

RESIDENTIAL PROPERTY MARKET HOLDING STEADY

Though median residential property prices and the number of sales were down in April, figures released today by the Real Estate Institute of New Zealand (REINZ) indicate the market is holding steady.

Real Estate Institute of New Zealand President Peter McDonald says house values are firming rather than appreciating and he has welcomed the lessening of volatility in the market.

“The peaks and troughs of the past 18 months have settled and it’s pleasing to see the market retaining its strength,” he says. “From the highest March median sale price of \$360,500, the fall in April has been just \$4,500 to \$356,000, another record, and sales at more than 5000 are also a good sign as we head into winter.”

“The number of median days to sell has increased from 35 to 40,” he says. “But that could be because greater use is being made of fixed period marketing such as auctions which appear to be getting very good results, especially in Auckland.”

The total value of residential sales, including sections, in New Zealand in April was \$2.24 billion, a decrease on the March total of \$2.73 billion. The April total of 5207 dwellings sold is also down on the 6161 sold in March and 6,210 sold in the same month last year. The breakdown of the values of the properties was

177 for \$1 million plus, 624 for \$600,000 - \$999,999, 1342 for \$400,000 - \$599,999 and 3064 under \$400,000.

While the April national median residential house price is slightly down on the March figure, it is 4.7 percent up on the median price for April 2009. There have also been increases in the median price in 10 out of the 12 districts ranging up to 10 per cent when compared with the same month last year.

Two of the largest annual percentage increases were in Auckland, up 8.0 percent to \$470,000, and Nelson/Marlborough up 8.8 percent to \$339,500. However the biggest rise was in Northland, up 10.4 per cent from \$290,000 to \$320,250. The only negative change in district median prices was in Southland which recorded a fall of 2.63 percent from \$190,000 to \$185,000.

Auckland residential sales, including sections, accounted for \$995 million of total sales in April. Sales in Wellington and Canterbury/Westland were the next greatest value at \$276 million and \$269 million respectively.

While the national median for days to sell increased to 40 from just 35 in March, this is still down on the figure of 42 for the corresponding period a year ago. The fastest sales were achieved in Auckland at 35 median days, and Canterbury/Westland at 36.

Median Price By Area

	Dwellings	Sections
Northland	\$320,250	\$140,000
Auckland	\$470,000	\$295,000
Waikato/BOP	\$315,000	\$165,000
Hawkes Bay	\$275,500	\$145,000
Manawatu/Wanganui	\$230,000	\$88,750
Taranaki	\$280,000	\$160,000
Wellington	\$390,000	\$190,000
Nelson/Marlborough	\$339,500	\$192,000
Canterbury/Westland	\$310,000	\$125,000
Central Otago Lakes	\$429,500	\$200,000
Otago	\$235,500	\$85,000
Southland	\$185,000	\$27,000
New Zealand	\$356,000	\$179,800

NORTHLAND

	DWELLINGS	SECTIONS
Mangonui		
Number of Sales	8	4
Value of Sales	3737400	433000
Median List Price	469000	142000
Median Sale Price	442500	119000
Median Days to Sell	49	116
Kaitia & Far North		
Number of Sales	3	1
Value of Sales	675000	90000
Median List Price	210000	90000
Median Sale Price	180000	90000
Median Days to Sell	33	1
Whangaroa/Kaero		
Number of Sales	0	0
Value of Sales	0	0
Median List Price		
Median Sale Price		
Median Days to Sell		
Hokianga		
Number of Sales	0	0
Value of Sales	0	0
Median List Price		
Median Sale Price		
Median Days to Sell		
Kaikohe		
Number of Sales	2	0
Value of Sales	223000	0
Median List Price	116000	
Median Sale Price	111500	
Median Days to Sell	138	
Paihia		
Number of Sales	2	1
Value of Sales	653200	310000
Median List Price	361000	310000
Median Sale Price	326600	310000
Median Days to Sell	49	35
Kakawaka		
Number of Sales	0	0
Value of Sales	0	0
Median List Price		
Median Sale Price		
Median Days to Sell		
Moerewa		
Number of Sales	0	0
Value of Sales	0	0
Median List Price		
Median Sale Price		
Median Days to Sell		
Kerikeri		
Number of Sales	14	3
Value of Sales	7447000	640000
Median List Price	514000	160000
Median Sale Price	479500	160000
Median Days to Sell	84	500
Russell		
Number of Sales	3	0
Value of Sales	1750000	0
Median List Price	650000	
Median Sale Price	600000	
Median Days to Sell	386	
Dargaville Borough		
Number of Sales	3	1
Value of Sales	387500	76100
Median List Price	170000	76100
Median Sale Price	125000	76100
Median Days to Sell	169	31
Whangarei County		
Number of Sales	25	7
Value of Sales	10909000	2067500
Median List Price	386000	270000
Median Sale Price	380000	270000
Median Days to Sell	58	100
Whangarei City		
Number of Sales	88	4
Value of Sales	27890300	461750
Median List Price	294525	79438
Median Sale Price	292025	79438
Median Days to Sell	68	57
Otamatea County		
Number of Sales	8	7
Value of Sales	2253400	1954650
Median List Price	255500	189000
Median Sale Price	247500	125000
Median Days to Sell	133	793
Northland Total		
Number of Sales	156	28
Value of Sales	55925800	6033000
Median List Price	339000	152500
Median Sale Price	320250	140000
Median Days to Sell	68	149

AUCKLAND

	DWELLINGS	SECTIONS
Albany District		
Number of Sales	49	7
Value of Sales	31826240	2808700
Median List Price	715000	399000
Median Sale Price	650000	375000
Median Days to Sell	42	53
East Coast Bays		
Number of Sales	97	7
Value of Sales	65004945	1979000
Median List Price	600000	269000
Median Sale Price	590000	258000
Median Days to Sell	34	58
Glenfield Area		
Number of Sales	84	2
Value of Sales	35404386	1350100
Median List Price	425000	650000
Median Sale Price	415000	675050
Median Days to Sell	30	90

Birkenhead Area		
Number of Sales	38	1
Value of Sales	20682200	113000
Median List Price	545000	113000
Median Sale Price	525000	113000
Median Days to Sell	30	40
Milford/Takapuna		
Number of Sales	33	1
Value of Sales	26845000	1690000
Median List Price	709000	1690000
Median Sale Price	705000	1690000
Median Days to Sell	38	10
Devonport Area		
Number of Sales	24	0
Value of Sales	20078760	0
Median List Price	690500	
Median Sale Price	683000	
Median Days to Sell	37	
North Shore City Total		
Number of Sales	325	18
Value of Sales	199841531	7940800
Median List Price	550000	383250
Median Sale Price	540000	369750
Median Days to Sell	35	52
Upper Harbour		
Number of Sales	19	1
Value of Sales	11064000	256100
Median List Price	539000	279000
Median Sale Price	529000	256100
Median Days to Sell	37	62
Waitakeres		
Number of Sales	1	0
Value of Sales	385000	0
Median List Price	439000	
Median Sale Price	385000	
Median Days to Sell	406	
Henderson Area		
Number of Sales	104	3
Value of Sales	41319000	1165000
Median List Price	398250	370000
Median Sale Price	384000	370000
Median Days to Sell	31	27
Glen Eden Area		
Number of Sales	44	0
Value of Sales	15990500	0
Median List Price	377000	
Median Sale Price	353500	
Median Days to Sell	31	
Titirangi Area		
Number of Sales	39	4
Value of Sales	19496150	800500
Median List Price	455000	240000
Median Sale Price	449000	202500
Median Days to Sell	28	148
Waitakere City Total		
Number of Sales	207	8
Value of Sales	88254650	2221600
Median List Price	409000	265000
Median Sale Price	394000	232500
Median Days to Sell	31	62
Mount Roskill Area		
Number of Sales	87	3
Value of Sales	39607888	711000
Median List Price	459000	280000
Median Sale Price	453000	230000
Median Days to Sell	36	77
Mount Albert Area		
Number of Sales	57	0
Value of Sales	29346505	0
Median List Price	497500	
Median Sale Price	497500	
Median Days to Sell	37	
City / Pt Chev		
Number of Sales	176	1
Value of Sales	87663403	90000
Median List Price	395000	90000
Median Sale Price	387500	90000
Median Days to Sell	33	
Mt Eden / Epsom		
Number of Sales	103	1
Value of Sales	80004501	275000
Median List Price	687000	275000
Median Sale Price	687000	275000
Median Days to Sell	32	
Eastern Suburbs		
Number of Sales	137	1
Value of Sales	121641075	905000
Median List Price	730800	905000
Median Sale Price	730800	905000
Median Days to Sell	37	222
Ellerslie / Panmure		
Number of Sales	22	0
Value of Sales	11030500	0
Median List Price	523500	
Median Sale Price	519000	
Median Days to Sell	39	
Onehunga / Penrose		
Number of Sales	60	1
Value of Sales	22548608	145000
Median List Price	379500	179000
Median Sale Price	379125	145000
Median Days to Sell	34	22
Islands Of Gulf		
Number of Sales	29	3
Value of Sales	16311000	564000
Median List Price	500000	169000
Median Sale Price	480000	160000
Median Days to Sell	59	158
Auckland City Total		
Number of Sales	671	10
Value of Sales	408153480	2690000
Median List Price	525000	262000
Median Sale Price	518000	211500
Median Days to Sell	35	113
Eastern Beaches		
Number of Sales	155	8
Value of Sales	92770266	2806200
Median List Price	569000	372500
Median Sale Price	545000	345500
Median Days to Sell	37	152

Manukau Rural		
Number of Sales	1	4
Value of Sales	235000	1850000
Median List Price	235000	425000
Median Sale Price	235000	437500
Median Days to Sell	107	22
Papatoetoe Area		
Number of Sales	98	5
Value of Sales	37582100	1604800
Median List Price	359500	299000
Median Sale Price	341250	286000
Median Days to Sell	39	23
Manurewa Area		
Number of Sales	67	1
Value of Sales	22221000	580000
Median List Price	325000	580000
Median Sale Price	310000	580000
Median Days to Sell	35	35
Manukau City Total		
Number of Sales	321	18
Value of Sales	152808366	6841000
Median List Price	459000	399000
Median Sale Price	432000	392600
Median Days to Sell	37	35
Papakura Area		
Number of Sales	54	2
Value of Sales	21225500	499000
Median List Price	348500	289500
Median Sale Price	337500	249500
Median Days to Sell	34	120
Papakura District Total		
Number of Sales	54	2
Value of Sales	21225500	499000
Median List Price	348500	289500
Median Sale Price	337500	249500
Median Days to Sell	34	120
Metropolitan Auckland Total		
Number of Sales	1578	56
Value of Sales	870283527	20192400
Median List Price	485000	324500
Median Sale Price	475000	295000
Median Days to Sell	34	56
Rodney North		
Number of Sales	39	8
Value of Sales	24397500	4276000
Median List Price	540000	380000
Median Sale Price	500000	341750
Median Days to Sell	45	74
Hibiscus Coast		
Number of Sales	55	2
Value of Sales	29897838	783888
Median List Price	495000	449500
Median Sale Price	475000	391944
Median Days to Sell	32	43
Rodney District Total		
Number of Sales	94	10
Value of Sales	54295338	5059888
Median List Price	498000	380000
Median Sale Price	490000	341750
Median Days to Sell	38	60
Franklin County		
Number of Sales	46	3
Value of Sales	17510300	470000
Median List Price	383500	135000
Median Sale Price	378000	135000
Median Days to Sell	58	357
Franklin District Total		
Number of Sales	46	3
Value of Sales	17510300	470000
Median List Price	383500	135000
Median Sale Price	378000	135000
Median Days to Sell	58	357
Thames / Coromandel		
Number of Sales	50	14
Value of Sales	24240000	3879600
Median List Price	412000	259000
Median Sale Price	392500	247500
Median Days to Sell	113	132
Thames/Coromandel Total		
Number of Sales	50	14
Value of Sales	24240000	3879600
Median List Price	412000	259000
Median Sale Price	392500	247500
Median Days to Sell	113	132
Outer Auckland Total		
Number of Sales	190	27
Value of Sales	96045638	9409488
Median List Price	440000	290000
Median Sale Price	430000	280000
Median Days to Sell	55	109
Auckland Total		
Number of Sales	1768	83
Value of Sales	966329165	29601888
Median List Price	480500	320000
Median Sale Price	470000	295000
Median Days to Sell	35	64

WAIKATO/BOP

	DWELLINGS	SECTIONS
Waikato Country		
Number of Sales	162	14
Value of Sales	42660525	1941500
Median List Price	266000	131500
Median Sale Price	255000	125000
Median Days to Sell	65	22
Hamilton City		
Number of Sales	166	12
Value of Sales	62393182	2887308
Median List Price	349000	167000
Median Sale Price	334000	164952
Median Days to Sell	43	208
Western BOP Country		
Number of Sales	44	9
Value of Sales	17270500	1815150
Median List Price	407500	210000
Median Sale Price	392500	180000
Median Days to Sell	51	89

Mount Maunganui/Papamoa		
Number of Sales	70	8
Value of Sales	34395188	2146000
Median List Price	422000	260000
Median Sale Price	412500	260000
Median Days to Sell	54	295
Tauranga		
Number of Sales	97	6
Value of Sales	39786000	862500
Median List Price	389000	162000
Median Sale Price	370000	147500
Median Days to Sell	50	80
Rotorua		
Number of Sales	63	0
Value of Sales	16634700	0
Median List Price	249000	
Median Sale Price	230000	
Median Days to Sell	45	
Taupo		
Number of Sales	37	9
Value of Sales	13643250	1580750
Median List Price	335000	179000
Median Sale Price	335000	156250
Median Days to Sell	73	587
King Country		
Number of Sales	16	0
Value of Sales	2954000	0
Median List Price	137500	
Median Sale Price	122500	
Median Days to Sell	61	
Gisborne City		
Number of Sales	35	2
Value of Sales	9099000	450000
Median List Price	229000	242500
Median Sale Price	215500	225000
Median Days to Sell	37	117
Gisborne Country		
Number of Sales	1	1
Value of Sales	422000	65000
Median List Price	445000	65000
Median Sale Price	422000	65000
Median Days to Sell	24	13
Eastern BOP Country		
Number of Sales	48	2
Value of Sales	15809220	222000
Median List Price	319000	122500
Median Sale Price	308000	111000
Median Days to Sell	60	800
Waikato/BOP Total		
Number of Sales	739	63
Value of Sales	255067565	11970208
Median List Price	329000	175000
Median Sale Price	315000	165000
Median Days to Sell	52	132

HAWKES BAY

	DWELLINGS	SECTIONS
Napier City		
Number of Sales	81	2
Value of Sales	26419894	290000
Median List Price	315000	149000
Median Sale Price	303424	145000
Median Days to Sell	37	11
Hastings City		
Number of Sales	55	3
Value of Sales	17814250	502500
Median List Price	275500	165000
Median Sale Price	275500	150000
Median Days to Sell	45	85
Hawkes Bay Country		
Number of Sales	7	0
Value of Sales	2002500	0
Median List Price	250000	
Median Sale Price	240000	
Median Days to Sell	40	
Waipawa Area		
Number of Sales	5	0
Value of Sales	749000	0
Median List Price	149900	
Median Sale Price	138500	
Median Days to Sell	47	
Waipukurau Area		
Number of Sales	3	0
Value of Sales	625000	0
Median List Price	175000	
Median Sale Price	168000	
Median Days to Sell	147	
Dannevirke Borough		
Number of Sales	12	1
Value of Sales	1712000	15000
Median List Price	129000	25000
Median Sale Price	128000	15000
Median Days to Sell	153	39
Hawkes Bay Total		
Number of Sales	163	6
Value of Sales	49322644	807500
Median List Price	287000	149000
Median Sale Price	275500	145000
Median Days to Sell	42	44

MANAWATU/WANGANUI

	DWELLINGS	SECTIONS
Palmerston North City		
Number of Sales	94	4
Value of Sales	28729000	582500
Median List Price	283750	119000
Median Sale Price	280250	102500
Median Days to Sell	40	109
Feilding		
Number of Sales	21	0
Value of Sales	5000000	0
Median List Price	239500	
Median Sale Price	235000	
Median Days to Sell	43	

Levin		
Number of Sales	26	3
Value of Sales	4827500	148000
Median List Price	186000	50000
Median Sale Price	172250	50000
Median Days to Sell	48	63
Pahiatua		
Number of Sales	2	1
Value of Sales	460000	52000
Median List Price	230000	52000
Median Sale Price	230000	52000
Median Days to Sell		
Manawatu Country		
Number of Sales	22	2
Value of Sales	6001500	265000
Median List Price	233500	132500
Median Sale Price	221000	132500
Median Days to Sell	42	0
Manawatu Total		
Number of Sales	165	10
Value of Sales	45018000	1047500
Median List Price	245000	88750
Median Sale Price	245000	88750
Median Days to Sell	44	63
Manawatu Region Total		
Number of Sales	165	10
Value of Sales	45018000	1047500
Median List Price	245000	88750
Median Sale Price	245000	88750
Median Days to Sell	44	63
Waverley		
Number of Sales	1	0
Value of Sales	65000	0
Median List Price	90000	
Median Sale Price	65000	
Median Days to Sell	727	
Wanganui City		
Number of Sales	35	1
Value of Sales	7513000	115000
Median List Price	225000	130000
Median Sale Price	200000	115000
Median Days to Sell	62	572
Raetihi/Ohakune/Taihape		
Number of Sales	6	1
Value of Sales	726500	73000
Median List Price	130250	73000
Median Sale Price	115000	73000
Median Days to Sell	271	
Rangitikei		
Number of Sales	3	0
Value of Sales	304000	0
Median List Price	90000	
Median Sale Price	85000	
Median Days to Sell	43	
Wanganui Country		
Number of Sales	2	0
Value of Sales	470000	0
Median List Price	272500	
Median Sale Price	235000	
Median Days to Sell	375	
Wanganui Total		
Number of Sales	47	2
Value of Sales	9078500	188000
Median List Price	199000	101500
Median Sale Price	189000	94000
Median Days to Sell	62	572
Wanganui Region Total		
Number of Sales	47	2
Value of Sales	9078500	188000
Median List Price	199000	101500
Median Sale Price	189000	94000
Median Days to Sell	62	572
Manawatu/Wanganui Total		
Number of Sales	212	12
Value of Sales	54096500	1235500
Median List Price	238500	88750
Median Sale Price	230000	88750
Median Days to Sell	45	78

TARANAKI

	DWELLINGS	SECTIONS
Taranaki Country		
Number of Sales	25	3
Value of Sales	6380500	510000
Median List Price	249000	160000
Median Sale Price	257000	160000
Median Days to Sell	99	40
Waitara		
Number of Sales	8	0
Value of Sales	1825000	0
Median List Price	208500	
Median Sale Price	208500	
Median Days to Sell	53	
New Plymouth City		
Number of Sales	83	2
Value of Sales	29130303	700000
Median List Price	329000	350000
Median Sale Price	320000	350000
Median Days to Sell	40	1098
Bell Block		
Number of Sales	11	5
Value of Sales	3784000	831500
Median List Price	325000	140000
Median Sale Price	320000	140000
Median Days to Sell	42	37
Stratford		
Number of Sales	12	1
Value of Sales	2998000	12000
Median List Price	274500	13000
Median Sale Price	247500	12000
Median Days to Sell	51	139
Hawera		
Number of Sales	17	1
Value of Sales	3514500	90000
Median List Price	220000	95000
Median Sale Price	205000	90000
Median Days to Sell	56	27

Taranaki Total		
Number of Sales	156	12
Value of Sales	47632303	2143500
Median List Price	293500	160000
Median Sale Price	280000	160000
Median Days to Sell	59	44

WELLINGTON

	DWELLINGS	SECTIONS
Wairarapa		
Number of Sales	54	5
Value of Sales	15241550	744000
Median List Price	274500	155000
Median Sale Price	261500	150000
Median Days to Sell	64	271
Upper Hutt		
Number of Sales	57	2
Value of Sales	19549541	360000
Median List Price	319500	185000
Median Sale Price	315000	180000
Median Days to Sell	46	935
Hutt Valley		
Number of Sales	130	6
Value of Sales	51254500	588000
Median List Price	369000	97000
Median Sale Price	368000	93000
Median Days to Sell	39	72
Otaki / Paekakariki		
Number of Sales	92	4
Value of Sales	35926650	436000
Median List Price	357750	126000
Median Sale Price	355000	97000
Median Days to Sell	43	10
Pukerua Bay / Tawa		
Number of Sales	58	2
Value of Sales	22724958	475500
Median List Price	381000	272500
Median Sale Price	372750	237750
Median Days to Sell	45	228
Northern Wellington		
Number of Sales	80	5
Value of Sales	38921325	1360000
Median List Price	454500	265000
Median Sale Price	449500	235000
Median Days to Sell	38	499
Western Wellington		
Number of Sales	24	5
Value of Sales	13320450	1346000
Median List Price	535000	230000
Median Sale Price	540050	220000
Median Days to Sell	26	57
Southern Wellington		
Number of Sales	35	1
Value of Sales	16741177	585000
Median List Price	465000	585000
Median Sale Price	472000	585000
Median Days to Sell	28	17
Eastern Wellington		
Number of Sales	45	1
Value of Sales	27435200	498000
Median List Price	563500	498000
Median Sale Price	557500	498000
Median Days to Sell	29	1673
Central Wellington		
Number of Sales	48	0
Value of Sales	27968550	0
Median List Price	443250	
Median Sale Price	439250	
Median Days to Sell	28	
Wellington Total		
Number of Sales	623	31
Value of Sales	269083901	6392500
Median List Price	395000	195000
Median Sale Price	390000	190000
Median Days to Sell	39	122

NELSON/MARLBOROUGH

	DWELLINGS	SECTIONS
Nelson		
Number of Sales	78	8
Value of Sales	29342300	1550000
Median List Price	360000	197500
Median Sale Price	355000	182500
Median Days to Sell	31	409
Richmond		
Number of Sales	18	4
Value of Sales	8687000	1050000
Median List Price	457000	227500
Median Sale Price	450000	227500
Median Days to Sell	49	315
Motueka		
Number of Sales	20	2
Value of Sales	6946500	870000
Median List Price	297000	659000
Median Sale Price	304750	435000
Median Days to Sell	49	128
Takaka		
Number of Sales	3	0
Value of Sales	978500	0
Median List Price	292000	
Median Sale Price	270000	
Median Days to Sell	181	
Nelson Country		
Number of Sales	12	5
Value of Sales	4714000	1156000
Median List Price	354500	325000
Median Sale Price	365000	245000
Median Days to Sell	68	403

Nelson Total		
Number of Sales	131	19
Value of Sales	50668300	4626000
Median List Price	360000	230000
Median Sale Price	367000	225000
Median Days to Sell	41	394
Marlborough Sounds		
Number of Sales	4	1
Value of Sales	2110000	355000
Median List Price	522500	390000
Median Sale Price	497500	355000
Median Days to Sell	184	71
Marlborough/Kaikoura		
Number of Sales	71	5
Value of Sales	21080600	687000
Median List Price	295000	165750
Median Sale Price	282500	125000
Median Days to Sell	49	498
Marlborough Total		
Number of Sales	75	6
Value of Sales	23190600	1042000
Median List Price	310000	167375
Median Sale Price	285000	142500
Median Days to Sell	52	285
Nelson/Marlborough Total		
Number of Sales	206	25
Value of Sales	73858900	5668000
Median List Price	345000	215000
Median Sale Price	339500	192000
Median Days to Sell	43	394

CANTERBURY/WESTLAND

	DWELLINGS	SECTIONS
Central (Inside,4 Avenues)		
Number of Sales	22	1
Value of Sales	9419500	300000
Median List Price	359500	300000
Median Sale Price	351750	300000
Median Days to Sell	39	
Nth East(Avnda/Avsi/Bur/Park)		
Number of Sales	39	0
Value of Sales	12650000	0
Median List Price	309000	
Median Sale Price	299000	
Median Days to Sell	37	
East(Aran/Bxly/Brom/Linwd)		
Number of Sales	22	1
Value of Sales	6223600	140000
Median List Price	227000	140000
Median Sale Price	221500	140000
Median Days to Sell	49	33
Sth East(Hthct/Opawa/Wlstr)		
Number of Sales	24	6
Value of Sales	7569500	1225000
Median List Price	288000	169000
Median Sale Price	286500	170000
Median Days to Sell	34	34
Sth Inner(Sydhm/Wlthm)		
Number of Sales	13	0
Value of Sales	2415500	0
Median List Price	205000	
Median Sale Price	193000	
Median Days to Sell	23	
Sth Outer(Beck/Bow/Casfl/Stma)		
Number of Sales	26	0
Value of Sales	10338440	0
Median List Price	383000	
Median Sale Price	383000	
Median Days to Sell	23	
S/W Inner(Addtn/Smfld/Sprey)		
Number of Sales	30	0
Value of Sales	9136500	0
Median List Price	313500	
Median Sale Price	304000	
Median Days to Sell	25	
S/W Outer(Hlsw/Himtn/Hnhy)		
Number of Sales	24	0
Value of Sales	9298000	0
Median List Price	349000	
Median Sale Price	330000	
Median Days to Sell	29	
West Inner(Riccn/Upper Riccn)		
Number of Sales	13	0
Value of Sales	4539000	0
Median List Price	370000	
Median Sale Price	372000	
Median Days to Sell	30	
West Outer(Heih/Hby/Sckbn/Tem)		
Number of Sales	30	0
Value of Sales	8846850	0
Median List Price	275500	
Median Sale Price	273250	
Median Days to Sell	27	
N/W Inner(Fendn/Ilam/Meriv)		
Number of Sales	45	0
Value of Sales	27940100	0
Median List Price	495000	
Median Sale Price	475000	
Median Days to Sell	39	
Avonhead		
Number of Sales	23	0
Value of Sales	8718500	0
Median List Price	365000	
Median Sale Price	359000	
Median Days to Sell	36	

N/W Outer(Brynd/Burns)		
Number of Sales	36	0
Value of Sales	15545500	0
Median List Price	382500	
Median Sale Price	382500	
Median Days to Sell	23	
Nth Inner(Dal/Rich/Shly/Stalb)		
Number of Sales	48	1
Value of Sales	15397237	180000
Median List Price	305000	199000
Median Sale Price	300000	180000
Median Days to Sell	36	347
Nth Outer(Bfst/Bish/Pap/Redwd)		
Number of Sales	57	2
Value of Sales	22316700	364500
Median List Price	379000	183500
Median Sale Price	374000	182250
Median Days to Sell	28	336
Seaside Sth(Rdcfs/Sumfl)		
Number of Sales	9	0
Value of Sales	5062000	0
Median List Price	555000	
Median Sale Price	555000	
Median Days to Sell	42	
Seaside Nth(Nb/Nthbeach/Sthnb)		
Number of Sales	21	0
Value of Sales	6224000	0
Median List Price	289000	
Median Sale Price	271500	
Median Days to Sell	26	
All Hill(Cash/Clh/Mtp/Scar/Wm)		
Number of Sales	19	1
Value of Sales	10801500	400000
Median List Price	597000	400000
Median Sale Price	597000	400000
Median Days to Sell	42	469
Harbourside(All Lytln&Harbour)		
Number of Sales	10	1
Value of Sales	4037500	150000
Median List Price	406250	150000
Median Sale Price	406250	150000
Median Days to Sell	48	
Christchurch City Total		
Number of Sales	511	13
Value of Sales	196479927	2759500
Median List Price	340000	170000
Median Sale Price	330000	170000
Median Days to Sell	31	54
Banks Pen(East Of Motukarara)		
Number of Sales	3	1
Value of Sales	1525000	90000
Median List Price	550000	90000
Median Sale Price	590000	90000
Median Days to Sell	194	15
Kaipoi		
Number of Sales	14	0
Value of Sales	3674300	0
Median List Price	262500	
Median Sale Price	260000	
Median Days to Sell	31	
Rangiora		
Number of Sales	24	3
Value of Sales	8023050	386900
Median List Price	312500	129900
Median Sale Price	304775	129000
Median Days to Sell	53	124
Nth Cant(All Nth&W Ofnthwaikm)		
Number of Sales	18	5
Value of Sales	5500000	763000
Median List Price	306250	135000
Median Sale Price	297250	119000
Median Days to Sell	59	92
Cant Ctry(Alloth W&S To Midcan)		
Number of Sales	34	6
Value of Sales	12685450	730000
Median List Price	387556	127250
Median Sale Price	387500	124000
Median Days to Sell	46	139
Mid Cant(Rakaia/R-Rangitata R)		
Number of Sales	25	5
Value of Sales	6918000	540000
Median List Price	249500	120000
Median Sale Price	240000	90000
Median Days to Sell	65	301
Timaru		
Number of Sales	59	1
Value of Sales	16015664	42000
Median List Price	255000	45000
Median Sale Price	244000	42000
Median Days to Sell	48	385
Sth Cant(Below Rangitata Riv)		
Number of Sales	24	6
Value of Sales	5400750	417500
Median List Price	243750	68750
Median Sale Price	222000	62250
Median Days to Sell	46	33
West Coast		
Number of Sales	30	5
Value of Sales	6206941	998250
Median List Price	234500	138000
Median Sale Price	225000	120000
Median Days to Sell	58	222
Other Canterbury/Westland Total		
Number of Sales	231	32
Value of Sales	65949155	3967650
Median List Price	269000	125000
Median Sale Price	265000	116500
Median Days to Sell	48	132
Outer Canterbury Total		
Number of Sales	231	32
Value of Sales	65949155	3967650
Median List Price	269000	125000
Median Sale Price	265000	116500
Median Days to Sell	48	132
Canterbury/Westland Total		
Number of Sales	742	45
Value of Sales	262429082	6727150
Median List Price	317500	129000
Median Sale Price	310000	125000
Median Days to Sell	36	108

CENTRAL OTAGO LAKES

	DWELLINGS	SECTIONS
Central		
Number of Sales	53	8
Value of Sales	25520000	2105000
Median List Price	405000	272500
Median Sale Price	370000	242500
Median Days to Sell	77	68
Queenstown		
Number of Sales	47	18
Value of Sales	25112900	5719500
Median List Price	476500	165000
Median Sale Price	450000	165000
Median Days to Sell	45	11
Central Otago Lakes Total		
Number of Sales	100	26
Value of Sales	50632900	7824500
Median List Price	447500	200000
Median Sale Price	429500	200000
Median Days to Sell	56	30

OTAGO

	DWELLINGS	SECTIONS
North Otago		
Number of Sales	23	2
Value of Sales	4195000	170000
Median List Price	169000	100000
Median Sale Price	170000	85000
Median Days to Sell	36	558
Dunedin City		
Number of Sales	175	3
Value of Sales	50169185	623500
Median List Price	259000	139000
Median Sale Price	248000	126000
Median Days to Sell	37	420
South Otago		
Number of Sales	9	0
Value of Sales	1477000	0
Median List Price	175000	
Median Sale Price	165000	
Median Days to Sell	148	
East Otago		
Number of Sales	2	0
Value of Sales	250000	0
Median List Price	130000	
Median Sale Price	125000	
Median Days to Sell	121	
Otago Total		
Number of Sales	209	5
Value of Sales	56091185	793500
Median List Price	243000	105000
Median Sale Price	235500	85000
Median Days to Sell	38	492

SOUTHLAND

	DWELLINGS	SECTIONS
Invercargill		
Number of Sales	85	3
Value of Sales	18520900	189000
Median List Price	209000	34000
Median Sale Price	199000	25000
Median Days to Sell	32	18
Bluff		
Number of Sales	1	2
Value of Sales	105000	84000
Median List Price	105000	49000
Median Sale Price	105000	42000
Median Days to Sell	148	374
Gore		
Number of Sales	28	2
Value of Sales	4717800	291000
Median List Price	158000	147000
Median Sale Price	155100	145500
Median Days to Sell	36	7
Riverton		
Number of Sales	9	1
Value of Sales	1837000	10000
Median List Price	185000	14000
Median Sale Price	185000	10000
Median Days to Sell	138	2
Winton		
Number of Sales	7	1
Value of Sales	1593000	10500
Median List Price	249500	14500
Median Sale Price	245000	10500
Median Days to Sell	26	56
Te Anau		
Number of Sales	3	1
Value of Sales	597000	340000
Median List Price	200000	340000
Median Sale Price	185000	340000
Median Days to Sell	139	208
Southland Total		
Number of Sales	133	10
Value of Sales	27370700	924500
Median List Price	197000	31500
Median Sale Price	185000	27000
Median Days to Sell	37	37

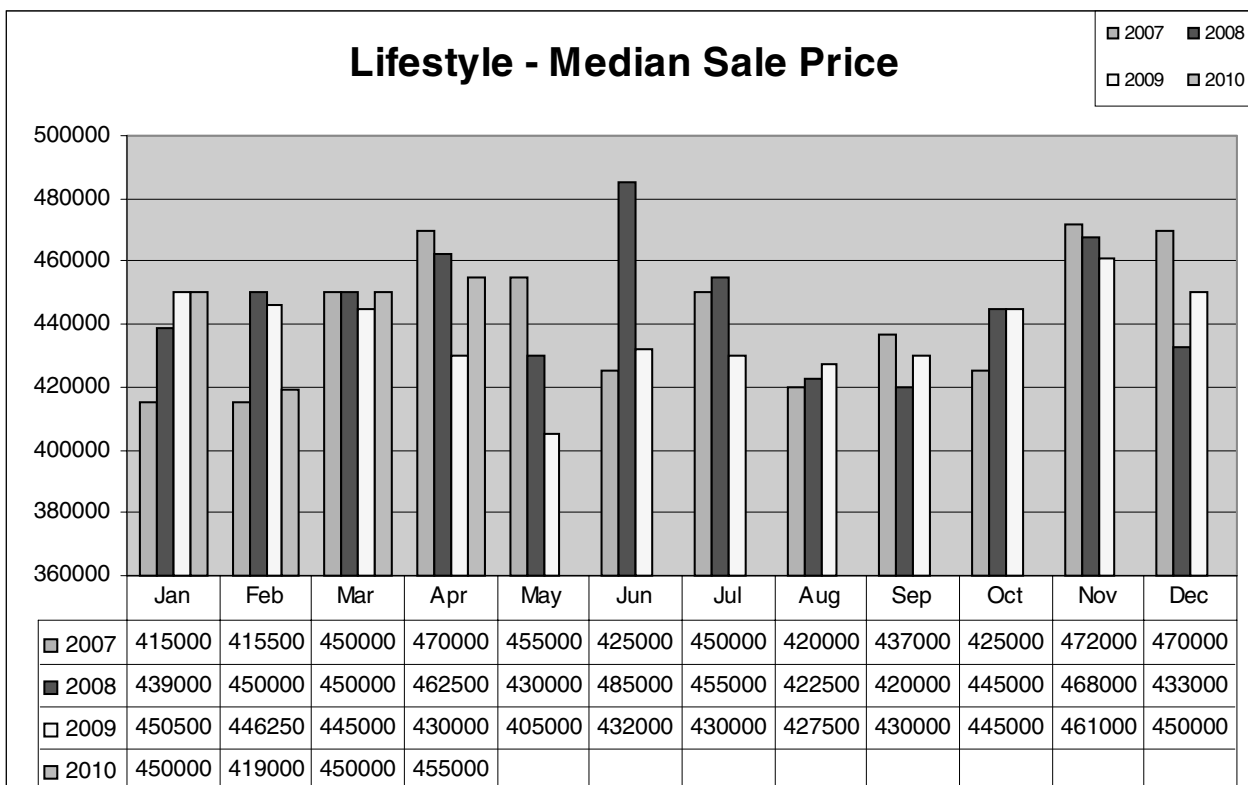
NEW ZEALAND

	DWELLINGS	SECTIONS
New Zealand Total		
Number of Sales	5207	346
Value of Sales	2167840645	80121746
Median List Price	367000	189500
Median Sale Price	356000	179800
Median Days to Sell	40	99

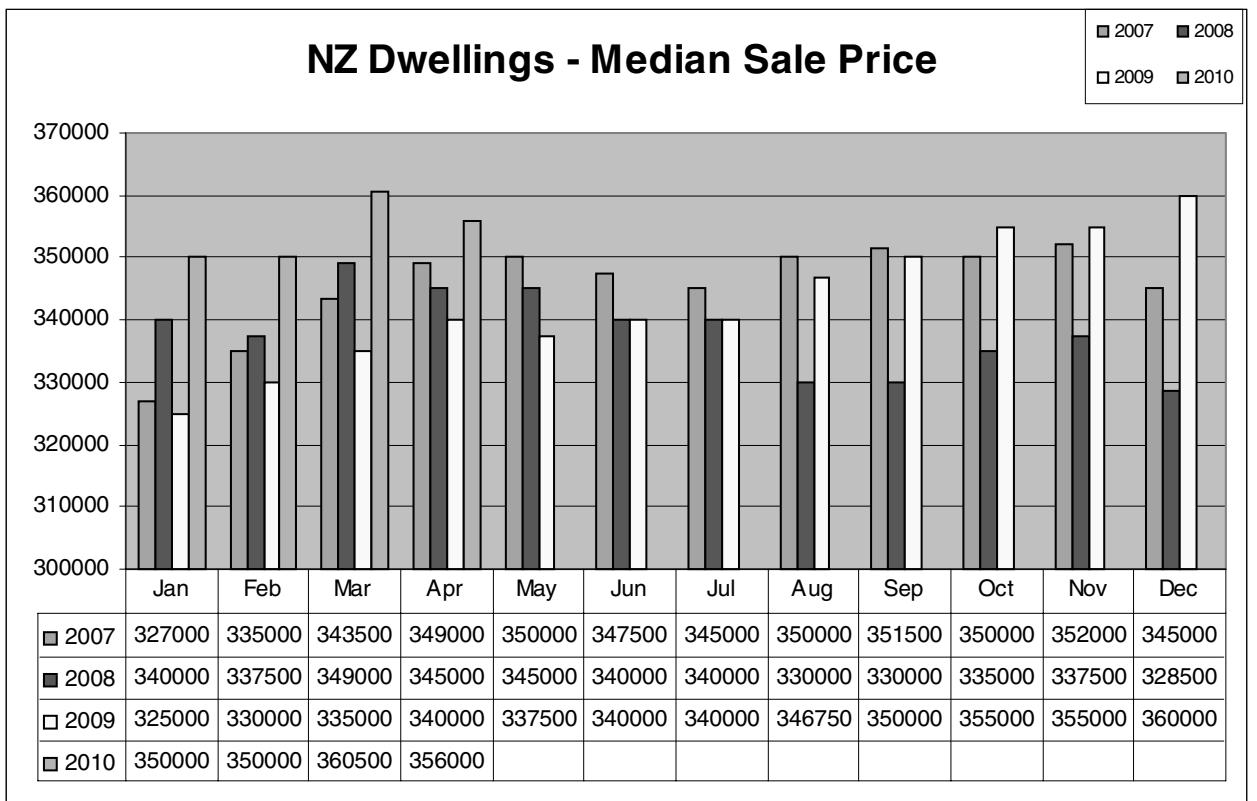
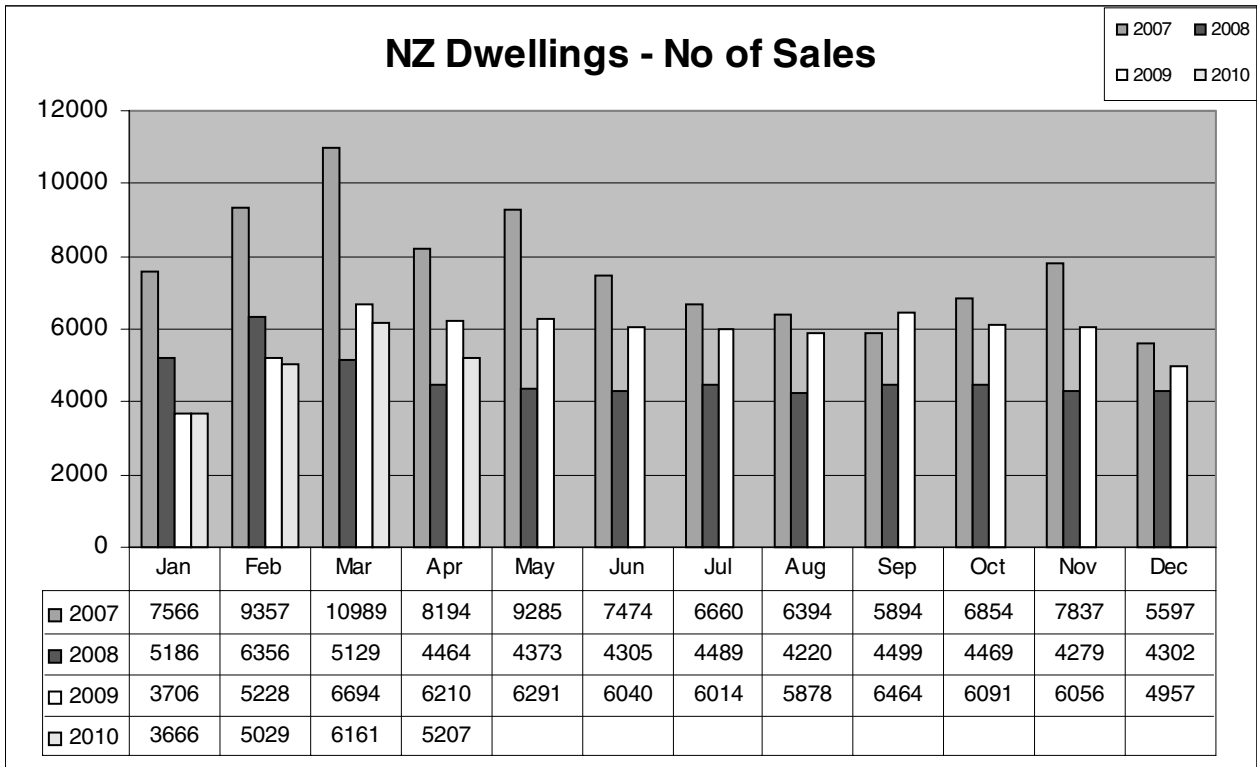
Selling Price Distribution

Selling Price Distribution													REINZ Statistics													
Range \$ '000s	Northland		Auckland		Waikato BoP/Gisb.		Hawkes Bay		Manawatu/Wanganui		Taranaki		Wellington		Nelson		Canterbury/Westland		Central Otago Lakes		Otago		Southland		New Zealand Total	
	Dwellings	Sections	Dwellings	Sections	Dwellings	Sections	Dwellings	Sections	Dwellings	Sections	Dwellings	Sections	Dwellings	Sections	Dwellings	Sections	Dwellings	Sections	Dwellings	Sections	Dwellings	Sections	Dwellings	Sections	Dwellings	Sections
000-049	0	0	2	0	7	1	0	1	0	1	0	1	0	1	0	0	6	1	1	2	1	3	6	15	19	
050-074	1	4	1	0	13	4	1	0	3	4	1	0	0	1	1	0	1	1	0	0	3	0	4	1	29	15
075-099	1	2	2	1	21	4	5	0	7	1	1	3	3	6	0	1	6	5	1	0	1	2	6	0	54	25
100-124	1	5	12	3	23	4	7	0	8	4	5	0	2	2	4	2	3	10	0	1	3	0	9	0	77	31
125-149	2	3	20	5	25	7	7	3	13	0	4	1	4	1	2	2	16	8	1	3	16	1	10	1	120	35
150-174	8	3	23	3	26	14	10	1	21	1	3	2	10	2	1	3	20	6	3	7	17	0	21	0	163	42
175-199	5	0	21	6	27	10	9	0	22	0	12	2	21	4	11	5	43	2	1	1	25	0	21	0	218	30
200-224	13	0	30	7	40	5	14	1	25	0	13	1	26	5	10	1	48	1	4	1	22	0	13	0	258	22
225-249	12	2	39	4	43	4	15	0	23	0	16	0	43	2	18	6	66	0	1	1	29	0	12	0	317	19
250-274	13	2	62	3	51	1	10	0	16	0	12	0	33	2	20	0	66	0	4	1	19	0	9	0	315	9
275-299	11	0	63	11	55	1	16	0	17	0	23	0	33	1	16	2	68	1	4	0	18	0	5	1	329	17
300-324	12	2	81	6	61	6	11	0	7	1	15	0	46	0	13	0	66	1	10	2	14	0	5	0	341	18
325-349	8	0	79	2	50	0	6	0	8	0	6	1	20	0	13	0	50	0	4	0	4	0	4	1	252	4
350-374	13	1	92	5	49	0	7	0	8	0	3	0	44	0	17	1	40	0	8	2	8	0	2	0	291	9
375-399	9	1	103	2	28	0	9	0	14	0	11	0	41	0	16	1	44	1	4	0	3	0	3	0	285	5
400-499	24	0	342	13	115	1	23	0	15	0	17	1	116	3	34	0	108	2	22	2	11	1	5	0	832	23
500-599	11	2	275	8	48	0	3	0	1	0	9	0	87	1	16	0	41	1	13	0	5	0	1	0	510	12
600-699	7	0	167	0	22	0	5	0	2	0	4	0	46	0	7	0	21	0	5	2	4	0	0	0	290	2
700-799	3	1	129	0	11	0	3	0	0	0	1	0	20	0	1	1	12	0	3	1	1	0	0	0	184	3
800-899	0	0	60	0	6	0	1	0	0	0	0	0	9	0	4	0	6	0	1	0	1	0	0	0	88	0
900-999	0	0	36	2	5	1	1	0	1	0	0	0	7	0	2	0	5	0	3	0	2	0	0	0	62	3
1m-1.49m	0	0	86	0	11	0	0	0	1	0	0	0	9	0	0	0	11	0	4	1	1	0	0	0	123	1
1.5m-1.99m	2	0	28	2	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	33	2
2m+	0	0	15	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	3	0	0	0	0	0	21	0
TOTAL	156	28	1768	83	739	63	163	6	212	12	156	12	623	31	206	25	742	45	100	26	209	5	133	10	5207	346

NZ Lifestyle - Median Sale Price



Sales by Real Estate Agents



DISCLAIMER: The statistical information contained in this publication has been compiled from reports of sales made through Real Estate Agents only. Although the statistics have been compiled from the best information available, the Real Estate Institute of New Zealand accepts no responsibility for the accuracy of the information. The information should not be relied upon solely as the basis for making any decisions about a Real Estate transaction. Any person proposing to buy or sell property should seek professional advice as to the value of the property with which they are concerned.

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