

Rural Market Report



Period Nov 2014 3 Months

The Real Estate Institute of New Zealand
Subject to the REINZ Authorised User Agreement

05 December 2014, 15:54:24

Number of Sales - All Sales by Type for New Zealand

Rural Property Type	Nov 2012	Nov 2013	Oct 2014	Nov 2014
Arable	14	24	29	22
Dairy	30	69	23	55
Finishing	44	82	45	57
Forestry	12	7	18	16
Grazing	138	180	166	155
Horticulture	31	39	59	61
Special	12	13	6	8
Total All Farms	281	414	346	374
Lifestyle Blocks	1516	1655	1539	1632

Number of Sales - Farms by Type

District	Arable	Dairy	Finishing	Forestry	Grazing	Horticulture	Special	All Farms	Lifestyle
Northland	1	3	2	3	18	3	1	31	140
Auckland	7	2	5	1	15	10	1	41	379
Waikato	4	27	4	0	25	1	1	62	210
Bay of Plenty	1	4	3	0	7	25	0	40	117
Gisborne	1	0	0	2	3	1	0	7	26
Hawkes Bay	4	0	5	0	3	5	0	17	70
Taranaki	0	9	0	1	9	0	1	20	39
Manawatu/Wanganui	2	1	12	2	20	0	2	39	116
Wellington	0	0	1	1	5	1	0	8	88
Nelson	0	2	2	1	5	14	0	24	61
West Coast	0	1	0	0	4	0	0	5	16
Canterbury	1	1	11	4	20	1	2	40	219
Otago	0	0	4	0	8	0	0	12	102
Southland	1	5	8	1	13	0	0	28	49
New Zealand	22	55	57	16	155	61	8	374	1632

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Number of Sales, Farms - 3 year comparison

District	Nov 2012	Nov 2013	Oct 2014	Nov 2014
Northland	14	25	48	31
Auckland	36	36	41	41
Waikato	34	62	47	62
Bay of Plenty	11	35	34	40
Gisborne	13	9	6	7
Hawkes Bay	10	18	11	17
Taranaki	13	19	13	20
Manawatu/Wanganui	23	34	27	39
Wellington	5	14	8	8
Nelson	24	10	23	24
West Coast	4	5	8	5
Canterbury	49	54	41	40
Otago	29	43	14	12
Southland	16	50	25	28
New Zealand Total	281	414	346	374

Number of Sales, Lifestyle - 3 year comparison

District	Nov 2012	Nov 2013	Oct 2014	Nov 2014
Northland	115	167	138	140
Auckland	334	407	371	379
Waikato	205	200	196	210
Bay of Plenty	95	111	117	117
Gisborne	10	15	21	26
Hawkes Bay	60	55	57	70
Taranaki	45	37	38	39
Manawatu/Wanganui	128	97	119	116
Wellington	87	113	72	88
Nelson	70	73	49	61
West Coast	11	14	18	16
Canterbury	234	214	204	219
Otago	76	97	87	102
Southland	46	55	52	49
New Zealand Total	1516	1655	1539	1632

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Median Farm Size ha.- All Farm Sales by Type for New Zealand

Rural Property Type	Nov 2012	Nov 2013	Oct 2014	Nov 2014
Arable	45	31	7	17
Dairy	96	110	97	102
Finishing	106	95	37	47
Forestry	40	35	63	63
Grazing	61	62	55	62
Horticulture	7	6	7	7
Special	11	104	185	127
Total All Farms	58	72	39	50

Median Farm Size ha. - Farms by Type

District	Arable	Dairy	Finishing	Forestry	Grazing	Horticulture	Special	All Farms
Northland	7	91	74	247	46	3	945	48
Auckland	5	153	45	185	40	4	19	22
Waikato	18	97	31	0	31	3	34	65
Bay of Plenty	5	160	22	0	55	6	0	9
Gisborne	137	0	0	44	349	26	0	50
Hawkes Bay	32	0	24	0	548	9	0	27
Taranaki	0	65	0	19	64	0	573	65
Manawatu/Wanganui	26	75	54	231	76	0	117	66
Wellington	0	0	245	56	22	6	0	36
Nelson	0	355	36	61	67	16	0	28
West Coast	0	328	0	0	50	0	0	63
Canterbury	153	169	37	41	131	10	127	76
Otago	0	0	58	0	186	0	0	117
Southland	19	206	56	20	77	0	0	82
New Zealand	17	102	47	63	62	7	127	50

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Median Selling Price per Hectare - All Farm Sales by District and Type

District	Rural Property Type	Nov 2012	Nov 2013	Oct 2014	Nov 2014
New Zealand	Arable	26,908	24,727	68,514	66,990
	Dairy	37,166	40,023	43,299	36,825
	Finishing	18,950	19,696	31,878	26,545
	Forestry	7,341	5,000	7,702	7,702
	Grazing	16,829	17,364	14,290	14,811
	Horticulture	88,889	142,341	179,894	186,615
	Special	57,634	16,735	23,049	21,701
	Total All Farms	22,885	24,056	27,547	29,834
Northland	Arable	0	0	82,988	82,988
	Dairy	17,045	15,139	21,231	17,564
	Finishing	48,744	11,633	10,800	15,932
	Forestry	0	4,439	5,505	5,505
	Grazing	14,079	7,317	11,861	13,797
	Horticulture	71,073	17,304	206,667	285,448
	Special	0	3,503	2,540	2,540
	Total All Farms	15,715	9,799	11,868	15,068
Auckland	Arable	0	0	253,309	118,030
	Dairy	25,000	32,386	0	32,683
	Finishing	27,522	42,147	51,417	33,889
	Forestry	3,077	236,661	6,905	6,905
	Grazing	26,786	21,133	44,000	24,785
	Horticulture	183,671	204,460	550,847	472,018
	Special	734,127	711,881	12,934	341,446
	Total All Farms	34,305	35,737	112,392	74,173
Waikato	Arable	21,569	348,182	68,514	75,923
	Dairy	40,561	45,480	55,047	41,227
	Finishing	35,913	20,193	33,024	33,423
	Forestry	0	0	0	0
	Grazing	29,489	36,818	23,457	42,045
	Horticulture	0	82,500	34,052	196,667
	Special	0	9,471	0	21,735
	Total All Farms	30,463	38,818	42,045	43,750
Bay of Plenty	Arable	0	0	456,326	456,326
	Dairy	32,212	28,040	36,825	31,087
	Finishing	0	0	65,939	49,151
	Forestry	0	0	0	0
	Grazing	49,101	20,850	32,889	12,111

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District	Rural Property Type	Nov 2012	Nov 2013	Oct 2014	Nov 2014
	Horticulture	88,889	217,987	205,000	205,000
	Special	0	0	0	0
	Total All Farms	66,667	39,884	155,278	141,512
Gisborne	Arable	0	0	17,883	17,883
	Dairy	0	0	0	0
	Finishing	11,669	13,047	0	0
	Forestry	7,432	0	22,273	18,523
	Grazing	3,572	5,296	6,983	6,983
	Horticulture	79,286	104,305	30,769	30,769
	Special	278,219	1,261	0	0
	Total All Farms	57,857	9,630	15,984	14,773
Hawkes Bay	Arable	0	16,398	39,051	43,735
	Dairy	0	0	0	0
	Finishing	6,122	9,930	20,000	20,000
	Forestry	4,114	0	0	0
	Grazing	14,464	14,169	12,222	4,398
	Horticulture	94,012	107,143	138,763	138,763
	Special	9,077	0	0	0
	Total All Farms	8,576	16,437	24,117	24,117
Taranaki	Arable	659,000	74,122	251,479	0
	Dairy	42,807	45,096	0	53,922
	Finishing	2,999	151,757	0	0
	Forestry	2,279	0	0	12,153
	Grazing	10,774	26,937	29,513	15,234
	Horticulture	0	0	0	0
	Special	2,124	0	628	628
	Total All Farms	34,375	44,466	29,513	31,653
Manawatu/Wanganui	Arable	25,106	21,452	21,692	23,012
	Dairy	27,773	14,826	0	20,184
	Finishing	16,529	21,935	29,545	25,840
	Forestry	1,299	2,399	3,609	3,609
	Grazing	10,184	5,650	14,811	14,234
	Horticulture	0	16,629	0	0
	Special	108,527	80,712	33,164	27,415
	Total All Farms	16,179	16,282	21,141	21,141
Wellington	Arable	32,648	24,118	50,670	0
	Dairy	0	0	0	0
	Finishing	0	7,905	14,271	14,271
	Forestry	0	14,798	3,949	3,949

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District	Rural Property Type	Nov 2012	Nov 2013	Oct 2014	Nov 2014
	Grazing	5,042	19,651	47,980	45,960
	Horticulture	26,263	0	116,369	116,369
	Special	0	0	0	0
	Total All Farms	28,710	19,599	47,980	30,679
Nelson	Arable	0	0	0	0
	Dairy	0	0	9,312	9,312
	Finishing	18,317	0	68,618	48,897
	Forestry	10,897	0	2,459	2,459
	Grazing	10,980	5,406	4,183	6,254
	Horticulture	190,053	60,065	136,588	143,179
	Special	4,993	69,716	0	0
	Total All Farms	21,925	39,202	85,661	82,376
West Coast	Arable	0	0	0	0
	Dairy	0	0	25,224	19,817
	Finishing	0	0	28,095	0
	Forestry	0	0	0	0
	Grazing	16,587	15,756	7,534	11,212
	Horticulture	0	0	0	0
	Special	0	0	0	0
	Total All Farms	16,587	15,756	17,353	14,890
Canterbury	Arable	23,883	42,149	37,655	50,491
	Dairy	47,935	51,199	0	19,849
	Finishing	16,821	24,651	41,500	33,291
	Forestry	23,321	0	17,474	14,166
	Grazing	21,741	20,984	13,099	13,434
	Horticulture	0	41,269	0	66,500
	Special	0	44,444	43,825	31,176
	Total All Farms	21,754	24,259	20,343	21,469
Otago	Arable	38,647	19,199	0	0
	Dairy	34,483	32,295	0	0
	Finishing	13,801	9,631	21,269	19,224
	Forestry	4,695	5,000	18,021	0
	Grazing	9,946	10,848	8,003	8,003
	Horticulture	40,476	37,989	0	0
	Special	21,208	35,737	0	0
	Total All Farms	12,745	14,065	13,854	11,944
Southland	Arable	0	0	0	30,155
	Dairy	42,655	40,052	47,664	42,815
	Finishing	22,468	24,356	22,252	23,521

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District	Rural Property Type	Nov 2012	Nov 2013	Oct 2014	Nov 2014
	Forestry	0	0	10,665	19,000
	Grazing	24,319	23,225	10,719	13,187
	Horticulture	0	457,746	0	0
	Special	24,461	15,170	0	0
	Total All Farms	23,539	26,250	15,476	22,252

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Median Sales, Lifestyle - 3 year comparison

District	Nov 2012	Nov 2013	Oct 2014	Nov 2014
Northland	320,000	355,000	347,500	320,000
Auckland	726,750	795,000	875,000	875,000
Waikato	435,000	460,000	489,750	499,500
Bay of Plenty	497,000	490,000	477,500	480,000
Gisborne	323,500	295,000	395,000	500,000
Hawkes Bay	395,500	400,000	471,000	460,000
Taranaki	450,000	416,000	420,000	491,000
Manawatu/Wanganui	330,000	380,000	320,000	400,000
Wellington	425,000	450,000	480,000	404,000
Nelson	518,500	480,000	485,000	520,000
West Coast	290,000	125,000	165,200	161,000
Canterbury	515,000	565,500	565,000	560,000
Otago	410,000	390,000	387,000	432,500
Southland	355,000	390,000	345,000	440,000
New Zealand Total	475,000	500,000	505,000	515,000

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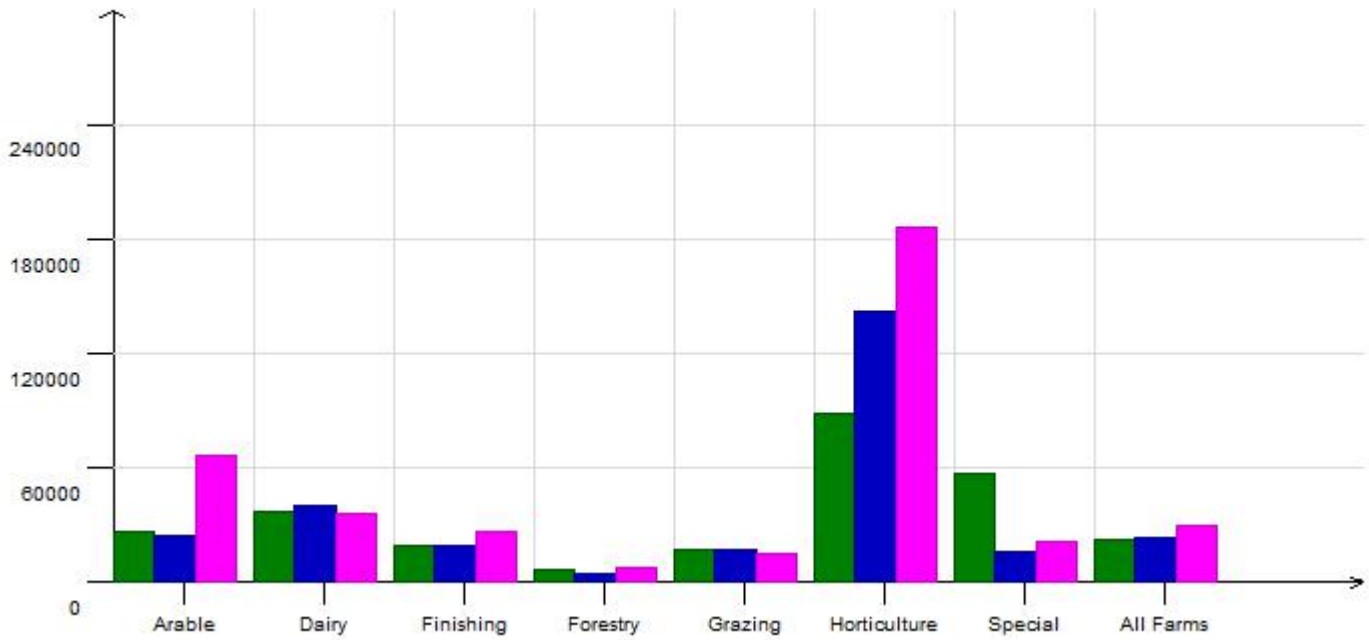
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Farms - Median Price per Hectare 3-Year trend - All New Zealand

Nov 2012
Nov 2013
Nov 2014



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Lifestyle - Median Sale Price 3-Year Trend

