

CoreLogic/QV Value Index - Residential Property

Time period: May 2020

Territorial authority	Average current value	12 month change%	3 month change %	Since 2007 market peak change %
Far North	492,137	10.7%	0.9%	23.6%
Whangarei	586,665	7.9%	4.4%	48.0%
Kaipara	577,135	5.6%	2.7%	45.5%
Auckland - Rodney	984,069	2.5%	2.1%	67.8%
Rodney - Hibiscus Coast	962,786	2.7%	2.2%	63.9%
Rodney - North	1,005,310	2.3%	2.0%	67.4%
#A Auckland - North Shore	1,257,549	6.6%	3.6%	94.9%
North Shore - Coastal	1,433,058	6.0%	3.8%	90.2%
North Shore - North Harbour	1,213,823	5.9%	1.9%	99.8%
North Shore - Onewa	1,025,011	8.6%	4.9%	106.7%
#A Auckland - Waitakere	857,957	5.5%	3.0%	102.3%
#A Auckland - City	1,285,679	6.2%	2.6%	106.5%
Auckland City - Central	1,120,273	6.2%	2.2%	96.7%
Auckland City - Islands	1,139,027	2.6%	-3.5%	78.2%
Auckland City - South	1,150,720	7.2%	2.7%	113.8%
Auckland_City - East	1,621,782	5.6%	3.4%	103.5%
#A Auckland - Manukau	937,860	5.1%	2.7%	104.9%
Manukau - Central	722,671	4.6%	3.1%	92.2%
Manukau - East	1,198,734	5.6%	1.9%	101.1%
Manukau - North West	819,547	4.9%	3.2%	121.8%
#A Auckland - Papakura	723,750	2.3%	1.0%	101.2%
Auckland - Franklin	688,500	2.2%	0.9%	74.1%
Thames Coromandel	820,759	7.9%	4.3%	41.2%
Hauraki	461,644	9.2%	3.4%	65.5%

	Territorial authority	Average current value	12 month change%	3 month change %	Since 2007 market peak change %
	Waikato	525,823	6.3%	-2.0%	73.7%
	Matamata Piako	504,510	4.4%	0.6%	72.9%
#	Hamilton	628,992	7.5%	1.0%	74.0%
	Hamilton - Central & North West	590,005	9.3%	1.3%	64.9%
	Hamilton - North East	774,291	6.0%	1.4%	72.2%
	Hamilton - South East	585,008	8.3%	1.1%	67.4%
	Hamilton - South West	557,493	7.1%	0.1%	62.9%
	Waipa	637,689	11.6%	1.9%	93.7%
	Otorohanga				
	South Waikato	322,854	24.7%	15.8%	97.9%
	Waitomo	246,397	4.6%	3.7%	16.1%
	Taupo	569,868	9.9%	3.7%	42.3%
	Western BOP	707,391	4.7%	2.7%	57.0%
#	Tauranga	792,643	6.9%	3.2%	64.6%
	Rotorua	517,916	9.0%	0.0%	76.4%
	Whakatane	515,250	9.5%	0.7%	48.1%
	Kawerau	295,923	13.9%	-2.4%	85.8%
	Opotiki	369,224	13.8%	1.4%	29.9%
	Gisborne	434,358	24.3%	4.2%	46.1%
	Wairoa				
	Hastings	593,522	14.2%	4.6%	90.4%
#	Napier	611,969	9.9%	4.1%	79.8%
	Central Hawkes Bay	405,052	7.2%	-1.0%	52.8%
	New Plymouth	507,023	9.7%	0.6%	53.3%
	Stratford	322,034	14.5%	1.2%	47.3%
	South Taranaki	285,157	17.9%	6.7%	44.2%
	Ruapehu	259,370	21.7%	3.6%	43.8%
	Whanganui	370,057	25.0%	5.6%	65.1%

Territorial authority	Average current value	12 month change%	3 month change %	Since 2007 market peak change %
Rangitikei	285,094	23.2%	-1.7%	57.5%
Manawatu	466,009	21.0%	2.6%	83.2%
# Palmerston North	509,859	15.3%	1.8%	70.9%
Tararua	282,279	22.0%	2.5%	60.1%
Horowhenua	439,748	20.6%	4.7%	84.9%
Kapiti Coast	669,337	12.0%	2.8%	74.7%
#W Porirua	692,364	16.7%	3.1%	81.3%
#W Upper Hutt	633,343	13.5%	1.9%	80.2%
#W Hutt	688,394	17.7%	3.2%	75.4%
#W Wellington	894,710	7.9%	0.7%	68.0%
Wellington - Central & South	886,705	8.3%	0.2%	58.3%
Wellington - East	964,454	7.9%	2.0%	67.3%
Wellington - North	817,550	7.6%	0.4%	75.4%
Wellington - West	1,016,824	8.7%	0.5%	67.4%
Masterton	426,012	11.5%	-0.4%	49.1%
Carterton	475,628	9.6%	0.9%	70.7%
South Wairarapa	583,811	15.1%	4.7%	72.6%
Tasman	629,768	4.5%	1.0%	56.8%
# Nelson	658,374	5.4%	0.7%	71.9%
Marlborough	515,394	6.9%	0.7%	32.2%
Kaikoura				
Buller	208,475	7.8%	-2.7%	1.5%
Grey	228,338	5.0%	-3.0%	-6.6%
Westland	277,150	9.7%	4.3%	15.4%
Hurunui	398,995	2.8%	-3.0%	27.6%
Waimakariri	463,281	3.4%	0.6%	44.7%
# Christchurch	517,376	3.7%	1.0%	36.4%
Christchurch - Banks Peninsula	547,999	5.0%	-0.1%	14.1%

Territorial authority	Average current value	12 month change%	3 month change %	Since 2007 market peak change %
Christchurch - Central & North	605,070	3.0%	1.4%	36.7%
Christchurch - East	394,006	4.4%	1.4%	27.3%
Christchurch - Hills	701,439	2.8%	-1.3%	26.8%
Christchurch - Southwest	491,701	4.0%	0.9%	44.8%
Selwyn	564,650	1.7%	0.7%	51.4%
Ashburton	374,168	4.2%	2.1%	33.7%
Timaru	392,001	5.5%	1.5%	56.2%
MacKenzie	594,010	8.9%	6.8%	107.4%
Waimate	290,466	13.1%	0.5%	54.0%
Waitaki	352,206	9.6%	1.6%	54.2%
Central Otago	597,205	13.9%	3.5%	88.4%
Queenstown Lakes	1,218,418	3.0%	0.5%	77.2%
# Dunedin	552,475	21.1%	4.2%	93.0%
Dunedin - Central & North	562,304	18.6%	3.1%	86.4%
Dunedin - Peninsular & Coastal	492,355	20.4%	-0.3%	81.9%
Dunedin - South	539,072	23.4%	5.8%	88.8%
Dunedin - Taieri	577,302	21.7%	5.4%	96.4%
Clutha	290,886	26.8%	13.5%	60.6%
Southland	355,928	13.2%	0.8%	54.6%
Gore	279,245	18.2%	4.4%	58.9%
# Invercargill	350,019	16.8%	2.0%	58.7%
Auckland Area	1,086,223	5.4%	2.7%	99.4%
Main Urban Areas	847,497	7.2%	2.4%	85.3%
# Wellington Area	787,288	11.4%	1.6%	72.8%
Total NZ	739,539	7.7%	2.4%	78.8%

Territorial authority

**Average current
value**

**12 month
change%**

**3 month
change %**

**Since 2007 market
peak change %**

Notes on the above data:

1. The information included in the above table is based on the monthly property value index. This index is calculated based on the sales data entered into CoreLogic's system in the previous 3 month period. For example, information for the period ending June will be calculated based on sales entered between April 1 and June 30.
2. The average current value is the average (mean) value of all developed residential properties in the area based on the latest index. It is not an average or median sales price, as both of those only measure what happens to have sold in the period.
3. The percentage change over three months, twelve months and since the 2007 market peak are based on the change in the property value index between that time and the current.
4. Any of the statistical data shown in italics are calculated based on a sample set of data that is less than the recommended minimum. These results should be used with caution. Those showing N/A had too few sales to generate an index