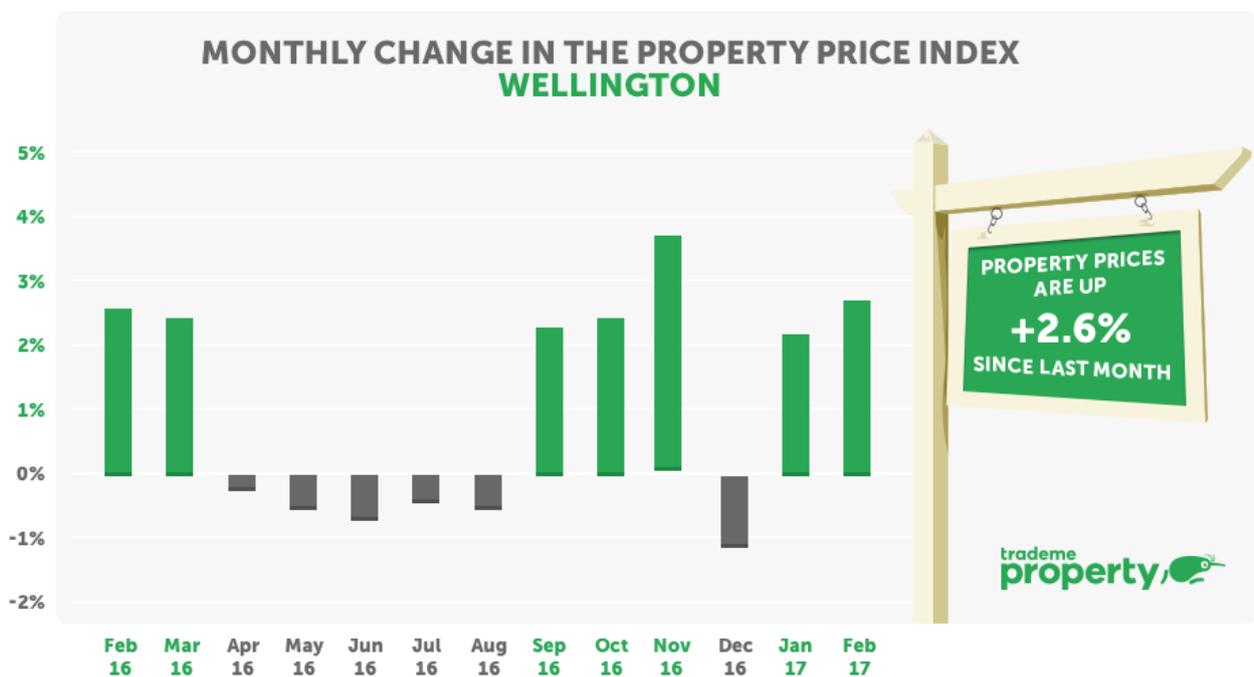


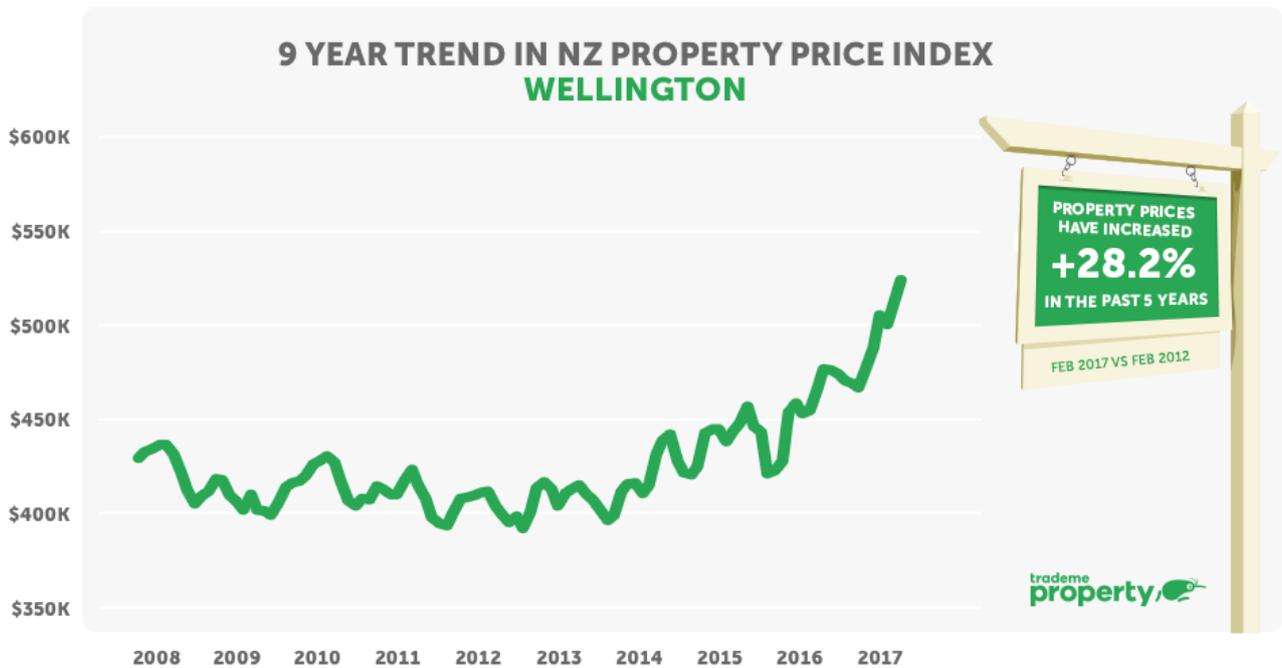
## Wellington property market running hot

Tenants aren't the only ones suffering in the challenging Wellington property market, with prospective home buyers also finding it very tough. The average asking price in the capital rose 2.6 per cent between January and February to a new record of \$528,000, according to the latest Trade Me Property Price Index.

Head of Trade Me Property Nigel Jeffries said Wellington had set five record prices over the past six months and was showing no signs of letting up. "We've seen massive demand from renters in the region and the for sale market is in a similar boat. There are huge numbers of people looking and the supply of houses for sale just isn't getting anywhere near that demand, that's resulted in a surge in the average asking price of almost \$60,000 over the past six months, which is more than 12 per cent."

Mr Jeffries said the Wellington market really started "to come alive" 18 months ago, after a long period of stagnation. "Between January 2008 and January 2015 the average asking price increased by only \$10,000, however in the last 18 months it has jumped by more than \$100,000."



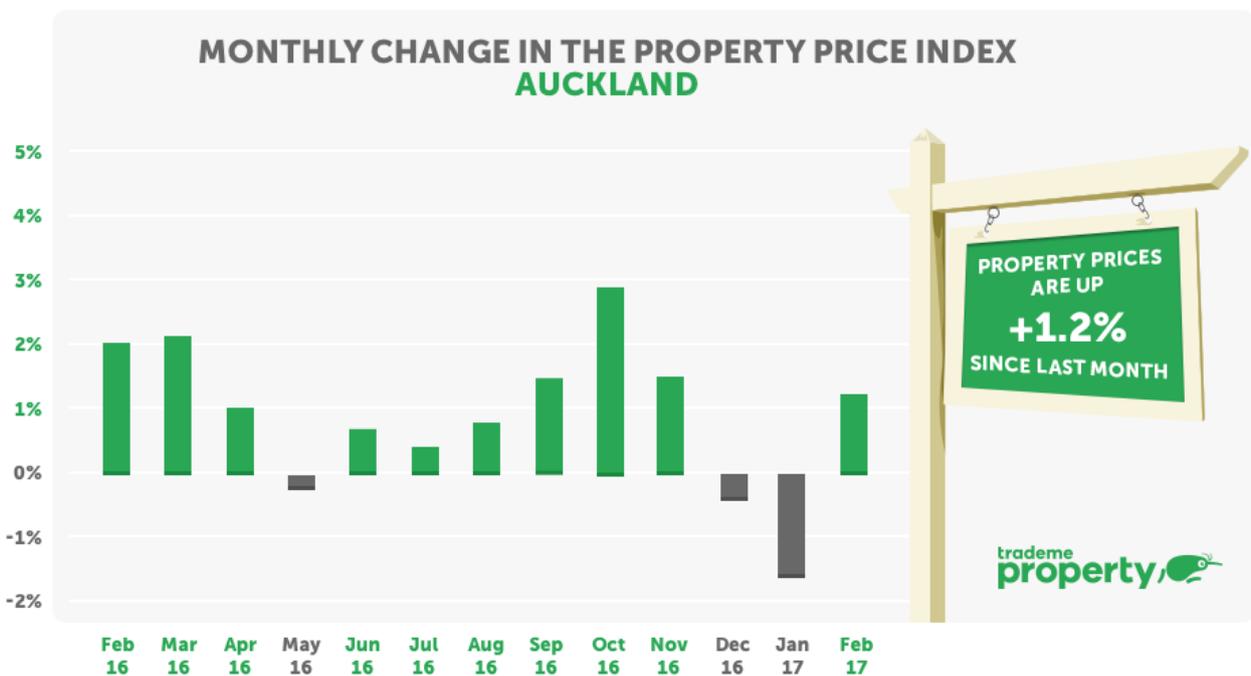
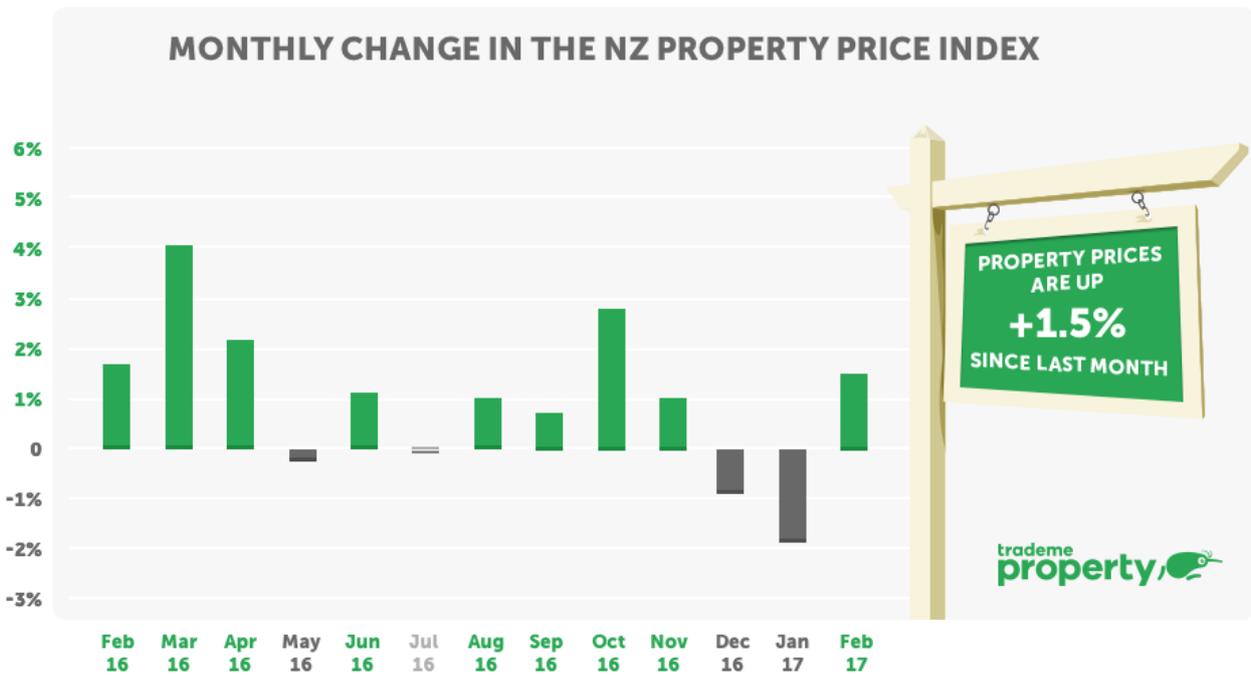


#### February sees rising asking price rebound

After two months of falling property prices, Mr Jeffries said the national property market was “returning to normal”, with the average asking price edging up 1.5 per cent in February.

“The average asking price for the typical New Zealand property is now \$616,050 and up over \$65,000 in the last year,” he said. “That growth is always dependent on the enormous Auckland property market which returned to growth in February, albeit up a meagre 1.2 per cent over the past month.”

The average asking price in Auckland rose to \$906,350 in February after declines in December and January, and has increased 10.9 per cent and \$89,200 over the past year.



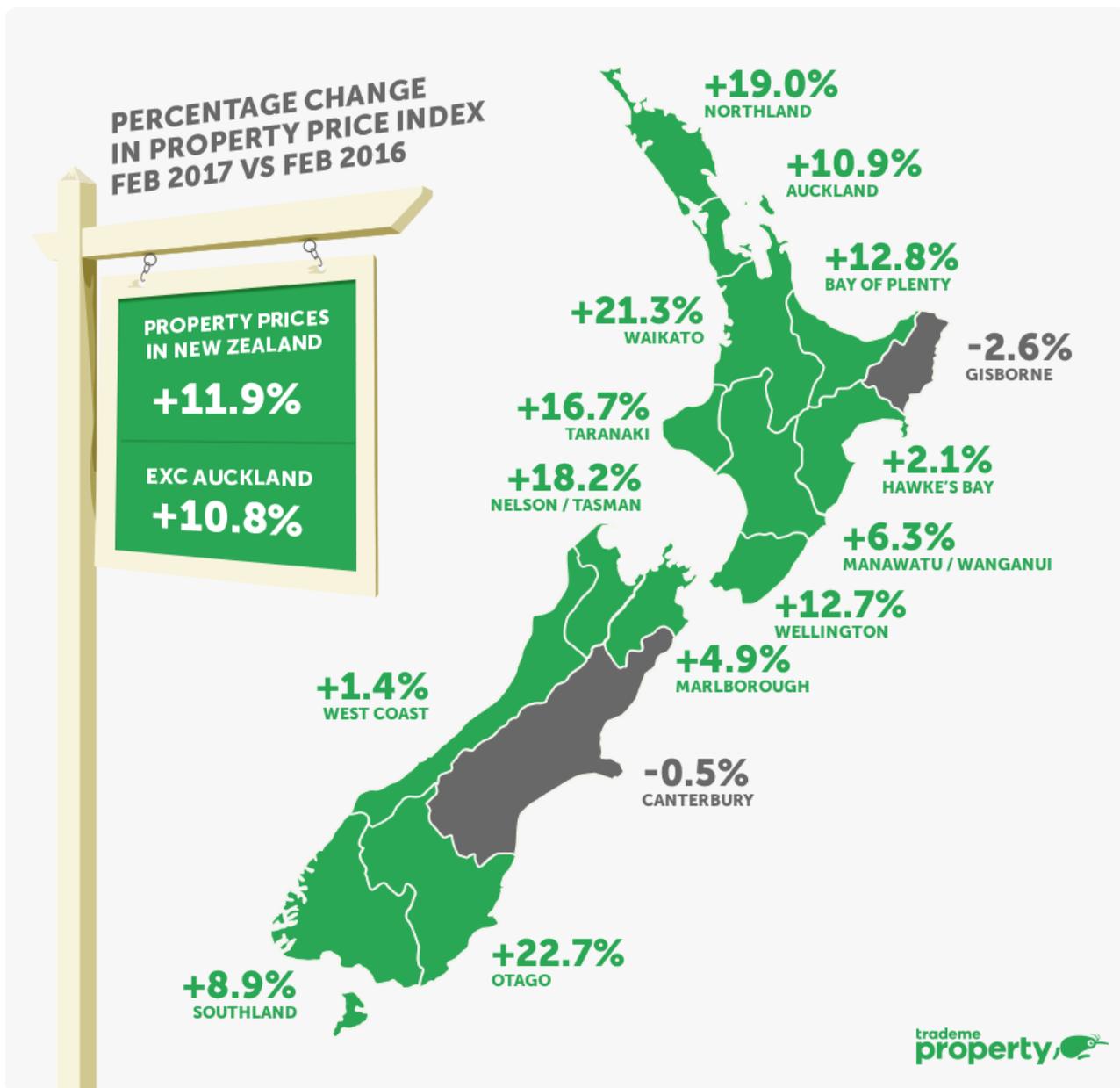
#### Markets hot in the south

Mr Jeffries said Otago has had a “massive” year with the average asking price in February hitting \$492,950, and up 22.7 per cent on this time last year.

“Otago looks like it is being pushed along by Queenstown, with the latter emerging as the first district in the South Island to top the \$1m mark for the average asking price. It hit \$1,057,000 in February, up an

unbelievable \$230,000 (42%) in just 12 months and joining Auckland City, the Northshore and Waiheke in the North Island as the country's only \$1m districts."

Southland has seen significant activity recently too. The average asking price broke through to a new record high of \$269,700 in February, up \$10,500 since January. It is the fourth consecutive record month.



### Smaller house option in peak demand

Demand for small houses (1-2 bedrooms) was high in February as buyers looked for the most affordable rung on the property ladder. The hot markets of Auckland and Wellington both hit record average asking prices off the back of increased buyer demand.

Small homes in Auckland ‘stormed’ through the \$700,000 mark, reaching \$718,850 in February and up 15.6 per cent in the past year. In Wellington, the average asking price for a small home was up 17.1 per cent in the past year to a new record of \$398,300, and adding \$58,250.

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

	All Properties	Large houses 5+ bedroom	Medium houses 3-4 bedroom	Small houses 1-2 bedroom
<b>New Zealand</b>	<b>\$616,050</b> + 11.9%	<b>\$1,088,950</b> + 9.8%	<b>\$614,000</b> + 10.7%	<b>\$415,300</b> + 12.9%
<b>New Zealand excluding Auckland</b>	\$477,250 + 10.8%	\$742,100 + 7.1%	\$493,300 + 10.7%	\$334,950 + 12.9%
<b>Auckland</b>	\$906,350 + 10.9%	\$1,416,400 + 11.1%	\$911,00 + 9.2%	\$718,850 + 15.6%
<b>Wellington</b>	\$528,000 + 12.7%	\$786,200 - 1.8%	\$553,250 + 15.4%	\$398,300 + 17.1%
<b>Christchurch</b>	\$470,500 + 0.7%	\$760,850 - 1.5%	\$501,600 + 0.9%	\$337,500 + 3.1%

### Apartment market continues resurgence

Mr Jeffries said the apartment market is back “firing on all cylinders” after a very slow period, particularly six months ago. “In February, the average asking price for an apartment in Auckland reached a new record high of \$622,400, up over \$100,000 in the past year.

“Christchurch was not left behind either, where the apartment market has surged as more and more new inner city apartments hit the market. In the Garden City the average asking price of apartments is up \$97,650 in the past year to \$442,650.”

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

	All Urban Properties	Apartments	Townhouse	Units
<b>New Zealand</b>	<b>\$530,600</b> + 12.6%	<b>\$590,050</b> + 20.3%	<b>\$577,950</b> + 8.3%	<b>\$416,350</b> + 5.4%
<b>New Zealand excluding Auckland</b>	\$395,250 + 9.2%	\$503,900 + 17.5%	\$435,150 + 7.4%	\$312,150 + 6.5%
<b>Auckland</b>	\$671,050 + 14.3%	\$622,400 + 21.2%	\$842,000 + 12.1%	\$617,750 + 9.6%
<b>Wellington</b>	\$413,250 + 6.7%	\$448,550 + 10.6%	\$450,000 + 7.1%	\$323,000 - 4.0%
<b>Christchurch</b>	\$388,150 - 0.1%	\$442,650 + 28.3%	\$435,350 - 0.4%	\$310,350 - 7.0%

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## 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](mailto: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](mailto:mediaenquiries@trademe.co.nz) or phone (027) 477 9486.