

Harcourts Market Watch.

Bringing you the [latest news, facts and figures](#) specific to your local market.

National Overview

The latest national residential property figures from Harcourts NZ show a market, that is picking up some momentum after a year of disruption.

The average national house price in November was \$626,594, up 3% on the same period in 2016, and up 6.75% on last month.

The total number of new listings around the country has also increased, up 5.8% on last year. The Central Region was particularly active with new listings, up 19.1% on November last year. Christchurch and the provincial South Island also saw healthy listings increases.

The South Island also saw a rise in the average sales price compared to November last year, up 19% to \$440,656, while Wellington experienced a 28% jump in the number of sales year on year.

Harcourts NZ CEO Chris Kennedy says the figures indicate some confidence and optimism are returning to the market after a year of fluctuations.

“I think the Reserve Bank’s slight easing of LVR restrictions is enticing some buyers back into the market, and that is then encouraging people to list.

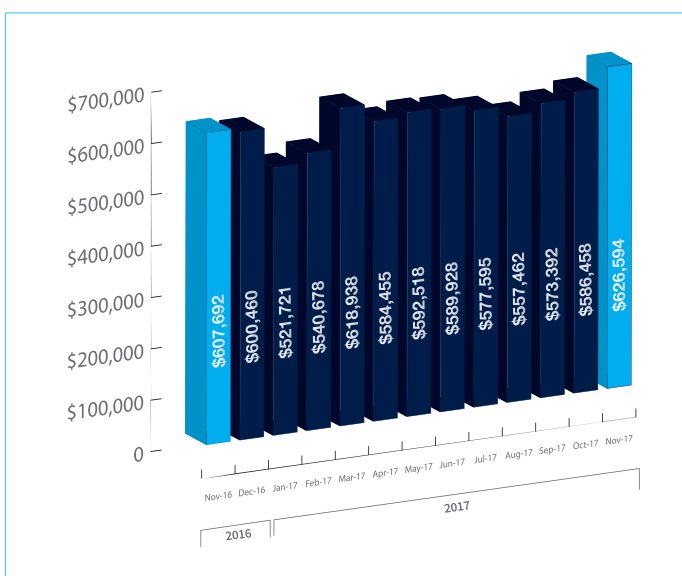
“Combine that with some incredible weather around the country encouraging people out to open homes and some stability following the election, and things are definitely looking encouraging.

“We really missed the usual spring market wake-up in September/October this year, but it’s great to see a lot more activity in the past month. It bodes well for 2018.”

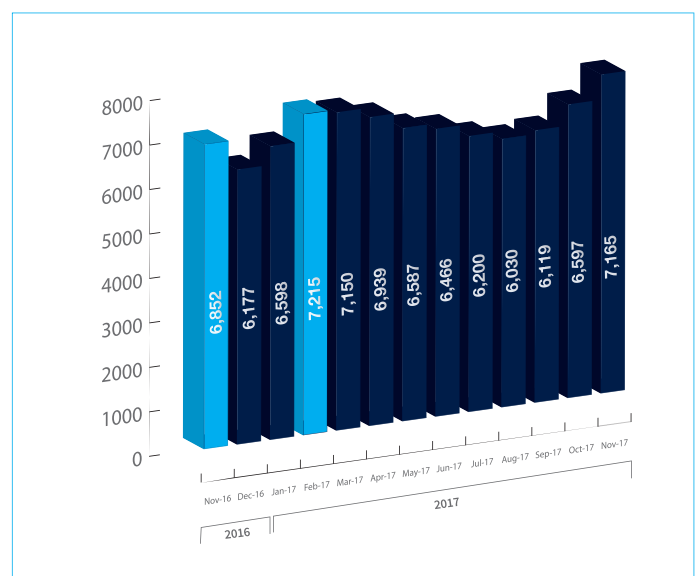


Chris Kennedy
CEO, Harcourts NZ
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NATIONAL: Average sale price year to date



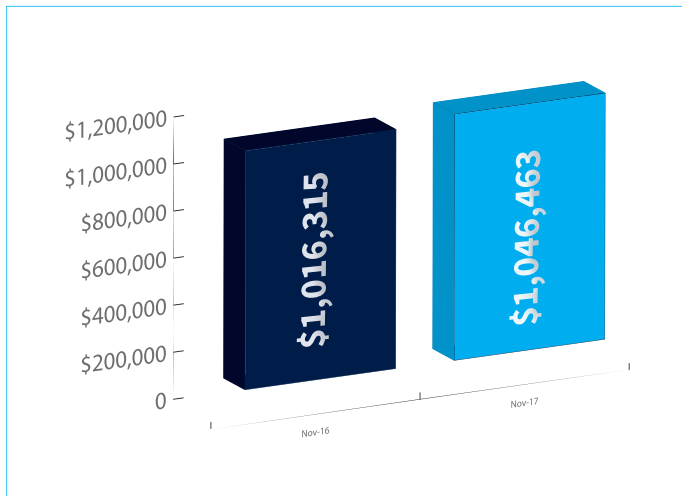
NATIONAL: Property on hand year to date



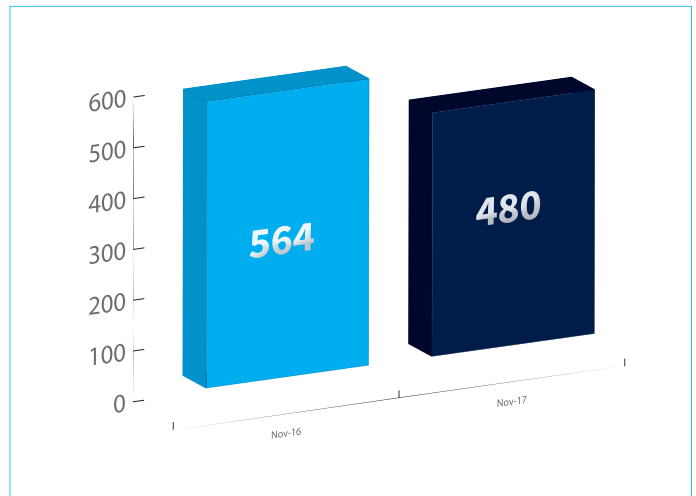
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AUCKLAND: Average Sales Price year to date



AUCKLAND: Written sales year to date



National:

Compared to last year

	Nov 17	Nov 16	% Change
Total listings	2647.5	2502	5.8%
New auctions	651.5	718	-9.3%
Property on hand	7165	6852	4.6%
Written sales	2065.6	2137	-3.3%
Average sale price	\$626,594	\$607,692	3%

*Based on residential only figures

Auckland Region:

Compared to last year

	Nov 17	Nov 16	% Change
Total listings	731	767	-4.69%
New auctions	247	248	-0.4%
Property on hand	1904	1672	13.88%
Written sales	480	564	-14.89%
Average sale price	\$1,046,463	\$1,016,315	2.97%

*Based on residential only figures

Central Region:

Compared to last year

	Nov 17	Nov 16	% Change
Total listings	512	430	19.1%
New auctions	108	105	2.9%
Property on hand	1260	1096	15%
Written sales	404	395	2.3%
Average sale price	\$493,928	\$456,822	8%

*Based on residential only figures

Wellington Region:

Compared to last year

	Nov 17	Nov 16	% Change
Total listings	377	377	0%
New auctions	64	103	-37.9%
Property on hand	814	753	8.1%
Written sales	368.6	303	21.7%
Average sale price	\$494,649	\$449,862	10%

*Based on residential only figures

Christchurch Region:

Compared to last year

	Nov 17	Nov 16	% Change
Total listings	566.5	499	13.5%
New auctions	190.5	235	-18.9%
Property on hand	1670	1784	-6.4%
Written sales	495	479	3.3%
Average sale price	\$555,139	\$591,298	-6%

*Based on residential only figures

South Island Region:

Compared to last year

	Nov 17	Nov 16	% Change
Total listings	355	326	8.9%
Property on hand	1052	1082	-2.8%
Written sales	227	287	-20.9%
Average sale price	\$440,656	\$370,448	19%

*Based on residential only figures