



# Best of the best 2019

Released December 2019



CoreLogic®



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# About CoreLogic



CoreLogic is a leading property information, analytics and services provider in the United States, Australia and New Zealand. CoreLogic helps clients identify and manage growth opportunities, improve performance and mitigate risk, by providing clients with innovative, technology-based services and access to rich data and analytics.

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# The Best of the Best

The Best of the Best report is a suburb level analysis of a variety of measures used by CoreLogic to determine property market performance across the year, ranging from property value growth to rental yields.

## National top performing suburbs 2019

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- All data highlighted is current to November 2019.
- Median value data based on the middle value of all automated valuations across the suburb. Suburbs shown here are only those where the model had enough comparable evidence to provide a meaningful estimate of current value.
- 12 month change** The percentage difference between the median AVM value in the same period compared 12 months ago.
- Five year change** The percentage difference between the median AVM value in the same period compared 5 years ago.
- Gross rental yields are calculated using MBIE data on rental bonds lodged. Median weekly rents are multiplied by 52 to get an annual figure, which is then divided by that suburb's median property value.
- Days on market is how long it takes for a property to sell from first listing to sale date. Suburbs covered for this measure must have at least 200 dwellings and have had 20 sales in the past year.







# National Top 10

## Highest median value

| ALL RESIDENTIAL PROPERTY |                             |              |
|--------------------------|-----------------------------|--------------|
| #                        | Suburb                      | Median value |
| 1.                       | Herne Bay                   | \$2,484,135  |
| 2.                       | Saint Marys Bay             | \$2,236,747  |
| 3.                       | Remuera                     | \$1,824,837  |
| 4.                       | Stanley Point               | \$1,692,146  |
| 5.                       | Campbells Bay               | \$1,485,184  |
| 6.                       | Westmere                    | \$1,465,185  |
| 7.                       | Orakei                      | \$1,455,247  |
| 8.                       | Kelvin Heights (Queenstown) | \$1,385,756  |
| 9.                       | Epsom                       | \$1,258,353  |
| 10.                      | Ponsonby                    | \$1,254,475  |

*\* All Auckland except where noted*

## Greatest 12-month change

| #   | Suburb                    | % Change |
|-----|---------------------------|----------|
| 1.  | Appleby (Invercargill)    | 32.6%    |
| 2.  | Clifton (Invercargill)    | 30.4%    |
| 3.  | Georgetown (Invercargill) | 26.7%    |
| 4.  | Strathern (Invercargill)  | 26.6%    |
| 5.  | Kingswell (Invercargill)  | 25.9%    |
| 6.  | Ohakune (Ruapehu)         | 25.4%    |
| 7.  | Waitati (Dunedin)         | 25.3%    |
| 8.  | Tamarau (Gisborne)        | 25.1%    |
| 9.  | Rockdale (Invercargill)   | 24.3%    |
| 10. | Urenui (New Plymouth)     | 24.1%    |

## Greatest 5-year change

| #   | Suburb                        | % Change |
|-----|-------------------------------|----------|
| 1.  | Kawerau (Kawerau)             | 157.9%   |
| 2.  | Maraenui (Napier)             | 134.6%   |
| 3.  | Koutu (Rotorua)               | 118.3%   |
| 4.  | Castlecliff (Whanganui)       | 112.1%   |
| 5.  | Tokoroa (South Waikato)       | 111.7%   |
| 6.  | Featherston (South Wairarapa) | 110.8%   |
| 7.  | Edgecumbe (Whakatane)         | 110.6%   |
| 8.  | Cannons Creek (Porirua)       | 110.2%   |
| 9.  | Waitangirua (Porirua)         | 110.0%   |
| 10. | Fordlands (Rotorua)           | 109.4%   |

## Highest median rents

| #   | Suburb (all in Auckland) | Median Rent |
|-----|--------------------------|-------------|
| 1.  | Remuera                  | \$730       |
| 2.  | Freemans Bay             | \$722       |
| 3.  | Ponsonby                 | \$722       |
| 4.  | Glendowie                | \$720       |
| 5.  | St Heliers               | \$720       |
| 6.  | Saint Johns              | \$710       |
| 7.  | Belmont                  | \$700       |
| 8.  | Hauraki                  | \$700       |
| 9.  | Herne Bay                | \$700       |
| 10. | Mairangi Bay             | \$700       |

## Highest gross rental yields

| #   | Suburb                    | Yield |
|-----|---------------------------|-------|
| 1.  | Runanga (Grey)            | 11.3% |
| 2.  | Cobden (Grey)             | 10.6% |
| 3.  | Fordlands (Rotorua)       | 10.0% |
| 4.  | Patea (South Taranaki)    | 9.7%  |
| 5.  | Ranfurlly (Central Otago) | 9.6%  |
| 6.  | Dobson (Grey)             | 9.5%  |
| 7.  | Wyndham (Southland)       | 9.3%  |
| 8.  | Blaketown (Grey)          | 9.2%  |
| 9.  | Naseby (Central Otago)    | 7.8%  |
| 10. | Roxburgh (Central Otago)  | 7.7%  |

## Lowest median value

| ALL RESIDENTIAL PROPERTY |                           |              |
|--------------------------|---------------------------|--------------|
| #                        | Suburb                    | Median value |
| 1.                       | Runanga (Grey)            | \$135,550    |
| 2.                       | Cobden (Grey)             | \$145,300    |
| 3.                       | Blaketown (Grey)          | \$166,750    |
| 4.                       | Raetihi (Ruapehu)         | \$174,700    |
| 5.                       | Manaia (South Taranaki)   | \$179,100    |
| 6.                       | Reefton (Buller)          | \$181,350    |
| 7.                       | Waverley (South Taranaki) | \$189,600    |
| 8.                       | Taumarunui (Ruapehu)      | \$196,450    |
| 9.                       | Kaikohe (Far North)       | \$203,600    |
| 10.                      | Westport (Buller)         | \$208,200    |

## Lowest 12-month change

| #   | Suburb              | % Change |
|-----|---------------------|----------|
| 1.  | Parnell             | -7.0%    |
| 2.  | Herne Bay           | -6.7%    |
| 3.  | Ahipara (Far North) | -6.6%    |
| 4.  | Saint Marys Bay     | -6.4%    |
| 5.  | Chatswood           | -5.9%    |
| 6.  | Kohimarama          | -5.3%    |
| 7.  | Oteha               | -5.3%    |
| 8.  | Rothsay Bay         | -5.2%    |
| 9.  | Albany Heights      | -5.1%    |
| 10. | Eastern Beach       | -5.0%    |

*\* All Auckland except where noted*

## Lowest 5-year change

| #   | Suburb                  | % Change |
|-----|-------------------------|----------|
| 1.  | Cobden (Grey)           | -9.5%    |
| 2.  | Westport (Buller)       | -4.9%    |
| 3.  | Pegasus (Waimakariri)   | -2.1%    |
| 4.  | Belfast (Christchurch)  | -1.2%    |
| 5.  | Sockburn (Christchurch) | -0.4%    |
| 6.  | Blaketown (Grey)        | -0.1%    |
| 7.  | Avonhead (Christchurch) | 0.0%     |
| 8.  | Harewood (Christchurch) | 1.0%     |
| 9.  | Runanga (Grey)          | 1.2%     |
| 10. | Greymouth (Grey)        | 1.6%     |

## Lowest median rents

| #   | Suburb                      | Median Rent |
|-----|-----------------------------|-------------|
| 1.  | Manunui (Ruapehu)           | \$200       |
| 2.  | Ohakune (Ruapehu)           | \$200       |
| 3.  | Raetihi (Ruapehu)           | \$200       |
| 4.  | Taumarunui (Ruapehu)        | \$200       |
| 5.  | Addington (Christchurch)    | \$220       |
| 6.  | Avenal (Invercargill)       | \$240       |
| 7.  | Bluff (Invercargill)        | \$240       |
| 8.  | Georgetown (Invercargill)   | \$240       |
| 9.  | Gladstone (Invercargill)    | \$240       |
| 10. | Invercargill (Invercargill) | \$240       |

## Lowest gross rental yields

| #   | Suburb (all in Auckland) | Yield |
|-----|--------------------------|-------|
| 1.  | Epsom                    | 1.5%  |
| 2.  | Herne Bay                | 1.5%  |
| 3.  | Omaha                    | 1.5%  |
| 4.  | Westmere                 | 1.5%  |
| 5.  | Campbells Bay            | 1.7%  |
| 6.  | Orakei                   | 1.7%  |
| 7.  | Saint Marys Bay          | 1.7%  |
| 8.  | Sandspit                 | 1.7%  |
| 9.  | Stanley Point            | 1.7%  |
| 10. | Mellons Bay              | 1.8%  |

# National Top 10

## Highest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |                                     |          |
|--------------------------|-------------------------------------|----------|
| #                        | Suburb                              | % Change |
| 1.                       | Hokowhitu (Palmerston North)        | 37.5%    |
| 2.                       | Aokautere (Palmerston North)        | 37.3%    |
| 3.                       | Ashhurst (Palmerston North)         | 37.3%    |
| 4.                       | Fitzherbert (Palmerston North)      | 37.3%    |
| 5.                       | Palmerston North (Palmerston North) | 35.7%    |
| 6.                       | North Dunedin (Dunedin)             | 34.6%    |
| 7.                       | Mamaku (Rotorua)                    | 26.7%    |
| 8.                       | Moera (Lower Hutt)                  | 26.3%    |
| 9.                       | Waiwhetu (Lower Hutt)               | 26.3%    |
| 10.                      | Houghton Bay (Wellington)           | 23.0%    |

## Lowest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |                                |          |
|--------------------------|--------------------------------|----------|
| #                        | Suburb                         | % Change |
| 1.                       | Addington (Christchurch)       | -26.7%   |
| 2.                       | Grafton (Auckland)             | -19.6%   |
| 3.                       | Epsom (Auckland)               | -19.2%   |
| 4.                       | Cable Bay (Far North)          | -17.8%   |
| 5.                       | Coopers Beach (Far North)      | -17.8%   |
| 6.                       | Hihi (Far North)               | -17.8%   |
| 7.                       | Karikari Peninsula (Far North) | -17.8%   |
| 8.                       | Mangonui (Far North)           | -17.8%   |
| 9.                       | Kilbirnie (Wellington)         | -16.7%   |
| 10.                      | Lyall Bay (Wellington)         | -16.7%   |

## Longest on the market

| #   | Suburb                              | Median days |
|-----|-------------------------------------|-------------|
| 1.  | Tairua (Thames-Coromandel)          | 171         |
| 2.  | Westport (Buller)                   | 146         |
| 3.  | Karoro (Grey)                       | 140         |
| 4.  | Te Kauwhata (Waikato)               | 119         |
| 5.  | Omokoroa (Western Bay of Plenty)    | 113         |
| 6.  | One Tree Point (Whangārei)          | 109         |
| 7.  | Oxford (Waimakariri)                | 109         |
| 8.  | Maori Hill (Timaru)                 | 101         |
| 9.  | Huapai (Auckland)                   | 100         |
| 10. | Waihi Beach (Western Bay of Plenty) | 98          |

## Shortest on the market

| #   | Suburb                          | Median days |
|-----|---------------------------------|-------------|
| 1.  | Woodville (Taranua)             | 5           |
| 2.  | Brockville (Dunedin)            | 7           |
| 3.  | Hawthorndale (Invercargill)     | 8           |
| 4.  | Cloverlea (Palmerston North)    | 8           |
| 5.  | Waldronville (Dunedin)          | 8           |
| 6.  | Feilding (Manawatu)             | 9           |
| 7.  | Kelvin Grove (Palmerston North) | 9           |
| 8.  | Strathern (Invercargill)        | 9           |
| 9.  | Highbury (Palmerston North)     | 9           |
| 10. | Milson (Palmerston North)       | 9           |

## Top sale price (All Auckland except where\*)

| #   | Address                   | Sale date (all 2019) | Sale price   |
|-----|---------------------------|----------------------|--------------|
| 1.  | 516 Frankton-Ladies Mile* | 15th February        | \$15,500,000 |
| 2.  | 20 Omaha Block Access Rd  | 7th March            | \$12,000,000 |
| 3.  | 25 Park Ave               | 3rd December         | \$11,750,000 |
| 4.  | 112 Benson Rd             | 16th April           | \$11,750,000 |
| 5.  | 27 Hanene St              | 10th April           | \$10,500,000 |
| 6.  | 14 Aumoe Ave              | 3rd April            | \$10,200,000 |
| 7.  | 9 Bourne St               | 3rd June             | \$9,500,000  |
| 8.  | 222 Victoria Ave          | 5th April            | \$9,200,000  |
| 9.  | 671 Riddell Rd            | 3rd April            | \$9,000,000  |
| 10. | 74 Korora Rd              | 29th January         | \$9,000,000  |

\* Queenstown-Lakes District

All these figures are as at 17th December







# Auckland

## Auckland's top performing regions 2019

### ALL RESIDENTIAL PROPERTY



#### HIGHEST MEDIAN VALUE

\$2,488,800

Herne Bay, Auckland

#### LOWEST MEDIAN VALUE

\$515,650

Orere Point, Auckland

#### GREATEST 12-MONTH CHANGE IN VALUES

4.2%

Otara, Auckland

#### LOWEST 12-MONTH CHANGE IN VALUES

-7.0%

Parnell, Auckland

#### GREATEST 5-YEAR CHANGE IN MEDIAN VALUES

64.2%

Parakai, Auckland

#### LOWEST 5-YEAR CHANGE IN MEDIAN VALUES

17.7%

Mahurangi East, Auckland



#### TOP SALE PRICE

\$12,000,000

20 Omaha Block Access Rd

#### HIGHEST GROSS RENTAL YIELDS

6.4%

Orere Point, Auckland

#### LOWEST GROSS RENTAL YIELDS

1.5%

Epsom, Auckland



#### HIGHEST MEDIAN RENTS 12-MONTH CHANGE

19.9%

Clover Park, Auckland

#### LOWEST MEDIAN RENTS 12-MONTH CHANGE

-19.6%

Grafton, Auckland



#### SHORTEST DAYS ON MARKET

19

Highland Park, Auckland

#### LONGEST DAYS ON MARKET

100

Huapai, Auckland

# Auckland Top 10

## Highest median value

| ALL RESIDENTIAL PROPERTY |                 |              |
|--------------------------|-----------------|--------------|
| #                        | Suburb          | Median value |
| 1.                       | Herne Bay       | \$2,488,800  |
| 2.                       | Saint Marys Bay | \$2,147,750  |
| 3.                       | Remuera         | \$2,043,200  |
| 4.                       | Stanley Point   | \$1,963,500  |
| 5.                       | Campbells Bay   | \$1,887,100  |
| 6.                       | Westmere        | \$1,880,700  |
| 7.                       | Orakei          | \$1,867,600  |
| 8.                       | Epsom           | \$1,812,250  |
| 9.                       | Ponsonby        | \$1,794,650  |
| 10.                      | Mission Bay     | \$1,770,950  |

## Lowest median value

| ALL RESIDENTIAL PROPERTY |                  |              |
|--------------------------|------------------|--------------|
| #                        | Suburb           | Median value |
| 1.                       | Orere Point      | \$515,650    |
| 2.                       | Auckland Central | \$532,600    |
| 3.                       | Wellsford        | \$545,850    |
| 4.                       | Manukau          | \$559,850    |
| 5.                       | Grafton          | \$563,200    |
| 6.                       | Clendon Park     | \$566,250    |
| 7.                       | Wiri             | \$583,150    |
| 8.                       | Otara            | \$591,900    |
| 9.                       | Red Hill         | \$598,200    |
| 10.                      | Randwick Park    | \$601,000    |

## Greatest 12-month change

| #   | Suburb      | % Change |
|-----|-------------|----------|
| 1.  | Otara       | 4.2%     |
| 2.  | Omaha       | 2.8%     |
| 3.  | Farm Cove   | 2.6%     |
| 4.  | Sandspit    | 2.6%     |
| 5.  | Parakai     | 2.5%     |
| 6.  | Huia        | 2.3%     |
| 7.  | Glendene    | 2.2%     |
| 8.  | Wellsford   | 2.1%     |
| 9.  | Sandringham | 1.5%     |
| 10. | Burswood    | 1.5%     |

## Lowest 12-month change

| #   | Suburb           | % Change |
|-----|------------------|----------|
| 1.  | Parnell          | -7.0%    |
| 2.  | Herne Bay        | -6.7%    |
| 3.  | Saint Marys Bay  | -6.4%    |
| 4.  | Chatswood        | -5.9%    |
| 5.  | Kohimarama       | -5.3%    |
| 6.  | Oteha            | -5.3%    |
| 7.  | Rothsay Bay      | -5.2%    |
| 8.  | Albany Heights   | -5.1%    |
| 9.  | Eastern Beach    | -5.0%    |
| 10. | Fairview Heights | -5.0%    |

## Greatest 5-year change

| #   | Suburb       | % Change |
|-----|--------------|----------|
| 1.  | Parakai      | 64.2%    |
| 2.  | Wellsford    | 60.7%    |
| 3.  | Otara        | 55.6%    |
| 4.  | Surfdale     | 54.8%    |
| 5.  | Otahuhu      | 52.9%    |
| 6.  | Papakura     | 52.8%    |
| 7.  | Clendon Park | 51.5%    |
| 8.  | Weymouth     | 51.2%    |
| 9.  | Eden Terrace | 50.9%    |
| 10. | Onetangi     | 50.6%    |

## Lowest 5-year change

| #   | Suburb               | % Change |
|-----|----------------------|----------|
| 1.  | Mahurangi East       | 17.7%    |
| 2.  | Tawharanui Peninsula | 21.8%    |
| 3.  | New Windsor          | 23.7%    |
| 4.  | Sunnynook            | 23.9%    |
| 5.  | Narrow Neck          | 24.3%    |
| 6.  | Waterview            | 24.4%    |
| 7.  | Saint Marys Bay      | 24.5%    |
| 8.  | Henderson Valley     | 25.0%    |
| 9.  | Parnell              | 26.6%    |
| 10. | Chatswood            | 27.0%    |

## Highest median rents

| #   | Suburb       | Median Rent |
|-----|--------------|-------------|
| 1.  | Remuera      | \$730       |
| 2.  | Freemans Bay | \$722       |
| 3.  | Ponsonby     | \$722       |
| 4.  | Glendowie    | \$720       |
| 5.  | St Heliers   | \$720       |
| 6.  | Saint Johns  | \$710       |
| 7.  | Belmont      | \$700       |
| 8.  | Hauraki      | \$700       |
| 9.  | Herne Bay    | \$700       |
| 10. | Mairangi Bay | \$700       |

## Lowest median rents

| #   | Suburb           | Median Rent |
|-----|------------------|-------------|
| 1.  | Otahuhu          | \$370       |
| 2.  | Kelston          | \$402       |
| 3.  | Mangere East     | \$430       |
| 4.  | Grafton          | \$450       |
| 5.  | Waiuku           | \$470       |
| 6.  | Henderson Valley | \$475       |
| 7.  | Huia             | \$475       |
| 8.  | Muriwai          | \$475       |
| 9.  | Piha             | \$475       |
| 10. | Swanson          | \$475       |

## Highest gross rental yields

| #   | Suburb           | Yield |
|-----|------------------|-------|
| 1.  | Orere Point      | 6.4%  |
| 2.  | Awhitu           | 5.0%  |
| 3.  | Auckland Central | 4.8%  |
| 4.  | Clendon Park     | 4.8%  |
| 5.  | Wellsford        | 4.8%  |
| 6.  | Otara            | 4.7%  |
| 7.  | Weymouth         | 4.7%  |
| 8.  | Manukau          | 4.6%  |
| 9.  | Glenbrook        | 4.5%  |
| 10. | Manurewa East    | 4.5%  |

## Lowest gross rental yields

| #   | Suburb          | Yield |
|-----|-----------------|-------|
| 1.  | Epsom           | 1.5%  |
| 2.  | Herne Bay       | 1.5%  |
| 3.  | Omaha           | 1.5%  |
| 4.  | Westmere        | 1.5%  |
| 5.  | Campbells Bay   | 1.7%  |
| 6.  | Orakei          | 1.7%  |
| 7.  | Saint Marys Bay | 1.7%  |
| 8.  | Sandspit        | 1.7%  |
| 9.  | Stanley Point   | 1.7%  |
| 10. | Mellons Bay     | 1.8%  |



# Auckland Top 10

## Highest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |                  |          |
|--------------------------|------------------|----------|
| #                        | Suburb           | % Change |
| 1.                       | Clover Park      | 19.9%    |
| 2.                       | Manukau          | 19.9%    |
| 3.                       | Wiri             | 19.9%    |
| 4.                       | Otahuhu          | 10.4%    |
| 5.                       | Bayswater        | 10.1%    |
| 6.                       | Devonport        | 10.1%    |
| 7.                       | Narrow Neck      | 10.1%    |
| 8.                       | Stanley Point    | 10.1%    |
| 9.                       | Auckland Central | 10.0%    |
| 10.                      | Mairangi Bay     | 9.4%     |

## Lowest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |             |          |
|--------------------------|-------------|----------|
| #                        | Suburb      | % Change |
| 1.                       | Grafton     | -19.6%   |
| 2.                       | Epsom       | -19.2%   |
| 3.                       | Kelston     | -10.7%   |
| 4.                       | Westmere    | -9.3%    |
| 5.                       | Stonefields | -8.3%    |
| 6.                       | Waterview   | -6.1%    |
| 7.                       | Totara Vale | -5.3%    |
| 8.                       | Omiha       | -5.2%    |
| 9.                       | Oneroa      | -5.2%    |
| 10.                      | Onetangi    | -5.2%    |

## Longest on the market

| #   | Suburb       | Median days |
|-----|--------------|-------------|
| 1.  | Huapai       | 100         |
| 2.  | Riverhead    | 81          |
| 3.  | Clarks Beach | 76          |
| 4.  | Patumahoe    | 66          |
| 5.  | Red Hill     | 63          |
| 6.  | Kumeu        | 62          |
| 7.  | Devonport    | 58          |
| 8.  | Arkles Bay   | 56          |
| 9.  | Rothsay Bay  | 54          |
| 10. | Ostend       | 52          |

## Shortest on the market

| #   | Suburb          | Median days |
|-----|-----------------|-------------|
| 1.  | Highland Park   | 19          |
| 2.  | Saint Marys Bay | 20          |
| 3.  | Grey Lynn       | 20          |
| 4.  | Mount Albert    | 20          |
| 5.  | Morningside     | 20          |
| 6.  | Northpark       | 20          |
| 7.  | Otahuhu         | 20          |
| 8.  | Botany Downs    | 20          |
| 9.  | New Lynn        | 20          |
| 10. | Westmere        | 21          |

## Top sale price

| #   | Address                  | Sale date (all 2019) | Sale price   |
|-----|--------------------------|----------------------|--------------|
| 1.  | 20 Omaha Block Access Rd | 7th March            | \$12,000,000 |
| 2.  | 25 Park Ave              | 3rd December         | \$11,750,000 |
| 3.  | 112 Benson Rd            | 16th April           | \$11,750,000 |
| 4.  | 27 Hanene St             | 10th April           | \$10,500,000 |
| 5.  | 14 Aumoe Ave             | 3rd April            | \$10,200,000 |
| 6.  | 9 Bourne St              | 3rd June             | \$9,500,000  |
| 7.  | 222 Victoria Ave         | 5th April            | \$9,200,000  |
| 8.  | 671 Riddell Rd           | 3rd April            | \$9,000,000  |
| 9.  | 74 Korora Rd             | 29th January         | \$9,000,000  |
| 10. | 14 Rawhitiroa Rd         | 20th February        | \$7,600,000  |

*All these figures are as at 17th December*







# Hamilton

## Hamilton's top performing regions 2019

### ALL RESIDENTIAL PROPERTY



#### HIGHEST MEDIAN VALUE

\$841,200

Harrowfield, Hamilton

#### LOWEST MEDIAN VALUE

\$412,550

Bader, Hamilton

#### GREATEST 12-MONTH CHANGE IN VALUES

7.6%

Grandview Heights, Hamilton

#### LOWEST 12-MONTH CHANGE IN VALUES

1.0%

Queenwood, Hamilton

#### GREATEST 5-YEAR CHANGE IN MEDIAN VALUES

71.1%

Enderley, Hamilton

#### LOWEST 5-YEAR CHANGE IN MEDIAN VALUES

46.3%

Huntington, Hamilton



#### TOP SALE PRICE

\$2,500,000

55 Weston Lea Dr, Hamilton

#### HIGHEST GROSS RENTAL YIELDS

5.3%

Enderley, Hamilton

#### LOWEST GROSS RENTAL YIELDS

2.9%

Claudeland, Hamilton



#### HIGHEST MEDIAN RENTS 12-MONTH CHANGE

11.4%

Dinsdale, Hamilton

#### LOWEST MEDIAN RENTS 12-MONTH CHANGE

-8.8%

Claudeland, Hamilton



#### SHORTEST DAYS ON MARKET

17

Saint Andrews, Hamilton

#### LONGEST DAYS ON MARKET

49

Western Heights, Hamilton

# Hamilton Top 10

## Highest median value

| ALL RESIDENTIAL PROPERTY |                   |              |
|--------------------------|-------------------|--------------|
| #                        | Suburb            | Median value |
| 1.                       | Harrowfield       | \$841,200    |
| 2.                       | Flagstaff         | \$814,900    |
| 3.                       | Huntington        | \$789,800    |
| 4.                       | Rototuna North    | \$770,100    |
| 5.                       | Rototuna          | \$751,850    |
| 6.                       | Western Heights   | \$751,300    |
| 7.                       | Beerescourt       | \$703,350    |
| 8.                       | Queenwood         | \$692,050    |
| 9.                       | Hamilton Lake     | \$690,950    |
| 10.                      | Grandview Heights | \$686,200    |

## Lowest median value

| ALL RESIDENTIAL PROPERTY |               |              |
|--------------------------|---------------|--------------|
| #                        | Suburb        | Median value |
| 1.                       | Bader         | \$412,550    |
| 2.                       | Enderley      | \$431,200    |
| 3.                       | Whitiora      | \$456,900    |
| 4.                       | Deanwell      | \$458,950    |
| 5.                       | Frankton      | \$459,950    |
| 6.                       | Nawton        | \$470,700    |
| 7.                       | Melville      | \$472,200    |
| 8.                       | Maeroa        | \$519,450    |
| 9.                       | Dinsdale      | \$525,400    |
| 10.                      | Hamilton East | \$532,900    |

## Greatest 12-month change

| #   | Suburb            | % Change |
|-----|-------------------|----------|
| 1.  | Grandview Heights | 7.6%     |
| 2.  | Beerescourt       | 7.3%     |
| 3.  | Fairview Downs    | 7.3%     |
| 4.  | Maeroa            | 6.6%     |
| 5.  | Hamilton Central  | 6.3%     |
| 6.  | Frankton          | 6.0%     |
| 7.  | Nawton            | 6.0%     |
| 8.  | Enderley          | 5.9%     |
| 9.  | Forest Lake       | 5.8%     |
| 10. | Whitiora          | 5.8%     |

## Lowest 12-month change

| #   | Suburb      | % Change |
|-----|-------------|----------|
| 1.  | Queenwood   | 1.0%     |
| 2.  | Fitzroy     | 1.8%     |
| 3.  | Deanwell    | 1.9%     |
| 4.  | Chedworth   | 2.5%     |
| 5.  | Glenview    | 3.1%     |
| 6.  | Huntington  | 3.2%     |
| 7.  | Harrowfield | 3.6%     |
| 8.  | Rototuna    | 3.9%     |
| 9.  | Flagstaff   | 4.1%     |
| 10. | Chartwell   | 4.3%     |

## Greatest 5-year change

| #   | Suburb           | % Change |
|-----|------------------|----------|
| 1.  | Enderley         | 71.1%    |
| 2.  | Bader            | 67.9%    |
| 3.  | Fairview Downs   | 64.2%    |
| 4.  | Deanwell         | 63.9%    |
| 5.  | Melville         | 62.8%    |
| 6.  | Frankton         | 61.6%    |
| 7.  | Forest Lake      | 61.4%    |
| 8.  | Hamilton Central | 61.2%    |
| 9.  | Beerescourt      | 60.8%    |
| 10. | Maeroa           | 60.8%    |

## Lowest 5-year change

| #   | Suburb          | % Change |
|-----|-----------------|----------|
| 1.  | Huntington      | 46.3%    |
| 2.  | Queenwood       | 47.0%    |
| 3.  | Pukete          | 48.5%    |
| 4.  | Flagstaff       | 49.4%    |
| 5.  | Western Heights | 49.4%    |
| 6.  | Rototuna        | 49.5%    |
| 7.  | Rototuna North  | 50.7%    |
| 8.  | Harrowfield     | 50.8%    |
| 9.  | Chedworth       | 52.0%    |
| 10. | Hillcrest       | 54.0%    |

## Highest median rents

| #   | Suburb         | Median Rent |
|-----|----------------|-------------|
| 1.  | Huntington     | \$570       |
| 2.  | Rototuna       | \$570       |
| 3.  | Rototuna North | \$570       |
| 4.  | Beerescourt    | \$465       |
| 5.  | Chartwell      | \$465       |
| 6.  | Chedworth      | \$465       |
| 7.  | Flagstaff      | \$465       |
| 8.  | Forest Lake    | \$465       |
| 9.  | Harrowfield    | \$465       |
| 10. | Pukete         | \$465       |

## Lowest median rents

| #   | Suburb           | Median Rent |
|-----|------------------|-------------|
| 1.  | Claudlands       | \$310       |
| 2.  | Hamilton Central | \$355       |
| 3.  | Maeroa           | \$355       |
| 4.  | Whitiora         | \$355       |
| 5.  | Hamilton East    | \$360       |
| 6.  | Bader            | \$380       |
| 7.  | Deanwell         | \$380       |
| 8.  | Fitzroy          | \$380       |
| 9.  | Glenview         | \$380       |
| 10. | Hamilton Lake    | \$380       |

## Highest gross rental yields

| #   | Suburb         | Yield |
|-----|----------------|-------|
| 1.  | Enderley       | 5.3%  |
| 2.  | Frankton       | 5.0%  |
| 3.  | Nawton         | 4.9%  |
| 4.  | Bader          | 4.8%  |
| 5.  | Forest Lake    | 4.5%  |
| 6.  | Dinsdale       | 4.4%  |
| 7.  | Deanwell       | 4.3%  |
| 8.  | Fairview Downs | 4.3%  |
| 9.  | Chartwell      | 4.2%  |
| 10. | Fairfield      | 4.2%  |

## Lowest gross rental yields

| #   | Suburb            | Yield |
|-----|-------------------|-------|
| 1.  | Claudlands        | 2.9%  |
| 2.  | Hamilton Lake     | 2.9%  |
| 3.  | Harrowfield       | 2.9%  |
| 4.  | Flagstaff         | 3.0%  |
| 5.  | Western Heights   | 3.0%  |
| 6.  | Hamilton Central  | 3.2%  |
| 7.  | Grandview Heights | 3.3%  |
| 8.  | Beerescourt       | 3.4%  |
| 9.  | Hamilton East     | 3.5%  |
| 10. | Queenwood         | 3.5%  |



# Hamilton Top 10

## Highest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |                   |          |
|--------------------------|-------------------|----------|
| #                        | Suburb            | % Change |
| 1.                       | Dinsdale          | 11.4%    |
| 2.                       | Frankton          | 11.4%    |
| 3.                       | Enderley          | 10.0%    |
| 4.                       | Fairfield         | 10.0%    |
| 5.                       | Fairview Downs    | 10.0%    |
| 6.                       | Huntington        | 9.6%     |
| 7.                       | Rototuna          | 9.6%     |
| 8.                       | Rototuna North    | 9.6%     |
| 9.                       | Grandview Heights | 2.3%     |
| 10.                      | Nawton            | 2.3%     |

## Lowest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |               |          |
|--------------------------|---------------|----------|
| #                        | Suburb        | % Change |
| 1.                       | Claudlands    | -8.8%    |
| 2.                       | Hillcrest     | -3.6%    |
| 3.                       | Silverdale    | -3.6%    |
| 4.                       | Hamilton East | 0.0%     |
| 5.                       | Bader         | 0.0%     |
| 6.                       | Deanwell      | 0.0%     |
| 7.                       | Fitzroy       | 0.0%     |
| 8.                       | Glenview      | 0.0%     |
| 9.                       | Hamilton Lake | 0.0%     |
| 10.                      | Melville      | 0.0%     |

## Longest on the market

| #   | Suburb          | Median days |
|-----|-----------------|-------------|
| 1.  | Western Heights | 49          |
| 2.  | Flagstaff       | 37          |
| 3.  | Queenwood       | 30          |
| 4.  | Rototuna North  | 30          |
| 5.  | Forest Lake     | 29          |
| 6.  | Glenview        | 27          |
| 7.  | Huntington      | 27          |
| 8.  | Nawton          | 27          |
| 9.  | Hamilton Lake   | 26          |
| 10. | Claudlands      | 25          |

## Shortest on the market

| #   | Suburb            | Median days |
|-----|-------------------|-------------|
| 1.  | Saint Andrews     | 17          |
| 2.  | Melville          | 17          |
| 3.  | Fitzroy           | 19          |
| 4.  | Whitiora          | 19          |
| 5.  | Rototuna          | 20          |
| 6.  | Bader             | 20          |
| 7.  | Maeroa            | 21          |
| 8.  | Grandview Heights | 22          |
| 9.  | Beerescourt       | 22          |
| 10. | Hillcrest         | 22          |

## Top sale price

| #   | Address            | Sale date (all 2019) | Sale price  |
|-----|--------------------|----------------------|-------------|
| 1.  | 55 Weston Lea Dr   | 12th April           | \$2,500,000 |
| 2.  | 71 Weston Lea Dr   | 4th October          | \$2,500,000 |
| 3.  | 55 Lake Domain Dr  | 2nd May              | \$2,260,000 |
| 4.  | 20 Riverside Lane  | 13th March           | \$1,972,000 |
| 5.  | 65 Braid Rd        | 23rd July            | \$1,820,000 |
| 6.  | 59A Harrowfield Dr | 28th February        | \$1,700,000 |
| 7.  | 1838A River Rd     | 27th March           | \$1,650,000 |
| 8.  | 1903 River Rd      | 1st April            | \$1,600,000 |
| 9.  | 18 Mahoe St        | 6th May              | \$1,600,000 |
| 10. | 5 Dalethorpe Ave   | 6th March            | \$1,560,000 |

*All these figures are as at 17th December*





# Tauranga

## Tauranga's top performing regions 2019

### ALL RESIDENTIAL PROPERTY



#### HIGHEST MEDIAN VALUE

\$953,400

Mount Maunganui, Tauranga

#### LOWEST MEDIAN VALUE

\$480,200

Parkvale, Tauranga

#### GREATEST 12-MONTH CHANGE IN VALUES

10.1%

Poike, Tauranga

#### LOWEST 12-MONTH CHANGE IN VALUES

3.2%

Pyes Pa, Tauranga

#### GREATEST 5-YEAR CHANGE IN MEDIAN VALUES

84.0%

Gate Pa, Tauranga

#### LOWEST 5-YEAR CHANGE IN MEDIAN VALUES

54.2%

Huntington, Tauranga



#### TOP SALE PRICE

\$6,250,000

73 Marine Pde, Tauranga

#### HIGHEST GROSS RENTAL YIELDS

4.9%

Parkvale, Tauranga

#### LOWEST GROSS RENTAL YIELDS

2.7%

Mount Maunganui, Tauranga



#### HIGHEST MEDIAN RENTS 12-MONTH CHANGE

4.7%

Gate Pa, Tauranga

#### LOWEST MEDIAN RENTS 12-MONTH CHANGE

-2.0%

Hairini, Tauranga



#### SHORTEST DAYS ON MARKET

24

Bellevue, Tauranga

#### LONGEST DAYS ON MARKET

49

Papamoa, Tauranga



# Tauranga Top 10

## Highest median value

| ALL RESIDENTIAL PROPERTY |                 |              |
|--------------------------|-----------------|--------------|
| #                        | Suburb          | Median value |
| 1.                       | Mount Maunganui | \$953,400    |
| 2.                       | Matua           | \$851,100    |
| 3.                       | Bethlehem       | \$806,150    |
| 4.                       | Otumoetai       | \$781,850    |
| 5.                       | Tauranga        | \$761,200    |
| 6.                       | Papamoa Beach   | \$752,100    |
| 7.                       | Pyes Pa         | \$750,500    |
| 8.                       | Ohauti          | \$746,800    |
| 9.                       | Maungatapu      | \$689,950    |
| 10.                      | Tauranga South  | \$657,550    |

## Lowest median value

| ALL RESIDENTIAL PROPERTY |                |              |
|--------------------------|----------------|--------------|
| #                        | Suburb         | Median value |
| 1.                       | Parkvale       | \$480,200    |
| 2.                       | Gate Pa        | \$502,800    |
| 3.                       | Poike          | \$507,950    |
| 4.                       | Greerton       | \$542,200    |
| 5.                       | Judea          | \$547,100    |
| 6.                       | Hairini        | \$573,750    |
| 7.                       | Bellevue       | \$583,500    |
| 8.                       | Brookfield     | \$593,350    |
| 9.                       | Welcome Bay    | \$635,450    |
| 10.                      | Tauranga South | \$657,550    |

## Greatest 12-month change

| #   | Suburb          | % Change |
|-----|-----------------|----------|
| 1.  | Poike           | 10.1%    |
| 2.  | Maungatapu      | 7.8%     |
| 3.  | Hairini         | 7.0%     |
| 4.  | Welcome Bay     | 6.4%     |
| 5.  | Greerton        | 5.8%     |
| 6.  | Judea           | 5.2%     |
| 7.  | Parkvale        | 5.1%     |
| 8.  | Papamoa Beach   | 5.0%     |
| 9.  | Otumoetai       | 4.9%     |
| 10. | Mount Maunganui | 4.8%     |

## Lowest 12-month change

| #   | Suburb          | % Change |
|-----|-----------------|----------|
| 1.  | Pyes Pa         | 3.2%     |
| 2.  | Brookfield      | 3.4%     |
| 3.  | Bethlehem       | 4.2%     |
| 4.  | Matua           | 4.4%     |
| 5.  | Tauranga South  | 4.4%     |
| 6.  | Ohauti          | 4.6%     |
| 7.  | Tauranga        | 4.6%     |
| 8.  | Bellevue        | 4.7%     |
| 9.  | Gate Pa         | 4.7%     |
| 10. | Mount Maunganui | 4.8%     |

## Greatest 5-year change

| #   | Suburb          | % Change |
|-----|-----------------|----------|
| 1.  | Gate Pa         | 84.0%    |
| 2.  | Parkvale        | 82.8%    |
| 3.  | Poike           | 78.1%    |
| 4.  | Hairini         | 73.4%    |
| 5.  | Greerton        | 73.4%    |
| 6.  | Mount Maunganui | 73.1%    |
| 7.  | Judea           | 71.3%    |
| 8.  | Bellevue        | 69.4%    |
| 9.  | Brookfield      | 68.4%    |
| 10. | Maungatapu      | 67.4%    |

## Lowest 5-year change

| #   | Suburb         | % Change |
|-----|----------------|----------|
| 1.  | Bethlehem      | 54.2%    |
| 2.  | Tauranga       | 55.8%    |
| 3.  | Pyes Pa        | 59.1%    |
| 4.  | Ohauti         | 60.6%    |
| 5.  | Matua          | 61.7%    |
| 6.  | Papamoa Beach  | 62.1%    |
| 7.  | Welcome Bay    | 66.2%    |
| 8.  | Tauranga South | 66.3%    |
| 9.  | Otumoetai      | 66.4%    |
| 10. | Maungatapu     | 67.4%    |

## Highest median rents

| #   | Suburb          | Median Rent |
|-----|-----------------|-------------|
| 1.  | Papamoa         | \$535       |
| 2.  | Papamoa Beach   | \$535       |
| 3.  | Mount Maunganui | \$500       |
| 4.  | Hairini         | \$480       |
| 5.  | Maungatapu      | \$480       |
| 6.  | Ohauti          | \$480       |
| 7.  | Pyes Pa         | \$480       |
| 8.  | Welcome Bay     | \$480       |
| 9.  | Bellevue        | \$465       |
| 10. | Bethlehem       | \$465       |

## Lowest median rents

| #   | Suburb         | Median Rent |
|-----|----------------|-------------|
| 1.  | Gate Pa        | \$450       |
| 2.  | Greerton       | \$450       |
| 3.  | Judea          | \$450       |
| 4.  | Parkvale       | \$450       |
| 5.  | Poike          | \$450       |
| 6.  | Tauranga       | \$450       |
| 7.  | Tauranga South | \$450       |
| 8.  | Bellevue       | \$465       |
| 9.  | Bethlehem      | \$465       |
| 10. | Brookfield     | \$465       |

## Highest gross rental yields

| #   | Suburb      | Yield |
|-----|-------------|-------|
| 1.  | Parkvale    | 4.9%  |
| 2.  | Gate Pa     | 4.7%  |
| 3.  | Poike       | 4.6%  |
| 4.  | Hairini     | 4.4%  |
| 5.  | Greerton    | 4.3%  |
| 6.  | Judea       | 4.3%  |
| 7.  | Bellevue    | 4.1%  |
| 8.  | Brookfield  | 4.1%  |
| 9.  | Papamoa     | 3.9%  |
| 10. | Welcome Bay | 3.9%  |

## Lowest gross rental yields

| #   | Suburb          | Yield |
|-----|-----------------|-------|
| 1.  | Mount Maunganui | 2.7%  |
| 2.  | Matua           | 2.8%  |
| 3.  | Bethlehem       | 3.0%  |
| 4.  | Otumoetai       | 3.1%  |
| 5.  | Tauranga        | 3.1%  |
| 6.  | Ohauti          | 3.3%  |
| 7.  | Pyes Pa         | 3.3%  |
| 8.  | Maungatapu      | 3.6%  |
| 9.  | Tauranga South  | 3.6%  |
| 10. | Papamoa Beach   | 3.7%  |

# Tauranga Top 10

## Highest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |                 |          |
|--------------------------|-----------------|----------|
| #                        | Suburb          | % Change |
| 1.                       | Gate Pa         | 4.7%     |
| 2.                       | Greerton        | 4.7%     |
| 3.                       | Judea           | 4.7%     |
| 4.                       | Parkvale        | 4.7%     |
| 5.                       | Poike           | 4.7%     |
| 6.                       | Tauranga        | 4.7%     |
| 7.                       | Tauranga South  | 4.7%     |
| 8.                       | Papamoa         | 0.9%     |
| 9.                       | Papamoa Beach   | 0.9%     |
| 10.                      | Mount Maunganui | 0.0%     |

## Lowest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |             |          |
|--------------------------|-------------|----------|
| #                        | Suburb      | % Change |
| 1.                       | Hairini     | -2.0%    |
| 2.                       | Maungatapu  | -2.0%    |
| 3.                       | Ohauiti     | -2.0%    |
| 4.                       | Pyes Pa     | -2.0%    |
| 5.                       | Welcome Bay | -2.0%    |
| 6.                       | Bellevue    | -1.1%    |
| 7.                       | Bethlehem   | -1.1%    |
| 8.                       | Brookfield  | -1.1%    |
| 9.                       | Matua       | -1.1%    |
| 10.                      | Otumoetai   | -1.1%    |

## Longest on the market

| #   | Suburb          | Median days |
|-----|-----------------|-------------|
| 1.  | Papamoa         | 49          |
| 2.  | Pyes Pa         | 44          |
| 3.  | Gate Pa         | 41          |
| 4.  | Welcome Bay     | 40          |
| 5.  | Bethlehem       | 36          |
| 6.  | Ohauiti         | 36          |
| 7.  | Otumoetai       | 35          |
| 8.  | Matua           | 34          |
| 9.  | Mount Maunganui | 31          |
| 10. | Papamoa Beach   | 31          |

## Shortest on the market

| #   | Suburb          | Median days |
|-----|-----------------|-------------|
| 1.  | Bellevue        | 24          |
| 2.  | Maungatapu      | 25          |
| 3.  | Judea           | 27          |
| 4.  | Tauranga        | 29          |
| 5.  | Tauranga South  | 29          |
| 6.  | Greerton        | 29          |
| 7.  | Brookfield      | 30          |
| 8.  | Hairini         | 30          |
| 9.  | Mount Maunganui | 31          |
| 10. | Papamoa Beach   | 31          |

## Top sale price

| #   | Address            | Sale date (all 2019) | Sale price  |
|-----|--------------------|----------------------|-------------|
| 1.  | 73 Marine Pde      | 7th April            | \$6,250,000 |
| 2.  | 71 Marine Pde      | 3rd May              | \$6,000,000 |
| 3.  | 85 Marine Pde      | 28th September       | \$5,700,000 |
| 4.  | 209C Oceanbeach Rd | 5th March            | \$4,175,000 |
| 5.  | 98 Muricata Ave    | 10th June            | \$3,600,000 |
| 6.  | 6 Hazel Tce        | 7th June             | \$3,500,000 |
| 7.  | 184 Oceanbeach Rd  | 18th February        | \$3,300,000 |
| 8.  | 96 Marine Pde      | 8th May              | \$3,240,000 |
| 9.  | 124 Marine Pde     | 25th January         | \$3,100,000 |
| 10. | 40 Rita St         | 25th June            | \$3,100,000 |

*All these figures are as at 17th December*







# Wellington

## Wellington's top performing regions 2019

### ALL RESIDENTIAL PROPERTY



#### HIGHEST MEDIAN VALUE

\$1,425,650

Seatoun, Wellington

#### LOWEST MEDIAN VALUE

\$444,300

Wellington Central, Wellington

#### GREATEST 12-MONTH CHANGE IN VALUES

7.7%

Tawa, Wellington

#### LOWEST 12-MONTH CHANGE IN VALUES

1.6%

Wellington Central, Wellington

#### GREATEST 5-YEAR CHANGE IN MEDIAN VALUES

70.9%

Newlands, Wellington

#### LOWEST 5-YEAR CHANGE IN MEDIAN VALUES

41.9%

Kelburn, Wellington



#### TOP SALE PRICE

\$4,920,000

3 Maida Vale Rd, Wellington

#### HIGHEST GROSS RENTAL YIELDS

5.2%

Wellington Central, Wellington

#### LOWEST GROSS RENTAL YIELDS

2.0%

Roseneath, Wellington



#### HIGHEST MEDIAN RENTS 12-MONTH CHANGE

23.0%

Houghton Bay, Wellington

#### LOWEST MEDIAN RENTS 12-MONTH CHANGE

-16.7%

Kilbirnie, Wellington



#### SHORTEST DAYS ON MARKET

16

Aro Valley, Wellington

#### LONGEST DAYS ON MARKET

24

Crofton Downs, Wellington

# Wellington Top 10

## Highest median value

| ALL RESIDENTIAL PROPERTY |                |              |
|--------------------------|----------------|--------------|
| #                        | Suburb         | Median value |
| 1.                       | Seatoun        | \$1,425,650  |
| 2.                       | Roseneath      | \$1,345,200  |
| 3.                       | Karaka Bays    | \$1,316,050  |
| 4.                       | Kelburn        | \$1,226,100  |
| 5.                       | Wadestown      | \$1,084,650  |
| 6.                       | Khandallah     | \$1,066,250  |
| 7.                       | Mount Victoria | \$1,048,650  |
| 8.                       | Hataitai       | \$960,900    |
| 9.                       | Northland      | \$933,850    |
| 10.                      | Island Bay     | \$926,350    |

## Lowest median value

| ALL RESIDENTIAL PROPERTY |                    |              |
|--------------------------|--------------------|--------------|
| #                        | Suburb             | Median value |
| 1.                       | Wellington Central | \$444,300    |
| 2.                       | Te Aro             | \$599,450    |
| 3.                       | Mount Cook         | \$659,550    |
| 4.                       | Newlands           | \$671,100    |
| 5.                       | Johnsonville       | \$682,750    |
| 6.                       | Tawa               | \$683,650    |
| 7.                       | Paparangi          | \$695,800    |
| 8.                       | Berhampore         | \$703,600    |
| 9.                       | Kingston           | \$703,600    |
| 10.                      | Broadmeadows       | \$718,750    |

## Greatest 12-month change

| #   | Suburb       | % Change |
|-----|--------------|----------|
| 1.  | Tawa         | 7.7%     |
| 2.  | Woodridge    | 7.0%     |
| 3.  | Aro Valley   | 6.5%     |
| 4.  | Johnsonville | 6.3%     |
| 5.  | Te Aro       | 6.2%     |
| 6.  | Owhiro Bay   | 6.1%     |
| 7.  | Seatoun      | 5.8%     |
| 8.  | Broadmeadows | 5.7%     |
| 9.  | Maupuia      | 5.6%     |
| 10. | Ngaio        | 5.6%     |

## Lowest 12-month change

| #   | Suburb             | % Change |
|-----|--------------------|----------|
| 1.  | Wellington Central | 1.6%     |
| 2.  | Mornington         | 2.3%     |
| 3.  | Thorndon           | 2.3%     |
| 4.  | Wadestown          | 2.5%     |
| 5.  | Kingston           | 2.7%     |
| 6.  | Kelburn            | 2.8%     |
| 7.  | Island Bay         | 3.0%     |
| 8.  | Southgate          | 3.0%     |
| 9.  | Houghton Bay       | 3.2%     |
| 10. | Newtown            | 3.3%     |

## Greatest 5-year change

| #   | Suburb        | % Change |
|-----|---------------|----------|
| 1.  | Newlands      | 70.9%    |
| 2.  | Paparangi     | 70.3%    |
| 3.  | Tawa          | 68.1%    |
| 4.  | Berhampore    | 65.4%    |
| 5.  | Johnsonville  | 63.9%    |
| 6.  | Aro Valley    | 62.7%    |
| 7.  | Crofton Downs | 62.6%    |
| 8.  | Newtown       | 61.1%    |
| 9.  | Lyall Bay     | 60.8%    |
| 10. | Broadmeadows  | 60.1%    |

## Lowest 5-year change

| #   | Suburb             | % Change |
|-----|--------------------|----------|
| 1.  | Kelburn            | 41.9%    |
| 2.  | Wellington Central | 44.6%    |
| 3.  | Karaka Bays        | 45.3%    |
| 4.  | Wadestown          | 45.9%    |
| 5.  | Seatoun            | 47.8%    |
| 6.  | Roseneath          | 51.9%    |
| 7.  | Khandallah         | 52.0%    |
| 8.  | Mount Cook         | 52.5%    |
| 9.  | Southgate          | 52.9%    |
| 10. | Hataitai           | 52.9%    |

## Highest median rents

| #   | Suburb          | Median Rent |
|-----|-----------------|-------------|
| 1.  | Broadmeadows    | \$650       |
| 2.  | Karaka Bays     | \$650       |
| 3.  | Khandallah      | \$650       |
| 4.  | Seatoun         | \$650       |
| 5.  | Maupuia         | \$620       |
| 6.  | Miramar         | \$620       |
| 7.  | Strathmore Park | \$620       |
| 8.  | Brooklyn        | \$595       |
| 9.  | Crofton Downs   | \$560       |
| 10. | Karori          | \$560       |

## Lowest median rents

| #   | Suburb             | Median Rent |
|-----|--------------------|-------------|
| 1.  | Mount Cook         | \$435       |
| 2.  | Wellington Central | \$442       |
| 3.  | Kilbirnie          | \$460       |
| 4.  | Lyall Bay          | \$460       |
| 5.  | Rongotai           | \$460       |
| 6.  | Northland          | \$470       |
| 7.  | Kingston           | \$495       |
| 8.  | Mornington         | \$495       |
| 9.  | Owhiro Bay         | \$495       |
| 10. | Aro Valley         | \$500       |

## Highest gross rental yields

| #   | Suburb             | Yield |
|-----|--------------------|-------|
| 1.  | Wellington Central | 5.2%  |
| 2.  | Broadmeadows       | 4.7%  |
| 3.  | Te Aro             | 4.4%  |
| 4.  | Newlands           | 4.3%  |
| 5.  | Johnsonville       | 4.2%  |
| 6.  | Maupuia            | 4.1%  |
| 7.  | Paparangi          | 4.1%  |
| 8.  | Strathmore Park    | 4.0%  |
| 9.  | Tawa               | 4.0%  |
| 10. | Miramar            | 3.9%  |

## Lowest gross rental yields

| #   | Suburb         | Yield |
|-----|----------------|-------|
| 1.  | Roseneath      | 2.0%  |
| 2.  | Kelburn        | 2.1%  |
| 3.  | Seatoun        | 2.4%  |
| 4.  | Karaka Bays    | 2.6%  |
| 5.  | Mount Victoria | 2.6%  |
| 6.  | Northland      | 2.6%  |
| 7.  | Wadestown      | 2.6%  |
| 8.  | Hataitai       | 3.0%  |
| 9.  | Island Bay     | 3.0%  |
| 10. | Lyall Bay      | 3.0%  |

# Wellington Top 10

## Highest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |               |          |
|--------------------------|---------------|----------|
| #                        | Suburb        | % Change |
| 1.                       | Houghton Bay  | 23.0%    |
| 2.                       | Island Bay    | 23.0%    |
| 3.                       | Melrose       | 23.0%    |
| 4.                       | Southgate     | 23.0%    |
| 5.                       | Broadmeadows  | 16.1%    |
| 6.                       | Khandallah    | 16.1%    |
| 7.                       | Crofton Downs | 12.0%    |
| 8.                       | Ngaio         | 12.0%    |
| 9.                       | Wilton        | 12.0%    |
| 10.                      | Mount Cook    | 10.1%    |

## Lowest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |                |          |
|--------------------------|----------------|----------|
| #                        | Suburb         | % Change |
| 1.                       | Kilbirnie      | -16.7%   |
| 2.                       | Lyal Bay       | -16.7%   |
| 3.                       | Rongotai       | -16.7%   |
| 4.                       | Aro Valley     | -16.7%   |
| 5.                       | Kelburn        | -16.7%   |
| 6.                       | Karori         | -2.6%    |
| 7.                       | Mount Victoria | -1.3%    |
| 8.                       | Roseneath      | -1.3%    |
| 9.                       | Kingston       | -1.0%    |
| 10.                      | Mornington     | -1.0%    |

## Longest on the market

| #   | Suburb          | Median days |
|-----|-----------------|-------------|
| 1.  | Crofton Downs   | 24          |
| 2.  | Churton Park    | 23          |
| 3.  | Tawa            | 23          |
| 4.  | Wadestown       | 22          |
| 5.  | Lyal Bay        | 22          |
| 6.  | Hataitai        | 21          |
| 7.  | Khandallah      | 21          |
| 8.  | Grenada Village | 21          |
| 9.  | Berhampore      | 21          |
| 10. | Johnsonville    | 21          |

## Shortest on the market

| #   | Suburb         | Median days |
|-----|----------------|-------------|
| 1.  | Aro Valley     | 16          |
| 2.  | Wilton         | 16          |
| 3.  | Woodridge      | 16          |
| 4.  | Te Aro         | 16          |
| 5.  | Karori         | 17          |
| 6.  | Ngaio          | 17          |
| 7.  | Brooklyn       | 17          |
| 8.  | Miramar        | 17          |
| 9.  | Mount Victoria | 18          |
| 10. | Northland      | 19          |

## Top sale price

| #   | Address           | Sale date (all 2019) | Sale price  |
|-----|-------------------|----------------------|-------------|
| 1.  | 3 Maida Vale Rd   | 20th November        | \$4,920,000 |
| 2.  | 30 McFarlane St   | 24th July            | \$4,300,000 |
| 3.  | 322 Oriental Pde  | 31st July            | \$4,250,000 |
| 4.  | 11 Woodmancote Rd | 17th September       | \$4,010,000 |
| 5.  | 300 Oriental Pde  | 8th October          | \$3,100,000 |
| 6.  | 121 Upland Rd     | 18th September       | \$2,925,000 |
| 7.  | 15 Salmont Pl     | 26th March           | \$2,775,000 |
| 8.  | 46 McFarlane St   | 29th May             | \$2,640,000 |
| 9.  | 52 High St        | 28th February        | \$2,600,000 |
| 10. | 18 North Tce      | 2nd October          | \$2,570,000 |

*All these figures are as at 17th December*





# Christchurch

## Christchurch's top performing regions 2019

### ALL RESIDENTIAL PROPERTY



#### HIGHEST MEDIAN VALUE

\$1,179,650

Scarborough, Christchurch

#### LOWEST MEDIAN VALUE

\$291,100

Phillipstown, Christchurch

#### GREATEST 12-MONTH CHANGE IN VALUES

11.6%

Akaroa, Christchurch

#### LOWEST 12-MONTH CHANGE IN VALUES

-3.0%

South New Brighton, Christchurch

#### GREATEST 5-YEAR CHANGE IN MEDIAN VALUES

19.7%

Sumner, Christchurch

#### LOWEST 5-YEAR CHANGE IN MEDIAN VALUES

-1.2%

Belfast, Christchurch



#### TOP SALE PRICE

\$4,500,000

83 Clyde Rd, Christchurch

#### HIGHEST GROSS RENTAL YIELDS

7.6%

Kainga, Christchurch

#### LOWEST GROSS RENTAL YIELDS

2.0%

Fendalton, Christchurch



#### HIGHEST MEDIAN RENTS 12-MONTH CHANGE

19.3%

Cashmere, Christchurch

#### LOWEST MEDIAN RENTS 12-MONTH CHANGE

-26.7%

Addington, Christchurch



#### SHORTEST DAYS ON MARKET

20

Lyttelton, Christchurch

#### LONGEST DAYS ON MARKET

66

Bromley, Christchurch



# Christchurch Top 10

## Highest median value

| ALL RESIDENTIAL PROPERTY |               |              |
|--------------------------|---------------|--------------|
| #                        | Suburb        | Median value |
| 1.                       | Scarborough   | \$1,179,650  |
| 2.                       | Fendalton     | \$1,164,800  |
| 3.                       | Kennedys Bush | \$1,122,550  |
| 4.                       | Merivale      | \$997,850    |
| 5.                       | Clifton       | \$860,300    |
| 6.                       | Strowan       | \$848,450    |
| 7.                       | Redcliffs     | \$785,250    |
| 8.                       | Huntsbury     | \$752,050    |
| 9.                       | Westmorland   | \$748,700    |
| 10.                      | Moncks Bay    | \$746,550    |

## Lowest median value

| ALL RESIDENTIAL PROPERTY |              |              |
|--------------------------|--------------|--------------|
| #                        | Suburb       | Median value |
| 1.                       | Phillipstown | \$291,100    |
| 2.                       | Aranui       | \$297,100    |
| 3.                       | Linwood      | \$321,700    |
| 4.                       | Waltham      | \$330,050    |
| 5.                       | Bromley      | \$336,800    |
| 6.                       | New Brighton | \$350,050    |
| 7.                       | Avonside     | \$352,900    |
| 8.                       | Addington    | \$355,450    |
| 9.                       | Richmond     | \$358,850    |
| 10.                      | Woolston     | \$363,350    |

## Greatest 12-month change

| #   | Suburb        | % Change |
|-----|---------------|----------|
| 1.  | Akaroa        | 11.6%    |
| 2.  | Duvauchelle   | 9.2%     |
| 3.  | Sumner        | 6.8%     |
| 4.  | Scarborough   | 6.5%     |
| 5.  | Charteris Bay | 5.6%     |
| 6.  | Cashmere      | 5.4%     |
| 7.  | Clifton       | 5.0%     |
| 8.  | Governors Bay | 4.7%     |
| 9.  | Westmorland   | 4.2%     |
| 10. | Redcliffs     | 4.0%     |

## Lowest 12-month change

| #   | Suburb             | % Change |
|-----|--------------------|----------|
| 1.  | South New Brighton | -3.0%    |
| 2.  | Harewood           | -2.3%    |
| 3.  | Belfast            | -2.1%    |
| 4.  | Redwood            | -1.7%    |
| 5.  | Addington          | -1.6%    |
| 6.  | Fendalton          | -1.4%    |
| 7.  | Linwood            | -0.7%    |
| 8.  | Heathcote Valley   | -0.5%    |
| 9.  | Sockburn           | -0.5%    |
| 10. | Casebrook          | -0.4%    |

## Greatest 5-year change

| #   | Suburb               | % Change |
|-----|----------------------|----------|
| 1.  | Sumner               | 19.7%    |
| 2.  | Charteris Bay        | 14.5%    |
| 3.  | Strowan              | 14.5%    |
| 4.  | Diamond Harbour      | 14.1%    |
| 5.  | Christchurch Central | 13.6%    |
| 6.  | Wainui               | 13.5%    |
| 7.  | Akaroa               | 12.8%    |
| 8.  | Fendalton            | 12.5%    |
| 9.  | Huntsbury            | 11.5%    |
| 10. | Aranui               | 11.0%    |

## Lowest 5-year change

| #   | Suburb     | % Change |
|-----|------------|----------|
| 1.  | Belfast    | -1.2%    |
| 2.  | Sockburn   | -0.4%    |
| 3.  | Avonhead   | 0.0%     |
| 4.  | Harewood   | 1.0%     |
| 5.  | Burwood    | 1.6%     |
| 6.  | Hei Hei    | 1.6%     |
| 7.  | Russley    | 1.8%     |
| 8.  | Redwood    | 1.9%     |
| 9.  | Bishopdale | 1.9%     |
| 10. | Addington  | 2.0%     |

## Highest median rents

| #   | Suburb           | Median Rent |
|-----|------------------|-------------|
| 1.  | Cashmere         | \$477       |
| 2.  | Westmorland      | \$477       |
| 3.  | Clifton          | \$470       |
| 4.  | Heathcote Valley | \$470       |
| 5.  | Moncks Bay       | \$470       |
| 6.  | Mount Pleasant   | \$470       |
| 7.  | Redcliffs        | \$470       |
| 8.  | Richmond Hill    | \$470       |
| 9.  | Scarborough      | \$470       |
| 10. | Sumner           | \$470       |

## Lowest median rents

| #   | Suburb               | Median Rent |
|-----|----------------------|-------------|
| 1.  | Addington            | \$220       |
| 2.  | Linwood              | \$332       |
| 3.  | Phillipstown         | \$332       |
| 4.  | Riccarton            | \$335       |
| 5.  | Christchurch Central | \$350       |
| 6.  | Saint Albans         | \$350       |
| 7.  | Sydenham             | \$357       |
| 8.  | Avonside             | \$360       |
| 9.  | Aranui               | \$365       |
| 10. | Bromley              | \$365       |

## Highest gross rental yields

| #   | Suburb       | Yield |
|-----|--------------|-------|
| 1.  | Kainga       | 7.6%  |
| 2.  | Aranui       | 6.4%  |
| 3.  | Little River | 6.3%  |
| 4.  | Phillipstown | 5.9%  |
| 5.  | Wainoni      | 5.9%  |
| 6.  | Waltham      | 5.9%  |
| 7.  | Bromley      | 5.6%  |
| 8.  | New Brighton | 5.6%  |
| 9.  | Northcote    | 5.6%  |
| 10. | Richmond     | 5.5%  |

## Lowest gross rental yields

| #   | Suburb        | Yield |
|-----|---------------|-------|
| 1.  | Fendalton     | 2.0%  |
| 2.  | Merivale      | 2.0%  |
| 3.  | Kennedys Bush | 2.1%  |
| 4.  | Scarborough   | 2.1%  |
| 5.  | Richmond Hill | 2.6%  |
| 6.  | Clifton       | 2.8%  |
| 7.  | Strowan       | 2.8%  |
| 8.  | Huntsbury     | 2.9%  |
| 9.  | Northwood     | 3.1%  |
| 10. | Redcliffs     | 3.1%  |

# Christchurch Top 10

## Highest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |                    |          |
|--------------------------|--------------------|----------|
| #                        | Suburb             | % Change |
| 1.                       | Cashmere           | 19.3%    |
| 2.                       | Westmorland        | 19.3%    |
| 3.                       | Avonside           | 10.8%    |
| 4.                       | Linwood            | 8.1%     |
| 5.                       | Phillipstown       | 8.1%     |
| 6.                       | Beckenham          | 7.7%     |
| 7.                       | Huntsbury          | 7.7%     |
| 8.                       | Saint Martins      | 7.7%     |
| 9.                       | New Brighton       | 6.2%     |
| 10.                      | North New Brighton | 6.2%     |

## Lowest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |            |          |
|--------------------------|------------|----------|
| #                        | Suburb     | % Change |
| 1.                       | Addington  | -26.7%   |
| 2.                       | Riccarton  | -9.5%    |
| 3.                       | Dallington | -5.1%    |
| 4.                       | Ilam       | -4.4%    |
| 5.                       | Broomfield | -3.3%    |
| 6.                       | Hei Hei    | -3.3%    |
| 7.                       | Hornby     | -3.3%    |
| 8.                       | Islington  | -3.3%    |
| 9.                       | Mairehau   | -3.1%    |
| 10.                      | Richmond   | -3.1%    |

## Longest on the market

| #   | Suburb             | Median days |
|-----|--------------------|-------------|
| 1.  | Bromley            | 66          |
| 2.  | Diamond Harbour    | 62          |
| 3.  | Marshland          | 61          |
| 4.  | Northwood          | 48          |
| 5.  | Upper Riccarton    | 41          |
| 6.  | Broomfield         | 40          |
| 7.  | Riccarton          | 37          |
| 8.  | South New Brighton | 34          |
| 9.  | Linwood            | 34          |
| 10. | Harewood           | 33          |

## Shortest on the market

| #   | Suburb     | Median days |
|-----|------------|-------------|
| 1.  | Lyttelton  | 20          |
| 2.  | Templeton  | 20          |
| 3.  | Northcote  | 21          |
| 4.  | Mairehau   | 22          |
| 5.  | Dallington | 22          |
| 6.  | Richmond   | 22          |
| 7.  | Beckenham  | 23          |
| 8.  | Bryndwr    | 23          |
| 9.  | Somerfield | 23          |
| 10. | Parklands  | 23          |

## Top sale price

| #   | Address              | Sale date (all 2019) | Sale price  |
|-----|----------------------|----------------------|-------------|
| 1.  | 83 Clyde Rd          | 5th February         | \$4,500,000 |
| 2.  | 49 Harakeke St       | 1st August           | \$4,200,000 |
| 3.  | 18 Garden Rd         | 14th March           | \$3,275,000 |
| 4.  | 39 Weka St           | 5th March            | \$3,150,000 |
| 5.  | 26 Kaikainui Lane    | 1st October          | \$3,050,000 |
| 6.  | 145 Main Rd          | 19th November        | \$2,900,000 |
| 7.  | 16 Whitewash Head Rd | 2nd February         | \$2,850,000 |
| 8.  | 118 Straven Rd       | 26th October         | \$2,850,000 |
| 9.  | 197 Hackthorne Rd    | 1st November         | \$2,700,000 |
| 10. | 6 Royds St           | 18th May             | \$2,660,000 |

*All these figures are as at 17th December*







# Dunedin

## Dunedin's top performing regions 2019

### ALL RESIDENTIAL PROPERTY



#### HIGHEST MEDIAN VALUE

\$753,850

Maori Hill, Dunedin

#### LOWEST MEDIAN VALUE

\$330,050

South Dunedin, Dunedin

#### GREATEST 12-MONTH CHANGE IN VALUES

25.3%

Waitati, Dunedin

#### LOWEST 12-MONTH CHANGE IN VALUES

-0.4%

North Dunedin, Dunedin

#### GREATEST 5-YEAR CHANGE IN MEDIAN VALUES

92.4%

The Glen, Dunedin

#### LOWEST 5-YEAR CHANGE IN MEDIAN VALUES

39.8%

East Taieri, Dunedin



#### TOP SALE PRICE

\$2,790,000

530 Leith St, Dunedin

#### HIGHEST GROSS RENTAL YIELDS

6.2%

North Dunedin, Dunedin

#### LOWEST GROSS RENTAL YIELDS

3.0%

East Taieri, Dunedin



#### HIGHEST MEDIAN RENTS 12-MONTH CHANGE

34.6%

North Dunedin, Dunedin

#### LOWEST MEDIAN RENTS 12-MONTH CHANGE

-14.6%

Corstorphine, Dunedin



#### SHORTEST DAYS ON MARKET

7

Brockville, Dunedin

#### LONGEST DAYS ON MARKET

22

North Dunedin, Dunedin

# Dunedin Top 10

## Highest median value

| ALL RESIDENTIAL PROPERTY |               |              |
|--------------------------|---------------|--------------|
| #                        | Suburb        | Median value |
| 1.                       | Maori Hill    | \$753,850    |
| 2.                       | East Taieri   | \$714,400    |
| 3.                       | Vauxhall      | \$709,500    |
| 4.                       | Roslyn        | \$674,050    |
| 5.                       | Saint Clair   | \$642,350    |
| 6.                       | Shiel Hill    | \$616,350    |
| 7.                       | Belleknoves   | \$610,800    |
| 8.                       | Waverley      | \$609,200    |
| 9.                       | Glenleith     | \$595,100    |
| 10.                      | North Dunedin | \$585,450    |

## Lowest median value

| ALL RESIDENTIAL PROPERTY |               |              |
|--------------------------|---------------|--------------|
| #                        | Suburb        | Median value |
| 1.                       | South Dunedin | \$330,050    |
| 2.                       | Waikouaiti    | \$342,100    |
| 3.                       | Caversham     | \$351,000    |
| 4.                       | Forbury       | \$358,600    |
| 5.                       | Calton Hill   | \$361,500    |
| 6.                       | Liberton      | \$364,650    |
| 7.                       | Ocean Grove   | \$389,700    |
| 8.                       | Brockville    | \$391,150    |
| 9.                       | The Glen      | \$391,950    |
| 10.                      | Saint Kilda   | \$401,300    |

## Greatest 12-month change

| #   | Suburb        | % Change |
|-----|---------------|----------|
| 1.  | Waitati       | 25.3%    |
| 2.  | Warrington    | 22.0%    |
| 3.  | Ocean View    | 19.6%    |
| 4.  | Brighton      | 19.1%    |
| 5.  | Karitane      | 18.3%    |
| 6.  | Corstorphine  | 17.5%    |
| 7.  | Port Chalmers | 17.5%    |
| 8.  | Calton Hill   | 17.3%    |
| 9.  | Ravensbourne  | 16.9%    |
| 10. | Balaclava     | 16.7%    |

## Lowest 12-month change

| #   | Suburb        | % Change |
|-----|---------------|----------|
| 1.  | North Dunedin | -0.4%    |
| 2.  | Maori Hill    | 4.6%     |
| 3.  | East Taieri   | 5.2%     |
| 4.  | Macandrew Bay | 5.7%     |
| 5.  | Pine Hill     | 6.0%     |
| 6.  | Waikouaiti    | 6.7%     |
| 7.  | Roslyn        | 6.9%     |
| 8.  | Sawyers Bay   | 6.9%     |
| 9.  | Normanby      | 7.0%     |
| 10. | Portobello    | 7.4%     |

## Greatest 5-year change

| #   | Suburb        | % Change |
|-----|---------------|----------|
| 1.  | The Glen      | 92.4%    |
| 2.  | Brockville    | 88.6%    |
| 3.  | Waitati       | 85.5%    |
| 4.  | Port Chalmers | 84.1%    |
| 5.  | Halfway Bush  | 83.8%    |
| 6.  | Calton Hill   | 83.2%    |
| 7.  | Mornington    | 82.8%    |
| 8.  | Bradford      | 82.1%    |
| 9.  | Kaikorai      | 81.4%    |
| 10. | Wakari        | 81.0%    |

## Lowest 5-year change

| #   | Suburb          | % Change |
|-----|-----------------|----------|
| 1.  | East Taieri     | 39.8%    |
| 2.  | North Dunedin   | 44.4%    |
| 3.  | Maori Hill      | 50.2%    |
| 4.  | Vauxhall        | 50.5%    |
| 5.  | Waikouaiti      | 51.3%    |
| 6.  | Dunedin Central | 51.6%    |
| 7.  | Kinmont Park    | 53.2%    |
| 8.  | Saint Clair     | 54.4%    |
| 9.  | Mosgiel         | 54.5%    |
| 10. | Fairfield       | 56.1%    |

## Highest median rents

| #   | Suburb        | Median Rent |
|-----|---------------|-------------|
| 1.  | North Dunedin | \$700       |
| 2.  | Maori Hill    | \$480       |
| 3.  | Andersons Bay | \$422       |
| 4.  | Broad Bay     | \$422       |
| 5.  | Company Bay   | \$422       |
| 6.  | Macandrew Bay | \$422       |
| 7.  | Musselburgh   | \$422       |
| 8.  | Ocean Grove   | \$422       |
| 9.  | Portobello    | \$422       |
| 10. | Shiel Hill    | \$422       |

## Lowest median rents

| #   | Suburb            | Median Rent |
|-----|-------------------|-------------|
| 1.  | Dunedin Central   | \$325       |
| 2.  | Dalmore           | \$340       |
| 3.  | Liberton          | \$340       |
| 4.  | North East Valley | \$340       |
| 5.  | Pine Hill         | \$340       |
| 6.  | Balaclava         | \$350       |
| 7.  | Calton Hill       | \$350       |
| 8.  | Caversham         | \$350       |
| 9.  | Clyde Hill        | \$350       |
| 10. | South Dunedin     | \$350       |

## Highest gross rental yields

| #   | Suburb        | Yield |
|-----|---------------|-------|
| 1.  | North Dunedin | 6.2%  |
| 2.  | Ocean Grove   | 5.6%  |
| 3.  | Forbury       | 5.5%  |
| 4.  | South Dunedin | 5.5%  |
| 5.  | Waikouaiti    | 5.5%  |
| 6.  | Brockville    | 5.3%  |
| 7.  | Caversham     | 5.2%  |
| 8.  | Calton Hill   | 5.0%  |
| 9.  | Clyde Hill    | 5.0%  |
| 10. | Normanby      | 5.0%  |

## Lowest gross rental yields

| #   | Suburb          | Yield |
|-----|-----------------|-------|
| 1.  | East Taieri     | 3.0%  |
| 2.  | Roslyn          | 3.0%  |
| 3.  | Dunedin Central | 3.1%  |
| 4.  | Saint Clair     | 3.1%  |
| 5.  | Vauxhall        | 3.1%  |
| 6.  | Company Bay     | 3.2%  |
| 7.  | Belleknoves     | 3.3%  |
| 8.  | Maori Hill      | 3.3%  |
| 9.  | Outram          | 3.3%  |
| 10. | Glenleith       | 3.4%  |

# Dunedin Top 10

## Highest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |               |          |
|--------------------------|---------------|----------|
| #                        | Suburb        | % Change |
| 1.                       | North Dunedin | 34.6%    |
| 2.                       | Karitane      | 20.0%    |
| 3.                       | Outram        | 20.0%    |
| 4.                       | Waikouaiti    | 20.0%    |
| 5.                       | Waitati       | 20.0%    |
| 6.                       | Warrington    | 20.0%    |
| 7.                       | Balaclava     | 16.7%    |
| 8.                       | Calton Hill   | 16.7%    |
| 9.                       | Caversham     | 16.7%    |
| 10.                      | Clyde Hill    | 16.7%    |

## Lowest median rents 12-month change

| ALL RESIDENTIAL PROPERTY |              |          |
|--------------------------|--------------|----------|
| #                        | Suburb       | % Change |
| 1.                       | Corstorphine | -14.6%   |
| 2.                       | Forbury      | -14.6%   |
| 3.                       | Kew          | -14.6%   |
| 4.                       | Saint Clair  | -14.6%   |
| 5.                       | Saint Kilda  | -14.6%   |
| 6.                       | Abbotsford   | -0.7%    |
| 7.                       | Brighton     | -0.7%    |
| 8.                       | Concord      | -0.7%    |
| 9.                       | Fairfield    | -0.7%    |
| 10.                      | Green Island | -0.7%    |

## Longest on the market

| #   | Suburb        | Median days |
|-----|---------------|-------------|
| 1.  | North Dunedin | 22          |
| 2.  | Waverley      | 20          |
| 3.  | Macandrew Bay | 19          |
| 4.  | Ravensbourne  | 17          |
| 5.  | Saint Clair   | 16          |
| 6.  | Maori Hill    | 16          |
| 7.  | Roslyn        | 15          |
| 8.  | Belleknowes   | 15          |
| 9.  | Opoho         | 15          |
| 10. | Kaikorai      | 15          |

## Shortest on the market

| #   | Suburb        | Median days |
|-----|---------------|-------------|
| 1.  | Brockville    | 7           |
| 2.  | Waldronville  | 8           |
| 3.  | Halfway Bush  | 11          |
| 4.  | Bradford      | 11          |
| 5.  | Andersons Bay | 12          |
| 6.  | Kenmure       | 12          |
| 7.  | Green Island  | 12          |
| 8.  | Balaclava     | 13          |
| 9.  | Fairfield     | 13          |
| 10. | Kew           | 13          |

## Top sale price

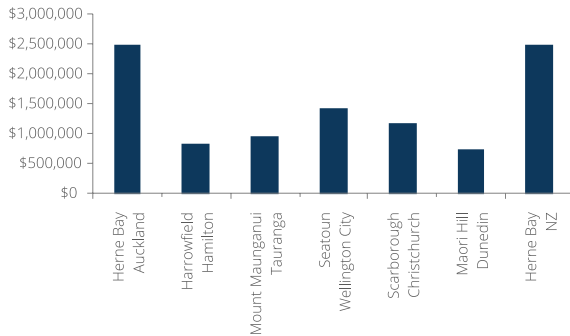
| #   | Address             | Sale date (all 2019) | Sale price  |
|-----|---------------------|----------------------|-------------|
| 1.  | 530 Leith St        | 24th April           | \$2,790,000 |
| 2.  | 44 Park St          | 15th April           | \$2,750,000 |
| 3.  | 28 Erin St          | 21st November        | \$2,200,000 |
| 4.  | 45 Irvine Rd        | 10th April           | \$1,820,000 |
| 5.  | 255 Main Rd South   | 19th June            | \$1,810,000 |
| 6.  | 11 Fairmile Dr      | 15th October         | \$1,675,000 |
| 7.  | 4 Manse Rd          | 25th October         | \$1,640,000 |
| 8.  | 101 Halfway Bush Rd | 8th May              | \$1,635,000 |
| 9.  | 43 Grange St        | 13th February        | \$1,615,000 |
| 10. | 105 Clyde St        | 9th May              | \$1,600,000 |

*All these figures are as at 17th December*

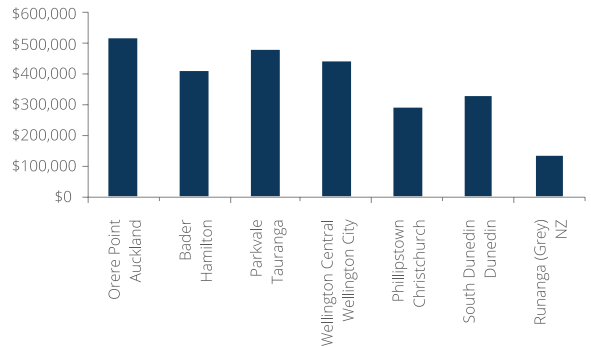


# In summary

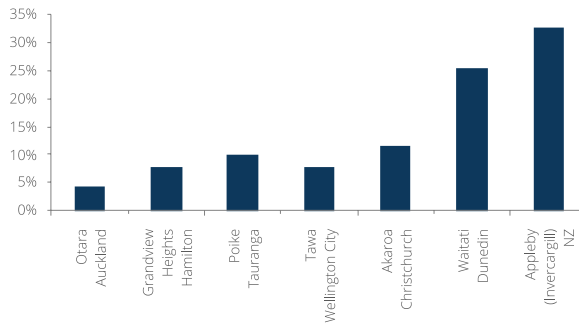
## Highest median value



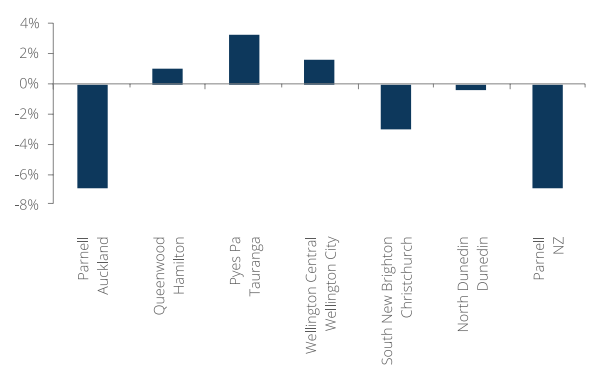
## Lowest median value



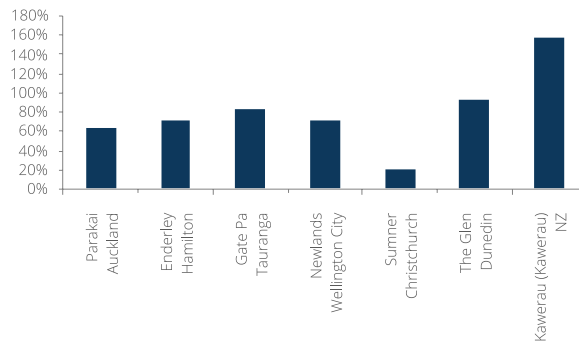
## Greatest 12-month change



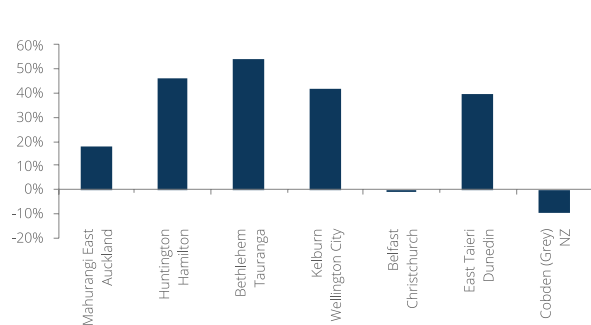
## Lowest 12-month change



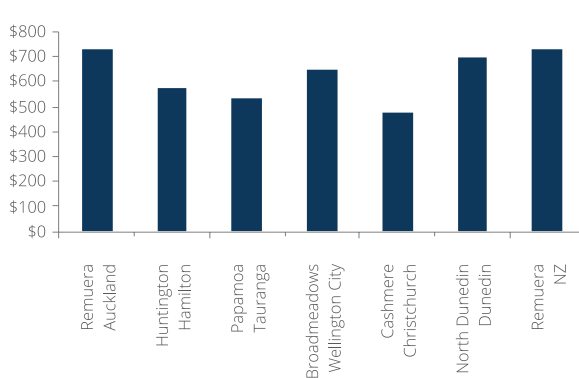
## Greatest 5-year change



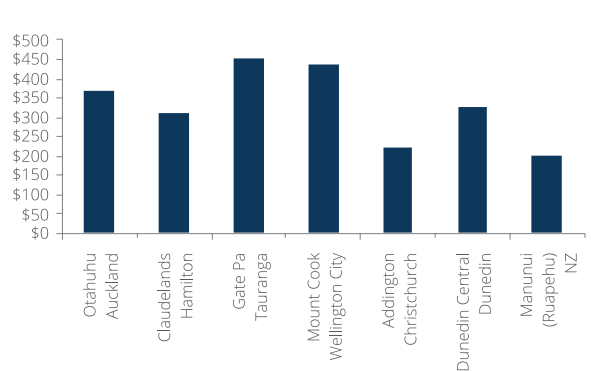
## Lowest 5-year change



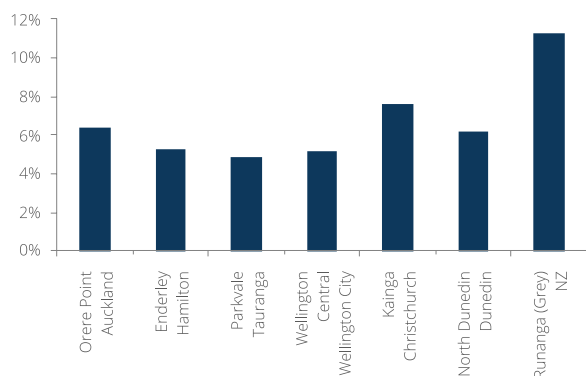
## Highest median rents



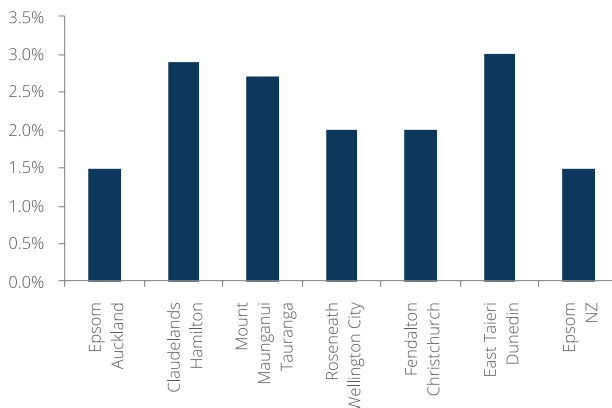
## Lowest median rents



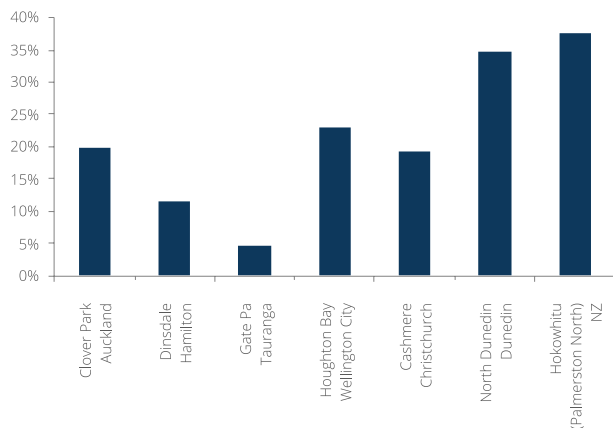
### Highest gross rental yields



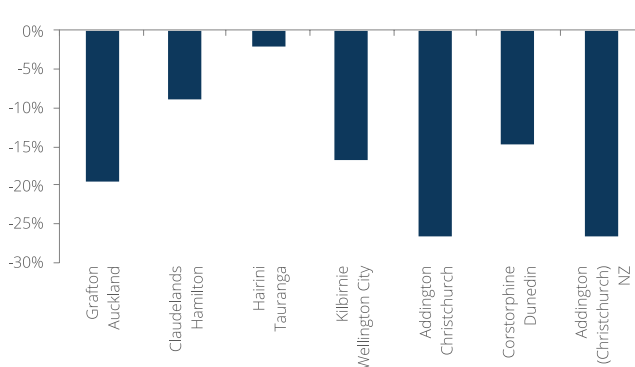
### Lowest gross rental yields



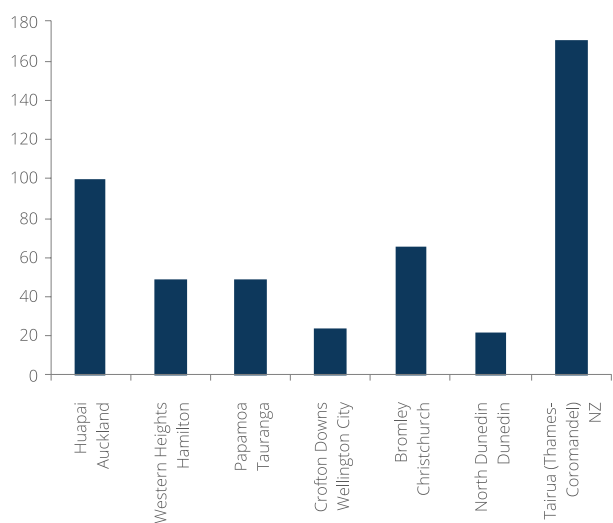
### Highest median rents 12-month change



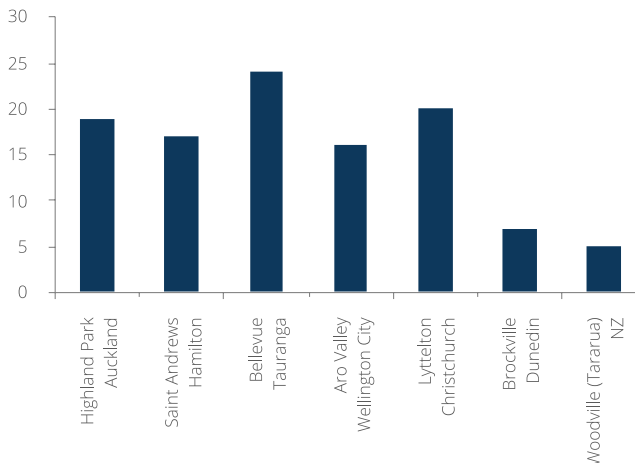
### Lowest median rents 12-month change



### Longest on the market



### Shortest on the market





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