



ONEROOF VALOCITY HOUSE PRICE REPORT

*Insights and commentary
on New Zealand housing market changes,
plus the latest suburb values, powered by the
OneRoof-Valocity House Value Index.*





3	<i>About this report</i>
4	<i>Executive summary</i>
6	<i>New Zealand</i>
9	<i>Northland</i>
11	<i>Auckland</i>
14	<i>Waikato</i>
16	<i>Bay of Plenty</i>
18	<i>Central North Island</i>
21	<i>Wellington</i>
24	<i>Upper South Island</i>
26	<i>Canterbury</i>
29	<i>Lower South Island</i>

THE ONEROOF-VALOCITY VALUE INDEX



HERNE BAY, IN AUCKLAND. PHOTO / FIONA GOODALL

The OneRoof-Valocity House Value Index tracks the average value of New Zealand residential and lifestyle properties at a suburb, territorial authority, regional and nationwide level. The index is designed to be able to estimate dollar values, movements, and indexation.

The index is designed to be able to use a range of sources of property and sales data, ensuring that estimates provided are able to take into account the most recent information. The results are based on a composite of statistical models and are fully stratified.

The quarterly figures in the report cover the three-month period ending on July 31, 2022, with data from the OneRoof-Valocity House Value Index taken on July 25, 2022.

ABOUT VALOCITY

Valocity is an award winning FinTech, data and Insights company transforming and digitising the property decisioning process globally with customers across Australia, New Zealand, India, and Asia.

Valocity digitises the entire property valuation process with its unique cloud-based valuation platform, with bespoke data and tech solutions for residential, commercial, and agricultural lending.

It combines the best of nationwide property data with global technology and advanced analytics expertise to create digitally connected workflows, automated valuation models, customised insights, and desktop valuations that enable data driven decision making and more seamless customer experiences.

ABOUT ONEROOF

OneRoof.co.nz's mission is to make the buying and selling of real estate in New Zealand simple and stress free. OneRoof.co.nz is an award-winning New Zealand property listings site that provides market-leading research and advice for buyers, sellers, investors, renters and homeowners.

Whether you're at the start of your home-buying journey or are looking to grow your investment portfolio or are simply on the hunt for tips to update your home, OneRoof.co.nz's suite of digital tools and data insights will help you make informed property decisions.

OneRoof.co.nz is owned and operated by New Zealand media group NZME and was established in 2018. The brand reaches over a million Kiwis a month, across digital, print and radio.

FOR FURTHER INFORMATION CONTACT:



JAMES WILSON
HEAD OF VALUATIONS AT VALOCITY

James.Wilson@ValocityGlobal.com



OWEN VAUGHAN
ONEROOF EDITOR

Owen.Vaughan@nzme.co.nz

ON THE COVER: ROSENEATH, IN WELLINGTON. PHOTO / GETTY IMAGES

WELLINGTON ON THE ROPES AS VALUES ACROSS THE COUNTRY CONTINUE TO DROP

House values in the capital now 1.2% lower than they were a year ago.

THE HOUSING MARKET

slump shows no signs of easing, with the nationwide average property value dropping 3.6% in the last three months, according to figures from the latest OneRoof-Valocity House Value Index.

All but two regions registered negative or zero value growth over the quarter, with house prices in Greater Wellington

taking the biggest hit.

The region's average property value plunged 8.6% (\$97,000) over the quarter to \$1.027 million, and is now \$12,000 below where it was at the end of July 2021.

Auckland's average property value was down a relatively modest 4.4% over the three months to the end of July - its fifth successive quarterly decline since the end of March - and is up just 5.1% year on year.

The slowdown has also finally spread to Canterbury. The region, which had been quite active in the first half of the year and recorded growth of 2.1% in the three months to the end of June, saw its average property value drop 0.4% over the quarter to \$789,000.

The only regions to register value growth in the last three months were West Coast, up 2.3%, and Tasman, up 0.2%.

There's still heat in Queenstown-Lakes' housing market too, with the TA's average property value up 1.3% over the quarter to \$1.879m, but the country's other major metros are feeling the winter chill.

The capital's average property value dropped 10% (\$132,000) over the quarter

to \$1.187m, and is down \$14,000 year on year. The value decline in Tauranga was 5.1% over the same period, and just over 3% in Dunedin and Hamilton, while Christchurch house prices dipped 0.4%.

PRICES FALL, BUT AFFORDABILITY STILL A CHALLENGE

James Wilson, head of valuations at OneRoof's data partner, Valocity, said a range of factors had contributed to the value slides, including record-high inflation and rapidly rising interest rates.

"Most parts of the country experienced value declines over the last three months. Thirteen out of 16 regions and 56 out of 72 territorial local authorities were in negative growth territory - a sharp turnaround for a housing market that was still growing across all parts of the country at the start of the year.

"Worse still, property values in Auckland, Bay of Plenty, Gisborne, Hawke's Bay, Manawatu-Whanganui, Nelson and Wellington are all below where they were six months ago.

"Properties in Lower and Upper Hutt, Porirua and Wellington are worth less now than what they were a year ago, with the slump reversing the gains made in the

second half of 2021 and early 2022.

"Greater Wellington is by far the weakest link, with five of the region's eight TAs suffering the country's biggest value drops over the quarter.

"Conversely, three of the five best-performing areas were in the Canterbury region where comparatively low prices continue to attract buyers."

Wilson said that dwindling sales volumes were another sign of market weakness, with number of settled sales falling from 28,501 in the first quarter of the year to 17,609 in the second.

"Prices may be falling but affordability is still a challenge for many buyers, with the current nationwide average property value \$277,000 higher than it was in July 2020, just before the market started to boom.

"The low interest rate environment that encouraged Kiwis to buy even as prices surged is no longer. Rising interest rates and rising inflation has put the squeeze on budgets and curbed appetites."

OPPORTUNITY FOR BUYERS

Wayne Shum, head of research at Valocity, said that the volume of mortgage registrations peaked in March this year, but had been declining since.

"PRICES MAY BE FALLING BUT AFFORDABILITY IS STILL A CHALLENGE FOR MANY BUYERS, WITH THE CURRENT NATIONWIDE AVERAGE PROPERTY VALUE \$277,000 HIGHER THAN IT WAS IN JULY 2020, JUST BEFORE THE MARKET STARTED TO BOOM."

— JAMES WILSON



GLENORCHY, IN QUEENSTOWN-LAKES. PHOTO / GETTY IMAGES

“June saw a rise in the share of first-home buyer mortgage registrations, which was likely due to the anticipation around the relaxation of the CCCFA rules at the start of last month. However, the overall volume in July remained about the same at 2500 for this group.

“Investor activity remained stable during the second quarter of 2022, with most investors likely to be assessing their portfolios as a result of rising interest rates, or sitting tight for now in an attempt to ride out current market conditions.

“Some lenders have also now paused on issuing mortgages to borrowers with less than 20% deposit, which no doubt will impact registration growth in the next quarter.”

However, Wilson pointed out that there were some powerful cushions in the economy preventing steeper falls and further misery, though. “On the flipside, the low unemployment rate of 3.2% and strong GDP growth of 5.2% both provide some buffer against values crashing,” he said.

Owen Vaughan, editor of OneRoof, said that the change in market conditions was an opportunity for buyers in some of the country’s biggest cities. “House values were up in just nine Auckland suburbs over the quarter, while value drops were recorded in every suburb in Dunedin, Hamilton, Tauranga and Wellington.

“Some of the biggest swings were in expensive or popular suburbs that 12 months ago would have been out of reach for many buyers. House prices in Ponsonby and Grey Lynn, in Auckland’s inner west, dropped around 4% in the last three months while Herne Bay’s average property value fell \$327,000. In Wellington’s Mount Victoria, the barrier to entry has dropped considerably, with house prices in the suburb \$83,000 cheaper than they were 12 months ago. And the average property value in nearby Roseneath is \$185,000 lower than in July 2021.

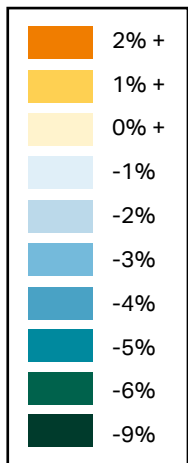
“Cashed-up buyers with ambitious wishlists could find the step up their dream suburbs much less challenging in the current market.”

**“CASHED-UP BUYERS
WITH AMBITIOUS
WISHLISTS COULD
FIND THE STEP
UP THEIR DREAM
SUBURBS MUCH LESS
CHALLENGING IN THE
CURRENT MARKET.”
— OWEN VAUGHAN**

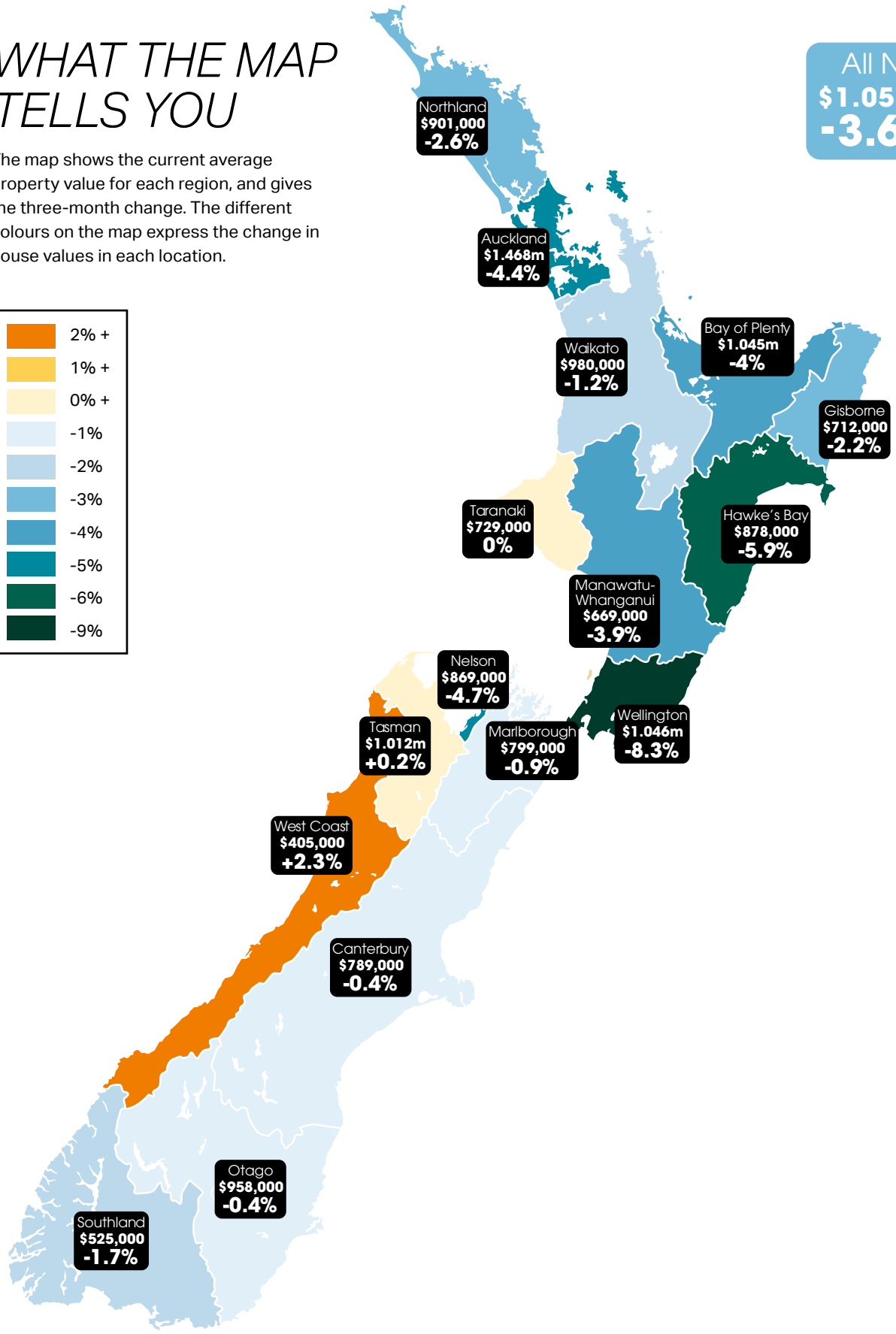
HOUSE PRICE GROWTH

WHAT THE MAP TELLS YOU

The map shows the current average property value for each region, and gives the three-month change. The different colours on the map express the change in house values in each location.



All NZ
\$1.053m
-3.6%



KEY POINTS

THE BIGGEST WINNERS, BIGGEST LOSERS

New Zealand's average property value is up 7.3% (\$72,000) year on year, to \$1.053 million, but the market downturn is eating away at the gains made during the boom. The current nationwide average property value is 3.84% (\$42,000) below where it was in February and 3.6% (\$39,000) below where it was at the end of April. The rate of decline is also accelerating, jumping from -0.9% in the three months to the end of May to -2.9% in the three months to the end of June. Just two regions registered growth over the last three months - Tasman (up 0.2%) and West Coast (up 2.3%). That's quite a turnaround from three months ago when only Auckland was registering negative growth. Of the country's 72 territorial local authorities, just 16 saw value growth over the three months to the end of July, with Kaikoura, in Canterbury, and Waikato recording the strongest growth, at more than 7%.

Sales volumes are shrinking. In the 12 months to the end of July, the number of settled sales totalled 98,450, down from 103,597 in the 12 months to the end June. Just 937 suburbs recorded 20 or more sales in the last 12 months, down from 966 in the 12 months to the end of June and 990 in the 12 months to the end of April. Of the remaining 1351 suburbs, 1030 recorded fewer than 10 sales in the last 12 months and 263 had one or none.

*** The figures cited below only cover suburbs with 20-plus settled sales in the last 12 months.**

NZ'S MOST EXPENSIVE

With an average property value of \$3.88m, Herne Bay is New Zealand's most expensive residential suburb, but the downturn has made houses there less expensive. The wealthy enclave has lost its status as NZ's \$4m suburb, with its average property value dropping 7.8% (\$327,000) in the last three months, and 6.91% in the last six months. Year on year growth is 2.3%, but it won't be long before the suburb

is registering negative growth in that margin too.

The most expensive suburb outside of Auckland is Queenstown-Lakes' Kelvin Heights (up just 0.1% over the quarter to \$2.593m).

Forty-eight suburbs with 20 or more settled sales in the last 12 months have an average property value of \$2m and above - down from 54 three months ago. Of the current crop of \$2m-plus suburbs, just nine saw value growth over the quarter, and only 11 are in a better position now than they were six months ago, and three - Castor Bay, Okura Bush and Campbells Bay, all in Auckland, are down year on year.

CHEAPEST PLACE TO BUY

Runanga, in Grey, has the country's lowest average property value, at \$239,000. House price growth over the quarter was 1.3%, adding another \$3000 to the price of a typical home there. While the property boom hasn't added hundreds of thousands of dollars to the value of Runanga homes, residents who bought in the town post-lockdown, when the average property value was \$165,000, are sitting on a tidy \$74,000 gain. Just four other towns and suburbs have an average property value of less than \$300,000: Mataura, in Gore (\$249,000); Cobden, in Grey (\$261,000); Blaketown, also in Grey (\$278,000) and Kaitangata, in Clutha (\$285,000).

Of the 71 suburbs with an average property value of less than \$500,000, 43 experienced value declines over the quarter. The downturn has also widened the pool of "cheap" suburbs in the country's most expensive city, with the number of Auckland suburbs with an average property value of less than \$1m up from 16 six months ago to 24 now.

BIGGEST WINNERS

Glenorchy, in Queenstown-Lakes, recorded the strongest growth over the quarter, with the suburb's average property value up 10.7% to \$1.423m. Growth was also strong in Pukekawa, in Waikato (up 9.3% to \$1.236m), and

Pokeno, also in Waikato (up 8.7% to \$1.163m), but the overall number of growth suburbs dropped from 330 in the three months to the end of June to 223 in the three months to the end of July.

Outside of Queenstown and Christchurch, heat in the major metros is becoming harder to find. Just nine suburbs in Auckland recorded value growth over the quarter. No suburb in Dunedin, Hamilton, Tauranga or Wellington was able to say the same.

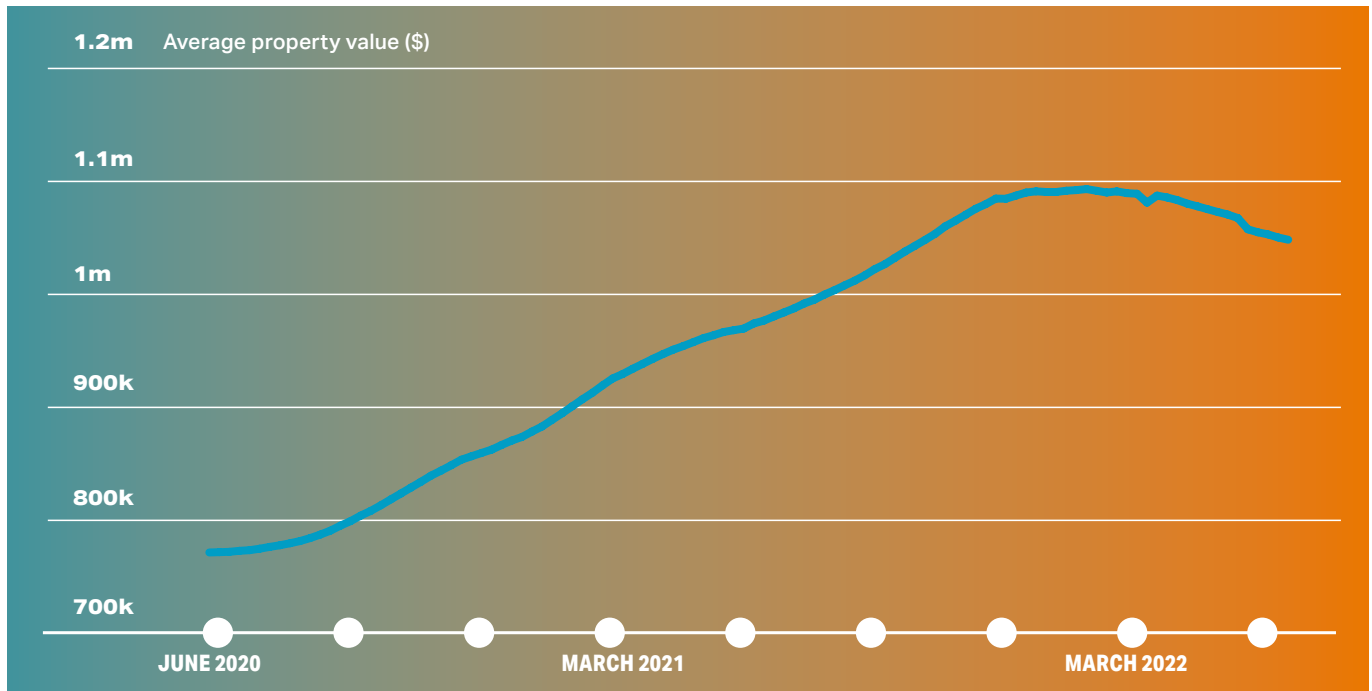
BIGGEST LOSERS

Brown Owl, in Upper Hutt, is for the second month in a row the housing market's weakest link. The suburb's average property value fell 15.1% (\$155,000) to \$871,000 in the three months to the end of July, and is down 7.9% year on year. Another 52 suburbs, mostly in Greater Wellington, saw double-digit declines over the quarter, up from 18 in the three months to the end of June. The suburb that lost the most, in dollar terms, over the quarter is Herne Bay, which saw \$372,000 wiped off its average property value. All up 709 suburbs lost a total of \$40m over the three-month period, with values drops of \$100,000-plus recorded in 135 suburbs, up from 62 in the three months to the end of June.

The average property value in 523 suburbs is lower now than what it was six months ago. And for property owners in 99 suburbs, the average property value is down year on year. Roseneath, in Wellington, has suffered the biggest annual drop, with its average property value \$185,000 (9.7%) below where it was at the end of July 2021.

HOUSE PRICE GROWTH

The graph shows the change in the nationwide average property value over the last two years.



SOURCE: ONEROOF-VALOCITY HOUSE VALUE INDEX

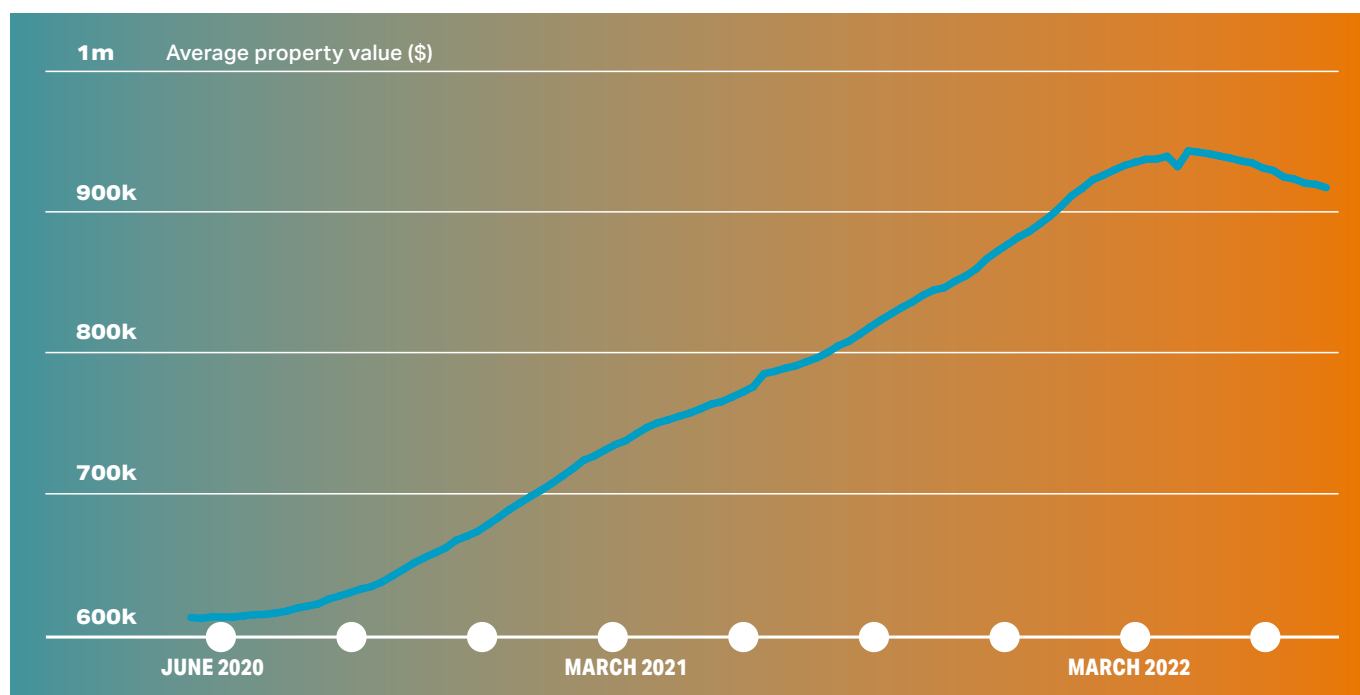
RATE OF CHANGE

The figures below show the 2-year, 12-month and 3-month change in the average property value for each of the regions and New Zealand as a whole.

LOCATION	CURRENT AVERAGE PROPERTY VALUE	AVERAGE PROPERTY VALUE THREE MONTHS AGO	AVERAGE PROPERTY VALUE 12 MONTHS AGO	AVERAGE PROPERTY VALUE TWO YEARS AGO	QoQ CHANGE %	YoY CHANGE %	TWO-YEAR CHANGE %
NEW ZEALAND	\$1,053,000	\$1,092,000	\$981,000	\$776,000	-3.60%	7.30%	35.70%
AUCKLAND	\$1,468,000	\$1,535,000	\$1,397,000	\$1,116,000	-4.40%	5.10%	31.54%
BAY OF PLENTY	\$1,045,000	\$1,088,000	\$952,000	\$741,000	-4.00%	9.80%	41.03%
CANTERBURY	\$789,000	\$792,000	\$666,000	\$535,000	-0.40%	18.50%	47.48%
GISBORNE	\$712,000	\$728,000	\$666,000	\$487,000	-2.20%	6.90%	46.20%
HAWKE'S BAY	\$878,000	\$933,000	\$826,000	\$622,000	-5.90%	6.30%	41.16%
MANAWATU-WHANGANUI	\$669,000	\$696,000	\$638,000	\$476,000	-3.90%	4.90%	40.55%
MARLBOROUGH	\$798,000	\$805,000	\$748,000	\$570,000	-0.90%	6.70%	40.00%
NELSON	\$869,000	\$912,000	\$806,000	\$678,000	-4.70%	7.80%	28.17%
NORTHLAND	\$901,000	\$925,000	\$781,000	\$620,000	-2.60%	15.40%	45.32%
OTAGO	\$958,000	\$962,000	\$852,000	\$707,000	-0.40%	12.40%	35.50%
SOUTHLAND	\$525,000	\$534,000	\$472,000	\$400,000	-1.70%	11.20%	31.25%
TARANAKI	\$729,000	\$729,000	\$635,000	\$505,000	0.00%	14.80%	44.36%
TASMAN	\$1,012,000	\$1,010,000	\$915,000	\$748,000	0.20%	10.60%	35.29%
WAIKATO	\$980,000	\$992,000	\$878,000	\$683,000	-1.20%	11.60%	43.48%
WELLINGTON	\$1,027,000	\$1,124,000	\$1,039,000	\$776,000	-8.60%	-1.20%	32.35%
WEST COAST	\$405,000	\$396,000	\$352,000	\$283,000	2.30%	15.10%	43.11%

NORTHLAND OVERVIEW

The graph shows the change in the Northland average property value over the last two years.



SOURCE: ONEROOF-VALOCITY HOUSE VALUE INDEX

RATE OF CHANGE

The figures below show the two-year, 12-month and 3-month change in the average property value for Northland's TAs and Northland as a whole.

LOCATION	CURRENT AVERAGE PROPERTY VALUE	AVERAGE PROPERTY VALUE THREE MONTHS AGO	AVERAGE PROPERTY VALUE 12 MONTHS AGO	AVERAGE PROPERTY VALUE TWO YEARS AGO	QoQ CHANGE %	YoY CHANGE %	TWO-YEAR CHANGE %
NORTHLAND	\$901,000	\$925,000	\$781,000	\$620,000	-2.60%	15.40%	45.32%
<i>FAR NORTH</i>	\$799,000	\$803,000	\$669,000	\$559,000	-0.50%	19.40%	42.93%
<i>KAIPARA</i>	\$975,000	\$1,011,000	\$850,000	\$644,000	-3.60%	14.70%	51.40%
<i>WHANGAREI</i>	\$951,000	\$986,000	\$836,000	\$654,000	-3.50%	13.80%	45.41%

NORTHLAND SUBURB VALUES

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
FAR NORTH					
AHIPARA	\$654,000	\$675,000	\$531,000	-3.10%	23.20%
CABLE BAY	\$858,000	\$869,000	\$713,000	-1.30%	20.30%
COOPERS BEACH	\$907,000	\$916,000	\$734,000	-1.00%	23.60%
HARURU	\$867,000	\$880,000	\$733,000	-1.50%	18.30%
KAEO	\$844,000	\$838,000	\$666,000	0.70%	26.70%
KAIKOHE	\$389,000	\$381,000	\$328,000	2.10%	18.60%
KAITAIA	\$464,000	\$443,000	\$380,000	4.70%	22.10%
KARIKARI PENINSULA	\$810,000	\$798,000	\$635,000	1.50%	27.60%
KAWAKAWA	\$513,000	\$502,000	\$439,000	2.20%	16.90%
KERIKERI	\$1,140,000	\$1,163,000	\$959,000	-2.00%	18.90%
MANGONUI	\$826,000	\$836,000	\$689,000	-1.20%	19.90%
OKAIHAU	\$784,000	\$781,000	\$649,000	0.40%	20.80%
OPONONI	\$563,000	\$579,000	\$487,000	-2.80%	15.60%
PAIHIA	\$820,000	\$837,000	\$717,000	-2.00%	14.40%
PUKENUI	\$746,000	\$752,000	\$630,000	-0.80%	18.40%
RUSSELL	\$1,537,000	\$1,547,000	\$1,294,000	-0.60%	18.80%
TAIPA	\$765,000	\$766,000	\$623,000	-0.10%	22.80%
WAIAPA	\$1,122,000	\$1,121,000	\$928,000	0.10%	20.90%

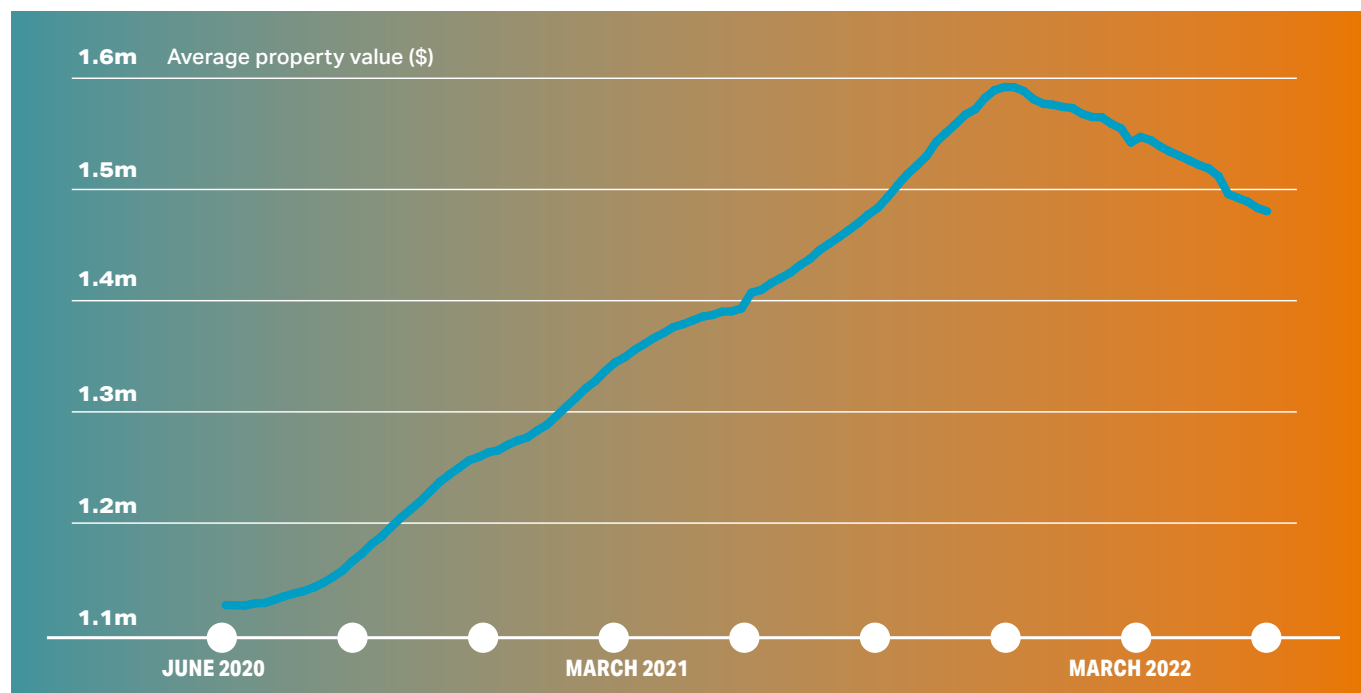
KAIKORURA					
DARGAVILLE	\$569,000	\$596,000	\$499,000	-4.50%	14.00%
KAIWAKA	\$1,052,000	\$1,063,000	\$851,000	-1.00%	23.60%
MANGAWHAI	\$1,431,000	\$1,481,000	\$1,206,000	-3.40%	18.70%
MANGAWHAI HEADS	\$1,475,000	\$1,491,000	\$1,283,000	-1.10%	15.00%
MAUNGATUROTO	\$801,000	\$809,000	\$666,000	-1.00%	20.30%
RUAWAI	\$503,000	\$519,000	\$452,000	-3.10%	11.30%
TE KOPURU	\$526,000	\$560,000	\$467,000	-6.10%	12.60%

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
WHANGAREI					
AVENUES	\$614,000	\$667,000	\$581,000	-7.90%	5.70%
HIKURANGI	\$673,000	\$692,000	\$584,000	-2.70%	15.20%
HORAHORA	\$744,000	\$793,000	\$685,000	-6.20%	8.60%
KAMO	\$853,000	\$864,000	\$738,000	-1.30%	15.60%
KAURI	\$1,277,000	\$1,347,000	\$1,037,000	-5.20%	23.10%
KENSINGTON	\$729,000	\$755,000	\$620,000	-3.40%	17.60%
LANGS BEACH	\$2,433,000	\$2,414,000	\$2,023,000	0.80%	20.30%
MAUNGAKARAMEA	\$985,000	\$1,031,000	\$847,000	-4.50%	16.30%
MAUNGATAPERE	\$1,209,000	\$1,260,000	\$1,082,000	-4.00%	11.70%
MAUNU	\$1,119,000	\$1,147,000	\$954,000	-2.40%	17.30%
MORNINGSIDE	\$643,000	\$678,000	\$578,000	-5.20%	11.20%
NGUNGURU	\$1,188,000	\$1,214,000	\$1,010,000	-2.10%	17.60%
ONE TREE POINT	\$1,222,000	\$1,240,000	\$1,079,000	-1.50%	13.30%
ONERAHI	\$715,000	\$721,000	\$651,000	-0.80%	9.80%
PARAHAKI	\$856,000	\$884,000	\$751,000	-3.20%	14.00%
PARUA BAY	\$1,257,000	\$1,301,000	\$1,057,000	-3.40%	18.90%
RAUMANGA	\$577,000	\$608,000	\$507,000	-5.10%	13.80%
REGENT	\$784,000	\$828,000	\$688,000	-5.30%	14.00%
RIVERSIDE	\$828,000	\$874,000	\$744,000	-5.30%	11.30%
RUAKAKA	\$1,051,000	\$1,078,000	\$878,000	-2.50%	19.70%
TAMATERAU	\$1,279,000	\$1,339,000	\$1,063,000	-4.50%	20.30%
TIKIPUNGA	\$697,000	\$708,000	\$613,000	-1.60%	13.70%
TUTUKAKA	\$1,431,000	\$1,406,000	\$1,222,000	1.80%	17.10%
WAIPU	\$1,302,000	\$1,332,000	\$1,098,000	-2.30%	18.60%
WHANGAREI HEADS	\$1,228,000	\$1,269,000	\$1,057,000	-3.20%	16.20%
WHAU VALLEY	\$777,000	\$816,000	\$700,000	-4.80%	11.00%
WOODHILL	\$670,000	\$711,000	\$601,000	-5.80%	11.50%



AUCKLAND OVERVIEW

The graph shows the change in Auckland's average property value over the last two years.



SOURCE: ONEROOF-VALOCITY HOUSE VALUE INDEX

RATE OF CHANGE

The figures below show the 2-year, 12-month and 3-month change in the average property value for Auckland regions and Auckland as a whole.

LOCATION	CURRENT AVERAGE PROPERTY VALUE	AVERAGE PROPERTY VALUE THREE MONTHS AGO	AVERAGE PROPERTY VALUE 12 MONTHS AGO	AVERAGE PROPERTY VALUE TWO YEARS AGO	QoQ CHANGE %	YoY CHANGE %	TWO-YEAR CHANGE %
GREATER AUCKLAND	\$1,468,000	\$1,535,000	\$1,397,000	\$1,116,000	-4.40%	5.10%	31.54%
AUCKLAND CITY	\$1,658,000	\$1,727,000	\$1,607,000	\$1,290,000	-4.00%	3.20%	28.53%
WAIHEKE ISLAND	\$2,100,000	\$2,243,000	\$1,863,000	\$1,508,000	-6.40%	12.70%	39.26%
NORTH SHORE (ALL SUBURBS)	\$1,592,000	\$1,689,000	\$1,548,000	\$1,256,000	-5.70%	2.80%	26.75%
NORTH SHORE - EAST COAST BAYS	\$1,916,000	\$2,043,000	\$1,842,000	\$1,531,000	-6.20%	4.00%	25.15%
NORTH SHORE - WESTERN	\$1,387,000	\$1,461,000	\$1,341,000	\$1,091,000	-5.10%	3.40%	27.13%
RODNEY	\$1,546,000	\$1,593,000	\$1,420,000	\$1,146,000	-3.00%	8.90%	34.90%
MANUKAU (EAST AND SOUTH AUCKLAND)	\$1,327,000	\$1,397,000	\$1,245,000	\$981,000	-5.00%	6.60%	35.27%
EAST AUCKLAND	\$1,680,000	\$1,762,000	\$1,590,000	\$1,264,000	-4.70%	5.70%	32.91%
SOUTH AUCKLAND	\$1,117,000	\$1,167,000	\$1,029,000	\$822,000	-4.30%	8.60%	35.89%
WEST AUCKLAND	\$1,172,000	\$1,216,000	\$1,122,000	\$891,000	-3.60%	4.50%	31.54%
FRANKLIN	\$1,213,000	\$1,243,000	\$1,076,000	\$845,000	-2.40%	12.70%	43.55%
PAPAKURA	\$1,143,000	\$1,188,000	\$1,041,000	\$818,000	-3.80%	9.80%	39.73%
WAITAKERE (ALL SUBURBS)	\$1,180,000	\$1,230,000	\$1,115,000	\$885,000	-4.10%	5.80%	33.33%
WEST AUCKLAND	\$1,172,000	\$1,216,000	\$1,122,000	\$891,000	-3.60%	4.50%	31.54%

AUCKLAND SUBURB VALUES

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
AUCKLAND CITY					
AUCKLAND CENTRAL	\$618,000	\$644,000	\$641,000	-4.00%	-3.60%
AVONDALE	\$1,111,000	\$1,161,000	\$1,188,000	-4.30%	-6.50%
BLOCKHOUSE BAY	\$1,293,000	\$1,357,000	\$1,297,000	-4.70%	-0.30%
EDEN TERRACE	\$877,000	\$903,000	\$884,000	-2.90%	-0.80%
ELLERSLIE	\$1,428,000	\$1,453,000	\$1,441,000	-1.70%	-0.90%
EPSOM	\$2,419,000	\$2,565,000	\$2,311,000	-5.70%	4.70%
FREEMANS BAY	\$1,859,000	\$1,897,000	\$1,798,000	-2.00%	3.40%
GLEN INNES	\$1,315,000	\$1,432,000	\$1,298,000	-8.20%	1.30%
LENDOWIE	\$2,568,000	\$2,702,000	\$2,461,000	-5.00%	4.30%
GRAFTON	\$723,000	\$766,000	\$775,000	-5.60%	-6.70%
GREAT BARRIER ISLAND	\$836,000	\$827,000	\$713,000	1.10%	17.30%
GREENLANE	\$2,072,000	\$2,177,000	\$2,061,000	-4.80%	0.50%
GREY LYNN	\$2,048,000	\$2,128,000	\$1,950,000	-3.80%	5.00%
HERNE BAY	\$3,880,000	\$4,207,000	\$3,792,000	-7.80%	2.30%
HILLSBOROUGH	\$1,470,000	\$1,554,000	\$1,441,000	-5.40%	2.00%
KINGSLAND	\$1,545,000	\$1,663,000	\$1,562,000	-7.10%	-1.10%
KOHIMARAMA	\$2,410,000	\$2,595,000	\$2,363,000	-7.10%	2.00%
LYNFIELD	\$1,502,000	\$1,573,000	\$1,409,000	-4.50%	6.60%
MEADOWBANK	\$1,840,000	\$1,969,000	\$1,829,000	-6.60%	0.60%
MISSION BAY	\$2,448,000	\$2,665,000	\$2,311,000	-8.10%	5.90%
MORNINGSIDE	\$1,453,000	\$1,557,000	\$1,441,000	-6.70%	0.80%
MOUNT ALBERT	\$1,534,000	\$1,600,000	\$1,516,000	-4.10%	1.20%
MOUNT EDEN	\$2,011,000	\$2,081,000	\$1,885,000	-3.40%	6.70%
MOUNT ROSKILL	\$1,310,000	\$1,340,000	\$1,271,000	-2.20%	3.10%
MOUNT WELLINGTON	\$1,130,000	\$1,158,000	\$1,068,000	-2.40%	5.80%
NEW WINDSOR	\$1,411,000	\$1,517,000	\$1,370,000	-7.00%	3.00%
NEWMARKET	\$998,000	\$1,031,000	\$1,027,000	-3.20%	-2.80%
ONE TREE HILL	\$1,523,000	\$1,588,000	\$1,477,000	-4.10%	3.10%
ONEHUNGA	\$1,277,000	\$1,270,000	\$1,269,000	0.60%	0.60%
ORAKEI	\$2,642,000	\$2,704,000	\$2,526,000	-2.30%	4.60%
OTAHUHU	\$899,000	\$949,000	\$851,000	-5.30%	5.60%
PANMURE	\$1,163,000	\$1,222,000	\$1,145,000	-4.80%	1.60%
PARNELL	\$2,238,000	\$2,334,000	\$2,169,000	-4.10%	3.20%
POINT CHEVALIER	\$2,131,000	\$2,241,000	\$2,073,000	-4.90%	2.80%
POINT ENGLAND	\$1,243,000	\$1,340,000	\$1,258,000	-7.20%	-1.20%
PONSONBY	\$2,645,000	\$2,766,000	\$2,449,000	-4.40%	8.00%
REMUERA	\$3,047,000	\$3,029,000	\$2,713,000	0.60%	12.30%
ROYAL OAK	\$1,615,000	\$1,659,000	\$1,507,000	-2.70%	7.20%
SAINT JOHNS	\$1,705,000	\$1,765,000	\$1,636,000	-3.40%	4.20%
SAINT MARYS BAY	\$3,212,000	\$3,298,000	\$3,018,000	-2.60%	6.40%
SANDRINGHAM	\$1,583,000	\$1,659,000	\$1,563,000	-4.60%	1.30%
ST HELIERS	\$2,606,000	\$2,650,000	\$2,371,000	-1.70%	9.90%
STONEFIELDS	\$1,753,000	\$1,779,000	\$1,685,000	-1.50%	4.00%
THREE KINGS	\$1,303,000	\$1,382,000	\$1,321,000	-5.70%	-1.40%
WAI O TAIKI BAY	\$1,701,000	\$1,865,000	\$1,654,000	-8.80%	2.80%
WATERVIEW	\$1,171,000	\$1,289,000	\$1,172,000	-9.20%	-0.10%
WESLEY	\$1,286,000	\$1,384,000	\$1,327,000	-7.10%	-3.10%
WESTMERE	\$2,751,000	\$2,946,000	\$2,623,000	-6.60%	4.90%

FRANKLIN					
BOMBAY	\$1,862,000	\$1,999,000	\$1,580,000	-6.90%	17.80%
CLARKS BEACH	\$1,358,000	\$1,404,000	\$1,192,000	-3.30%	13.90%
GLENBROOK	\$1,367,000	\$1,443,000	\$1,210,000	-5.30%	13.00%
HUNUA	\$1,654,000	\$1,737,000	\$1,427,000	-4.80%	15.90%
PAERATA	\$1,509,000	\$1,582,000	\$1,350,000	-4.60%	11.80%
PATUMAHOE	\$1,408,000	\$1,491,000	\$1,236,000	-5.60%	13.90%
POLLOK	\$1,175,000	\$1,146,000	\$1,001,000	2.50%	17.40%
PUKEKOHE	\$1,044,000	\$1,061,000	\$928,000	-1.60%	12.50%

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
RAMARAMA	\$1,871,000	\$2,022,000	\$1,701,000	-7.50%	10.00%
WAIUKU	\$1,025,000	\$1,045,000	\$883,000	-1.90%	16.10%

MANUKAU (SOUTH AND EAST AUCKLAND)					
BEACHLANDS	\$1,769,000	\$1,825,000	\$1,598,000	-3.10%	10.70%
BOTANY DOWNS	\$1,402,000	\$1,489,000	\$1,384,000	-5.80%	1.30%
BUCKLANDS BEACH	\$1,885,000	\$1,936,000	\$1,762,000	-2.60%	7.00%
CLENDON PARK	\$818,000	\$878,000	\$798,000	-6.80%	2.50%
CLEVEDON	\$2,322,000	\$2,332,000	\$2,137,000	-0.40%	8.70%
CLOVER PARK	\$954,000	\$1,027,000	\$901,000	-7.10%	5.90%
COCKLE BAY	\$1,759,000	\$1,914,000	\$1,674,000	-8.10%	5.10%
DANNEMORA	\$1,768,000	\$1,904,000	\$1,790,000	-7.10%	-1.20%
EAST TAMAKI	\$1,233,000	\$1,272,000	\$1,170,000	-3.10%	5.40%
EAST TAMAKI HEIGHTS	\$1,910,000	\$2,076,000	\$1,852,000	-8.00%	3.10%
EASTERN BEACH	\$2,097,000	\$2,181,000	\$2,031,000	-3.90%	3.20%
FARM COVE	\$1,893,000	\$2,069,000	\$1,826,000	-8.50%	3.70%
FAVONA	\$968,000	\$994,000	\$887,000	-2.60%	9.10%
FLAT BUSH	\$1,490,000	\$1,539,000	\$1,415,000	-3.20%	5.30%
GOLFLANDS	\$1,418,000	\$1,538,000	\$1,443,000	-7.80%	-1.70%
GOODWOOD HEIGHTS	\$1,227,000	\$1,331,000	\$1,162,000	-7.80%	5.60%
HIGH MOON BAY	\$1,793,000	\$1,814,000	\$1,646,000	-1.20%	8.90%
HIGHLAND PARK	\$1,289,000	\$1,353,000	\$1,242,000	-4.70%	3.80%
HILLPARK	\$1,039,000	\$1,133,000	\$1,025,000	-8.30%	1.40%
HOWICK	\$1,353,000	\$1,404,000	\$1,294,000	-3.60%	4.60%
MANGERE	\$1,037,000	\$1,060,000	\$912,000	-2.20%	13.70%
MANGERE BRIDGE	\$1,447,000	\$1,505,000	\$1,279,000	-3.90%	13.10%
MANGERE EAST	\$1,015,000	\$1,045,000	\$914,000	-2.90%	11.10%
MANUKAU	\$688,000	\$724,000	\$721,000	-5.00%	-4.60%
MANUREWA	\$923,000	\$966,000	\$877,000	-4.50%	5.20%
MANUREWA EAST	\$809,000	\$896,000	\$893,000	-9.70%	-9.40%
MARAETAI	\$1,684,000	\$1,868,000	\$1,571,000	-9.90%	7.20%
MELLONS BAY	\$2,292,000	\$2,516,000	\$2,217,000	-8.90%	3.40%
NORTH PARK	\$1,563,000	\$1,685,000	\$1,553,000	-7.20%	0.60%
OTARA	\$892,000	\$930,000	\$825,000	-4.10%	8.10%
PAKURANGA	\$1,338,000	\$1,392,000	\$1,316,000	-3.90%	1.70%
PAKURANGA HEIGHTS	\$1,307,000	\$1,360,000	\$1,220,000	-3.90%	7.10%
PAPATOETOE	\$959,000	\$986,000	\$923,000	-2.70%	3.90%
RANDWICK PARK	\$855,000	\$929,000	\$832,000	-8.00%	2.80%
SHELLY PARK	\$1,729,000	\$1,904,000	\$1,634,000	-9.20%	5.80%
SOMERVILLE	\$1,657,000	\$1,744,000	\$1,584,000	-5.00%	4.60%
SUNNYHILLS	\$1,869,000	\$1,956,000	\$1,730,000	-4.40%	8.00%
THE GARDENS	\$1,443,000	\$1,521,000	\$1,340,000	-5.10%	7.70%
TOTARA HEIGHTS	\$1,147,000	\$1,241,000	\$1,114,000	-7.60%	3.00%
TOTARA PARK	\$2,446,000	\$2,728,000	\$2,189,000	-10.30%	11.70%
WATTLE DOWNS	\$1,189,000	\$1,242,000	\$1,082,000	-4.30%	9.90%
WEYMOUTH	\$901,000	\$948,000	\$860,000	-5.00%	4.80%
WHITFORD	\$3,726,000	\$3,643,000	\$3,446,000	2.30%	8.10%
WIRI	\$777,000	\$830,000	\$774,000	-6.40%	0.40%

AUCKLAND SUBURB VALUES

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
NORTH SHORE					
ALBANY	\$1,232,000	\$1,290,000	\$1,160,000	-4.50%	6.20%
ALBANY HEIGHTS	\$1,510,000	\$1,567,000	\$1,426,000	-3.60%	5.90%
BAYSWATER	\$1,926,000	\$2,071,000	\$1,809,000	-7.00%	6.50%
BAYVIEW	\$1,130,000	\$1,201,000	\$1,092,000	-5.90%	3.50%
BEACH HAVEN	\$1,206,000	\$1,267,000	\$1,195,000	-4.80%	0.90%
BELMONT	\$1,725,000	\$1,835,000	\$1,610,000	-6.00%	7.10%
BIRKDALE	\$1,059,000	\$1,118,000	\$1,052,000	-5.30%	0.70%
BIRKENHEAD	\$1,462,000	\$1,512,000	\$1,418,000	-3.30%	3.10%
BROWNS BAY	\$1,377,000	\$1,420,000	\$1,287,000	-3.00%	7.00%
CAMPBELLS BAY	\$2,486,000	\$2,706,000	\$2,493,000	-8.10%	-0.30%
CASTOR BAY	\$2,075,000	\$2,270,000	\$2,113,000	-8.60%	-1.80%
CHATSWOOD	\$1,630,000	\$1,755,000	\$1,579,000	-7.10%	3.20%
DEVONPORT	\$2,324,000	\$2,498,000	\$2,307,000	-7.00%	0.70%
FAIRVIEW HEIGHTS	\$1,732,000	\$1,836,000	\$1,688,000	-5.70%	2.60%
FORREST HILL	\$1,522,000	\$1,602,000	\$1,529,000	-5.00%	-0.50%
GLENFIELD	\$1,175,000	\$1,210,000	\$1,109,000	-2.90%	6.00%
GREENHITHE	\$1,913,000	\$2,043,000	\$1,837,000	-6.40%	4.10%
HAURAKI	\$2,229,000	\$2,413,000	\$2,035,000	-7.60%	9.50%
HILLCREST	\$1,381,000	\$1,418,000	\$1,352,000	-2.60%	2.10%
LONG BAY	\$1,801,000	\$1,930,000	\$1,709,000	-6.70%	5.40%
MAIRANGI BAY	\$1,904,000	\$2,038,000	\$1,880,000	-6.60%	1.30%
MILFORD	\$1,974,000	\$2,074,000	\$1,864,000	-4.80%	5.90%
MURRAYS BAY	\$1,889,000	\$2,030,000	\$1,883,000	-6.90%	0.30%
NARROW NECK	\$2,163,000	\$2,303,000	\$2,086,000	-6.10%	3.70%
NORTHCOTE	\$1,383,000	\$1,434,000	\$1,349,000	-3.60%	2.50%
NORTHCOTE POINT	\$1,837,000	\$1,969,000	\$1,818,000	-6.70%	1.00%
NORTHCROSS	\$1,417,000	\$1,523,000	\$1,398,000	-7.00%	1.40%
OTEHA	\$1,234,000	\$1,306,000	\$1,220,000	-5.50%	1.10%
PAREMOREMO	\$2,066,000	\$2,299,000	\$1,871,000	-10.10%	10.40%
PINEHILL	\$1,814,000	\$1,927,000	\$1,782,000	-5.90%	1.80%
ROTHESAY BAY	\$1,716,000	\$1,921,000	\$1,770,000	-10.70%	-3.10%
SCHNAPPER ROCK	\$1,749,000	\$1,864,000	\$1,703,000	-6.20%	2.70%
SUNNYNOOK	\$1,355,000	\$1,413,000	\$1,321,000	-4.10%	2.60%
TAKAPUNA	\$2,421,000	\$2,554,000	\$2,358,000	-5.20%	2.70%
TORBAY	\$1,370,000	\$1,415,000	\$1,316,000	-3.20%	4.10%
TOTARA VALE	\$1,148,000	\$1,212,000	\$1,116,000	-5.30%	2.90%
UNSWORTH HEIGHTS	\$1,280,000	\$1,418,000	\$1,260,000	-9.70%	1.60%
WAIAKE	\$1,710,000	\$1,927,000	\$1,720,000	-11.30%	-0.60%
WINDSOR PARK	\$1,525,000	\$1,594,000	\$1,491,000	-4.30%	2.30%

PAPAKURA					
COLIFER GROVE	\$1,147,000	\$1,250,000	\$1,081,000	-8.20%	6.10%
DRURY	\$1,512,000	\$1,632,000	\$1,302,000	-7.40%	16.10%
KARAKA	\$1,922,000	\$1,984,000	\$1,727,000	-3.10%	11.30%
OPAHEKE	\$1,206,000	\$1,261,000	\$1,090,000	-4.40%	10.60%
PAHUREHURE	\$1,129,000	\$1,203,000	\$1,034,000	-6.20%	9.20%
PAPAKURA	\$951,000	\$968,000	\$850,000	-1.80%	11.90%
RED HILL	\$940,000	\$967,000	\$849,000	-2.80%	10.70%
ROSEHILL	\$1,032,000	\$1,098,000	\$919,000	-6.00%	12.30%
TAKANINI	\$1,040,000	\$1,061,000	\$951,000	-2.00%	9.40%

RODNEY					
ALGIES BAY	\$1,496,000	\$1,558,000	\$1,396,000	-4.00%	7.20%
ARKLES BAY	\$1,250,000	\$1,372,000	\$1,195,000	-8.90%	4.60%
ARMY BAY	\$1,259,000	\$1,376,000	\$1,219,000	-8.50%	3.30%
COATESVILLE	\$3,737,000	\$3,661,000	\$3,217,000	2.10%	16.20%
DAIRY FLAT	\$2,547,000	\$2,565,000	\$2,336,000	-0.70%	9.00%
GULF HARBOUR	\$1,223,000	\$1,240,000	\$1,066,000	-1.40%	14.70%
HATFIELDS BEACH	\$1,215,000	\$1,332,000	\$1,164,000	-8.80%	4.40%

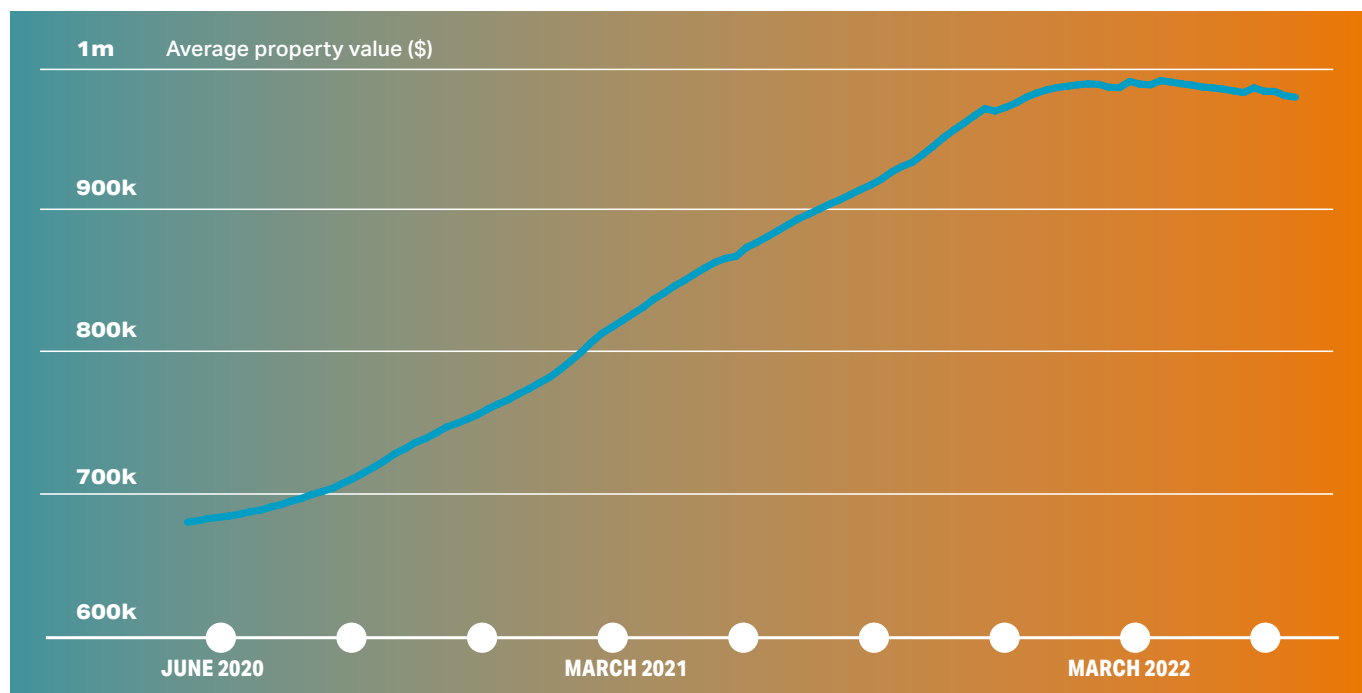
LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
HELENSVILLE					
HELENSVILLE	\$1,323,000	\$1,347,000	\$1,228,000	-1.80%	7.70%
HUAPAI	\$1,435,000	\$1,477,000	\$1,294,000	-2.80%	10.90%
KAIPARA FLATS	\$1,528,000	\$1,583,000	\$1,366,000	-3.50%	11.90%
KAUKAPAKAPA	\$1,554,000	\$1,540,000	\$1,455,000	0.90%	6.80%
KAWAU ISLAND	\$962,000	\$1,077,000	\$896,000	-10.70%	7.40%
KUMEU	\$1,797,000	\$1,882,000	\$1,657,000	-4.50%	8.40%
MAKARAU	\$1,334,000	\$1,404,000	\$1,225,000	-5.00%	8.90%
MANLY	\$1,388,000	\$1,445,000	\$1,290,000	-3.90%	7.60%
MATAKANA	\$2,058,000	\$2,158,000	\$1,779,000	-4.60%	15.70%
MURIWAI	\$1,597,000	\$1,780,000	\$1,575,000	-10.30%	1.40%
OKURA BUSH	\$2,793,000	\$3,108,000	\$2,801,000	-10.10%	-0.30%
OMAHA	\$2,780,000	\$2,768,000	\$2,510,000	0.40%	10.80%
OREWA	\$1,386,000	\$1,403,000	\$1,253,000	-1.20%	10.60%
PARAKAI	\$893,000	\$909,000	\$846,000	-1.80%	5.60%
POINT WELLS	\$2,358,000	\$2,404,000	\$2,073,000	-1.90%	13.70%
PUHOI	\$1,737,000	\$1,717,000	\$1,483,000	1.20%	17.10%
RED BEACH	\$1,381,000	\$1,435,000	\$1,257,000	-3.80%	9.90%
RIVERHEAD	\$2,063,000	\$2,065,000	\$1,804,000	-0.10%	14.40%
SILVERDALE	\$1,536,000	\$1,602,000	\$1,409,000	-4.10%	9.00%
SNELLS BEACH	\$1,202,000	\$1,269,000	\$1,095,000	-5.30%	9.80%
STANMORE BAY	\$1,252,000	\$1,286,000	\$1,130,000	-2.60%	10.80%
STILLWATER	\$1,739,000	\$1,796,000	\$1,563,000	-3.20%	11.30%
TAUPAKI	\$2,356,000	\$2,531,000	\$2,257,000	-6.90%	4.40%
TINDALLS BEACH	\$1,723,000	\$1,930,000	\$1,667,000	-10.70%	3.40%
WAIMAUKU	\$1,791,000	\$1,866,000	\$1,665,000	-4.00%	7.60%
WAINUI	\$1,693,000	\$1,800,000	\$1,631,000	-5.90%	3.80%
WAITOKI	\$2,218,000	\$2,273,000	\$2,074,000	-2.40%	6.90%
WARKWORTH	\$1,314,000	\$1,323,000	\$1,195,000	-0.70%	10.00%
WELLSFORD	\$921,000	\$949,000	\$842,000	-3.00%	9.40%

WAITAKERE					
GLEN EDEN	\$1,021,000	\$1,054,000	\$945,000	-3.10%	8.00%
GLENDENE	\$1,104,000	\$1,174,000	\$1,026,000	-6.00%	7.60%
GREEN BAY	\$1,370,000	\$1,456,000	\$1,295,000	-5.90%	5.80%
HENDERSON	\$1,111,000	\$1,146,000	\$1,055,000	-3.10%	5.30%
HENDERSON VALLEY	\$1,508,000	\$1,626,000	\$1,337,000	-7.30%	12.80%
HOBSONVILLE	\$1,270,000	\$1,313,000	\$1,168,000	-3.30%	8.70%
KELSTON	\$1,038,000	\$1,116,000	\$1,000,000	-7.00%	3.80%
LAINGHOLM	\$1,173,000	\$1,247,000	\$1,121,000	-5.90%	4.60%
MASSEY	\$1,113,000	\$1,127,000	\$1,044,000	-1.20%	6.60%
NEW LYNN	\$976,000	\$996,000	\$973,000	-2.00%	0.30%
ORATIA	\$1,726,000	\$1,750,000	\$1,627,000	-1.40%	6.10%
RANUI	\$985,000	\$1,032,000	\$962,000	-4.60%	2.40%
SUNNYVALE	\$1,028,000	\$1,090,000	\$984,000	-5.70%	4.50%
SWANSON	\$1,324,000	\$1,386,000	\$1,209,000	-4.50%	9.50%
TE ATATU PENINSULA	\$1,324,000	\$1,372,000	\$1,300,000	-3.50%	1.80%
TE ATATU SOUTH	\$1,108,000	\$1,130,000	\$1,094,000	-1.90%	1.30%
TITIRANGI	\$1,401,000	\$1,457,000	\$1,311,000	-3.80%	6.90%
WAITAKERE	\$1,642,000	\$1,716,000	\$1,417,000	-4.30%	15.90%
WEST HARBOUR	\$1,476,000	\$1,529,000	\$1,313,000	-3.50%	12.40%
WESTGATE	\$1,092,000	\$1,155,000	\$1,066,000	-5.50%	2.40%
WHENUAPAI	\$1,432,000	\$1,578,000	\$1,371,000	-9.30%	4.40%

WAIHEKE ISLAND					
ONEROA	\$2,388,000	\$2,540,000	\$2,106,000	-6.00%	13.40%
ONETANGI	\$2,124,000	\$2,285,000	\$1,875,000	-7.00%	13.30%
OSTEND	\$1,568,000	\$1,671,000	\$1,386,000	-6.20%	13.10%
PALM BEACH	\$2,134,000	\$2,197,000	\$1,855,000	-2.90%	15.00%
SURFDALE	\$1,556,000	\$1,680,000	\$1,369,000	-7.40%	13.70%
WAIHEKE ISLAND	\$3,610,000	\$3,849,000	\$3,269,000	-6.20%	10.40%

WAIKATO OVERVIEW

The graph shows the change in Waikato's average property value over the last two years.



SOURCE: ONEROOF-VALOCITY HOUSE VALUE INDEX

RATE OF CHANGE

The figures below show the 2-year, 12-month and 3-month change in the average property value for Waikato's TAs and Waikato as a whole.

LOCATION	CURRENT AVERAGE PROPERTY VALUE	AVERAGE PROPERTY VALUE THREE MONTHS AGO	AVERAGE PROPERTY VALUE 12 MONTHS AGO	AVERAGE PROPERTY VALUE TWO YEARS AGO	QoQ CHANGE %	YoY CHANGE %	TWO-YEAR CHANGE %
WAIKATO	\$980,000	\$992,000	\$878,000	\$683,000	-1.20%	11.60%	43.48%
HAMILTON	\$875,000	\$908,000	\$833,000	\$661,000	-3.60%	5.00%	32.38%
HAURAKI	\$820,000	\$863,000	\$639,000	\$523,000	-5.00%	28.30%	56.79%
MATAMATA-PIAKO	\$874,000	\$881,000	\$717,000	\$605,000	-0.80%	21.90%	44.46%
OTOROHANGA	\$688,000	\$758,000	\$644,000	\$490,000	-9.20%	6.80%	40.41%
SOUTH WAIKATO	\$548,000	\$564,000	\$476,000	\$374,000	-2.80%	15.10%	46.52%
TAUPO	\$964,000	\$990,000	\$840,000	\$628,000	-2.60%	14.80%	53.50%
THAMES-COROMANDEL	\$1,272,000	\$1,287,000	\$1,124,000	\$865,000	-1.20%	13.20%	47.05%
WAIKATO	\$1,188,000	\$1,105,000	\$1,077,000	\$794,000	7.50%	10.30%	49.62%
WAIPIA	\$1,115,000	\$1,143,000	\$961,000	\$765,000	-2.40%	16.00%	45.75%
WAITOMO	\$462,000	\$489,000	\$371,000	\$310,000	-5.50%	24.50%	49.03%

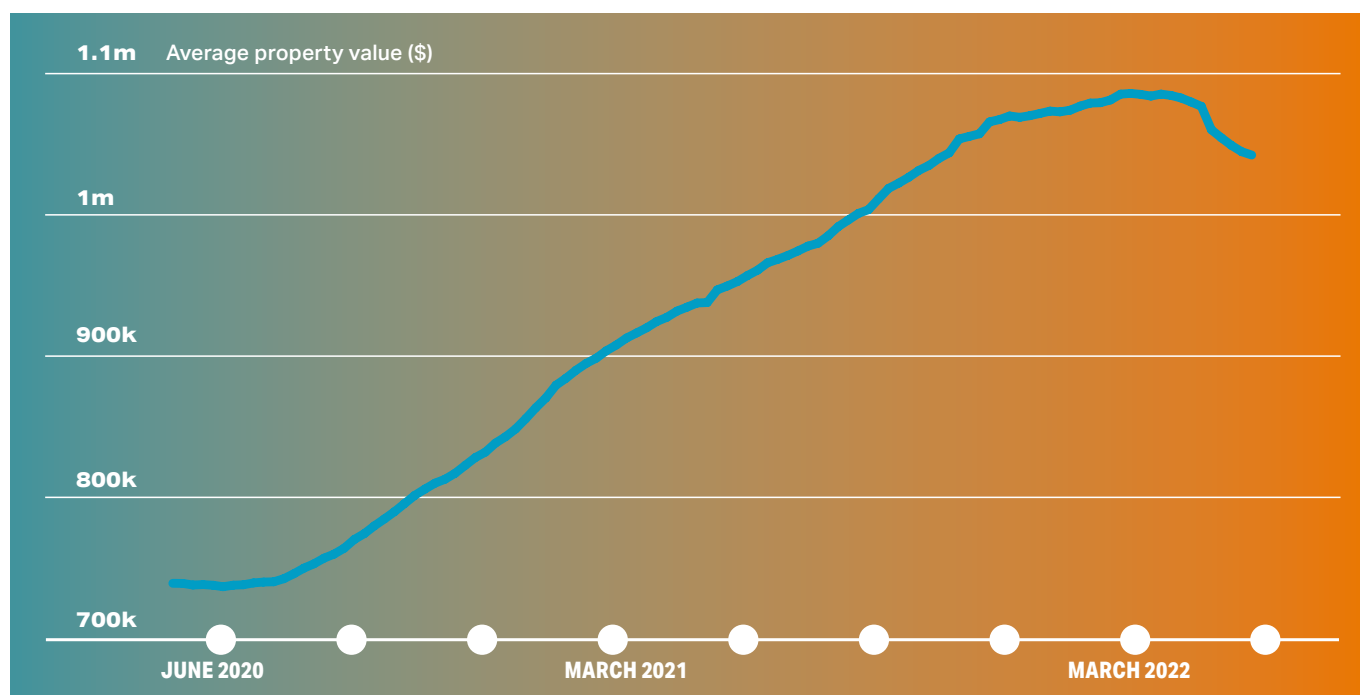
WAIKATO SUBURB VALUES

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
HAMILTON					
BADER	\$622,000	\$680,000	\$623,000	-8.50%	-0.20%
BEERESCOURT	\$1,070,000	\$1,080,000	\$965,000	-0.90%	10.90%
CHARTWELL	\$912,000	\$935,000	\$825,000	-2.50%	10.50%
CHEDWORTH	\$992,000	\$1,030,000	\$911,000	-3.70%	8.90%
CLAUDELANDS	\$825,000	\$857,000	\$775,000	-3.70%	6.50%
DEANWELL	\$676,000	\$747,000	\$674,000	-9.50%	0.30%
DINSDALE	\$768,000	\$809,000	\$722,000	-5.10%	6.40%
ENDERLEY	\$647,000	\$696,000	\$629,000	-7.00%	2.90%
FAIRFIELD	\$848,000	\$869,000	\$764,000	-2.40%	11.00%
FAIRVIEW DOWNS	\$775,000	\$809,000	\$741,000	-4.20%	4.60%
FITZROY	\$855,000	\$879,000	\$802,000	-2.70%	6.60%
FLAGSTAFF	\$1,221,000	\$1,237,000	\$1,102,000	-1.30%	10.80%
FOREST LAKE	\$800,000	\$825,000	\$743,000	-3.00%	7.70%
FRANKTON	\$697,000	\$731,000	\$669,000	-4.70%	4.20%
GLENVIEW	\$815,000	\$849,000	\$773,000	-4.00%	5.40%
GRANDVIEW HEIGHTS	\$956,000	\$1,021,000	\$910,000	-6.40%	5.10%
HAMILTON CENTRAL	\$817,000	\$856,000	\$779,000	-4.60%	4.90%
HAMILTON EAST	\$766,000	\$784,000	\$737,000	-2.30%	3.90%
HAMILTON LAKE	\$977,000	\$1,065,000	\$981,000	-8.30%	-0.40%
HILLCREST	\$833,000	\$883,000	\$806,000	-5.70%	3.30%
HUNTINGTON	\$1,150,000	\$1,175,000	\$1,066,000	-2.10%	7.90%
MAEROA	\$780,000	\$808,000	\$737,000	-3.50%	5.80%
MELVILLE	\$700,000	\$749,000	\$664,000	-6.50%	5.40%
NAWTON	\$714,000	\$747,000	\$668,000	-4.40%	6.90%
PUKETE	\$885,000	\$932,000	\$831,000	-5.00%	6.50%
QUEENWOOD	\$1,104,000	\$1,122,000	\$990,000	-1.60%	11.50%
RIVERLEA	\$935,000	\$1,004,000	\$886,000	-6.90%	5.50%
ROTOTUNA	\$1,085,000	\$1,113,000	\$1,003,000	-2.50%	8.20%
ROTOTUNA NORTH	\$1,119,000	\$1,192,000	\$1,084,000	-6.10%	3.20%
SAINT ANDREWS	\$908,000	\$955,000	\$861,000	-4.90%	5.50%
SILVERDALE	\$791,000	\$848,000	\$752,000	-6.70%	5.20%
WHITIORA	\$712,000	\$731,000	\$655,000	-2.60%	8.70%
HAURAKI					
NGATEA	\$867,000	\$815,000	\$647,000	6.40%	34.00%
PAEROA	\$665,000	\$655,000	\$512,000	1.50%	29.90%
WAIHI	\$829,000	\$840,000	\$624,000	-1.30%	32.90%
MATAMATA-PIAKO					
MATAMATA	\$880,000	\$866,000	\$742,000	1.60%	18.60%
MORRINSVILLE	\$883,000	\$882,000	\$741,000	0.10%	19.20%
TEAROHA	\$769,000	\$764,000	\$596,000	0.70%	29.00%
OTOROHANGA					
KAWHIA	\$612,000	\$669,000	\$562,000	-8.50%	8.90%
OTOROHANGA	\$668,000	\$715,000	\$612,000	-6.60%	9.20%
SOUTH WAIKATO					
PUTARURU	\$592,000	\$606,000	\$499,000	-2.30%	18.60%
TIRAU	\$728,000	\$733,000	\$647,000	-0.70%	12.50%
TOKOROA	\$468,000	\$481,000	\$382,000	-2.70%	22.50%
TAUPO					
ACACIA BAY	\$1,498,000	\$1,498,000	\$1,222,000	0.00%	22.60%
HILLTOP	\$977,000	\$995,000	\$850,000	-1.80%	14.90%
KINLOCH	\$1,413,000	\$1,419,000	\$1,168,000	-0.40%	21.00%
KURATAU	\$903,000	\$912,000	\$790,000	-1.00%	14.30%

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
MANGAKINO	\$541,000	\$528,000	\$451,000	2.50%	20.00%
MOTUOAPA	\$825,000	\$841,000	\$725,000	-1.90%	13.80%
NUKUHAU	\$951,000	\$955,000	\$822,000	-0.40%	15.70%
OMORI	\$839,000	\$844,000	\$718,000	-0.60%	16.90%
RANGATIRA PARK	\$1,079,000	\$1,097,000	\$919,000	-1.60%	17.40%
RICHMOND HEIGHTS	\$847,000	\$864,000	\$745,000	-2.00%	13.70%
TAUHARA	\$630,000	\$639,000	\$562,000	-1.40%	12.10%
TAUPO	\$800,000	\$794,000	\$704,000	0.80%	13.60%
TURANGI	\$514,000	\$521,000	\$461,000	-1.30%	11.50%
TWO MILE BAY	\$977,000	\$1,013,000	\$886,000	-3.60%	10.30%
WAIPAHIHI	\$1,132,000	\$1,178,000	\$1,017,000	-3.90%	11.30%
WAIRAKEI	\$1,168,000	\$1,161,000	\$943,000	0.60%	23.90%
WHAREWAKA	\$1,432,000	\$1,470,000	\$1,221,000	-2.60%	17.30%
THAMES-COROMANDEL					
COOKS BEACH	\$1,457,000	\$1,487,000	\$1,300,000	-2.00%	12.10%
COROMANDEL	\$921,000	\$913,000	\$816,000	0.90%	12.90%
HAHEI	\$1,755,000	\$1,792,000	\$1,518,000	-2.10%	15.60%
MATARANGI	\$1,186,000	\$1,221,000	\$1,078,000	-2.90%	10.00%
PAUANUI	\$1,574,000	\$1,568,000	\$1,335,000	0.40%	17.90%
TAIRUA	\$1,237,000	\$1,224,000	\$1,060,000	1.10%	16.70%
THAMES	\$804,000	\$809,000	\$712,000	-0.60%	12.90%
WHANGAMATA	\$1,518,000	\$1,554,000	\$1,354,000	-2.30%	12.10%
WHITIANGA	\$1,161,000	\$1,146,000	\$986,000	1.30%	17.70%
WAIKATO					
BUCKLAND	\$1,457,000	\$1,428,000	\$1,351,000	2.00%	7.80%
HUNTLY	\$584,000	\$578,000	\$530,000	1.00%	10.20%
MANGATAWHIRI	\$1,394,000	\$1,314,000	\$1,293,000	6.10%	7.80%
MATANGI	\$1,912,000	\$1,793,000	\$1,659,000	6.60%	15.30%
MEREMERE	\$523,000	\$491,000	\$529,000	6.50%	-1.10%
NGARUAWAHIA	\$826,000	\$805,000	\$747,000	2.60%	10.60%
ONEWHERO	\$1,095,000	\$1,015,000	\$1,051,000	7.90%	4.20%
POKENO	\$1,163,000	\$1,070,000	\$1,025,000	8.70%	13.50%
PORT WAIKATO	\$657,000	\$633,000	\$668,000	3.80%	-1.60%
PUKEKAWA	\$1,236,000	\$1,131,000	\$1,161,000	9.30%	6.50%
RAGLAN	\$1,286,000	\$1,223,000	\$1,139,000	5.20%	12.90%
TAMAHERE	\$2,219,000	\$2,055,000	\$1,925,000	8.00%	15.30%
TAUPIRI	\$1,207,000	\$1,140,000	\$1,087,000	5.90%	11.00%
TE KAUWHATA	\$907,000	\$855,000	\$820,000	6.10%	10.60%
TE KOWHAI	\$1,395,000	\$1,389,000	\$1,306,000	0.40%	6.80%
TUAKAU	\$910,000	\$887,000	\$818,000	2.60%	11.20%
WHATAWHATA	\$1,348,000	\$1,290,000	\$1,238,000	4.50%	8.90%
WAIPA					
CAMBRIDGE	\$1,294,000	\$1,276,000	\$1,134,000	1.40%	14.10%
KARAPIO	\$1,637,000	\$1,667,000	\$1,300,000	-1.80%	25.90%
KIHIKIHI	\$841,000	\$858,000	\$712,000	-2.00%	18.10%
LEAMINGTON	\$1,031,000	\$1,035,000	\$901,000	-0.40%	14.40%
NGAHINAPOURI	\$1,554,000	\$1,547,000	\$1,222,000	0.50%	27.20%
OHAUPO	\$1,406,000	\$1,430,000	\$1,152,000	-1.70%	22.00%
PIRONGIA	\$1,130,000	\$1,172,000	\$975,000	-3.60%	15.90%
TE AWAMUTU	\$862,000	\$877,000	\$741,000	-1.70%	16.30%
TE MIRO	\$1,499,000	\$1,524,000	\$1,195,000	-1.60%	25.40%
WAITOMO					
TE KUIITI	\$470,000	\$490,000	\$384,000	-4.10%	22.40%

BAY OF PLENTY OVERVIEW

The graph shows the change in Bay of Plenty's average property value over the last two years.



SOURCE: ONEROOF-VALOCITY HOUSE VALUE INDEX

RATE OF CHANGE

The figures below show the 2-year, 12-month and 3-month change in the average property value for Bay of Plenty's TAs and Bay of Plenty as a whole.

LOCATION	CURRENT AVERAGE PROPERTY VALUE	AVERAGE PROPERTY VALUE THREE MONTHS AGO	AVERAGE PROPERTY VALUE 12 MONTHS AGO	AVERAGE PROPERTY VALUE TWO YEARS AGO	QoQ CHANGE %	YoY CHANGE %	TWO-YEAR CHANGE %
BAY OF PLENTY	\$1,045,000	\$1,088,000	\$952,000	\$741,000	-4.00%	9.80%	41.03%
<i>KAWERAU</i>	\$435,000	\$443,000	\$391,000	\$316,000	-1.80%	11.30%	37.66%
<i>OPOTIKI</i>	\$605,000	\$620,000	\$598,000	\$436,000	-2.40%	1.20%	38.76%
<i>ROTORUA</i>	\$780,000	\$789,000	\$741,000	\$593,000	-1.10%	5.30%	31.53%
<i>TAURANGA</i>	\$1,185,000	\$1,249,000	\$1,088,000	\$834,000	-5.10%	8.90%	42.09%
<i>WESTERN BAY OF PLENTY</i>	\$1,286,000	\$1,333,000	\$1,109,000	\$888,000	-3.50%	16.00%	44.82%
<i>WHAKATANE</i>	\$809,000	\$820,000	\$749,000	\$576,000	-1.30%	8.00%	40.45%

BAY OF PLENTY SUBURB VALUES

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
KAWERAU					
KAWERAU	\$432,000	\$437,000	\$401,000	-1.10%	7.70%

OPOTIKI					
OPOTIKI	\$455,000	\$467,000	\$460,000	-2.60%	-1.10%
WAIOTAHE	\$974,000	\$1,031,000	\$949,000	-5.50%	2.60%

ROTORUA					
FAIRY SPRINGS	\$625,000	\$610,000	\$579,000	2.50%	7.90%
FORDLANDS	\$421,000	\$400,000	\$400,000	5.30%	5.30%
GLENHOLME	\$703,000	\$716,000	\$681,000	-1.80%	3.20%
HAMURANA	\$1,379,000	\$1,299,000	\$1,184,000	6.20%	16.50%
HILLCREST	\$657,000	\$661,000	\$623,000	-0.60%	5.50%
KAWAHA POINT	\$816,000	\$839,000	\$797,000	-2.70%	2.40%
KOUTU	\$542,000	\$547,000	\$542,000	-0.90%	0.00%
LYNMORE	\$980,000	\$994,000	\$932,000	-1.40%	5.20%
MAMAKU	\$611,000	\$569,000	\$558,000	7.40%	9.50%
MANGAKAKAHI	\$571,000	\$561,000	\$547,000	1.80%	4.40%
NGONGOTAHA	\$743,000	\$747,000	\$687,000	-0.50%	8.20%
OWHATA	\$712,000	\$723,000	\$666,000	-1.50%	6.90%
POMARE	\$785,000	\$792,000	\$751,000	-0.90%	4.50%
PUKEHANGI	\$673,000	\$672,000	\$643,000	0.10%	4.70%
ROTORUA	\$620,000	\$600,000	\$597,000	3.30%	3.90%
SPRINGFIELD	\$843,000	\$863,000	\$819,000	-2.30%	2.90%
SUNNYBROOK	\$760,000	\$779,000	\$729,000	-2.40%	4.30%
VICTORIA	\$571,000	\$568,000	\$563,000	0.50%	1.40%
WESTERN HEIGHTS	\$563,000	\$558,000	\$541,000	0.90%	4.10%

TAURANGA					
BELLEVUE	\$869,000	\$925,000	\$802,000	-6.10%	8.40%
BETHLEHEM	\$1,250,000	\$1,318,000	\$1,107,000	-5.20%	12.90%
BROOKFIELD	\$886,000	\$933,000	\$814,000	-5.00%	8.80%
GATE PA	\$743,000	\$773,000	\$688,000	-3.90%	8.00%
GREERTON	\$802,000	\$844,000	\$735,000	-5.00%	9.10%
HAIRINI	\$861,000	\$921,000	\$798,000	-6.50%	7.90%
JUDEA	\$809,000	\$857,000	\$755,000	-5.60%	7.20%
MATUA	\$1,296,000	\$1,386,000	\$1,186,000	-6.50%	9.30%
MAUNGATAPU	\$1,000,000	\$1,062,000	\$927,000	-5.80%	7.90%
MOUNT MAUNGANUI	\$1,609,000	\$1,677,000	\$1,438,000	-4.10%	11.90%
OHAUITI	\$1,210,000	\$1,285,000	\$1,095,000	-5.80%	10.50%
OTUMOETAI	\$1,152,000	\$1,178,000	\$1,074,000	-2.20%	7.30%
PAPAMOA	\$1,052,000	\$1,108,000	\$948,000	-5.10%	11.00%
PAPAMOA BEACH	\$1,238,000	\$1,271,000	\$1,097,000	-2.60%	12.90%
PARKVALE	\$719,000	\$770,000	\$675,000	-6.60%	6.50%
POIKE	\$744,000	\$786,000	\$700,000	-5.30%	6.30%
PYES PA	\$1,230,000	\$1,250,000	\$1,121,000	-1.60%	9.70%
TAURANGA	\$1,121,000	\$1,209,000	\$1,049,000	-7.30%	6.90%
TAURANGA SOUTH	\$1,038,000	\$1,073,000	\$891,000	-3.30%	16.50%
WELCOME BAY	\$1,017,000	\$1,024,000	\$889,000	-0.70%	14.40%

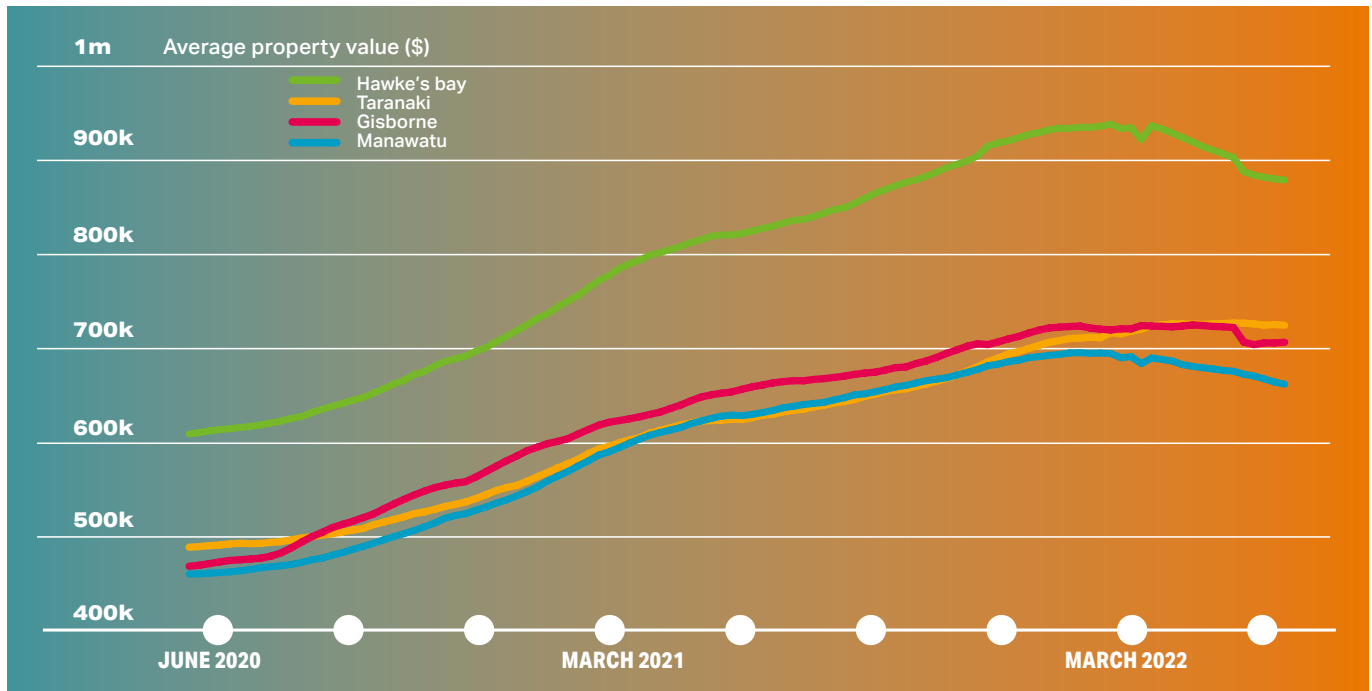
LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
WESTERN BAY OF PLENTY					
AONGATETE	\$1,423,000	\$1,489,000	\$1,206,000	-4.40%	18.00%
ATHENREE	\$1,134,000	\$1,196,000	\$1,024,000	-5.20%	10.70%
KATIKATI	\$882,000	\$895,000	\$760,000	-1.50%	16.10%
MINDEN	\$1,789,000	\$1,894,000	\$1,530,000	-5.50%	16.90%
OMANAWA	\$1,568,000	\$1,613,000	\$1,338,000	-2.80%	17.20%
OMOKOROA	\$1,212,000	\$1,244,000	\$1,068,000	-2.60%	13.50%
OROPI	\$1,719,000	\$1,759,000	\$1,451,000	-2.30%	18.50%
PAENGAROA	\$1,158,000	\$1,164,000	\$1,002,000	-0.50%	15.60%
PUKEHINA	\$1,336,000	\$1,369,000	\$1,085,000	-2.40%	23.10%
TAHAWAI	\$1,394,000	\$1,425,000	\$1,181,000	-2.20%	18.00%
TE PUKE	\$895,000	\$919,000	\$779,000	-2.60%	14.90%
TE PUNA	\$2,041,000	\$2,119,000	\$1,754,000	-3.70%	16.40%
WAIHI BEACH	\$1,545,000	\$1,590,000	\$1,325,000	-2.80%	16.60%
WHAKAMARAMA	\$1,703,000	\$1,790,000	\$1,475,000	-4.90%	15.50%

WHAKATANE					
COASTLANDS	\$1,033,000	\$1,026,000	\$963,000	0.70%	7.30%
EDGECUMBE	\$664,000	\$657,000	\$615,000	1.10%	8.00%
MATATA	\$875,000	\$866,000	\$808,000	1.00%	8.30%
HOPE	\$1,277,000	\$1,320,000	\$1,218,000	-3.30%	4.80%
WHAKATANE	\$736,000	\$728,000	\$655,000	1.10%	12.40%



CENTRAL NORTH ISLAND OVERVIEW

The graph shows the changes in the average property value over the last two years for Gisborne, Hawke's Bay, Taranaki and Manawatu-Whanganui.



SOURCE: ONEROOF-VALOCITY HOUSE VALUE INDEX

RATE OF CHANGE

The figures below show the 2-year, 12-month and 3-month change in the average property value for each TA in the Central North Island.

LOCATION	CURRENT AVERAGE PROPERTY VALUE	AVERAGE PROPERTY VALUE THREE MONTHS AGO	AVERAGE PROPERTY VALUE 12 MONTHS AGO	AVERAGE PROPERTY VALUE TWO YEARS AGO	QoQ CHANGE %	YoY CHANGE %	TWO-YEAR CHANGE %
GISBORNE	\$712,000	\$728,000	\$666,000	\$487,000	-2.20%	6.90%	46.20%
HAWKE'S BAY	\$878,000	\$933,000	\$826,000	\$622,000	-5.90%	6.30%	41.16%
CENTRAL HAWKE'S BAY	\$740,000	\$766,000	\$618,000	\$482,000	-3.40%	19.70%	53.53%
HASTINGS	\$950,000	\$1,009,000	\$890,000	\$671,000	-5.80%	6.70%	41.58%
NAPIER	\$888,000	\$949,000	\$861,000	\$643,000	-6.40%	3.10%	38.10%
WAIROA	\$468,000	\$504,000	\$378,000	\$323,000	-7.10%	23.80%	44.89%
MANAWATU-WHANGANUI	\$669,000	\$696,000	\$638,000	\$476,000	-3.90%	4.90%	40.55%
HOROWHENUA	\$699,000	\$733,000	\$659,000	\$494,000	-4.60%	6.10%	41.50%
MANAWATU	\$734,000	\$750,000	\$698,000	\$538,000	-2.10%	5.20%	36.43%
PALMERSTON NORTH	\$767,000	\$804,000	\$743,000	\$561,000	-4.60%	3.20%	36.72%
RANGITIKEI	\$554,000	\$564,000	\$497,000	\$354,000	-1.80%	11.50%	56.50%
RUAPEHU	\$458,000	\$460,000	\$424,000	\$306,000	-0.40%	8.00%	49.67%
TARARUA	\$534,000	\$546,000	\$496,000	\$347,000	-2.20%	7.70%	53.89%
WHANGANUI	\$585,000	\$612,000	\$559,000	\$412,000	-4.40%	4.70%	41.99%
TARANAKI	\$729,000	\$729,000	\$635,000	\$505,000	0.00%	14.80%	44.36%
NEW PLYMOUTH	\$807,000	\$802,000	\$705,000	\$566,000	0.60%	14.50%	42.58%
SOUTH TARANAKI	\$512,000	\$528,000	\$438,000	\$329,000	-3.00%	16.90%	55.62%
STRATFORD	\$580,000	\$575,000	\$514,000	\$395,000	0.90%	12.80%	46.84%

CENTRAL NORTH ISLAND SUBURB VALUES

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
GISBORNE					
ELGIN	\$530,000	\$531,000	\$489,000	-0.20%	8.40%
GISBORNE	\$592,000	\$597,000	\$568,000	-0.80%	4.20%
INNER KAITI	\$752,000	\$791,000	\$717,000	-4.90%	4.90%
KAITI	\$544,000	\$537,000	\$474,000	1.30%	14.80%
LYTTON WEST	\$924,000	\$982,000	\$894,000	-5.90%	3.40%
MANGAPAPA	\$672,000	\$698,000	\$636,000	-3.70%	5.70%
OUTER KAITI	\$531,000	\$515,000	\$468,000	3.10%	13.50%
RIVERDALE	\$820,000	\$860,000	\$791,000	-4.70%	3.70%
TE HAPARA	\$619,000	\$636,000	\$578,000	-2.70%	7.10%
WAINUI	\$1,501,000	\$1,633,000	\$1,446,000	-8.10%	3.80%
WHATAUPOKO	\$901,000	\$936,000	\$862,000	-3.70%	4.50%

HAWKE'S BAY					
CENTRAL HAWKE'S BAY					
OTANE	\$859,000	\$887,000	\$730,000	-3.20%	17.70%
WAIPAWA	\$710,000	\$723,000	\$603,000	-1.80%	17.70%
WAIPUKURAU	\$710,000	\$727,000	\$588,000	-2.30%	20.70%

HASTINGS					
AKINA	\$705,000	\$741,000	\$673,000	-4.90%	4.80%
CAMBERLEY	\$605,000	\$652,000	\$575,000	-7.20%	5.20%
CLIVE	\$994,000	\$1,076,000	\$917,000	-7.60%	8.40%
ESKDALE	\$1,423,000	\$1,550,000	\$1,320,000	-8.20%	7.80%
FLAXMERE	\$511,000	\$533,000	\$497,000	-4.10%	2.80%
FRIMLEY	\$978,000	\$1,033,000	\$903,000	-5.30%	8.30%
HASTINGS	\$670,000	\$705,000	\$650,000	-5.00%	3.10%
HAVELOCK NORTH	\$1,311,000	\$1,398,000	\$1,193,000	-6.20%	9.90%
MAHORA	\$789,000	\$854,000	\$765,000	-7.60%	3.10%
MARAEKAKAHO	\$1,385,000	\$1,399,000	\$1,190,000	-1.00%	16.40%
MAYFAIR	\$676,000	\$725,000	\$656,000	-6.80%	3.00%
PARKVALE	\$741,000	\$784,000	\$733,000	-5.50%	1.10%
RAUREKA	\$706,000	\$748,000	\$688,000	-5.60%	2.60%
SAINT LEONARDS	\$681,000	\$746,000	\$686,000	-8.70%	-0.70%

NAPIER					
AHURIRI	\$1,151,000	\$1,256,000	\$1,094,000	-8.40%	5.20%
AWATOTO	\$1,050,000	\$1,095,000	\$955,000	-4.10%	9.90%
BAY VIEW	\$1,174,000	\$1,229,000	\$1,089,000	-4.50%	7.80%
BLUFF HILL	\$1,144,000	\$1,261,000	\$1,108,000	-9.30%	3.20%
GREENMEADOWS	\$935,000	\$974,000	\$878,000	-4.00%	6.50%
HOSPITAL HILL	\$1,138,000	\$1,201,000	\$1,052,000	-5.20%	8.20%
MARAENUI	\$554,000	\$612,000	\$538,000	-9.50%	3.00%
MAREWA	\$651,000	\$705,000	\$668,000	-7.70%	-2.50%
NAPIER SOUTH	\$775,000	\$807,000	\$752,000	-4.00%	3.10%
ONEKAWA	\$681,000	\$714,000	\$677,000	-4.60%	0.60%
PIRIMAI	\$715,000	\$760,000	\$712,000	-5.90%	0.40%
PORAITI	\$1,378,000	\$1,446,000	\$1,261,000	-4.70%	9.30%
TAMATEA	\$706,000	\$753,000	\$705,000	-6.20%	0.10%
TARADALE	\$946,000	\$982,000	\$885,000	-3.70%	6.90%
TE AWA	\$907,000	\$975,000	\$875,000	-7.00%	3.70%
WESTSHORE	\$1,169,000	\$1,248,000	\$1,159,000	-6.30%	0.90%

WAIROA					
MAHIA	\$873,000	\$899,000	\$683,000	-2.90%	27.80%
WAIROA	\$336,000	\$358,000	\$278,000	-6.10%	20.90%

MANAWATU-WHANGANUI					
HOROWHENUA					
FOXTON	\$553,000	\$606,000	\$537,000	-8.70%	3.00%

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
FOXTON BEACH	\$692,000	\$738,000	\$642,000	-6.20%	7.80%
LEVIN	\$676,000	\$696,000	\$637,000	-2.90%	6.10%
OHAU	\$1,075,000	\$1,101,000	\$958,000	-2.40%	12.20%
SHANNON	\$560,000	\$594,000	\$528,000	-5.70%	6.10%
WAITARERE BEACH	\$734,000	\$810,000	\$693,000	-9.40%	5.90%

MANAWATU					
FEILDING	\$714,000	\$723,000	\$685,000	-1.20%	4.20%
HALCOMBE	\$851,000	\$858,000	\$745,000	-0.80%	14.20%
HIMATANGI BEACH	\$563,000	\$600,000	\$530,000	-6.20%	6.20%
RONGOTEA	\$749,000	\$773,000	\$684,000	-3.10%	9.50%

PALMERSTON NORTH					
AOKAUTERE	\$1,298,000	\$1,298,000	\$1,105,000	0.00%	17.50%
ASHHURST	\$798,000	\$823,000	\$747,000	-3.00%	6.80%
AWAPUNI	\$711,000	\$726,000	\$691,000	-2.10%	2.90%
BUNNYTHORPE	\$1,009,000	\$993,000	\$882,000	1.60%	14.40%
CLOVERLEA	\$632,000	\$690,000	\$634,000	-8.40%	-0.30%
FITZHERBERT	\$1,088,000	\$1,094,000	\$1,029,000	-0.50%	5.70%
HIGHBURY	\$602,000	\$629,000	\$583,000	-4.30%	3.30%
HOKOWHITU	\$907,000	\$932,000	\$857,000	-2.70%	5.80%
KELVIN GROVE	\$899,000	\$918,000	\$872,000	-2.10%	3.10%
MILSON	\$705,000	\$732,000	\$684,000	-3.70%	3.10%
PALMERSTON NORTH	\$724,000	\$744,000	\$672,000	-2.70%	7.70%
ROSLYN	\$626,000	\$671,000	\$612,000	-6.70%	2.30%
TAKARO	\$630,000	\$651,000	\$614,000	-3.20%	2.60%
TERRACE END	\$726,000	\$766,000	\$710,000	-5.20%	2.30%
WEST END	\$684,000	\$728,000	\$673,000	-6.00%	1.60%
WESTBROOK	\$642,000	\$685,000	\$626,000	-6.30%	2.60%

RANGITIKEI					
BULLS	\$621,000	\$635,000	\$546,000	-2.20%	13.70%
HUNTERVILLE	\$523,000	\$513,000	\$454,000	1.90%	15.20%
MARTON	\$603,000	\$618,000	\$521,000	-2.40%	15.70%
TAIHAPE	\$409,000	\$418,000	\$378,000	-2.20%	8.20%

RUAPEHU					
OHAKUNE	\$572,000	\$585,000	\$525,000	-2.20%	9.00%
RAETIHI	\$424,000	\$405,000	\$361,000	4.70%	17.50%
TAUMARUNUI	\$380,000	\$378,000	\$348,000	0.50%	9.20%

TARARUA					
DANNEVIRKE	\$534,000	\$538,000	\$479,000	-0.70%	11.50%
EKETAHUNA	\$494,000	\$508,000	\$437,000	-2.80%	13.00%
PAHIATUA	\$562,000	\$564,000	\$520,000	-0.40%	8.10%
WOODVILLE	\$498,000	\$500,000	\$462,000	-0.40%	7.80%

WHANGANUI					
ARAMOHO	\$521,000	\$543,000	\$471,000	-4.10%	10.60%
CASTLECLIFF	\$453,000	\$486,000	\$423,000	-6.80%	7.10%
DURIE HILL	\$646,000	\$682,000	\$626,000	-5.30%	3.20%
GONVILLE	\$461,000	\$495,000	\$444,000	-6.90%	3.80%
OTAMATEA	\$952,000	\$996,000	\$878,000	-4.40%	8.40%
SAINT JOHNS HILL	\$731,000	\$773,000	\$699,000	-5.40%	4.60%
SPRINGVALE	\$640,000	\$656,000	\$597,000	-2.40%	7.20%
TAWHERO	\$562,000	\$601,000	\$553,000	-6.50%	1.60%
WHANGANUI	\$425,000	\$457,000	\$421,000	-7.00%	1.00%
WHANGANUI EAST	\$485,000	\$510,000	\$474,000	-4.90%	2.30%

CENTRAL NORTH ISLAND SUBURB VALUES



PALMERSTON NORTH, IN MANAWATU-WHANGANUI. PHOTO / GETTY IMAGES

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
TARANAKI					
NEW PLYMOUTH					
BELL BLOCK	\$791,000	\$782,000	\$669,000	1.20%	18.20%
BLAGDON	\$624,000	\$616,000	\$547,000	1.30%	14.10%
EGMONT VILLAGE	\$897,000	\$889,000	\$783,000	0.90%	14.60%
FERNDALE	\$832,000	\$819,000	\$715,000	1.60%	16.40%
FITZROY	\$951,000	\$967,000	\$864,000	-1.70%	10.10%
FRANKLEIGH PARK	\$752,000	\$746,000	\$652,000	0.80%	15.30%
GLEN AVON	\$811,000	\$797,000	\$710,000	1.80%	14.20%
HIGHLANDS PARK	\$963,000	\$982,000	\$849,000	-1.90%	13.40%
HURDON	\$827,000	\$832,000	\$727,000	-0.60%	13.80%
HURWORTH	\$1,208,000	\$1,194,000	\$1,019,000	1.20%	18.50%
INGLEWOOD	\$688,000	\$651,000	\$584,000	5.70%	17.80%
LOWER VOGELTOWN	\$762,000	\$756,000	\$662,000	0.80%	15.10%
LYNMOUTH	\$724,000	\$734,000	\$648,000	-1.40%	11.70%
MARFELL	\$489,000	\$474,000	\$438,000	3.20%	11.60%
MERRILANDS	\$828,000	\$826,000	\$727,000	0.20%	13.90%
MOTUROA	\$795,000	\$779,000	\$679,000	2.10%	17.10%
NEW PLYMOUTH	\$898,000	\$916,000	\$789,000	-2.00%	13.80%
OAKURA	\$1,329,000	\$1,333,000	\$1,166,000	-0.30%	14.00%
OKATO	\$708,000	\$671,000	\$593,000	5.50%	19.40%
SPOTSWOOD	\$600,000	\$576,000	\$517,000	4.20%	16.10%
STRANDON	\$1,001,000	\$1,008,000	\$900,000	-0.70%	11.20%
UPPER VOGELTOWN	\$725,000	\$720,000	\$637,000	0.70%	13.80%
VOGELTOWN	\$665,000	\$664,000	\$586,000	0.20%	13.50%
WAITARA	\$524,000	\$513,000	\$447,000	2.10%	17.20%
WAIWHAKAIHO	\$1,149,000	\$1,132,000	\$994,000	1.50%	15.60%

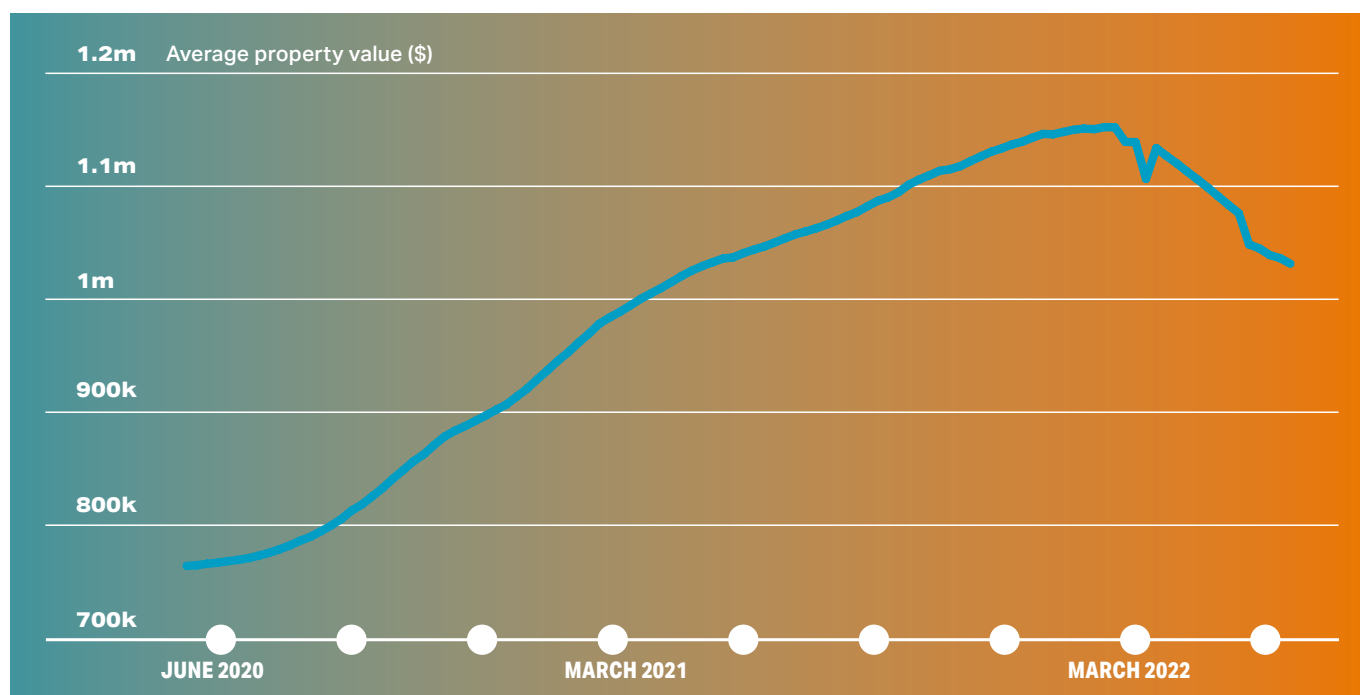
LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
WELBOURN	\$748,000	\$755,000	\$668,000	-0.90%	12.00%
WESTOWN	\$672,000	\$658,000	\$594,000	2.10%	13.10%
WHALERS GATE	\$810,000	\$814,000	\$698,000	-0.50%	16.00%

SOUTH TARANAKI					
ELTHAM	\$439,000	\$461,000	\$378,000	-4.80%	16.10%
HAWERA	\$567,000	\$564,000	\$481,000	0.50%	17.90%
MANAIA	\$396,000	\$408,000	\$316,000	-2.90%	25.30%
NORMANBY	\$531,000	\$553,000	\$443,000	-4.00%	19.90%
OPUNAKE	\$499,000	\$527,000	\$428,000	-5.30%	16.60%
PATEA	\$331,000	\$346,000	\$249,000	-4.30%	32.90%
WAVERLEY	\$442,000	\$423,000	\$336,000	4.50%	31.50%

STRATFORD					
STRATFORD	\$561,000	\$548,000	\$486,000	2.40%	15.40%

GREATER WELLINGTON OVERVIEW

The graph shows the change in Wellington's average property value over the last two years.



SOURCE: ONEROOF-VALOCITY HOUSE VALUE INDEX

RATE OF CHANGE

The figures below show the 2-year, 12-month and 3-month change in the average property value for Greater Wellington's TAs and Auckland as a whole.

LOCATION	CURRENT AVERAGE PROPERTY VALUE	AVERAGE PROPERTY VALUE THREE MONTHS AGO	AVERAGE PROPERTY VALUE 12 MONTHS AGO	AVERAGE PROPERTY VALUE TWO YEARS AGO	QoQ CHANGE %	YoY CHANGE %	TWO-YEAR CHANGE %
GREATER WELLINGTON	\$1,027,000	\$1,124,000	\$1,039,000	\$776,000	-8.60%	-1.20%	32.35%
CARTERTON	\$862,000	\$888,000	\$800,000	\$576,000	-2.90%	7.80%	49.65%
KAPITI COAST	\$1,005,000	\$1,057,000	\$980,000	\$721,000	-4.90%	2.60%	39.39%
LOWER HUTT	\$906,000	\$999,000	\$960,000	\$708,000	-9.30%	-5.60%	27.97%
MASTERTON	\$776,000	\$798,000	\$714,000	\$515,000	-2.80%	8.70%	50.68%
PORIRUA	\$960,000	\$1,053,000	\$985,000	\$729,000	-8.80%	-2.50%	31.69%
SOUTH WAIRARAPA	\$1,030,000	\$1,062,000	\$946,000	\$684,000	-3.00%	8.90%	50.58%
UPPER HUTT	\$888,000	\$994,000	\$936,000	\$680,000	-10.70%	-5.10%	30.59%
WELLINGTON	\$1,187,000	\$1,319,000	\$1,201,000	\$919,000	-10.00%	-1.20%	29.16%

GREATER WELLINGTON SUBURB VALUES

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
----------	-------------	----------	-------------	------------	------------

CARTERTON					
CARTERTON	\$742,000	\$778,000	\$698,000	-4.60%	6.30%

KAPITI COAST					
HAUTERE	\$1,488,000	\$1,529,000	\$1,361,000	-2.70%	9.30%
OTAKI	\$826,000	\$867,000	\$777,000	-4.70%	6.30%
OTAKI BEACH	\$737,000	\$789,000	\$716,000	-6.60%	2.90%
PAEKAKARIKI	\$1,080,000	\$1,161,000	\$1,075,000	-7.00%	0.50%
PARAPARAUMU	\$909,000	\$955,000	\$912,000	-4.80%	-0.30%
PARAPARAUMU BEACH	\$1,009,000	\$1,032,000	\$951,000	-2.20%	6.10%
RAUMATI BEACH	\$1,012,000	\$1,078,000	\$994,000	-6.10%	1.80%
RAUMATI SOUTH	\$997,000	\$1,079,000	\$997,000	-7.60%	0.00%
TE HORO	\$1,438,000	\$1,515,000	\$1,338,000	-5.10%	7.50%
TE HORO BEACH	\$942,000	\$996,000	\$900,000	-5.40%	4.70%
WAIKANAĒ	\$1,060,000	\$1,079,000	\$1,012,000	-1.80%	4.70%
WAIKANAĒ BEACH	\$1,072,000	\$1,173,000	\$1,079,000	-8.60%	-0.60%

LOWER HUTT					
ALICETOWN	\$923,000	\$1,049,000	\$1,013,000	-12.00%	-8.90%
AVALON	\$851,000	\$937,000	\$888,000	-9.20%	-4.20%
BELMONT	\$1,077,000	\$1,182,000	\$1,096,000	-8.90%	-1.70%
BOULCOTT	\$1,012,000	\$1,132,000	\$1,091,000	-10.60%	-7.20%
EASTBOURNE	\$1,277,000	\$1,439,000	\$1,327,000	-11.30%	-3.80%
EPUNI	\$921,000	\$1,042,000	\$985,000	-11.60%	-6.50%
FAIRFIELD	\$888,000	\$1,024,000	\$963,000	-13.30%	-7.80%
HUTT CENTRAL	\$1,252,000	\$1,375,000	\$1,279,000	-8.90%	-2.10%
KELSON	\$944,000	\$1,059,000	\$985,000	-10.90%	-4.20%
MAUNGARAKI	\$1,011,000	\$1,158,000	\$1,053,000	-12.70%	-4.00%
NAENAE	\$737,000	\$810,000	\$776,000	-9.00%	-5.00%
PETONE	\$994,000	\$1,062,000	\$1,038,000	-6.40%	-4.20%
STOKES VALLEY	\$751,000	\$826,000	\$784,000	-9.10%	-4.20%
TAITA	\$726,000	\$794,000	\$766,000	-8.60%	-5.20%
WAINUIOMATA	\$737,000	\$785,000	\$778,000	-6.10%	-5.30%
WAIWHETU	\$879,000	\$993,000	\$943,000	-11.50%	-6.80%
WATERLOO	\$1,010,000	\$1,117,000	\$1,044,000	-9.60%	-3.30%
WOBURN	\$1,365,000	\$1,511,000	\$1,401,000	-9.70%	-2.60%

MASTERTON					
KURIPUNI	\$637,000	\$662,000	\$605,000	-3.80%	5.30%
LANSDOWNE	\$737,000	\$765,000	\$684,000	-3.70%	7.70%
MASTERTON	\$650,000	\$669,000	\$604,000	-2.80%	7.60%
RIVERSDALE BEACH	\$1,025,000	\$1,062,000	\$950,000	-3.50%	7.90%
SOLWAY	\$719,000	\$734,000	\$663,000	-2.00%	8.40%
TE ORE ORE	\$1,311,000	\$1,302,000	\$1,111,000	0.70%	18.00%

PORIRUA					
AOTEA	\$1,366,000	\$1,495,000	\$1,377,000	-8.60%	-0.80%
ASCOT PARK	\$749,000	\$822,000	\$779,000	-8.90%	-3.90%
CAMBORNE	\$1,026,000	\$1,148,000	\$1,056,000	-10.60%	-2.80%
CANNONS CREEK	\$626,000	\$722,000	\$637,000	-13.30%	-1.70%
KENEPURU	\$973,000	\$1,064,000	\$998,000	-8.60%	-2.50%
PAPAKOWHAI	\$981,000	\$1,132,000	\$1,073,000	-13.30%	-8.60%
PAREMATA	\$1,097,000	\$1,226,000	\$1,098,000	-10.50%	-0.10%
PLIMMERTON	\$1,157,000	\$1,279,000	\$1,178,000	-9.50%	-1.80%
PUKERUA BAY	\$994,000	\$1,135,000	\$1,049,000	-12.40%	-5.20%
RANUI	\$733,000	\$803,000	\$735,000	-8.70%	-0.30%
TAKAPUWAHIA	\$698,000	\$778,000	\$721,000	-10.30%	-3.20%
TITAHĪ BAY	\$830,000	\$910,000	\$878,000	-8.80%	-5.50%
WAITANGIRUA	\$627,000	\$708,000	\$612,000	-11.40%	2.50%
WHITBY	\$1,092,000	\$1,150,000	\$1,106,000	-5.00%	-1.30%

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
----------	-------------	----------	-------------	------------	------------

SOUTH WAIRARAPA					
FEATHERSTON	\$717,000	\$756,000	\$677,000	-5.20%	5.90%
GREYTOWN	\$1,119,000	\$1,159,000	\$1,016,000	-3.50%	10.10%
MARTINBOROUGH	\$1,166,000	\$1,203,000	\$1,068,000	-3.10%	9.20%

UPPER HUTT					
BIRCHVILLE	\$810,000	\$920,000	\$864,000	-12.00%	-6.30%
BROWN OWL	\$871,000	\$1,026,000	\$946,000	-15.10%	-7.90%
CLOUSTON PARK	\$768,000	\$889,000	\$831,000	-13.60%	-7.60%
EBDENTOWN	\$779,000	\$882,000	\$845,000	-11.70%	-7.80%
ELDERSLĒA	\$836,000	\$935,000	\$896,000	-10.60%	-6.70%
MAORIBANK	\$715,000	\$837,000	\$777,000	-14.60%	-8.00%
PINEHAVEN	\$871,000	\$988,000	\$909,000	-11.80%	-4.20%
RIVERSTONE TERRACES	\$1,170,000	\$1,330,000	\$1,180,000	-12.00%	-0.80%
SILVERSTREAM	\$991,000	\$1,121,000	\$1,018,000	-11.60%	-2.70%
TIMBERLEA	\$859,000	\$1,010,000	\$926,000	-15.00%	-7.20%
TOTARA PARK	\$765,000	\$885,000	\$833,000	-13.60%	-8.20%
TRENTHAM	\$807,000	\$886,000	\$823,000	-8.90%	-1.90%
WALLACEVILLE	\$853,000	\$959,000	\$905,000	-11.10%	-5.70%

GREATER WELLINGTON SUBURB VALUES



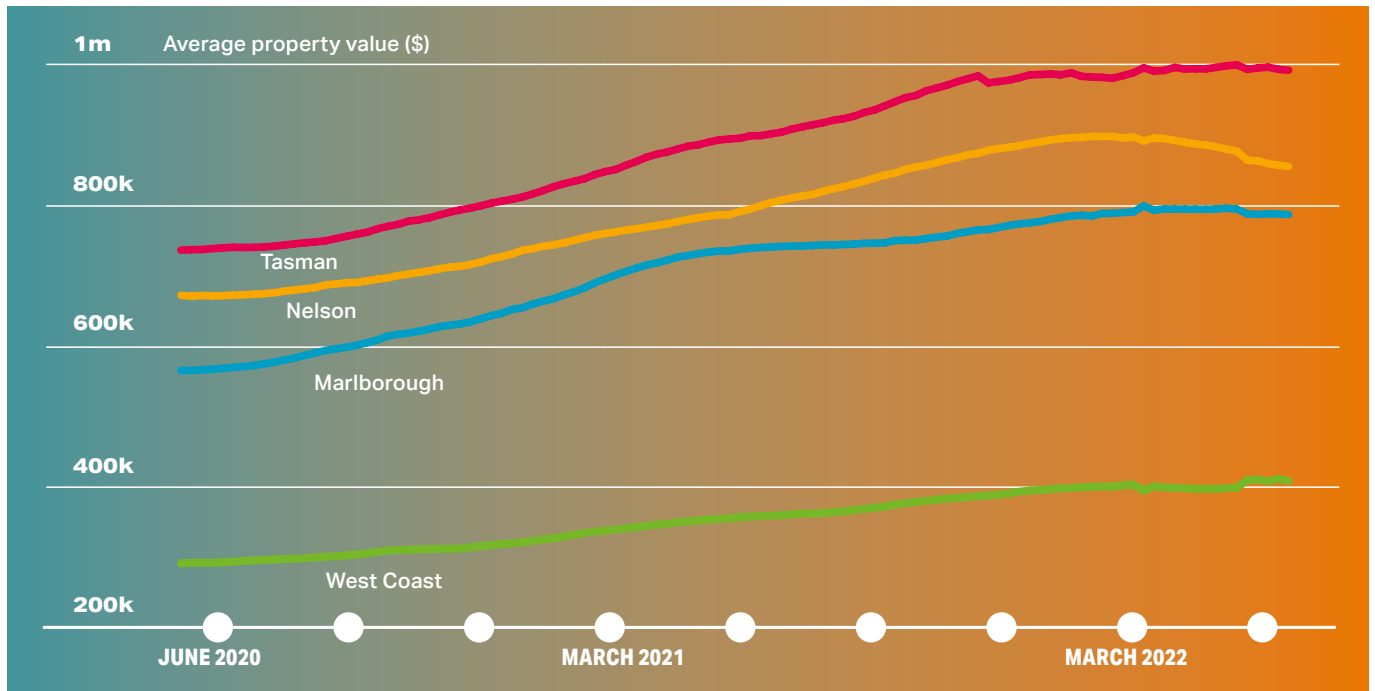
HOUSES LINE PORIRUA HARBOUR. PHOTO / GETTY IMAGES

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
WELLINGTON					
ARO VALLEY	\$1,150,000	\$1,333,000	\$1,195,000	-13.70%	-3.80%
BERHAMPORE	\$993,000	\$1,119,000	\$1,037,000	-11.30%	-4.20%
BROADMEADOWS	\$1,062,000	\$1,181,000	\$1,057,000	-10.10%	0.50%
BROOKLYN	\$1,269,000	\$1,384,000	\$1,248,000	-8.30%	1.70%
CHURTON PARK	\$1,248,000	\$1,374,000	\$1,242,000	-9.20%	0.50%
CROFTON DOWNS	\$1,226,000	\$1,387,000	\$1,191,000	-11.60%	2.90%
GRENADA VILLAGE	\$1,214,000	\$1,335,000	\$1,162,000	-9.10%	4.50%
HATAITAI	\$1,355,000	\$1,530,000	\$1,373,000	-11.40%	-1.30%
ISLAND BAY	\$1,344,000	\$1,466,000	\$1,328,000	-8.30%	1.20%
JOHNSONVILLE	\$980,000	\$1,053,000	\$981,000	-6.90%	-0.10%
KARORI	\$1,316,000	\$1,397,000	\$1,299,000	-5.80%	1.30%
KELBURN	\$1,708,000	\$1,979,000	\$1,761,000	-13.70%	-3.00%
KHANDALLAH	\$1,575,000	\$1,662,000	\$1,509,000	-5.20%	4.40%
KILBIRNIE	\$1,053,000	\$1,211,000	\$1,093,000	-13.00%	-3.70%
LYALL BAY	\$1,163,000	\$1,313,000	\$1,157,000	-11.40%	0.50%
MAUPUIA	\$1,126,000	\$1,187,000	\$1,077,000	-5.10%	4.50%
MELROSE	\$1,229,000	\$1,391,000	\$1,289,000	-11.60%	-4.70%
MIRAMAR	\$1,222,000	\$1,344,000	\$1,188,000	-9.10%	2.90%

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
MOUNT COOK	\$920,000	\$1,021,000	\$954,000	-9.90%	-3.60%
MOUNT VICTORIA	\$1,402,000	\$1,626,000	\$1,485,000	-13.80%	-5.60%
NEWLANDS	\$1,005,000	\$1,088,000	\$987,000	-7.60%	1.80%
NEWTOWN	\$1,122,000	\$1,266,000	\$1,160,000	-11.40%	-3.30%
NGAIO	\$1,281,000	\$1,418,000	\$1,252,000	-9.70%	2.30%
NORTHLAND	\$1,283,000	\$1,491,000	\$1,315,000	-14.00%	-2.40%
OWHIRO BAY	\$1,150,000	\$1,245,000	\$1,067,000	-7.60%	7.80%
PAPARANGI	\$1,006,000	\$1,124,000	\$994,000	-10.50%	1.20%
ROSENEATH	\$1,732,000	\$2,003,000	\$1,917,000	-13.50%	-9.70%
SEATOUN	\$2,077,000	\$2,285,000	\$1,962,000	-9.10%	5.90%
STRATHMORE PARK	\$1,250,000	\$1,399,000	\$1,159,000	-10.70%	7.90%
TAWA	\$1,020,000	\$1,073,000	\$982,000	-4.90%	3.90%
TEARO	\$848,000	\$872,000	\$815,000	-2.80%	4.00%
THORNDON	\$1,151,000	\$1,270,000	\$1,178,000	-9.40%	-2.30%
WADESTOWN	\$1,462,000	\$1,684,000	\$1,516,000	-13.20%	-3.60%
WELLINGTON CENTRAL	\$642,000	\$674,000	\$633,000	-4.70%	1.40%
WILTON	\$1,143,000	\$1,319,000	\$1,112,000	-13.30%	2.80%
WOODRIDGE	\$1,101,000	\$1,233,000	\$1,094,000	-10.70%	0.60%

UPPER SOUTH ISLAND OVERVIEW

The graph shows the changes in the average property value over the last five years for Nelson, Marlborough, Tasman and West Coast.



SOURCE: ONEROOF-VALOCITY HOUSE VALUE INDEX

RATE OF CHANGE

The figures below show the 2-year, 12-month and 3-month change in the average property value for each Upper South Island TAs and the Upper South Island as a whole.

LOCATION	CURRENT AVERAGE PROPERTY VALUE	AVERAGE PROPERTY VALUE THREE MONTHS AGO	AVERAGE PROPERTY VALUE 12 MONTHS AGO	AVERAGE PROPERTY VALUE TWO YEARS AGO	QoQ CHANGE %	YoY CHANGE %	TWO-YEAR CHANGE %
MARLBOROUGH	\$798,000	\$805,000	\$748,000	\$570,000	-0.90%	6.70%	40.00%
NELSON	\$869,000	\$912,000	\$806,000	\$678,000	-4.70%	7.80%	28.17%
TASMAN	\$1,012,000	\$1,010,000	\$915,000	\$748,000	0.20%	10.60%	35.29%
WEST COAST	\$405,000	\$396,000	\$352,000	\$283,000	2.30%	15.10%	43.11%
BULLER	\$373,000	\$375,000	\$323,000	\$257,000	-0.50%	15.50%	45.14%
GREY	\$407,000	\$392,000	\$347,000	\$280,000	3.80%	17.30%	45.36%
WESTLAND	\$441,000	\$430,000	\$396,000	\$323,000	2.60%	11.40%	36.53%

UPPER SOUTH ISLAND SUBURB VALUES

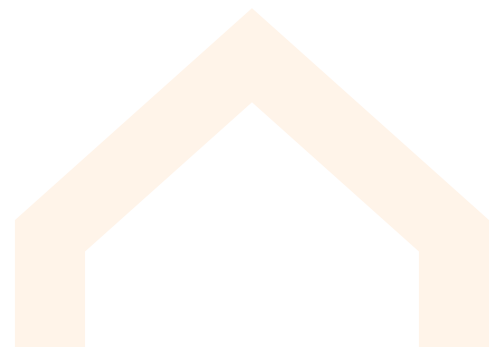
LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
MARLBOROUGH					
BLENHEIM	\$641,000	\$638,000	\$615,000	0.50%	4.20%
BURLEIGH	\$1,069,000	\$1,080,000	\$969,000	-1.00%	10.30%
HAVELOCK	\$719,000	\$717,000	\$619,000	0.30%	16.20%
MAYFIELD	\$608,000	\$613,000	\$599,000	-0.80%	1.50%
PICTON	\$683,000	\$684,000	\$640,000	-0.10%	6.70%
REDWOODTOWN	\$635,000	\$641,000	\$606,000	-0.90%	4.80%
RENWICK	\$798,000	\$810,000	\$752,000	-1.50%	6.10%
RIVERSDALE	\$585,000	\$597,000	\$585,000	-2.00%	0.00%
SPRINGLANDS	\$873,000	\$887,000	\$812,000	-1.60%	7.50%
WAIKAWA	\$960,000	\$981,000	\$876,000	-2.10%	9.60%
WITHERLEA	\$809,000	\$817,000	\$735,000	-1.00%	10.10%

NELSON					
ATAWHAI	\$987,000	\$1,042,000	\$924,000	-5.30%	6.80%
BISHOPDALE	\$802,000	\$836,000	\$733,000	-4.10%	9.40%
BRITANNIA HEIGHTS	\$1,577,000	\$1,712,000	\$1,445,000	-7.90%	9.10%
ENNER GLYNN	\$963,000	\$997,000	\$864,000	-3.40%	11.50%
MARYBANK	\$1,000,000	\$1,005,000	\$899,000	-0.50%	11.20%
NELSON	\$1,205,000	\$1,281,000	\$1,085,000	-5.90%	11.10%
NELSON SOUTH	\$825,000	\$870,000	\$765,000	-5.20%	7.80%
STEPNEYVILLE	\$1,271,000	\$1,381,000	\$1,215,000	-8.00%	4.60%
STOKE	\$813,000	\$825,000	\$734,000	-1.50%	10.80%
TAHUNANUI	\$764,000	\$787,000	\$675,000	-2.90%	13.20%
THE BROOK	\$768,000	\$816,000	\$703,000	-5.90%	9.20%
THE WOOD	\$853,000	\$921,000	\$810,000	-7.40%	5.30%
TOI TOI	\$583,000	\$634,000	\$562,000	-8.00%	3.70%
WASHINGTON VALLEY	\$659,000	\$712,000	\$646,000	-7.40%	2.00%

TASMAN					
APPLEBY	\$1,240,000	\$1,231,000	\$1,208,000	0.70%	2.60%
BRIGHTWATER	\$1,037,000	\$1,045,000	\$926,000	-0.80%	12.00%
HOPE	\$1,408,000	\$1,396,000	\$1,195,000	0.90%	17.80%
KAITERITERI	\$1,496,000	\$1,493,000	\$1,291,000	0.20%	15.90%
MAPUA	\$1,206,000	\$1,180,000	\$1,046,000	2.20%	15.30%
MOTUEKA	\$814,000	\$812,000	\$737,000	0.20%	10.40%
REDWOOD VALLEY	\$1,689,000	\$1,623,000	\$1,436,000	4.10%	17.60%
RICHMOND	\$927,000	\$928,000	\$849,000	-0.10%	9.20%
RUBY BAY	\$1,590,000	\$1,543,000	\$1,366,000	3.00%	16.40%
TAKAKA	\$719,000	\$741,000	\$668,000	-3.00%	7.60%
UPPER MOUHERE	\$1,366,000	\$1,343,000	\$1,182,000	1.70%	15.60%
WAKEFIELD	\$990,000	\$987,000	\$868,000	0.30%	14.10%

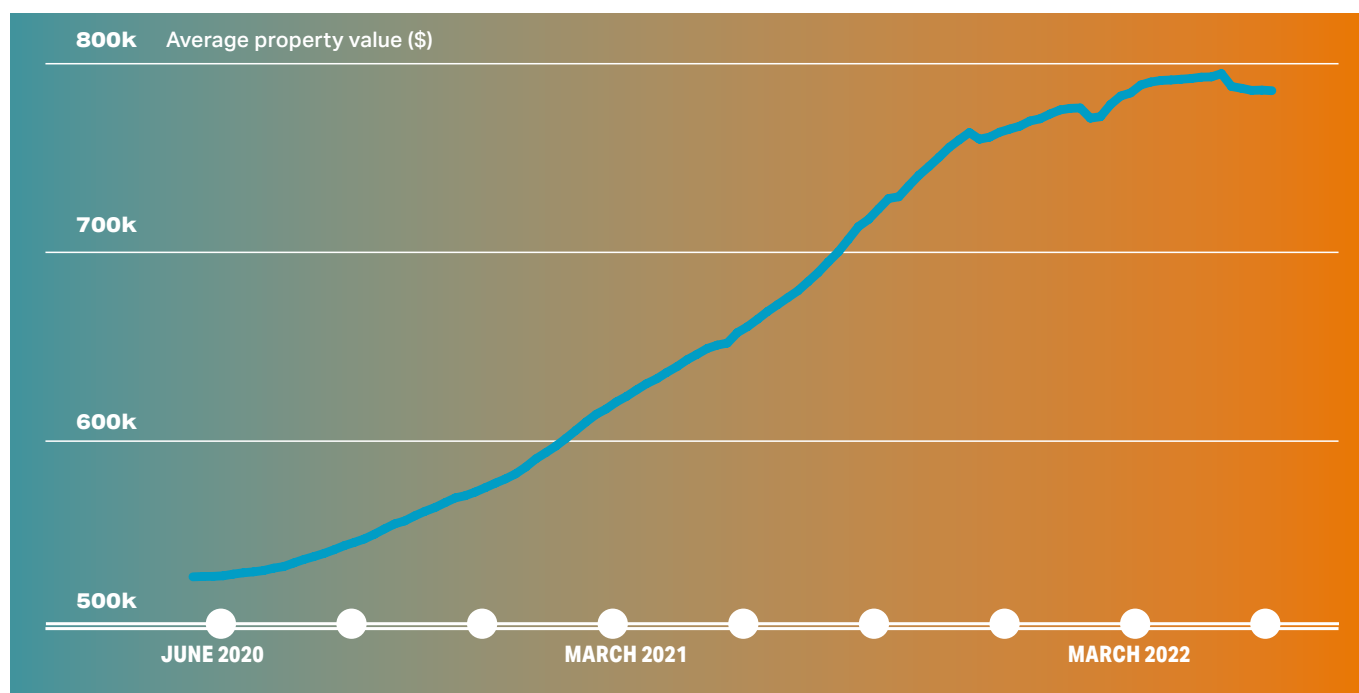
LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
WEST COAST					
BULLER					
KARAMEA	\$411,000	\$396,000	\$332,000	3.80%	23.80%
REEFTON	\$320,000	\$304,000	\$258,000	5.30%	24.00%
WESTPORT	\$376,000	\$384,000	\$329,000	-2.10%	14.30%
GREY					
BLAKETOWN	\$278,000	\$291,000	\$232,000	-4.50%	19.80%
COBDEN	\$261,000	\$267,000	\$219,000	-2.20%	19.20%
GREYMOOUTH	\$401,000	\$392,000	\$332,000	2.30%	20.80%
KARORO	\$518,000	\$512,000	\$452,000	1.20%	14.60%
MARSDEN	\$665,000	\$662,000	\$586,000	0.50%	13.50%
PAROA	\$610,000	\$611,000	\$544,000	-0.20%	12.10%
RUNANGA	\$239,000	\$236,000	\$202,000	1.30%	18.30%

WESTLAND					
ARAHURA VALLEY	\$615,000	\$575,000	\$549,000	7.00%	12.00%
FRANZ JOSEF GLACIER	\$489,000	\$466,000	\$435,000	4.90%	12.40%
HOKITIKA	\$401,000	\$395,000	\$353,000	1.50%	13.60%
RUATAPU	\$548,000	\$533,000	\$475,000	2.80%	15.40%



CANTERBURY OVERVIEW

The graph shows the change in Canterbury's average property value over the last two years.



SOURCE: ONEROOF-VALOCITY HOUSE VALUE INDEX

RATE OF CHANGE

The figures below show the 2-year, 12-month and 3-month change in the average property value for Canterbury's TAs and Canterbury as a whole.

LOCATION	CURRENT AVERAGE PROPERTY VALUE	AVERAGE PROPERTY VALUE THREE MONTHS AGO	AVERAGE PROPERTY VALUE 12 MONTHS AGO	AVERAGE PROPERTY VALUE TWO YEARS AGO	QoQ CHANGE %	YoY CHANGE %	TWO-YEAR CHANGE %
CANTERBURY	\$789,000	\$792,000	\$666,000	\$535,000	-0.40%	18.50%	47.48%
ASHBURTON	\$613,000	\$606,000	\$524,000	\$445,000	1.20%	17.00%	37.75%
CHRISTCHURCH	\$794,000	\$797,000	\$671,000	\$531,000	-0.40%	18.30%	49.53%
HURUNUI	\$663,000	\$669,000	\$575,000	\$474,000	-0.90%	15.30%	39.87%
KAIKOURA	\$736,000	\$687,000	\$640,000	\$526,000	7.10%	15.00%	39.92%
MACKENZIE	\$797,000	\$772,000	\$721,000	\$637,000	3.20%	10.50%	25.12%
SELWYN	\$1,001,000	\$1,029,000	\$822,000	\$666,000	-2.70%	21.80%	50.30%
TIMARU	\$580,000	\$576,000	\$513,000	\$437,000	0.70%	13.10%	32.72%
WAIMAKARIRI	\$837,000	\$841,000	\$699,000	\$572,000	-0.50%	19.70%	46.33%
WAIMATE	\$515,000	\$496,000	\$423,000	\$357,000	3.80%	21.70%	44.26%

CANTERBURY SUBURB VALUES

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
ASHBURTON					
ALLENTON	\$624,000	\$625,000	\$526,000	-0.20%	18.60%
ASHBURTON	\$509,000	\$496,000	\$443,000	2.60%	14.90%
HAMPSTEAD	\$448,000	\$442,000	\$374,000	1.40%	19.80%
HUNTINGDON	\$1,083,000	\$1,035,000	\$936,000	4.60%	15.70%
METHVEN	\$693,000	\$676,000	\$586,000	2.50%	18.30%
MOUNT SOMERS	\$573,000	\$560,000	\$487,000	2.30%	17.70%
NETHERBY	\$560,000	\$548,000	\$463,000	2.20%	21.00%
RAKAIA	\$567,000	\$546,000	\$471,000	3.80%	20.40%
TINWALD	\$606,000	\$597,000	\$521,000	1.50%	16.30%

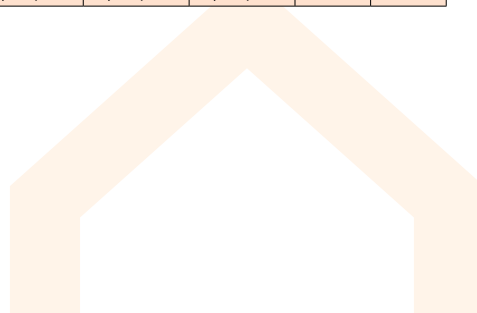
LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
CHRISTCHURCH					
ADDINGTON	\$551,000	\$555,000	\$460,000	-0.70%	19.80%
AIDANFIELD	\$942,000	\$934,000	\$793,000	0.90%	18.80%
AKAROA	\$959,000	\$1,020,000	\$868,000	-6.00%	10.50%
ARANUI	\$469,000	\$472,000	\$398,000	-0.60%	17.80%
AVONDALE	\$545,000	\$538,000	\$451,000	1.30%	20.80%
AVONHEAD	\$840,000	\$826,000	\$709,000	1.70%	18.50%
AVONSIDE	\$545,000	\$538,000	\$463,000	1.30%	17.70%
BECKENHAM	\$846,000	\$882,000	\$742,000	-4.10%	14.00%
BELFAST	\$700,000	\$696,000	\$596,000	0.60%	17.40%
BISHOPDALE	\$696,000	\$693,000	\$575,000	0.40%	21.00%
BROMLEY	\$529,000	\$527,000	\$431,000	0.40%	22.70%
BROOMFIELD	\$715,000	\$726,000	\$615,000	-1.50%	16.30%
BRYNDWR	\$803,000	\$796,000	\$684,000	0.90%	17.40%
BURNSIDE	\$902,000	\$902,000	\$768,000	0.00%	17.40%
BURWOOD	\$694,000	\$672,000	\$552,000	3.30%	25.70%
CASEBROOK	\$846,000	\$834,000	\$689,000	1.40%	22.80%
CASHMERE	\$1,135,000	\$1,129,000	\$948,000	0.50%	19.70%
CHRISTCHURCH CENTRAL	\$719,000	\$723,000	\$614,000	-0.60%	17.10%
DALLINGTON	\$570,000	\$587,000	\$505,000	-2.90%	12.90%
DIAMOND HARBOUR	\$864,000	\$860,000	\$677,000	0.50%	27.60%
EDGEWARE	\$558,000	\$557,000	\$476,000	0.20%	17.20%
FENDALTON	\$1,829,000	\$1,808,000	\$1,564,000	1.20%	16.90%
HALSWELL	\$903,000	\$905,000	\$723,000	-0.20%	24.90%
HAREWOOD	\$1,119,000	\$1,108,000	\$928,000	1.00%	20.60%
HEATHCOTE VALLEY	\$809,000	\$843,000	\$689,000	-4.00%	17.40%
HEI HEI	\$614,000	\$617,000	\$511,000	-0.50%	20.20%
HILLMORTON	\$700,000	\$696,000	\$586,000	0.60%	19.50%
HILLSBOROUGH	\$794,000	\$827,000	\$684,000	-4.00%	16.10%
HOON HAY	\$700,000	\$697,000	\$561,000	0.40%	24.80%
HORNBY	\$616,000	\$610,000	\$498,000	1.00%	23.70%
HUNTSBURY	\$1,126,000	\$1,134,000	\$975,000	-0.70%	15.50%
ILAM	\$978,000	\$979,000	\$849,000	-0.10%	15.20%
ISLINGTON	\$582,000	\$583,000	\$488,000	-0.20%	19.30%
KAINGA	\$534,000	\$550,000	\$465,000	-2.90%	14.80%
KENNEDYS BUSH	\$1,815,000	\$1,825,000	\$1,527,000	-0.50%	18.90%
LINWOOD	\$498,000	\$491,000	\$416,000	1.40%	19.70%
LYTTELTON	\$769,000	\$766,000	\$648,000	0.40%	18.70%
MAIREHAU	\$645,000	\$644,000	\$543,000	0.20%	18.80%
MARSHLAND	\$1,120,000	\$1,111,000	\$884,000	0.80%	26.70%

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
MERIVALE					
MERIVALE	\$1,549,000	\$1,526,000	\$1,322,000	1.50%	17.20%
MOUNT PLEASANT	\$1,163,000	\$1,132,000	\$921,000	2.70%	26.30%
NEW BRIGHTON	\$543,000	\$541,000	\$451,000	0.40%	20.40%
NORTH NEW BRIGHTON	\$568,000	\$558,000	\$470,000	1.80%	20.90%
NORTHCOTE	\$609,000	\$602,000	\$507,000	1.20%	20.10%
NORTHWOOD	\$1,160,000	\$1,154,000	\$942,000	0.50%	23.10%
OPAWA	\$759,000	\$778,000	\$673,000	-2.40%	12.80%
PAPANUI	\$781,000	\$798,000	\$660,000	-2.10%	18.30%
PARKLANDS	\$760,000	\$741,000	\$627,000	2.60%	21.20%
PHILLIPSTOWN	\$458,000	\$463,000	\$386,000	-1.10%	18.70%
REDCLIFFS	\$1,169,000	\$1,174,000	\$1,015,000	-0.40%	15.20%
REDWOOD	\$685,000	\$686,000	\$567,000	-0.10%	20.80%
RICCARTON	\$775,000	\$762,000	\$675,000	1.70%	14.80%
RICHMOND	\$554,000	\$572,000	\$483,000	-3.10%	14.70%
RUSSLEY	\$729,000	\$733,000	\$632,000	-0.50%	15.30%
SAINT MARTINS	\$752,000	\$764,000	\$636,000	-1.60%	18.20%
SHIRLEY	\$672,000	\$660,000	\$560,000	1.80%	20.00%
SOCKBURN	\$655,000	\$659,000	\$557,000	-0.60%	17.60%
SOMERFIELD	\$766,000	\$769,000	\$629,000	-0.40%	21.80%
SOUTH NEW BRIGHTON	\$609,000	\$598,000	\$500,000	1.80%	21.80%
SOUTHSHORE	\$704,000	\$691,000	\$580,000	1.90%	21.40%
SPREYDON	\$663,000	\$669,000	\$551,000	-0.90%	20.30%
ST ALBANS	\$874,000	\$902,000	\$764,000	-3.10%	14.40%
STROWAN	\$1,271,000	\$1,285,000	\$1,053,000	-1.10%	20.70%
SUMNER	\$1,149,000	\$1,156,000	\$983,000	-0.60%	16.90%
SYDENHAM	\$578,000	\$575,000	\$493,000	0.50%	17.20%
TEMPLETON	\$864,000	\$828,000	\$690,000	4.30%	25.20%
UPPER RICCARTON	\$729,000	\$725,000	\$619,000	0.60%	17.80%
WAIMAIRI BEACH	\$952,000	\$958,000	\$810,000	-0.60%	17.50%
WAINONI	\$493,000	\$496,000	\$431,000	-0.60%	14.40%
WALTHAM	\$510,000	\$517,000	\$426,000	-1.40%	19.70%
WESTMORLAND	\$1,166,000	\$1,132,000	\$950,000	3.00%	22.70%
WIGRAM	\$903,000	\$910,000	\$723,000	-0.80%	24.90%
WOOLSTON	\$551,000	\$558,000	\$461,000	-1.30%	19.50%
YALDHURST	\$1,074,000	\$1,072,000	\$908,000	0.20%	18.30%

HURUNUI					
AMBERLEY	\$710,000	\$700,000	\$603,000	1.40%	17.70%
HANMER SPRINGS	\$756,000	\$760,000	\$668,000	-0.50%	13.20%
LEITHFIELD	\$670,000	\$656,000	\$562,000	2.10%	19.20%

KAIKOURA					
KAIKOURA	\$660,000	\$651,000	\$589,000	1.40%	12.10%
KAIKOURA FLAT	\$807,000	\$822,000	\$723,000	-1.80%	11.60%

MACKENZIE					
BEN OHAU	\$1,065,000	\$986,000	\$914,000	8.00%	16.50%
FAIRLIE	\$546,000	\$522,000	\$489,000	4.60%	11.70%
LAKE TEKAPO	\$1,098,000	\$1,076,000	\$1,055,000	2.00%	4.10%
TWIZEL	\$739,000	\$723,000	\$669,000	2.20%	10.50%



CANTERBURY SUBURB VALUES

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
SELWYN					
DARFIELD	\$874,000	\$866,000	\$686,000	0.90%	27.40%
DUNSANDEL	\$872,000	\$902,000	\$708,000	-3.30%	23.20%
KIRWEE	\$1,104,000	\$1,077,000	\$844,000	2.50%	30.80%
LEESTON	\$811,000	\$813,000	\$646,000	-0.20%	25.50%
LINCOLN	\$1,055,000	\$1,052,000	\$844,000	0.30%	25.00%
PREBBLETON	\$1,381,000	\$1,351,000	\$1,068,000	2.20%	29.30%
ROLLESTON	\$906,000	\$938,000	\$753,000	-3.40%	20.30%
SOUTHBRIDGE	\$679,000	\$699,000	\$556,000	-2.90%	22.10%
SPRINGSTON	\$1,064,000	\$1,115,000	\$868,000	-4.60%	22.60%
TAI TAPU	\$1,562,000	\$1,566,000	\$1,207,000	-0.30%	29.40%
WEST MELTON	\$1,445,000	\$1,411,000	\$1,112,000	2.40%	29.90%
WINDWHISTLE	\$749,000	\$763,000	\$586,000	-1.80%	27.80%

TIMARU					
GERALDINE	\$582,000	\$574,000	\$511,000	1.40%	13.90%
GLENITI	\$806,000	\$792,000	\$710,000	1.80%	13.50%
GLENWOOD	\$546,000	\$530,000	\$487,000	3.00%	12.10%
HIGHFIELD	\$606,000	\$592,000	\$523,000	2.40%	15.90%
KENSINGTON	\$457,000	\$447,000	\$401,000	2.20%	14.00%
MAORI HILL	\$574,000	\$566,000	\$530,000	1.40%	8.30%
MARCHWIEL	\$522,000	\$519,000	\$458,000	0.60%	14.00%
OCEANVIEW	\$636,000	\$615,000	\$554,000	3.40%	14.80%
PARKSIDE	\$446,000	\$440,000	\$411,000	1.40%	8.50%
PLEASANT POINT	\$581,000	\$566,000	\$505,000	2.70%	15.00%
SEAVIEW	\$469,000	\$467,000	\$428,000	0.40%	9.60%
TEMUKA	\$496,000	\$491,000	\$434,000	1.00%	14.30%
WAIMATAITAI	\$507,000	\$502,000	\$449,000	1.00%	12.90%
WATLINGTON	\$462,000	\$461,000	\$418,000	0.20%	10.50%
WEST END	\$488,000	\$486,000	\$435,000	0.40%	12.20%

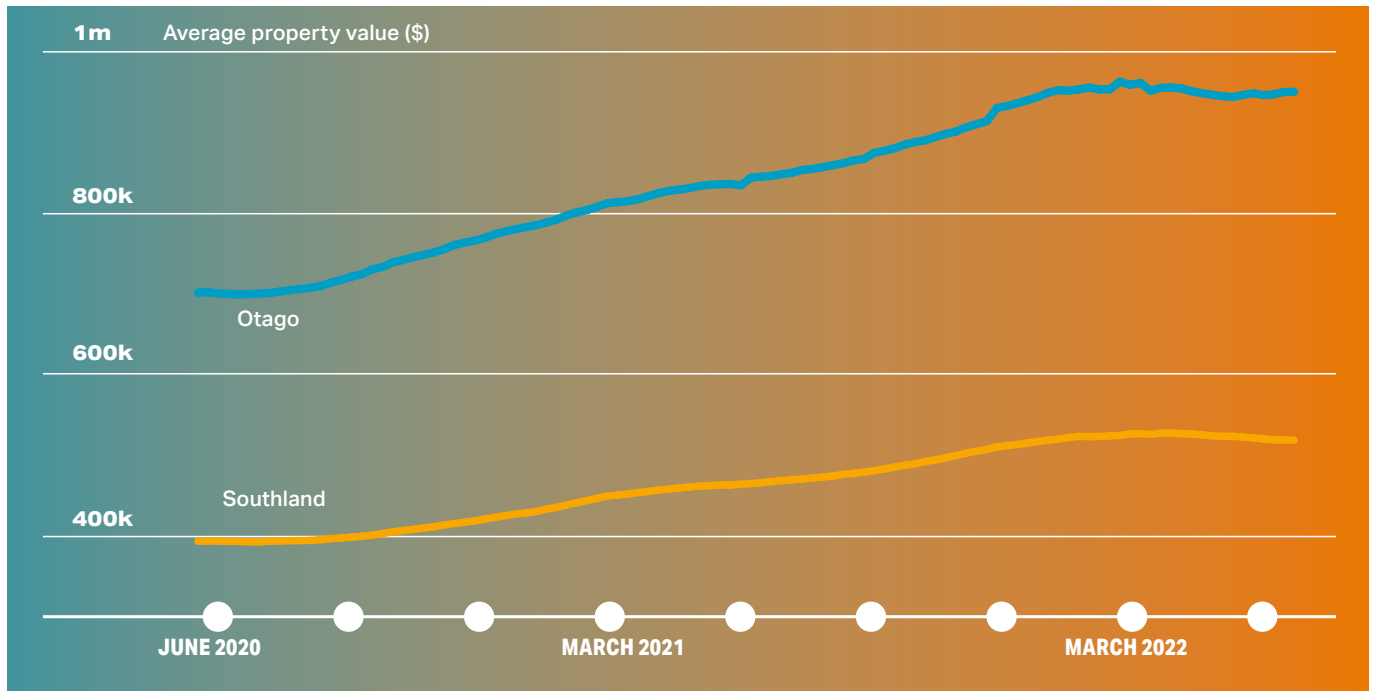
WAIMAKARIRI					
BURNT HILL	\$921,000	\$898,000	\$774,000	2.60%	19.00%
EYREWELL	\$1,045,000	\$1,024,000	\$845,000	2.10%	23.70%
FERNSIDE	\$1,265,000	\$1,252,000	\$1,058,000	1.00%	19.60%
KAIAPOI	\$685,000	\$692,000	\$570,000	-1.00%	20.20%
LOBURN	\$1,124,000	\$1,090,000	\$898,000	3.10%	25.20%
OHOKA	\$1,465,000	\$1,432,000	\$1,175,000	2.30%	24.70%
OXFORD	\$693,000	\$700,000	\$582,000	-1.00%	19.10%
PEGASUS	\$851,000	\$860,000	\$681,000	-1.00%	25.00%
RANGIORA	\$729,000	\$728,000	\$605,000	0.10%	20.50%
SEFTON	\$1,008,000	\$953,000	\$802,000	5.80%	25.70%
SWANNANOA	\$1,251,000	\$1,230,000	\$1,014,000	1.70%	23.40%

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
WAIKUKU BEACH					
WAIKUKU BEACH	\$674,000	\$662,000	\$571,000	1.80%	18.00%
WOODEND					
WOODEND	\$759,000	\$765,000	\$629,000	-0.80%	20.70%
WAIMATE					
WAIMATE	\$497,000	\$484,000	\$409,000	2.70%	21.50%



LOWER SOUTH ISLAND OVERVIEW

The graph shows the changes in the average property value over the last two years for Otago and Southland.



SOURCE: ONEROOF-VALOCITY HOUSE VALUE INDEX

RATE OF CHANGE

The figures below show the 2-year, 12-month and 3-month change in the average property value for each TA in the Lower South Island.

LOCATION	CURRENT AVERAGE PROPERTY VALUE	AVERAGE PROPERTY VALUE THREE MONTHS AGO	AVERAGE PROPERTY VALUE 12 MONTHS AGO	AVERAGE PROPERTY VALUE TWO YEARS AGO	QoQ CHANGE %	YoY CHANGE %	TWO-YEAR CHANGE %
OTAGO	\$958,000	\$962,000	\$852,000	\$707,000	-0.40%	12.40%	35.50%
CENTRAL OTAGO	\$905,000	\$892,000	\$776,000	\$679,000	1.50%	16.60%	33.28%
CLUTHA	\$440,000	\$453,000	\$397,000	\$335,000	-2.90%	10.80%	31.34%
DUNEDIN	\$719,000	\$744,000	\$698,000	\$580,000	-3.40%	3.00%	23.97%
QUEENSTOWN-LAKES	\$1,879,000	\$1,854,000	\$1,580,000	\$1,288,000	1.30%	18.90%	45.89%
WAITAKI	\$568,000	\$560,000	\$484,000	\$399,000	1.40%	17.40%	42.36%
SOUTHLAND	\$525,000	\$534,000	\$472,000	\$400,000	-1.70%	11.20%	31.25%
GORE	\$459,000	\$454,000	\$411,000	\$340,000	1.10%	11.70%	35.00%
INVERCARGILL	\$517,000	\$533,000	\$478,000	\$398,000	-3.00%	8.20%	29.90%
SOUTHLAND	\$572,000	\$571,000	\$491,000	\$433,000	0.20%	16.50%	32.10%

LOWER SOUTH ISLAND SUBURB VALUES

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
----------	-------------	----------	-------------	------------	------------

OTAGO					
CENTRAL OTAGO					
ALEXANDRA	\$763,000	\$754,000	\$678,000	1.20%	12.50%
BRIDGE HILL	\$915,000	\$917,000	\$809,000	-0.20%	13.10%
CLYDE	\$973,000	\$932,000	\$793,000	4.40%	22.70%
CROMWELL	\$959,000	\$938,000	\$825,000	2.20%	16.20%
MOUNT PISA	\$1,328,000	\$1,293,000	\$1,090,000	2.70%	21.80%

CLUTHA					
BALCLUTHA	\$442,000	\$455,000	\$405,000	-2.90%	9.10%
KAITANGATA	\$285,000	\$289,000	\$244,000	-1.40%	16.80%
MILTON	\$443,000	\$458,000	\$407,000	-3.30%	8.80%
TAPANUI	\$363,000	\$372,000	\$308,000	-2.40%	17.90%

DUNEDIN					
ABBOTSFORD	\$667,000	\$716,000	\$670,000	-6.80%	-0.40%
ANDERSONS BAY	\$724,000	\$773,000	\$725,000	-6.30%	-0.10%
BELLEKNOWES	\$856,000	\$900,000	\$822,000	-4.90%	4.10%
BROCKVILLE	\$546,000	\$578,000	\$541,000	-5.50%	0.90%
CALTON HILL	\$510,000	\$534,000	\$510,000	-4.50%	0.00%
CAVERSHAM	\$487,000	\$520,000	\$479,000	-6.30%	1.70%
CONCORD	\$622,000	\$649,000	\$623,000	-4.20%	-0.20%
CORSTORPHINE	\$660,000	\$693,000	\$620,000	-4.80%	6.50%
DUNEDIN CENTRAL	\$762,000	\$794,000	\$731,000	-4.00%	4.20%
FAIRFIELD	\$809,000	\$841,000	\$773,000	-3.80%	4.70%
FORBURY	\$491,000	\$514,000	\$496,000	-4.50%	-1.00%
GREEN ISLAND	\$635,000	\$663,000	\$642,000	-4.20%	-1.10%
HALFWAY BUSH	\$687,000	\$719,000	\$663,000	-4.50%	3.60%
HELENSBURGH	\$771,000	\$809,000	\$745,000	-4.70%	3.50%
KAIKORAI	\$631,000	\$662,000	\$627,000	-4.70%	0.60%
KARITANE	\$751,000	\$759,000	\$652,000	-1.10%	15.20%
KENMURE	\$668,000	\$709,000	\$658,000	-5.80%	1.50%
KEW	\$745,000	\$769,000	\$691,000	-3.10%	7.80%
MAORI HILL	\$1,132,000	\$1,173,000	\$1,044,000	-3.50%	8.40%
MORNINGTON	\$619,000	\$652,000	\$623,000	-5.10%	-0.60%
MOSGIEL	\$771,000	\$782,000	\$745,000	-1.40%	3.50%
MUSSELBURGH	\$696,000	\$732,000	\$683,000	-4.90%	1.90%
NORTH DUNEDIN	\$798,000	\$831,000	\$790,000	-4.00%	1.00%
NORTH EAST VALLEY	\$585,000	\$596,000	\$582,000	-1.80%	0.50%
OUTRAM	\$878,000	\$885,000	\$803,000	-0.80%	9.30%
ROSLYN	\$940,000	\$995,000	\$921,000	-5.50%	2.10%
SAINT CLAIR	\$968,000	\$1,007,000	\$895,000	-3.90%	8.20%
SAINT KILDA	\$538,000	\$553,000	\$537,000	-2.70%	0.20%
SAWYERS BAY	\$724,000	\$737,000	\$655,000	-1.80%	10.50%
SHIEL HILL	\$865,000	\$906,000	\$825,000	-4.50%	4.80%
SOUTH DUNEDIN	\$438,000	\$457,000	\$452,000	-4.20%	-3.10%
TAINUI	\$650,000	\$689,000	\$651,000	-5.70%	-0.20%
WAIKOUAITI	\$539,000	\$557,000	\$512,000	-3.20%	5.30%
WAKARI	\$643,000	\$680,000	\$649,000	-5.40%	-0.90%
WAVERLEY	\$856,000	\$902,000	\$833,000	-5.10%	2.80%

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
----------	-------------	----------	-------------	------------	------------

QUEENSTOWN-LAKES					
ALBERT TOWN	\$1,507,000	\$1,438,000	\$1,203,000	4.80%	25.30%
ARROWTOWN	\$2,427,000	\$2,382,000	\$1,981,000	1.90%	22.50%
ARTHURS POINT	\$1,595,000	\$1,528,000	\$1,404,000	4.40%	13.60%
FERNHILL	\$1,207,000	\$1,280,000	\$1,157,000	-5.70%	4.30%
FRANKTON	\$1,129,000	\$1,203,000	\$1,091,000	-6.20%	3.50%
GLENORCHY	\$1,423,000	\$1,285,000	\$1,129,000	10.70%	26.00%
JACKS POINT	\$1,909,000	\$1,856,000	\$1,546,000	2.90%	23.50%
KELVIN HEIGHTS	\$2,593,000	\$2,591,000	\$2,249,000	0.10%	15.30%
KINGSTON	\$793,000	\$783,000	\$660,000	1.30%	20.20%
LAKE HAWEA	\$1,212,000	\$1,211,000	\$937,000	0.10%	29.30%
LAKE HAYES	\$2,435,000	\$2,311,000	\$1,950,000	5.40%	24.90%
LOWER SHOTOVER	\$1,627,000	\$1,637,000	\$1,369,000	-0.60%	18.80%
QUEENSTOWN	\$1,587,000	\$1,587,000	\$1,415,000	0.00%	12.20%
WANAKA	\$1,984,000	\$2,031,000	\$1,588,000	-2.30%	24.90%

WAITAKI					
HAMPDEN	\$459,000	\$460,000	\$399,000	-0.20%	15.00%
HOLMES HILL	\$606,000	\$593,000	\$517,000	2.20%	17.20%
KAKANUI	\$625,000	\$623,000	\$540,000	0.30%	15.70%
OAMARU	\$462,000	\$454,000	\$402,000	1.80%	14.90%
OAMARU NORTH	\$503,000	\$500,000	\$434,000	0.60%	15.90%
OTEMATATA	\$575,000	\$557,000	\$502,000	3.20%	14.50%
PALMERSTON	\$440,000	\$434,000	\$391,000	1.40%	12.50%
SOUTH HILL	\$551,000	\$548,000	\$472,000	0.50%	16.70%
WESTON	\$748,000	\$734,000	\$609,000	1.90%	22.80%



LOWER SOUTH ISLAND SUBURB VALUES



THE VIEW OVER PINEHILL, IN DUNEDIN. PHOTO / GETTY IMAGES

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
----------	-------------	----------	-------------	------------	------------

SOUTHLAND					
GORE					
EAST GORE	\$391,000	\$383,000	\$330,000	2.10%	18.50%
GORE	\$479,000	\$471,000	\$429,000	1.70%	11.70%
MATAURA	\$249,000	\$253,000	\$219,000	-1.60%	13.70%

INVERCARGILL					
APPLEBY	\$334,000	\$353,000	\$312,000	-5.40%	7.10%
AVENAL	\$505,000	\$523,000	\$465,000	-3.40%	8.60%
BLUFF	\$329,000	\$349,000	\$311,000	-5.70%	5.80%
CLIFTON	\$381,000	\$404,000	\$363,000	-5.70%	5.00%
GEORGETOWN	\$385,000	\$395,000	\$352,000	-2.50%	9.40%
GLADSTONE	\$640,000	\$656,000	\$580,000	-2.40%	10.30%
GLENGARRY	\$438,000	\$456,000	\$412,000	-3.90%	6.30%
GRASMERE	\$484,000	\$492,000	\$446,000	-1.60%	8.50%
HARGEST	\$535,000	\$547,000	\$485,000	-2.20%	10.30%
HAWTHORNSDALE	\$481,000	\$508,000	\$452,000	-5.30%	6.40%
HEIDELBERG	\$419,000	\$423,000	\$385,000	-0.90%	8.80%
KINGSWELL	\$405,000	\$422,000	\$374,000	-4.00%	8.30%
NEWFIELD	\$445,000	\$458,000	\$423,000	-2.80%	5.20%
OTATARA	\$753,000	\$760,000	\$685,000	-0.90%	9.90%

LOCATION	AUGUST 2022	MAY 2022	AUGUST 2021	QoQ CHANGE	YoY CHANGE
----------	-------------	----------	-------------	------------	------------

RICHMOND	\$501,000	\$523,000	\$466,000	-4.20%	7.50%
ROSEDALE	\$728,000	\$740,000	\$655,000	-1.60%	11.10%
STRATHERN	\$380,000	\$400,000	\$351,000	-5.00%	8.30%
TURNBULL THOMSON PARK	\$384,000	\$400,000	\$370,000	-4.00%	3.80%
WAIKIWI	\$622,000	\$628,000	\$563,000	-1.00%	10.50%
WAVERLEY	\$572,000	\$591,000	\$522,000	-3.20%	9.60%
WINDSOR	\$592,000	\$594,000	\$550,000	-0.30%	7.60%

SOUTHLAND					
LUMSDEN	\$368,000	\$360,000	\$305,000	2.20%	20.70%
MAKAREWA	\$730,000	\$739,000	\$656,000	-1.20%	11.30%
MANAPOURI	\$634,000	\$636,000	\$562,000	-0.30%	12.80%
RIVERSDALE	\$509,000	\$498,000	\$420,000	2.20%	21.20%
RIVERTON	\$660,000	\$649,000	\$553,000	1.70%	19.30%
TE ANAU	\$718,000	\$715,000	\$642,000	0.40%	11.80%
WINTON	\$612,000	\$606,000	\$526,000	1.00%	16.30%