



# Best of the Best 2021

New Zealand | Released December 2021

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. Taranaki, 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.  | Ashhurst (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

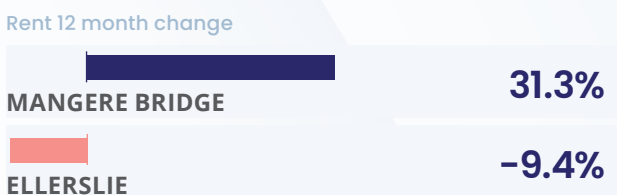
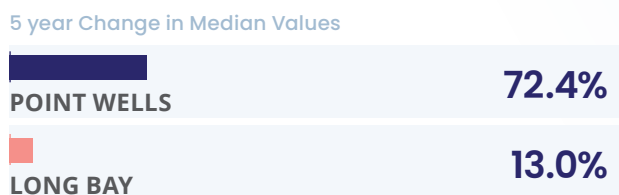
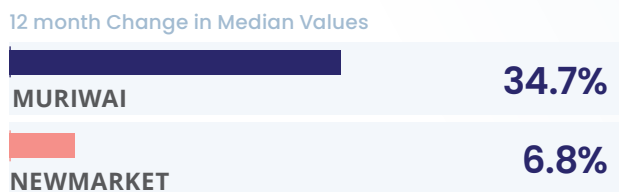
**SOLD** Top Sale Price  
 73 ARGYLE ST **\$22,000,000**

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

Shortest Days on Market  
**HELENSVILLE 10**

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

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       |

## 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       |

## 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%    |

## 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%    |

## 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          |

## 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          |

## 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 |



# Hamilton

## All residential property

**SOLD**

Top Sale Price



350 EXELBY RD

**\$9,603,160**

Highest median value

**FLAGSTAFF**

**\$1,110,800**

Lowest median value

**WHITIORA**

**\$606,150**

Shortest Days on Market

**GRANDVIEW HEIGHTS**

**7**

Longest Days on Market

**HAMILTON CENTRAL**

**28**

12 month Change in Median Values



Gross Rental Yield



5 year Change in Median Values



Rent 12 month change



■ 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    |

## 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    |

## 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%    |

## 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%    |

## 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%    |

## 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%    |

## 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 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       |

## 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       |

## 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%    |

## 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%     |

## 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          |

## 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          |

## 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 |



# 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  
**PAPAMOA 16**

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

Longest Days on Market  
**TAURANGA SOUTH 26**

12 month Change in Median Values

|                |              |
|----------------|--------------|
| <b>PYES PA</b> | <b>32.7%</b> |
| <b>MATUA</b>   | <b>22.6%</b> |

Gross Rental Yield

|                        |             |
|------------------------|-------------|
| <b>PARKVALE</b>        | <b>4.2%</b> |
| <b>MOUNT MAUNGANUI</b> | <b>2.3%</b> |

5 year Change in Median Values

|                        |              |
|------------------------|--------------|
| <b>MOUNT MAUNGANUI</b> | <b>77.6%</b> |
| <b>JUDEA</b>           | <b>53.4%</b> |

Rent 12 month change

|                        |              |
|------------------------|--------------|
| <b>GATE PA</b>         | <b>16.7%</b> |
| <b>MOUNT MAUNGANUI</b> | <b>7.3%</b>  |

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    |

## 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    |

## 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%    |

## 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%    |

## 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%    |

## 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%    |

## 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 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.  | Ohauiti         | \$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.  | Ohauiti         | 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.  | Ohauiti         | 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.  | Ohauiti         | 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.  | Lyll 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**

12 month Change in Median Values

**BISHOPDALE 32.8%**

Gross Rental Yield

**KAINGA 6.3%**

**KENNEDYS BUSH 13.4%**

**FENDALTON 1.8%**

5 year Change in Median Values

**DUVAUCHELLE 55.9%**

Rent 12 month change

**ADDINGTON 33.3%**

**NORTHWOOD 24.8%**

**ARANUI -3.9%**

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  |

## 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    |

## 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%    |

## 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%    |

## 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%    |

## 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%    |

## 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 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       |

## 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       |

## 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%    |

## 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%     |

## 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          |

## 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          |

## 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 |



# Dunedin

## All residential property

**SOLD**

Top Sale Price



135 TIROHANGA RD **\$2,850,000**

Highest median value

**MAORI HILL** **\$1,027,300**

Lowest median value

**SOUTH DUNEDIN** **\$445,100**

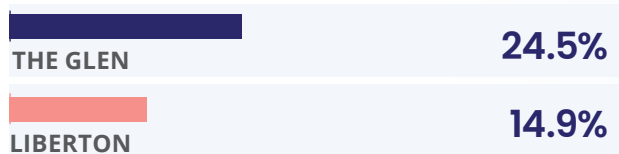
Shortest Days on Market

**OUTRAM** **9**

Longest Days on Market

**WAVERLEY** **18**

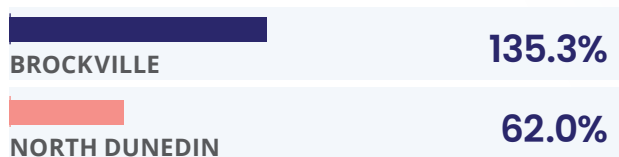
12 month Change in Median Values



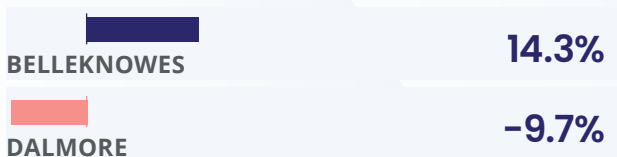
Gross Rental Yield



5 year Change in Median Values



Rent 12 month change



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. | Belleknoves  | \$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.  | Belleknoves   | 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

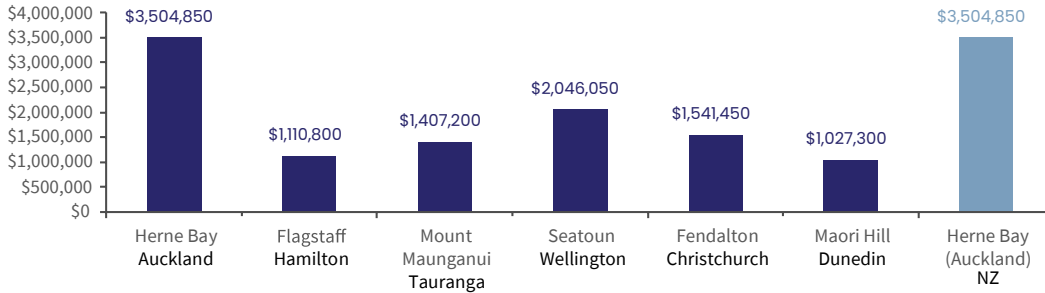
| #   | Suburb            | % change |
|-----|-------------------|----------|
| 1.  | Dalmore           | -9.7%    |
| 2.  | Liberton          | -9.7%    |
| 3.  | North East Valley | -9.7%    |
| 4.  | Pine Hill         | -9.7%    |
| 5.  | South Dunedin     | -6.1%    |
| 6.  | Normanby          |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

### Longest days on market

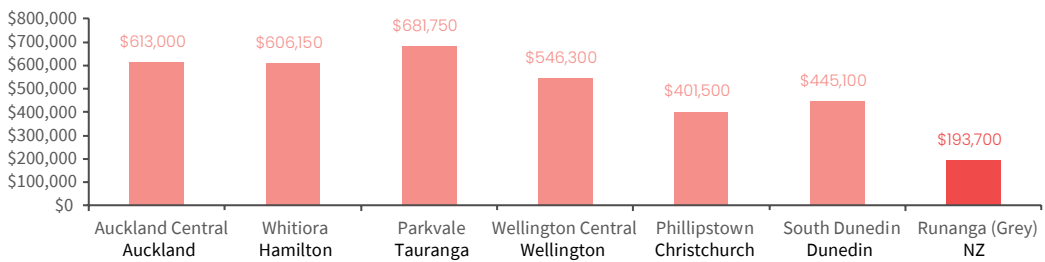
| #   | Suburb        | Median days |
|-----|---------------|-------------|
| 1.  | Waverley      | 18          |
| 2.  | Saint Clair   | 18          |
| 3.  | Waikouaiti    | 17          |
| 4.  | Maori Hill    | 16          |
| 5.  | South Dunedin | 16          |
| 6.  | Macandrew Bay | 15        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

# In Summary

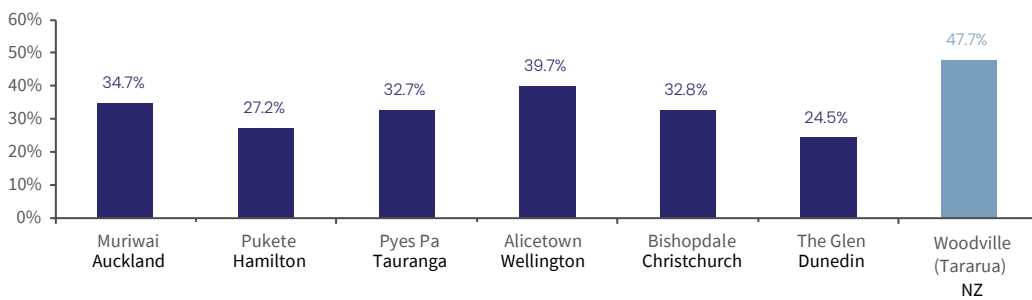
## Highest median value



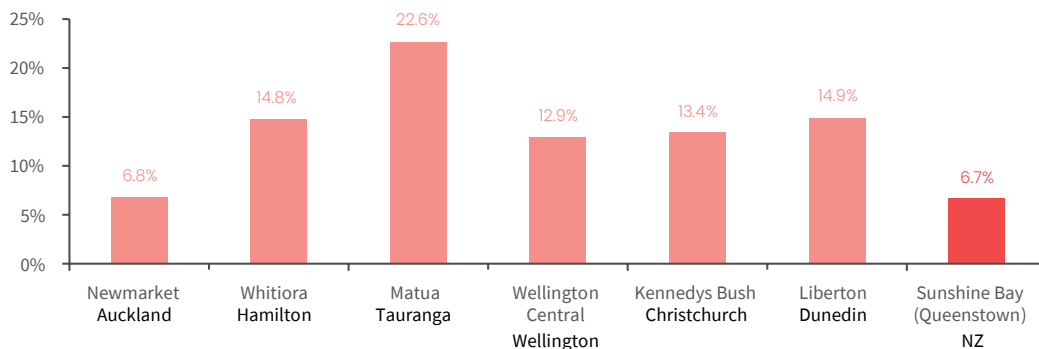
## Lowest median value



## Highest 12 month value change



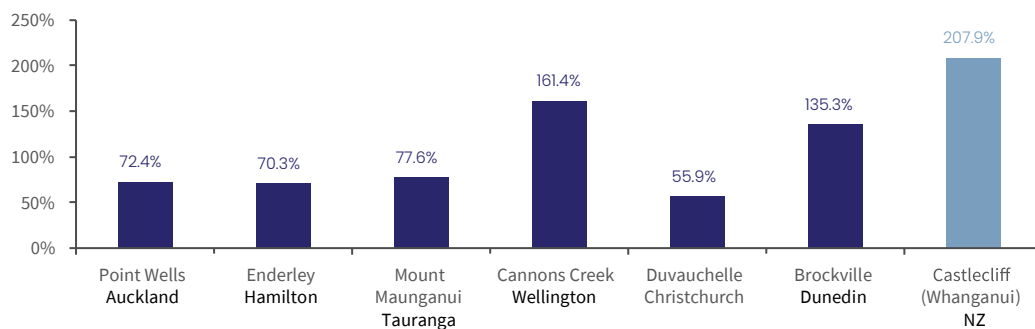
## Lowest 12 month value change



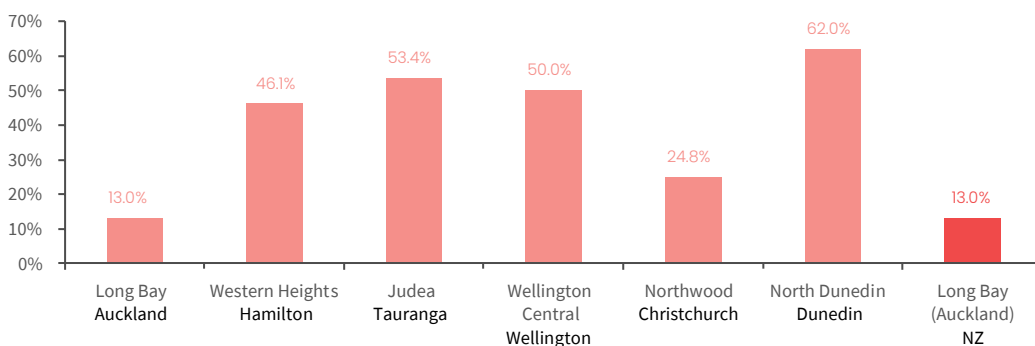
# In Summary

## Continued

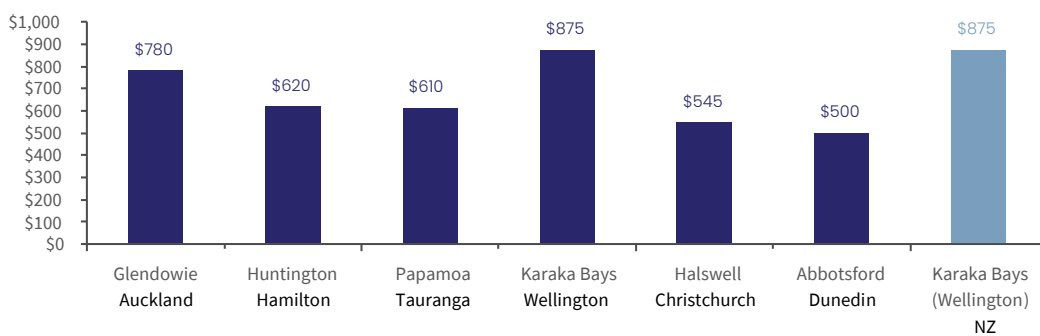
### Highest 5-year value change



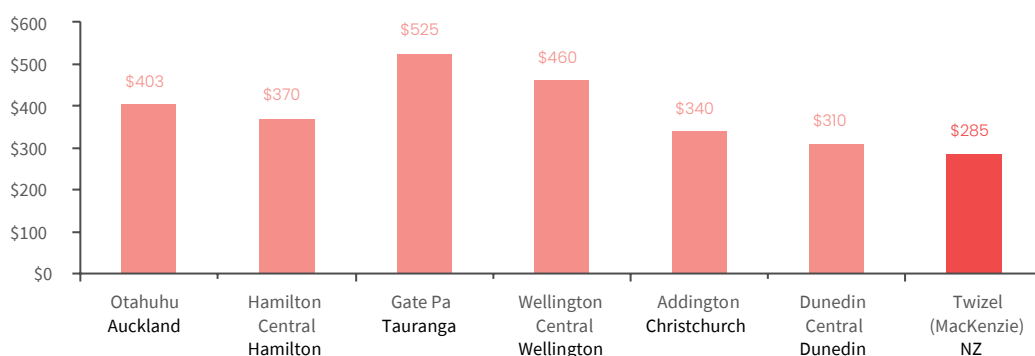
### Lowest 5-year value change



### Highest median rent



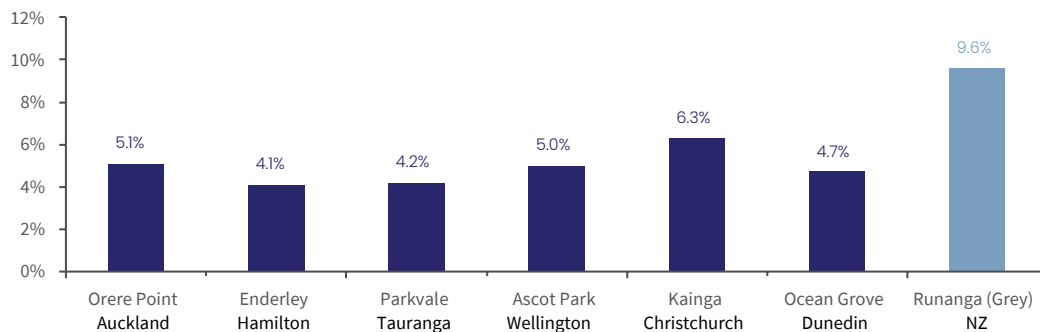
### Lowest median rent



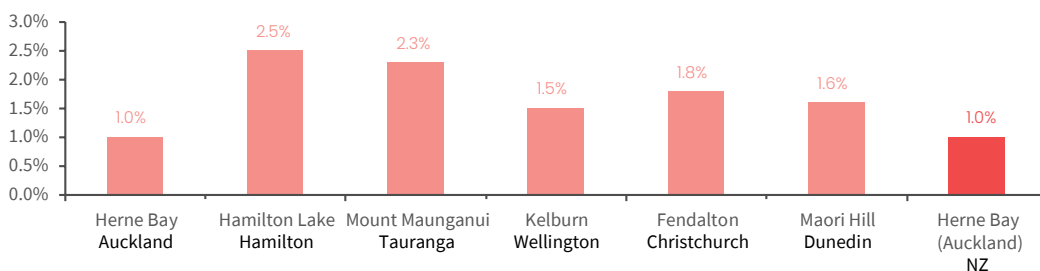
# In Summary

## Continued

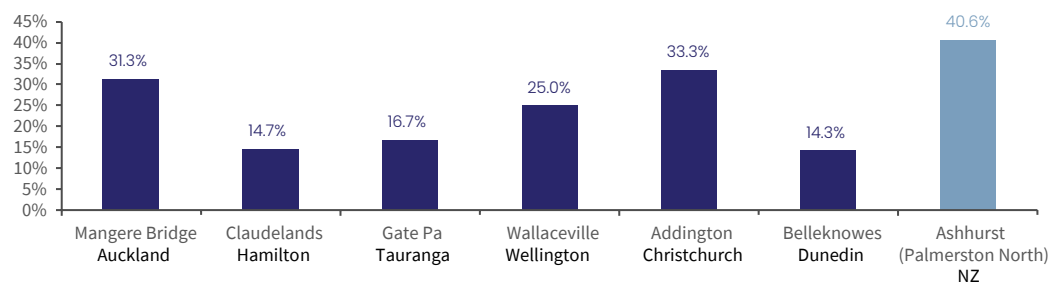
### Highest gross rental yields



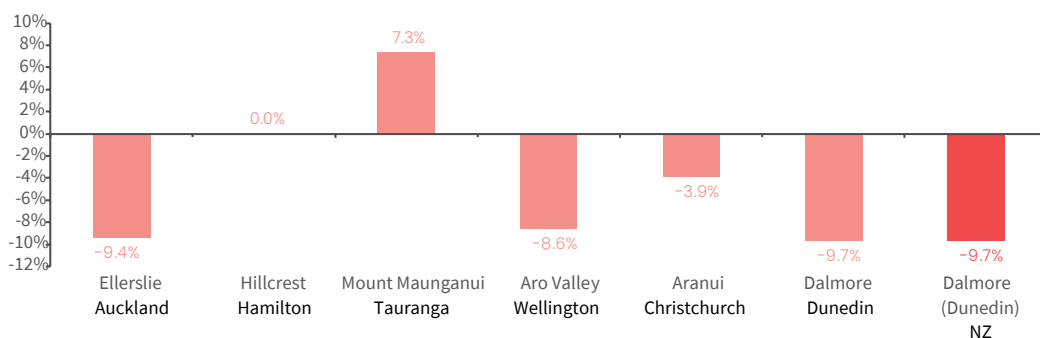
### Lowest gross rental yields



### Highest median rents 12-month change



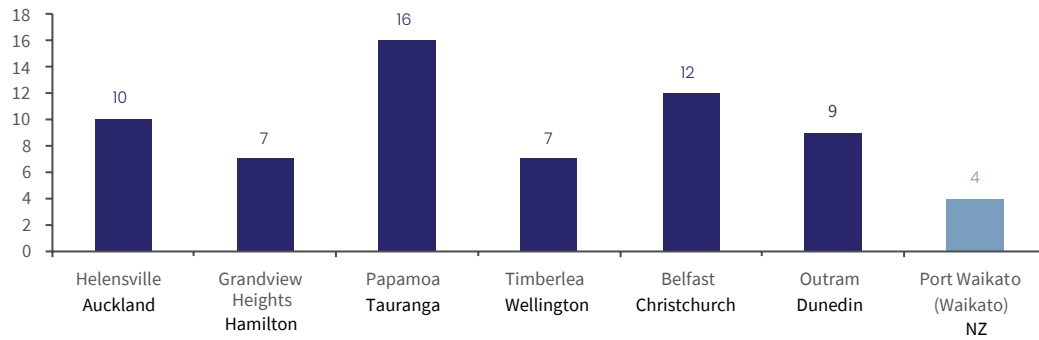
### Lowest median rents 12-month change



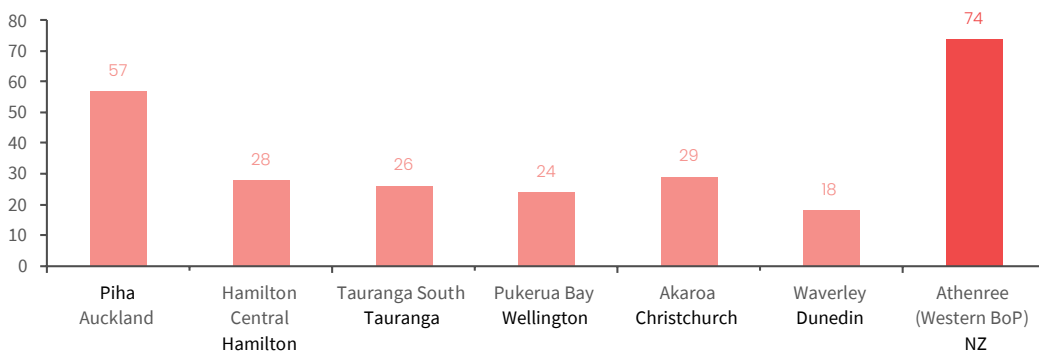
# In Summary

## Continued

### Shortest days on market



### Longest days on market





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