

Harcourts Market Watch.

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

National Overview

17 January 2019 – The latest national residential property figures for Harcourts from across New Zealand makes for interesting reading.

The average national house price in December 2018 fell by 2.1% from \$618,287 in December 2017 to now sit at \$605,216.

In Auckland, the average house price in December was back 7.8% on the same recorded period for 2017 with the average for the month sitting at \$928,004.

The slower speed in listings coming through in October and November 2018 had a ripple effect through to December 2018 with written sales remaining down on the previous year by 15.1% with figures of 383 in December 2017 dropping to 325 for December 2018. Comparing this same period, there was a 4.2% decrease in new auctions in the city.

In Wellington which includes the Taranaki and Hawke's Bay regions, the average sale price was up 2.6% on the same period in 2017 from \$507,720 to now sit at \$521,088. New auctions have held firm and are unchanged when compared year on year.

In Christchurch, the average house price has increased from \$543,579 in December 2017 to \$553,390 in December 2018 which is an uplift of 1.8%, finishing the year on a positive note.

New listings are back 7.4% on December 2017 from 312 to 289, but we are hopeful to see this change coming into the drier time of year. New auctions are up a fantastic 40.6% from 32 to 45 when we measure December 2017 against December 2018.

For the **Central Region**, taking in Bay of Plenty and Waikato, the average sale price from has risen by 5.0% from \$529,202 in December 2017 to \$555,827 for December 2018.

In the provincial **South Island**, the average sale price has seen a 9.1% increase on December 2017 to rise from \$398,401 to \$434,576 for December 2018. Written sales and auctions held firm on December 2017 with 182 written sales and 21 auctions for the month, both years. This sends a good signal to those planning to list and sell in summer 2019.

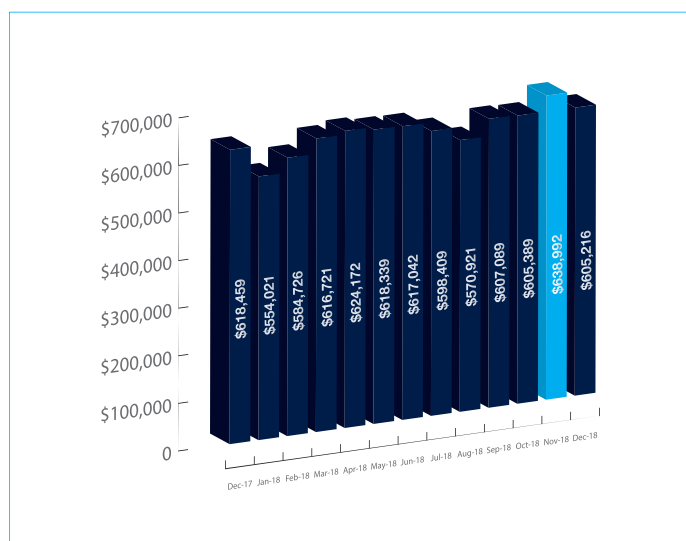
Harcourts NZ CEO (Acting) Jo-Anne Clifford says, "As New Zealand's largest and most trusted real estate brand our people on the ground are committed to delivering exceptional service every single day."

For additional comment contact:

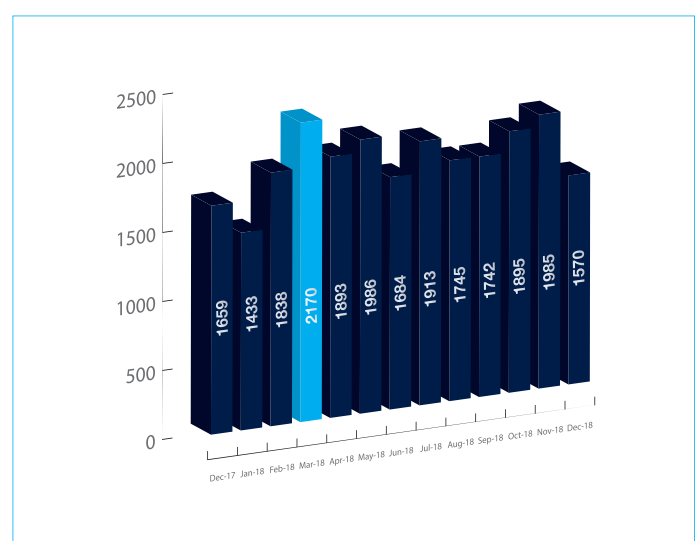
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NATIONAL: Average sale price year to date



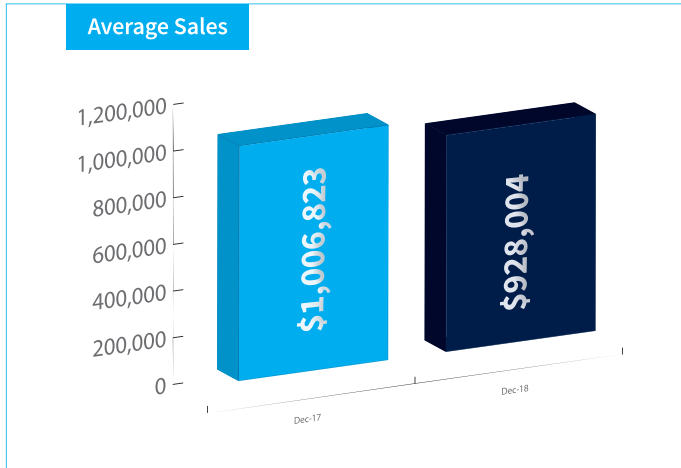
NATIONAL: Written sales year to date



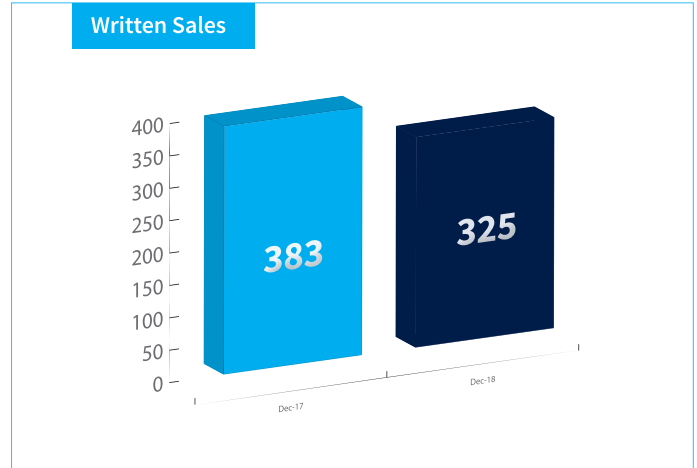
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Average Sales Price in Auckland



Written Sales for Auckland



National:

Compared to last year			
	Dec 18	Dec 17	% Change
Total listings	1254	1475	-14.9%
New auctions	189	199	-5.0%
Property on hand	6188	6605	-6.3%
Written sales	1570	1659	-5.4%
Average sale price	\$605,216	\$618,287	-2.1%

*Based on residential only figures

Auckland Region:

Compared to last year			
	Dec 18	Dec 17	% Change
Total listings	276	347	-20.5%
New auctions	68	71	-4.2%
Property on hand	1,496	1,679	-10.9%
Written sales	325	383	-15.1%
Average sale price	928,004	1,006,823	-7.8%

*Based on residential only figures

Central Region:

Compared to last year			
	Dec 18	Dec 17	% Change
Total listings	261	316	-17.4%
New auctions	40	60	-33.3%
Property on hand	1144	1182	-3.2%
Written sales	329	362	-9.1%
Average sale price	\$555,827	\$529,202	5.0%

*Based on residential only figures

Wellington Region:

Compared to last year			
	Dec 18	Dec 17	% Change
Total listings	173	182	-4.9%
New auctions	15	15	0%
Property on hand	657	693	-5.2%
Written sales	277	293	-5.5%
Average sale price	\$521,088	\$507,720	2.6%

*Based on residential only figures

Christchurch Region:

Compared to last year			
	Dec 18	Dec 17	% Change
Total listings	289	312	-7.4%
New auctions	45	32	40.6%
Property on hand	1487	1536	-3.2%
Written sales	390	362	7.2%
Average sale price	\$553,390	\$543,579	1.8%

*Based on residential only figures

South Island Region:

Compared to last year			
	Dec 18	Dec 17	% Change
Total listings	201	231	-13.0%
New auctions	21	21	0%
Property on hand	955	1048	-8.9%
Written sales	182	182	0%
Average sale price	\$434,576	\$398,401	9.1%

*Based on residential only figures