

Property Market Report



The Real Estate Institute of New Zealand

Subject to the REINZ Authorised User Agreement

08 April 2014, 13:46:11

Dwellings Median Price Comparison Over Last 10 Years

District	Mar 2005	Mar 2006	Mar 2007	Mar 2008	Mar 2009	Mar 2010	Mar 2011	Mar 2012	Mar 2013	Feb 2014	Mar 2014
Northland	\$242,000	\$280,000	\$306,000	\$325,000	\$311,000	\$319,000	\$331,000	\$315,000	\$300,000	\$344,500	\$309,000
Auckland	\$372,500	\$385,000	\$443,000	\$437,500	\$435,000	\$475,500	\$470,000	\$495,200	\$562,000	\$592,000	\$637,000
Waikato/BOP	\$249,000	\$272,500	\$320,000	\$320,000	\$310,000	\$320,000	\$305,000	\$312,500	\$325,000	\$350,000	\$349,000
Hawkes Bay	\$240,000	\$277,750	\$268,000	\$267,000	\$265,000	\$270,250	\$260,000	\$281,000	\$282,000	\$305,000	\$287,000
Manawatu/Wanganui	\$155,000	\$180,000	\$230,000	\$225,000	\$225,000	\$231,500	\$218,000	\$230,550	\$232,500	\$222,500	\$236,000
Taranaki	\$220,000	\$225,000	\$260,500	\$253,500	\$258,000	\$280,000	\$270,500	\$275,000	\$290,000	\$302,500	\$290,000
Wellington	\$289,000	\$322,000	\$375,000	\$410,000	\$376,000	\$409,000	\$415,000	\$393,750	\$394,500	\$418,625	\$400,000
Nelson/Marlborough	\$287,000	\$280,000	\$326,500	\$315,000	\$320,000	\$337,000	\$329,000	\$330,500	\$344,000	\$354,000	\$355,500
Canterbury/Westland	\$250,000	\$267,000	\$300,000	\$311,000	\$290,000	\$305,000	\$290,000	\$320,000	\$359,000	\$399,000	\$401,000
Central Otago Lakes	\$397,500	\$395,000	\$416,000	\$480,000	\$435,000	\$440,000	\$442,500	\$395,000	\$475,000	\$437,000	\$460,000
Otago	\$198,000	\$218,000	\$230,000	\$241,000	\$230,000	\$232,000	\$215,000	\$246,750	\$247,500	\$250,500	\$265,000
Southland	\$127,000	\$128,000	\$157,000	\$190,500	\$182,000	\$191,750	\$185,750	\$200,000	\$207,500	\$195,000	\$175,000
New Zealand Total	\$280,500	\$302,000	\$343,500	\$349,000	\$335,000	\$360,500	\$365,000	\$370,000	\$400,000	\$415,000	\$440,000

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Total Dwellings Sales Comparison Over Last 10 Years

District	Mar 2005	Mar 2006	Mar 2007	Mar 2008	Mar 2009	Mar 2010	Mar 2011	Mar 2012	Mar 2013	Feb 2014	Mar 2014
Northland	296	300	302	153	170	143	122	145	207	175	186
Auckland	3,652	3,465	3,884	1,621	2,190	2,187	2,437	2,848	3,359	2,143	3,036
Waikato/BOP	1,778	1,507	1,622	677	944	827	798	1,017	1,173	877	968
Hawkes Bay	345	290	369	180	244	191	195	210	211	194	199
Manawatu/Wanganui	506	517	534	224	283	268	250	329	297	263	244
Taranaki	269	243	264	155	166	182	166	190	191	164	186
Wellington	1,002	1,142	1,251	603	755	763	710	762	832	688	753
Nelson/Marlborough	339	356	349	203	286	223	214	280	307	233	256
Canterbury/Westland	1,465	1,474	1,514	821	1,090	871	477	960	991	852	948
Central Otago Lakes	152	106	151	85	101	83	84	119	115	163	116
Otago	343	372	420	242	287	271	259	270	303	216	259
Southland	259	267	329	165	178	152	136	200	142	157	164
New Zealand Total	10,406	10,039	10,989	5,129	6,694	6,161	5,848	7,330	8,128	6,125	7,315

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Dwellings Median Days To Sell Comparison Over Last 10 Years

District	Mar 2005	Mar 2006	Mar 2007	Mar 2008	Mar 2009	Mar 2010	Mar 2011	Mar 2012	Mar 2013	Feb 2014	Mar 2014
Northland	37	40	45	58	75	81	94	72	77	71	71
Auckland	29	34	27	36	38	34	35	31	29	34	31
Waikato/BOP	28	40	37	49	64	48	63	49	49	61	44
Hawkes Bay	32	39	35	55	60	42	52	44	46	62	47
Manawatu/Wanganui	25	31	29	55	50	47	48	37	37	57	56
Taranaki	21	30	33	54	35	49	49	49	44	48	43
Wellington	27	26	22	36	47	29	37	34	29	37	32
Nelson/Marlborough	38	36	26	35	44	37	56	34	40	46	36
Canterbury/Westland	22	30	24	41	41	29	50	31	24	32	27
Central Otago Lakes	36	54	43	48	82	70	59	60	70	63	53
Otago	26	27	27	40	35	29	50	34	29	32	29
Southland	27	34	17	30	47	34	36	33	35	56	37
New Zealand Total	28	33	27	40	44	35	41	35	31	41	33

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Residential Value of Sales by District

District	Value
Northland	\$67,843,370
Auckland	\$2,338,488,813
Waikato/BOP	\$382,774,491
Hawkes Bay	\$67,871,506
Manawatu/Wanganui	\$65,167,620
Taranaki	\$63,949,850
Wellington	\$341,696,268
Nelson/Marlborough	\$108,548,240
Canterbury/Westland	\$439,660,777
Central Otago Lakes	\$80,937,847
Otago	\$77,404,154
Southland	\$34,710,308
New Zealand Total	\$4,069,053,244

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Dwellings & Sections Median Price by District

Local Area Median, Volumes and Days to Sell

District	Dwellings	Sections
Northland	\$309,000	\$134,000
Auckland	\$637,000	\$330,000
Waikato/BOP	\$349,000	\$140,000
Hawkes Bay	\$287,000	\$143,500
Manawatu/Wanganui	\$236,000	\$72,500
Taranaki	\$290,000	\$70,000
Wellington	\$400,000	\$210,000
Nelson/Marlborough	\$355,500	\$154,000
Canterbury/Westland	\$401,000	\$178,500
Central Otago Lakes	\$460,000	\$197,000
Otago	\$265,000	\$137,500
Southland	\$175,000	\$51,500
New Zealand Total	\$440,000	\$187,000

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Dwellings Percentage Difference Over 12 Months

District	Mar 2013	Mar 2014	% Increase
Northland	\$300,000	\$309,000	3.00
Auckland	\$562,000	\$637,000	13.35
Waikato/BOP	\$325,000	\$349,000	7.38
Hawkes Bay	\$282,000	\$287,000	1.77
Manawatu/Wanganui	\$232,500	\$236,000	1.51
Taranaki	\$290,000	\$290,000	0.00
Wellington	\$394,500	\$400,000	1.39
Nelson/Marlborough	\$344,000	\$355,500	3.34
Canterbury/Westland	\$359,000	\$401,000	11.70
Central Otago Lakes	\$475,000	\$460,000	-3.16
Otago	\$247,500	\$265,000	7.07
Southland	\$207,500	\$175,000	-15.66
New Zealand Total	\$400,000	\$440,000	10.00

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Local Area Median, volumes and days to sell

Northland Medians and Numbers Sold

	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
Mangonui	\$350,000	5	153	\$450,000	2	925	\$600,000	5	77	\$270,000	5	355	\$322,500	7	77	\$295,000	15	97
Kaitaia & Far North	\$205,000	6	134	\$215,000	2	272	\$173,000	10	48	\$136,500	6	73	\$192,500	12	60	\$157,300	10	77
Whangaroa/Kaeo	\$815,000	1	72	\$500,000	1	339	\$200,000	1	113	\$207,000	2	77	\$160,000	1	377	\$145,000	2	32
Hokianga	\$271,000	3	158	\$450,000	1	214	\$0	0	0	\$240,000	3	198	\$235,000	1	804	\$195,000	2	519
Kaikohe	\$205,000	5	107	\$106,000	2	125	\$160,000	3	437	\$165,000	4	1,375	\$73,000	3	114	\$189,000	2	572
Paihia	\$525,000	9	103	\$570,000	5	104	\$0	0	0	\$480,000	7	290	\$410,000	11	66	\$395,000	6	46
Kawakawa	\$0	0	0	\$0	0	0	\$280,000	2	200	\$0	0	0	\$195,000	1	128	\$115,000	3	142
Moerewa	\$0	0	0	\$110,000	1	119	\$0	0	0	\$0	0	0	\$0	0	0	\$100,000	1	6
Kerikeri	\$439,500	12	78	\$465,000	16	120	\$440,000	23	125	\$453,000	28	112	\$535,000	20	79	\$490,000	9	20
Russell	\$616,250	4	629	\$815,000	1	7	\$730,000	4	468	\$410,000	2	540	\$475,500	2	87	\$300,000	3	110
Dargaville Borough	\$212,500	8	69	\$232,500	2	77	\$202,500	6	45	\$175,000	5	55	\$219,000	8	116	\$229,000	6	56
Whangarei County	\$405,500	24	105	\$395,000	17	116	\$355,000	26	81	\$418,500	42	75	\$420,000	30	97	\$330,000	28	88
Whangarei City	\$292,500	59	52	\$275,000	63	52	\$280,000	51	46	\$270,000	88	42	\$285,000	59	68	\$302,000	71	55
Otamatea County	\$310,000	7	75	\$407,000	9	151	\$335,000	14	80	\$232,000	15	144	\$450,000	20	27	\$355,000	28	108
Northland	\$319,000	143	81	\$331,000	122	94	\$315,000	145	72	\$300,000	207	77	\$344,500	175	71	\$309,000	186	71

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Local Area Median, volumes and days to sell

Auckland Medians and Numbers Sold

	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
Albany District	\$613,500	64	32	\$630,000	95	36	\$648,500	72	29	\$795,000	113	31	\$885,000	79	37	\$870,000	110	32
East Coast Bays	\$550,000	122	34	\$607,500	168	34	\$610,000	210	30	\$744,000	203	30	\$764,000	112	36	\$801,250	186	31
Glenfield Area	\$415,000	73	33	\$405,500	102	28	\$442,000	124	29	\$528,550	142	27	\$571,500	83	34	\$588,000	115	29
Birkenhead Area	\$571,000	57	38	\$494,000	76	36	\$603,000	84	26	\$640,000	89	29	\$755,000	50	37	\$725,000	72	31
Milford/Takapuna	\$655,000	49	37	\$650,000	61	39	\$672,500	67	32	\$814,000	77	29	\$840,625	34	26	\$838,500	52	31
Devonport Area	\$728,750	34	31	\$910,000	33	36	\$874,000	44	42	\$955,000	38	31	\$1,078,000	20	45	\$1,220,000	37	39
<i>North Shore City</i>	<i>\$555,000</i>	<i>399</i>	<i>34</i>	<i>\$550,000</i>	<i>535</i>	<i>35</i>	<i>\$595,300</i>	<i>601</i>	<i>30</i>	<i>\$694,500</i>	<i>662</i>	<i>29</i>	<i>\$744,000</i>	<i>378</i>	<i>35</i>	<i>\$749,400</i>	<i>572</i>	<i>31</i>
Upper Harbour	\$500,000	25	34	\$560,000	23	41	\$516,250	28	29	\$630,000	31	19	\$760,000	19	25	\$728,750	32	32
Waitakeres	\$615,000	2	16	\$515,000	3	23	\$415,000	3	64	\$724,000	2	88	\$512,500	4	112	\$0	0	0
Henderson Area	\$375,000	156	36	\$400,000	164	34	\$384,000	212	28	\$415,000	287	26	\$507,500	177	27	\$526,500	222	28
Glen Eden Area	\$345,000	66	26	\$350,000	53	38	\$353,000	81	29	\$428,000	95	30	\$488,250	60	27	\$482,250	72	25
Titirangi Area	\$478,650	30	30	\$460,800	44	30	\$454,000	52	31	\$570,000	61	26	\$675,000	33	25	\$652,500	43	26
<i>Waitakere City</i>	<i>\$378,000</i>	<i>279</i>	<i>33</i>	<i>\$400,000</i>	<i>287</i>	<i>34</i>	<i>\$399,250</i>	<i>376</i>	<i>29</i>	<i>\$451,000</i>	<i>476</i>	<i>27</i>	<i>\$530,000</i>	<i>293</i>	<i>26</i>	<i>\$540,000</i>	<i>369</i>	<i>27</i>
Mount Roskill Area	\$470,000	101	31	\$447,500	112	32	\$506,000	131	30	\$610,750	154	31	\$630,000	71	39	\$690,500	138	29
Mount Albert Area	\$523,000	59	28	\$576,000	80	26	\$600,000	95	31	\$730,000	88	29	\$740,000	53	28	\$730,000	69	30
City / Pt Chev	\$355,000	215	30	\$310,000	262	33	\$348,000	256	28	\$390,000	289	25	\$418,000	201	29	\$379,000	258	29
Mt Eden / Epsom	\$690,000	121	30	\$715,000	133	33	\$719,250	142	30	\$901,000	125	27	\$938,000	81	35	\$980,000	161	32
Eastern Suburbs	\$811,000	195	35	\$861,000	177	32	\$840,000	202	29	\$955,000	234	30	\$1,110,000	123	40	\$1,119,000	216	32
Ellerslie / Panmure	\$478,000	37	30	\$482,000	35	34	\$451,000	39	35	\$605,000	43	29	\$660,000	25	34	\$710,000	43	30
Onehunga / Penrose	\$415,000	49	36	\$355,000	76	33	\$445,000	63	32	\$527,500	118	28	\$561,500	55	34	\$576,000	84	30
Islands Of Gulf	\$440,500	24	48	\$465,000	20	74	\$440,000	26	30	\$490,000	27	72	\$580,000	39	63	\$687,500	32	73
<i>Auckland City</i>	<i>\$550,000</i>	<i>801</i>	<i>32</i>	<i>\$520,000</i>	<i>895</i>	<i>33</i>	<i>\$570,500</i>	<i>954</i>	<i>30</i>	<i>\$670,000</i>	<i>1,078</i>	<i>29</i>	<i>\$675,000</i>	<i>648</i>	<i>34</i>	<i>\$750,000</i>	<i>1,001</i>	<i>30</i>

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Local Area Median, volumes and days to sell

	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
Eastern Beaches	\$551,667	190	32	\$540,500	226	38	\$587,500	248	30	\$675,000	258	30	\$762,500	174	34	\$770,000	246	33
Manukau Rural	\$435,000	1	40	\$0	0	0	\$535,000	3	208	\$627,000	5	65	\$440,000	3	35	\$540,000	5	97
Papatoetoe Area	\$322,000	129	35	\$325,000	111	40	\$373,000	161	29	\$412,000	209	27	\$467,500	152	34	\$508,500	218	29
Manurewa Area	\$325,000	89	33	\$280,000	79	33	\$308,000	102	30	\$359,000	143	22	\$385,000	111	29	\$390,000	139	26
<i>Manukau City</i>	<i>\$439,300</i>	<i>409</i>	<i>33</i>	<i>\$447,500</i>	<i>416</i>	<i>38</i>	<i>\$483,500</i>	<i>514</i>	<i>30</i>	<i>\$526,000</i>	<i>615</i>	<i>28</i>	<i>\$575,000</i>	<i>440</i>	<i>33</i>	<i>\$591,000</i>	<i>608</i>	<i>31</i>
Papakura Area	\$325,000	43	37	\$342,500	46	46	\$365,000	75	37	\$395,000	109	29	\$410,000	75	39	\$430,000	89	20
<i>Papakura District</i>	<i>\$325,000</i>	<i>43</i>	<i>37</i>	<i>\$342,500</i>	<i>46</i>	<i>46</i>	<i>\$365,000</i>	<i>75</i>	<i>37</i>	<i>\$395,000</i>	<i>109</i>	<i>29</i>	<i>\$410,000</i>	<i>75</i>	<i>39</i>	<i>\$430,000</i>	<i>89</i>	<i>20</i>
<i>Metropolitan Auckland</i>	<i>\$485,000</i>	<i>1,931</i>	<i>33</i>	<i>\$480,000</i>	<i>2,179</i>	<i>34</i>	<i>\$505,000</i>	<i>2,520</i>	<i>30</i>	<i>\$580,000</i>	<i>2,940</i>	<i>29</i>	<i>\$625,000</i>	<i>1,834</i>	<i>33</i>	<i>\$655,000</i>	<i>2,639</i>	<i>30</i>
Rodney North	\$510,000	55	53	\$425,000	45	56	\$459,000	59	73	\$470,000	89	50	\$540,500	60	49	\$570,000	83	41
Hibiscus Coast	\$475,000	73	38	\$467,000	97	41	\$472,000	131	52	\$536,000	154	38	\$571,000	84	51	\$657,000	149	34
<i>Rodney District</i>	<i>\$475,000</i>	<i>128</i>	<i>44</i>	<i>\$446,500</i>	<i>142</i>	<i>41</i>	<i>\$471,000</i>	<i>190</i>	<i>53</i>	<i>\$523,500</i>	<i>243</i>	<i>40</i>	<i>\$562,500</i>	<i>144</i>	<i>49</i>	<i>\$615,000</i>	<i>232</i>	<i>36</i>
Franklin County	\$342,500	68	37	\$351,000	66	79	\$372,250	96	58	\$401,000	109	35	\$447,500	68	23	\$432,500	96	27
<i>Franklin District</i>	<i>\$342,500</i>	<i>68</i>	<i>37</i>	<i>\$351,000</i>	<i>66</i>	<i>79</i>	<i>\$372,250</i>	<i>96</i>	<i>58</i>	<i>\$401,000</i>	<i>109</i>	<i>35</i>	<i>\$447,500</i>	<i>68</i>	<i>23</i>	<i>\$432,500</i>	<i>96</i>	<i>27</i>
Thames / Coromandel	\$405,500	60	111	\$350,000	50	99	\$329,500	42	149	\$326,000	67	72	\$355,000	97	74	\$350,000	69	88
<i>Thames/Coromandel</i>	<i>\$405,500</i>	<i>60</i>	<i>111</i>	<i>\$350,000</i>	<i>50</i>	<i>99</i>	<i>\$329,500</i>	<i>42</i>	<i>149</i>	<i>\$326,000</i>	<i>67</i>	<i>72</i>	<i>\$355,000</i>	<i>97</i>	<i>74</i>	<i>\$350,000</i>	<i>69</i>	<i>88</i>
<i>Outer Auckland</i>	<i>\$430,500</i>	<i>256</i>	<i>51</i>	<i>\$425,000</i>	<i>258</i>	<i>52</i>	<i>\$422,500</i>	<i>328</i>	<i>62</i>	<i>\$450,000</i>	<i>419</i>	<i>41</i>	<i>\$480,000</i>	<i>309</i>	<i>53</i>	<i>\$531,000</i>	<i>397</i>	<i>36</i>
Auckland	\$475,500	2,187	34	\$470,000	2,437	35	\$495,200	2,848	31	\$562,000	3,359	29	\$592,000	2,143	34	\$637,000	3,036	31

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Local Area Median, volumes and days to sell

Waikato/BOP Medians and Numbers Sold

	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
Waikato Country	\$246,000	120	91	\$240,000	123	91	\$237,500	176	58	\$277,750	210	78	\$269,000	143	70	\$304,000	160	43
Hamilton City	\$328,000	229	38	\$312,000	215	46	\$330,000	265	35	\$342,000	275	29	\$375,000	193	30	\$375,000	257	34
Western BOP Country	\$357,500	64	99	\$365,000	53	118	\$349,500	68	98	\$345,000	100	96	\$420,000	101	83	\$424,000	94	97
Mount Maunganui/Papan	\$411,000	76	44	\$432,500	78	52	\$396,500	112	63	\$425,000	123	50	\$464,500	110	55	\$450,000	101	48
Tauranga	\$360,000	112	54	\$360,000	119	75	\$343,500	149	46	\$347,000	163	54	\$377,000	119	84	\$388,000	127	43
Rotorua	\$250,000	72	37	\$231,000	85	64	\$269,000	73	47	\$256,000	87	41	\$288,250	70	52	\$225,500	86	41
Taupo	\$356,500	48	70	\$323,500	40	53	\$325,000	56	64	\$325,000	91	73	\$298,000	43	60	\$348,000	49	64
King Country	\$108,750	12	67	\$170,000	10	227	\$230,000	11	115	\$218,500	8	71	\$177,500	16	77	\$97,000	18	68
Gisborne City	\$251,000	48	37	\$225,000	37	44	\$235,000	43	37	\$240,000	63	41	\$236,750	36	53	\$217,500	36	35
Gisborne Country	\$120,000	3	449	\$223,500	2	182	\$387,500	4	32	\$174,250	4	117	\$367,500	4	94	\$255,000	6	119
Eastern BOP Country	\$245,000	43	61	\$270,000	36	78	\$215,000	60	102	\$258,000	49	92	\$259,500	42	132	\$274,000	34	93
Waikato/BOP	\$320,000	827	48	\$305,000	798	63	\$312,500	1,017	49	\$325,000	1,173	49	\$350,000	877	61	\$349,000	968	44

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Local Area Median, volumes and days to sell

Hawkes Bay Medians and Numbers Sold

	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
Napier City	\$309,000	71	41	\$282,000	84	47	\$308,000	90	62	\$297,600	98	41	\$340,000	85	57	\$321,000	82	48
Hastings City	\$270,000	87	39	\$250,000	67	50	\$259,750	94	41	\$301,500	87	48	\$285,000	75	49	\$290,000	85	39
Hawkes Bay Country	\$274,000	8	76	\$295,500	7	67	\$255,000	12	79	\$207,500	10	38	\$291,000	16	88	\$286,000	13	70
Waipawa Area	\$300,250	2	56	\$200,000	3	23	\$161,000	6	66	\$260,870	2	111	\$193,976	4	82	\$201,250	6	81
Waipukurau Area	\$185,000	7	38	\$175,000	9	256	\$157,500	4	52	\$170,750	6	140	\$327,500	7	105	\$220,000	5	71
Dannevirke Borough	\$165,500	16	53	\$151,000	25	49	\$197,500	4	35	\$141,000	8	118	\$127,500	7	72	\$90,000	8	191
Hawkes Bay	\$270,250	191	42	\$260,000	195	52	\$281,000	210	44	\$282,000	211	46	\$305,000	194	62	\$287,000	199	47

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Local Area Median, volumes and days to sell

Manawatu/Wanganui Medians and Numbers Sold

	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
Palmerston North City	\$273,000	99	32	\$259,750	106	35	\$272,000	141	32	\$279,500	134	23	\$285,000	83	34	\$306,250	94	32
Feilding	\$259,000	27	57	\$218,500	26	72	\$251,500	32	19	\$235,500	34	33	\$260,000	24	58	\$268,750	24	46
Levin	\$200,000	37	55	\$198,000	37	85	\$165,250	34	47	\$200,000	29	64	\$160,500	36	36	\$218,500	25	99
Pahiatua	\$140,250	8	192	\$145,000	3	58	\$170,000	7	48	\$217,500	2	102	\$154,000	11	47	\$187,000	3	48
Manawatu Country	\$210,000	33	56	\$144,000	18	74	\$202,500	36	75	\$188,000	24	97	\$220,000	30	77	\$155,000	19	45
<i>Manawatu</i>	<i>\$240,000</i>	<i>204</i>	<i>42</i>	<i>\$226,000</i>	<i>190</i>	<i>51</i>	<i>\$237,000</i>	<i>250</i>	<i>33</i>	<i>\$250,000</i>	<i>223</i>	<i>28</i>	<i>\$244,500</i>	<i>184</i>	<i>47</i>	<i>\$252,000</i>	<i>165</i>	<i>44</i>
Waverley	\$125,000	1	210	\$170,000	2	100	\$0	0	0	\$123,000	2	126	\$114,500	2	84	\$37,500	2	231
Wanganui City	\$195,000	39	51	\$170,000	38	46	\$174,500	56	47	\$141,000	57	113	\$182,000	61	65	\$184,150	55	54
Raetihi/Ohakune/Taihape	\$163,000	7	194	\$85,000	7	118	\$188,000	8	272	\$138,500	4	150	\$113,500	10	231	\$138,000	12	142
Rangitikei	\$162,500	14	184	\$157,500	9	41	\$100,000	11	81	\$208,750	8	148	\$184,000	4	68	\$141,000	10	177
Wanganui Country	\$350,000	3	44	\$235,000	4	26	\$397,500	4	44	\$335,000	3	25	\$270,000	2	23	\$0	0	0
<i>Wanganui</i>	<i>\$195,000</i>	<i>64</i>	<i>73</i>	<i>\$165,000</i>	<i>60</i>	<i>46</i>	<i>\$187,000</i>	<i>79</i>	<i>56</i>	<i>\$155,000</i>	<i>74</i>	<i>114</i>	<i>\$175,000</i>	<i>79</i>	<i>74</i>	<i>\$165,000</i>	<i>79</i>	<i>82</i>
Manawatu/Wanganui	\$231,500	268	47	\$218,000	250	48	\$230,550	329	37	\$232,500	297	37	\$222,500	263	57	\$236,000	244	56

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Local Area Median, volumes and days to sell

Taranaki Medians and Numbers Sold

	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
Taranaki Country	\$231,250	30	68	\$280,000	23	47	\$240,000	29	48	\$280,000	31	74	\$292,500	20	40	\$240,000	29	98
Waitara	\$216,000	8	81	\$185,000	7	146	\$205,000	15	45	\$210,000	15	52	\$238,000	15	81	\$290,000	11	35
New Plymouth City	\$300,000	101	37	\$281,250	98	48	\$290,000	94	43	\$327,050	80	25	\$335,000	89	28	\$345,000	89	32
Bell Block	\$357,000	13	21	\$292,500	10	75	\$325,000	16	79	\$332,000	17	45	\$355,000	11	29	\$376,000	9	24
Stratford	\$165,000	14	126	\$200,000	7	56	\$219,000	15	44	\$195,000	15	50	\$188,000	14	123	\$200,000	13	78
Hawera	\$247,000	16	66	\$190,000	21	35	\$270,000	21	54	\$219,000	33	75	\$250,000	15	86	\$195,000	35	78
Taranaki	\$280,000	182	49	\$270,500	166	49	\$275,000	190	49	\$290,000	191	44	\$302,500	164	48	\$290,000	186	43

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Local Area Median, volumes and days to sell

Wellington Medians and Numbers Sold

	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
Wairarapa	\$250,000	55	67	\$220,000	31	43	\$229,000	55	82	\$260,000	71	47	\$217,500	46	66	\$250,000	81	61
Upper Hutt	\$347,500	58	29	\$300,000	65	40	\$345,000	73	37	\$318,000	95	27	\$340,000	60	55	\$312,000	57	52
Hutt Valley	\$345,000	147	32	\$382,250	130	43	\$339,000	133	32	\$363,750	162	30	\$366,500	150	44	\$371,250	164	35
Otaki / Paekakariki	\$382,500	98	41	\$350,000	112	43	\$350,000	107	47	\$332,000	126	47	\$326,750	100	51	\$382,000	115	32
Pukerua Bay / Tawa	\$395,000	74	47	\$417,500	82	57	\$380,000	82	32	\$422,500	88	28	\$416,000	71	50	\$413,500	72	35
Northern Wellington	\$420,000	97	22	\$450,000	85	29	\$450,000	78	28	\$463,250	92	27	\$495,000	75	21	\$470,000	81	27
Western Wellington	\$560,000	57	22	\$520,000	57	27	\$491,250	62	26	\$560,000	55	22	\$667,750	48	16	\$580,000	44	19
Southern Wellington	\$490,000	65	22	\$469,500	48	23	\$495,000	59	23	\$509,000	46	24	\$538,000	39	26	\$525,000	44	20
Eastern Wellington	\$531,000	54	22	\$553,050	48	27	\$505,500	52	22	\$605,000	45	21	\$585,000	41	23	\$584,000	36	26
Central Wellington	\$492,500	58	23	\$450,000	52	40	\$494,000	61	34	\$486,000	52	24	\$551,500	58	41	\$457,500	59	30
Wellington	\$409,000	763	29	\$415,000	710	37	\$393,750	762	34	\$394,500	832	29	\$418,625	688	37	\$400,000	753	32

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Local Area Median, volumes and days to sell

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Nelson/Marlborough Medians and Numbers Sold

	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
Nelson	\$327,500	92	31	\$330,000	89	51	\$345,500	91	28	\$350,000	105	31	\$345,000	71	35	\$365,000	101	33
Richmond	\$430,000	17	26	\$355,000	21	30	\$376,500	21	22	\$405,000	37	36	\$449,000	22	40	\$453,000	21	23
Motueka	\$268,500	18	56	\$333,500	18	112	\$320,250	38	41	\$363,000	25	51	\$338,000	22	39	\$374,500	18	25
Takaka	\$332,500	4	156	\$238,000	3	187	\$320,000	4	318	\$285,000	11	69	\$400,000	5	76	\$253,000	1	149
Nelson Country	\$401,100	27	35	\$367,500	16	75	\$375,000	18	28	\$380,000	19	36	\$412,500	15	21	\$409,750	26	31
<i>Nelson</i>	<i>\$353,250</i>	<i>158</i>	<i>34</i>	<i>\$340,000</i>	<i>147</i>	<i>52</i>	<i>\$350,250</i>	<i>172</i>	<i>29</i>	<i>\$357,000</i>	<i>197</i>	<i>35</i>	<i>\$389,000</i>	<i>135</i>	<i>35</i>	<i>\$399,500</i>	<i>167</i>	<i>30</i>
Marlborough Sounds	\$436,000	5	402	\$730,000	3	232	\$540,000	5	444	\$370,000	6	86	\$400,000	10	58	\$404,250	4	59
Marlborough/Kaikoura	\$310,000	60	58	\$267,000	64	54	\$297,000	103	36	\$303,500	104	66	\$294,225	88	65	\$295,000	85	51
<i>Marlborough</i>	<i>\$320,000</i>	<i>65</i>	<i>72</i>	<i>\$280,000</i>	<i>67</i>	<i>58</i>	<i>\$300,000</i>	<i>108</i>	<i>40</i>	<i>\$305,000</i>	<i>110</i>	<i>66</i>	<i>\$299,000</i>	<i>98</i>	<i>62</i>	<i>\$295,000</i>	<i>89</i>	<i>51</i>
Nelson/Marlborough	\$337,000	223	37	\$329,000	214	56	\$330,500	280	34	\$344,000	307	40	\$354,000	233	46	\$355,500	256	36

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Local Area Median, volumes and days to sell

Canterbury/Westland Medians and Numbers Sold

	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
Central (Inside,4 Avenue	\$292,250	16	38	\$610,000	2	95	\$292,000	3	77	\$252,500	13	62	\$295,000	9	26	\$387,500	10	48
Nth East(Avnda/Avsi/Bur.	\$327,000	42	25	\$345,000	5	50	\$367,500	24	32	\$325,250	30	17	\$330,000	31	19	\$365,000	33	24
East(Aran/Bxly/Brom/Lin	\$230,000	39	29	\$245,000	5	43	\$221,150	14	36	\$242,000	39	26	\$265,000	26	56	\$280,000	23	25
Sth East(Hthct/Opawa/W	\$290,000	22	28	\$232,750	7	22	\$233,750	18	28	\$295,000	25	18	\$321,500	25	22	\$320,000	33	26
Sth Inner (Sydhm/Wlthm)	\$212,000	9	14	\$285,000	3	16	\$226,000	11	32	\$250,000	13	22	\$337,000	13	29	\$312,000	16	27
Sth Outer(Beck/Bow/Cas	\$297,000	22	19	\$318,000	9	56	\$473,550	19	38	\$391,500	20	25	\$505,000	20	32	\$485,000	21	27
S/W Inner(Addtn/Smfld/S	\$300,000	33	19	\$306,750	18	31	\$328,000	47	22	\$381,375	38	17	\$375,000	32	25	\$401,000	33	27
S/W Outer(Hlswl/Himtn/I	\$350,500	32	15	\$290,000	15	56	\$380,000	57	30	\$409,250	46	25	\$500,000	45	27	\$413,000	41	28
West Inner(Riccn/Upper I	\$310,000	17	22	\$440,000	13	37	\$315,000	23	38	\$420,750	20	23	\$392,500	21	40	\$417,500	34	29
West Outer(Heih/Hby/Sci	\$270,000	41	30	\$253,500	14	54	\$320,000	47	23	\$335,000	41	21	\$395,000	33	29	\$432,500	39	25
N/W Inner(Fendn/Ilam/Mi	\$620,000	57	28	\$537,500	22	43	\$516,000	58	31	\$557,500	54	23	\$626,250	54	36	\$720,000	49	24
Avonhead	\$365,000	27	19	\$328,000	9	47	\$406,000	30	30	\$463,000	42	22	\$545,000	31	40	\$561,000	29	24
N/W Outer(Brynd/Burns)	\$333,000	40	23	\$351,000	20	46	\$429,500	42	27	\$412,000	50	23	\$499,500	19	35	\$480,000	29	26
Nth Inner(Dal/Rich/Shly/¢	\$315,000	56	28	\$312,500	19	45	\$301,500	46	28	\$350,000	53	21	\$372,000	61	27	\$385,000	75	23
Nth Outer(Bfst/Bish/Pap/I	\$335,500	61	25	\$311,000	23	47	\$372,000	54	23	\$385,000	77	23	\$433,500	66	24	\$440,500	68	28
Seaside Sth(Rdcfs/Sumfl	\$550,000	13	36	\$360,000	1	20	\$508,000	11	23	\$540,000	16	36	\$545,000	9	60	\$650,000	13	29
Seaside Nth(Nb/Nthbeac	\$275,000	37	25	\$220,000	4	15	\$271,288	26	37	\$259,000	25	29	\$289,500	27	24	\$250,000	35	20
All Hill(Cash/Clh/Mtp/Sca	\$521,500	18	31	\$0	0	0	\$517,500	8	38	\$695,500	8	60	\$590,500	20	40	\$590,000	13	26
Harbourside(All Lytln&He	\$348,000	13	79	\$502,500	4	360	\$490,000	4	84	\$430,000	9	79	\$495,000	12	46	\$435,000	14	31
Christchurch City	\$320,000	595	26	\$320,000	193	44	\$354,250	542	29	\$384,000	619	23	\$420,400	554	29	\$418,000	608	26
Banks Pen(East Of Motu	\$295,000	2	49	\$270,000	7	76	\$360,000	5	71	\$494,000	8	86	\$811,500	2	51	\$440,000	7	49
Kaiapoi	\$305,000	18	31	\$360,000	9	44	\$319,750	24	20	\$340,000	17	24	\$390,000	13	37	\$395,000	23	40

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	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
Rangiora	\$289,000	41	38	\$330,000	37	74	\$325,000	35	32	\$381,500	38	20	\$405,000	26	22	\$446,000	44	27
Nth Cant(All Nth&W Ofnt	\$306,000	39	77	\$343,000	22	91	\$325,000	45	50	\$384,750	34	36	\$395,000	35	61	\$375,000	37	27
Cant Ctry(Alloth W&S To	\$362,000	37	37	\$338,500	56	41	\$410,500	59	23	\$469,000	65	21	\$515,000	60	36	\$528,000	60	23
Mid Cant(Rakaia/R-Rang	\$266,000	37	40	\$215,500	38	63	\$240,000	63	56	\$286,000	44	26	\$290,000	47	32	\$285,000	39	27
Timaru	\$225,000	40	41	\$220,000	57	56	\$233,250	74	37	\$257,000	65	29	\$288,000	49	44	\$285,000	59	33
Sth Cant(Below Rangitat:	\$213,500	30	81	\$190,000	27	91	\$208,500	47	84	\$221,612	60	44	\$238,750	44	55	\$222,500	48	69
West Coast	\$220,500	32	110	\$209,000	31	28	\$207,500	66	59	\$200,000	41	41	\$215,000	22	87	\$245,000	23	84
<i>Other Canterbury/Westla</i>	<i>\$272,500</i>	<i>276</i>	<i>45</i>	<i>\$268,750</i>	<i>284</i>	<i>57</i>	<i>\$263,500</i>	<i>418</i>	<i>39</i>	<i>\$305,500</i>	<i>372</i>	<i>28</i>	<i>\$349,750</i>	<i>298</i>	<i>43</i>	<i>\$362,750</i>	<i>340</i>	<i>34</i>
Canterbury/Westland	\$305,000	871	29	\$290,000	477	50	\$320,000	960	31	\$359,000	991	24	\$399,000	852	32	\$401,000	948	27

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Local Area Median, volumes and days to sell

Central Otago Lakes Medians and Numbers Sold

	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
Central	\$367,000	43	82	\$375,000	43	63	\$379,500	70	57	\$389,000	54	81	\$378,250	106	80	\$405,000	74	55
Queenstown	\$513,750	40	56	\$515,000	41	54	\$445,000	49	66	\$546,000	61	42	\$630,000	57	38	\$663,500	42	52
Central Otago Lakes	\$440,000	83	70	\$442,500	84	59	\$395,000	119	60	\$475,000	115	70	\$437,000	163	63	\$460,000	116	53

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Local Area Median, volumes and days to sell

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Otago Medians and Numbers Sold

	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
North Otago	\$193,500	29	54	\$175,250	44	96	\$220,000	41	61	\$196,000	41	69	\$223,500	39	41	\$230,000	49	47
Dunedin City	\$249,000	213	27	\$232,000	180	40	\$262,500	199	29	\$265,000	225	25	\$270,000	160	28	\$280,000	189	28
South Otago	\$152,000	27	77	\$172,000	25	90	\$180,000	25	59	\$160,000	23	31	\$140,000	11	81	\$168,000	16	61
East Otago	\$282,500	2	28	\$261,500	10	101	\$222,500	5	49	\$196,525	14	29	\$254,250	6	37	\$390,000	5	20
Otago	\$232,000	271	29	\$215,000	259	50	\$246,750	270	34	\$247,500	303	29	\$250,500	216	32	\$265,000	259	29

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Local Area Median, volumes and days to sell

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Southland Medians and Numbers Sold

	Mar 2010			Mar 2011			Mar 2012			Mar 2013			Feb 2014			Mar 2014		
Invercargill	\$191,750	106	33	\$193,500	104	36	\$200,000	147	30	\$205,000	98	29	\$205,500	78	46	\$175,000	117	32
Bluff	\$260,000	2	460	\$0	0	0	\$65,000	3	29	\$110,250	2	165	\$125,000	10	106	\$61,000	6	49
Gore	\$120,000	20	26	\$175,000	15	32	\$180,000	23	49	\$190,000	24	50	\$165,500	28	35	\$147,500	14	67
Riverton	\$145,000	4	34	\$161,500	8	202	\$211,500	10	115	\$196,000	3	40	\$165,000	15	206	\$270,000	7	206
Winton	\$250,000	13	17	\$165,000	9	23	\$222,550	12	56	\$217,500	8	45	\$197,500	15	57	\$210,000	13	60
Te Anau	\$355,500	7	99	\$0	0	0	\$221,000	5	71	\$270,000	7	167	\$205,000	11	39	\$285,000	7	119
Southland	\$191,750	152	34	\$185,750	136	36	\$200,000	200	33	\$207,500	142	35	\$195,000	157	56	\$175,000	164	37

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Price Band	Mar 2012	Mar 2013	Feb 2014	Mar 2014
Under \$400,000	4085	4042	2900	3155
\$400,000 - \$599,999	1878	2117	1641	1947
\$600,000 - \$999,999	1057	1477	1169	1616
\$1 million and over	310	492	415	597
Total	7330	8128	6125	7315