

Harcourts Market Watch.

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

National Overview

13 February 2019 – The latest national residential property figures are available for January 2019 from Harcourts New Zealand.

The average national house price in January 2019 increased by 2.59% from \$554,016 in January 2018 to now sit at \$568,391.

In **Auckland**, the average house price in January was back 10.15% on the same recorded period for 2018 with the average for the month sitting at \$840,825.

Total listings, new auctions and written sales remained down on the previous year in the country's biggest city. The market is changing, and this has been well reported across all media outlets.

In **Wellington** which includes the Taranaki and Hawke's Bay regions, the average sale price is up 11.64% on the same period in 2018 from \$468,546 to now sit at \$523,099 which should drive confidence in those wishing to sell up at this time of year. Total new listings were only slightly back on January 2018 with 303 versus 300 listings, a small change of 0.99%.

In **Christchurch**, the average house price has increased from \$520,458 in January 2018 to \$564,876 in January 2019 which is an uplift of 8.53%; starting 2019 the right way.

Written sales are back 3.5% from 314 to 303 alongside property currently listed with Harcourts back 7.38% from 1518 to 1406 when we measure January 2019 against January 2018.

For the **Central Region**, taking in Bay of Plenty and Waikato, the average sale price has risen by 13.99% to now sit at \$547,742 for January 2019. New auctions, written sales and total listings have all increased over the same recorded period signalling prosperity in this region.

In the provincial **South Island**, the average sale price has seen a 2.59% increase on January 2018 rising from \$410,911 to now sit at \$421,563 in January 2019. All other measures were back on the same recorded period; however, this region still remains one of the most affordable to buy in throughout New Zealand.

Chief Operations Officer Harcourts International Jo-Anne Clifford says, "The new year has brought with it an optimism for 2019."

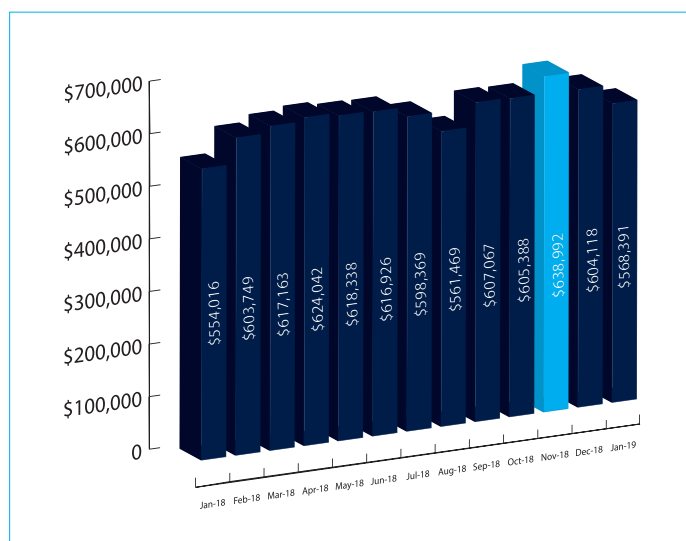
Harcourts are expecting a busy year and encourage you to keep abreast of the housing market so you can make your next move at the best time for you."

For additional comment contact:

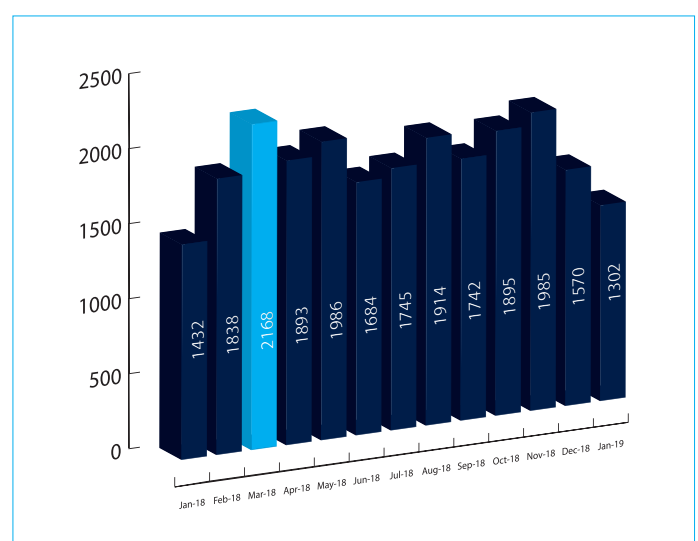
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NATIONAL: Average sale price year to date



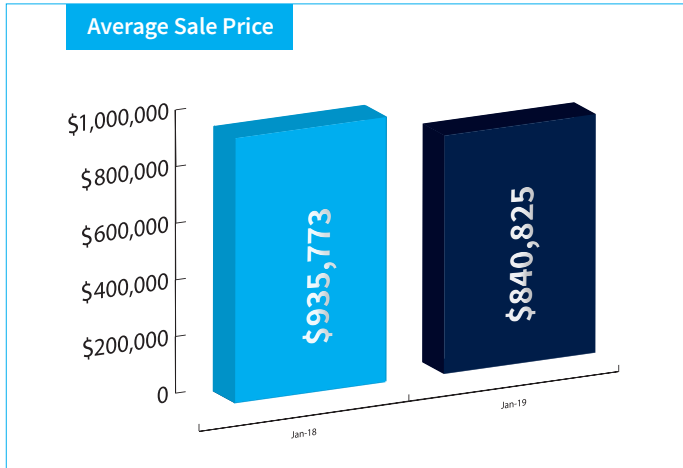
NATIONAL: Written sales year to date



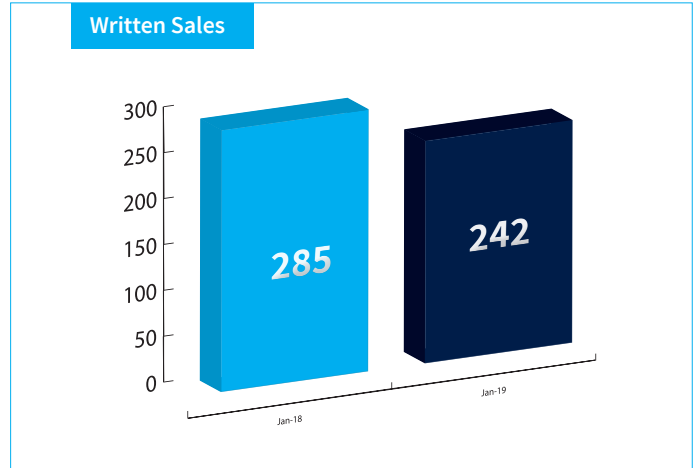
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Average Sale Price in Auckland



Written Sales for Auckland



National:

Compared to last year			
	Jan 19	Jan 18	% Change
Total new listings	1,744	2,023	-13.79%
New auctions	427	519	-17.73%
Property on hand	6,925	6,816	1.6%
Written sales	1,302	1,432	-9.08%
Average sale price	\$568,391	\$554,016	2.59%

*Based on residential only figures

Auckland Region:

Compared to last year			
	Jan 19	Jan 18	% Change
Total new listings	509	618	-17.64%
New auctions	153	200	-23.5%
Property on hand	1,606	1,757	-8.59%
Written sales	242	285	-15.09%
Average sale price	\$840,825	\$935,773	-10.15%

*Based on residential only figures

Central Region:

Compared to last year			
	Jan 19	Jan 18	% Change
Total new listings	362	353	2.54%
New auctions	91	89	2.25%
Property on hand	1,199	1,210	-0.91%
Written sales	325	320	1.56%
Average sale price	\$547,742	\$480,537	13.99%

*Based on residential only figures

Wellington Region:

Compared to last year			
	Jan 19	Jan 18	% Change
Total new listings	300	303	-0.99%
New auctions	58	65	-10.77%
Property on hand	716	742	-3.5%
Written sales	175	213	-17.84%
Average sale price	\$523,099	\$468,546	11.64%

*Based on residential only figures

Christchurch Metro:

Compared to last year			
	Jan 19	Jan 18	% Change
Total new listings	305	396	-22.98%
New auctions	95	132	-28.03%
Property on hand	1,406	1,518	-7.38%
Written sales	303	314	-3.5%
Average sale price	\$564,876	\$520,458	8.53%

*Based on residential only figures

South Island:

Compared to last year			
	Jan 19	Jan 18	% Change
Total new listings	202	263	-23.2%
New auctions	28	30	-6.66%
Property on hand	927	1,091	-15.03%
Written sales	184	218	-15.6%
Average sale price	\$421,563	\$410,911	2.59%

*Based on residential only figures