



Suburb Performance Reports



Invest Better with Unique Suburb Data

... brings you powerful, easy-to-use software to help you find, analyse, research and track investment property more successfully.

REAL ESTATE INVESTAR'S ALL-IN-ONE PROPERTY INVESTMENT SOLUTION

Pro Membership



Investar Search

Instantly find investment property that matches your strategy and buying rules.



My Valuer

Accurately estimate the value of any residential property and view on the market and sales history for better negotiation.



Property Analyser

Analyse your property investments; create 10-year cash flow and capital growth forecasts to be 100% confident in each decision you make.



My Research

Research the investment performance trends of every suburb with the latest data at your fingertips.



Property Analyser

Track your property portfolio data and get access to market values, capital growth, income, expenses and cash flow in real time.



Xero

Integrate your property portfolio with Xero and get real-time pulse on your cash flow and investments.

ABOUT THIS REPORT

This report was produced using live on the market sales and rental listing data.





We have maximised accuracy by only publishing those suburb results with high enough data sample sizes.

This data is also calculated at both a dwelling type and bedroom number level.

This increases its relevance for investors, but it also means it will vary from commonly published house and unit median sale prices that include all bedrooms as consolidated median results.

This report is designed to identify the suburbs where median prices have declined the greatest in the last 5 years. Any median change should not be construed to mean that each house or unit in the suburb has decreased in value by this percentage.

You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

Indicator	Legend
	No Change in Rank from previous month
	Rank has moved up in list from previous month
	Rank has moved down in list from previous month
	Rank has moved up sufficiently to be included in this top x list from previous month
	This item had no rank last month: e.g. - there were insufficient listings last month to record a valid statistic - the list item is new



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Biggest Median 5 Year Price Decline Suburbs

National Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
1	BIRKENHEAD	AUCKLAND	Unit	2	\$699,000	\$754,000	-7.30%	-39.17%	\$600	\$600	0.00%	4.46%
2	FREEMANS BAY	AUCKLAND	Unit	2	\$894,000	\$889,000	0.56%	-30.97%	\$750	\$750	0.00%	4.36%
3	AUCKLAND CENTRAL	AUCKLAND	Unit	3	\$754,000	\$887,000	-15.00%	-29.87%	\$990	\$950	4.21%	6.82%
4	BROWNS BAY	AUCKLAND	Unit	2	\$850,000	\$869,000	-2.19%	-29.70%	\$600	\$620	-3.23%	3.67%
5	MANUKAU	AUCKLAND	Unit	2	\$469,000	\$584,500	-19.77%	-29.58%	\$595	\$635	-6.30%	6.59%
6	AUCKLAND CENTRAL	AUCKLAND	Unit	2	\$529,000	\$539,000	-1.86%	-24.43%	\$580	\$600	-3.34%	5.70%
7	AUCKLAND CENTRAL	AUCKLAND	Unit	Studio & 1	\$339,000	\$347,000	-2.31%	-21.17%	\$450	\$450	0.00%	6.90%
8	GRAFTON	AUCKLAND	Unit	2	\$709,500	\$617,000	14.99%	-19.15%	\$675	\$680	-0.74%	4.94%
9	EDEN TERRACE	AUCKLAND	Unit	2	\$744,500	\$739,500	0.67%	-16.82%	\$645	\$650	-0.77%	4.50%
10	EPSOM	AUCKLAND	Unit	Studio & 1	\$611,500	\$639,000	-4.31%	-16.12%	\$500	\$500	0.00%	4.25%
11	GREY LYNN	AUCKLAND	Unit	2	\$902,500	\$954,000	-5.40%	-15.06%	\$735	\$750	-2.00%	4.23%
12	HENDERSON	AUCKLAND	Unit	2	\$530,000	\$610,000	-13.12%	-14.52%	\$550	\$550	0.00%	5.39%
13	ALBANY	AUCKLAND	Unit	Studio & 1	\$490,000	\$549,000	-10.75%	-14.04%	\$515	\$515	0.00%	5.46%
14	EPSOM	AUCKLAND	Unit	2	\$999,500	\$1,019,500	-1.97%	-13.47%	\$650	\$650	0.00%	3.38%
15	PARNELL	AUCKLAND	Unit	2	\$1,019,500	\$1,099,000	-7.24%	-13.24%	\$725	\$725	0.00%	3.69%
16	WELLINGTON CENTRAL	WELLINGTON	Unit	2	\$595,000	\$515,000	15.53%	-13.14%	\$600	\$630	-4.77%	5.24%
17	THORNDON	WELLINGTON	Unit	2	\$495,000	\$495,000	0.00%	-10.00%	\$650	\$680	-4.42%	6.82%
18	PAKURANGA	AUCKLAND	House	3	\$883,500	\$899,000	-1.73%	-9.39%	\$680	\$690	-1.45%	4.00%
19	ONEHUNGA	AUCKLAND	House	3	\$975,000	\$1,095,000	-10.96%	-9.31%	\$740	\$760	-2.64%	3.94%
20	GLENDOWIE	AUCKLAND	house	4	\$2,095,000	\$1,987,500	5.40%	-8.72%	\$1,090	\$1,065	2.34%	2.70%
21	GREY LYNN	AUCKLAND	Unit	Studio & 1	\$622,500	\$659,000	-5.54%	-7.78%	\$565	\$550	2.72%	4.71%
22	TE ARO	WELLINGTON	Unit	3	\$835,000	\$930,000	-10.22%	-6.71%	\$795	\$825	-3.64%	4.95%
23	TE ATATU SOUTH	AUCKLAND	Townhouse	3	\$725,000	\$737,000	-1.63%	-4.48%	\$650	\$665	-2.26%	4.66%
24	GLEN EDEN	AUCKLAND	Townhouse	3	\$699,000	\$739,000	-5.42%	-4.12%	\$650	\$650	0.00%	4.83%
25	ALBANY	AUCKLAND	Unit	2	\$720,000	\$699,000	3.00%	-3.94%	\$620	\$620	0.00%	4.47%



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Biggest Median 5 Year Price Decline Suburbs

National Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
▲	26 ONEHUNGA	AUCKLAND	Unit	2	\$768,000	\$812,500	-5.48%	-3.40%	\$595	\$600	-0.84%	4.02%
▼	27 FRANKTON	OTAGO	Unit	Studio & 1	\$435,000	\$287,500	51.30%	-3.34%	\$565	\$550	2.72%	6.75%
▲	28 TRENTHAM	WELLINGTON	House	3	\$699,000	\$754,500	-7.36%	-1.42%	\$695	\$700	-0.72%	5.17%
▲	29 ALBANY	AUCKLAND	House	3	\$949,000	\$977,500	-2.92%	-0.11%	\$790	\$780	1.28%	4.32%
▬	30 EDEN TERRACE	AUCKLAND	Unit	Studio & 1	\$599,000	\$585,000	2.39%	0.00%	\$500	\$495	1.01%	4.34%
▲	31 NEW LYNN	AUCKLAND	House	2	\$697,000	\$689,000	1.16%	0.00%	\$580	\$585	-0.86%	4.32%
▲	32 TAHUNANUI	NELSON	House	3	\$599,000	\$649,000	-7.71%	0.00%	\$570	\$550	3.63%	4.94%
▲	33 MANGERE BRIDGE	AUCKLAND	House	3	\$899,000	\$1,097,000	-18.05%	1.12%	\$720	\$730	-1.37%	4.16%
▲	34 TE ATATU PENINSULA	AUCKLAND	House	3	\$899,000	\$925,000	-2.82%	1.35%	\$670	\$670	0.00%	3.87%
▲	35 FRANKTON	OTAGO	Unit	2	\$765,000	\$739,000	3.51%	1.45%	\$750	\$750	0.00%	5.09%
▲	36 TIKIPUNGA	NORTHLAND	House	3	\$595,000	\$604,500	-1.58%	1.70%	\$600	\$620	-3.23%	5.24%
🚩	37 CHRISTCHURCH CENTRAL	CANTERBURY	Unit	2	\$510,000	\$599,000	-14.86%	2.20%	\$520	\$520	0.00%	5.30%
▲	38 NEW LYNN	AUCKLAND	House	4	\$950,000	\$1,080,000	-12.04%	2.26%	\$780	\$795	-1.89%	4.26%
▲	39 WHITBY	WELLINGTON	House	3	\$849,000	\$845,000	0.47%	2.41%	\$740	\$745	-0.68%	4.53%
▼	40 TE ATATU PENINSULA	AUCKLAND	Townhouse	3	\$799,000	\$859,000	-6.99%	2.43%	\$685	\$695	-1.44%	4.45%
	41 JOHNSONVILLE	WELLINGTON	house	4	\$899,000	\$869,000	3.45%	2.74%	\$800	\$820	-2.44%	4.62%
🚩	42 ISLAND BAY	WELLINGTON	House	3	\$966,000	\$972,000	-0.62%	2.76%	\$775	\$800	-3.13%	4.17%
🚩	43 NEW LYNN	AUCKLAND	House	3	\$849,000	\$877,000	-3.20%	3.28%	\$660	\$675	-2.23%	4.04%
🚩	44 OTARA	AUCKLAND	House	3	\$650,000	\$782,500	-16.94%	3.33%	\$660	\$650	1.53%	5.28%
🚩	45 NEW LYNN	AUCKLAND	Unit	2	\$599,000	\$606,500	-1.24%	3.45%	\$540	\$550	-1.82%	4.68%
▲	46 GLEN EDEN	AUCKLAND	House	4	\$959,000	\$979,000	-2.05%	3.67%	\$750	\$750	0.00%	4.06%
🚩	47 SOUTH DUNEDIN	OTAGO	House	3	\$409,500	\$469,000	-12.69%	3.67%	\$550	\$550	0.00%	6.98%
🚩	48 HENDERSON	AUCKLAND	House	3	\$779,000	\$829,000	-6.04%	4.00%	\$650	\$655	-0.77%	4.33%
🚩	49 ELLERSLIE	AUCKLAND	Unit	2	\$797,000	\$795,000	0.25%	4.18%	\$585	\$590	-0.85%	3.81%
🚩	50 NEWLANDS	WELLINGTON	House	3	\$757,500	\$792,500	-4.42%	4.33%	\$675	\$695	-2.88%	4.63%




























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Biggest Median 5 Year Price Decline Suburbs

AUCKLAND Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	1 BIRKENHEAD	AUCKLAND	Unit	2	\$699,000	\$754,000	-7.30%	-39.17%	\$600	\$600	0.00%	4.46%
	2 FREEMANS BAY	AUCKLAND	Unit	2	\$894,000	\$889,000	0.56%	-30.97%	\$750	\$750	0.00%	4.36%
	3 AUCKLAND CENTRAL	AUCKLAND	Unit	3	\$754,000	\$887,000	-15.00%	-29.87%	\$990	\$950	4.21%	6.82%
	4 BROWNS BAY	AUCKLAND	Unit	2	\$850,000	\$869,000	-2.19%	-29.70%	\$600	\$620	-3.23%	3.67%
	5 MANUKAU	AUCKLAND	Unit	2	\$469,000	\$584,500	-19.77%	-29.58%	\$595	\$635	-6.30%	6.59%
	6 AUCKLAND CENTRAL	AUCKLAND	Unit	2	\$529,000	\$539,000	-1.86%	-24.43%	\$580	\$600	-3.34%	5.70%
	7 AUCKLAND CENTRAL	AUCKLAND	Unit	Studio & 1	\$339,000	\$347,000	-2.31%	-21.17%	\$450	\$450	0.00%	6.90%
	8 GRAFTON	AUCKLAND	Unit	2	\$709,500	\$617,000	14.99%	-19.15%	\$675	\$680	-0.74%	4.94%
	9 EDEN TERRACE	AUCKLAND	Unit	2	\$744,500	\$739,500	0.67%	-16.82%	\$645	\$650	-0.77%	4.50%
	10 EPSOM	AUCKLAND	Unit	Studio & 1	\$611,500	\$639,000	-4.31%	-16.12%	\$500	\$500	0.00%	4.25%
	11 GREY LYNN	AUCKLAND	Unit	2	\$902,500	\$954,000	-5.40%	-15.06%	\$735	\$750	-2.00%	4.23%
	12 HENDERSON	AUCKLAND	Unit	2	\$530,000	\$610,000	-13.12%	-14.52%	\$550	\$550	0.00%	5.39%
	13 ALBANY	AUCKLAND	Unit	Studio & 1	\$490,000	\$549,000	-10.75%	-14.04%	\$515	\$515	0.00%	5.46%
	14 EPSOM	AUCKLAND	Unit	2	\$999,500	\$1,019,500	-1.97%	-13.47%	\$650	\$650	0.00%	3.38%
	15 PARNELL	AUCKLAND	Unit	2	\$1,019,500	\$1,099,000	-7.24%	-13.24%	\$725	\$725	0.00%	3.69%
	16 PAKURANGA	AUCKLAND	House	3	\$883,500	\$899,000	-1.73%	-9.39%	\$680	\$690	-1.45%	4.00%
	17 ONEHUNGA	AUCKLAND	House	3	\$975,000	\$1,095,000	-10.96%	-9.31%	\$740	\$760	-2.64%	3.94%
	18 GLENDOWIE	AUCKLAND	house	4	\$2,095,000	\$1,987,500	5.40%	-8.72%	\$1,090	\$1,065	2.34%	2.70%
	19 GREY LYNN	AUCKLAND	Unit	Studio & 1	\$622,500	\$659,000	-5.54%	-7.78%	\$565	\$550	2.72%	4.71%
	20 TE ATATU SOUTH	AUCKLAND	Townhouse	3	\$725,000	\$737,000	-1.63%	-4.48%	\$650	\$665	-2.26%	4.66%
	21 GLEN EDEN	AUCKLAND	Townhouse	3	\$699,000	\$739,000	-5.42%	-4.12%	\$650	\$650	0.00%	4.83%
	22 ALBANY	AUCKLAND	Unit	2	\$720,000	\$699,000	3.00%	-3.94%	\$620	\$620	0.00%	4.47%
	23 ONEHUNGA	AUCKLAND	Unit	2	\$768,000	\$812,500	-5.48%	-3.40%	\$595	\$600	-0.84%	4.02%
	24 ALBANY	AUCKLAND	House	3	\$949,000	\$977,500	-2.92%	-0.11%	\$790	\$780	1.28%	4.32%
	25 EDEN TERRACE	AUCKLAND	Unit	Studio & 1	\$599,000	\$585,000	2.39%	0.00%	\$500	\$495	1.01%	4.34%



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AUCKLAND Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
▲	26 NEW LYNN	AUCKLAND	House	2	\$697,000	\$689,000	1.16%	0.00%	\$580	\$585	-0.86%	4.32%
▲	27 MANGERE BRIDGE	AUCKLAND	House	3	\$899,000	\$1,097,000	-18.05%	1.12%	\$720	\$730	-1.37%	4.16%
▲	28 TE ATATU PENINSULA	AUCKLAND	House	3	\$899,000	\$925,000	-2.82%	1.35%	\$670	\$670	0.00%	3.87%
▲	29 NEW LYNN	AUCKLAND	House	4	\$950,000	\$1,080,000	-12.04%	2.26%	\$780	\$795	-1.89%	4.26%
▬	30 TE ATATU PENINSULA	AUCKLAND	Townhouse	3	\$799,000	\$859,000	-6.99%	2.43%	\$685	\$695	-1.44%	4.45%
📍	31 NEW LYNN	AUCKLAND	House	3	\$849,000	\$877,000	-3.20%	3.28%	\$660	\$675	-2.23%	4.04%
▲	32 OTARA	AUCKLAND	House	3	\$650,000	\$782,500	-16.94%	3.33%	\$660	\$650	1.53%	5.28%
▲	33 NEW LYNN	AUCKLAND	Unit	2	\$599,000	\$606,500	-1.24%	3.45%	\$540	\$550	-1.82%	4.68%
▲	34 GLEN EDEN	AUCKLAND	House	4	\$959,000	\$979,000	-2.05%	3.67%	\$750	\$750	0.00%	4.06%
▲	35 HENDERSON	AUCKLAND	House	3	\$779,000	\$829,000	-6.04%	4.00%	\$650	\$655	-0.77%	4.33%
▲	36 ELLERSLIE	AUCKLAND	Unit	2	\$797,000	\$795,000	0.25%	4.18%	\$585	\$590	-0.85%	3.81%
▲	37 HENDERSON	AUCKLAND	Townhouse	3	\$738,500	\$779,000	-5.20%	4.75%	\$650	\$680	-4.42%	4.57%
▲	38 MASSEY	AUCKLAND	House	2	\$659,000	\$664,500	-0.83%	4.76%	\$570	\$580	-1.73%	4.49%
📍	39 BLOCKHOUSE BAY	AUCKLAND	House	3	\$975,000	\$1,087,500	-10.35%	5.12%	\$700	\$700	0.00%	3.73%
▼	40 MOUNT ALBERT	AUCKLAND	House	4	\$1,500,000	\$1,597,500	-6.11%	5.33%	\$930	\$940	-1.07%	3.22%
📍	41 EPSOM	AUCKLAND	House	4	\$2,239,000	\$1,828,000	22.48%	5.36%	\$1,100	\$1,100	0.00%	2.55%
▲	42 HENDERSON	AUCKLAND	House	2	\$679,000	\$679,000	0.00%	6.25%	\$550	\$560	-1.79%	4.21%
▼	43 FORREST HILL	AUCKLAND	House	3	\$1,117,000	\$1,139,500	-1.98%	6.48%	\$745	\$740	0.67%	3.46%
▲	44 PAPATOETOE	AUCKLAND	Unit	2	\$599,000	\$597,000	0.33%	6.48%	\$550	\$560	-1.79%	4.77%
📍	45 HOBSONVILLE	AUCKLAND	House	3	\$1,000,000	\$1,080,000	-7.41%	6.49%	\$750	\$770	-2.60%	3.90%
📍	46 TE ATATU SOUTH	AUCKLAND	House	4	\$1,033,500	\$1,068,500	-3.28%	6.65%	\$750	\$780	-3.85%	3.77%
▼	47 REMUERA	AUCKLAND	House	5	\$3,190,000	\$3,335,000	-4.35%	7.04%	\$1,400	\$1,400	0.00%	2.28%
	48 MANLY	AUCKLAND	House	4	\$1,389,000	\$1,567,000	-11.36%	7.05%	\$850	\$835	1.79%	3.18%
▼	49 PAPATOETOE	AUCKLAND	House	2	\$599,000	\$668,000	-10.33%	7.15%	\$580	\$580	0.00%	5.03%
📍	50 FLAT BUSH	AUCKLAND	Townhouse	3	\$814,000	\$859,000	-5.24%	7.24%	\$700	\$730	-4.11%	4.47%




























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BAY OF PLENTY Report

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					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	1 NGONGOTAHA	BAY OF PLENTY	House	3	\$639,500	\$620,000	3.14%	12.39%	\$630	\$625	0.80%	5.12%
	2 GREERTON	BAY OF PLENTY	House	2	\$619,000	\$642,000	-3.59%	17.01%	\$600	\$600	0.00%	5.04%
	3 PUKEHANGI	BAY OF PLENTY	House	3	\$590,000	\$600,000	-1.67%	18.11%	\$620	\$620	0.00%	5.46%
	4 WESTERN HEIGHTS	BAY OF PLENTY	House	3	\$499,000	\$479,000	4.17%	18.80%	\$600	\$585	2.56%	6.25%
	5 MANGAKAKAHI	BAY OF PLENTY	house	3	\$535,000	\$539,500	-0.84%	18.88%	\$600	\$600	0.00%	5.83%
	6 GLENHOLME	BAY OF PLENTY	House	3	\$703,500	\$699,000	0.64%	19.43%	\$630	\$650	-3.08%	4.65%
	7 PAPAMOA BEACH	BAY OF PLENTY	House	4	\$1,095,000	\$1,092,000	0.27%	20.32%	\$830	\$830	0.00%	3.94%
	8 PAPAMOA BEACH	BAY OF PLENTY	House	2	\$727,500	\$715,000	1.74%	21.65%	\$645	\$600	7.50%	4.61%
	9 PYES PA	BAY OF PLENTY	House	3	\$899,000	\$915,000	-1.75%	23.91%	\$730	\$730	0.00%	4.22%
	10 WELCOME BAY	BAY OF PLENTY	House	3	\$787,000	\$799,000	-1.51%	26.42%	\$690	\$680	1.47%	4.55%
	11 WELCOME BAY	BAY OF PLENTY	House	4	\$950,000	\$1,024,000	-7.23%	26.83%	\$760	\$760	0.00%	4.16%
	12 GREERTON	BAY OF PLENTY	House	3	\$729,000	\$729,000	0.00%	27.44%	\$670	\$660	1.51%	4.77%
	13 PAPAMOA BEACH	BAY OF PLENTY	house	3	\$897,000	\$919,000	-2.40%	29.06%	\$725	\$720	0.69%	4.20%
	14 OTUMOETAI	BAY OF PLENTY	House	3	\$899,000	\$880,000	2.15%	29.35%	\$700	\$690	1.44%	4.04%
	15 GATE PA	BAY OF PLENTY	House	3	\$684,500	\$689,000	-0.66%	29.39%	\$650	\$650	0.00%	4.93%
	16 BELLEVUE	BAY OF PLENTY	house	3	\$725,000	\$699,000	3.71%	29.46%	\$680	\$660	3.03%	4.87%
	17 MAUNGATAPU	BAY OF PLENTY	House	3	\$820,000	\$829,500	-1.15%	29.74%	\$690	\$690	0.00%	4.37%
	18 OWHATA	BAY OF PLENTY	house	4	\$900,000	\$885,000	1.69%	29.96%	\$770	\$720	6.94%	4.44%
	19 BETHLEHEM	BAY OF PLENTY	house	4	\$1,219,000	\$1,150,000	6.00%	31.21%	\$850	\$850	0.00%	3.62%
	20 BETHLEHEM	BAY OF PLENTY	House	3	\$1,040,000	\$1,080,000	-3.71%	32.48%	\$740	\$730	1.36%	3.70%
	21 OHAUITI	BAY OF PLENTY	House	3	\$962,000	\$950,000	1.26%	32.68%	\$720	\$730	-1.37%	3.89%
	22 PARKVALE	BAY OF PLENTY	House	3	\$664,500	\$679,000	-2.14%	33.16%	\$670	\$645	3.87%	5.24%
	23 MATUA	BAY OF PLENTY	House	3	\$975,000	\$919,000	6.09%	34.48%	\$715	\$700	2.14%	3.81%
	24 PYES PA	BAY OF PLENTY	House	4	\$1,099,500	\$1,085,000	1.33%	35.74%	\$800	\$800	0.00%	3.78%
	25 BROOKFIELD	BAY OF PLENTY	House	3	\$779,000	\$798,500	-2.45%	36.06%	\$690	\$690	0.00%	4.60%






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Biggest Median 5 Year Price Decline Suburbs

BAY OF PLENTY Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	26 OTUMOETAI	BAY OF PLENTY	House	4	\$1,249,000	\$1,349,000	-7.42%	36.13%	\$800	\$800	0.00%	3.33%
	27 OHAUITI	BAY OF PLENTY	House	4	\$1,125,000	\$1,097,500	2.50%	42.85%	\$800	\$810	-1.24%	3.69%
	28 OWHATA	BAY OF PLENTY	house	3	\$720,000	\$650,000	10.76%	60.00%	\$600	\$595	0.84%	4.33%


























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Biggest Median 5 Year Price Decline Suburbs

CANTERBURY Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	1 CHRISTCHURCH CENTRAL	CANTERBURY	Unit	2	\$510,000	\$599,000	-14.86%	2.20%	\$520	\$520	0.00%	5.30%
	2 CHRISTCHURCH CENTRAL	CANTERBURY	Townhouse	3	\$899,000	\$899,000	0.00%	12.65%	\$645	\$600	7.50%	3.73%
	3 CHRISTCHURCH CENTRAL	CANTERBURY	Unit	Studio & 1	\$412,000	\$447,000	-7.83%	13.65%	\$450	\$450	0.00%	5.67%
	4 MERIVALE	CANTERBURY	Townhouse	2	\$699,000	\$699,000	0.00%	17.47%	\$550	\$560	-1.79%	4.09%
	5 ADDINGTON	CANTERBURY	Townhouse	2	\$579,000	\$575,000	0.69%	20.87%	\$530	\$530	0.00%	4.75%
	6 ST ALBANS	CANTERBURY	House	4	\$969,000	\$992,000	-2.32%	21.88%	\$790	\$750	5.33%	4.23%
	7 RICCARTON	CANTERBURY	Townhouse	2	\$629,000	\$637,000	-1.26%	22.13%	\$545	\$550	-0.91%	4.50%
	8 RICCARTON	CANTERBURY	House	2	\$559,000	\$594,000	-5.90%	24.49%	\$520	\$505	2.97%	4.83%
	9 ST ALBANS	CANTERBURY	Townhouse	3	\$795,000	\$799,000	-0.51%	25.19%	\$660	\$650	1.53%	4.31%
	10 EDGEWARE	CANTERBURY	Townhouse	2	\$579,000	\$565,000	2.47%	26.14%	\$525	\$520	0.96%	4.71%
	11 RICCARTON	CANTERBURY	Townhouse	3	\$719,000	\$739,000	-2.71%	28.62%	\$645	\$630	2.38%	4.66%
	12 NORTHWOOD	CANTERBURY	house	4	\$913,500	\$960,000	-4.85%	30.68%	\$745	\$750	-0.67%	4.24%
	13 FENDALTON	CANTERBURY	House	4	\$1,824,500	\$1,760,000	3.66%	30.78%	\$950	\$950	0.00%	2.70%
	14 CASEBROOK	CANTERBURY	house	4	\$1,015,000	\$995,000	2.01%	30.79%	\$705	\$700	0.71%	3.61%
	15 RICHMOND	CANTERBURY	House	3	\$629,000	\$690,000	-8.85%	31.58%	\$590	\$585	0.85%	4.87%
	16 ST ALBANS	CANTERBURY	Townhouse	2	\$649,000	\$659,000	-1.52%	32.44%	\$540	\$550	-1.82%	4.32%
	17 RICCARTON	CANTERBURY	Unit	2	\$489,000	\$495,000	-1.22%	32.88%	\$495	\$480	3.12%	5.26%
	18 RICCARTON	CANTERBURY	House	3	\$739,000	\$790,000	-6.46%	34.36%	\$600	\$590	1.69%	4.22%
	19 WOOLSTON	CANTERBURY	house	4	\$639,000	\$684,500	-6.65%	35.38%	\$680	\$650	4.61%	5.53%
	20 SYDENHAM	CANTERBURY	Townhouse	3	\$649,000	\$629,000	3.17%	35.49%	\$595	\$580	2.58%	4.76%
	21 BISHOPDALE	CANTERBURY	House	3	\$677,000	\$669,000	1.19%	35.67%	\$600	\$590	1.69%	4.60%
	22 AVONHEAD	CANTERBURY	House	3	\$749,000	\$749,000	0.00%	36.55%	\$620	\$600	3.33%	4.30%
	23 BELFAST	CANTERBURY	House	3	\$749,000	\$749,000	0.00%	37.43%	\$620	\$615	0.81%	4.30%
	24 SPREYDON	CANTERBURY	Townhouse	2	\$604,000	\$595,000	1.51%	37.58%	\$535	\$540	-0.93%	4.60%
	25 ADDINGTON	CANTERBURY	Townhouse	3	\$688,000	\$669,000	2.84%	37.87%	\$600	\$590	1.69%	4.53%



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Biggest Median 5 Year Price Decline Suburbs

CANTERBURY Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
▼	26 BURWOOD	CANTERBURY	House	3	\$649,000	\$627,000	3.50%	38.23%	\$600	\$595	0.84%	4.80%
▲	27 ST ALBANS	CANTERBURY	Unit	2	\$494,000	\$445,000	11.01%	41.14%	\$470	\$460	2.17%	4.94%
▼	28 MARSHLAND	CANTERBURY	House	4	\$1,015,000	\$979,000	3.67%	41.26%	\$750	\$750	0.00%	3.84%
▬	29 HALSWELL	CANTERBURY	House	4	\$899,500	\$865,000	3.98%	41.65%	\$740	\$720	2.77%	4.27%
▼	30 NORTHWOOD	CANTERBURY	House	3	\$799,000	\$849,000	-5.89%	42.93%	\$625	\$650	-3.85%	4.06%
▬	31 HALSWELL	CANTERBURY	House	3	\$815,000	\$819,000	-0.49%	43.23%	\$660	\$660	0.00%	4.21%
▲	32 WIGRAM	CANTERBURY	House	4	\$959,000	\$944,000	1.58%	43.77%	\$760	\$760	0.00%	4.12%
▼	33 WIGRAM	CANTERBURY	House	3	\$825,000	\$734,000	12.39%	44.23%	\$660	\$650	1.53%	4.16%
	34 HALSWELL	CANTERBURY	House	2	\$649,000	\$679,000	-4.42%	44.54%	\$560	\$560	0.00%	4.48%
▼	35 TINWALD	CANTERBURY	House	3	\$520,000	\$540,000	-3.71%	44.84%	\$520	\$500	4.00%	5.20%
▼	36 AVONHEAD	CANTERBURY	House	4	\$935,000	\$895,000	4.46%	45.18%	\$700	\$690	1.44%	3.89%
	37 WOOLSTON	CANTERBURY	House	2	\$475,000	\$479,000	-0.84%	46.15%	\$490	\$465	5.37%	5.36%
▼	38 MARSHLAND	CANTERBURY	House	3	\$879,000	\$879,500	-0.06%	46.62%	\$700	\$680	2.94%	4.14%
▼	39 PAPANUI	CANTERBURY	House	3	\$699,000	\$690,000	1.30%	47.15%	\$600	\$595	0.84%	4.46%
▼	40 WOOLSTON	CANTERBURY	House	3	\$579,000	\$550,000	5.27%	48.84%	\$580	\$565	2.65%	5.20%
▲	41 MAIREHAU	CANTERBURY	House	3	\$635,000	\$644,500	-1.48%	49.41%	\$620	\$620	0.00%	5.07%
	42 LINWOOD	CANTERBURY	Townhouse	2	\$520,000	\$539,000	-3.53%	49.85%	\$500	\$500	0.00%	5.00%
▲	43 HIGHFIELD	CANTERBURY	House	3	\$599,000	\$630,000	-4.93%	50.12%	\$520	\$520	0.00%	4.51%
▼	44 HOON HAY	CANTERBURY	house	3	\$659,500	\$637,000	3.53%	50.22%	\$600	\$595	0.84%	4.73%
▼	45 SHIRLEY	CANTERBURY	House	3	\$604,500	\$607,000	-0.42%	51.50%	\$575	\$560	2.67%	4.94%
▼	46 SPREYDON	CANTERBURY	House	3	\$657,000	\$630,000	4.28%	52.79%	\$600	\$595	0.84%	4.74%
▼	47 REDWOOD	CANTERBURY	House	3	\$680,000	\$669,000	1.64%	52.80%	\$595	\$580	2.58%	4.55%
▼	48 LINWOOD	CANTERBURY	Unit	2	\$399,000	\$389,000	2.57%	54.05%	\$450	\$450	0.00%	5.86%
▼	49 HORNBY	CANTERBURY	House	3	\$639,500	\$639,000	0.07%	54.09%	\$580	\$575	0.86%	4.71%
📌	50 REDWOOD	CANTERBURY	House	4	\$835,000	\$779,000	7.18%	54.62%	\$700	\$670	4.47%	4.35%











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Biggest Median 5 Year Price Decline Suburbs

HAWKES BAY Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	1 NAPIER SOUTH	HAWKES BAY	House	3	\$664,500	\$699,000	-4.94%	14.56%	\$690	\$650	6.15%	5.39%
	2 TARADALE	HAWKES BAY	House	3	\$760,000	\$779,500	-2.51%	17.10%	\$680	\$680	0.00%	4.65%
	3 MAREWA	HAWKES BAY	House	3	\$610,000	\$576,500	5.81%	17.53%	\$650	\$650	0.00%	5.54%
	4 TAMATEA	HAWKES BAY	House	3	\$659,000	\$638,000	3.29%	22.60%	\$650	\$650	0.00%	5.12%
	5 GREENMEADOWS	HAWKES BAY	House	3	\$780,000	\$715,000	9.09%	23.80%	\$660	\$670	-1.50%	4.40%
	6 TARADALE	HAWKES BAY	House	4	\$949,000	\$949,000	0.00%	24.05%	\$800	\$800	0.00%	4.38%
	7 MAYFAIR	HAWKES BAY	House	3	\$575,000	\$654,000	-12.08%	27.77%	\$640	\$630	1.58%	5.78%
	8 FLAXMERE	HAWKES BAY	House	3	\$495,000	\$480,000	3.12%	46.01%	\$580	\$560	3.57%	6.09%
























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Biggest Median 5 Year Price Decline Suburbs

MANAWATU-WANGANUI Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	1 HOKOWHITU	MANAWATU-WANGANUI	House	4	\$830,000	\$892,500	-7.01%	13.85%	\$670	\$650	3.07%	4.19%
	2 SAINT JOHNS HILL	MANAWATU-WANGANUI	House	3	\$660,000	\$649,000	1.69%	18.06%	\$600	\$610	-1.64%	4.72%
	3 HOKOWHITU	MANAWATU-WANGANUI	House	3	\$699,000	\$692,500	0.93%	18.67%	\$600	\$600	0.00%	4.46%
	4 TERRACE END	MANAWATU-WANGANUI	House	4	\$689,000	\$719,000	-4.18%	18.99%	\$650	\$670	-2.99%	4.90%
	5 TERRACE END	MANAWATU-WANGANUI	House	3	\$599,500	\$602,000	-0.42%	20.14%	\$595	\$580	2.58%	5.16%
	6 WESTBROOK	MANAWATU-WANGANUI	House	3	\$519,500	\$539,000	-3.62%	20.95%	\$570	\$580	-1.73%	5.70%
	7 AWAPUNI	MANAWATU-WANGANUI	House	3	\$575,000	\$575,000	0.00%	21.18%	\$590	\$590	0.00%	5.33%
	8 KELVIN GROVE	MANAWATU-WANGANUI	House	4	\$849,000	\$879,500	-3.47%	22.15%	\$735	\$750	-2.00%	4.50%
	9 FOXTON BEACH	MANAWATU-WANGANUI	House	2	\$464,500	\$439,000	5.80%	22.23%	\$465	\$450	3.33%	5.20%
	10 CASTLECLIFF	MANAWATU-WANGANUI	house	2	\$354,000	\$339,000	4.42%	22.27%	\$450	\$440	2.27%	6.61%
	11 TAKARO	MANAWATU-WANGANUI	House	3	\$557,000	\$564,000	-1.25%	24.05%	\$595	\$590	0.84%	5.55%
	12 HIGHBURY	MANAWATU-WANGANUI	House	3	\$522,500	\$549,500	-4.92%	24.70%	\$570	\$580	-1.73%	5.67%
	13 FOXTON BEACH	MANAWATU-WANGANUI	House	3	\$575,000	\$589,000	-2.38%	25.27%	\$540	\$500	8.00%	4.88%
	14 WEST END	MANAWATU-WANGANUI	House	3	\$594,000	\$650,000	-8.62%	25.84%	\$600	\$600	0.00%	5.25%
	15 MILSON	MANAWATU-WANGANUI	House	3	\$579,000	\$587,000	-1.37%	26.14%	\$590	\$580	1.72%	5.29%
	16 ROSLYN	MANAWATU-WANGANUI	House	3	\$525,000	\$530,000	-0.95%	26.50%	\$570	\$580	-1.73%	5.64%
	17 AWAPUNI	MANAWATU-WANGANUI	House	4	\$704,000	\$665,000	5.86%	30.61%	\$660	\$655	0.76%	4.87%
	18 SPRINGVALE	MANAWATU-WANGANUI	House	3	\$599,000	\$589,000	1.69%	33.40%	\$580	\$570	1.75%	5.03%
	19 GONVILLE	MANAWATU-WANGANUI	House	3	\$449,000	\$449,000	0.00%	38.15%	\$540	\$520	3.84%	6.25%
	20 ARAMOHO	MANAWATU-WANGANUI	House	3	\$469,000	\$464,000	1.07%	39.16%	\$520	\$500	4.00%	5.76%
	21 CASTLECLIFF	MANAWATU-WANGANUI	House	3	\$425,000	\$399,000	6.51%	42.14%	\$520	\$520	0.00%	6.36%
	22 MILSON	MANAWATU-WANGANUI	House	4	\$799,000	\$774,500	3.16%	44.22%	\$640	\$650	-1.54%	4.16%
	23 KELVIN GROVE	MANAWATU-WANGANUI	House	3	\$695,000	\$600,000	15.83%	52.74%	\$620	\$600	3.33%	4.63%





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Biggest Median 5 Year Price Decline Suburbs

MARLBOROUGH Report

Rank		Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
						Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	1	SPRINGLANDS	MARLBOROUGH	House	3	\$780,000	\$799,000	-2.38%	26.41%	\$635	\$610	4.09%	4.23%
	2	REDWOODTOWN	MARLBOROUGH	House	3	\$630,000	\$635,000	-0.79%	43.18%	\$590	\$590	0.00%	4.86%
	3	WITHERLEA	MARLBOROUGH	House	3	\$675,000	\$652,000	3.52%	43.61%	\$615	\$600	2.50%	4.73%











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Biggest Median 5 Year Price Decline Suburbs

NELSON Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	1 TAHUNANUI	NELSON	House	3	\$599,000	\$649,000	-7.71%	0.00%	\$570	\$550	3.63%	4.94%
	2 ATAWHAI	NELSON	House	3	\$824,500	\$871,500	-5.40%	10.81%	\$620	\$640	-3.13%	3.91%
	3 THE WOOD	NELSON	House	3	\$854,000	\$799,000	6.88%	14.01%	\$650	\$650	0.00%	3.95%
	4 STOKE	NELSON	House	2	\$570,000	\$589,000	-3.23%	14.22%	\$525	\$530	-0.95%	4.78%
	5 TOI TOI	NELSON	House	3	\$580,000	\$589,000	-1.53%	18.60%	\$570	\$560	1.78%	5.11%
	6 STOKE	NELSON	House	3	\$769,000	\$739,000	4.05%	20.34%	\$620	\$600	3.33%	4.19%
	7 NELSON SOUTH	NELSON	House	3	\$685,000	\$660,000	3.78%	24.77%	\$600	\$585	2.56%	4.55%
	8 STOKE	NELSON	House	4	\$949,000	\$959,000	-1.05%	25.03%	\$720	\$720	0.00%	3.94%










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Biggest Median 5 Year Price Decline Suburbs

NORTHLAND Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	1 TIKIPUNGA	NORTHLAND	House	3	\$595,000	\$604,500	-1.58%	1.70%	\$600	\$620	-3.23%	5.24%
	2 KAMO	NORTHLAND	house	3	\$690,000	\$692,000	-0.29%	15.09%	\$630	\$630	0.00%	4.74%
	3 ONERAHI	NORTHLAND	House	3	\$609,000	\$622,000	-2.10%	15.55%	\$600	\$600	0.00%	5.12%
	4 RAUMANGA	NORTHLAND	House	3	\$449,500	\$465,000	-3.34%	16.75%	\$580	\$580	0.00%	6.70%
	5 KAMO	NORTHLAND	House	4	\$885,000	\$864,500	2.37%	23.77%	\$700	\$725	-3.45%	4.11%
	6 MAUNU	NORTHLAND	House	3	\$819,000	\$798,000	2.63%	24.18%	\$640	\$640	0.00%	4.06%
	7 KENSINGTON	NORTHLAND	House	3	\$692,000	\$655,000	5.64%	25.81%	\$620	\$600	3.33%	4.65%
	8 MANGAWHAI HEADS	NORTHLAND	House	3	\$1,100,000	\$1,048,000	4.96%	40.21%	\$700	\$660	6.06%	3.30%
	9 MANGAWHAI HEADS	NORTHLAND	House	4	\$1,327,500	\$1,239,000	7.14%	42.74%	\$800	\$750	6.66%	3.13%



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Biggest Median 5 Year Price Decline Suburbs

OTAGO Report													
Rank		Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
						Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
<div><div></div></div>	1	FRANKTON	OTAGO	Unit	Studio & 1	\$435,000	\$287,500	51.30%	-3.34%	\$565	\$550	2.72%	6.75%
<div><div></div></div>	2	FRANKTON	OTAGO	Unit	2	\$765,000	\$739,000	3.51%	1.45%	\$750	\$750	0.00%	5.09%
<div><div></div></div>	3	SOUTH DUNEDIN	OTAGO	House	3	\$409,500	\$469,000	-12.69%	3.67%	\$550	\$550	0.00%	6.98%
	4	SAINT KILDA	OTAGO	house	3	\$519,000	\$539,000	-3.72%	18.22%	\$595	\$585	1.70%	5.96%
<div><div></div></div>	5	SOUTH DUNEDIN	OTAGO	house	2	\$364,000	\$437,500	-16.80%	24.65%	\$500	\$485	3.09%	7.14%














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Biggest Median 5 Year Price Decline Suburbs

SOUTHLAND Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	1 KINGSWELL	SOUTHLAND	House	3	\$412,000	\$419,000	-1.68%	29.96%	\$510	\$500	2.00%	6.43%
	2 HARGEST	SOUTHLAND	House	3	\$529,000	\$534,000	-0.94%	33.24%	\$555	\$540	2.77%	5.45%
	3 GLADSTONE	SOUTHLAND	House	3	\$639,000	\$649,000	-1.55%	33.40%	\$585	\$550	6.36%	4.76%
	4 HEIDELBERG	SOUTHLAND	House	3	\$439,000	\$394,500	11.28%	33.43%	\$520	\$480	8.33%	6.15%
	5 GLENGARRY	SOUTHLAND	House	3	\$454,000	\$449,000	1.11%	34.71%	\$495	\$480	3.12%	5.66%
	6 NEWFIELD	SOUTHLAND	House	3	\$469,000	\$477,000	-1.68%	35.54%	\$530	\$500	6.00%	5.87%
	7 GRASMERE	SOUTHLAND	House	3	\$489,000	\$469,000	4.26%	35.83%	\$550	\$510	7.84%	5.84%
	8 HAWTHORNDALE	SOUTHLAND	House	3	\$499,000	\$489,000	2.04%	35.96%	\$540	\$500	8.00%	5.62%
	9 APPLEBY	SOUTHLAND	House	3	\$375,500	\$360,000	4.30%	39.59%	\$500	\$480	4.16%	6.92%
	10 GEORGETOWN	SOUTHLAND	House	3	\$404,500	\$388,000	4.25%	40.94%	\$500	\$490	2.04%	6.42%
	11 WINDSOR	SOUTHLAND	House	3	\$619,000	\$625,000	-0.96%	41.64%	\$570	\$550	3.63%	4.78%
	12 RICHMOND	SOUTHLAND	House	3	\$539,000	\$498,500	8.12%	42.21%	\$510	\$500	2.00%	4.92%
	13 STRATHERN	SOUTHLAND	House	3	\$429,000	\$400,000	7.25%	43.47%	\$530	\$485	9.27%	6.42%
	14 WAIKIWI	SOUTHLAND	House	3	\$569,000	\$569,000	0.00%	44.05%	\$545	\$530	2.83%	4.98%



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Biggest Median 5 Year Price Decline Suburbs

TARANAKI Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	1 WESTOWN	TARANAKI	House	4	\$729,000	\$890,000	-18.09%	17.58%	\$730	\$740	-1.36%	5.20%
	2 VOGELTOWN	TARANAKI	House	3	\$659,000	\$699,000	-5.73%	19.49%	\$650	\$640	1.56%	5.12%
	3 BELL BLOCK	TARANAKI	House	3	\$659,000	\$684,000	-3.66%	26.73%	\$630	\$640	-1.57%	4.97%
	4 MERRILANDS	TARANAKI	House	4	\$914,000	\$899,000	1.66%	32.65%	\$720	\$725	-0.69%	4.09%
	5 WESTOWN	TARANAKI	House	3	\$625,000	\$659,000	-5.16%	35.13%	\$640	\$635	0.78%	5.32%
	6 SPOTSWOOD	TARANAKI	house	3	\$559,000	\$539,500	3.61%	36.34%	\$600	\$610	-1.64%	5.58%
	7 MERRILANDS	TARANAKI	House	3	\$672,000	\$705,000	-4.69%	37.42%	\$640	\$650	-1.54%	4.95%
	8 WELBOURN	TARANAKI	House	3	\$665,000	\$667,000	-0.30%	38.83%	\$630	\$645	-2.33%	4.92%
	9 FRANKLEIGH PARK	TARANAKI	House	3	\$672,000	\$598,500	12.28%	40.29%	\$640	\$650	-1.54%	4.95%
	10 BELL BLOCK	TARANAKI	House	4	\$929,000	\$893,000	4.03%	41.07%	\$750	\$750	0.00%	4.19%



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Biggest Median 5 Year Price Decline Suburbs

WAIKATO Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	1	HAMILTON EAST	Unit	2	\$497,000	\$497,000	0.00%	5.85%	\$470	\$450	4.44%	4.91%
	2	FRANKTON	House	2	\$515,000	\$517,000	-0.39%	8.42%	\$510	\$510	0.00%	5.14%
	3	SAINT ANDREWS	House	4	\$849,000	\$923,000	-8.02%	9.68%	\$695	\$685	1.45%	4.25%
	4	HILLCREST	House	3	\$679,000	\$729,000	-6.86%	9.87%	\$600	\$585	2.56%	4.59%
	5	GLENVIEW	House	4	\$819,000	\$857,000	-4.44%	10.82%	\$700	\$680	2.94%	4.44%
	6	FLAGSTAFF	House	3	\$836,000	\$871,500	-4.08%	11.61%	\$675	\$660	2.27%	4.19%
	7	HAMILTON EAST	house	3	\$699,000	\$714,000	-2.11%	13.65%	\$600	\$590	1.69%	4.46%
	8	BADER	house	3	\$579,500	\$584,000	-0.78%	16.01%	\$550	\$560	-1.79%	4.93%
	9	SAINT ANDREWS	House	3	\$739,000	\$749,000	-1.34%	16.56%	\$610	\$605	0.82%	4.29%
	10	FITZROY	House	3	\$759,000	\$712,000	6.60%	17.31%	\$630	\$620	1.61%	4.31%
	11	FRANKTON	unit	2	\$515,000	\$504,000	2.18%	19.76%	\$500	\$495	1.01%	5.04%
	12	DINSDALE	House	2	\$599,000	\$589,000	1.69%	20.04%	\$540	\$520	3.84%	4.68%
	13	ENDERLEY	House	3	\$632,000	\$620,000	1.93%	20.38%	\$590	\$570	3.50%	4.85%
	14	HUNTINGTON	House	4	\$1,024,000	\$1,049,000	-2.39%	20.61%	\$770	\$760	1.31%	3.91%
	15	FAIRFIELD	House	2	\$599,000	\$575,000	4.17%	21.01%	\$540	\$520	3.84%	4.68%
	16	MAEROA	House	3	\$679,000	\$674,000	0.74%	21.46%	\$600	\$595	0.84%	4.59%
	17	ROTOTUNA	House	4	\$1,029,000	\$1,039,000	-0.97%	21.77%	\$760	\$760	0.00%	3.84%
	18	GLENVIEW	House	3	\$729,000	\$729,000	0.00%	22.11%	\$620	\$620	0.00%	4.42%
	19	CHARTWELL	house	4	\$979,000	\$989,000	-1.02%	22.37%	\$735	\$740	-0.68%	3.90%
	20	ROTOTUNA	House	3	\$889,000	\$899,000	-1.12%	22.53%	\$680	\$660	3.03%	3.97%
	21	FLAGSTAFF	house	4	\$1,142,000	\$1,159,000	-1.47%	22.92%	\$780	\$770	1.29%	3.55%
	22	MELVILLE	House	3	\$669,000	\$685,000	-2.34%	22.97%	\$580	\$580	0.00%	4.50%
	23	HAMILTON EAST	House	4	\$849,000	\$812,500	4.49%	23.04%	\$665	\$655	1.52%	4.07%
	24	DINSDALE	House	4	\$796,500	\$792,000	0.56%	23.10%	\$680	\$680	0.00%	4.43%
	25	DINSDALE	House	3	\$709,000	\$717,000	-1.12%	24.60%	\$600	\$590	1.69%	4.40%



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Biggest Median 5 Year Price Decline Suburbs

WAIKATO Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	26 PUKETE	WAIKATO	House	3	\$748,000	\$744,000	0.53%	24.87%	\$630	\$625	0.80%	4.37%
	27 FAIRFIELD	WAIKATO	House	3	\$679,000	\$685,000	-0.88%	25.97%	\$590	\$590	0.00%	4.51%
	28 CLAUDELANDS	WAIKATO	House	3	\$749,000	\$759,000	-1.32%	26.09%	\$600	\$595	0.84%	4.16%
	29 NAWTON	WAIKATO	House	3	\$639,000	\$629,000	1.58%	26.66%	\$575	\$570	0.87%	4.67%
	30 NAWTON	WAIKATO	House	4	\$759,000	\$729,500	4.04%	26.71%	\$650	\$635	2.36%	4.45%
	31 HAMILTON EAST	WAIKATO	House	2	\$637,000	\$579,000	10.01%	27.65%	\$520	\$500	4.00%	4.24%
	32 NUKUHAU	WAIKATO	House	3	\$829,000	\$798,000	3.88%	27.73%	\$680	\$680	0.00%	4.26%
	33 NAWTON	WAIKATO	House	2	\$549,000	\$569,000	-3.52%	27.97%	\$520	\$525	-0.96%	4.92%
	34 CHARTWELL	WAIKATO	House	3	\$879,000	\$878,500	0.05%	30.22%	\$630	\$630	0.00%	3.72%
	35 FRANKTON	WAIKATO	House	3	\$639,000	\$629,000	1.58%	30.67%	\$580	\$570	1.75%	4.71%
	36 FLAGSTAFF	WAIKATO	House	5	\$1,379,000	\$1,324,000	4.15%	31.33%	\$860	\$850	1.17%	3.24%
	37 FOREST LAKE	WAIKATO	House	3	\$724,000	\$729,000	-0.69%	31.87%	\$630	\$600	5.00%	4.52%
	38 FAIRVIEW DOWNS	WAIKATO	House	3	\$765,000	\$770,000	-0.65%	32.58%	\$600	\$600	0.00%	4.07%
	39 KIHIKIHI	WAIKATO	House	3	\$737,000	\$737,000	0.00%	36.60%	\$620	\$620	0.00%	4.37%
	40 HAMILTON LAKE	WAIKATO	House	3	\$734,000	\$809,000	-9.28%	51.80%	\$650	\$650	0.00%	4.60%



























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Biggest Median 5 Year Price Decline Suburbs

WELLINGTON Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
	1 WELLINGTON CENTRAL	WELLINGTON	Unit	2	\$595,000	\$515,000	15.53%	-13.14%	\$600	\$630	-4.77%	5.24%
	2 THORNDON	WELLINGTON	Unit	2	\$495,000	\$495,000	0.00%	-10.00%	\$650	\$680	-4.42%	6.82%
	3 TE ARO	WELLINGTON	Unit	3	\$835,000	\$930,000	-10.22%	-6.71%	\$795	\$825	-3.64%	4.95%
	4 TRENTHAM	WELLINGTON	House	3	\$699,000	\$754,500	-7.36%	-1.42%	\$695	\$700	-0.72%	5.17%
	5 WHITBY	WELLINGTON	House	3	\$849,000	\$845,000	0.47%	2.41%	\$740	\$745	-0.68%	4.53%
	6 JOHNSONVILLE	WELLINGTON	house	4	\$899,000	\$869,000	3.45%	2.74%	\$800	\$820	-2.44%	4.62%
	7 ISLAND BAY	WELLINGTON	House	3	\$966,000	\$972,000	-0.62%	2.76%	\$775	\$800	-3.13%	4.17%
	8 NEWLANDS	WELLINGTON	House	3	\$757,500	\$792,500	-4.42%	4.33%	\$675	\$695	-2.88%	4.63%
	9 PETONE	WELLINGTON	House	3	\$829,000	\$854,000	-2.93%	4.67%	\$725	\$755	-3.98%	4.54%
	10 WHITBY	WELLINGTON	House	4	\$1,021,500	\$944,500	8.15%	7.98%	\$830	\$850	-2.36%	4.22%
	11 JOHNSONVILLE	WELLINGTON	House	3	\$757,500	\$795,000	-4.72%	8.99%	\$680	\$700	-2.86%	4.66%
	12 CHURTON PARK	WELLINGTON	House	4	\$1,195,000	\$1,230,000	-2.85%	9.13%	\$895	\$950	-5.79%	3.89%
	13 WAINUIOMATA	WELLINGTON	House	4	\$692,000	\$769,000	-10.02%	9.84%	\$720	\$750	-4.00%	5.41%
	14 ISLAND BAY	WELLINGTON	House	4	\$1,045,000	\$1,250,000	-16.40%	10.00%	\$895	\$940	-4.79%	4.45%
	15 BROOKLYN	WELLINGTON	House	3	\$875,000	\$970,000	-9.80%	10.06%	\$750	\$750	0.00%	4.45%
	16 NGAIO	WELLINGTON	House	3	\$895,000	\$907,500	-1.38%	11.87%	\$730	\$760	-3.95%	4.24%
	17 KHANDALLAH	WELLINGTON	House	3	\$1,060,000	\$994,000	6.63%	12.16%	\$750	\$785	-4.46%	3.67%
	18 KARORI	WELLINGTON	House	4	\$1,125,000	\$1,175,000	-4.26%	13.06%	\$890	\$900	-1.12%	4.11%
	19 KARORI	WELLINGTON	house	3	\$850,000	\$895,000	-5.03%	13.33%	\$700	\$745	-6.05%	4.28%
	20 STOKES VALLEY	WELLINGTON	House	3	\$639,000	\$659,000	-3.04%	13.70%	\$650	\$675	-3.71%	5.28%
	21 WAINUIOMATA	WELLINGTON	House	3	\$629,000	\$630,000	-0.16%	14.36%	\$650	\$650	0.00%	5.37%
	22 AOTEA	WELLINGTON	House	4	\$1,140,000	\$1,225,000	-6.94%	15.26%	\$900	\$900	0.00%	4.10%
	23 PARAPARAUMU BEACH	WELLINGTON	House	4	\$950,000	\$1,057,500	-10.17%	16.63%	\$800	\$795	0.62%	4.37%
	24 PARAPARAUMU BEACH	WELLINGTON	House	3	\$840,000	\$875,000	-4.00%	21.29%	\$650	\$660	-1.52%	4.02%
	25 OTAKI BEACH	WELLINGTON	House	3	\$675,000	\$640,000	5.46%	22.72%	\$595	\$585	1.70%	4.58%




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Biggest Median 5 Year Price Decline Suburbs

WELLINGTON Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price				Median Rent			
					Current	1 yr Ago	Growth 1 yr	5 yr Total	Current	1 yr Ago	Growth 1 yr	Yield
 26	TE ARO	WELLINGTON	Unit	Studio & 1	\$479,500	\$520,000	-7.79%	24.54%	\$470	\$495	-5.06%	5.09%



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