



News Release

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RESIDENTIAL MARKET ACHIEVES 10 YEAR HIGH

Median house prices are at their highest over the past 10 years for the month of October, figures released by the Real Estate Institute of New Zealand (REINZ) reveal today.

The national median of \$355,000 is up nearly 6 percent on the corresponding figure (\$335,000) for October 2008 and also up \$5,000 on the median price for September 2009.

Institute President, Peter McDonald, says the steady return of property values is a positive sign, confirming property as the very best investment.

Around the country, median values have risen in seven out of 12 districts compared with October 2008 prices. The largest gains were Wellington, significantly up by 12.46 percent to \$415,000, followed by Canterbury / Westland up 6.16 percent to \$310,000 and Auckland up 5.08 percent to \$455,000. The two largest drops in property values were at either end of the country: Northland, down 7.73 percent to \$310,000 and Southland down 8.94 percent to \$180,750.

“The rises aren’t, in most cases, dramatic, but slow and steady over the past few months as confidence returns to the market,” Mr McDonald says. “For the first time we are over the peak of prices in 2007 which is a very reassuring milestone.”

Another positive picture of the market, Mr McDonald says, is painted by the numbers of days properties took to sell as reported in the October figures.

The national median for days to sell in October was 31 compared with 33 in September 2009 and the much more sluggish 47 days in the corresponding period a year ago. Sales were particularly brisk in Wellington at 27 days and Canterbury / Westland and Otago where the median days to sell was just 28 days. At 59, Central Otago Lakes was the slowest market with houses in Northland and Waikato / BOP taking 44 and 45 days to sell respectively.

“The national median of 31 days again compares favourably with the October 2007 figure which was 34 days to sell,” Mr McDonald says.

The third measure of the market – turnover of houses – was disappointingly down in October to 6,091 properties compared with 6,464 in September, but still well over the 4,469 sold in October 2008.

The total value of house sales in New Zealand in October was \$2,628 million, which was down on the \$2,837 million recorded last month because of fewer sales.

Auckland sales accounted for \$1,143 of total sales in October. Wellington and Canterbury / Westland were the next greatest value at \$342m and \$354m respectively with Waikato / BOP close behind at \$298m.

Sales distribution showed a dip in houses in the upper price brackets with the number of houses in the \$1m and over category at 175. This compares with 216 in September 2009. Similarly, there was a fall in the number of houses sold in the \$600,000 - \$999,999 range, down from 754 in September 2009 to 711 in October 2009.

The number of houses under \$400,000 dropped slightly at 3623 in October compared with 3897 in September; while those in the \$400,000 - \$599,999 range were steady on 1582 in October compared with 1597 in September.

“I believe the market will firm even further with the better economic news we’re hearing more and more frequently,” Mr McDonald says.

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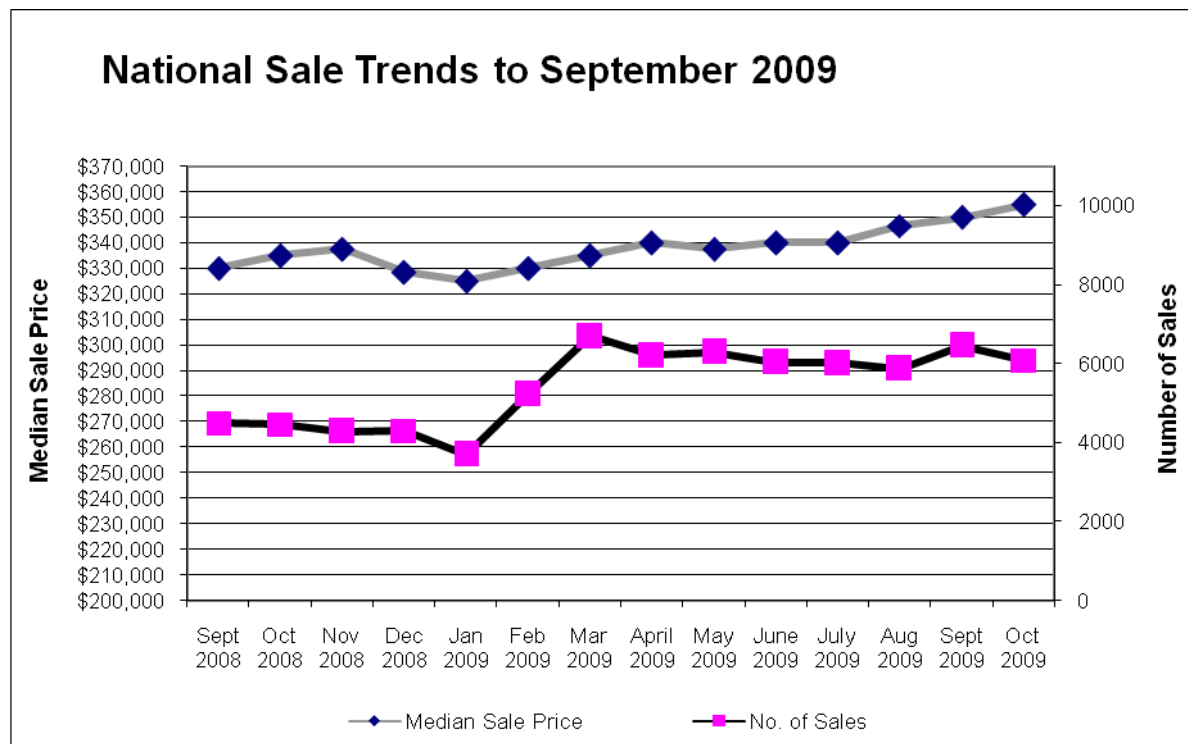
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Explanatory Note:

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.

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.

REINZ sales figures are recorded on the day a transaction is concluded (should this read – on the day a transaction is declared unconditional) and includes sales as of 5:00pm on the last business day of the month.



Residential Highlights – October 2009

Northland

In total, 113 houses sold in Northland in October (September 2009: 139; October 2008: 109). The median price increased to \$310,000 from \$285,000 in September (October 2008: \$336,000).

11 houses sold in the Whangarei County area (September 2009: 26; October 2008: seven). The median price decreased to \$361,000 from \$380,000 in September.

56 houses sold in Whangarei City in October, down from 61 in September 2009 (October 2008: 45). The median was up at \$306,497 (September 2009: \$270,000; October 2008: \$336,000).

Auckland

The median house price in Auckland was steady at \$455,000 in October (September 2009: \$455,000 October 2008: \$433,000). 2,072 houses sold in October, compared with 2,355 sold in September (October 2008: 1,371).

The median sale price for a North Shore City home decreased to \$545,000 in October. (September 2009: \$555,000; October 2008: \$505,000). 409 houses sold during the month, up two on the 407 sold in September 2009. (October 2008: 249).

Sales volume was down in Waitakere City in October with 297 sold (September 2009: 330; October 2008: 173). The median price increased to \$390,000 (September 2009: \$362,500; October 2008: \$390,000).

The median price for an Auckland City house increased to \$525,000 in October (September 2009: \$516,500 and October 2008: \$472,000). 681 houses sold in October, down on the 813 sold in September 2009 (October 2008: 465).

372 houses sold in Manukau City in October (September 2009: 483; October 2008: 281). The median price was down at \$431,750 from \$450,500 in September (October 2008: \$416,000).

The number of sales in Papakura was down with 70 houses sold in October 2009. (September 2009: 82; October 2008: 50). The median price was up at \$332,500 (September 2009: \$321,000; October 2008: \$301,000).

The median price for a Metropolitan Auckland house was down slightly at \$462,000 in October, from \$462,500 in September (October 2008: \$439,250). 1,829 houses sold (September 2009: 2,115; October 2008: 1,218).

121 houses sold in Rodney District, up from the 118 sold in September (October 2008: 77). The median price was down at \$440,000, from \$450,000 in September (October 2008: \$435,000).

The median price for a Franklin District home was down at \$347,500 in October, from \$375,500 in September (October 2008: \$367,500). 64 houses sold, down on the 66 sales in September 2009 (October 2008: 46).

58 houses sold in Thames/Coromandel in October, up from the 56 sales in September (October 2008: 30). The median price increased to \$417,500 from September's \$355,000 (October 2008: \$370,000).

The median price for an Outer Auckland home was up at \$415,000 in October, from \$405,250 in September (October 2008: \$400,000). Sales volume was up with 243 houses sold, compared with the 240 sold in September (October 2008: 153).

Waikato/Bay of Plenty/Gisborne

The median price for a house in the Waikato/Bay of Plenty/Gisborne district increased to \$327,500 in October (September 2009: \$315,000; October 2008: \$315,000). 789 houses sold, a decrease on the 898 sold in September 2009 (October 2008: 678).

Sales were down in Waikato Country in October with 145 houses sold (September 2009: 178; October 2008: 110). The median price was up at \$260,000 (September 2009: \$250,000; October 2008: \$250,000).

The median price for a Hamilton City house increased to \$334,250 in October. (September 2009: \$319,000; October 2008: \$343,000). Sales volume was down, with 214 dwellings sold in October 2009 (September 2009: 247; October 2008: 194).

Sales volume was up in Western Bay of Plenty Country with 55 houses sold, an increase on the 53 sold in September. The median price decreased to \$358,000 from \$385,000 in September. In October 2008, 47 houses sold with a median sale price of \$360,000.

The median price for a house in Mt Maunganui/Papamoa increased to \$422,500 in October, from \$378,000 in September (October 2008: \$398,750). 66 houses sold, down on the 81 sold in September 2009 (October 2008: 52).

117 houses sold in Tauranga in October, down on the 130 sold in September (October 2008: 95). The median price was up at \$395,000 (September 2009: \$354,000; October 2008: \$340,000).

Rotorua's median price decreased to \$255,000 in October, from \$269,000 in September (October 2008: \$250,000). 63 houses sold, down from the 77 sold in September (October 2008: 65).

35 houses sold in Taupo in October, down from the 45 sold in September (October 2008: 24). The median price increased to \$357,000 in October from \$315,000 in September (October 2008: \$351,000).

The median price for a King Country home dropped to \$113,000 in October (September 2009: \$210,000; October 2008: \$159,500). 10 houses sold, similar to September at 13 (October 2008: 11).

The median price for a Gisborne City home increased to \$270,000 from \$257,500 in September (October 2008: \$225,000). Sales volume was steady with 42 houses sold. (September 2009: 42; October 2008: 33).

The median price for a house in Eastern Bay of Plenty Country increased to \$299,000 in October, up from \$277,650 in September (October 2008: \$318,000). 41 houses sold; up from the 31 sold in September (October 2008: 45).

Hawkes Bay

Sales volume was down in the Hawkes Bay in October with 225 houses sold (September 2009: 235; October 2008: 122). The median price increased to \$272,000 (September 2009: \$265,000; October 2008: \$264,000).

The median price for a house in Napier City decreased slightly to \$280,000 in October (September 2009: \$280,500; October 2008: \$284,150). 115 houses sold in October (September 2009: 110; October 2008: 47).

70 houses sold in Hastings City in October 2009, down from 86 in September 2009 (October 2008: 51). The median price was up at \$283,000 from \$268,000 in September (October 2008: \$265,000).

Hawkes Bay Country's median price rose to \$340,750 in October, from \$260,000 in September (October 2008: \$265,000). 12 homes sold in October (September 2009: 13; October 2008: five).

Manawatu/Wanganui

The median price for a house in the Manawatu/Wanganui district was relatively steady at \$225,000 in October (September 2009: \$225,250; October 2008: \$230,000). 297 houses sold in October, up on the 286 sold in September (October 2008: 245).

The median sale price for a house in Palmerston North City decreased to \$254,000 in October. (September 2009: \$290,000; October 2008: \$279,000). 139 houses sold (September 2009: 110; October 2008: 115).

Sales volume was down in Manawatu Country with 17 houses sold (September 2009: 21; October 2008: 21). The median price decreased to \$198,000 from \$245,000 in September (October 2008: \$189,000).

The median sale price in Manawatu was unchanged at \$240,000 in October (September 2009: \$240,000; October 2008: \$249,000). The number of sales was up with 214 houses sold (September 2009: 208; October 2008: 194).

62 houses sold in Wanganui City in October, up from the 57 sold in September (October 2008: 35). The median price was up at \$197,000 from \$190,000 in September (October 2008: \$175,000).

The median sale price in Wanganui increased to \$190,000 in October. (September 2009: \$185,000; October 2008: \$170,000). 83 houses sold, up on the 78 sold in September 2009 (October 2008: 51).

Taranaki

The median price for a house in Taranaki decreased to \$275,000 in October (September 2009: \$283,000; October 2008: \$285,000). 159 houses sold, down from the 183 sold in September (October 2008: 145).

33 houses sold in the Taranaki Country area in October (September 2009: 29; October 2008: 19). The median price eased back to \$228,000 from \$230,000 in September (October 2008: \$250,000).

The median sale price for a New Plymouth City house increased slightly to \$322,500 (September 2009: \$322,000; October 2008: \$302,000). The number of sales was up one with 88 houses sold in October (September 2009: 87; October 2008: 79).

Wellington

Wellington's median price increased to \$415,000 in October from September 2009's \$378,168. (October 2008: \$369,000). The number of sales was up at 757 for October, compared with 701 sold in September 2009. (October 2008: 489).

60 houses sold in the Wairarapa in October (September 2009: 62; October 2008: 36). The median price was up at \$251,500 from \$232,500 in September (October 2008: \$254,000).

The median price for an Upper Hutt house eased back to \$333,000 (September 2009: \$336,000; October 2008: \$330,000). 63 houses sold, down on the 80 sold in September (October 2008: 53).

143 houses sold in the Hutt Valley (September 2009: 125; October 2008: 101). The median price was up at \$363,000 from \$325,000 in September 2009 (October 2008: \$320,000).

The median price for a house in Otaki/Paekakariki rose to \$355,000 in October (September 2009: \$330,250; October 2008: \$346,000). 105 houses sold (September 2009: 118; October 2008: 72).

78 houses sold in Pukerua Bay/Tawa in October, up from 70 sales in September (October 2008: 52). The median price was down at \$364,625 (September 2009: \$405,750; October 2008: \$365,250).

Sale numbers in Central Wellington were up at 102 from 43 in September 2009. (October 2008: 38). The median price rose to \$510,950 from \$461,000 in September (October 2008: \$391,500).

Nelson/Marlborough

The median price for a Nelson/Marlborough house decreased to \$320,000 in October (September 2009: \$337,125; October 2008: \$325,000). 206 houses sold (September 2009: 224; October 2008: 158).

93 houses sold in Nelson City in October (September 2009: 83; October 2008: 51). The median price decreased to \$315,000 (September 2009: \$345,000; October 2008: \$315,000).

The median price for a Nelson Council zone house was down at \$340,000 in October (September 2009: \$345,000; October 2008: \$328,500). 147 houses sold (September 2009: 148; October 2008: 95).

59 houses sold in Marlborough in October (September 2009: 76; October 2008: 63). The median price fell to \$285,000 from \$319,000 in September (October 2008: \$320,000).

Canterbury/Westland

Sales volume was up in Canterbury/Westland with 980 houses sold in October (September 2009: 921; October 2008: 740). The median sale price eased back to \$310,000. (September 2009: \$311,500; October 2008: \$292,000).

The median price for a house in Christchurch City was down slightly at \$330,000 in September, from \$331,000 in September (October 2008: \$310,000). 654 houses sold (September 2009: 618; October 2008: 489).

The median price for a home in Rangiora decreased to \$279,000 in October (September 2009: \$324,900; October 2008: \$295,000). Sale numbers were down with 34 houses sold. (September 2009: 38; October 2008: 37).

The median price for a North Canterbury house was up to \$289,500 in October, from \$270,000 in September (October 2008: \$310,000). 38 houses sold, up on the 29 sold in September (October 2008: nine).

The median price for a Canterbury Country home decreased to \$368,000 in October, from \$390,000 in September (October 2008: \$350,000). 43 houses sold (September 2009: 49; October 2008: 39).

The number of houses sold in Mid Canterbury in October was up with 55 sales recorded. (September 2009: 41; October 2008: 29). The median price was up at \$254,000 from \$237,000 in September. (October 2008: \$265,000).

Sales volume was up in Timaru in October, with 59 houses sold (September 2009: 56; October 2008: 53). The median price increased to \$239,500 in October, from \$218,500 in September (October 2008: \$243,000).

The median price for a house on the West Coast was down at \$180,000 in October from \$185,000 in September (October 2008: \$202,000). 39 houses sold, up on the 37 sold in September (October 2008: 28).

326 houses sold in Outer Canterbury in October (September 2009: 303; October 2008: 251). The median price was up at \$265,000 in October (September 2009: \$255,000; October 2008: \$252,000).

Central Otago Lakes

86 houses sold in October, down from the 103 sold in September (October 2008: 79). The median price was up at \$483,000. (September 2009: \$405,000; October 2008: \$475,000).

The median price for a house in Central Otago rose to \$372,500 in October (September 2009: \$305,000; October 2008: \$395,000). 41 houses sold (September 2009: 53; October 2008: 39).

Sales volume decreased in Queenstown with 45 houses sold in October, compared with the 50 sold in September (October 2008: 40). The median price was up at \$555,000 (September 2009: \$462,000; October 2008: \$500,000).

Otago

247 houses sold in Otago in October, down from September's 275 (October 2008: 201). The median price decreased slightly to \$235,000 from \$237,000 in September (October 2008: \$230,000).

Sales volume was unchanged in North Otago with 43 houses sold (September 2009: 43; October 2008: 26). The median sale price rose to \$220,000 from \$181,000 in September (October 2008: \$221,500).

The median price in Dunedin City was down at \$255,000 in October from \$270,000 in September (October 2008: \$240,000). 181 houses sold (September 2009: 215; October 2008: 157).

The number of sales was up in South Otago with 19 houses sold (September 2009: 16; October 2008: 15). The median price dipped to \$150,000 from \$167,500 in September (October 2008: \$140,000).

Southland

Sales volume was up in Southland with 160 houses sold (September 2009: 144; October 2008: 132). The median price decreased to \$180,750 from \$189,500 in September (October 2008: \$198,500).

Sales volume was up in Invercargill at 113 for October (September 2009: 105; October 2008: 86). The median price decreased to \$186,000 (September 2009: \$195,000; October 2008: \$188,750).

The median price for a house in Gore decreased to \$149,350 in October from \$159,000 in September (October 2008: \$182,500). 20 houses sold during the month (September 2009: 17; October 2008: 22).