

Harcourts Market Watch.

Bringing you the latest news, facts and figures specific to your local market.

National Overview

12 October 2018 – The latest national residential property figures from Harcourts NZ tells a varied story across the country.

The average national house price in September 2018 rose by 5.88% on September 2017 to now sit at \$607,089.

In Auckland statistics are down across the board with the exception of the average sale price which has seen an increase of 8.69% from \$936,217 in September 2017 to \$1,017,551 in September 2018.

Wellington which includes Taranaki and Hawkes Bay, average sale price is up 11.24% on the same period in 2017 from \$443,146 to now sit at \$492,967.

Auctions are the chosen method of sale and have risen 29.17% from September 2017, from 48 to 62. This shows vendors have great faith in the auctioneering talent in the Wellington region.

In Christchurch, new listings are up 5.87% on the same period for 2017 with an increase from 460 to 487 in September 2018. New auctions are back by 8.08% from 198 to 182, but with sales up an impressive 12.7% from 340 to 414 when we measure September 2017 against September 2018.

The average house price has increased from \$504,176 in September 2017 to \$525,452 in September 2018 which is an uplift of 4.22%.

Central Region, taking in Bay of Plenty and Waikato, is the only

part of New Zealand to measure a fall in average sale price from \$492,738 from September 2017 to \$487,164 for September 2018.

The only increase measured for this region was for new auctions, which increased from 2.56% from 117 to 120 when comparing September 2017 to September 2018.

The South Island is still showing prosperity across many areas being reported on. The most notable of increases on 2017, is the new auctions result. This has seen a 73.9% increase from 23 to 40 for the September 2018 window. Harcourts customers are continuing to see the benefit in choosing this method of sale.

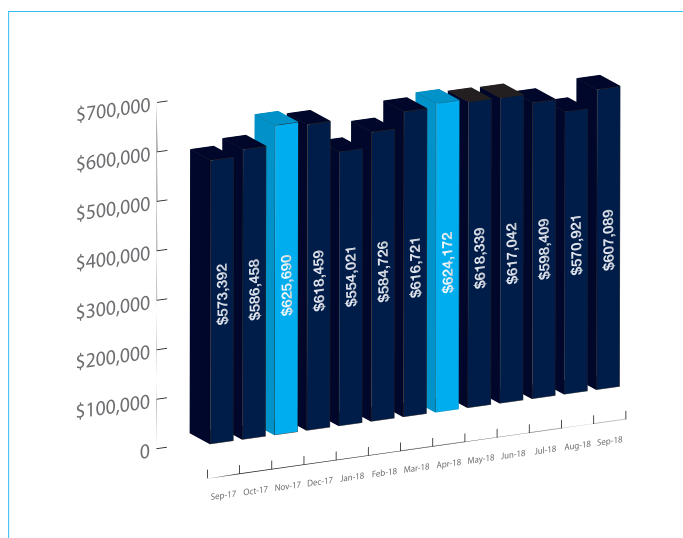
The average sale price reflects a 7.96% increase on September 2017 to rise from \$404,962 to \$437,185. This will be sure to please those who have been waiting until the spring to list their homes.

Harcourts NZ CEO Chris Kennedy says “each region paints a different story when we review reporting of the key indicators. It is worth speaking to a Harcourts agent in your area to discuss your options for the best reflection of what is happening in your area, as they are the experts and will be able to give you the best guidance, specific to your needs”.

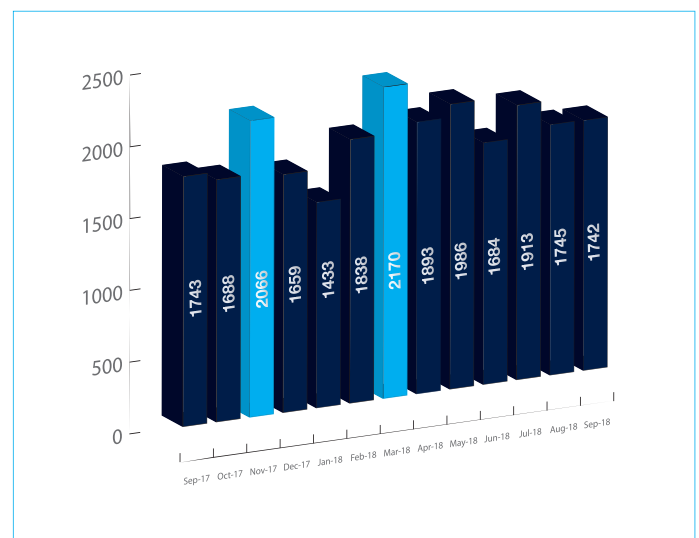


Chris Kennedy
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NATIONAL: Average sale price year to date



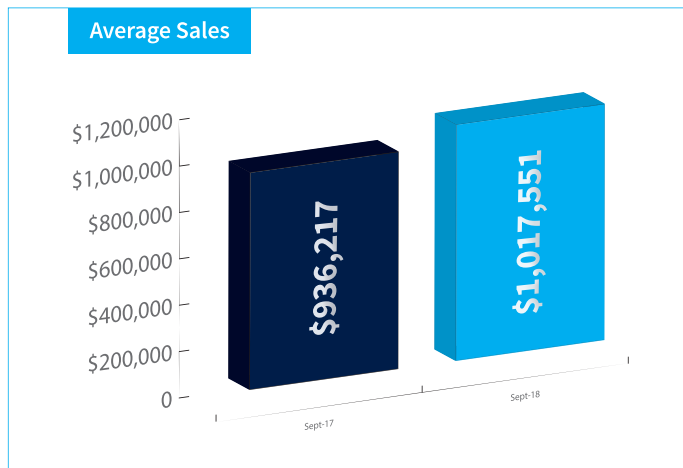
NATIONAL: Written sales year to date



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Average Sales Price in Auckland year to date



Total Listings for Auckland year to date



National:

Compared to last year			
	Sept 18	Sept 17	% Change
Total listings	2211	2175	1.66%
New auctions	633	637	-0.63%
Property on hand	6079	6119	-0.66%
Written sales	1742	1742	0%
Average sale price	\$607,089	\$573,392	5.88%

*Based on residential only figures

Auckland Region:

Compared to last year			
	Sept 18	Sept 17	% Change
Total listings	652	674	-3.26%
New auctions	224	242	-7.43%
Property on hand	1,635	1,658	-1.39%
Written sales	425	444	-4.28%
Average sale price	1,017,551	936,217	8.69%

*Based on residential only figures

Central Region:

Compared to last year			
	Sept 18	Sept 17	% Change
Total listings	429	375	-14.4%
New auctions	120	117	2.56%
Property on hand	974	1050	-7.24%
Written sales	364	379	-3.96%
Average sale price	\$487,164	\$492,738	-1.13%

*Based on residential only figures

Wellington Region:

Compared to last year			
	Sept 18	Sept 17	% Change
Total listings	274	277	-1.08%
New auctions	62	48	29.17%
Property on hand	655	663	-1.20%
Written sales	252	265	-4.91%
Average sale price	\$492,957	\$443,146	11.24%

*Based on residential only figures

Christchurch Region:

Compared to last year			
	Sept 18	Sept 17	% Change
Total listings	487	460	5.87%
New auctions	182	198	-8.08%
Property on hand	1450	1377	5.30%
Written sales	414	340	21.7%
Average sale price	\$525,452	\$504,176	4.22%

*Based on residential only figures

South Island Region:

Compared to last year			
	Sept 18	Sept 17	% Change
Total listings	286	300	-4.66%
New auctions	40	23	73.9%
Property on hand	947	928	2.05%
Written sales	204	225	-9.3%
Average sale price	\$437,185	\$404,962	7.96%

*Based on residential only figures