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|  | **Corelogic NZ House Price Index - Residential Property** | | |  |  |
|  |  |  |  |  |  |
|  | Time period: August 2023 | |  |  |  |
|  |  |  |  |  |  |
|  |  | **Territorial authority** | **Average current value** | **12 month change%** | **3 month change %** |
|  |  | Far North | 690,741 | -3.2% | -1.0% |
|  |  | Whangarei | 736,623 | -9.5% | -1.4% |
|  |  | Kaipara | *795,922* | *-11.5%* | *-5.1%* |
|  |  | Auckland - Rodney | 1,222,295 | -11.9% | -1.7% |
|  |  | Rodney - Hibiscus Coast | 1,131,584 | -12.8% | -1.7% |
|  |  | Rodney - North | 1,294,092 | -11.6% | -1.9% |
|  | #A | Auckland - North Shore | 1,426,592 | -8.5% | -0.6% |
|  |  | North Shore - Coastal | 1,632,298 | -8.6% | -1.0% |
|  |  | North Shore - North Harbour | 1,385,565 | -7.4% | 0.8% |
|  |  | North Shore - Onewa | 1,142,949 | -9.3% | -1.3% |
|  | #A | Auckland - Waitakere | 989,281 | -11.6% | -2.3% |
|  | #A | Auckland - City | 1,439,845 | -10.9% | -7.5% |
|  |  | Auckland City - Central | 1,213,702 | -10.1% | -7.9% |
|  |  | Auckland City - Islands | 1,541,880 | -13.1% | -8.0% |
|  |  | Auckland City - South | 1,296,449 | -12.0% | -9.5% |
|  |  | Auckland\_City - East | *1,808,523* | *-10.1%* | *-5.3%* |
|  | #A | Auckland - Manukau | 1,131,251 | -10.1% | -0.3% |
|  |  | Manukau - Central | 871,776 | -10.7% | -0.6% |
|  |  | Manukau - East | 1,413,685 | -8.8% | 0.0% |
|  |  | Manukau - North West | 990,515 | -10.5% | -0.1% |
|  | #A | Auckland - Papakura | 903,855 | -13.6% | 2.1% |
|  |  | Auckland - Franklin | 909,003 | -9.7% | -4.9% |
|  |  | Thames Coromandel | 1,133,813 | -11.1% | -1.2% |
|  |  | Hauraki | *634,846* | *-8.0%* | *-2.5%* |
|  |  | Waikato | 730,323 | -9.5% | -1.0% |
|  |  | Matamata Piako | 702,983 | -6.0% | 0.5% |
|  | # | Hamilton | 799,549 | -7.4% | -0.7% |
|  |  | Hamilton - Central & North West | 757,974 | -6.2% | 1.4% |
|  |  | Hamilton - North East | 980,903 | -7.8% | -1.7% |
|  |  | Hamilton - South East | 737,448 | -8.1% | -0.1% |
|  |  | Hamilton - South West | 705,278 | -7.3% | -1.3% |
|  |  | Waipa | 866,223 | -3.2% | 0.3% |
|  |  | Otorohanga | 537,013 | 3.5% | 1.5% |
|  |  | South Waikato | *425,945* | *-8.4%* | *-1.2%* |
|  |  | Waitomo | *392,080* | *0.3%* | *0.0%* |
|  |  | Taupo | 831,583 | -5.1% | -0.4% |
|  |  | Western BOP | 988,813 | -5.1% | 2.7% |
|  | # | Tauranga | 1,019,075 | -10.6% | -0.4% |
|  |  | Rotorua | 639,171 | -8.8% | -1.1% |
|  |  | Whakatane | 732,996 | -3.5% | -0.1% |
|  |  | Kawerau | *402,427* | *-5.9%* | *2.6%* |
|  |  | Opotiki | *544,695* | *-7.2%* | *4.9%* |
|  |  | Gisborne | 579,658 | -10.1% | -3.3% |
|  |  | Wairoa | 404,783 | 3.3% | 6.1% |
|  |  | Hastings | 773,658 | -9.3% | 0.2% |
|  | # | Napier | 737,644 | -10.8% | -2.4% |
|  |  | Central Hawkes Bay | *578,139* | *-9.5%* | *-2.5%* |
|  |  | New Plymouth | 710,442 | -2.8% | 1.6% |
|  |  | Stratford | *479,310* | *-5.2%* | *0.9%* |
|  |  | South Taranaki | 430,323 | -5.5% | -2.4% |
|  |  | Ruapehu | *370,902* | *-7.3%* | *-0.6%* |
|  |  | Whanganui | 493,700 | -9.8% | -3.0% |
|  |  | Rangitikei | *436,543* | *-10.6%* | *7.4%* |
|  |  | Manawatu | 604,861 | -6.5% | -0.1% |
|  | # | Palmerston North | 637,014 | -10.1% | 0.2% |
|  |  | Tararua | *402,730* | *-11.5%* | *-1.8%* |
|  |  | Horowhenua | 555,060 | -10.7% | -1.0% |
|  |  | Kapiti Coast | 810,177 | -12.9% | 0.4% |
|  | #W | Porirua | 797,190 | -11.9% | -0.4% |
|  | #W | Upper Hutt | 727,435 | -13.3% | 1.3% |
|  | #W | Hutt | 758,886 | -13.7% | -2.4% |
|  | #W | Wellington | 1,018,564 | -10.7% | -0.1% |
|  |  | Wellington - Central & South | 974,175 | -10.7% | 0.9% |
|  |  | Wellington - East | 1,112,036 | -12.7% | -2.0% |
|  |  | Wellington - North | 964,278 | -10.2% | -0.6% |
|  |  | Wellington - West | 1,175,683 | -8.4% | 2.5% |
|  |  | Masterton | 554,008 | -14.7% | -3.0% |
|  |  | Carterton | *637,606* | *-10.0%* | *2.6%* |
|  |  | South Wairarapa | *756,548* | *-14.9%* | *-5.7%* |
|  |  | Tasman | 773,449 | -7.9% | -1.6% |
|  | # | Nelson | 777,089 | -7.0% | -1.9% |
|  |  | Marlborough | 689,157 | -6.0% | 1.5% |
|  |  | Kaikoura | *629,898* | *-5.0%* | *-1.7%* |
|  |  | Buller | *331,350* | *5.4%* | *1.5%* |
|  |  | Grey | *368,205* | *6.0%* | *2.7%* |
|  |  | Westland | *395,637* | *2.5%* | *0.8%* |
|  |  | Hurunui | *616,548* | *-0.6%* | *-0.4%* |
|  |  | Waimakariri | 693,555 | -4.9% | -0.9% |
|  | # | Christchurch | 731,900 | -3.8% | 0.2% |
|  |  | Christchurch - Banks Peninsula | 784,302 | -4.3% | 1.0% |
|  |  | Christchurch - Central & North | 833,223 | -4.6% | 0.3% |
|  |  | Christchurch - East | 575,803 | -2.3% | 0.7% |
|  |  | Christchurch - Hills | 1,021,428 | -1.3% | -1.1% |
|  |  | Christchurch - Southwest | *692,810* | *-4.8%* | *0.4%* |
|  |  | Selwyn | 802,547 | -6.6% | -1.3% |
|  |  | Ashburton | 531,187 | -0.1% | -1.0% |
|  |  | Timaru | 503,444 | -2.4% | -1.3% |
|  |  | MacKenzie | *765,612* | *1.1%* | *15.1%* |
|  |  | Waimate | *438,063* | *3.8%* | *0.9%* |
|  |  | Waitaki | 465,923 | -5.0% | -2.6% |
|  |  | Central Otago | 788,190 | 1.0% | 1.2% |
|  |  | Queenstown Lakes | 1,675,462 | 0.0% | -3.0% |
|  | # | Dunedin | 609,767 | -7.1% | -1.7% |
|  |  | Dunedin - Central & North | 615,208 | -8.4% | -2.0% |
|  |  | Dunedin - Peninsular & Coastal | *585,630* | *-4.0%* | *-0.4%* |
|  |  | Dunedin - South | 582,227 | -6.4% | -0.8% |
|  |  | Dunedin - Taieri | 640,135 | -7.2% | -2.3% |
|  |  | Clutha | *391,377* | *-3.0%* | *-0.1%* |
|  |  | Southland | 499,162 | 2.4% | 3.7% |
|  |  | Gore | *384,907* | *-2.6%* | *0.1%* |
|  | # | Invercargill | 458,642 | -2.4% | 2.6% |
|  |  |  |  |  |  |
|  |  | Auckland Area | 1,254,950 | -10.7% | -3.8% |
|  |  | Wellington Area | 890,710 | -11.8% | -0.6% |
|  | # | Main Urban Areas | 999,232 | -9.5% | -2.3% |
|  |  | **Total NZ** | 905,466 | **-8.7%** | **-1.8%** |
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|  | **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 and twelve months 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. | | | | |