COVID/omicron-driven disruptions. But we're certainly expecting a significant slowdown, and for 2022 to be a year where we see buyer's choice increase, albeit they'll need to be prepared to work hard to secure finance in the first place.

# National

## Top Performing Suburbs 2021

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  
 73 ARGYLE ST (AUCKLAND) **\$22,000,000**

Highest median value  
**HERNE BAY (AUCKLAND) \$3,504,850**

Shortest Days on Market  
**PORT WAIKATO (WAIKATO) 4**

Lowest median value  
**RUNANGA (GREY) \$193,700**

Longest Days on Market  
**ATHENREE (WESTERN BoP) 74**

12 month Change in Median Values

<b>WOODVILLE (TARARUA)</b>	<b>47.7%</b>
<b>SUNSHINE BAY (QUEENSTOWN)</b>	<b>6.7%</b>

Gross Rental Yield

<b>RUNANGA (GREY)</b>	<b>9.6%</b>
<b>HERNE BAY (AUCKLAND)</b>	<b>1.0%</b>

5 year Change in Median Values

<b>CASTLECLIFF (WHANGANUI)</b>	<b>207.9%</b>
<b>LONG BAY (AUCKLAND)</b>	<b>13.0%</b>

Rent 12 month change

<b>ASHHURST (PALMERSTON NORTH)</b>	<b>40.6%</b>
<b>DALMORE (DUNEDIN)</b>	<b>-9.7%</b>

- All data highlighted is current to November 2021.
- 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 12 months ago.
- Five year change The percentage difference between the median AVM value in the same period compared 5 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.

 Highest  
 Lowest

# National Top 10

## Highest Median Values

#	Suburb	Median value
1.	Herne Bay	\$3,504,850
2.	Saint Marys Bay	\$3,167,350
3.	Remuera	\$2,698,500
4.	Westmere	\$2,684,000
5.	Ponsonby	\$2,655,750
6.	Stanley Point	\$2,633,850
7.	Kelvin Heights (Queenstown)	\$2,463,000
8.	Orakei	\$2,459,600
9.	Epsom	\$2,401,050
10.	Omaha	\$2,376,700

\* All Auckland except where noted

## Highest 12-month value change

#	Suburb	% change
1.	Woodville (Taranua)	47.7%
2.	Eketahuna (Taranua)	43.5%
3.	Pahiatua (Taranua)	42.3%
4.	Lake Hayes (Queenstown)	42.1%
5.	Mataura (Gore)	41.8%
6.	Taumarunui (Ruapehu)	41.0%
7.	Maraenui (Napier)	41.0%
8.	Kaikohe (Far North)	40.2%
9.	Alicetown (Lower Hutt)	39.7%
10.	Wanganui East (Whanganui)	39.2%

## Highest 5-year value change

#	Suburb	% change
1.	Castlecliff (Whanganui)	207.9%
2.	Raetihi (Ruapehu)	198.1%
3.	Patea (South Taranaki)	197.1%
4.	Maraenui (Napier)	194.2%
5.	Eketahuna (Taranua)	193.3%
6.	Gonville (Whanganui)	191.8%
7.	Marton (Rangitikei)	187.8%
8.	Shannon (Horowhenua)	187.3%
9.	Foxton (Horowhenua)	186.6%
10.	Mangakino (Taupo)	186.1%

## Highest gross rental yields

#	Suburb	Yield
1.	Runanga (Grey)	9.6%
2.	Cobden (Grey)	8.5%
3.	Blaketown (Grey)	7.8%
4.	Patea (South Taranaki)	7.8%
5.	Fordlands (Rotorua)	6.8%
6.	Manaia (South Taranaki)	6.7%
7.	Kaikohe (Far North)	6.4%
8.	Appleby (Invercargill)	6.4%
9.	Ruawai (Kaipara)	6.4%
10.	Waverley (South Taranaki)	6.4%

## Lowest Median Values

#	Suburb	Median value
1.	Runanga (Grey)	\$193,700
2.	Cobden (Grey)	\$220,500
3.	Mataura (Gore)	\$226,050
4.	Blaketown (Grey)	\$240,550
5.	Patea (South Taranaki)	\$247,800
6.	Reefton (Buller)	\$256,600
7.	Wairoa	\$264,450
8.	Westport (Buller)	\$282,400
9.	Manaia (South Taranaki)	\$297,600
10.	Waverley (South Taranaki)	\$309,850

## Lowest 12-month value change

#	Suburb	% change
1.	Sunshine Bay (Queenstown)	6.7%
2.	Newmarket (Auckland)	6.8%
3.	Auckland Central (Auckland)	7.1%
4.	Bannockburn (Central Otago)	7.5%
5.	Twizel (MacKenzie)	7.8%
6.	Te Anau (Southland)	9.1%
7.	Manukau (Auckland)	9.3%
8.	Grafton (Auckland)	9.3%
9.	Eden Terrace (Auckland)	10.1%
10.	Gleniti (Timaru)	11.4%

## Lowest 5-year value change

#	Suburb	% change
1.	Long Bay	13.0%
2.	Grafton	16.0%
3.	Auckland Central	17.3%
4.	Albany Heights	17.4%
5.	Schnapper Rock	18.6%
6.	Manukau	20.4%
7.	Newmarket	20.4%
8.	Rosedale	20.7%
9.	Pinehill	20.7%
10.	Tinwald (Ashburton)	21.2%

\* All Auckland except where noted

## Lowest gross rental yields

#	Suburb	Yield
1.	Herne Bay	1.0%
2.	Saint Marys Bay	1.1%
3.	Omaha	1.2%
4.	Kelvin Heights (Queenstown)	1.2%
5.	Stanley Point	1.3%
6.	Lake Hayes (Queenstown)	1.3%
7.	Remuera	1.4%
8.	Sandspit	1.4%
9.	Westmere	1.4%
10.	Devonport	1.5%

\* All Auckland except where noted

# National Top 10 Continued

## Highest median rents

#	Suburb	Median rent
1.	Karaka Bays (Wellington)	\$875
2.	Seatoun (Wellington)	\$875
3.	Glendowie	\$780
4.	St Heliers	\$780
5.	Albany	\$750
6.	Campbells Bay	\$750
7.	Castor Bay	\$750
8.	East Tamaki	\$750
9.	East Tamaki Heights	\$750
10.	Huntington Park	\$750

\* All Auckland except where noted

## Highest median rents 12-month change

#	Suburb	% change
1.	Ashurst (Palmerston North)	40.6%
2.	Fitzherbert (Palmerston North)	40.6%
3.	Okitu (Gisborne)	34.1%
4.	Addington (Christchurch)	33.3%
5.	Mangere Bridge (Auckland)	31.3%
6.	National Park (Ruapehu)	30.0%
7.	Ohakune (Ruapehu)	30.0%
8.	Raetihi (Ruapehu)	30.0%
9.	Rangataua (Ruapehu)	30.0%
10.	Taumarunui (Ruapehu)	30.0%

## Shortest days on market

#	Suburb	Median days
1.	Port Waikato (Waikato)	4
2.	Waipapa (Far North)	4
3.	Rockdale (Invercargill)	6
4.	Takaka (Tasman)	6
5.	Timberlea (Upper Hutt)	7
6.	Grandview Heights (Hamilton)	7
7.	Hawthorndale (Invercargill)	7
8.	Heidelberg (Invercargill)	7
9.	Matarangi (Thames-Coromandel)	7
10.	Bell Block (New Plymouth)	8

## Top sale price

#	Address	Sale date	Sale price
1.	73 Argyle St	28-Jun	\$22,000,000
2.	114 Mooney Rd (Queenstown)	21-Aug	\$18,250,000
3.	10 Forestline Rise (Queenstown)	25-May	\$16,100,000
4.	60 Victoria Ave	10-Jun	\$15,600,000
5.	92 Wilding Rd (Queenstown)	12-Aug	\$14,500,000
6.	29 Minnehaha Ave	16-Aug	\$13,250,000
7.	2 Karori Cres	13-Apr	\$12,500,000
8.	38 Hamilton Rd	5-Oct	\$12,000,000
9.	88 Victoria Ave	28-May	\$11,028,000
10.	104 Godden Cres	19-Apr	\$11,000,000

## Lowest median rents

#	Suburb	Median rent
1.	Twizel (MacKenzie)	\$285
2.	Waimate	\$285
3.	Carters Beach (Buller)	\$300
4.	Reefton (Buller)	\$300
5.	Westport (Buller)	\$300
6.	Balclutha (Clutha)	\$300
7.	Milton (Clutha)	\$300
8.	Stirling (Clutha)	\$300
9.	Edendale (Southland)	\$300
10.	Halfmoon Bay (Southland)	\$300

## Lowest median rents 12-month change

#	Suburb	% change
1.	Dalmore (Dunedin)	-9.7%
2.	Liberton (Dunedin)	-9.7%
3.	North East Valley (Dunedin)	-9.7%
4.	Pine Hill (Dunedin)	-9.7%
5.	Arthurs Point (Queenstown)	-9.5%
6.	Ellerslie (Auckland)	-9.4%
7.	Remuera (Auckland)	-9.1%
8.	Aro Valley (Wellington)	-8.6%
9.	Highbury (Wellington)	-8.6%
10.	Kelburn (Wellington)	-8.6%

## Longest days on market

#	Suburb	Median days
1.	Athenree (Western BoP)	74
2.	Paihia (Far North)	60
3.	Coopers Beach (Far North)	58
4.	Piha (Auckland)	57
5.	Russell (Far North)	51
6.	Ahipara (Far North)	48
7.	Otematata (Waitaki)	43
8.	Hahei (Thames-Coromandel)	37
9.	Waverley (South Taranaki)	36
10.	One Tree Point (Whangarei)	36



# Auckland

## All residential property

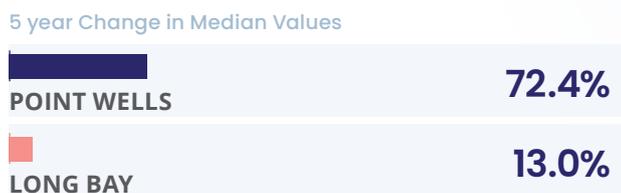
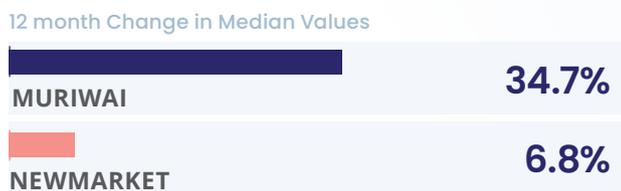
**SOLD** Top Sale Price  
 73 ARGYLE ST **\$22,000,000**

Highest median value  
**HERNE BAY \$3,504,850**

Lowest median value  
**AUCKLAND CENTRAL \$613,000**

Shortest Days on Market  
**HELENSVILLE 10**

Longest Days on Market  
**PIHA 57**



■ Highest  
 ■ Lowest

# Auckland Top 10



## Highest Median Values

#	Suburb	Median value
1.	Herne Bay	\$3,504,850
2.	Saint Marys Bay	\$3,167,350
3.	Remuera	\$2,698,500
4.	Westmere	\$2,684,000
5.	Ponsonby	\$2,655,750
6.	Stanley Point	\$2,633,850
7.	Orakei	\$2,459,600
8.	Epsom	\$2,401,050
9.	Omaha	\$2,376,700
10.	Glendowie	\$2,370,850

## Lowest Median Values

#	Suburb	Median value
1.	Auckland Central	\$613,000
2.	Manukau	\$631,450
3.	Grafton	\$649,500
4.	Wellsford	\$695,400
5.	Orere Point	\$737,150
6.	Wiri	\$767,500
7.	Parakai	\$769,450
8.	Waiuku	\$807,950
9.	Otara	\$811,750
10.	Clendon Park	\$812,900

## Highest 12-month value change

#	Suburb	% change
1.	Muriwai	34.7%
2.	Kelston	33.8%
3.	Onetangi	33.6%
4.	Waiheke Island	33.2%
5.	Oneroa	32.8%
6.	Rosehill	32.7%
7.	Palm Beach	32.7%
8.	Red Hill	32.1%
9.	Surfdale	32.1%
10.	Pahurehure	31.6%

## Lowest 12-month value change

#	Suburb	% change
1.	Newmarket	6.8%
2.	Auckland Central	7.1%
3.	Manukau	9.3%
4.	Grafton	9.3%
5.	Eden Terrace	10.1%
6.	Albany Heights	12.1%
7.	Schnapper Rock	13.0%
8.	Milford	13.1%
9.	Parakai	13.3%
10.	Castor Bay	13.5%

## Highest 5-year value change

#	Suburb	% change
1.	Point Wells	72.4%
2.	Onetangi	64.7%
3.	Oneroa	63.5%
4.	Surfdale	61.2%
5.	Omaha	59.3%
6.	Ponsonby	55.9%
7.	Waiheke Island	55.8%
8.	Bombay	54.1%
9.	Parakai	53.8%
10.	Wai O Taiki Bay	53.7%

## Lowest 5-year value change

#	Suburb	% change
1.	Long Bay	13.0%
2.	Grafton	16.0%
3.	Auckland Central	17.3%
4.	Albany Heights	17.4%
5.	Schnapper Rock	18.6%
6.	Manukau	20.4%
7.	Newmarket	20.4%
8.	Rosedale	20.7%
9.	Pinehill	20.7%
10.	Fairview Heights	21.3%

## Highest gross rental yields

#	Suburb	Yield
1.	Orere Point	5.1%
2.	Manukau	4.7%
3.	Wellsford	4.2%
4.	Glenbrook	3.9%
5.	Manukau Heads	3.9%
6.	Red Hill	3.9%
7.	Wiri	3.9%
8.	Clendon Park	3.8%
9.	Papakura	3.8%
10.	Parakai	3.8%

## Lowest gross rental yields

#	Suburb	Yield
1.	Herne Bay	1.0%
2.	Saint Marys Bay	1.1%
3.	Omaha	1.2%
4.	Stanley Point	1.3%
5.	Remuera	1.4%
6.	Sandspit	1.4%
7.	Westmere	1.4%
8.	Devonport	1.5%
9.	Epsom	1.5%
10.	Mellons Bay	1.5%

# Auckland Top 10 Continued

## Highest median rents

#	Suburb	Median rent
1.	Glendowie	\$780
2.	St Heliers	\$780
3.	Albany	\$750
4.	Campbells Bay	\$750
5.	Castor Bay	\$750
6.	East Tamaki	\$750
7.	East Tamaki Heights	\$750
8.	Huntington Park	\$750
9.	Milford	\$750
10.	Pinehill	\$750

## Highest median rents 12-month change

#	Suburb	% change
1.	Mangere Bridge	31.3%
2.	Albany	27.1%
3.	Pinehill	27.1%
4.	Rosedale	27.1%
5.	Schnapper Rock	27.1%
6.	Windsor Park	27.1%
7.	Point Chevalier	22.8%
8.	Mangere East	20.9%
9.	Manukau Heads	20.0%
10.	Stonefields	20.0%

## Shortest days on market

#	Suburb	Median days
1.	Helensville	10
2.	Henderson Valley	13
3.	Parakai	13
4.	Huapai	13
5.	Whenuapai	13
6.	Waiatarua	14
7.	Waimauku	15
8.	Point Wells	15
9.	Swanson	15
10.	Silverdale	15

## Top sale price

#	Address	Sale date	Sale price
1.	73 Argyle St	28-Jun	\$22,000,000
2.	60 Victoria Ave	10-Jun	\$15,600,000
3.	29 Minnehaha Ave	16-Aug	\$13,250,000
4.	2 Karori Cres	13-Apr	\$12,500,000
5.	38 Hamilton Rd	5-Oct	\$12,000,000
6.	88 Victoria Ave	28-May	\$11,028,000
7.	104 Godden Cres	19-Apr	\$11,000,000
8.	722 Remuera Rd	26-Mar	\$11,000,000
9.	38 Hamilton Rd	28-Jun	\$11,000,000
10.	144 Orakei Rd	26-Feb	\$11,000,000

## Lowest median rents

#	Suburb	Median rent
1.	Otahuhu	\$403
2.	Grafton	\$428
3.	Auckland Central	\$430
4.	Waiuku	\$515
5.	Mangere East	\$520
6.	Sandringham	\$530
7.	New Lynn	\$540
8.	Newmarket	\$540
9.	Morningside	\$543
10.	Glendene	\$550

## Lowest median rents 12-month change

#	Suburb	% change
1.	Ellerslie	-9.4%
2.	Remuera	-9.1%
3.	Freemans Bay	-7.2%
4.	Ponsonby	-7.2%
5.	Morningside	-6.4%
6.	Parnell	-5.8%
7.	Forrest Hill	-3.2%
8.	Sunnynook	-3.2%
9.	Bayswater	-3.1%
10.	Devonport	-3.1%

## Longest days on market

#	Suburb	Median days
1.	Piha	57
2.	Manukau	29
3.	Palm Beach	28
4.	Onetangi	27
5.	Sandspit	26
6.	Muriwai	26
7.	Omaha	26
8.	Newmarket	26
9.	Mellons Bay	25
10.	Clover Park	25



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In summary

# Hamilton

## All residential property

**SOLD** Top Sale Price  
 350 EXELBY RD **\$9,603,160**

Highest median value  
**FLAGSTAFF \$1,110,800**

Shortest Days on Market  
**GRANDVIEW HEIGHTS 7**

Lowest median value  
**WHITIORA \$606,150**

Longest Days on Market  
**HAMILTON CENTRAL 28**

12 month Change in Median Values

<b>PUKETE</b>	<b>27.2%</b>
<b>WHITIORA</b>	<b>14.8%</b>

Gross Rental Yield

<b>ENDERLEY</b>	<b>4.1%</b>
<b>HAMILTON LAKE</b>	<b>2.5%</b>

5 year Change in Median Values

<b>ENDERLEY</b>	<b>70.3%</b>
<b>WESTERN HEIGHTS</b>	<b>46.1%</b>

Rent 12 month change

<b>CLAUDELANDS</b>	<b>14.7%</b>
<b>HILLCREST</b>	<b>0.0%</b>

■ Highest  
 ■ Lowest

# Hamilton Top 10



## Highest Median Values

#	Suburb	Median value
1.	Flagstaff	\$1,110,800
2.	Huntington	\$1,090,750
3.	Rototuna North	\$1,084,100
4.	Rototuna	\$1,037,150
5.	Western Heights	\$964,100
6.	Queenwood	\$959,550
7.	Beerescourt	\$941,300
8.	Hamilton Lake	\$921,000
9.	Chedworth	\$902,300
10.	Grandview Heights	\$894,600

## Highest 12-month value change

#	Suburb	% change
1.	Pukete	27.2%
2.	Rototuna North	27.1%
3.	Flagstaff	24.8%
4.	Deanwell	24.6%
5.	Maeroa	24.2%
6.	Huntington	23.9%
7.	Rototuna	23.7%
8.	Fairfield	23.7%
9.	Nawton	23.2%
10.	Hillcrest	23.1%

## Highest 5-year value change

#	Suburb	% change
1.	Enderley	70.3%
2.	Deanwell	64.9%
3.	Bader	64.8%
4.	Fairfield	62.3%
5.	Frankton	60.8%
6.	Fitzroy	60.7%
7.	Silverdale	60.1%
8.	Hillcrest	59.4%
9.	Fairview Downs	59.3%
10.	Hamilton Central	59.3%

## Highest gross rental yields

#	Suburb	Yield
1.	Enderley	4.1%
2.	Bader	3.9%
3.	Forest Lake	3.9%
4.	Nawton	3.9%
5.	Frankton	3.7%
6.	Chartwell	3.6%
7.	Fairview Downs	3.6%
8.	Melville	3.5%
9.	Pukete	3.5%
10.	Saint Andrews	3.5%

## Lowest Median Values

#	Suburb	Median value
1.	Whitiora	\$606,150
2.	Bader	\$615,700
3.	Enderley	\$632,100
4.	Frankton	\$644,200
5.	Melville	\$672,750
6.	Nawton	\$673,850
7.	Deanwell	\$686,700
8.	Hamilton East	\$719,050
9.	Fairview Downs	\$722,350
10.	Maeroa	\$726,750

## Lowest 12-month value change

#	Suburb	% change
1.	Whitiora	14.8%
2.	Hamilton Central	15.5%
3.	Chedworth	15.8%
4.	Grandview Heights	18.0%
5.	Hamilton Lake	18.0%
6.	Queenwood	18.3%
7.	Hamilton East	19.1%
8.	Western Heights	19.4%
9.	Chartwell	19.8%
10.	Beerescourt	20.4%

## Lowest 5-year value change

#	Suburb	% change
1.	Western Heights	46.1%
2.	Huntington	48.9%
3.	Rototuna	49.8%
4.	Flagstaff	49.8%
5.	Queenwood	51.0%
6.	Rototuna North	52.1%
7.	Hamilton East	53.6%
8.	Whitiora	54.0%
9.	Chedworth	54.0%
10.	Pukete	54.5%

## Lowest gross rental yields

#	Suburb	Yield
1.	Hamilton Lake	2.5%
2.	Hamilton Central	2.6%
3.	Harrowfield	2.6%
4.	Western Heights	2.6%
5.	Claudelands	2.7%
6.	Flagstaff	2.7%
7.	Maeroa	2.7%
8.	Hamilton East	2.8%
9.	Grandview Heights	2.9%
10.	Hillcrest	2.9%

# Hamilton

# Top 10

## Continued

### Highest median rents

#	Suburb	Median rent
1.	Huntington	\$620
2.	Rototuna	\$620
3.	Rototuna North	\$620
4.	Baverstock	\$550
5.	Beerescourt	\$550
6.	Chartwell	\$550
7.	Chedworth	\$550
8.	Flagstaff	\$550
9.	Forest Lake	\$550
10.	Harrowfield	\$550

### Highest median rents 12-month change

#	Suburb	% change
1.	Claudlands	14.7%
2.	Hamilton Central	12.1%
3.	Maeroa	12.1%
4.	Whitiora	12.1%
5.	Baverstock	10.0%
6.	Beerescourt	10.0%
7.	Chartwell	10.0%
8.	Chedworth	10.0%
9.	Flagstaff	10.0%
10.	Forest Lake	10.0%

### Shortest days on market

#	Suburb	Median days
1.	Grandview Heights	7
2.	Deanwell	9
3.	Fitzroy	11
4.	Silverdale	11
5.	Nawton	11
6.	Fairview Downs	13
7.	Pukete	13
8.	Melville	13
9.	Glenview	13
10.	Dinsdale	13

### Top sale price

#	Address	Sale date	Sale price
1.	350 Exelby Rd	15-Jul	\$9,603,160
2.	35 North Ridge Dr	8-Apr	\$5,100,000
3.	21 Opoia Rd	24-Jun	\$4,100,000
4.	335 Te Kowhai Rd	15-Jul	\$3,599,820
5.	372 Exelby Rd	15-Jul	\$2,843,400
6.	133 Lake Cres	10-Aug	\$2,800,000
7.	243 River Rd	10-Feb	\$2,800,000
8.	64 Lake Cres	10-Mar	\$2,700,000
9.	277 River Rd	3-Jan	\$2,300,000
10.	33 Roy Hilton Dr	3-Mar	\$2,230,000

### Lowest median rents

#	Suburb	Median rent
1.	Hamilton Central	\$370
2.	Maeroa	\$370
3.	Whitiora	\$370
4.	Hamilton East	\$388
5.	Claudlands	\$390
6.	Bader	\$438
7.	Deanwell	\$438
8.	Fitzroy	\$438
9.	Glenview	\$438
10.	Hamilton Lake	\$438

### Lowest median rents 12-month change

#	Suburb	% change
1.	Hillcrest	0.0%
2.	Silverdale	0.0%
3.	Hamilton East	0.8%
4.	Bader	6.8%
5.	Deanwell	6.8%
6.	Fitzroy	6.8%
7.	Glenview	6.8%
8.	Hamilton Lake	6.8%
9.	Melville	6.8%
10.	Huntington	6.9%

### Longest days on market

#	Suburb	Median days
1.	Hamilton Central	28
2.	Whitiora	23
3.	Hamilton Lake	22
4.	Claudlands	21
5.	Chedworth	20
6.	Queenwood	20
7.	Beerescourt	20
8.	Rototuna North	20
9.	Huntington	20
10.	Flagstaff	20



# Tauranga

## All residential property

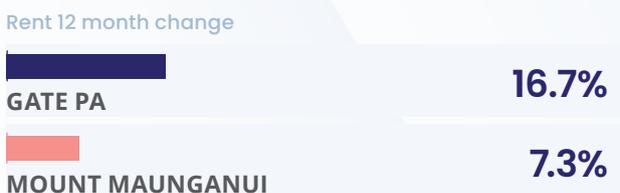
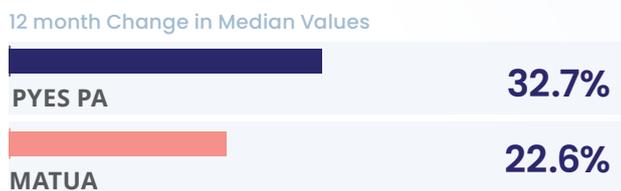
**SOLD** Top Sale Price  
 307A OCEANBEACH RD **\$7,510,000**

Highest median value  
**MOUNT MAUNGANUI \$1,407,200**

Shortest Days on Market  
**PAPAMOAO 16**

Lowest median value  
**PARKVALE \$681,750**

Longest Days on Market  
**TAURANGA SOUTH 26**



■ Highest  
 ■ Lowest

# Tauranga Top 10



## Highest Median Values

#	Suburb	Median value
1.	Mount Maunganui	\$1,407,200
2.	Matua	\$1,195,500
3.	Bethlehem	\$1,148,900
4.	Otumoetai	\$1,105,150
5.	Pyes Pa	\$1,083,900
6.	Papamoa Beach	\$1,073,150
7.	Ohauti	\$1,071,900
8.	Tauranga	\$1,060,900
9.	Maungatapu	\$953,350
10.	Tauranga South	\$927,050

## Highest 12-month value change

#	Suburb	% change
1.	Pyes Pa	32.7%
2.	Mount Maunganui	31.9%
3.	Ohauti	31.8%
4.	Bethlehem	31.2%
5.	Poike	30.2%
6.	Greerton	29.3%
7.	Tauranga South	28.7%
8.	Maungatapu	28.7%
9.	Papamoa Beach	28.6%
10.	Gate Pa	28.6%

## Highest 5-year value change

#	Suburb	% change
1.	Mount Maunganui	77.6%
2.	Gate Pa	66.9%
3.	Parkvale	65.4%
4.	Hairini	62.1%
5.	Poike	61.5%
6.	Bethlehem	60.8%
7.	Otumoetai	60.2%
8.	Maungatapu	60.2%
9.	Papamoa Beach	59.7%
10.	Tauranga South	59.6%

## Highest gross rental yields

#	Suburb	Yield
1.	Parkvale	4.2%
2.	Poike	4.1%
3.	Gate Pa	4.0%
4.	Hairini	4.0%
5.	Bellevue	3.8%
6.	Brookfield	3.7%
7.	Greerton	3.7%
8.	Judea	3.7%
9.	Welcome Bay	3.7%
10.	Papamoa	3.5%

## Lowest Median Values

#	Suburb	Median value
1.	Parkvale	\$681,750
2.	Poike	\$700,750
3.	Gate Pa	\$711,550
4.	Greerton	\$763,000
5.	Judea	\$764,150
6.	Hairini	\$803,950
7.	Bellevue	\$815,650
8.	Brookfield	\$834,350
9.	Welcome Bay	\$875,700
10.	Tauranga South	\$927,050

## Lowest 12-month value change

#	Suburb	% change
1.	Matua	22.6%
2.	Judea	24.2%
3.	Otumoetai	24.6%
4.	Bellevue	25.0%
5.	Brookfield	25.0%
6.	Hairini	28.3%
7.	Parkvale	28.3%
8.	Welcome Bay	28.5%
9.	Tauranga	28.5%
10.	Gate Pa	28.6%

## Lowest 5-year value change

#	Suburb	% change
1.	Judea	53.4%
2.	Brookfield	55.3%
3.	Bellevue	55.3%
4.	Matua	55.4%
5.	Tauranga	55.8%
6.	Welcome Bay	56.5%
7.	Greerton	58.8%
8.	Pyes Pa	59.0%
9.	Ohauti	59.4%
10.	Tauranga South	59.6%

## Lowest gross rental yields

#	Suburb	Yield
1.	Mount Maunganui	2.3%
2.	Matua	2.6%
3.	Bethlehem	2.8%
4.	Tauranga	2.8%
5.	Otumoetai	2.9%
6.	Ohauti	3.0%
7.	Papamoa Beach	3.1%
8.	Pyes Pa	3.1%
9.	Tauranga South	3.1%
10.	Maungatapu	3.4%

# Tauranga

# Top 10

## Continued



### Highest median rents

#	Suburb	Median rent
1.	Papamoa	\$610
2.	Papamoa Beach	\$610
3.	Hairini	\$600
4.	Maungatapu	\$600
5.	Ohauti	\$600
6.	Pyes Pa	\$600
7.	Welcome Bay	\$600
8.	Mount Maunganui	\$590
9.	Bellevue	\$570
10.	Bethlehem	\$570

### Lowest median rents

#	Suburb	Median rent
1.	Gate Pa	\$525
2.	Greerton	\$525
3.	Judea	\$525
4.	Parkvale	\$525
5.	Poike	\$525
6.	Tauranga	\$525
7.	Tauranga South	\$525
8.	Bellevue	\$570
9.	Bethlehem	\$570
10.	Brookfield	\$570

### Highest median rents 12-month change

#	Suburb	% change
1.	Gate Pa	16.7%
2.	Greerton	16.7%
3.	Judea	16.7%
4.	Parkvale	16.7%
5.	Poike	16.7%
6.	Tauranga	16.7%
7.	Tauranga South	16.7%
8.	Bellevue	14.0%
9.	Bethlehem	14.0%
10.	Brookfield	14.0%

### Lowest median rents 12-month change

#	Suburb	% change
1.	Mount Maunganui	7.3%
2.	Hairini	9.1%
3.	Maungatapu	9.1%
4.	Ohauti	9.1%
5.	Pyes Pa	9.1%
6.	Welcome Bay	9.1%
7.	Papamoa	10.9%
8.	Papamoa Beach	10.9%
9.	Bellevue	14.0%
10.	Bethlehem	14.0%

### Shortest days on market

#	Suburb	Median days
1.	Papamoa	16
2.	Papamoa Beach	19
3.	Ohauti	19
4.	Pyes Pa	20
5.	Greerton	20
6.	Judea	20
7.	Hairini	20
8.	Mount Maunganui	21
9.	Otumoetai	21
10.	Welcome Bay	21

### Longest days on market

#	Suburb	Median days
1.	Papamoa	16
2.	Papamoa Beach	19
3.	Ohauti	19
4.	Pyes Pa	20
5.	Greerton	20
6.	Judea	20
7.	Hairini	20
8.	Mount Maunganui	21
9.	Otumoetai	21
10.	Welcome Bay	21

### Top sale price

#	Address	Sale date	Sale price
1.	307A Oceanbeach Rd	9-Jun	\$7,510,000
2.	251A Oceanbeach Rd	28-Sep	\$6,450,000
3.	88 Marine Pde	25-Sep	\$6,250,000
4.	68/8 Maunganui Rd	30-Mar	\$5,800,000
5.	449A Oceanbeach Rd	19-May	\$5,600,000
6.	441 Oceanbeach Rd	14-May	\$5,600,000
7.	7/6 The Mall	11-Mar	\$5,400,000
8.	42 Rita St	17-Apr	\$5,100,000
9.	11 S7A Maunganui Rd	19-May	\$4,500,000
10.	73 Karewa Pde	12-Aug	\$4,420,000



# Wellington

## All residential property

**SOLD** Top Sale Price  
 36 CENTRAL TCE **\$6,500,000**

Highest median value  
**SEATOUN \$2,046,050**

Shortest Days on Market  
**TIMBERLEA 7**

Lowest median value  
**WELLINGTON CENTRAL \$546,300**

Longest Days on Market  
**PUKERUA BAY 24**

12 month Change in Median Values

<b>ALICETOWN</b>	<b>39.7%</b>
<b>WELLINGTON CENTRAL</b>	<b>12.9%</b>

Gross Rental Yield

<b>ASCOT PARK</b>	<b>5.0%</b>
<b>KELBURN</b>	<b>1.5%</b>

5 year Change in Median Values

<b>CANNONS CREEK</b>	<b>161.4%</b>
<b>WELLINGTON CENTRAL</b>	<b>50.0%</b>

Rent 12 month change

<b>WALLACEVILLE</b>	<b>25.0%</b>
<b>ARO VALLEY</b>	<b>-8.6%</b>

■ Highest  
 ■ Lowest

# Wellington Top 10

## Highest Median Values

#	Suburb	Median value
1.	Seatoun	\$2,046,050
2.	Karaka Bays	\$1,889,100
3.	Roseneath	\$1,817,150
4.	Kelburn	\$1,757,450
5.	Wadestown	\$1,583,100
6.	Khandallah	\$1,540,500
7.	Woburn	\$1,400,250
8.	Hataitai	\$1,399,000
9.	Highbury	\$1,398,700
10.	Aotea	\$1,383,950

## Highest 12-month value change

#	Suburb	% change
1.	Alicetown	39.7%
2.	Grenada Village	38.4%
3.	Waterloo	37.6%
4.	Churton Park	36.7%
5.	Johnsonville	36.4%
6.	Vogeltown	36.1%
7.	Wainuiomata	36.0%
8.	Taita	35.9%
9.	Owhiro Bay	35.8%
10.	Kingston	35.7%

## Highest 5-year value change

#	Suburb	% change
1.	Cannons Creek	161.4%
2.	Wainuiomata	157.9%
3.	Waitangirua	155.8%
4.	Naenae	136.8%
5.	Ranui	134.0%
6.	Takapuwahia	133.6%
7.	Ascot Park	132.9%
8.	Taita	130.6%
9.	Stokes Valley	127.1%
10.	Timberlea	124.4%

## Highest gross rental yields

#	Suburb	Yield
1.	Ascot Park	5.0%
2.	Wellington Central	4.3%
3.	Waitangirua	4.2%
4.	Cannons Creek	4.1%
5.	Takapuwahia	4.1%
6.	Maoribank	4.1%
7.	Stokes Valley	4.0%
8.	Wainuiomata	4.0%
9.	Moera	3.9%
10.	Totara Park	3.9%

## Lowest Median Values

#	Suburb	Median value
1.	Wellington Central	\$546,300
2.	Waitangirua	\$639,000
3.	Cannons Creek	\$671,500
4.	Takapuwahia	\$720,350
5.	Moera	\$736,550
6.	Te Aro	\$741,800
7.	Ranui	\$752,800
8.	Maoribank	\$752,900
9.	Wainuiomata	\$767,550
10.	Taita	\$768,100

## Lowest 12-month value change

#	Suburb	% change
1.	Wellington Central	12.9%
2.	Te Aro	15.2%
3.	Totara Park	20.3%
4.	Mount Cook	21.3%
5.	Mount Victoria	22.2%
6.	Thorndon	22.9%
7.	Whitby	23.9%
8.	Roseneath	24.0%
9.	Berhampore	24.3%
10.	Korokoro	24.7%

## Lowest 5-year value change

#	Suburb	% change
1.	Wellington Central	50.0%
2.	Te Aro	59.3%
3.	Kelburn	62.1%
4.	Mount Victoria	65.5%
5.	Mount Cook	68.1%
6.	Roseneath	69.0%
7.	Karaka Bays	70.1%
8.	Wadestown	70.1%
9.	Highbury	71.9%
10.	Seatoun	72.3%

## Lowest gross rental yields

#	Suburb	Yield
1.	Kelburn	1.5%
2.	Roseneath	1.6%
3.	Northland	1.8%
4.	Highbury	1.9%
5.	Wadestown	2.0%
6.	Brooklyn	2.1%
7.	Hataitai	2.2%
8.	Mount Victoria	2.2%
9.	Woburn	2.3%
10.	Island Bay	2.3%

# Wellington Top 10 Continued

## Highest median rents

#	Suburb	Median rent
1.	Karaka Bays	\$875
2.	Seatoun	\$875
3.	Aotea	\$750
4.	Ascot Park	\$750
5.	Papakowhai	\$750
6.	Whitby	\$750
7.	Broadmeadows	\$695
8.	Khandallah	\$695
9.	Karori	\$675
10.	Eastbourne	\$650

## Highest median rents 12-month change

#	Suburb	% change
1.	Wallaceville	25.0%
2.	Eastbourne	23.8%
3.	Point Howard	23.8%
4.	Karori	22.7%
5.	Mount Cook	22.5%
6.	Hutt Central	20.4%
7.	Waterloo	20.4%
8.	Woburn	20.4%
9.	Belmont	20.3%
10.	Harbour View	20.3%

## Shortest days on market

#	Suburb	Median days
1.	Timberlea	7
2.	Broadmeadows	13
3.	Brooklyn	14
4.	Avalon	14
5.	Lyllal Bay	14
6.	Moera	14
7.	Wainuiomata	15
8.	Karori	15
9.	Stokes Valley	15
10.	Miramar	15

## Top sale price

#	Address	Sale date	Sale price
1.	36 Central Tce	4-Mar	\$6,500,000
2.	46 Hobson St	5-Feb	\$6,000,000
3.	12 Carlton Gore Rd	6-Aug	\$5,850,000
4.	48 McFarlane St	15-Mar	\$5,500,000
5.	30 McFarlane St	19-Mar	\$4,350,000
6.	4/88 Oriental Pde	17-Jun	\$4,282,000
7.	76 Hawker St	9-Mar	\$4,100,000
8.	10 Wesley Rd	3-Sep	\$3,900,000
9.	49 Jubilee Rd	4-Mar	\$3,826,000
10.	3 Monro St	31-May	\$3,724,600

## Lowest median rents

#	Suburb	Median rent
1.	Wellington Central	\$460
2.	Northland	\$463
3.	Mount Cook	\$490
4.	Alicetown	\$500
5.	Clouston Park	\$500
6.	Ebdentown	\$500
7.	Elderslea	\$500
8.	Trentham	\$500
9.	Aro Valley	\$500
10.	Highbury	\$500

## Lowest median rents 12-month change

#	Suburb	% change
1.	Aro Valley	-8.6%
2.	Highbury	-8.6%
3.	Kelburn	-8.6%
4.	Brooklyn	-8.2%
5.	Wellington Central	-4.2%
6.	Camborne	0.0%
7.	Paremata	0.0%
8.	Plimmerton	0.0%
9.	Pukerua Bay	0.0%
10.	Northland	0.2%

## Longest days on market

#	Suburb	Median days
1.	Pukerua Bay	24
2.	Camborne	23
3.	Papakowhai	23
4.	Aotea	23
5.	Te Marua	22
6.	Heretaunga	22
7.	Ascot Park	22
8.	Wellington Central	22
9.	Whitby	22
10.	Ranui	21



# Christchurch

## All residential property

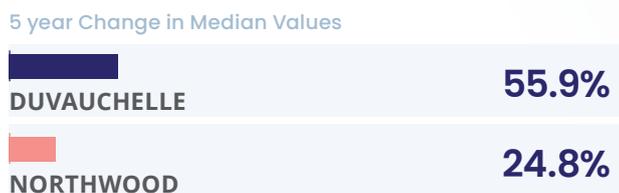
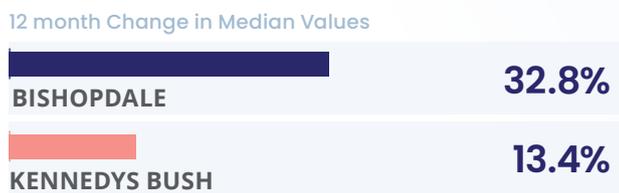
**SOLD** Top Sale Price  
 21 WAIRARAPA TCE **\$8,000,000**

Highest median value  
**FENDALTON** **\$1,541,450**

Shortest Days on Market  
**BELFAST** **12**

Lowest median value  
**PHILLIPSTOWN** **\$401,500**

Longest Days on Market  
**AKAROA** **29**



■ Highest  
 ■ Lowest

# Christchurch Top 10



## Highest Median Values

#	Suburb	Median value
1.	Fendalton	\$1,541,450
2.	Scarborough	\$1,498,400
3.	Kennedys Bush	\$1,420,650
4.	Merivale	\$1,292,850
5.	Strowan	\$1,128,900
6.	Clifton	\$1,110,300
7.	Redcliffs	\$1,041,550
8.	Moncks Bay	\$1,035,450
9.	Westmorland	\$1,015,000
10.	Sumner	\$1,005,250

## Highest 12-month value change

#	Suburb	% change
1.	Bishopdale	32.8%
2.	Hillmorton	32.2%
3.	Somerfield	32.1%
4.	Charteris Bay	31.7%
5.	Northcote	30.1%
6.	Yaldhurst	30.0%
7.	Beckenham	29.9%
8.	Spreydon	29.5%
9.	Halswell	28.8%
10.	Sumner	28.7%

## Highest 5-year value change

#	Suburb	% change
1.	Duvauchelle	55.9%
2.	Akaroa	52.0%
3.	Sumner	49.9%
4.	Wainui	46.8%
5.	Somerfield	46.0%
6.	Charteris Bay	45.1%
7.	Aranui	44.4%
8.	Spreydon	43.3%
9.	Beckenham	42.5%
10.	Diamond Harbour	41.9%

## Highest gross rental yields

#	Suburb	Yield
1.	Kainga	6.3%
2.	Islington	4.9%
3.	New Brighton	4.9%
4.	Richmond	4.9%
5.	Avonside	4.8%
6.	Northcote	4.8%
7.	Phillipstown	4.8%
8.	Waltham	4.8%
9.	North New Brighton	4.7%
10.	Aranui	4.6%

## Lowest Median Values

#	Suburb	Median value
1.	Phillipstown	\$401,500
2.	Aranui	\$416,000
3.	Linwood	\$447,950
4.	Waltham	\$451,150
5.	Bromley	\$463,150
6.	Avonside	\$483,650
7.	New Brighton	\$487,600
8.	Addington	\$487,600
9.	Richmond	\$494,100
10.	Woolston	\$499,250

## Lowest 12-month value change

#	Suburb	% change
1.	Kennedys Bush	13.4%
2.	Christchurch Central	17.2%
3.	Middleton	18.3%
4.	Merivale	19.9%
5.	Scarborough	20.2%
6.	Akaroa	22.2%
7.	Clifton	22.5%
8.	Northwood	23.0%
9.	Marshland	23.1%
10.	Avonside	23.3%

## Lowest 5-year value change

#	Suburb	% change
1.	Northwood	24.8%
2.	Kennedys Bush	25.6%
3.	Harewood	26.7%
4.	Avonhead	28.9%
5.	Christchurch Central	29.5%
6.	Middleton	30.0%
7.	Russley	30.7%
8.	Redwood	31.0%
9.	Casebrook	31.1%
10.	Upper Riccarton	32.1%

## Lowest gross rental yields

#	Suburb	Yield
1.	Fendalton	1.8%
2.	Scarborough	1.8%
3.	Merivale	1.9%
4.	Kennedys Bush	2.1%
5.	Richmond Hill	2.3%
6.	Strowan	2.4%
7.	Clifton	2.5%
8.	Huntsbury	2.7%
9.	Moncks Bay	2.7%
10.	Northwood	2.7%

# Christchurch Top 10 Continued



## Highest median rents

#	Suburb	Median rent
1.	Halswell	\$545
2.	Kennedys Bush	\$545
3.	Middleton	\$545
4.	Wigram	\$545
5.	Clifton	\$510
6.	Heathcote Valley	\$510
7.	Moncks Bay	\$510
8.	Mount Pleasant	\$510
9.	Redcliffs	\$510
10.	Richmond Hill	\$510

## Highest median rents 12-month change

#	Suburb	% change
1.	Addington	33.3%
2.	Avonside	23.5%
3.	Cracroft	18.8%
4.	Hillmorton	18.8%
5.	Hoon Hay	18.8%
6.	Belfast	16.3%
7.	Bishopdale	16.3%
8.	Casebrook	16.3%
9.	Harewood	16.3%
10.	Northcote	16.3%

## Shortest days on market

#	Suburb	Median days
1.	Belfast	12
2.	Halswell	13
3.	Aranui	13
4.	Parklands	14
5.	Marshland	14
6.	Bromley	14
7.	Woolston	15
8.	Hornby	15
9.	Redwood	15
10.	North New Brighton	15

## Top sale price

#	Address	Sale date	Sale price
1.	21 Wairarapa Tce	26-Mar	\$8,000,000
2.	10 Desmond St	31-Jan	\$6,700,000
3.	8 Saint Barnabas Lane	16-Jun	\$4,525,000
4.	199 Glenstrae Rd	12-May	\$4,300,000
5.	39 Weka St	11-Mar	\$4,260,000
6.	31 Waiwetu St	20-May	\$4,150,000
7.	16 Heaton St	25-Mar	\$3,900,000
8.	130 Harts Creek Lane	9-Sep	\$3,875,000
9.	38 Waiwetu St	3-Mar	\$3,525,000
10.	30 Hinau St	6-Jun	\$3,385,000

## Lowest median rents

#	Suburb	Median rent
1.	Addington	\$340
2.	Linwood	\$350
3.	Phillipstown	\$350
4.	Aranui	\$370
5.	Bromley	\$370
6.	Riccarton	\$380
7.	Sydenham	\$385
8.	Christchurch Central	\$400
9.	Opawa	\$400
10.	Saint Albans	\$400

## Lowest median rents 12-month change

#	Suburb	% change
1.	Aranui	-3.9%
2.	Bromley	-3.9%
3.	Sockburn	0.0%
4.	Upper Riccarton	0.0%
5.	Clifton	2.0%
6.	Heathcote Valley	2.0%
7.	Moncks Bay	2.0%
8.	Mount Pleasant	2.0%
9.	Redcliffs	2.0%
10.	Richmond Hill	2.0%

## Longest days on market

#	Suburb	Median days
1.	Akaroa	29
2.	Diamond Harbour	27
3.	Clifton	24
4.	Waimairi Beach	24
5.	Christchurch Central	24
6.	Sumner	23
7.	Merivale	23
8.	Upper Riccarton	22
9.	Fendalton	22
10.	Riccarton	22



# Dunedin

## All residential property

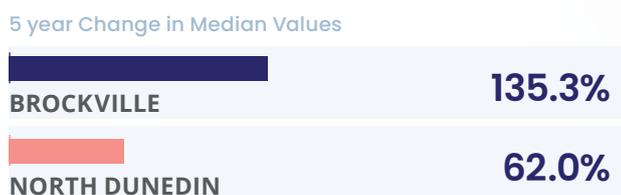
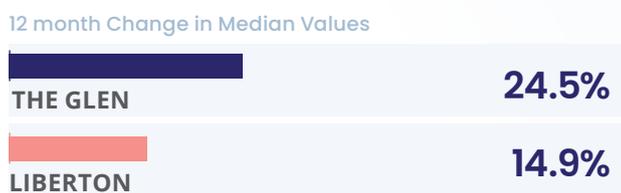
**SOLD** Top Sale Price  
 135 TIROHANGA RD **\$2,850,000**

Highest median value  
**MAORI HILL \$1,027,300**

Shortest Days on Market  
**OUTRAM 9**

Lowest median value  
**SOUTH DUNEDIN \$445,100**

Longest Days on Market  
**WAVERLEY 18**



■ Highest  
 ■ Lowest

# Dunedin Top 10

## Highest Median Values

#	Suburb	Median value
1.	Maori Hill	\$1,027,300
2.	East Taieri	\$1,016,900
3.	Vauxhall	\$999,000
4.	Roslyn	\$903,750
5.	Saint Clair	\$868,700
6.	Waverley	\$847,900
7.	Shiel Hill	\$844,450
8.	Glenleith	\$825,350
9.	Waldronville	\$816,500
10.	Belleknowes	\$813,550

## Highest 12-month value change

#	Suburb	% change
1.	The Glen	24.5%
2.	Waikouaiti	24.3%
3.	Brockville	24.1%
4.	Maryhill	24.1%
5.	Calton Hill	23.2%
6.	Ocean View	22.2%
7.	Bradford	22.2%
8.	Balaclava	22.1%
9.	Broad Bay	22.1%
10.	Macandrew Bay	21.9%

## Highest 5-year value change

#	Suburb	% change
1.	Brockville	135.3%
2.	Calton Hill	133.6%
3.	The Glen	123.6%
4.	Liberton	122.5%
5.	Bradford	120.6%
6.	Dalmore	118.8%
7.	Waitati	117.0%
8.	Halfway Bush	116.4%
9.	Caversham	114.7%
10.	Ravensbourne	114.7%

## Highest gross rental yields

#	Suburb	Yield
1.	Ocean Grove	4.7%
2.	Forbury	4.5%
3.	Concord	4.3%
4.	Brockville	4.2%
5.	Caversham	4.2%
6.	Saint Kilda	4.2%
7.	South Dunedin	4.2%
8.	Calton Hill	4.1%
9.	Green Island	4.1%
10.	Halfway Bush	4.1%

## Lowest Median Values

#	Suburb	Median value
1.	South Dunedin	\$445,100
2.	Forbury	\$485,600
3.	Caversham	\$496,850
4.	Liberton	\$508,450
5.	Waikouaiti	\$508,750
6.	Calton Hill	\$525,500
7.	Saint Kilda	\$537,650
8.	Normanby	\$559,300
9.	Ocean Grove	\$564,150
10.	Ravensbourne	\$568,300

## Lowest 12-month value change

#	Suburb	% change
1.	Liberton	14.9%
2.	Roslyn	15.3%
3.	Saint Clair	15.3%
4.	North Dunedin	15.5%
5.	Saint Kilda	15.6%
6.	Belleknowes	15.7%
7.	South Dunedin	15.8%
8.	Dalmore	16.0%
9.	Maori Hill	16.0%
10.	Forbury	16.1%

## Lowest 5-year value change

#	Suburb	% change
1.	North Dunedin	62.0%
2.	East Taieri	72.6%
3.	Maori Hill	76.4%
4.	Dunedin Central	78.8%
5.	Kinmont Park	80.6%
6.	Roslyn	81.4%
7.	Macandrew Bay	82.5%
8.	Vauxhall	84.9%
9.	Saint Clair	85.4%
10.	Fairfield	85.4%

## Lowest gross rental yields

#	Suburb	Yield
1.	Maori Hill	1.6%
2.	Dunedin Central	2.3%
3.	East Taieri	2.4%
4.	North Dunedin	2.4%
5.	Outram	2.5%
6.	Saint Clair	2.7%
7.	Vauxhall	2.7%
8.	Waitati	2.7%
9.	Company Bay	2.8%
10.	Roslyn	2.8%

# Dunedin

# Top 10

## Continued

### Highest median rents

#	Suburb	Median rent
1.	Abbotsford	\$500
2.	Andersons Bay	\$500
3.	Brighton	\$500
4.	Broad Bay	\$500
5.	Company Bay	\$500
6.	Concord	\$500
7.	Fairfield	\$500
8.	Green Island	\$500
9.	Macandrew Bay	\$500
10.	Musselburgh	\$500

### Highest median rents 12-month change

#	Suburb	% change
1.	Belleknoves	14.3%
2.	Glenleith	14.3%
3.	Halfway Bush	14.3%
4.	Helensburgh	14.3%
5.	Kaikorai	14.3%
6.	Roslyn	14.3%
7.	Wakari	14.3%
8.	Bradford	12.5%
9.	Brockville	12.5%
10.	Glenross	12.5%

### Shortest days on market

#	Suburb	Median days
1.	Outram	9
2.	Calton Hill	10
3.	Karitane	12
4.	Concord	12
5.	Forbury	12
6.	Ravensbourne	12
7.	Corstorphine	12
8.	Brockville	12
9.	Fairfield	12
10.	Green Island	12

### Top sale price

#	Address	Sale date	Sale price
1.	135 Tirohanga Rd	3-Feb	\$2,850,000
2.	52 Balmacewen Rd	19-May	\$2,400,000
3.	18 Duncan St	23-Mar	\$2,400,000
4.	461 Outram-Mosgiel Rd	7-Apr	\$2,250,000
5.	49A Patrick St	25-Feb	\$2,100,000
6.	5 Torr St	4-Aug	\$2,087,000
7.	121 Cliffs Rd	5-Feb	\$2,000,000
8.	19 Grendon St	9-Jun	\$1,960,000
9.	3 Main Rd	11-Mar	\$1,900,000
10.	19 Cargill St	18-May	\$1,892,000

### Lowest median rents

#	Suburb	Median rent
1.	Dunedin Central	\$310
2.	Maori Hill	\$313
3.	Dalmore	\$343
4.	Liberton	\$343
5.	North East Valley	\$343
6.	Pine Hill	\$343
7.	North Dunedin	\$350
8.	Karitane	\$365
9.	Outram	\$365
10.	Waikouaiti	\$365

### Lowest median rents 12-month change

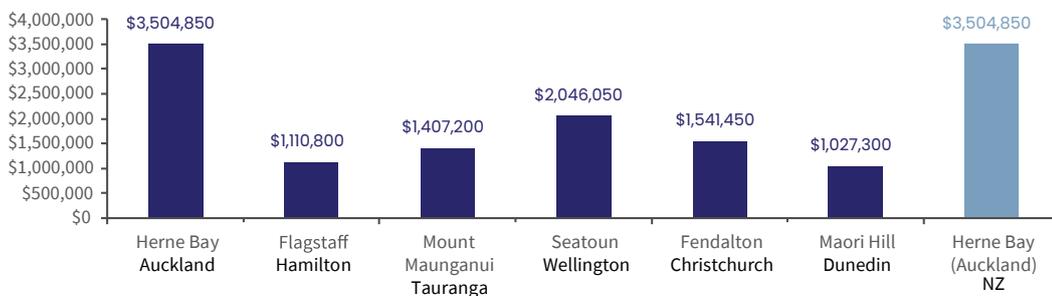
#	Suburb	% change
1.	Dalmore	-9.7%
2.	Liberton	-9.7%
3.	North East Valley	-9.7%
4.	Pine Hill	-9.7%
5.	South Dunedin	-6.1%
6.	Normanby	0.0%
7.	Opoho	0.0%
8.	Port Chalmers	0.0%
9.	Ravensbourne	0.0%
10.	Saint Leonards	0.0%

### Longest days on market

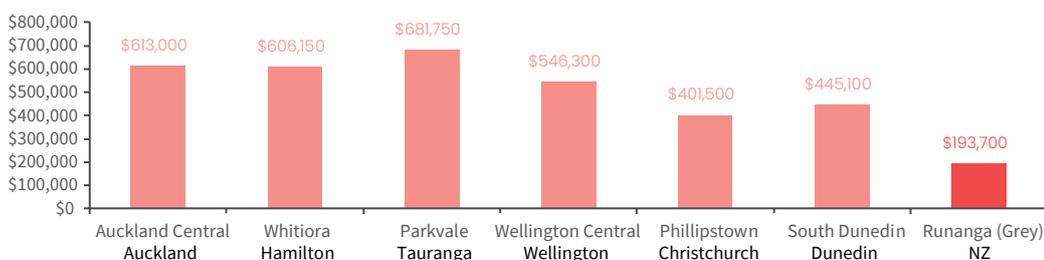
#	Suburb	Median days
1.	Waverley	18
2.	Saint Clair	18
3.	Waikouaiti	17
4.	Maori Hill	16
5.	South Dunedin	16
6.	Macandrew Bay	15
7.	Kaikorai	15
8.	Halfway Bush	15
9.	Roslyn	15
10.	Belleknoves	15

# In Summary

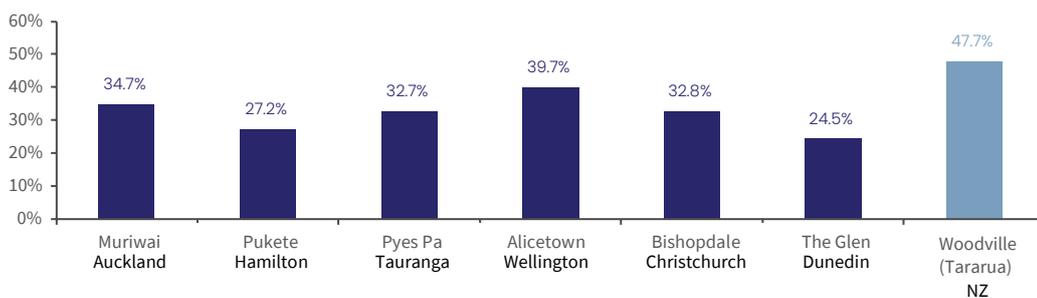
## Highest median value



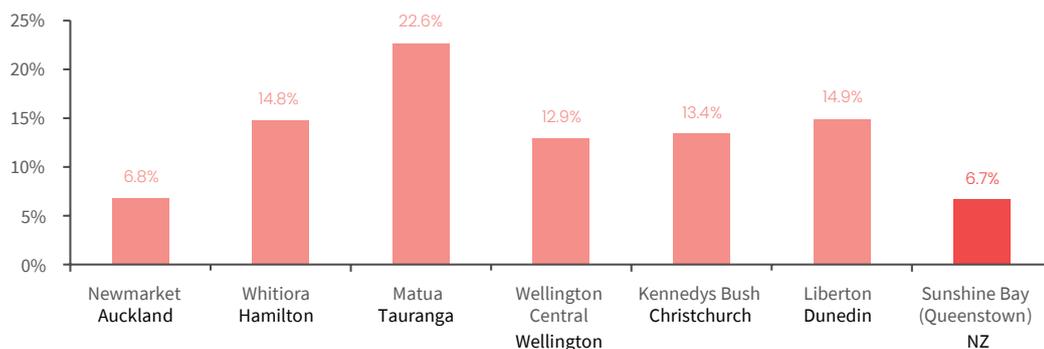
## Lowest median value



## Highest 12 month value change



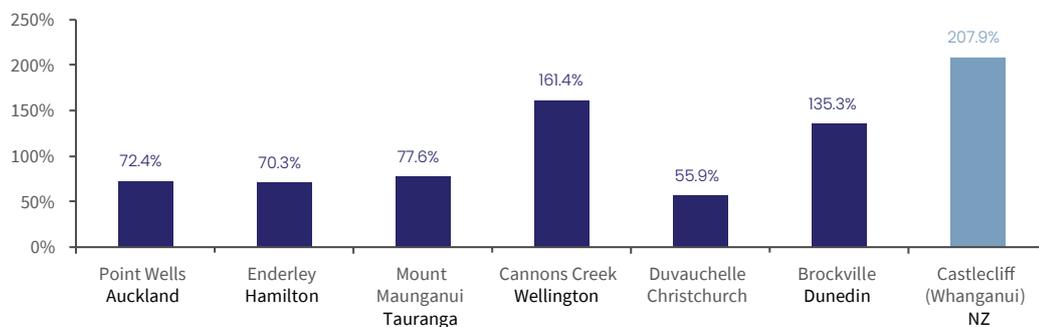
## Lowest 12 month value change



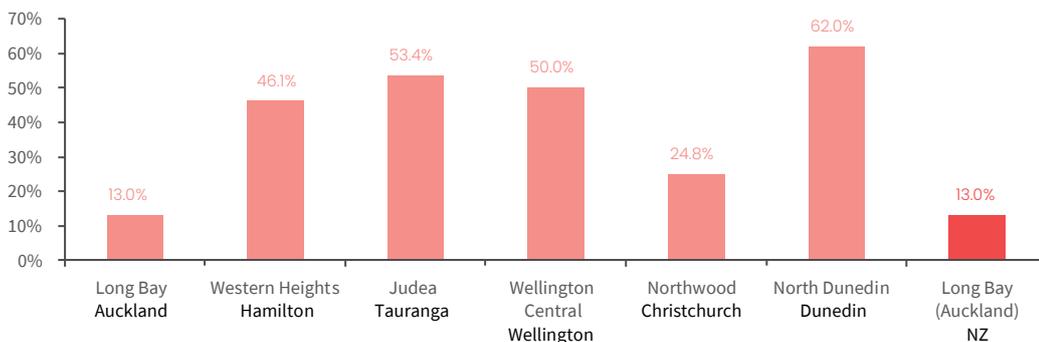
# In Summary

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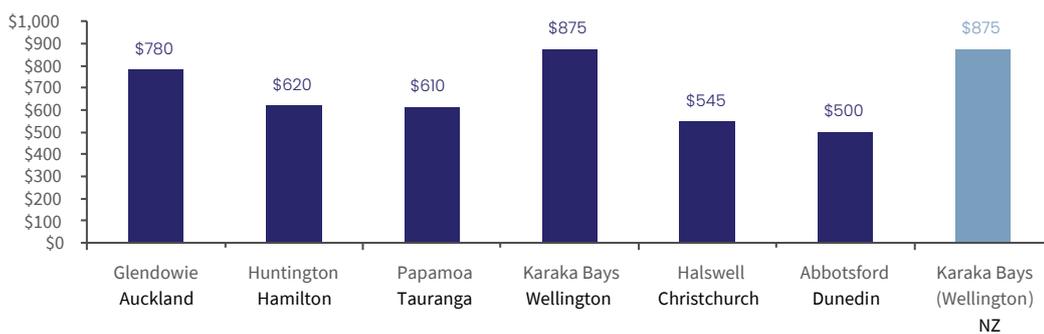
### Highest 5-year value change



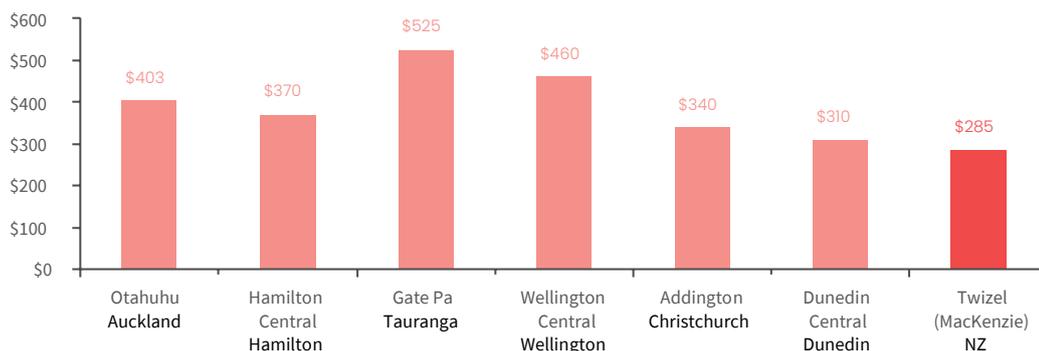
### Lowest 5-year value change



### Highest median rent



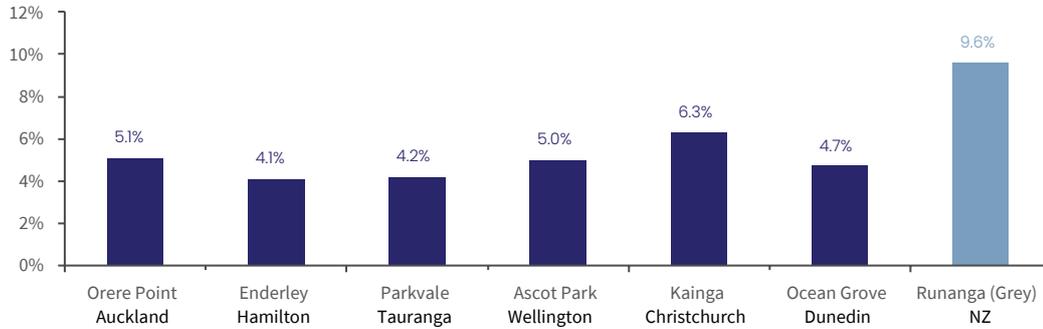
### Lowest median rent



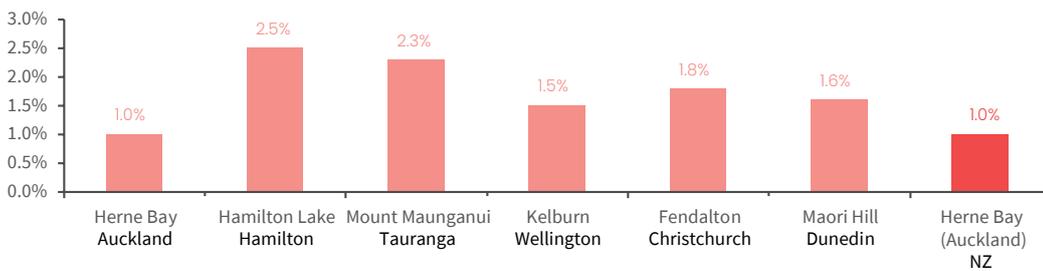
# In Summary

## Continued

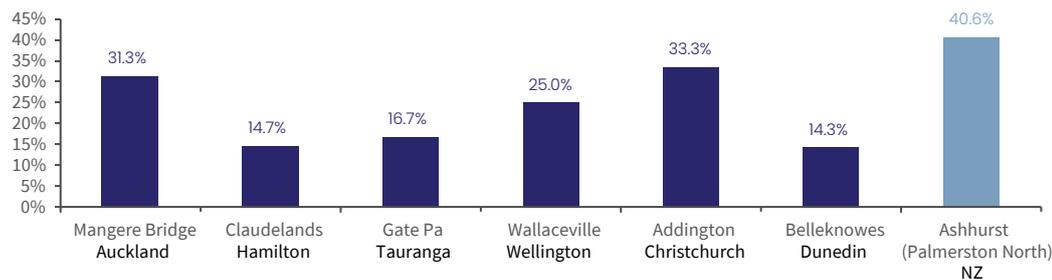
### Highest gross rental yields



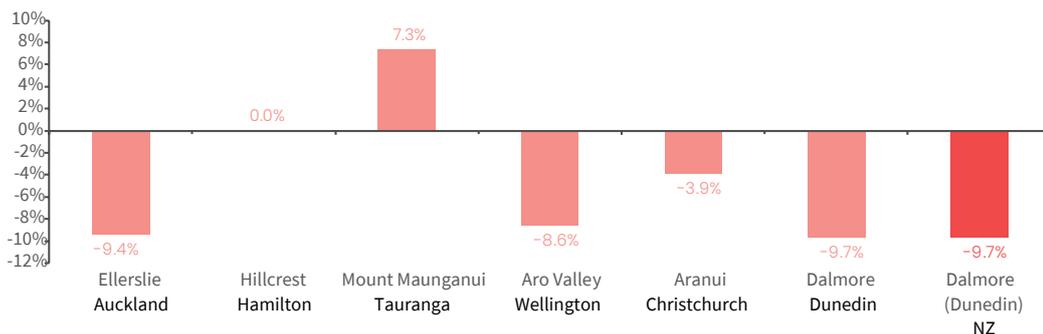
### Lowest gross rental yields



### Highest median rents 12-month change



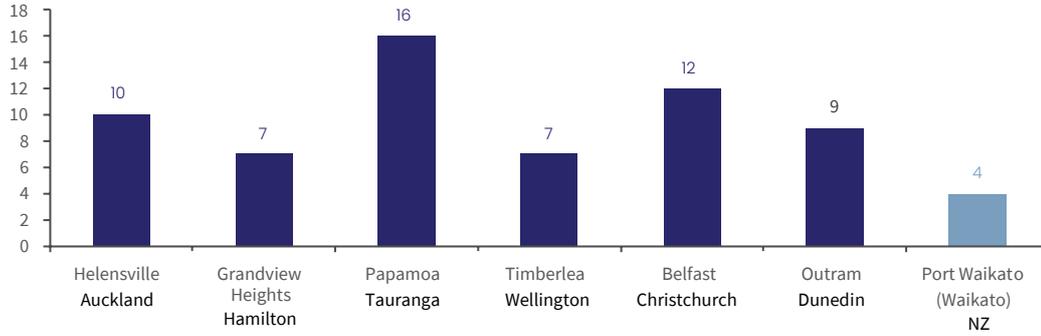
### Lowest median rents 12-month change



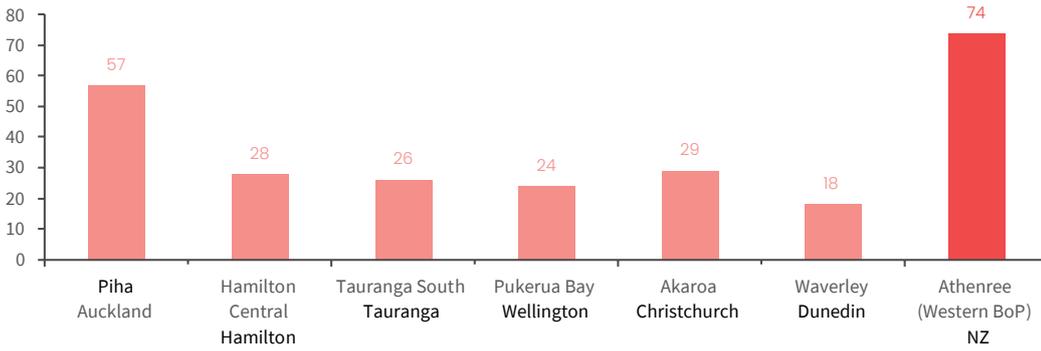
# In Summary

## Continued

### Shortest days on market



### Longest days on market





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