

Harcourts Market Watch.

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

National Overview

10 April 2019 – The latest national residential property figures are available for March 2019 from Harcourts New Zealand.

The average **national** house price in March 2019 increased by 0.8% from \$617,163 in March 2018 to now sit at \$622,475.

In **Auckland**, the average house price in March was up 0.6% on the same recorded period for 2018 with the average for the month sitting at \$975,775. Total new listings and new auctions both had uplifts year on year. Total new listings now sit at 686 for the month which is up 6.4% on last year's figure of 645 and new auctions for March 2019 are up 11.9% on last year's recorded numbers.

In the **Wellington Region** which includes the Taranaki and Hawke's Bay regions, the average sale price is up 5.7% on the same period in 2018 from \$536,647 to now sit at \$567,118. This is the only increase in recorded figures for this region for the month of March with all other figures back year on year.

In **Christchurch**, the average house price has increased from \$548,172 in March 2018 to \$597,317 in March 2019 which is 9.0%. This is the most substantial rise in average house prices across New Zealand.

For the **Central Region**, taking in Bay of Plenty and Waikato, the average sale price has risen by 4.1% to now sit at \$537,603 for March 2019. New auctions were also up on the same recorded period for 2018 by 1.9%.

In the provincial **South Island**, the average sale price has seen a 3.2% decrease on March 2018 to fall from \$431,948 to now sit at \$418,259 in March 2019. With total new listings, new auctions, property on hand and written sales all back year on year, this is in contradiction to the previous trends.

Managing Director Harcourts New Zealand Bryan Thomson says, "There's plenty of motivated buyers still out there keeping the average sale price nationally on an upward trajectory.

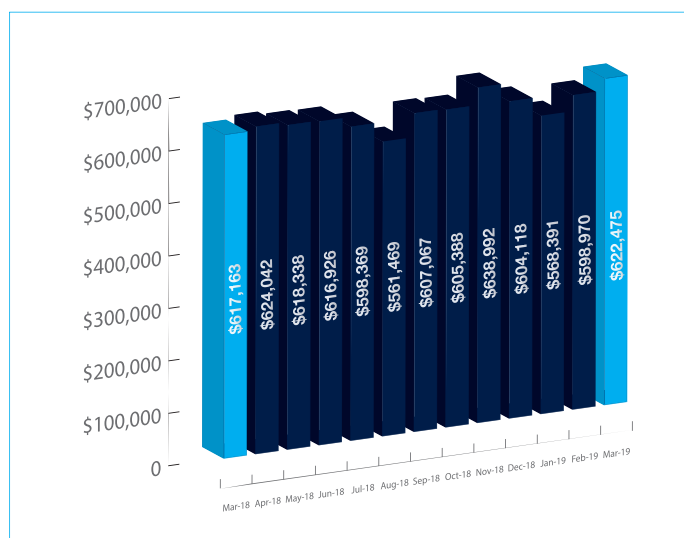
Increasingly they're competing over fewer properties listed on the whole and that in turn must create good results for vendors."

For additional comment contact:

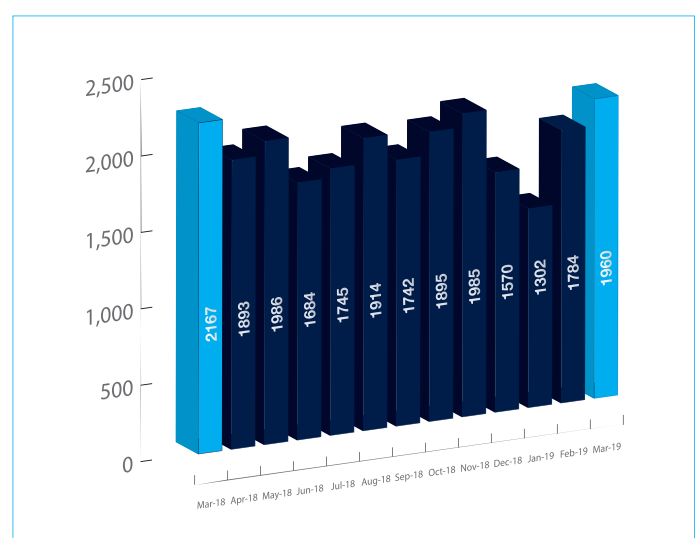
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NATIONAL: Average sale price year to date



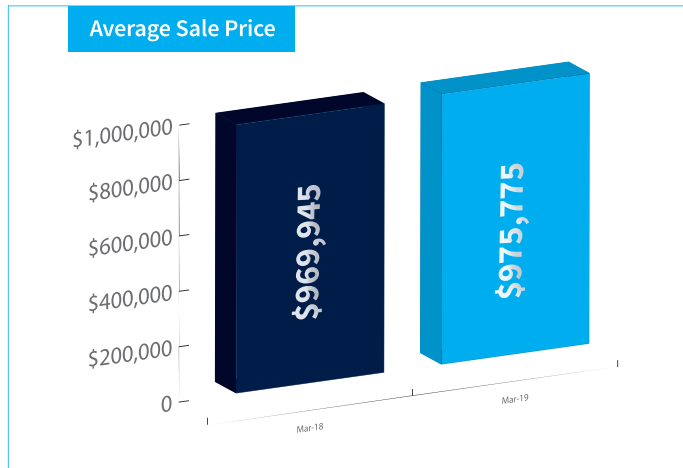
NATIONAL: Written sales year to date



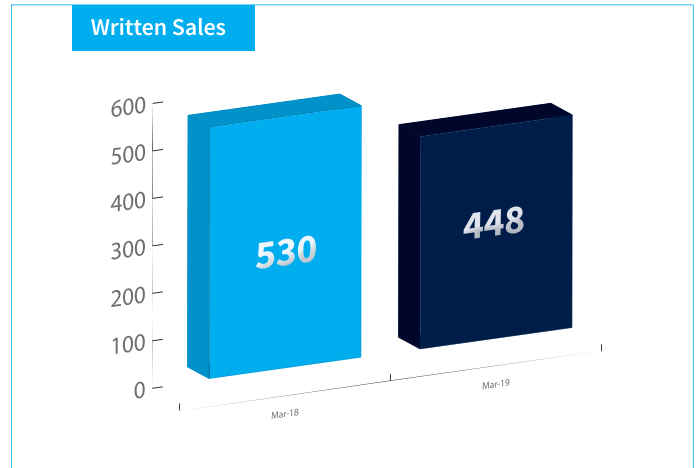
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Average Sale Price in Auckland



Written Sales for Auckland



National:

Compared to last year			
	Mar 19	Mar 18	Change (%)
Total new listings	2232	2314	-3.5%
New auctions	556	553	0.5%
Property on hand	6650	6964	-4.5%
Written sales	1960	2167	-9.6%
Average sale price	\$622,475	\$617,163	0.8%

*Based on residential only figures

Auckland Region:

Compared to last year			
	Mar 19	Mar 18	Change (%)
Total new listings	686	645	6.4%
New auctions	198	177	11.9%
Property on hand	1,817	1,850	-1.8%
Written sales	448	530	-15.4%
Average sale price	\$975,775	\$969,945	0.6%

*Based on residential only figures

Central Region:

Compared to last year			
	Mar 19	Mar 18	Change (%)
Total new listings	400	454	-11.9%
New auctions	109	107	1.9%
Property on hand	1253	1260	-0.6%
Written sales	433	473	-8.5%
Average sale price	\$537,603	\$516,355	4.1%

*Based on residential only figures

Wellington Region:

Compared to last year			
	Mar 19	Mar 18	Change (%)
Total new listings	305	346	-11.8%
New auctions	46	58	-20.7%
Property on hand	748	785	-4.7%
Written sales	327	352	-7.1%
Average sale price	\$567,118	\$536,647	5.7%

*Based on residential only figures

Christchurch Metro:

Compared to last year			
	Mar 19	Mar 18	Change (%)
Total new listings	485	508	-4.5%
New auctions	171	174	-1.7%
Property on hand	1426	1532	-6.9%
Written sales	460	466	-1.3%
Average sale price	\$597,317	\$548,172	9.0%

*Based on residential only figures

South Island:

Compared to last year			
	Mar 19	Mar 18	Change (%)
Total new listings	272	286	-4.9%
New auctions	26	31	-16.1%
Property on hand	953	1081	-11.8%
Written sales	240	267	-10.1%
Average sale price	\$418,259	\$431,948	-3.2%

*Based on residential only figures