

# Auckland, Christchurch properties worth less than CV

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SIMON MAUDE/FAIRFAX NZ

Even sought-after parts of central Auckland are now selling below CV.

Properties in about 50 parts of Auckland are now worth less than their CVs, new data from [Homes.co.nz](https://www.homes.co.nz) shows.

The city's properties were revalued last year but now suburbs including Mangere Bridge, Dannemora, Epsom, Half Moon Bay, New Lynn, Remuera and Te Atatu South all have Median HomesEstimates – a value based on the current sales price of others in the area – of less than their CV.

St Johns had the lowest price-to-CV ratio, with a median value of 94 per cent of median CV.

Homes.co.nz chief data scientist Tom Lintern said the concept of relying on a CV as a price guide was becoming less relevant.

**WHAT IS A CV:** A CV is only designed to show the value at a particular point in time.

While buyers were used to putting a multiplier on CVs to assess a potential price, that was no longer an accurate indication.

Approximately 50 Auckland suburbs are valued less than their current CVs, highlighting how the capital valuation for a property can become out-of-date," he said.

Christchurch was in a similar situation – Avonside, Upper Riccarton, Dallington and Avonhead were among the suburbs with properties worth less than CV, as a median value.

Lintern said while other main centres were still selling above CV, new valuations were due in Wellington, Hamilton and Tauranga.

If they then proved to have been done at the high point of the market, those centres could see the same trend.

Overall, Auckland now has a median Homes Estimate of \$918,000, 0.2 per cent up on the year before. Christchurch is at \$437,000, 0.3 per cent down.

However figures from Quotable Value (QV), the nation's state owned valuation service, show a slightly different picture for Christchurch. House values in Christchurch according to QV have remained largely flat for several years, and increased 0.5 per cent in the past year to a median of \$493,922.

Dunedin had the fastest value growth in the country, up 8.8 per cent. Wellington was also strong – up 6.2 per cent.

Lintern said Auckland's flat price did not tell the full story. Lynfield values were down more than 5 per cent year on-year, St Johns down 3.9 per cent and Burswood down 3.8 per cent.

Lintern said the total value of New Zealand's housing stock was now valued at \$1.2 trillion.

## **Where are median values less than CV?**

### **AUCKLAND**

St Johns

Dannemora

Schnapper Rock

Totara Vale

Mangere Bridge

Flat Bush

Hillsborough

Half Moon Bay

Stonefields

Greenlane

Auckland Central

Burswood

East Tamaki Heights

New Lynn

Milford

Remuera

Epsom

Pt England

Lynfield

Otara

Wattle Downs

Te Atatu South

Kelston

Mt Roskill

Torbay

Wst Harbour

Kingsland

Ponsonby

St Marys Bay

Mission Bay

Te Atatu Peninsula

Farm Cove

Pinehill

Onehunga

Pakuranga Heights

Blockhouse Bay

Morningside

Pakuranga

Botany Downs

Glenfield

Howick

Mt Wellington

Randwick Park

Papatoetoe

Forrest Hill

Glen Eden

Beachlands

Royal Oak

Herne Bay

**CHRISTCHURCH:**

Avonside

Upper Riccarton

Dallington

Riccarton

Avonhead

Northcote

Russley

Burnside

Ilam