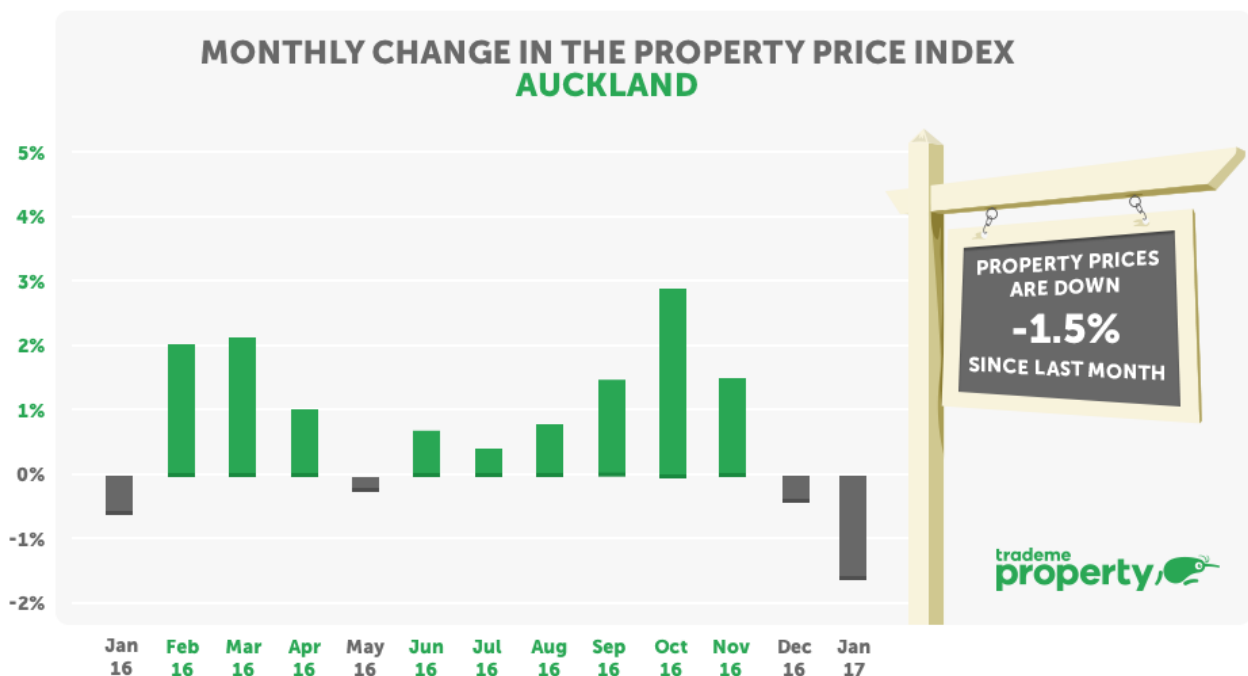


Auckland property cools further as summer rolls on

The Auckland property market continues to cool, with the Trade Me Property Price Index reporting the average asking price dipped to \$895,000 in January, the second consecutive monthly decrease in the Super City.

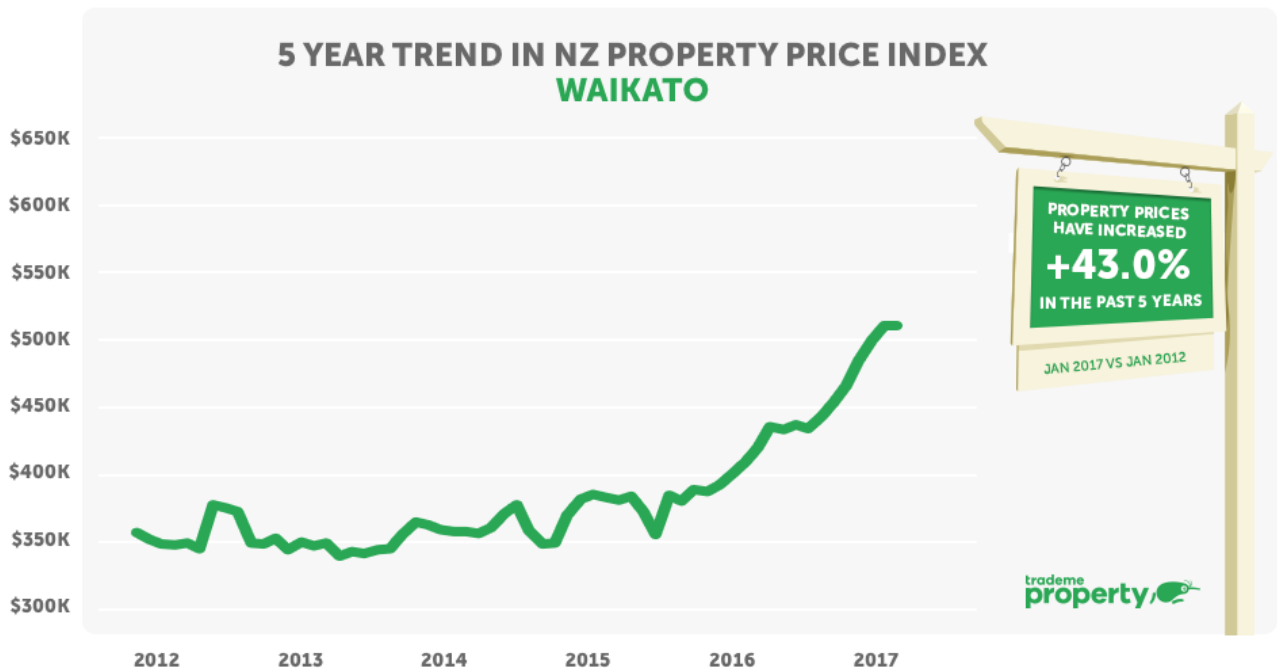
Head of Trade Me Property Nigel Jeffries said Auckland's average asking price dropped 1.5 per cent in January, and it was the first back-to-back monthly decrease since June 2012. "We're seeing definite signs that the Super City is taking its foot off the gas after a very wild ride. Homeowners in Auckland don't need to panic though, and will take some comfort that the average asking price in the city is still up almost 12 per cent over that past year."



Waikato surges

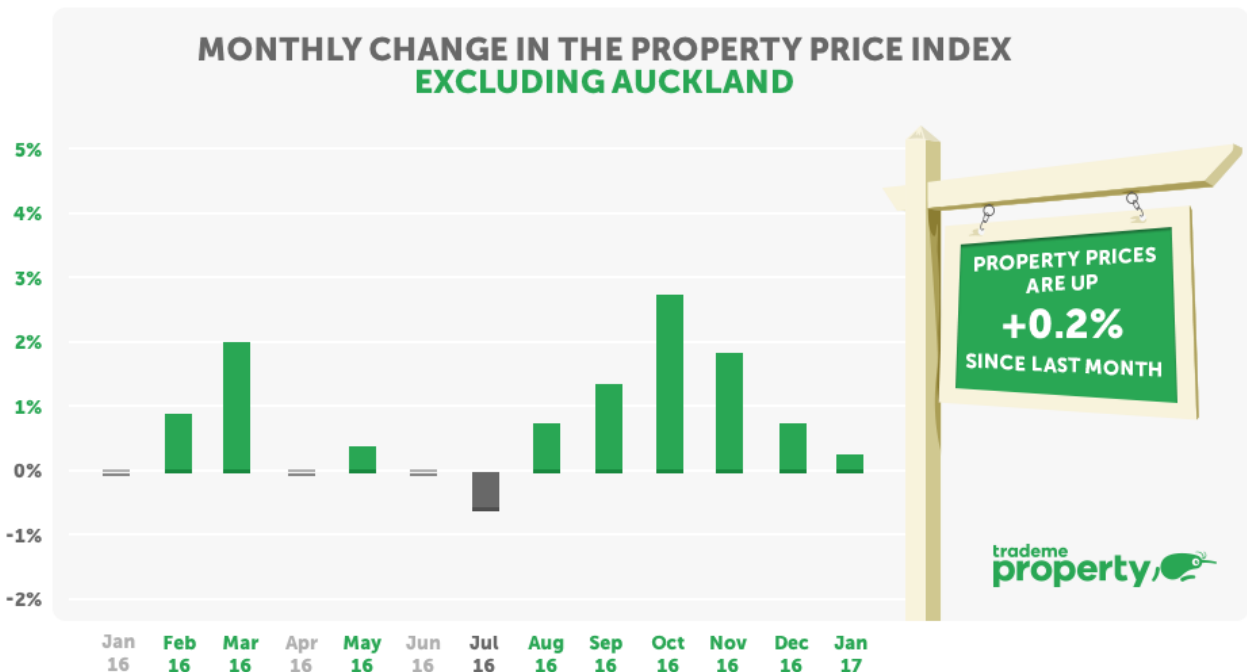
Mr Jeffries said Auckland's year-on-year growth was still 'incredible' but our largest city was overshadowed in January by a neighbour. "The Waikato region smashed its own record average asking price this month, hitting \$511,750. That's a staggering increase of more than \$100,000 in the past 12 months."

The average asking price in the Waikato has soared by 43 per cent since January 2012.



Outside Auckland rumbling along

While Auckland cooled in January, the rest of the country continued to move on up, with the average asking price up 0.2 per cent to \$475,700 since December. Mr Jeffries said that outside the City of Sails, the New Zealand property market remained extremely strong and the average asking price around the country was up 11.4 per cent over the last year, amounting to a \$48,500 increase since January 2016.

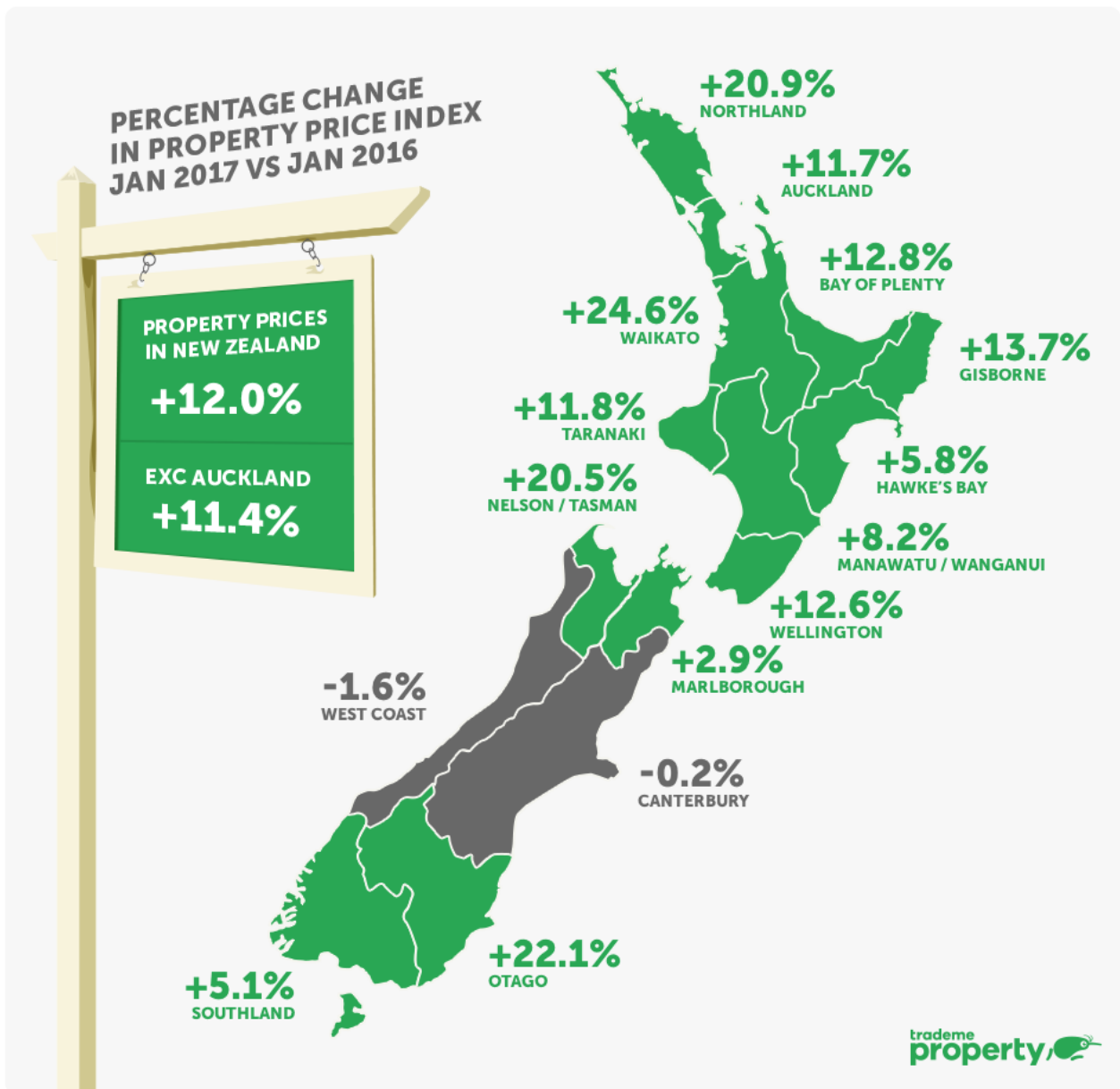


Across the regions

Six powerhouse regions reported strong double-digit increases in average asking price: Northland, Waikato, Bay of Plenty, Nelson, Wellington and Otago. Mr Jeffries said the dollar increases for each of these regions were 'eye-popping'. "When you look at the jumps around the country you can understand the Kiwi preoccupation with investing in property - the increase in expectations over just twelve months has been incredible."

The increases around these regions were:

Region	Percentage increase	Dollar increase	Average asking price
Waikato	24.6%	\$101,200	\$511,750
Nelson/Tasman	20.5%	\$94,300	\$554,400
Northland	20.9%	\$89,400	\$518,050
Otago	22.1%	\$87,000	\$480,250
Bay of Plenty	12.8%	\$65,350	\$575,000
Wellington	12.6%	\$57,750	\$514,400



Wellington and Auckland houses powering on while Christchurch eases

Looking at property sizes, the Wellington and Auckland property markets showed strong growth in January with the average asking price lifting 12.6 per cent and 11.7 per cent respectively.

The average asking price in Christchurch fell 0.1 per cent compared to January last year, with medium houses down 1.1 per cent.

“Over the past few months we’ve seen large homes shooting ahead in terms of expectations, but this month there have been relatively consistent gains across the board. It looks like smaller more affordable homes are seeing higher demand.”

Table 1: Average asking price by property size & region, January 2017 vs January 2016

	All Properties	Large houses 5+ bedroom	Medium houses 3-4 bedroom	Small houses 1-2 bedroom
New Zealand	\$607,150 + 12.0%	\$1,086,100 + 11.8%	\$605,050 + 11.4%	\$393,750 + 8.4%
New Zealand excluding Auckland	\$475,700 + 11.4%	\$763,700 + 11.5%	\$489,600 + 10.8%	\$328,950 + 11.7%
Auckland	\$895,550 + 11.7%	\$1,382,600 + 10.1%	\$904,750 + 10.9%	\$646,400 + 4.0%
Wellington	\$514,500 + 12.6%	\$779,200 + 2.1%	\$536,350 + 14.2%	\$376,500 + 13.3%
Christchurch	\$476,050 - 0.1%	\$749,600 - 0.3%	\$489,250 - 1.1%	\$339,400 + 1.3%

Apartment market expanding and setting new price levels

Mr Jeffries said New Zealand’s apartment market was maturing fast as major cities grew quickly and there were fewer building opportunities. “The only viable option many of our cities are seeing is to go up rather than go out. We’re seeing more and more apartments come on to the market, particularly in Auckland where there are some major building projects in play.”

The most recent data for Christchurch and Wellington show average asking prices in these two cities have jumped 20 per cent in the last year. “This is clearly reflecting a changing market with larger numbers of high quality and larger apartments on offer, as baby boomers in many cases seek an easy “lock up and leave” urban living option,” Mr Jeffries said.

Table 2: Average asking price by property type & region, January 2017 vs January 2016

	All Urban Properties	Apartments	Townhouse	Units
New Zealand	\$532,950 + 11.0%	\$579,800 + 11.9%	\$592,100 + 11.3%	\$421,500 + 6.1%
New Zealand excluding Auckland	\$406,200 + 11.9%	\$547,850 + 25.8%	\$435,650 + 5.7%	\$316,150 + 8.2%
Auckland	\$661,900 + 10.4%	\$592,950 + 8.3%	\$844,600 + 11.5%	\$618,700 + 10.0%
Wellington	\$422,700 + 12.3%	\$488,600 + 22.9%	\$463,250 + 9.7%	\$309,900 - 4.6%
Christchurch	\$398,200 + 2.9%	\$446,950 + 26.6%	\$439,900 + 0.1%	\$331,200 + 2.6%

-ends-

MORE INFORMATION

- **About the Trade Me Property Price Index:**
 - The Trade Me Property Price Index measures trends in the expectations of selling prices for residential property listings added to Trade Me Property by real estate agents and private sellers over the past three months.
 - It provides buyers, sellers and realtors with insights into 'for sale' price trends by property type and property size.
 - The Index is produced from data on properties listed on Trade Me Property in the three months leading up to the last day of each period. Each period's value is a truncated mean of the complete three months' worth of listings. This is to better reflect trends in property prices rather than month-to-month fluctuations in housing stock.
 - The Index uses an "80% truncated mean" of the expected sale price to calculate the average asking price. This excludes the upper and lower 10% of listings by price, and averages the expected sale prices of the remaining properties.
 - It provides an insight into 'for sale' price trends by type and size of property. Other reports aggregate property price data across these various properties.

- **Regional data:** If you are after information for a particular region, please email Logan Mudge via mediaenquiries@trademe.co.nz and we will see what we can unearth for you. We can also provide the graphs and tables.

- **Contact:** Nigel Jeffries is available for interviews. To tee up a time that suits, please email Logan Mudge via mediaenquiries@trademe.co.nz or phone (027) 477 9486.