### Media release

8th November

**Spring buyers keen but supply tight**

The latest monthly property value index shows that nationwide residential values continued to climb in October. Values are up 1.9% over the past three months and 5.7% over the past year. As a result, values are now 1.1% above the previous market peak of late 2007.



Jonno Ingerson, QV.co.nz Research Director said “there has been a late spring surge in activity with both buyer enquiry and the number of sales having risen. However, a lack of listings is constraining the market, particularly in the majority of the main centres.”

“Although the nationwide increase in values is largely being driven by Auckland and Canterbury, there are some signs that other main centres and provincial cities are increasing in value also” said Jonno Ingerson.

“Property investors and first home buyers remain active in the market, encouraged by low interest rates” said Jonno Ingerson.

**Auckland**

Values in the wider Auckland area have risen 3.3% over the past three months and 9.2% over the past year.

Old Auckland City continues to have the steepest increase over the past 12 months, up 10.7%, with North Shore and Manukau close behind, up 8.9% and 8.1% respectively.

Values in the wider Auckland area are now 9.1% above the previous market peak in 2007, led by old Auckland City which is 12.5% above that mark.

QV Operations Manager Kerry Stewart said “There is growing demand for more listings throughout Auckland. Good properties are still attracting numerous interested buyers, with auctions especially proving successful for many, with multiple bidders not uncommon.”

“Investors are also coming back into the market, most looking to on sell relatively quickly as they try to capitalise on the quick growth in the current market” said Kerry Stewart.

**Hamilton and Tauranga**

Values in Hamilton are generally still rising with a 3.1% increase on last year and 0.5% increase over the past three months.

QV Valuer Nicky Harris said “Hamilton is still trending positively with multiple offers and auctions prominent at the moment. Lately we have seen more out of town buyers as well as the lower valued $300,000 - $350,000 properties proving popular amongst first home buyers.”

“North eastern areas are seeing more new developments with a demand for vacant sections. This is pushing prices up and we are seeing a lot of listings as a result” said Nicky Harris.

Property values in Tauranga have been up and down over the past six months, but the most recent months have seen a slight increase to leave values 2.2% up on last year.

**Wellington**

Values in the Wellington area increased for the second month in a row after being stable for the previous six months and as a result are now 2.4% up over the past year.

QV Valuer Kerry Buckeridge said “A late spring rush has seen a number of properties which have sat over winter finding buyers in recent weeks. There is good interest in the southern and eastern suburbs as well as increased listings within the top end of the market. However, although more highly priced properties are coming onto the market, few sales are actually eventuating. Generally the increased interest is not translating to increased values.”

“Apartment living is still being affected with a wide variance in Body Corporate levies between various apartment blocks becoming apparent. This is being driven mainly by insurance costs, especially with some buildings built on reclaimed land or having low earthquake ratings seeing higher premiums” said Kerry Buckeridge.

**Christchurch**

Christchurch values continue to rise with the past 12 months seeing a 5.9% increase, and the past three months a 1.8% rise. Christchurch now sits 3.8% above the 2007 peak.

QV Valuer Daryl Taggart said “Auction is still proving a successful selling option in Christchurch with competition strong and properties in the $300,000 - $400,000 range achieving good results. A number of larger new developments have been selling well with steady demand expected to continue. Eastern and hill suburbs remain flat as expected with Selwyn and Waimakariri continuing to attract a lot of activity.”

**Dunedin**

Values in Dunedin also continue to rise, now 4.5% up over the past year and 1.4% up over the past three months.

QV Valuer Tim Gibson said “Mid valued properties in sought after locations are receiving good interest at open homes lately with quick sales occurring and not much evidence of lowered pricing. Lower valued properties are also seeing few properties going at discounted prices. However, properties that are dated or that are different to buyers expectations are taking much longer to sell and quite often at lower prices.”

**Provincial centres**

All the main provincial centres have increased in value over the past three months, with the exception of Wanganui and Invercargill which are slightly down, and Whangarei which is down 1.3%. However over the past month only Invercargill has continued to drop with the other two areas rebounding slightly.

**For media enquiries and interviews, and for further information contact:**

Jonno Ingerson

Research Director QV.co.nz

Tel: 04 802 1239

Mobile: 027 454 6642

Email: [jonno.ingerson@propertyiq.co.nz](mailto:jonno.ingerson@propertyiq.co.nz)

**For further specific comment on local areas:**

Auckland. Kerry Stewart 021 387 106

Hamilton. Nicky Harris 027 469 6506

Tauranga. Paul Thomas 027 544 4602

Wellington. Kerry Buckeridge 021 476 287

Christchurch. Daryl Taggart 027 304 9815

Dunedin. Tim Gibson 021 151 2887

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| **Residential Property - Monthly price index** | |  | | | | |
| Time period: as at October 2012 | |
|  |  | |  |  |  |  |
|  | **Territorial authority** | | **Average current value** | **12 month change%** | **3 month change %** | **Since 2007 market peak change %** |
|  | Far North | | 317,867 | 4.0% | 3.8% | -22.0% |
|  | Whangarei | | 322,977 | -1.8% | -1.3% | -18.4% |
|  | Kaipara | | *307,211* | *-1.0%* | *3.0%* | *-23.4%* |
|  | Auckland - Rodney | | 574,362 | 6.5% | 2.8% | -3.0% |
|  | Hibiscus Coast | | 575,482 | 8.2% | 3.7% | -2.0% |
|  | Rodney (North) | | 572,882 | 4.5% | 1.8% | -4.6% |
| #A | Auckland - North Shore | | 688,555 | 8.9% | 2.7% | 7.4% |
|  | Coastal North Shore | | 794,323 | 8.9% | 3.0% | 5.4% |
|  | North Shore Onewa | | 545,275 | 10.2% | 3.0% | 9.9% |
|  | North Harbour | | 662,911 | 7.5% | 1.6% | 9.1% |
| #A | Auckland - Waitakere | | 443,914 | 7.4% | 2.4% | 4.2% |
| #A | Auckland - City | | 702,106 | 10.7% | 3.8% | 12.5% |
|  | Auckland City (Central) | | 636,980 | 10.7% | 3.0% | 11.8% |
|  | Auckland City (East) | | 871,648 | 9.3% | 3.8% | 9.4% |
|  | Auckland City (South) | | 617,374 | 12.4% | 4.2% | 14.7% |
|  | Islands | | *641,264* | *4.8%* | *1.3%* | *0.3%* |
| #A | Auckland - Manukau | | 487,717 | 8.1% | 3.3% | 6.1% |
|  | Manukau East | | 653,397 | 8.1% | 3.7% | 9.6% |
|  | Manukau Central | | 372,063 | 8.0% | 3.2% | -1.0% |
|  | Manukau North West | | 393,912 | 8.3% | 3.1% | 6.6% |
| #A | Auckland - Papakura | | 357,481 | 6.6% | 2.4% | -0.6% |
|  | Auckland - Franklin | | 396,471 | 5.4% | 1.1% | -2.2% |
|  | Thames Coromandel | | 496,054 | 5.6% | 1.4% | -15.3% |
|  | Hauraki | | *236,245* | *-1.2%* | -3.2% | -17.2% |
|  | Waikato | | 262,438 | -0.7% | 1.8% | -19.0% |
|  | Matamata Piako | | 258,416 | 0.4% | -1.8% | -13.7% |
| # | Hamilton | | 338,187 | 3.1% | 0.5% | -8.7% |
|  | Hamilton North East | | 420,172 | 2.7% | 0.7% | -6.5% |
|  | Central City/North West | | 317,991 | 3.3% | -0.1% | -11.2% |
|  | Hamilton South East | | 314,136 | 2.2% | 0.7% | -10.1% |
|  | Hamilton South West | | 303,274 | 4.0% | -0.2% | -11.4% |
|  | Waipa | | 315,415 | 3.8% | 0.9% | -6.8% |
|  | Otorohanga | | N/A | N/A | N/A | N/A |
|  | South Waikato | | *134,100* | *-3.9%* | *0.7%* | *-17.9%* |
|  | Waitomo | | *144,150* | *2.2%* | *-4.0%* | *-34.9%* |
|  | Taupo | | 346,503 | -0.5% | 0.5% | -14.6% |
|  | Western BOP | | 399,914 | -2.4% | 3.1% | -12.1% |
| # | Tauranga | | 432,718 | 2.2% | 0.4% | -9.9% |
|  | Rotorua | | 271,885 | -0.8% | 2.0% | -12.5% |
|  | Whakatane | | 297,561 | -0.9% | 1.1% | -14.3% |
|  | Kawerau | | *96,599* | *-27.2%* | *-19.1%* | *-40.1%* |
|  | Opotiki | | N/A | N/A | N/A | N/A |
|  | Gisborne | | 230,177 | -4.4% | 2.3% | -23.8% |
|  | Wairoa | | N/A | N/A | N/A | N/A |
|  | Hastings | | 292,130 | 2.2% | 0.9% | -7.0% |
| # | Napier | | 316,877 | 0.2% | 0.9% | -7.2% |
|  | Central Hawkes Bay | | *213,526* | *7.3%* | *0.4%* | *-20.3%* |
|  | New Plymouth | | 323,819 | 2.6% | 0.7% | -3.2% |
|  | Stratford | | *200,187* | *2.4%* | *4.6%* | *-7.9%* |
|  | South Taranaki | | 180,881 | 2.1% | -1.8% | -8.9% |
|  | Ruapehu | | *144,119* | *-4.9%* | *0.8%* | *-20.6%* |
|  | Wanganui | | 189,237 | -1.6% | -0.1% | -13.7% |
|  | Rangitikei | | *146,738* | *-4.3%* | *-0.9%* | *-18.4%* |
|  | Manawatu | | 229,395 | 1.0% | -1.8% | -9.7% |
| # | Palmerston North | | 280,965 | 2.6% | 0.8% | -6.5% |
|  | Tararua | | *149,922* | *-1.3%* | *1.8%* | *-14.0%* |
|  | Horowhenua | | 195,810 | -2.1% | -1.3% | -18.1% |
|  | Kapiti Coast | | 357,704 | 0.5% | 1.1% | -6.8% |
| #W | Porirua | | 371,014 | 3.1% | 1.2% | -3.2% |
| #W | Upper Hutt | | 327,547 | 1.4% | 0.7% | -7.8% |
| #W | Hutt | | 360,354 | 1.7% | 0.2% | -9.2% |
| #W | Wellington | | 515,030 | 2.4% | 0.6% | -4.2% |
|  | Wellington City & Southern Suburbs | | 525,897 | 1.7% | 1.1% | -6.1% |
|  | Eastern Suburbs | | 555,856 | 4.0% | -0.3% | -3.6% |
|  | North Wellington | | 451,885 | 2.5% | 0.8% | -3.0% |
|  | Western Suburbs | | 588,388 | 2.6% | 0.6% | -3.1% |
|  | Masterton | | 239,829 | 0.2% | 2.1% | -17.1% |
|  | Carterton | | *242,698* | *-0.1%* | *-2.1%* | *-12.1%* |
|  | South Wairarapa | | *282,050* | *0.1%* | *-2.5%* | *-17.7%* |
|  | Tasman | | 393,858 | 2.1% | 2.0% | -1.1% |
| # | Nelson | | 383,320 | 1.6% | 1.3% | 0.4% |
|  | Marlborough | | 335,466 | -0.4% | -1.8% | -14.1% |
|  | Kaikoura | | *340,277* | *3.5%* | *4.8%* | *-22.3%* |
|  | Buller | | *231,257* | *13.7%* | *3.6%* | *11.4%* |
|  | Grey | | *224,610* | *3.2%* | *1.5%* | *-6.8%* |
|  | Westland | | *228,626* | *0.4%* | *0.1%* | *-7.9%* |
|  | Hurunui | | *316,721* | *5.7%* | *2.3%* | *0.1%* |
|  | Waimakariri | | 359,997 | 12.5% | -0.1% | 12.9% |
| # | Christchurch | | 397,797 | 5.9% | 1.8% | 3.8% |
|  | East | | 307,017 | 4.1% | 0.7% | -0.8% |
|  | Hills | | 561,076 | 8.9% | 1.9% | 1.4% |
|  | Central City and North | | 455,456 | 5.8% | 2.2% | 2.9% |
|  | Southwest | | 367,981 | 7.8% | 2.1% | 8.4% |
|  | Banks Peninsula | | *462,360* | *5.1%* | *3.0%* | *-3.8%* |
|  | Selwyn | | 429,800 | 12.0% | 0.9% | 13.9% |
|  | Ashburton | | 288,008 | 11.9% | 3.8% | 2.8% |
|  | Timaru | | 259,147 | 6.9% | 1.7% | 2.6% |
|  | MacKenzie | | *262,111* | *1.4%* | *-2.2%* | *-11.4%* |
|  | Waimate | | *178,141* | *2.8%* | *-4.3%* | *-7.1%* |
|  | Waitaki | | 216,332 | 3.9% | 1.9% | -5.3% |
|  | Central Otago | | 291,899 | 4.1% | 0.3% | -8.1% |
|  | Queenstown Lakes | | 622,580 | 3.6% | 1.5% | -12.9% |
| # | Dunedin | | 279,150 | 4.5% | 1.4% | -2.6% |
|  | Central/Northern City | | 286,372 | 2.4% | 1.3% | -5.1% |
|  | Peninsula/Coastal Dunedin | | 256,747 | 5.6% | -0.8% | -5.2% |
|  | Southern City | | 269,728 | 5.8% | 1.8% | -5.5% |
|  | Taieri | | 289,731 | 5.8% | 2.1% | -1.4% |
|  | Clutha | | *162,341* | *-1.4%* | *-2.4%* | *-10.5%* |
|  | Southland | | 206,306 | -2.3% | -3.2% | -11.4% |
|  | Gore | | *181,870* | *4.4%* | *-1.2%* | *2.8%* |
| # | Invercargill | | 203,917 | 1.0% | -0.5% | -9.1% |
|  |  | |  |  |  |  |
|  | Auckland Area | | 597,121 | 9.2% | 3.3% | 9.1% |
|  | Wellington Area | | 436,460 | 2.4% | 0.6% | -5.1% |
| # | Main Urban Areas | | 477,327 | 6.9% | 2.4% | 4.1% |
|  | **Total NZ** | | **420,048** | **5.7%** | **1.9%** | **1.1%** |
|  |  | |  |  |  |  |
| **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 PropertyIQ'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 | | | | | | |

