



News Release

14 July 2010

MEDIAN RESIDENTIAL PROPERTY PRICE A JUNE RECORD

Residential property prices firmed last month to the highest June median ever despite relatively low turnover compared with the past 10 years, according to figures released today by the Real Estate Institute of New Zealand (REINZ).

After easing back to \$350,000 in May the national median residential property price rose to \$352,500 in June which is 3.67 percent higher than last year's June median of \$340,000 and also an increase on the previous highest June median of \$347,500 recorded in 2007.

'The predicted post-Budget blues have not come to fruition and we are not seeing the forecast fall in prices,' says REINZ President Peter McDonald. 'What we have is a genuine rather than a speculative market, with people seeking and buying homes to meet their own needs.'

But Mr McDonald says the REINZ statistics should not be taken as an indicator individual house values are still rising. They are purely the median of all sales during the month and can be impacted by the number of properties sold at either end of the price bracket.

'The average gap between listing and selling prices last month was relatively small at only four to five per cent which indicates successful vendors are being realistic in assessing the market value of their home,' he said

Reflecting the traditional winter slow down of the real estate market, residential property transactions of 4575 last month were down on the May total of 5206, and sales of 6040 in June last year. But the total is more than the 4305 sales transactions recorded in June 2008.

'The national median number of days to sell increased from 43 in May to 45 in June but was over 60 days in Waikato/BOP, Hawkes Bay, Manawatu/Wanganui and Taranaki, and 86 days in Central Otago Lakes which suggests significant regional differences in the state of the property market,' Mr McDonald says.

The total value of residential sales, including sections, in New Zealand in June was \$1.96 billion, a decrease on the May total of \$2.27 billion. The breakdown of the values of the properties was 156 for \$1 million plus,

539 for \$600,000 - \$999,999, 1,162 for \$400,000 - \$599,999 and 2,718 under \$400,000. Movements in the median price varied widely from district to district across the country with falls as high as 11 per cent in 4 regions, and increases of up to 10 per cent in the other 8 when compared with the same month last year. The largest rise in the median price was in Canterbury/Westland which is up nearly 10.2 per cent on the previous year and the largest falls were in Northland down 9.6 per cent and Southland down 11.1 per cent.

ENDS

For further information, please contact:

For national matters – REINZ President:

Peter McDonald

Tel: 06 765 7567

Mob: 0274 434 506

Real Estate Institute of New Zealand

Or

For local district enquiries – District Presidents/spokespeople:

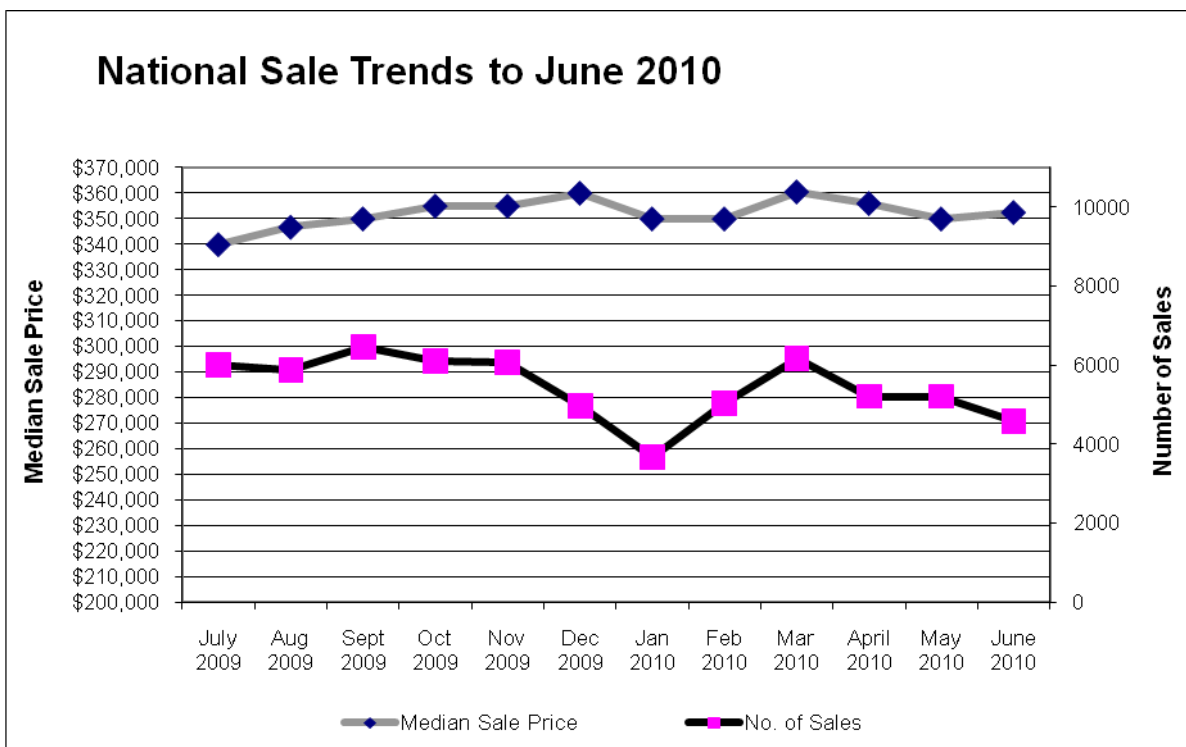
Northland spokesperson	Marilyn Gamman	021 274 7929
Auckland	Glorianne Campbell	027 474 5032
Waikato/BOP/Gisborne	Sue Hovell	021 803 197
Hawke's Bay	Murray Keane	027 441 3621
Taranaki	Garry Malcolm	027 443 0095
Manawatu/Wanganui	Tim Mordaunt	027 442 3530
Wellington	Euon Murrell	027 445 8191
Nelson/Marlborough	Vaughan Borcovsky	027 551 5977
Canterbury/Westland	Bruce Mackrell	027 433 2922
Otago	Stephen Johnston	0272 230 383
Southland	Murray Halstead	021 325 186
Central Otago Lakes	Henry Van Der Velden	027 434 5659
Queenstown spokesperson	Adrian Snow	021 443 543

For more real estate information and market trends data, visit www.reinz.co.nz. For New Zealand's most comprehensive range of listings for residential, lifestyle, rural, commercial, investment and rental properties, visit www.realestate.co.nz - REINZ's official property directory website.

Explanatory Note:

The monthly REINZ residential sales reports remain the most contemporary and up-to-date statistics on house prices and sales in New Zealand. They are based on actual sales reported by real estate agents. These sales are taken as of the date that a transaction becomes unconditional and includes sales as of 5:00pm on the last business day of the month.

Other surveys of the residential property market are based on information from Territorial Authorities regarding settlement and the receipt of documents by the Authority from a solicitor. As such, this information involves a lag of four to six weeks before the sale is recorded by the Territorial Authority.



Residential Highlights – May 2010

Northland

The total number of Northland houses sold fell further from 143 in May to just 99 last month (June 2009: 167). At \$280,000 the median price is a significant decrease on \$325,000 in May and nearly a 10 per cent drop on the \$310,000 median in June last year.

In the Whangarei County the median price fell to \$358,500 from \$390,000 in May, and is dramatically down on the June 2009 figure of \$420,000. Only 16 residential properties sold, a decrease on the 41 sales in May and the 27 in June 2009.

Sales in Whangarei City fell to 50 from the 61 sold in May, and the 80 sales in June 2009. But the median price remained steady at \$280,000 which is still down on the June 2009 median of \$293,500.

Auckland

After falling in April to \$470,000 and \$455,000 in May the Auckland district median house price has eased further in June to \$445,000 which is just 2.3 per cent up on the median price of \$435,000 a year ago. At 1,645, total sales were down on the 1,887 sales in May and fewer than the 2,032 sold in June 2009.

The median sale price for a North Shore City home decreased from \$550,000 in May to \$539,000 in June, but while it is up on the median of \$523,250 in June 2009 it is the same as the median price in June three years ago. Sales totalled 315, a decrease on the 353 houses sold in May and down on the 396 sold in June 2009.

Sales volume was down in Waitakere City at 204 sold in June compared with 238 in May and is also a decrease on the sales of 279 in June 2009. The median price reduced to \$379,500 from \$400,500 in May (June 2009: \$355,000).

After rising to \$550,000 in March the median price for an Auckland City house has fallen back to \$495,000 in June from \$520,000 in May (June 2009: \$477,500). And 559 houses were sold in June, a decrease on the 675 sales in May and down on the 655 in June 2009.

In Manukau City the median price eased back to \$419,000 from \$438,000 in May and \$432,000 in April, and is still significantly down on the \$441,000 median a year ago. The number of sales decreased from 363 in May to 346 last month (June 2009: 415).

The 56 sales in Papakura in June were two up on the number sold in May (June 2009: 61). After rising to \$337,500 in April the median price is back up to \$321,250 from \$306,500 in May. But is still down on the June 2009 median of \$329,000.

The median price for a Metropolitan Auckland house has continued to fall from \$475,000 in April to \$465,000 in May to \$448,000 in June. Though this is an increase on the median price of \$440,750 in the same month a year ago it is less than the June 2007 median of \$450,000. Sales of 1,480 were a decrease on the 1,683 houses sold in May and 1,806 in June 2009.

Sales in the Rodney District fell to 81 from 99 in May (June 2009: 116). At \$500,000 the median price is an increase on \$440,000 in May and the June 2009 median of \$423,000.

The median price for a Franklin District home eased up slightly to \$364,000 from \$362,000 in May which is also an increase on the median of \$357,500 in June last year. With 38 houses sold, sales are down on the 56 sold in May (June 2009: 68).

In Thames/Coromandel 46 homes sold in June, down on the 49 sales in May (June 2009: 42). The median price increased to \$390,000 in June from \$385,000 in May (June 2009: \$342,500).

The median price for an Outer Auckland home recovered to \$424,000 after declining to \$411,250 in May from \$430,000 in April (June 2009: \$378,750). Sales volume decreased to 165 from 204 houses sold in May (June 2009: 226).

Waikato/Bay of Plenty/Gisborne

At \$322,000 the median price for a house in the Waikato/Bay of Plenty/Gisborne district has recovered from \$307,000 in May, but is just 1 per cent up on the June 2009 median of \$318,750. Altogether 579 houses were sold in the district, a decrease on the 681 sold in May and also down on the 892 sold in June 2009.

In Waikato Country 87 houses were sold, down on the 124 in May and the 132 sales in June last year. At \$260,000, the June median price is up on \$230,000 in May, but still less than the \$267,750 median in the same month last year.

The median price for a Hamilton City house rose again to \$350,000 last month from \$328,000 in March, \$334,000 in April and \$337,500 in May (June 2009: \$330,000). But sales volume was down at 153 compared with the 164 sold in May and the 241 sold in June 2009.

In Western Bay of Plenty Country the median price fell further to \$375,000 last month from \$387,000 in May and \$392,500 in April, but is still up on the \$365,000 median in June last year. Sales volumes also declined to 43, compared with 47 sold in May and 65 in June 2009.

The median price for a house in Mt Maunganui/Papamoa further decreased from \$412,500 in April and \$390,000 in May to \$375,150 in June which is also below the median of \$390,000 in the same month last year. Sales also fell to 54 compared with 57 houses sold in May, and 71 in June 2009.

In Tauranga the median price of \$330,000 was down \$10,000 on the May median of \$340,000, and also well below the June 2009 median of \$367,000. Only 81 residential properties sold last month, down on the 97 in May, and the 153 in June 2009.

Rotorua's median price rose to \$272,250 after falling to \$230,000 in April and \$246,500 in May, and it is also up on the June 2009 median value of \$245,000. Sales of 58 properties were down on the 70 houses sold in May, and also a decrease on the 77 sales in June 2009.

In Taupo the median price recovered to \$348,000 in May but fell back to \$336,250 in June but is still up on the June 2009 median of \$330,000. There were 28 sales in May, down on the 41 houses sold in May and the 45 sold in the same month a year ago.

The median price for King Country residential properties fell back to \$122,000 in June from \$125,000 in May and is still substantially less than the June 2009 median of \$156,500. Sales at 9 were the same as in May, and down on the 12 sold in June 2009.

The median price for a Gisborne City home rose to \$270,000 from \$256,500 in May and \$215,500 in April, and is also up on the June 2009 median of \$212,500. And sales were also up at 35 compared with 32 in May (June 2009: 50).

From a dramatic drop to \$228,500 in May, the median price in Eastern Bay of Plenty Country recovered to \$260,750 last month but is still down on the June 2009 median of \$267,500. Houses sold totalled 30, down on the 38 sold in May (June 2009: 46).

Hawkes Bay

In the Hawkes Bay district the median price of \$285,000 is 1.8 per cent up on last year's June median of \$280,000 and also up on the May median of \$276,000. Residential property transactions in June fell to 163, from 181 in the previous month, and are well down on the 223 sales in June 2009.

After falling from \$330,000 in February to \$283,750 in May, the Napier City median price rallied to \$315,000, an increase on \$312,000 in the same month last year. Sales last month totalled 73 houses, down on the 94 houses sold in May (June 2009: 119).

In Hastings City the median price also recovered to \$285,000 after falling to \$260,500 in May (June 2009: \$245,000). Hastings residential property sales totalled 67, an increase on the May figure of 54 but down on the 75 sold in June 2009.

There was a decrease in the Hawkes Bay Country median price to \$307,000 from \$332,500 in May (June 2009: \$231,500), but there were only 3 sales compared with 14 in May (June 2009: 12).

Manawatu/Wanganui

Across the Manawatu/Wanganui district the median price has fallen even further to \$219,000 from \$233,000 in February, \$231,500 in March, \$230,000 in April and \$225,000 in May. It is also 1.2 per cent down on the \$221,750 median in the same month last year. Sales at 221 were down on the 233 houses sold in May, and fewer than the 300 in June 2009.

At \$278,000 the median sale price for a house in Palmerston North City is an increase on \$250,000 in May and also up on the June 2009 median of \$270,000. Sales of 93 are a decrease on the 115 houses sold in May (June 2009: 126).

Sales volume remained steady at 22 in Manawatu Country compared with 23 in May and the 20 houses sold in June 2009. The median price fell again to \$165,000 from \$221,000 in April and \$195,000 in May, and is down on the June 2009 median of \$209,000.

In the Manawatu the median price rallied from \$230,000 in May to \$242,500 last month, slightly up on the June 2009 median of \$240,000. At 156, the number of sales is down on the 183 sold in May and on the 220 sold in June last year.

The median price in Wanganui City fell from \$200,000 in May to \$185,000 last month, but is still higher than the June 2009 median of \$172,500. There were 49 houses sold in June, up on the 31 sold in May but fewer than the 58 in June 2009.

The median sale price in the Wanganui region remained steady at \$185,000 last month, which is up on the June 2009 median of \$172,500. At 65, sales were up on the 50 houses sold in May (June 2009: 80).

Taranaki

After falling to \$275,000 in May the Taranaki district median house price rose to \$285,000 in June nearly 5.2 per cent up on the \$271,000 median in the same month a year ago. Across the district 137 houses sold, a decrease on the 167 sales in May (June 2009: 184).

In the Taranaki Country area the median price recovered from \$232,000 in May to \$240,000 last month (June 2009: \$222,500). June sales totalled 21, down on the 23 sold in May and 7 fewer than the 28 sold in June 2009.

The median sale price for a New Plymouth City house eased back again from \$310,000 in May to \$295,000 in June, a decrease on the median of \$312,750 a year ago. At 65 the number of sales was down on the 85 sold in May (June 2009: 84) .

Wellington

The Wellington district median residential property price rose to \$405,000 last month from \$385,000 in May, and is 8 per cent up on the June 2009 median of \$375,000. The number of sales is 485 compared with 548 in May and 674 in June 2009.

In the Wairarapa sales dropped to just 31, well down on the 55 residential properties sold in May and the 73 in June 2009. From \$227,000 a year ago the median price has fallen to \$215,000 which is also down on the May median of \$240,000.

The median price for an Upper Hutt house increased from \$296,500 in May to \$317,500 in June 2009 which is also up on the June 2009 median of \$265,000. Only 40 residential properties were sold in June, down on the 44 sold in May and the 41 in the same month last year.

The Hutt Valley median fell back to \$352,000 in June after recovering to \$383,500 in May (June 2009: \$318,500). In June sales totalled 99, down on the 106 sold in May (June 2009: 126).

For a house in Otaki/Paekakariki the median price decreased further to \$320,000 from \$355,000 in April and \$345,000 in May, and is lower than the June 2009 median of \$345,000. The number sold decreased to 62 from 82 in May (June 2009: 83).

The median price in Pukerua Bay/Tawa rallied from \$375,000 in May to \$413,500 last month, well up on the June 2009 median of \$370,350. Sales were down to 49 compared with 60 in May and 78 in June 2009.

The number of sales in Central Wellington was up one on the 42 in May but well down on the 75 residential properties sold in June 2009. The median price rose from \$429,000 in May to \$435,500 last month, but is substantially less than the June 2009 median of \$586,500.

Nelson/Marlborough

The median price for homes in the Nelson/Marlborough district increased to \$347,250 from \$330,000 in May and is also nearly 4 per cent up on the June 2009 median of \$334,000. But at 150, residential sales are down on the 230 in May and the 197 in June last year.

Sales in Nelson City fell to 50 from the 88 houses sold in May (June 2009: 77). But the median price increased from \$323,500 in May to \$325,250 last month (June 2009: \$352,000).

The median price of a Nelson Council Zone house firmed to \$352,500 from \$350,500 in May but is still down on the June 2009 median \$357,500. The number of sales fell from 158 in May to 98 last month (June 2009:130).

In Marlborough the median price increased to \$312,000 last month from \$306,000 in May (June 2009: \$270,000). At 52, sales were down on the 72 in May and fewer than the 67 in the same month last year.

Canterbury/Westland

At \$325,000, the median price in the Canterbury/Westland district is an increase on the May median of \$303,750, and 10 per cent up on the same month last year (June 2009: \$295,000). From 726 in May sales declined further to 710 last month (June 2009: 889).

The median price for a house in Christchurch City rose to \$340,000 from \$323,750 in May (June 2009: \$312,500). Sales fell further to 473 from 492 in May (June 2009: 601).

The May median price for a home in Rangiora recovered from \$277,500 in May to \$330,000 last month, well above the median of \$272,500 in June last year. But sales numbers remained steady at 29 compared with 30 in May and 32 in June 2009.

The median residential property price in North Canterbury rose from \$240,000 in May to \$283,500 last month (June 2009: \$300,000). From 17 houses sold in May, sales stayed steady at 16 last month (June 2009: 24).

The median price for a Canterbury Country home continues to decline to \$365,000 last month from \$387,500 in April and \$371,250 in May (June 2009: \$373,000). Sales at 40 were down on the 42 properties sold in May (June 2009: 47).

The median price of houses sold in Mid-Canterbury increased from \$260,000 in May to \$279,000 last month, and is also up on the median of \$246,000 in the same month last year. And the number of houses sold rose from 31 in May to 32 last month (June 2009: 42)

After dropping back to \$210,000 in May the median price in Timaru has recovered to \$218,000 but this is below the median of \$237,500 a year ago. With 40 properties sold the sales volume in Timaru is just up on the 39 sold in May but fewer than the 59 sold in June last year.

The median price for a house on the West Coast increased last month to \$187,500 from \$170,000 in May (June 2009: \$205,000). Sales increased to 36 from the 29 residential properties sold in May (June 2009: 30).

In Outer Canterbury 237 houses sold last month, slightly up on the 234 sales in May (June 2009: 288). At \$285,000 the June median price is an increase on the May figure of \$255,000 and the median of \$255,250 in the same month last year.

Central Otago Lakes

Across the Central Otago Lakes district the median price eased back to \$415,000 from \$432,000 in May and is 5.4 per cent down on the median of \$438,750 a year ago. Central Otago Lakes house sales increased to 85 last month from 67 in May which is also up on the 80 sold in the same month last year.

The median price for a house in Central Otago decreased from \$355,000 in May to \$349,500 last month (June 2009: \$400,000). Sales of 42 properties, are down on the 44 sold in May but up on the 39 in June 2009.

From \$570,000 in May the Queenstown median price retreated to \$500,000 last month but is still up on the June median last year of \$460,000. However sales were up at 43 properties sold compared with 23 in May and 41 in the same month last year.

Otago

In the Otago district the median price slipped back again to \$227,500 from \$230,000 in May and \$235,500 in April but is still a 3.8 per cent increase on the June 2009 median of \$219,150. Across the region 182 houses sold in June, down on the 207 sales in May (June 2009: 232).

In North Otago the median sale price fell to \$190,000 from \$222,000 in May and is also down on the median of \$200,000 a year ago. At 29, sales were up on the 25 in May and but down on the 35 in June last year

The median price in Dunedin City eased up from \$241,250 in May to \$243,000 last month, also an increase on the June 2009 median of \$225,000. Sales were down again at 139 compared with 154 houses sold in May (June 2009: 171).

The number of sales in South Otago more than halved from 23 in May to just 10 in June, but the median price increased from \$142,500 in May to \$173,500 last month (June 2009: \$160,000; 19 sales).

Southland

In Southland the median price has dropped more than 11 per cent over the past year from \$193,500 in June 2009 to \$172,000 last month, and is also down on the May median of \$197,000. Sales volumes decreased to 119 in June from 136 houses sold in May (June 2009: 170).

In Invercargill the median price last month of \$188,500 is down on the May median of \$210,000 and also the \$190,000 median in June 2009. At 79, sales are down on the 97 sold in May (June 2009: 123).

The median price for a house in Gore eased up to \$153,750 from \$140,000 in May which was also the median in June a year ago, and 22 houses were sold during the month, down 1 on the number sold in May but more than the 17 sold in June 2009.