

## CoreLogic NZ House Price Index - Residential Property

Time period: December 2020

	<b>Territorial authority</b>	<b>Average current value</b>	<b>12 month change%</b>	<b>3 month change %</b>
	Far North	515,342	7.6%	3.4%
	Whangarei	627,357	14.4%	6.4%
	Kaipara	629,688	11.3%	5.4%
	Auckland - Rodney	1,040,323	10.2%	5.6%
	Rodney - Hibiscus Coast	1,010,249	9.7%	5.5%
	Rodney - North	1,069,006	10.5%	5.6%
#A	Auckland - North Shore	1,311,259	9.1%	6.1%
	North Shore - Coastal	1,501,273	9.0%	6.1%
	North Shore - North Harbour	1,251,941	8.8%	6.0%
	North Shore - Onewa	1,071,912	10.6%	6.5%
#A	Auckland - Waitakere	912,136	11.1%	5.6%
#A	Auckland - City	1,342,162	7.8%	6.3%
	Auckland City - Central	1,164,172	7.0%	5.6%
	Auckland City - Islands	1,220,871	6.0%	4.9%
	Auckland City - South	1,218,207	9.7%	7.2%
	Auckland_City - East	1,675,582	7.1%	6.1%
#A	Auckland - Manukau	1,005,432	11.5%	6.3%
	Manukau - Central	781,517	11.7%	6.3%
	Manukau - East	1,287,406	11.6%	6.3%
	Manukau - North West	875,735	11.6%	6.5%
#A	Auckland - Papakura	771,697	7.8%	4.3%
	Auckland - Franklin	740,042	9.3%	4.1%
	Thames Coromandel	865,607	11.2%	3.5%
	Hauraki	500,662	13.7%	7.6%

	<b>Territorial authority</b>	<b>Average current value</b>	<b>12 month change%</b>	<b>3 month change %</b>
	Waikato	558,335	8.9%	4.7%
	Matamata Piako	540,370	9.4%	2.3%
#	Hamilton	674,562	11.7%	4.1%
	Hamilton - Central & North West	617,999	10.4%	1.5%
	Hamilton - North East	835,599	11.7%	6.2%
	Hamilton - South East	622,686	11.2%	3.6%
	Hamilton - South West	613,105	13.8%	5.6%
	Waipa	675,995	11.2%	2.6%
	Otorohanga			
	South Waikato	324,623	20.8%	2.7%
	Waitomo	275,991	15.2%	5.4%
	Taupo	618,221	15.0%	3.3%
	Western BOP	757,060	11.0%	4.9%
#	Tauranga	876,122	14.8%	10.2%
	Rotorua	595,638	19.2%	8.8%
	Whakatane	531,439	6.4%	0.1%
	Kawerau	323,128	12.1%	6.6%
	Opotiki	365,585	9.0%	-2.0%
	Gisborne	514,212	30.4%	10.4%
	Wairoa	247,020	-8.0%	9.9%
	Hastings	640,232	13.5%	7.3%
#	Napier	659,947	14.0%	6.4%
	Central Hawkes Bay	437,030	11.9%	0.2%
	New Plymouth	554,334	11.8%	5.4%
	Stratford	362,202	14.0%	1.6%
	South Taranaki	315,057	18.8%	8.5%
	Ruapehu	300,883	19.5%	10.5%
	Whanganui	416,417	24.9%	11.2%

<b>Territorial authority</b>	<b>Average current value</b>	<b>12 month change%</b>	<b>3 month change %</b>
Rangitikei	351,481	27.6%	9.6%
Manawatu	523,227	18.3%	8.7%
# Palmerston North	581,944	20.3%	9.6%
Tararua	301,023	16.7%	2.8%
Horowhenua	484,691	19.0%	8.2%
Kapiti Coast	746,081	18.3%	8.4%
#W Porirua	788,104	20.8%	10.9%
#W Upper Hutt	707,138	17.2%	6.9%
#W Hutt	750,542	17.2%	7.7%
#W Wellington	970,669	13.4%	7.9%
Wellington - Central & South	945,732	10.4%	6.5%
Wellington - East	1,045,906	15.2%	8.4%
Wellington - North	898,586	15.2%	8.5%
Wellington - West	1,116,307	14.1%	9.7%
Masterton	519,437	29.6%	17.4%
Carterton	533,796	18.0%	7.4%
South Wairarapa	694,312	26.7%	14.2%
Tasman	684,314	11.2%	5.7%
# Nelson	697,658	9.2%	4.8%
Marlborough	575,139	15.8%	7.3%
Kaikoura	493,823	7.3%	4.5%
Buller	227,233	9.8%	9.1%
Grey	246,201	7.3%	6.9%
Westland	287,678	10.7%	4.4%
Hurunui	435,677	8.8%	4.0%
Waimakariri	494,989	8.5%	5.4%
# Christchurch	539,561	6.2%	3.4%
Christchurch - Banks Peninsula	576,356	5.1%	4.2%

<b>Territorial authority</b>	<b>Average current value</b>	<b>12 month change%</b>	<b>3 month change %</b>
Christchurch - Central & North	630,038	5.6%	3.3%
Christchurch - East	410,499	6.5%	3.7%
Christchurch - Hills	750,542	8.2%	5.7%
Christchurch - Southwest	510,137	6.3%	2.5%
Selwyn	590,436	5.7%	3.6%
Ashburton	392,046	7.7%	1.4%
Timaru	407,001	8.0%	3.3%
MacKenzie	572,647	1.6%	-1.6%
Waimate	290,513	4.7%	3.9%
Waitaki	384,070	11.0%	4.1%
Central Otago	592,418	5.8%	-0.8%
Queenstown Lakes	1,206,301	0.3%	5.7%
# Dunedin	582,269	13.1%	6.4%
Dunedin - Central & North	596,457	11.8%	7.7%
Dunedin - Peninsular & Coastal	525,210	9.3%	5.0%
Dunedin - South	565,495	15.6%	7.1%
Dunedin - Taieri	602,817	13.5%	4.7%
Clutha	315,010	20.4%	2.6%
Southland	358,537	4.0%	-0.1%
Gore	289,446	11.4%	-0.2%
# Invercargill	379,483	13.5%	5.3%
Auckland Area	1,142,700	9.1%	6.0%
Main Urban Areas	901,192	10.6%	6.3%
# Wellington Area	861,794	15.4%	8.1%
<b>Total NZ</b>	<b>788,967</b>	<b>11.1%</b>	<b>6.1%</b>

**Territorial authority**

**Average current value    12 month change%    3 month change %**

**Notes on the above data:**

1. The information included in the above table is based on the monthly property value index. This index is calculated based on the sales data entered into CoreLogic's system in the previous 3 month period. For example, information for the period ending June will be calculated based on sales entered between April 1 and June 30.
2. The average current value is the average (mean) value of all developed residential properties in the area based on the latest index. It is not an average or median sales price, as both of those only measure what happens to have sold in the period.
3. The percentage change over three months, twelve months and since the 2007 market peak are based on the change in the property value index between that time and the current.
4. Any of the statistical data shown in italics are calculated based on a sample set of data that is less than the recommended minimum. These results should be used with caution. Those showing N/A had too few sales to generate an index