



NEW ZEALAND

Best of the Best 2022

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Data to November 2022



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About CoreLogic

CoreLogic NZ is a leading, independent provider of property data and analytics. We help people build better lives by providing rich, up-to-the-minute property insights that inform the very best property decisions. We have the most comprehensive property database with coverage of 99% of the NZ property market and more than 500 million decision points in our database.

We provide services across a wide range of industries, including Banking & Finance, Real Estate, Government, Insurance and Construction. Our diverse, innovative solutions help our clients identify and manage growth opportunities, improve performance and mitigate risk. We also operate consumer-facing portal propertyvalue.co.nz - providing important insights for people looking to buy or sell their home or investment property. We are a wholly owned subsidiary of CoreLogic, Inc – one of the largest data and analytics companies in the world with offices in New Zealand, Australia, the United States and United Kingdom.

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2022 in review

The year the buyer took power

In last year's Best of the Best report, we suggested that 2022 was likely to see a 'buyer's market' emerge, as lending regulation such as loan to value ratio rules, higher mortgage rates, and more listings all tilted the balance of power away from sellers. While this proved to be correct, we, and many others, underestimated how deep the downturn in sales volumes would become and also how far house prices would fall.

Indeed, it's been striking just how weak sales activity has been this year, as buyers have taken their time to decide about purchases and vendors have also been able to 'sit tight' too – assisted by low unemployment (which has meant that few vendors have been 'forced sellers'). For the calendar year, sales look on track to be around the 67,000 mark, the lowest total since 2010, and the third lowest figure in the past 30 years or so.

Meanwhile, with volumes low, mortgage rates climbing ever-higher, and the mindset/psychology in the housing market also having turned negative, property values have experienced a bigger downturn than was anticipated. To date, we've measured a fall of around -10% from the peak for national average values, and it wouldn't be a surprise to see a further -10% decline in 2023. For context, the GFC saw a final peak to trough fall of -10%.

We also stressed this time last year that any housing downturn would not be felt evenly across the country, and it hasn't been a huge surprise to see previously buoyant areas such as Porirua, Upper Hutt, and Lower Hutt now become some of the weakest parts of NZ. By contrast, many parts of Canterbury – including Christchurch, Ashburton, and Timaru – as expected, have fared a bit better (albeit nowhere is ever immune to all market forces).

In terms of the lending environment, it's obviously been all-change in 2022. Large deposits, especially for investors (40%) have remained a hurdle, but the sheer scale and speed of mortgage rate increases has probably been the bigger influence

– reducing how much money a new borrower can get, and also meaning a big adjustment for existing borrowers as they've rolled off previously lower fixed rates and onto a (much) higher repayment schedule.

Within the reduced total for sales volumes, at least the CoreLogic Buyer Classification data shows that first home buyers (FHB) have managed to cling to a decent market share, rising from around 20% of purchases in early 2022 to 24-25% now. Mortgaged multiple property owners (MPOs, including investors) have been quieter, but cash MPOs have seen a rising market share.

To be fair, the Reserve Bank hasn't pushed as hard with lending regulations as might have seemed likely at the end of last year. We previously speculated about a floor on serviceability interest rates from the middle of 2022, which hasn't eventuated. Meanwhile, formal caps on debt to income ratios have been pushed back until early 2024, having potentially been on the cards as soon as early 2023. It also looks likely they'll be a bit less tough on investors, with a cap potentially set at seven rather than six, and also speed limits and exemptions for new-builds.

Speaking of new-builds, we've been waiting for about a year now for the slowdown in the construction sector to become clearer, on the back of rising costs and higher mortgage rates – and we're still having to be patient. There's every chance, however, that new dwelling consents will slow significantly in 2023, with actual workloads following a bit later.

Overall, then, 2022 has been a challenging year for the property market, which would have been worse if employment hadn't been as strong. Next year, the jobs market will remain vital.

The year ahead

A year of two halves?

Thinking ahead to 2023, the general outlook for the housing market remains weak, especially in light of the Reserve Bank's predictions the economy will enter a recession, inflation won't start to ease until the second half of next year, the official cash rate will rise to 5.5%, and the unemployment rate will increase. A higher unemployment rate and the risk that typical mortgage rates rise to well above 7% is a tricky combination for the property market and home owners alike.

However, there are some caveats to note. Most importantly, for now, there doesn't seem to be a major risk of outright, large-scale job losses. Indeed, the rise in the unemployment rate in 2023 could be more about a larger labour force. Of course, being new (or returning) to the jobs market and unable to actually find a position won't do much for borrowing ability or home-buying demand. But at least for those already in a job and with a mortgage, there should be some protection from widespread repayment problems and distressed sales.

Everybody also needs to be aware of the risk that the previous increases in the official cash rate (OCR) hit suddenly and significantly in the early months of 2023, which might remove the need to tighten monetary policy as much as is currently anticipated. Of course, there's no free lunch. That scenario might well involve a lower peak for mortgage rates, but it may also mean a weaker labour market and greater levels of job cuts.

So how might all of this play out in the property market? For the calendar year as a whole, with GDP soft and mortgage rates higher (albeit perhaps offset to some degree by rising net migration and increased wages), it's hard to see property sales volumes climbing too much in 2023 – a total of between 65,000 and 70,000 is on the cards again. As per the Reserve Bank's forecasts, it also seems plausible that property values could drop another -10% or so, taking the total fall to about 20% – but still leaving them 15-20% above pre-COVID levels.

In terms of market share, it wouldn't be a surprise to see 'movers' ticking over at relatively steady levels, and FHBs also retaining a decent presence. After all, even though mortgage rates may be tough, the decision to buy a house for a FHB is broader than just the financial calculations. On the flipside, it may remain difficult for mortgaged investors to make the sums stack up, especially given the top-ups from other income that are generally required to cover costs.

However, picking up on the 'year of two halves' analogy, the weakness for volumes and values may not necessarily apply right throughout 2023. Indeed, if the signs become clear that mortgage rates have genuinely peaked by the middle of next year, this could set the scene for a bit more buyer positivity and hints of rising sales volumes towards the end of 2023. In turn, this would tend to bring price falls to an end. The Reserve Bank may well have a split focus next year too – quelling inflation early in the piece, and then trying to limit the scale of a recession thereafter.

The Election also looms pretty large in the latter stages of next year. Some existing and would-be investors will no doubt be hoping for a National Government and the reinstatement of interest deductibility for all properties. However, it's also worth keeping in mind the Election is still a long way away, and the track record of new Governments fully and quickly reversing previous tax changes isn't perhaps that strong.

Overall, the economy and property market will clearly face significant challenges in 2023 and, as has been the case in 2022, the labour market may well hold a big key. If large-scale job losses can be avoided, the falls in property values will probably remain 'orderly' and could come to an end in the second half of the year. But pessimism would take over if employment did start to fall more sharply.

Top Performing Suburbs 2022

National

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.

All residential property



Top Sale Price

52 Paritai Drive, Orakei, Auckland (18 May)

\$20,000,000

Highest median value

Herne Bay (Auckland) **\$3,666,350**

Lowest median value

Cobden (Grey) **\$251,600**

12-month Change in Median Values

Reefton (Buller) **25.7%**

Normandale (Lower Hutt) **-20.3%**

5-year Change in Median Values

Raetihi (Ruapehu) **178.3%**

Auckland Central **0.0%**

Shortest Days on Market

Heidelberg (Invercargill) **6**

Longest Days on Market

Hillcrest (Rotorua) **92**

Gross Rental Yield

Cobden (Grey) **7.7%**

Herne Bay (Auckland) **1.0%**

Rent 12-month change

Fairlie (MacKenzie) **33.3%**

Greenhithe (Auckland) **-17.8%**

- All data highlighted is current to November 2022.
- 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 to 12 months ago.
- Five-year change: The percentage difference between the median AVM value in the same period compared to five 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 Values*

#	Suburb	Median value
1.	Herne Bay	\$3,666,350
2.	Saint Marys Bay	\$3,068,950
3.	Omaha	\$2,818,400
4.	Westmere	\$2,709,700
5.	Remuera	\$2,662,450
6.	Ponsonby	\$2,601,900
7.	Stanley Point	\$2,565,700
8.	Campbells Bay	\$2,497,700
9.	Glendowie	\$2,355,600
10.	Orakei	\$2,353,300

* All Auckland

Highest 12-month value change

#	Suburb	% change
1.	Reefton (Buller)	25.7%
2.	Meremere (Waikato)	25.2%
3.	Hanmer Springs (Hurunui)	19.3%
4.	Mataura (Gore)	17.3%
5.	Manaia (South Taranaki)	16.2%
6.	Tuatapere (Southland)	16.0%
7.	Matarangi (Thames-Coromandel)	15.9%
8.	Normanby (South Taranaki)	15.8%
9.	Waverley (South Taranaki)	15.8%
10.	Cooks Beach (Thames-Coromandel)	15.8%

Highest 5-year value change

#	Suburb	% change
1.	Raetihi (Ruapehu)	178.3%
2.	Mataura (Gore)	168.7%
3.	Waverley (South Taranaki)	168.5%
4.	Eketahuna (Taranua)	157.1%
5.	Wairoa (Wairoa)	156.9%
6.	Elgin (Gisborne)	156.0%
7.	Taumarunui (Ruapehu)	153.7%
8.	Bulls (Rangitikei)	153.6%
9.	Dannevirke (Taranua)	151.6%
10.	Mangakino (Taupo)	151.6%

Highest gross rental yields

#	Suburb	Yield
1.	Cobden (Grey)	7.7%
2.	Blaketown (Grey)	7.0%
3.	Mataura (Gore)	6.7%
4.	Appleby (Invercargill)	6.7%
5.	Fordlands (Rotorua)	6.7%
6.	Tuatapere (Southland)	6.6%
7.	Wyndham (Southland)	6.4%
8.	Clifton (Invercargill)	6.3%
9.	Kew (Invercargill)	6.2%
10.	Patea (South Taranaki)	6.2%

Lowest Median Values

#	Suburb	Median value
1.	Cobden (Grey)	\$251,600
2.	Blaketown (Grey)	\$285,300
3.	Mataura (Gore)	\$285,800
4.	Tuatapere (Southland)	\$290,950
5.	Wairoa (Wairoa)	\$306,700
6.	Appleby (Invercargill)	\$327,900
7.	Westport (Buller)	\$329,000
8.	Reefton (Buller)	\$332,750
9.	East Gore (Gore)	\$345,800
10.	Otautau (Southland)	\$345,950

Lowest 12-month value change

#	Suburb	% change
1.	Normandale (Lower Hutt)	-20.3%
2.	Avalon (Lower Hutt)	-20.1%
3.	Fairfield (Lower Hutt)	-20.1%
4.	Harbour View (Lower Hutt)	-19.7%
5.	Maungaraki (Lower Hutt)	-19.6%
6.	Wilton (Wellington)	-19.5%
7.	Wainuiomata (Lower Hutt)	-19.3%
8.	Tirohanga (Lower Hutt)	-19.1%
9.	Mornington (Wellington)	-19.0%
10.	Kelson (Lower Hutt)	-18.9%

Lowest 5-year value change

#	Suburb	% change
1.	Auckland Central	0.0%
2.	Newmarket (Auckland)	4.6%
3.	Grafton (Auckland)	6.2%
4.	Rosedale (Auckland)	12.2%
5.	Long Bay (Auckland)	12.8%
6.	Fernhill (Queenstown)	16.4%
7.	Waiake (Auckland)	16.8%
8.	Rothsay Bay (Auckland)	17.3%
9.	Sunshine Bay (Queenstown)	17.4%
10.	Eden Terrace (Auckland)	18.2%

Lowest gross rental yields*

#	Suburb	Yield
1.	Herne Bay	1.0%
2.	Saint Marys Bay	1.1%
3.	Westmere	1.1%
4.	Hahei (Thames-Coromandel)	1.3%
5.	Epsom	1.4%
6.	Mount Eden	1.4%
7.	Orakei	1.4%
8.	Remuera	1.4%
9.	Stanley Point	1.4%
10.	Takapuna	1.4%

* All Auckland except where noted

National

Top 10 continued...

Highest median rents*

#	Suburb	Median rent
1.	Kohimarama	\$825
2.	Karaka Bays (Wellington)	\$800
3.	Seatoun (Wellington)	\$800
4.	Freemans Bay	\$750
5.	Glendowie	\$750
6.	Ponsonby	\$750
7.	Remuera	\$750
8.	St Heliers	\$750
9.	Aotea (Porirua)	\$750
10.	Ascot Park (Porirua)	\$750

* All Auckland except where noted

Highest median rents 12-month change

#	Suburb	% change
1.	Fairlie (MacKenzie)	33.3%
2.	Twizel (MacKenzie)	33.3%
3.	Arthurs Point (Queenstown)	33.3%
4.	Waimate (Waimate)	33.3%
5.	Cable Bay (Far North)	30.0%
6.	Coopers Beach (Far North)	30.0%
7.	Karikari Peninsula (Far North)	30.0%
8.	Mangonui (Far North)	30.0%
9.	Normanby (Dunedin)	27.5%
10.	Opoho (Dunedin)	27.5%

Shortest days on market

#	Suburb	Median days
1.	Heidelberg (Invercargill)	6
2.	East Gore (Gore)	8
3.	Lower Vogeltown (New Plymouth)	9
4.	Eltham (South Taranaki)	9
5.	Edgecumbe (Whakatane)	9
6.	Clifton (Invercargill)	10
7.	Opunake (South Taranaki)	10
8.	Lynfield (Auckland)	11
9.	Whenuapai (Auckland)	11
10.	Watlington (Timaru)	11

Top sale price

#	Address	Sale date	Sale price
1.	52 Paritai Drive, Orakei	18-May-22	\$20,000,000
2.	59 Arney Road, Remuera	13-Jun-22	\$16,000,000
3.	288 Point Wells Road, Warkworth	15-Jan-22	\$13,000,000
4.	74 Victoria Avenue, Remuera	14-Jul-22	\$12,180,000
5.	176 Remuera Road, Remuera	5-May-22	\$12,000,000
6.	21 Upland Road, Remuera	12-Apr-22	\$11,600,000
7.	147 Arney Road, Remuera	6-Jul-22	\$11,550,000
8.	9 Ranui Road, Remuera	19-May-22	\$11,400,000
9.	294 Victoria Avenue, Remuera	21-Feb-22	\$11,000,000
10.	111 Riverland Road, Kumeu	6-May-22	\$11,000,000

Lowest median rents

#	Suburb	Median rent
1.	Manunui (Ruapehu)	\$280
2.	Ohakune (Ruapehu)	\$280
3.	Raetihi (Ruapehu)	\$280
4.	Taumarunui (Ruapehu)	\$280
5.	Kaikohe (Far North)	\$315
6.	Avenal (Invercargill)	\$340
7.	Georgetown (Invercargill)	\$340
8.	Gladstone (Invercargill)	\$340
9.	Invercargill (Invercargill)	\$340
10.	Strathern (Invercargill)	\$340

Lowest median rents 12-month change

#	Suburb	% change
1.	Greenhithe (Auckland)	-17.8%
2.	Unsworth Heights (Auckland)	-17.8%
3.	Kaikohe (Far North)	-17.1%
4.	Manunui (Ruapehu)	-13.8%
5.	Ohakune (Ruapehu)	-13.8%
6.	Raetihi (Ruapehu)	-13.8%
7.	Taumarunui (Ruapehu)	-13.8%
8.	Westmere (Auckland)	-13.1%
9.	Clover Park (Auckland)	-10.7%
10.	Manukau (Auckland)	-10.7%

Longest days on market

#	Suburb	Median days
1.	Hillcrest (Rotorua)	92
2.	Favona (Auckland)	82
3.	Motuoapa (Taupo)	73
4.	Mangakino (Taupo)	68
5.	Nelson (Nelson)	65
6.	Woodridge (Wellington)	63
7.	Kuripuni (Masterton)	54
8.	Brown Owl (Upper Hutt)	53
9.	Mangawhai (Kaipara)	51
10.	Himatangi Beach (Manawatu)	49

Auckland

All residential property



Top Sale Price

52 Paritai Drive,
Orakei (18 May)

\$20,000,000

Highest median value

Herne Bay **\$3,666,350**

Shortest Days on Market

Lynfield **11**

Lowest median value

Auckland Central **\$564,300**

Longest Days on Market

Favona **82**

12-month Change in Median Values

Waiuku **6.3%**

Gross Rental Yield

Manukau **4.1%**

Pakuranga Heights **-14.0%**

Herne Bay **1.0%**

5-year Change in Median Values

Omaha **69.8%**

Rent 12-month change

Kohimarama **17.9%**

Auckland Central **0.0%**

Greenhithe **-17.8%**



Auckland

Top 10

Highest Median Values

#	Suburb	Median value
1.	Herne Bay	\$3,666,350
2.	Saint Marys Bay	\$3,068,950
3.	Omaha	\$2,818,400
4.	Westmere	\$2,709,700
5.	Remuera	\$2,662,450
6.	Ponsonby	\$2,601,900
7.	Stanley Point	\$2,565,700
8.	Campbells Bay	\$2,497,700
9.	Glendowie	\$2,355,600
10.	Orakei	\$2,353,300

Lowest Median Values

#	Suburb	Median value
1.	Auckland Central	\$564,300
2.	Grafton	\$603,400
3.	Manukau	\$635,900
4.	Wellsford	\$750,150
5.	Wiri	\$758,000
6.	Manurewa East	\$783,900
7.	Clendon Park	\$791,500
8.	Otara	\$809,100
9.	Randwick Park	\$820,550
10.	Otahuhu	\$829,350

Highest 12-month value change

#	Suburb	% change
1.	Waiuku	6.3%
2.	Manukau Heads	5.8%
3.	Campbells Bay	5.7%
4.	Clarks Beach	3.4%
5.	Wellsford	2.8%
6.	Riverhead	1.3%
7.	Patumahoe	0.8%
8.	Matakata	0.8%
9.	Omaha	0.4%
10.	Sandspit	0.3%

Lowest 12-month value change

#	Suburb	% change
1.	Pakuranga Heights	-14.0%
2.	Kelston	-13.9%
3.	Northpark	-13.5%
4.	Botany Downs	-13.5%
5.	Sunnyhills	-13.2%
6.	Otara	-12.4%
7.	Green Bay	-12.3%
8.	Opaheke	-12.2%
9.	Pakuranga	-12.1%
10.	Totara Heights	-12.0%

Highest 5-year value change

#	Suburb	% change
1.	Omaha	69.8%
2.	Leigh	57.6%
3.	Matakana	53.6%
4.	Palm Beach	51.3%
5.	Red Hill	50.7%
6.	Rosehill	50.2%
7.	Surfdale	48.5%
8.	Clarks Beach	48.4%
9.	Patumahoe	47.7%
10.	Ponsonby	47.1%

Lowest 5-year value change

#	Suburb	% change
1.	Auckland Central	0.0%
2.	Newmarket	4.6%
3.	Grafton	6.2%
4.	Rosedale	12.2%
5.	Long Bay	12.8%
6.	Waiake	16.8%
7.	Rothsay Bay	17.3%
8.	Eden Terrace	18.2%
9.	Albany Heights	18.4%
10.	Browns Bay	18.8%

Highest gross rental yields

#	Suburb	Yield
1.	Manukau	4.1%
2.	Wellsford	4.0%
3.	Clendon Park	3.9%
4.	Grafton	3.9%
5.	Manurewa East	3.9%
6.	Auckland Central	3.8%
7.	Otara	3.7%
8.	Randwick Park	3.7%
9.	Drury	3.6%
10.	Weymouth	3.6%

Lowest gross rental yields

#	Suburb	Yield
1.	Herne Bay	1.0%
2.	Saint Marys Bay	1.1%
3.	Westmere	1.1%
4.	Epsom	1.4%
5.	Mount Eden	1.4%
6.	Orakei	1.4%
7.	Remuera	1.4%
8.	Stanley Point	1.4%
9.	Takapuna	1.4%
10.	Campbells Bay	1.5%

Auckland

Top 10 continued...

Highest median rents

#	Suburb	Median rent
1.	Kohimarama	\$825
2.	Freemans Bay	\$750
3.	Glendowie	\$750
4.	Ponsonby	\$750
5.	Remuera	\$750
6.	St Heliers	\$750
7.	East Tamaki	\$735
8.	East Tamaki Heights	\$735
9.	Botany Downs	\$720
10.	Dannemora	\$720

Lowest median rents

#	Suburb	Median rent
1.	Auckland Central	\$420
2.	Otahuhu	\$450
3.	Grafton	\$463
4.	Clover Park	\$500
5.	Manukau	\$500
6.	Wiri	\$500
7.	Eden Terrace	\$510
8.	New Lynn	\$510
9.	Mount Eden	\$520
10.	Morningside	\$525

Highest median rents 12-month change

#	Suburb	% change
1.	Kohimarama	17.9%
2.	Oneroa	12.1%
3.	Onetangi	12.1%
4.	Ostend	12.1%
5.	Palm Beach	12.1%
6.	Surfdale	12.1%
7.	Waiheke Island	12.1%
8.	Otahuhu	11.7%
9.	Mangere East	11.5%
10.	Herne Bay	11.1%

Lowest median rents 12-month change

#	Suburb	% change
1.	Greenhithe	-17.8%
2.	Unsworth Heights	-17.8%
3.	Westmere	-13.1%
4.	Clover Park	-10.7%
5.	Manukau	-10.7%
6.	Wiri	-10.7%
7.	Eden Terrace	-10.2%
8.	Glen Innes	-10.1%
9.	Point England	-10.1%
10.	Wai O Taiki Bay	-10.1%

Shortest days on market

#	Suburb	Median days
1.	Lynfield	11
2.	Whenuapai	11
3.	Clarks Beach	12
4.	East Tamaki Heights	16
5.	Manukau	16
6.	Oteha	18
7.	Titirangi	18
8.	Glendene	19
9.	Goodwood Heights	19
10.	Helensville	19

Longest days on market

#	Suburb	Median days
1.	Favona	82
2.	Somerville	47
3.	Otahuhu	46
4.	Bayswater	45
5.	Silverdale	42
6.	Manurewa East	41
7.	Takapuna	39
8.	Stonefields	38
9.	East Tamaki	36
10.	Wai O Taiki Bay	36

Top sale price

#	Address	Sale date	Sale price
1.	52 Paritai Drive, Orakei	18-May-22	\$20,000,000
2.	59 Arney Road, Remuera	13-Jun-22	\$16,000,000
3.	288 Point Wells Road, Warkworth	15-Jan-22	\$13,000,000
4.	74 Victoria Avenue, Remuera	14-Jul-22	\$12,180,000
5.	176 Remuera Road, Remuera	5-May-22	\$12,000,000
6.	21 Upland Road, Remuera	12-Apr-22	\$11,600,000
7.	147 Arney Road, Remuera	6-Jul-22	\$11,550,000
8.	9 Ranui Road, Remuera	19-May-22	\$11,400,000
9.	294 Victoria Avenue, Remuera	21-Feb-22	\$11,000,000
10.	111 Riverland Road, Kumeu	6-May-22	\$11,000,000

Hamilton

All residential property

SOLD Top Sale Price
8 Kotahi Ave,
Beerescourt (6 April) **\$2,650,000**

Highest median value

Flagstaff **\$1,118,200**

Shortest Days on Market

Chedworth **18**

Lowest median value

Bader **\$614,650**

Longest Days on Market

Claudelands **40**

12-month Change in Median Values

Hamilton Central **4.3%**

Gross Rental Yield

Enderley **4.2%**

Nawton **-5.8%**

Flagstaff **2.5%**

5-year Change in Median Values

Bader **68.8%**

Rent 12-month change

Hamilton Central **24.3%**

Western Heights **41.8%**

Baverstock **0.0%**

Hamilton

Top 10

Highest Median Values

#	Suburb	Median value
1.	Flagstaff	\$1,118,200
2.	Huntington	\$1,086,000
3.	Queenwood	\$1,082,750
4.	Rototuna North	\$1,054,800
5.	Beerescourt	\$1,025,600
6.	Rototuna	\$1,014,050
7.	Western Heights	\$996,450
8.	Chedworth	\$957,250
9.	Hamilton Lake	\$939,950
10.	Grandview Heights	\$906,500

Lowest Median Values

#	Suburb	Median value
1.	Bader	\$614,650
2.	Enderley	\$636,800
3.	Frankton	\$643,550
4.	Whitiora	\$649,850
5.	Melville	\$659,700
6.	Deanwell	\$671,350
7.	Nawton	\$681,000
8.	Hamilton East	\$735,500
9.	Dinsdale	\$738,450
10.	Maeroa	\$746,800

Highest 12-month value change

#	Suburb	% change
1.	Hamilton Central	4.3%
2.	Hamilton Lake	2.7%
3.	Beerescourt	-0.4%
4.	Whitiora	-0.6%
5.	Queenwood	-0.7%
6.	Claudlands	-1.5%
7.	Enderley	-1.6%
8.	Hamilton East	-1.6%
9.	Chedworth	-1.8%
10.	Fairfield	-2.2%

Lowest 12-month value change

#	Suburb	% change
1.	Nawton	-5.8%
2.	Saint Andrews	-5.6%
3.	Fitzroy	-5.5%
4.	Pukete	-5.5%
5.	Maeroa	-5.3%
6.	Rototuna	-5.2%
7.	Dinsdale	-4.7%
8.	Huntington	-4.6%
9.	Rototuna North	-4.6%
10.	Grandview Heights	-4.5%

Highest 5-year value change

#	Suburb	% change
1.	Bader	68.8%
2.	Enderley	66.9%
3.	Beerescourt	66.4%
4.	Queenwood	63.9%
5.	Fairfield	61.7%
6.	Forest Lake	60.9%
7.	Maeroa	58.9%
8.	Fairview Downs	58.1%
9.	Deanwell	57.7%
10.	Hamilton Central	57.5%

Lowest 5-year value change

#	Suburb	% change
1.	Western Heights	41.8%
2.	Rototuna	44.8%
3.	Huntington	45.6%
4.	Hamilton Lake	47.4%
5.	Grandview Heights	47.9%
6.	Fitzroy	48.2%
7.	Flagstaff	48.4%
8.	Rototuna North	49.3%
9.	Dinsdale	49.7%
10.	Hillcrest	50.0%

Highest gross rental yields

#	Suburb	Yield
1.	Enderley	4.2%
2.	Bader	3.9%
3.	Nawton	3.9%
4.	Temple View	3.9%
5.	Frankton	3.7%
6.	Deanwell	3.6%
7.	Fairview Downs	3.6%
8.	Forest Lake	3.6%
9.	Melville	3.6%
10.	Whitiora	3.5%

Lowest gross rental yields

#	Suburb	Yield
1.	Flagstaff	2.5%
2.	Hamilton Lake	2.5%
3.	Harrowfield	2.5%
4.	Queenwood	2.6%
5.	Beerescourt	2.7%
6.	Claudlands	2.7%
7.	Western Heights	2.7%
8.	Hamilton East	2.8%
9.	Baverstock	2.9%
10.	Hamilton Central	2.9%

Hamilton

Top 10 continued...

Highest median rents

#	Suburb	Median rent
1.	Huntington	\$668
2.	Rototuna	\$668
3.	Rototuna North	\$668
4.	Temple View	\$620
5.	Baverstock	\$550
6.	Beerescourt	\$550
7.	Chartwell	\$550
8.	Chedworth	\$550
9.	Flagstaff	\$550
10.	Forest Lake	\$550

Lowest median rents

#	Suburb	Median rent
1.	Hamilton East	\$400
2.	Claudlands	\$420
3.	Hamilton Central	\$460
4.	Maeroa	\$460
5.	Whitiora	\$460
6.	Bader	\$470
7.	Deanwell	\$470
8.	Fitzroy	\$470
9.	Glenview	\$470
10.	Hamilton Lake	\$470

Highest median rents 12-month change

#	Suburb	% change
1.	Hamilton Central	24.3%
2.	Maeroa	24.3%
3.	Whitiora	24.3%
4.	Temple View	10.7%
5.	Claudlands	7.7%
6.	Huntington	7.7%
7.	Rototuna	7.7%
8.	Rototuna North	7.7%
9.	Bader	7.3%
10.	Deanwell	7.3%

Lowest median rents 12-month change

#	Suburb	% change
1.	Baverstock	0.0%
2.	Beerescourt	0.0%
3.	Chartwell	0.0%
4.	Chedworth	0.0%
5.	Flagstaff	0.0%
6.	Forest Lake	0.0%
7.	Harrowfield	0.0%
8.	Pukete	0.0%
9.	Queenwood	0.0%
10.	Saint Andrews	0.0%

Shortest days on market

#	Suburb	Median days
1.	Chedworth	18
2.	Bader	19
3.	Hamilton Central	19
4.	Rototuna	20
5.	Frankton	21
6.	Pukete	21
7.	Dinsdale	22
8.	Enderley	22
9.	Fairfield	22
10.	Flagstaff	22

Longest days on market

#	Suburb	Median days
1.	Claudlands	40
2.	Maeroa	37
3.	Silverdale	35
4.	Whitiora	34
5.	Glenview	33
6.	Beerescourt	27
7.	Chartwell	27
8.	Grandview Heights	27
9.	Hamilton East	27
10.	Nawton	27

Top sale price

#	Address	Sale date	Sale price
1.	8 Kotahi Avenue, Beerescourt	6-Apr-22	\$2,650,000
2.	8/40 Te Aroha Street, Hamilton East	11-Feb-22	\$2,400,000
3.	35 Roy Hilton Drive, Flagstaff	16-Mar-22	\$2,110,000
4.	655 River Road, Chartwell	7-May-22	\$2,090,000
5.	26 Dixon Road, Fitzroy	11-Mar-22	\$2,060,000
6.	49 Roy Hilton Drive, Flagstaff	23-Mar-22	\$2,010,000
7.	13 Porima Way, Chedworth	16-Jun-22	\$2,000,000
8.	10 Clifton Road, Hamilton Central	18-Jul-22	\$2,000,000
9.	87 Clyde Street, Hamilton East	24-Mar-22	\$1,930,000
10.	3 Featherstone Drive, Flagstaff	1-Jun-22	\$1,880,000

Tauranga

All residential property

SOLD Top Sale Price
443 Oceanbeach Rd, Mt Maunganui (26 May) **\$11,000,000**

Highest median value

Mt Maunganui **\$1,453,600**

Shortest Days on Market

Greerton **21**

Lowest median value

Parkvale **\$683,350**

Longest Days on Market

Tauranga **46**

12-month Change in Median Values

Tauranga **0.8%**

Matua **-6.4%**

Gross Rental Yield

Hairini **4.2%**

Mt Maunganui **2.2%**

5-year Change in Median Values

Mt Maunganui **74.7%**

Bethlehem **43.1%**

Rent 12-month change

Mt Maunganui **8.5%**

Gate Pa **4.8%**

Tauranga

Top 10

Highest Median Values

#	Suburb	Median value
1.	Mount Maunganui	\$1,453,600
2.	Matua	\$1,249,600
3.	Papamoa Beach	\$1,122,650
4.	Bethlehem	\$1,103,150
5.	Otumoetai	\$1,100,200
6.	Pyes Pa	\$1,073,800
7.	Tauranga	\$1,062,200
8.	Ohauti	\$1,032,300
9.	Maungatapu	\$935,850
10.	Tauranga South	\$926,000

Lowest Median Values

#	Suburb	Median value
1.	Parkvale	\$683,350
2.	Poike	\$698,350
3.	Gate Pa	\$703,050
4.	Greerton	\$753,100
5.	Judea	\$757,100
6.	Hairini	\$807,900
7.	Bellevue	\$821,950
8.	Brookfield	\$833,100
9.	Welcome Bay	\$878,150
10.	Tauranga South	\$926,000

Highest 12-month value change

#	Suburb	% change
1.	Tauranga	0.8%
2.	Mount Maunganui	-2.1%
3.	Poike	-2.1%
4.	Greerton	-3.4%
5.	Ohauti	-3.5%
6.	Maungatapu	-3.7%
7.	Welcome Bay	-3.8%
8.	Papamoa Beach	-4.0%
9.	Otumoetai	-4.1%
10.	Tauranga South	-4.6%

Lowest 12-month value change

#	Suburb	% change
1.	Matua	-6.4%
2.	Pyes Pa	-6.2%
3.	Bellevue	-5.6%
4.	Brookfield	-5.3%
5.	Gate Pa	-5.2%
6.	Bethlehem	-5.0%
7.	Hairini	-4.9%
8.	Parkvale	-4.9%
9.	Judea	-4.6%
10.	Tauranga South	-4.6%

Highest 5-year value change

#	Suburb	% change
1.	Mount Maunganui	74.7%
2.	Papamoa Beach	60.7%
3.	Hairini	58.1%
4.	Matua	56.7%
5.	Gate Pa	54.4%
6.	Parkvale	54.3%
7.	Otumoetai	51.9%
8.	Pyes Pa	51.5%
9.	Maungatapu	50.6%
10.	Bellevue	50.6%

Lowest 5-year value change

#	Suburb	% change
1.	Bethlehem	43.1%
2.	Tauranga	44.4%
3.	Judea	46.9%
4.	Ohauti	48.7%
5.	Poike	49.2%
6.	Brookfield	49.5%
7.	Tauranga South	49.6%
8.	Welcome Bay	49.9%
9.	Greerton	50.0%
10.	Bellevue	50.6%

Highest gross rental yields

#	Suburb	Yield
1.	Hairini	4.2%
2.	Parkvale	4.0%
3.	Poike	4.0%
4.	Gate Pa	3.9%
5.	Bellevue	3.8%
6.	Welcome Bay	3.8%
7.	Brookfield	3.7%
8.	Greerton	3.7%
9.	Judea	3.7%
10.	Maungatapu	3.5%

Lowest gross rental yields

#	Suburb	Yield
1.	Mount Maunganui	2.2%
2.	Matua	2.5%
3.	Tauranga	2.6%
4.	Bethlehem	2.8%
5.	Otumoetai	2.8%
6.	Papamoa Beach	2.9%
7.	Tauranga South	2.9%
8.	Pyes Pa	3.0%
9.	Ohauti	3.2%
10.	Maungatapu	3.5%

Tauranga

Top 10 continued...

Highest median rents

#	Suburb	Median rent
1.	Hairini	\$650
2.	Maungatapu	\$650
3.	Ohauti	\$650
4.	Papamoa	\$650
5.	Papamoa Beach	\$650
6.	Pyes Pa	\$650
7.	Welcome Bay	\$650
8.	Mount Maunganui	\$640
9.	Bellevue	\$615
10.	Bethlehem	\$615

Lowest median rents

#	Suburb	Median rent
1.	Gate Pa	\$550
2.	Greerton	\$550
3.	Judea	\$550
4.	Parkvale	\$550
5.	Poike	\$550
6.	Tauranga	\$550
7.	Tauranga South	\$550
8.	Bellevue	\$615
9.	Bethlehem	\$615
10.	Brookfield	\$615

Highest median rents 12-month change

#	Suburb	% change
1.	Mount Maunganui	8.5%
2.	Hairini	8.3%
3.	Maungatapu	8.3%
4.	Ohauti	8.3%
5.	Pyes Pa	8.3%
6.	Welcome Bay	8.3%
7.	Bellevue	7.9%
8.	Bethlehem	7.9%
9.	Brookfield	7.9%
10.	Matua	7.9%

Lowest median rents 12-month change

#	Suburb	% change
1.	Gate Pa	4.8%
2.	Greerton	4.8%
3.	Judea	4.8%
4.	Parkvale	4.8%
5.	Poike	4.8%
6.	Tauranga	4.8%
7.	Tauranga South	4.8%
8.	Papamoa	6.6%
9.	Papamoa Beach	6.6%
10.	Bellevue	7.9%

Shortest days on market

#	Suburb	Median days
1.	Greerton	21
2.	Ohauti	25
3.	Bellevue	26
4.	Judea	27
5.	Bethlehem	28
6.	Gate Pa	28
7.	Hairini	29
8.	Matua	29
9.	Welcome Bay	29
10.	Otumoetai	30

Longest days on market

#	Suburb	Median days
1.	Tauranga	46
2.	Tauranga South	41
3.	Parkvale	35
4.	Maungatapu	33
5.	Brookfield	31
6.	Mount Maunganui	31
7.	Papamoa Beach	31
8.	Otumoetai	30
9.	Papamoa	30
10.	Pyes Pa	30

Top sale price

#	Address	Sale date	Sale price
1.	443 Oceanbeach Road, Mt Maunganui	26-May-22	\$11,000,000
2.	20 Marine Parade, Mt Maunganui	26-Apr-22	\$10,000,000
3.	12 Ngarata Avenue, Mt Maunganui	11-Mar-22	\$9,200,000
4.	39 Marine Parade, Mt Maunganui	23-Feb-22	\$7,650,000
5.	98 Muricata Avenue, Mt Maunganui	9-Apr-22	\$7,310,000
6.	211A Papamoa Beach Road, Papamoa Beach	6-May-22	\$6,200,000
7.	6 Waratah Way, Matua	9-Mar-22	\$5,800,000
8.	162 Oceanbeach Road, Mt Maunganui	15-Feb-22	\$4,650,000
9.	33A Marine Parade, Mt Maunganui	20-Apr-22	\$4,610,000
10.	83 Kulim Avenue, Otumoetai	10-Feb-22	\$4,200,000

Wellington

All residential property



Top Sale Price

41 Marine Pde,
Seatoun (8 March)

\$5,925,000

Highest median value

Seatoun **\$1,891,500**

Shortest Days on Market

Mt Cook **17**

Lowest median value

Wellington Central **\$497,350**

Longest Days on Market

Woodridge **63**

12-month Change in Median Values

Ascot Park **-6.3%**

Normandale **-20.3%**

Gross Rental Yield

Ascot Park **4.9%**

Kelburn **1.7%**

5-year Change in Median Values

Cannons Creek **87.7%**

Wellington Central **24.2%**

Rent 12-month change

Brooklyn **18.8%**

Wellington Central **-8.7%**



Wellington

Top 10

Highest Median Values

#	Suburb	Median value
1.	Seatoun	\$1,891,500
2.	Karaka Bays	\$1,753,100
3.	Kelburn	\$1,544,350
4.	Khandallah	\$1,391,350
5.	Wadestown	\$1,362,550
6.	Aotea	\$1,302,950
7.	Woburn	\$1,294,550
8.	Eastbourne	\$1,249,700
9.	Hataitai	\$1,231,650
10.	Island Bay	\$1,215,750

Lowest Median Values

#	Suburb	Median value
1.	Wellington Central	\$497,350
2.	Waitangirua	\$610,600
3.	Wainuiomata	\$633,200
4.	Cannons Creek	\$634,750
5.	Maoribank	\$642,150
6.	Moera	\$649,250
7.	Taita	\$655,550
8.	Ranui	\$656,250
9.	Te Aro	\$666,300
10.	Stokes Valley	\$670,800

Highest 12-month value change

#	Suburb	% change
1.	Ascot Park	-6.3%
2.	Waitangirua	-8.2%
3.	Cannons Creek	-8.6%
4.	Woburn	-11.0%
5.	Eastbourne	-11.3%
6.	Seatoun	-11.6%
7.	Karaka Bays	-11.6%
8.	Plimmerton	-12.4%
9.	Te Aro	-12.6%
10.	Mount Victoria	-12.6%

Lowest 12-month value change

#	Suburb	% change
1.	Normandale	-20.3%
2.	Avalon	-20.1%
3.	Fairfield	-20.1%
4.	Harbour View	-19.7%
5.	Maungaraki	-19.6%
6.	Wilton	-19.5%
7.	Wainuiomata	-19.3%
8.	Tirohanga	-19.1%
9.	Mornington	-19.0%
10.	Kelson	-18.9%

Highest 5-year value change

#	Suburb	% change
1.	Cannons Creek	87.7%
2.	Waitangirua	85.5%
3.	Ascot Park	83.5%
4.	Timberlea	76.5%
5.	Wainuiomata	75.1%
6.	Ranui	71.5%
7.	Naenae	71.4%
8.	Elderslea	69.9%
9.	Maoribank	65.4%
10.	Taita	64.6%

Lowest 5-year value change

#	Suburb	% change
1.	Wellington Central	24.2%
2.	Te Aro	30.2%
3.	Wadestown	31.3%
4.	Mount Cook	31.4%
5.	Mount Victoria	31.8%
6.	Kelburn	32.1%
7.	Thorndon	35.9%
8.	Rongotai	38.1%
9.	Highbury	38.3%
10.	Melrose	38.4%

Highest gross rental yields

#	Suburb	Yield
1.	Ascot Park	4.9%
2.	Waitangirua	4.8%
3.	Cannons Creek	4.6%
4.	Maoribank	4.6%
5.	Wainuiomata	4.5%
6.	Moera	4.3%
7.	Stokes Valley	4.3%
8.	Ranui	4.3%
9.	Titahi Bay	4.2%
10.	Birchville	4.1%

Lowest gross rental yields

#	Suburb	Yield
1.	Kelburn	1.7%
2.	Kaiwharawhara	1.8%
3.	Northland	2.1%
4.	Seatoun	2.1%
5.	Woburn	2.2%
6.	Highbury	2.2%
7.	Karaka Bays	2.2%
8.	Wadestown	2.2%
9.	Hataitai	2.4%
10.	Island Bay	2.4%

Wellington

Top 10 continued...

Highest median rents

#	Suburb	Median rent
1.	Karaka Bays	\$800
2.	Seatoun	\$800
3.	Aotea	\$750
4.	Ascot Park	\$750
5.	Papakowhai	\$750
6.	Whitby	\$750
7.	Broadmeadows	\$700
8.	Khandallah	\$700
9.	Eastbourne	\$695
10.	York Bay	\$695

Lowest median rents

#	Suburb	Median rent
1.	Wellington Central	\$420
2.	Mount Cook	\$450
3.	Alicetown	\$500
4.	Northland	\$500
5.	Te Aro	\$500
6.	Aro Valley	\$530
7.	Highbury	\$530
8.	Kelburn	\$530
9.	Naenae	\$550
10.	Taita	\$550

Highest median rents 12-month change

#	Suburb	% change
1.	Brooklyn	18.8%
2.	Clouston Park	14.0%
3.	Ebdentown	14.0%
4.	Elderslea	14.0%
5.	Trentham	14.0%
6.	Kilbirnie	14.0%
7.	Lyllall Bay	14.0%
8.	Rongotai	14.0%
9.	Titahi Bay	12.5%
10.	Moera	11.5%

Lowest median rents 12-month change

#	Suburb	% change
1.	Wellington Central	-8.7%
2.	Karaka Bays	-8.6%
3.	Seatoun	-8.6%
4.	Mount Cook	-8.2%
5.	Te Aro	-5.7%
6.	Karori	-3.7%
7.	Crofton Downs	-2.5%
8.	Kaiwharawhara	-2.5%
9.	Ngaio	-2.5%
10.	Wilton	-2.5%

Shortest days on market

#	Suburb	Median days
1.	Mount Cook	17
2.	Maungaraki	18
3.	Berhampore	18
4.	Kelburn	18
5.	Hataitai	19
6.	Mount Victoria	19
7.	Paparangi	19
8.	Hutt Central	20
9.	Brooklyn	20
10.	Karori	20

Longest days on market

#	Suburb	Median days
1.	Woodridge	63
2.	Brown Owl	53
3.	Waiwhetu	46
4.	Riverstone Terraces	46
5.	Pinehaven	42
6.	Pukerua Bay	41
7.	Elderslea	40
8.	Wellington Central	40
9.	Birchville	38
10.	Silverstream	38

Top sale price

#	Address	Sale date	Sale price
1.	41 Marine Parade, Seatoun	8-Mar-22	\$5,925,000
2.	Orient Flats, 348 Oriental Parade, Oriental Bay	22-Apr-22	\$5,310,000
3.	8 McFarlane Street, Mount Victoria	3-Feb-22	\$4,500,000
4.	61 Jones Deviation, Pauatahanui	3-Mar-22	\$4,300,000
5.	6 Wilkinson Street, Oriental Bay	14-May-22	\$4,200,000
6.	85 Hutt Road, Petone	2-Mar-22	\$4,030,000
7.	55 Hector Street, Seatoun	28-Apr-22	\$3,850,000
8.	Totara Downs, 1044 Coast Road, Wainuiomata Coast	17-Jan-22	\$3,700,000
9.	432 Muritai Road, Eastbourne	12-Mar-22	\$3,600,000
10.	57 Murphys Road, Judgeford	8-Sep-22	\$3,500,000

Christchurch

All residential property

SOLD Top Sale Price
288 QEII Drive,
Mairehau (2 May) **\$4,500,000**

Highest median value

Scarborough **\$1,774,650**

Lowest median value

Phillipstown **\$438,800**

12-month Change in Median Values

Scarborough **13.9%**

Beckenham **-5.2%**

5-year Change in Median Values

Duvauchelle **67.6%**

Avonhead **33.8%**

Shortest Days on Market

Templeton **15**

Longest Days on Market

Christchurch Central **29**

Gross Rental Yield

Aranui **5.2%**

Fendalton **1.8%**

Rent 12-month change

Aranui **21.6%**

Clifton **-2.0%**

Christchurch

Top 10

Highest Median Values

#	Suburb	Median value
1.	Scarborough	\$1,774,650
2.	Kennedys Bush	\$1,670,200
3.	Fendalton	\$1,649,850
4.	Merivale	\$1,442,600
5.	Strowan	\$1,279,200
6.	Clifton	\$1,234,000
7.	Redcliffs	\$1,176,750
8.	Moncks Bay	\$1,161,200
9.	Sumner	\$1,105,500
10.	Westmorland	\$1,104,950

Lowest Median Values

#	Suburb	Median value
1.	Phillipstown	\$438,800
2.	Aranui	\$475,250
3.	Linwood	\$481,650
4.	Waltham	\$500,850
5.	Bromley	\$503,950
6.	New Brighton	\$531,600
7.	Addington	\$537,400
8.	Woolston	\$550,700
9.	Avonside	\$550,850
10.	Richmond	\$551,350

Highest 12-month value change

#	Suburb	% change
1.	Scarborough	13.9%
2.	Aranui	9.2%
3.	Kennedys Bush	7.4%
4.	Akaroa	5.5%
5.	Clifton	5.0%
6.	Northwood	5.0%
7.	Merivale	4.9%
8.	Redcliffs	4.5%
9.	Addington	3.8%
10.	Moncks Bay	3.7%

Lowest 12-month value change

#	Suburb	% change
1.	Beckenham	-5.2%
2.	Wigram	-3.8%
3.	Ilam	-3.4%
4.	Avonhead	-3.4%
5.	Bromley	-3.2%
6.	Yaldhurst	-3.0%
7.	Takamatua	-2.9%
8.	Russley	-2.5%
9.	Spreydon	-2.5%
10.	Broomfield	-2.1%

Highest 5-year value change

#	Suburb	% change
1.	Duvauchelle	67.6%
2.	Akaroa	67.0%
3.	Aranui	63.9%
4.	Sumner	62.6%
5.	Takamatua	60.5%
6.	Wainui	57.4%
7.	Diamond Harbour	57.1%
8.	Avonside	56.6%
9.	North New Brighton	56.5%
10.	Scarborough	56.3%

Lowest 5-year value change

#	Suburb	% change
1.	Avonhead	33.8%
2.	Russley	37.2%
3.	Christchurch Central	38.7%
4.	Ilam	40.3%
5.	Yaldhurst	41.1%
6.	Sockburn	41.5%
7.	Middleton	42.3%
8.	Upper Riccarton	42.8%
9.	Wigram	42.8%
10.	Waimairi Beach	42.8%

Highest gross rental yields

#	Suburb	Yield
1.	Aranui	5.2%
2.	Avondale	4.7%
3.	Phillipstown	4.7%
4.	Wainoni	4.7%
5.	Bromley	4.6%
6.	Richmond	4.6%
7.	Waltham	4.6%
8.	Northcote	4.4%
9.	Dallington	4.3%
10.	Edgeware	4.3%

Lowest gross rental yields

#	Suburb	Yield
1.	Fendalton	1.8%
2.	Merivale	1.8%
3.	Richmond Hill	1.8%
4.	Kennedys Bush	1.9%
5.	Clifton	2.0%
6.	Redcliffs	2.2%
7.	Moncks Bay	2.3%
8.	Mount Pleasant	2.3%
9.	Strowan	2.3%
10.	Sumner	2.3%

Christchurch

Top 10 continued...

Highest median rents

#	Suburb	Median rent
1.	Halswell	\$600
2.	Kennedys Bush	\$600
3.	Middleton	\$600
4.	Wigram	\$600
5.	Fendalton	\$570
6.	Strowan	\$570
7.	Akaroa	\$550
8.	Avonhead	\$550
9.	Cass Bay	\$550
10.	Charteris Bay	\$550

Lowest median rents

#	Suburb	Median rent
1.	Addington	\$363
2.	Linwood	\$400
3.	Phillipstown	\$400
4.	Christchurch Central	\$410
5.	Riccarton	\$410
6.	Avonside	\$415
7.	Sockburn	\$420
8.	Upper Riccarton	\$420
9.	Sydenham	\$440
10.	Aranui	\$450

Highest median rents 12-month change

#	Suburb	% change
1.	Aranui	21.6%
2.	Bromley	21.6%
3.	Wainoni	21.6%
4.	Avonhead	18.8%
5.	Russley	18.8%
6.	Templeton	18.8%
7.	Yaldhurst	18.8%
8.	Linwood	14.3%
9.	Phillipstown	14.3%
10.	Sydenham	14.3%

Lowest median rents 12-month change

#	Suburb	% change
1.	Clifton	-2.0%
2.	Heathcote Valley	-2.0%
3.	Moncks Bay	-2.0%
4.	Mount Pleasant	-2.0%
5.	Redcliffs	-2.0%
6.	Richmond Hill	-2.0%
7.	Sumner	-2.0%
8.	Avonside	-1.2%
9.	Marshland	1.0%
10.	Parklands	1.0%

Shortest days on market

#	Suburb	Median days
1.	Templeton	15
2.	Belfast	16
3.	Bromley	17
4.	Dallington	17
5.	Islington	18
6.	Northcote	19
7.	Parklands	19
8.	Saint Martins	19
9.	South New Brighton	19
10.	Addington	20

Longest days on market

#	Suburb	Median days
1.	Christchurch Central	29
2.	Diamond Harbour	27
3.	Akaroa	26
4.	Lyttelton	26
5.	Edgeware	25
6.	Merivale	24
7.	Strowan	24
8.	Westmorland	24
9.	Avonside	23
10.	Bishopdale	23

Top sale price

#	Address	Sale date	Sale price
1.	288 Queen Elizabeth II Drive, Mairehau	2-May-22	\$4,500,000
2.	25 Queens Avenue, Merivale	20-Jun-22	\$4,400,000
3.	45A Waiwetū Street, Burnside	19-Feb-22	\$4,225,000
4.	44 Clifford Avenue, Merivale	20-Jun-22	\$4,100,000
5.	29 Leinster Road, Merivale	10-Mar-22	\$4,000,000
6.	14 Marama Crescent, Mount Pleasant	9-Jun-22	\$3,720,000
7.	118 Straven Road, Fendalton	2-May-22	\$3,700,000
8.	17 Rossall Street, Merivale	16-Feb-22	\$3,600,000
9.	16 Fendalton Road, Fendalton	14-Feb-22	\$3,520,000
10.	313C Worsleys Road, Cracroft	24-Feb-22	\$3,503,000

Dunedin

All residential property



Top Sale Price

108 Wairongia Rd, North Taieri (26 April)

\$3,350,000

Highest median value

Maori Hill **\$1,068,250**

Lowest median value

South Dunedin **\$416,700**

12-month Change in Median Values

Maori Hill **-1.0%**

The Glen **-13.7%**

5-year Change in Median Values

Warrington **83.6%**

Vauxhall **48.3%**

Shortest Days on Market

Corstorphine **14**

Longest Days on Market

Tainui **39**

Gross Rental Yield

South Dunedin **5.2%**

Maori Hill **1.6%**

Rent 12-month change

Normanby **27.5%**

East Taieri **1.5%**

Dunedin

Top 10

Highest Median Values

#	Suburb	Median value
1.	Maori Hill	\$1,068,250
2.	East Taieri	\$985,350
3.	Vauxhall	\$913,500
4.	Roslyn	\$913,300
5.	Saint Clair	\$887,750
6.	Shiel Hill	\$785,050
7.	Glenleith	\$784,900
8.	North Dunedin	\$782,400
9.	Waldronville	\$781,700
10.	Belleknoves	\$779,850

Lowest Median Values

#	Suburb	Median value
1.	South Dunedin	\$416,700
2.	Forbury	\$454,450
3.	Caversham	\$456,150
4.	Calton Hill	\$489,650
5.	Waikouaiti	\$492,600
6.	The Glen	\$492,850
7.	Liberton	\$496,500
8.	Brockville	\$511,300
9.	Saint Kilda	\$518,850
10.	Ocean Grove	\$521,250

Highest 12-month value change

#	Suburb	% change
1.	Maori Hill	-1.0%
2.	North Dunedin	-2.2%
3.	Saint Clair	-3.7%
4.	Roslyn	-4.2%
5.	Waikouaiti	-4.8%
6.	East Taieri	-5.1%
7.	Sawyers Bay	-5.3%
8.	Ravensbourne	-5.5%
9.	Warrington	-5.9%
10.	Dunedin Central	-5.9%

Lowest 12-month value change

#	Suburb	% change
1.	The Glen	-13.7%
2.	Brockville	-11.7%
3.	Forbury	-11.4%
4.	Caversham	-11.0%
5.	South Dunedin	-10.8%
6.	Halfway Bush	-10.4%
7.	Maryhill	-10.3%
8.	Vauxhall	-10.3%
9.	Ocean Grove	-10.0%
10.	Kenmure	-9.8%

Highest 5-year value change

#	Suburb	% change
1.	Warrington	83.6%
2.	Waitati	82.0%
3.	Calton Hill	81.5%
4.	Karitane	81.2%
5.	Dalmore	80.3%
6.	Ravensbourne	79.7%
7.	Liberton	78.1%
8.	Port Chalmers	76.9%
9.	Corstorphine	76.2%
10.	Brighton	73.8%

Lowest 5-year value change

#	Suburb	% change
1.	Vauxhall	48.3%
2.	North Dunedin	51.7%
3.	Shiel Hill	53.7%
4.	Waverley	54.1%
5.	Macandrew Bay	54.6%
6.	Dunedin Central	54.8%
7.	Portobello	55.2%
8.	Belleknoves	56.1%
9.	East Taieri	56.6%
10.	Broad Bay	57.1%

Highest gross rental yields

#	Suburb	Yield
1.	South Dunedin	5.2%
2.	Caversham	5.0%
3.	Forbury	5.0%
4.	Ocean Grove	5.0%
5.	Concord	4.8%
6.	Normanby	4.8%
7.	Brockville	4.7%
8.	Calton Hill	4.7%
9.	Port Chalmers	4.7%
10.	Ravensbourne	4.7%

Lowest gross rental yields

#	Suburb	Yield
1.	Maori Hill	1.6%
2.	East Taieri	2.4%
3.	Dunedin Central	2.6%
4.	Saint Clair	2.6%
5.	North Dunedin	2.8%
6.	Roslyn	2.8%
7.	Company Bay	2.9%
8.	Vauxhall	2.9%
9.	Outram	3.0%
10.	Belleknoves	3.2%

National

Top 10 continued...

Highest median rents

#	Suburb	Median rent
1.	Abbotsford	\$528
2.	Brighton	\$528
3.	Concord	\$528
4.	Fairfield	\$528
5.	Green Island	\$528
6.	Ocean View	\$528
7.	Waldronville	\$528
8.	Andersons Bay	\$520
9.	Broad Bay	\$520
10.	Company Bay	\$520

Lowest median rents

#	Suburb	Median rent
1.	Dunedin Central	\$359
2.	Dalmore	\$380
3.	Liberton	\$380
4.	North East Valley	\$380
5.	Pine Hill	\$380
6.	North Dunedin	\$425
7.	South Dunedin	\$425
8.	Corstorphine	\$445
9.	Forbury	\$445
10.	Karitane	\$445

Highest median rents 12-month change

#	Suburb	% change
1.	Normanby	27.5%
2.	Opoho	27.5%
3.	Port Chalmers	27.5%
4.	Ravensbourne	27.5%
5.	Saint Leonards	27.5%
6.	Sawyers Bay	27.5%
7.	Karitane	21.9%
8.	Outram	21.9%
9.	Waikouaiti	21.9%
10.	Waitati	21.9%

Lowest median rents 12-month change

#	Suburb	% change
1.	East Taieri	1.5%
2.	Kinmont Park	1.5%
3.	Mosgiel	1.5%
4.	Corstorphine	2.3%
5.	Forbury	2.3%
6.	Kew	2.3%
7.	Saint Clair	2.3%
8.	Saint Kilda	2.3%
9.	Maori Hill	3.8%
10.	Andersons Bay	4.0%

Shortest days on market

#	Suburb	Median days
1.	Corstorphine	14
2.	Forbury	14
3.	Wakari	14
4.	Dunedin Central	19
5.	Green Island	19
6.	Helensburgh	19
7.	Maori Hill	19
8.	Mornington	20
9.	Mosgiel	20
10.	North East Valley	20

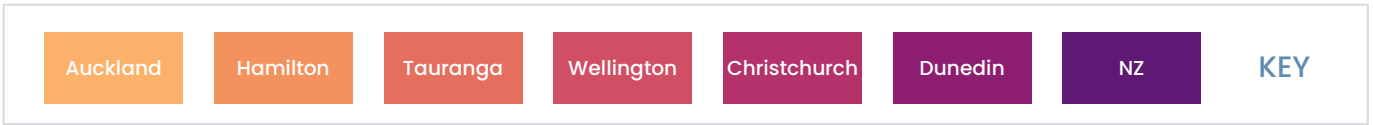
Longest days on market

#	Suburb	Median days
1.	Tainui	39
2.	Concord	38
3.	Sawyers Bay	38
4.	Waikouaiti	37
5.	Calton Hill	35
6.	Kinmont Park	35
7.	Roslyn	31
8.	Fairfield	29
9.	Andersons Bay	28
10.	Belleknoves	28

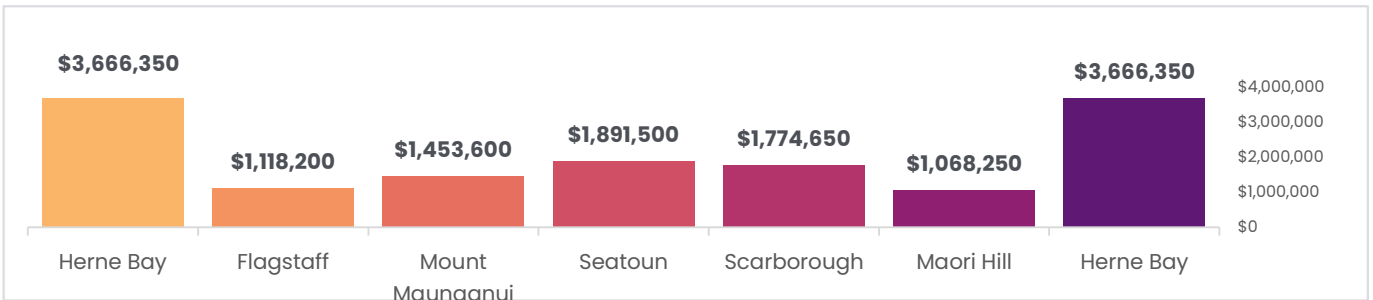
Top sale price

#	Address	Sale date	Sale price
1.	108 Wairongoa Road, North Taieri	26-Apr-22	\$3,350,000
2.	15 Grendon Street, Maori Hill	3-Mar-22	\$3,000,000
3.	32 Tirohanga Road, North Taieri	17-Mar-22	\$2,850,000
4.	60 Tirohanga Road, North Taieri	17-May-22	\$2,420,000
5.	81 Newington Avenue, Maori Hill	5-May-22	\$2,375,000
6.	21A Irvine Road, The Cove	9-Aug-22	\$2,338,000
7.	29 Selkirk Street, Roslyn	6-Sep-22	\$2,300,000
8.	70 Blackhead Road, Blackhead	23-Feb-22	\$2,260,070
9.	66 Cliffs Road, Saint Clair	16-Feb-22	\$2,225,000
10.	297 Highcliff Road, Highcliff	26-Apr-22	\$2,000,000

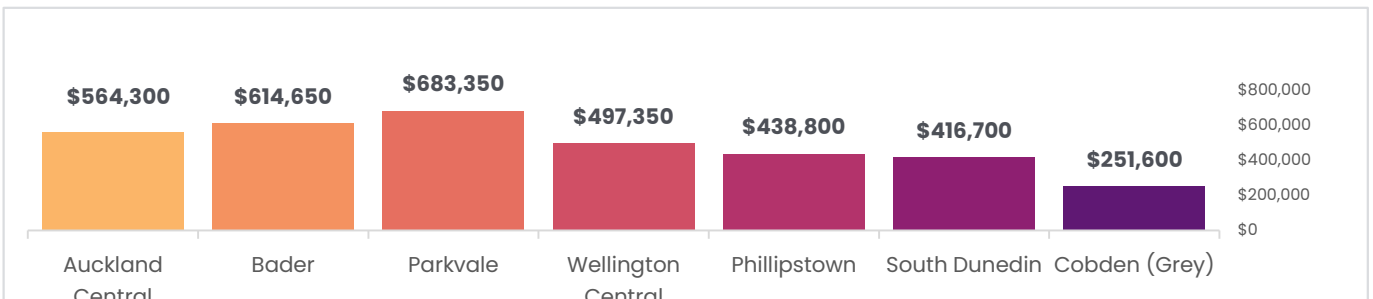
In Summary



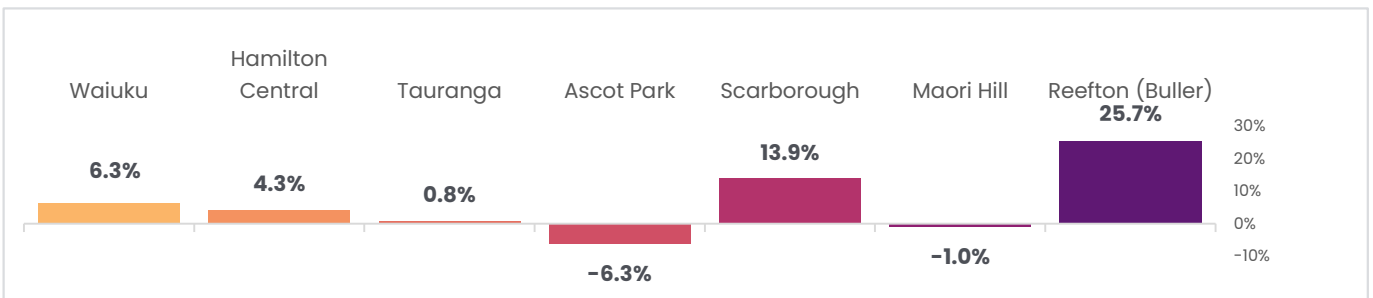
Highest median value



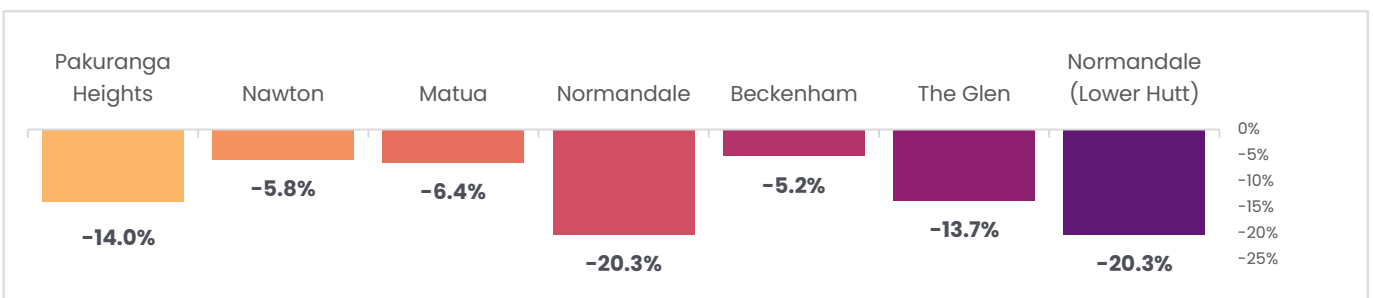
Lowest median value



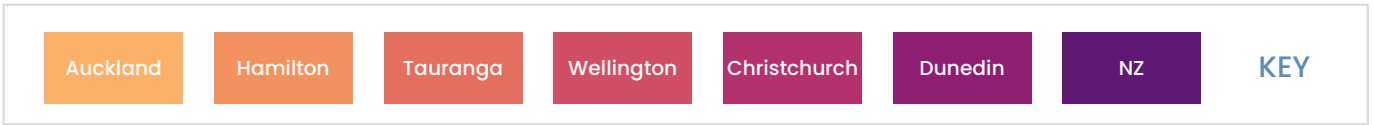
Highest 12-month value change



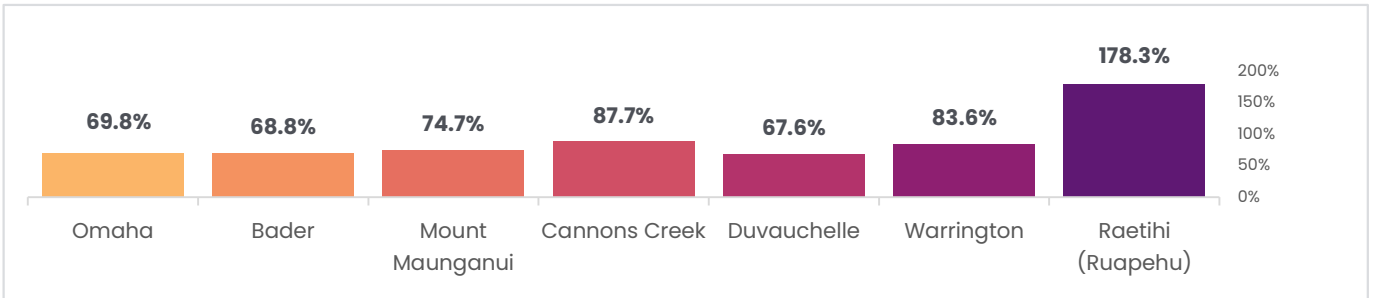
Lowest 12-month value change



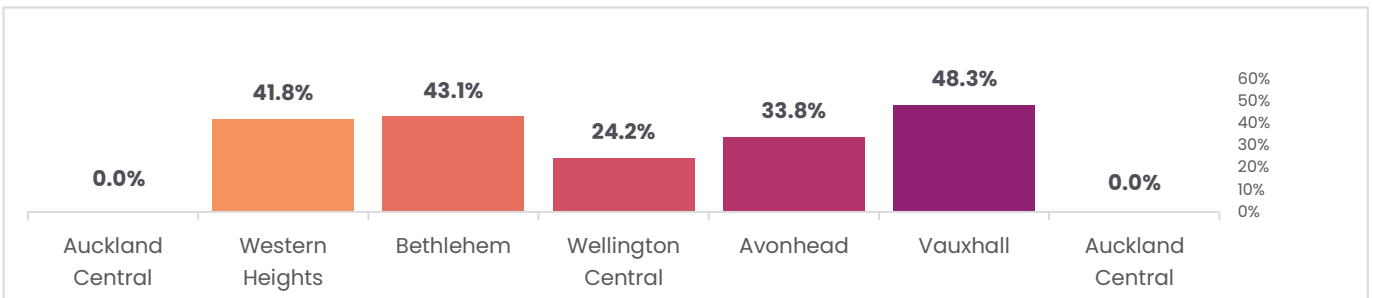
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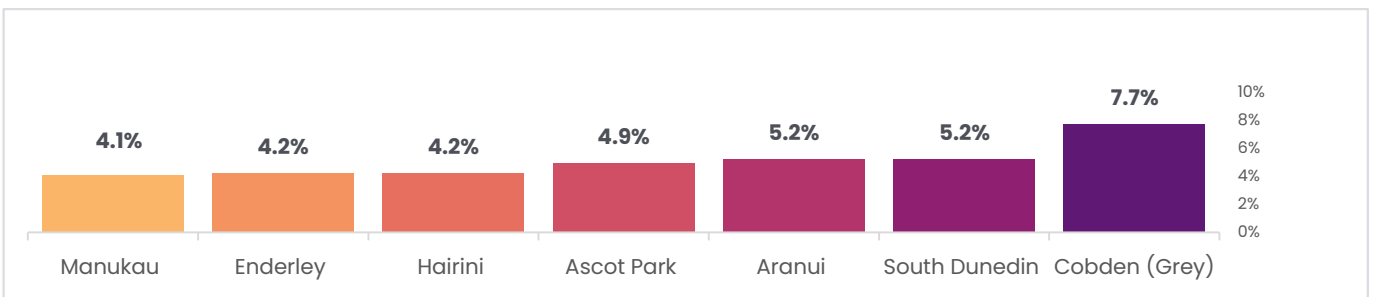
Highest 5-year value change



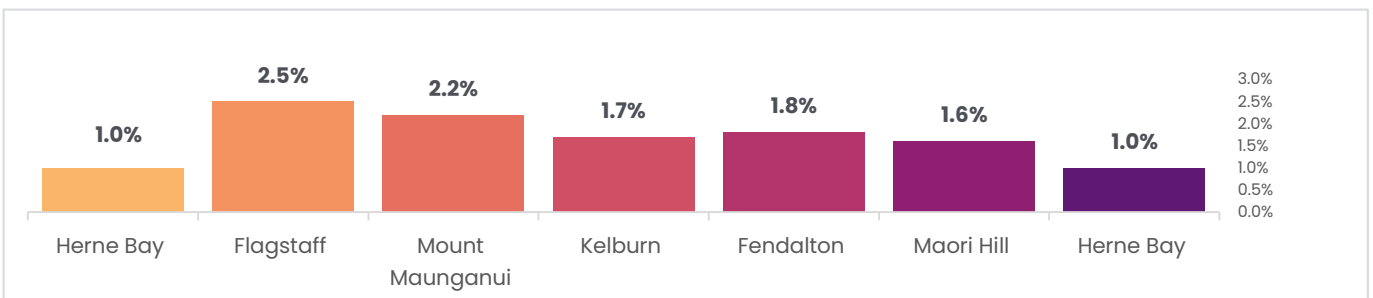
Lowest 5-year value change



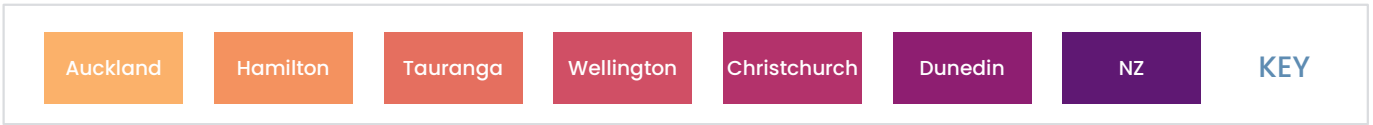
Highest gross rental yield



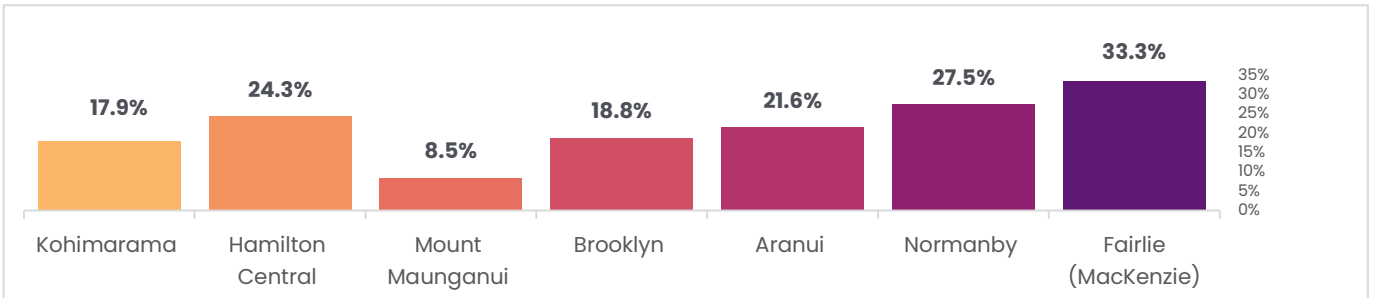
Lowest gross rental yield



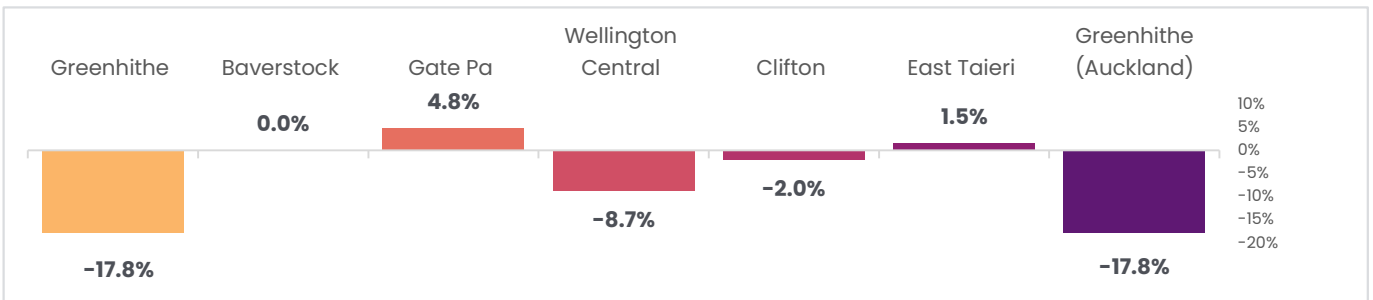
In Summary



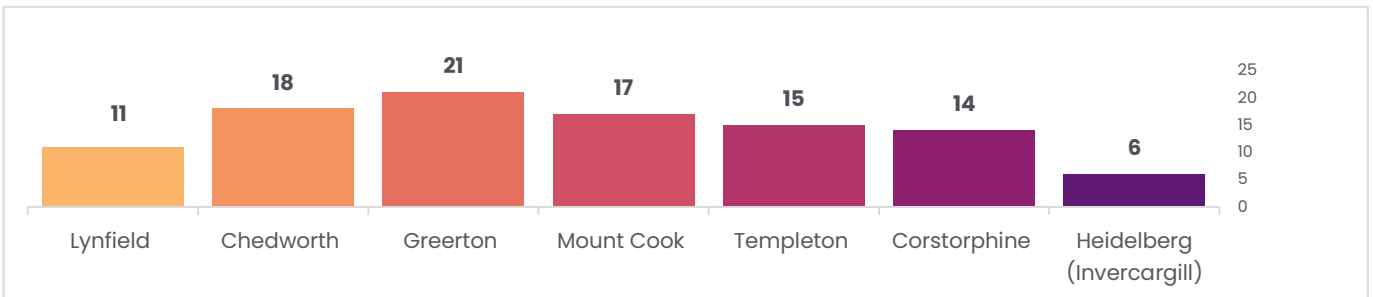
Highest median rents 12-month change



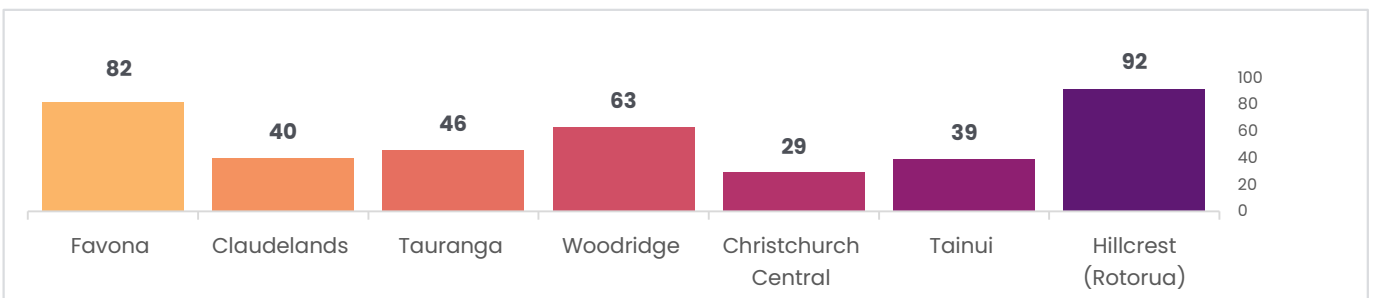
Lowest median rents 12-month change



Shortest days on market



Longest days on market



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