



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 yields that include all bedrooms as consolidated median yield results.

This report is designed to identify the suburbs where rents are cheapest to illustrate entry-level suburbs for tenants and areas that may rise faster in future if increased demand occurs.

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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Cheapest Rental Suburbs

National Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	AUCKLAND CENTRAL	AUCKLAND	Unit	Studio & 1	\$339,000	\$347,000	-2.31%	\$450	\$450	0.00%	6.90%
2	CASTLECLIFF	MANAWATU-WANGANUI	house	2	\$354,000	\$339,000	4.42%	\$450	\$440	2.27%	6.61%
3	CHRISTCHURCH CENTRAL	CANTERBURY	Unit	Studio & 1	\$412,000	\$447,000	-7.83%	\$450	\$450	0.00%	5.67%
4	LINWOOD	CANTERBURY	Unit	2	\$399,000	\$389,000	2.57%	\$450	\$450	0.00%	5.86%
5	WHANGANUI EAST	MANAWATU-WANGANUI	House	2	\$397,000	\$395,000	0.50%	\$450	\$450	0.00%	5.89%
6	GLEN EDEN	AUCKLAND	Unit	Studio & 1	\$383,000	\$410,500	-6.70%	\$460	\$450	2.22%	6.24%
7	FOXTON BEACH	MANAWATU-WANGANUI	House	2	\$464,500	\$439,000	5.80%	\$465	\$450	3.33%	5.20%
8	HAMILTON EAST	WAIKATO	Unit	2	\$497,000	\$497,000	0.00%	\$470	\$450	4.44%	4.91%
9	TE ARO	WELLINGTON	Unit	Studio & 1	\$479,500	\$520,000	-7.79%	\$470	\$495	-5.06%	5.09%
10	ST ALBANS	CANTERBURY	Unit	2	\$494,000	\$445,000	11.01%	\$470	\$460	2.17%	4.94%
11	SYDENHAM	CANTERBURY	Unit	2	\$429,000	\$447,000	-4.03%	\$470	\$460	2.17%	5.69%
12	LINWOOD	CANTERBURY	House	2	\$467,000	\$467,000	0.00%	\$475	\$480	-1.05%	5.28%
13	TAHUNANUI	NELSON	Unit	2	\$482,000	\$445,000	8.31%	\$480	\$470	2.12%	5.17%
14	WOOLSTON	CANTERBURY	House	2	\$475,000	\$479,000	-0.84%	\$490	\$465	5.37%	5.36%
15	WOOLSTON	CANTERBURY	Unit	2	\$449,000	\$434,500	3.33%	\$495	\$450	10.00%	5.73%
16	RICCARTON	CANTERBURY	Unit	2	\$489,000	\$495,000	-1.22%	\$495	\$480	3.12%	5.26%
17	GLENGARRY	SOUTHLAND	House	3	\$454,000	\$449,000	1.11%	\$495	\$480	3.12%	5.66%
18	GEORGETOWN	SOUTHLAND	House	3	\$404,500	\$388,000	4.25%	\$500	\$490	2.04%	6.42%
19	FRANKTON	WAIKATO	unit	2	\$515,000	\$504,000	2.18%	\$500	\$495	1.01%	5.04%
20	EDEN TERRACE	AUCKLAND	Unit	Studio & 1	\$599,000	\$585,000	2.39%	\$500	\$495	1.01%	4.34%
21	EPSOM	AUCKLAND	Unit	Studio & 1	\$611,500	\$639,000	-4.31%	\$500	\$500	0.00%	4.25%
22	ALLENTON	CANTERBURY	House	3	\$590,000	\$550,000	7.27%	\$500	\$490	2.04%	4.40%
23	APPLEBY	SOUTHLAND	House	3	\$375,500	\$360,000	4.30%	\$500	\$480	4.16%	6.92%
24	LINWOOD	CANTERBURY	Townhouse	2	\$520,000	\$539,000	-3.53%	\$500	\$500	0.00%	5.00%
25	SOUTH DUNEDIN	OTAGO	house	2	\$364,000	\$437,500	-16.80%	\$500	\$485	3.09%	7.14%



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Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▼	26 RICHMOND	CANTERBURY	Townhouse	2	\$549,000	\$539,000	1.85%	\$500	\$510	-1.97%	4.73%
▼	27 TAHUNANUI	NELSON	House	2	\$549,000	\$539,000	1.85%	\$500	\$500	0.00%	4.73%
▼	28 STOKE	NELSON	Unit	2	\$519,000	\$502,000	3.38%	\$500	\$490	2.04%	5.00%
▼	29 NELSON SOUTH	NELSON	House	2	\$559,000	\$539,000	3.71%	\$500	\$480	4.16%	4.65%
▼	30 PHILLIPSTOWN	CANTERBURY	Townhouse	2	\$505,000	\$499,000	1.20%	\$500	\$500	0.00%	5.14%
▼	31 WOOLSTON	CANTERBURY	Townhouse	2	\$529,000	\$529,000	0.00%	\$500	\$500	0.00%	4.91%
▬	32 WALTHAM	CANTERBURY	Townhouse	2	\$527,000	\$539,000	-2.23%	\$510	\$510	0.00%	5.03%
▼	33 ONEHUNGA	AUCKLAND	Unit	Studio & 1	\$599,000	\$622,500	-3.78%	\$510	\$500	2.00%	4.42%
	34 SYDENHAM	CANTERBURY	House	2	\$554,000	\$539,000	2.78%	\$510	\$500	2.00%	4.78%
▲	35 RICHMOND	SOUTHLAND	House	3	\$539,000	\$498,500	8.12%	\$510	\$500	2.00%	4.92%
▼	36 KINGSWELL	SOUTHLAND	House	3	\$412,000	\$419,000	-1.68%	\$510	\$500	2.00%	6.43%
▼	37 FRANKTON	WAIKATO	House	2	\$515,000	\$517,000	-0.39%	\$510	\$510	0.00%	5.14%
▼	38 ALBANY	AUCKLAND	Unit	Studio & 1	\$490,000	\$549,000	-10.75%	\$515	\$515	0.00%	5.46%
▼	39 ARAMOHO	MANAWATU-WANGANUI	House	3	\$469,000	\$464,000	1.07%	\$520	\$500	4.00%	5.76%
▼	40 CHRISTCHURCH CENTRAL	CANTERBURY	Unit	2	\$510,000	\$599,000	-14.86%	\$520	\$520	0.00%	5.30%
▼	41 CASTLECLIFF	MANAWATU-WANGANUI	House	3	\$425,000	\$399,000	6.51%	\$520	\$520	0.00%	6.36%
	42 ENDERLEY	WAIKATO	House	2	\$549,000	\$565,000	-2.84%	\$520	\$525	-0.96%	4.92%
▼	43 HAMILTON EAST	WAIKATO	House	2	\$637,000	\$579,000	10.01%	\$520	\$500	4.00%	4.24%
▼	44 HEIDELBERG	SOUTHLAND	House	3	\$439,000	\$394,500	11.28%	\$520	\$480	8.33%	6.15%
▼	45 HIGHFIELD	CANTERBURY	House	3	\$599,000	\$630,000	-4.93%	\$520	\$520	0.00%	4.51%
	46 MELVILLE	WAIKATO	House	2	\$519,000	\$529,000	-1.90%	\$520	\$520	0.00%	5.21%
▼	47 NAWTON	WAIKATO	House	2	\$549,000	\$569,000	-3.52%	\$520	\$525	-0.96%	4.92%
▼	48 RICCARTON	CANTERBURY	House	2	\$559,000	\$594,000	-5.90%	\$520	\$505	2.97%	4.83%
▼	49 SYDENHAM	CANTERBURY	Townhouse	2	\$550,000	\$557,000	-1.26%	\$520	\$510	1.96%	4.91%
▼	50 ST ALBANS	CANTERBURY	House	2	\$577,000	\$589,000	-2.04%	\$520	\$500	4.00%	4.68%



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AUCKLAND Report

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					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	AUCKLAND CENTRAL	AUCKLAND	Unit	Studio & 1	\$339,000	\$347,000	-2.31%	\$450	\$450	0.00%	6.90%
2	GLEN EDEN	AUCKLAND	Unit	Studio & 1	\$383,000	\$410,500	-6.70%	\$460	\$450	2.22%	6.24%
3	EDEN TERRACE	AUCKLAND	Unit	Studio & 1	\$599,000	\$585,000	2.39%	\$500	\$495	1.01%	4.34%
4	EPSOM	AUCKLAND	Unit	Studio & 1	\$611,500	\$639,000	-4.31%	\$500	\$500	0.00%	4.25%
5	ONEHUNGA	AUCKLAND	Unit	Studio & 1	\$599,000	\$622,500	-3.78%	\$510	\$500	2.00%	4.42%
6	ALBANY	AUCKLAND	Unit	Studio & 1	\$490,000	\$549,000	-10.75%	\$515	\$515	0.00%	5.46%
7	NEW LYNN	AUCKLAND	Unit	2	\$599,000	\$606,500	-1.24%	\$540	\$550	-1.82%	4.68%
8	HENDERSON	AUCKLAND	House	2	\$679,000	\$679,000	0.00%	\$550	\$560	-1.79%	4.21%
9	HENDERSON	AUCKLAND	Unit	2	\$530,000	\$610,000	-13.12%	\$550	\$550	0.00%	5.39%
10	GLEN EDEN	AUCKLAND	house	2	\$649,000	\$679,000	-4.42%	\$550	\$570	-3.51%	4.40%
11	PAPATOETOE	AUCKLAND	Unit	2	\$599,000	\$597,000	0.33%	\$550	\$560	-1.79%	4.77%
12	PARNELL	AUCKLAND	Unit	Studio & 1	\$399,000	\$420,000	-5.00%	\$550	\$545	0.91%	7.16%
13	MANUREWA	AUCKLAND	House	2	\$614,000	\$615,000	-0.17%	\$560	\$550	1.81%	4.74%
14	GREY LYNN	AUCKLAND	Unit	Studio & 1	\$622,500	\$659,000	-5.54%	\$565	\$550	2.72%	4.71%
15	TAKAPUNA	AUCKLAND	Unit	Studio & 1	\$519,000	\$550,000	-5.64%	\$565	\$550	2.72%	5.66%
16	TE ATATU SOUTH	AUCKLAND	House	2	\$678,000	\$704,500	-3.77%	\$570	\$580	-1.73%	4.37%
17	RANUI	AUCKLAND	Townhouse	2	\$591,500	\$599,000	-1.26%	\$570	\$585	-2.57%	5.01%
18	MASSEY	AUCKLAND	House	2	\$659,000	\$664,500	-0.83%	\$570	\$580	-1.73%	4.49%
19	MASSEY	AUCKLAND	Townhouse	2	\$655,000	\$647,000	1.23%	\$580	\$605	-4.14%	4.60%
20	NEW LYNN	AUCKLAND	House	2	\$697,000	\$689,000	1.16%	\$580	\$585	-0.86%	4.32%
21	AUCKLAND CENTRAL	AUCKLAND	Unit	2	\$529,000	\$539,000	-1.86%	\$580	\$600	-3.34%	5.70%
22	PAPATOETOE	AUCKLAND	House	2	\$599,000	\$668,000	-10.33%	\$580	\$580	0.00%	5.03%
23	ELLERSLIE	AUCKLAND	Unit	2	\$797,000	\$795,000	0.25%	\$585	\$590	-0.85%	3.81%
24	GLEN EDEN	AUCKLAND	Townhouse	2	\$639,000	\$659,000	-3.04%	\$590	\$600	-1.67%	4.80%
25	MOUNT ALBERT	AUCKLAND	Unit	2	\$679,000	\$698,000	-2.73%	\$590	\$590	0.00%	4.51%



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Cheapest Rental Suburbs

AUCKLAND Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▼	26 HENDERSON	AUCKLAND	townhouse	2	\$620,000	\$675,000	-8.15%	\$590	\$600	-1.67%	4.94%
▲	27 TE ATATU SOUTH	AUCKLAND	Townhouse	2	\$669,500	\$699,000	-4.23%	\$590	\$600	-1.67%	4.58%
▲	28 TE ATATU PENINSULA	AUCKLAND	Townhouse	2	\$669,500	\$729,000	-8.17%	\$595	\$620	-4.04%	4.62%
▲	29 ONEHUNGA	AUCKLAND	Unit	2	\$768,000	\$812,500	-5.48%	\$595	\$600	-0.84%	4.02%
▲	30 MANUKAU	AUCKLAND	Unit	2	\$469,000	\$584,500	-19.77%	\$595	\$635	-6.30%	6.59%
▲	31 MEADOWBANK	AUCKLAND	Unit	2	\$890,000	\$890,000	0.00%	\$600	\$595	0.84%	3.50%
▬	32 HOWICK	AUCKLAND	House	2	\$757,000	\$829,000	-8.69%	\$600	\$605	-0.83%	4.12%
▲	33 MANGERE	AUCKLAND	House	2	\$665,000	\$648,000	2.62%	\$600	\$590	1.69%	4.69%
▲	34 BIRKENHEAD	AUCKLAND	Unit	2	\$699,000	\$754,000	-7.30%	\$600	\$600	0.00%	4.46%
▲	35 BROWNS BAY	AUCKLAND	Unit	2	\$850,000	\$869,000	-2.19%	\$600	\$620	-3.23%	3.67%
▲	36 MANUREWA	AUCKLAND	townhouse	2	\$599,000	\$652,000	-8.13%	\$610	\$625	-2.40%	5.29%
▲	37 MOUNT ROSKILL	AUCKLAND	Townhouse	2	\$774,500	\$760,000	1.90%	\$620	\$650	-4.62%	4.16%
▲	38 NORTHCOTE	AUCKLAND	Unit	2	\$699,000	\$704,000	-0.72%	\$620	\$600	3.33%	4.61%
▲	39 ALBANY	AUCKLAND	Unit	2	\$720,000	\$699,000	3.00%	\$620	\$620	0.00%	4.47%
▲	40 WHENUAPAI	AUCKLAND	Townhouse	2	\$760,000	\$750,000	1.33%	\$620	\$630	-1.59%	4.24%
▲	41 RANUI	AUCKLAND	Townhouse	3	\$689,500	\$699,500	-1.43%	\$625	\$660	-5.31%	4.71%
▲	42 SUNNYVALE	AUCKLAND	House	3	\$795,000	\$779,500	1.98%	\$630	\$650	-3.08%	4.12%
▲	43 HOBSONVILLE	AUCKLAND	Unit	2	\$762,000	\$735,000	3.67%	\$630	\$630	0.00%	4.29%
🚩	44 RANUI	AUCKLAND	House	3	\$798,000	\$792,000	0.75%	\$640	\$650	-1.54%	4.17%
▲	45 EDEN TERRACE	AUCKLAND	Unit	2	\$744,500	\$739,500	0.67%	\$645	\$650	-0.77%	4.50%
🚩	46 CLENDON PARK	AUCKLAND	House	3	\$699,000	\$700,000	-0.15%	\$650	\$655	-0.77%	4.83%
▲	47 EPSOM	AUCKLAND	Unit	2	\$999,500	\$1,019,500	-1.97%	\$650	\$650	0.00%	3.38%
🚩	48 GLEN EDEN	AUCKLAND	Townhouse	3	\$699,000	\$739,000	-5.42%	\$650	\$650	0.00%	4.83%
🚩	49 GLEN EDEN	AUCKLAND	House	3	\$800,000	\$837,000	-4.43%	\$650	\$650	0.00%	4.22%
🚩	50 AVONDALE	AUCKLAND	Townhouse	2	\$695,000	\$675,000	2.96%	\$650	\$650	0.00%	4.86%



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Cheapest Rental Suburbs

BAY OF PLENTY Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	GATE PA	BAY OF PLENTY	House	2	\$615,000	\$621,500	-1.05%	\$590	\$570	3.50%	4.98%
2	GREERTON	BAY OF PLENTY	House	2	\$619,000	\$642,000	-3.59%	\$600	\$600	0.00%	5.04%
3	MANGAKAKAHI	BAY OF PLENTY	house	3	\$535,000	\$539,500	-0.84%	\$600	\$600	0.00%	5.83%
4	OWHATA	BAY OF PLENTY	house	3	\$720,000	\$650,000	10.76%	\$600	\$595	0.84%	4.33%
5	WESTERN HEIGHTS	BAY OF PLENTY	House	3	\$499,000	\$479,000	4.17%	\$600	\$585	2.56%	6.25%
6	PYES PA	BAY OF PLENTY	House	2	\$715,000	\$700,000	2.14%	\$605	\$615	-1.63%	4.40%
7	PUKEHANGI	BAY OF PLENTY	House	3	\$590,000	\$600,000	-1.67%	\$620	\$620	0.00%	5.46%
8	SUNNYBROOK	BAY OF PLENTY	House	3	\$596,000	\$619,000	-3.72%	\$620	\$615	0.81%	5.40%
9	NGONGOTAHA	BAY OF PLENTY	House	3	\$639,500	\$620,000	3.14%	\$630	\$625	0.80%	5.12%
10	GLENHOLME	BAY OF PLENTY	House	3	\$703,500	\$699,000	0.64%	\$630	\$650	-3.08%	4.65%
11	PAPAMOA BEACH	BAY OF PLENTY	House	2	\$727,500	\$715,000	1.74%	\$645	\$600	7.50%	4.61%
12	GATE PA	BAY OF PLENTY	House	3	\$684,500	\$689,000	-0.66%	\$650	\$650	0.00%	4.93%
13	KAWAHA POINT	BAY OF PLENTY	House	3	\$607,500	\$595,000	2.10%	\$650	\$600	8.33%	5.56%
14	GREERTON	BAY OF PLENTY	House	3	\$729,000	\$729,000	0.00%	\$670	\$660	1.51%	4.77%
15	PARKVALE	BAY OF PLENTY	House	3	\$664,500	\$679,000	-2.14%	\$670	\$645	3.87%	5.24%
16	BELLEVUE	BAY OF PLENTY	house	3	\$725,000	\$699,000	3.71%	\$680	\$660	3.03%	4.87%
17	JUDEA	BAY OF PLENTY	House	3	\$740,000	\$749,000	-1.21%	\$680	\$685	-0.73%	4.77%
18	MAUNGATAPU	BAY OF PLENTY	House	3	\$820,000	\$829,500	-1.15%	\$690	\$690	0.00%	4.37%
19	BROOKFIELD	BAY OF PLENTY	House	3	\$779,000	\$798,500	-2.45%	\$690	\$690	0.00%	4.60%
20	WELCOME BAY	BAY OF PLENTY	House	3	\$787,000	\$799,000	-1.51%	\$690	\$680	1.47%	4.55%
21	OTUMOETAI	BAY OF PLENTY	House	3	\$899,000	\$880,000	2.15%	\$700	\$690	1.44%	4.04%
22	TAURANGA SOUTH	BAY OF PLENTY	House	3	\$799,000	\$859,000	-6.99%	\$700	\$700	0.00%	4.55%
23	MATUA	BAY OF PLENTY	House	3	\$975,000	\$919,000	6.09%	\$715	\$700	2.14%	3.81%
24	OHAUITI	BAY OF PLENTY	House	3	\$962,000	\$950,000	1.26%	\$720	\$730	-1.37%	3.89%
25	POIKE	BAY OF PLENTY	House	3	\$729,000	\$759,000	-3.96%	\$720	\$720	0.00%	5.13%



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▼	26 PAPAMOA BEACH	BAY OF PLENTY	house	3	\$897,000	\$919,000	-2.40%	\$725	\$720	0.69%	4.20%
▼	27 PYES PA	BAY OF PLENTY	House	3	\$899,000	\$915,000	-1.75%	\$730	\$730	0.00%	4.22%
▼	28 BETHLEHEM	BAY OF PLENTY	House	3	\$1,040,000	\$1,080,000	-3.71%	\$740	\$730	1.36%	3.70%
▼	29 WELCOME BAY	BAY OF PLENTY	House	4	\$950,000	\$1,024,000	-7.23%	\$760	\$760	0.00%	4.16%
▼	30 OWHATA	BAY OF PLENTY	house	4	\$900,000	\$885,000	1.69%	\$770	\$720	6.94%	4.44%
▼	31 OTUMOETAI	BAY OF PLENTY	House	4	\$1,249,000	\$1,349,000	-7.42%	\$800	\$800	0.00%	3.33%
▬	32 PYES PA	BAY OF PLENTY	House	4	\$1,099,500	\$1,085,000	1.33%	\$800	\$800	0.00%	3.78%
▼	33 OHAUTI	BAY OF PLENTY	House	4	\$1,125,000	\$1,097,500	2.50%	\$800	\$810	-1.24%	3.69%
▼	34 PAPAMOA BEACH	BAY OF PLENTY	House	4	\$1,095,000	\$1,092,000	0.27%	\$830	\$830	0.00%	3.94%
▼	35 BETHLEHEM	BAY OF PLENTY	house	4	\$1,219,000	\$1,150,000	6.00%	\$850	\$850	0.00%	3.62%



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CANTERBURY Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	CHRISTCHURCH CENTRAL	CANTERBURY	Unit	Studio & 1	\$412,000	\$447,000	-7.83%	\$450	\$450	0.00%	5.67%
2	LINWOOD	CANTERBURY	Unit	2	\$399,000	\$389,000	2.57%	\$450	\$450	0.00%	5.86%
3	SYDENHAM	CANTERBURY	Unit	2	\$429,000	\$447,000	-4.03%	\$470	\$460	2.17%	5.69%
4	ST ALBANS	CANTERBURY	Unit	2	\$494,000	\$445,000	11.01%	\$470	\$460	2.17%	4.94%
5	LINWOOD	CANTERBURY	House	2	\$467,000	\$467,000	0.00%	\$475	\$480	-1.05%	5.28%
6	WOOLSTON	CANTERBURY	House	2	\$475,000	\$479,000	-0.84%	\$490	\$465	5.37%	5.36%
7	WOOLSTON	CANTERBURY	Unit	2	\$449,000	\$434,500	3.33%	\$495	\$450	10.00%	5.73%
8	RICCARTON	CANTERBURY	Unit	2	\$489,000	\$495,000	-1.22%	\$495	\$480	3.12%	5.26%
9	RICHMOND	CANTERBURY	Townhouse	2	\$549,000	\$539,000	1.85%	\$500	\$510	-1.97%	4.73%
10	PHILLIPSTOWN	CANTERBURY	Townhouse	2	\$505,000	\$499,000	1.20%	\$500	\$500	0.00%	5.14%
11	WOOLSTON	CANTERBURY	Townhouse	2	\$529,000	\$529,000	0.00%	\$500	\$500	0.00%	4.91%
12	LINWOOD	CANTERBURY	Townhouse	2	\$520,000	\$539,000	-3.53%	\$500	\$500	0.00%	5.00%
13	ALLENTON	CANTERBURY	House	3	\$590,000	\$550,000	7.27%	\$500	\$490	2.04%	4.40%
14	WALTHAM	CANTERBURY	Townhouse	2	\$527,000	\$539,000	-2.23%	\$510	\$510	0.00%	5.03%
15	SYDENHAM	CANTERBURY	House	2	\$554,000	\$539,000	2.78%	\$510	\$500	2.00%	4.78%
16	SYDENHAM	CANTERBURY	Townhouse	2	\$550,000	\$557,000	-1.26%	\$520	\$510	1.96%	4.91%
17	ST ALBANS	CANTERBURY	House	2	\$577,000	\$589,000	-2.04%	\$520	\$500	4.00%	4.68%
18	RICCARTON	CANTERBURY	House	2	\$559,000	\$594,000	-5.90%	\$520	\$505	2.97%	4.83%
19	TINWALD	CANTERBURY	House	3	\$520,000	\$540,000	-3.71%	\$520	\$500	4.00%	5.20%
20	CHRISTCHURCH CENTRAL	CANTERBURY	Unit	2	\$510,000	\$599,000	-14.86%	\$520	\$520	0.00%	5.30%
21	HIGHFIELD	CANTERBURY	House	3	\$599,000	\$630,000	-4.93%	\$520	\$520	0.00%	4.51%
22	EDGEWARE	CANTERBURY	Townhouse	2	\$579,000	\$565,000	2.47%	\$525	\$520	0.96%	4.71%
23	ADDINGTON	CANTERBURY	Townhouse	2	\$579,000	\$575,000	0.69%	\$530	\$530	0.00%	4.75%
24	SPREYDON	CANTERBURY	Townhouse	2	\$604,000	\$595,000	1.51%	\$535	\$540	-0.93%	4.60%
25	SOMERFIELD	CANTERBURY	Townhouse	2	\$624,500	\$599,000	4.25%	\$540	\$535	0.93%	4.49%



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CANTERBURY Report

Rank		Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
						Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▼	26	ST ALBANS	CANTERBURY	Townhouse	2	\$649,000	\$659,000	-1.52%	\$540	\$550	-1.82%	4.32%
▼	27	RICCARTON	CANTERBURY	Townhouse	2	\$629,000	\$637,000	-1.26%	\$545	\$550	-0.91%	4.50%
▼	28	MERIVALE	CANTERBURY	Townhouse	2	\$699,000	\$699,000	0.00%	\$550	\$560	-1.79%	4.09%
▼	29	ARANUI	CANTERBURY	House	3	\$520,000	\$520,000	0.00%	\$555	\$550	0.90%	5.55%
	30	HALSWELL	CANTERBURY	House	2	\$649,000	\$679,000	-4.42%	\$560	\$560	0.00%	4.48%
▼	31	LINWOOD	CANTERBURY	House	3	\$544,500	\$557,000	-2.25%	\$560	\$550	1.81%	5.34%
▼	32	SHIRLEY	CANTERBURY	House	3	\$604,500	\$607,000	-0.42%	\$575	\$560	2.67%	4.94%
▼	33	WOOLSTON	CANTERBURY	House	3	\$579,000	\$550,000	5.27%	\$580	\$565	2.65%	5.20%
▼	34	HORNBY	CANTERBURY	House	3	\$639,500	\$639,000	0.07%	\$580	\$575	0.86%	4.71%
▼	35	RICHMOND	CANTERBURY	House	3	\$629,000	\$690,000	-8.85%	\$590	\$585	0.85%	4.87%
▼	36	REDWOOD	CANTERBURY	House	3	\$680,000	\$669,000	1.64%	\$595	\$580	2.58%	4.55%
▼	37	SYDENHAM	CANTERBURY	Townhouse	3	\$649,000	\$629,000	3.17%	\$595	\$580	2.58%	4.76%
▼	38	LINWOOD	CANTERBURY	Townhouse	3	\$615,000	\$619,000	-0.65%	\$595	\$590	0.84%	5.03%
▼	39	HOON HAY	CANTERBURY	house	3	\$659,500	\$637,000	3.53%	\$600	\$595	0.84%	4.73%
▼	40	ADDINGTON	CANTERBURY	Townhouse	3	\$688,000	\$669,000	2.84%	\$600	\$590	1.69%	4.53%
	41	ADDINGTON	CANTERBURY	House	3	\$665,000	\$685,000	-2.92%	\$600	\$580	3.44%	4.69%
▼	42	BISHOPDALE	CANTERBURY	House	3	\$677,000	\$669,000	1.19%	\$600	\$590	1.69%	4.60%
▼	43	BURWOOD	CANTERBURY	House	3	\$649,000	\$627,000	3.50%	\$600	\$595	0.84%	4.80%
▼	44	SPREYDON	CANTERBURY	House	3	\$657,000	\$630,000	4.28%	\$600	\$595	0.84%	4.74%
▼	45	PARKLANDS	CANTERBURY	House	3	\$769,000	\$640,000	20.15%	\$600	\$600	0.00%	4.05%
	46	RICCARTON	CANTERBURY	House	3	\$739,000	\$790,000	-6.46%	\$600	\$590	1.69%	4.22%
▼	47	PAPANUI	CANTERBURY	House	3	\$699,000	\$690,000	1.30%	\$600	\$595	0.84%	4.46%
▼	48	CASEBROOK	CANTERBURY	House	3	\$908,000	\$864,500	5.03%	\$610	\$620	-1.62%	3.49%
▼	49	NEW BRIGHTON	CANTERBURY	House	3	\$665,000	\$674,500	-1.41%	\$615	\$595	3.36%	4.80%
▼	50	NORTH NEW BRIGHTON	CANTERBURY	House	3	\$612,000	\$599,000	2.17%	\$620	\$595	4.20%	5.26%



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GISBORNE Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
1	MANGAPAPA	GISBORNE	House	3	\$630,000	\$627,500	0.39%	\$700	\$720	-2.78%	5.77%
2	WHATAUPOKO	GISBORNE	House	3	\$795,000	\$838,500	-5.19%	\$725	\$750	-3.34%	4.74%





















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HAWKES BAY Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	1 FLAXMERE	HAWKES BAY	House	3	\$495,000	\$480,000	3.12%	\$580	\$560	3.57%	6.09%
	2 TARADALE	HAWKES BAY	House	2	\$584,500	\$599,000	-2.43%	\$590	\$580	1.72%	5.24%
	3 AKINA	HAWKES BAY	House	3	\$644,000	\$629,000	2.38%	\$640	\$630	1.58%	5.16%
	4 MAYFAIR	HAWKES BAY	House	3	\$575,000	\$654,000	-12.08%	\$640	\$630	1.58%	5.78%
	5 RAUREKA	HAWKES BAY	House	3	\$615,000	\$629,000	-2.23%	\$645	\$650	-0.77%	5.45%
	6 TAMATEA	HAWKES BAY	House	3	\$659,000	\$638,000	3.29%	\$650	\$650	0.00%	5.12%
	7 MAREWA	HAWKES BAY	House	3	\$610,000	\$576,500	5.81%	\$650	\$650	0.00%	5.54%
	8 MAHORA	HAWKES BAY	House	3	\$699,500	\$649,000	7.78%	\$650	\$650	0.00%	4.83%
	9 ONEKAWA	HAWKES BAY	House	3	\$604,500	\$622,500	-2.90%	\$655	\$660	-0.76%	5.63%
	10 PIRIMAI	HAWKES BAY	house	3	\$645,000	\$652,500	-1.15%	\$660	\$650	1.53%	5.32%
	11 PARKVALE	HAWKES BAY	House	3	\$694,500	\$712,000	-2.46%	\$660	\$680	-2.95%	4.94%
	12 GREENMEADOWS	HAWKES BAY	House	3	\$780,000	\$715,000	9.09%	\$660	\$670	-1.50%	4.40%
	13 BLUFF HILL	HAWKES BAY	House	3	\$829,500	\$850,000	-2.42%	\$670	\$675	-0.75%	4.20%
	14 TARADALE	HAWKES BAY	House	3	\$760,000	\$779,500	-2.51%	\$680	\$680	0.00%	4.65%
	15 NAPIER SOUTH	HAWKES BAY	House	3	\$664,500	\$699,000	-4.94%	\$690	\$650	6.15%	5.39%
	16 FRIMLEY	HAWKES BAY	House	3	\$909,000	\$900,000	1.00%	\$720	\$725	-0.69%	4.11%
	17 TE AWA	HAWKES BAY	House	3	\$919,500	\$939,000	-2.08%	\$770	\$750	2.66%	4.35%
	18 TARADALE	HAWKES BAY	House	4	\$949,000	\$949,000	0.00%	\$800	\$800	0.00%	4.38%



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MANAWATU-WANGANUI Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	1 WHANGANUI EAST	MANAWATU-WANGANUI	House	2	\$397,000	\$395,000	0.50%	\$450	\$450	0.00%	5.89%
▼	2 CASTLECLIFF	MANAWATU-WANGANUI	house	2	\$354,000	\$339,000	4.42%	\$450	\$440	2.27%	6.61%
	3 FOXTON BEACH	MANAWATU-WANGANUI	House	2	\$464,500	\$439,000	5.80%	\$465	\$450	3.33%	5.20%
▼	4 CASTLECLIFF	MANAWATU-WANGANUI	House	3	\$425,000	\$399,000	6.51%	\$520	\$520	0.00%	6.36%
▼	5 ARAMOHO	MANAWATU-WANGANUI	House	3	\$469,000	\$464,000	1.07%	\$520	\$500	4.00%	5.76%
▼	6 FOXTON BEACH	MANAWATU-WANGANUI	House	3	\$575,000	\$589,000	-2.38%	\$540	\$500	8.00%	4.88%
▼	7 GONVILLE	MANAWATU-WANGANUI	House	3	\$449,000	\$449,000	0.00%	\$540	\$520	3.84%	6.25%
▼	8 WHANGANUI EAST	MANAWATU-WANGANUI	House	3	\$470,000	\$454,500	3.41%	\$540	\$520	3.84%	5.97%
▼	9 TAWHERO	MANAWATU-WANGANUI	House	3	\$569,000	\$499,000	14.02%	\$550	\$550	0.00%	5.02%
▬	10 ROSLYN	MANAWATU-WANGANUI	House	3	\$525,000	\$530,000	-0.95%	\$570	\$580	-1.73%	5.64%
▼	11 WESTBROOK	MANAWATU-WANGANUI	House	3	\$519,500	\$539,000	-3.62%	\$570	\$580	-1.73%	5.70%
▼	12 HIGHBURY	MANAWATU-WANGANUI	House	3	\$522,500	\$549,500	-4.92%	\$570	\$580	-1.73%	5.67%
▼	13 SPRINGVALE	MANAWATU-WANGANUI	House	3	\$599,000	\$589,000	1.69%	\$580	\$570	1.75%	5.03%
▼	14 MILSON	MANAWATU-WANGANUI	House	3	\$579,000	\$587,000	-1.37%	\$590	\$580	1.72%	5.29%
▲	15 CLOVERLEA	MANAWATU-WANGANUI	House	3	\$549,000	\$559,000	-1.79%	\$590	\$595	-0.85%	5.58%
▼	16 AWAPUNI	MANAWATU-WANGANUI	House	3	\$575,000	\$575,000	0.00%	\$590	\$590	0.00%	5.33%
▼	17 TERRACE END	MANAWATU-WANGANUI	House	3	\$599,500	\$602,000	-0.42%	\$595	\$580	2.58%	5.16%
▼	18 TAKARO	MANAWATU-WANGANUI	House	3	\$557,000	\$564,000	-1.25%	\$595	\$590	0.84%	5.55%
▼	19 SAINT JOHNS HILL	MANAWATU-WANGANUI	House	3	\$660,000	\$649,000	1.69%	\$600	\$610	-1.64%	4.72%
▼	20 WEST END	MANAWATU-WANGANUI	House	3	\$594,000	\$650,000	-8.62%	\$600	\$600	0.00%	5.25%
	21 GONVILLE	MANAWATU-WANGANUI	House	4	\$485,000	\$539,500	-10.11%	\$600	\$585	2.56%	6.43%
▼	22 HOKOWHITU	MANAWATU-WANGANUI	House	3	\$699,000	\$692,500	0.93%	\$600	\$600	0.00%	4.46%
▼	23 KELVIN GROVE	MANAWATU-WANGANUI	House	3	\$695,000	\$600,000	15.83%	\$620	\$600	3.33%	4.63%
▼	24 MILSON	MANAWATU-WANGANUI	House	4	\$799,000	\$774,500	3.16%	\$640	\$650	-1.54%	4.16%
▼	25 TERRACE END	MANAWATU-WANGANUI	House	4	\$689,000	\$719,000	-4.18%	\$650	\$670	-2.99%	4.90%



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MANAWATU-WANGANUI Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
26	AWAPUNI	MANAWATU-WANGANUI	House	4	\$704,000	\$665,000	5.86%	\$660	\$655	0.76%	4.87%
27	HOKOWHITU	MANAWATU-WANGANUI	House	4	\$830,000	\$892,500	-7.01%	\$670	\$650	3.07%	4.19%
28	KELVIN GROVE	MANAWATU-WANGANUI	House	4	\$849,000	\$879,500	-3.47%	\$735	\$750	-2.00%	4.50%
29	FITZHERBERT	MANAWATU-WANGANUI	House	4	\$875,000	\$919,000	-4.79%	\$790	\$790	0.00%	4.69%





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MARLBOROUGH Report

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



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NELSON Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	1 TAHUNANUI	NELSON	Unit	2	\$482,000	\$445,000	8.31%	\$480	\$470	2.12%	5.17%
	2 TAHUNANUI	NELSON	House	2	\$549,000	\$539,000	1.85%	\$500	\$500	0.00%	4.73%
	3 STOKE	NELSON	Unit	2	\$519,000	\$502,000	3.38%	\$500	\$490	2.04%	5.00%
	4 NELSON SOUTH	NELSON	House	2	\$559,000	\$539,000	3.71%	\$500	\$480	4.16%	4.65%
	5 STOKE	NELSON	House	2	\$570,000	\$589,000	-3.23%	\$525	\$530	-0.95%	4.78%
	6 WASHINGTON VALLEY	NELSON	House	3	\$575,000	\$579,000	-0.70%	\$560	\$550	1.81%	5.06%
	7 TOI TOI	NELSON	House	3	\$580,000	\$589,000	-1.53%	\$570	\$560	1.78%	5.11%
	8 TAHUNANUI	NELSON	House	3	\$599,000	\$649,000	-7.71%	\$570	\$550	3.63%	4.94%
	9 NELSON SOUTH	NELSON	House	3	\$685,000	\$660,000	3.78%	\$600	\$585	2.56%	4.55%
	10 ATAWHAI	NELSON	House	3	\$824,500	\$871,500	-5.40%	\$620	\$640	-3.13%	3.91%
	11 STOKE	NELSON	House	3	\$769,000	\$739,000	4.05%	\$620	\$600	3.33%	4.19%
	12 THE WOOD	NELSON	House	3	\$854,000	\$799,000	6.88%	\$650	\$650	0.00%	3.95%
	13 ENNER GLYNN	NELSON	House	3	\$799,000	\$749,000	6.67%	\$665	\$660	0.75%	4.32%
	14 ATAWHAI	NELSON	House	4	\$1,050,000	\$1,090,000	-3.67%	\$700	\$720	-2.78%	3.46%
	15 STOKE	NELSON	House	4	\$949,000	\$959,000	-1.05%	\$720	\$720	0.00%	3.94%











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NORTHLAND Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	1 RAUMANGA	NORTHLAND	House	3	\$449,500	\$465,000	-3.34%	\$580	\$580	0.00%	6.70%
	2 ONERAHI	NORTHLAND	House	3	\$609,000	\$622,000	-2.10%	\$600	\$600	0.00%	5.12%
	3 TIKIPUNGA	NORTHLAND	House	3	\$595,000	\$604,500	-1.58%	\$600	\$620	-3.23%	5.24%
	4 KENSINGTON	NORTHLAND	House	3	\$692,000	\$655,000	5.64%	\$620	\$600	3.33%	4.65%
	5 KAMO	NORTHLAND	house	3	\$690,000	\$692,000	-0.29%	\$630	\$630	0.00%	4.74%
	6 MAUNU	NORTHLAND	House	3	\$819,000	\$798,000	2.63%	\$640	\$640	0.00%	4.06%
	7 KAMO	NORTHLAND	House	4	\$885,000	\$864,500	2.37%	\$700	\$725	-3.45%	4.11%
	8 MANGAWHAI HEADS	NORTHLAND	House	3	\$1,100,000	\$1,048,000	4.96%	\$700	\$660	6.06%	3.30%
	9 MAUNU	NORTHLAND	House	4	\$1,075,000	\$940,000	14.36%	\$750	\$750	0.00%	3.62%
	10 MANGAWHAI HEADS	NORTHLAND	House	4	\$1,327,500	\$1,239,000	7.14%	\$800	\$750	6.66%	3.13%










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Cheapest Rental Suburbs

OTAGO Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	1 SOUTH DUNEDIN	OTAGO	house	2	\$364,000	\$437,500	-16.80%	\$500	\$485	3.09%	7.14%
	2 SOUTH DUNEDIN	OTAGO	House	3	\$409,500	\$469,000	-12.69%	\$550	\$550	0.00%	6.98%
	3 MORNINGTON	OTAGO	house	3	\$590,000	\$530,000	11.32%	\$550	\$570	-3.51%	4.84%
	4 NORTH EAST VALLEY	OTAGO	House	3	\$520,000	\$499,000	4.20%	\$550	\$540	1.85%	5.50%
	5 FRANKTON	OTAGO	Unit	Studio & 1	\$435,000	\$287,500	51.30%	\$565	\$550	2.72%	6.75%
	6 GREEN ISLAND	OTAGO	House	3	\$529,000	\$549,000	-3.65%	\$590	\$590	0.00%	5.79%
	7 SAINT KILDA	OTAGO	house	3	\$519,000	\$539,000	-3.72%	\$595	\$585	1.70%	5.96%
	8 SAINT CLAIR	OTAGO	House	3	\$795,000	\$749,000	6.14%	\$680	\$680	0.00%	4.44%
	9 FRANKTON	OTAGO	Unit	2	\$765,000	\$739,000	3.51%	\$750	\$750	0.00%	5.09%



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SOUTHLAND Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	1 GLENGARRY	SOUTHLAND	House	3	\$454,000	\$449,000	1.11%	\$495	\$480	3.12%	5.66%
▼	2 GEORGETOWN	SOUTHLAND	House	3	\$404,500	\$388,000	4.25%	\$500	\$490	2.04%	6.42%
▼	3 APPLEBY	SOUTHLAND	House	3	\$375,500	\$360,000	4.30%	\$500	\$480	4.16%	6.92%
▼	4 KINGSWELL	SOUTHLAND	House	3	\$412,000	\$419,000	-1.68%	\$510	\$500	2.00%	6.43%
▬	5 RICHMOND	SOUTHLAND	House	3	\$539,000	\$498,500	8.12%	\$510	\$500	2.00%	4.92%
▼	6 HEIDELBERG	SOUTHLAND	House	3	\$439,000	\$394,500	11.28%	\$520	\$480	8.33%	6.15%
▼	7 NEWFIELD	SOUTHLAND	House	3	\$469,000	\$477,000	-1.68%	\$530	\$500	6.00%	5.87%
	8 STRATHERN	SOUTHLAND	House	3	\$429,000	\$400,000	7.25%	\$530	\$485	9.27%	6.42%
▼	9 HAWTHORNDALE	SOUTHLAND	House	3	\$499,000	\$489,000	2.04%	\$540	\$500	8.00%	5.62%
▼	10 WAIKIWI	SOUTHLAND	House	3	\$569,000	\$569,000	0.00%	\$545	\$530	2.83%	4.98%
	11 APPLEBY	SOUTHLAND	house	4	\$449,000	\$354,500	26.65%	\$550	\$550	0.00%	6.36%
▼	12 GRASMERE	SOUTHLAND	House	3	\$489,000	\$469,000	4.26%	\$550	\$510	7.84%	5.84%
	13 HARGEST	SOUTHLAND	House	3	\$529,000	\$534,000	-0.94%	\$555	\$540	2.77%	5.45%
▼	14 WINDSOR	SOUTHLAND	House	3	\$619,000	\$625,000	-0.96%	\$570	\$550	3.63%	4.78%
▼	15 GLADSTONE	SOUTHLAND	House	3	\$639,000	\$649,000	-1.55%	\$585	\$550	6.36%	4.76%



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TARANAKI Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▲	1 MOTUROA	TARANAKI	House	3	\$730,000	\$799,500	-8.70%	\$600	\$600	0.00%	4.27%
▲	2 SPOTSWOOD	TARANAKI	house	3	\$559,000	\$539,500	3.61%	\$600	\$610	-1.64%	5.58%
	3 WELBOURN	TARANAKI	House	3	\$665,000	\$667,000	-0.30%	\$630	\$645	-2.33%	4.92%
▬	4 BELL BLOCK	TARANAKI	House	3	\$659,000	\$684,000	-3.66%	\$630	\$640	-1.57%	4.97%
▲	5 FRANKLEIGH PARK	TARANAKI	House	3	\$672,000	\$598,500	12.28%	\$640	\$650	-1.54%	4.95%
	6 MERRILANDS	TARANAKI	House	3	\$672,000	\$705,000	-4.69%	\$640	\$650	-1.54%	4.95%
▼	7 WESTOWN	TARANAKI	House	3	\$625,000	\$659,000	-5.16%	\$640	\$635	0.78%	5.32%
▼	8 VOGELTOWN	TARANAKI	House	3	\$659,000	\$699,000	-5.73%	\$650	\$640	1.56%	5.12%
▼	9 STRANDON	TARANAKI	House	3	\$832,000	\$1,022,500	-18.64%	\$650	\$650	0.00%	4.06%
▼	10 MERRILANDS	TARANAKI	House	4	\$914,000	\$899,000	1.66%	\$720	\$725	-0.69%	4.09%
▼	11 WESTOWN	TARANAKI	House	4	\$729,000	\$890,000	-18.09%	\$730	\$740	-1.36%	5.20%
▼	12 BELL BLOCK	TARANAKI	House	4	\$929,000	\$893,000	4.03%	\$750	\$750	0.00%	4.19%



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WAIKATO Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	1	HAMILTON EAST	Unit	2	\$497,000	\$497,000	0.00%	\$470	\$450	4.44%	4.91%
▼	2	FRANKTON	unit	2	\$515,000	\$504,000	2.18%	\$500	\$495	1.01%	5.04%
▼	3	FRANKTON	House	2	\$515,000	\$517,000	-0.39%	\$510	\$510	0.00%	5.14%
	4	ENDERLEY	House	2	\$549,000	\$565,000	-2.84%	\$520	\$525	-0.96%	4.92%
▼	5	HAMILTON EAST	House	2	\$637,000	\$579,000	10.01%	\$520	\$500	4.00%	4.24%
	6	MELVILLE	House	2	\$519,000	\$529,000	-1.90%	\$520	\$520	0.00%	5.21%
▼	7	NAWTON	House	2	\$549,000	\$569,000	-3.52%	\$520	\$525	-0.96%	4.92%
▼	8	FAIRFIELD	House	2	\$599,000	\$575,000	4.17%	\$540	\$520	3.84%	4.68%
▼	9	DINSDALE	House	2	\$599,000	\$589,000	1.69%	\$540	\$520	3.84%	4.68%
▼	10	BADER	house	3	\$579,500	\$584,000	-0.78%	\$550	\$560	-1.79%	4.93%
▼	11	NAWTON	House	3	\$639,000	\$629,000	1.58%	\$575	\$570	0.87%	4.67%
▼	12	MELVILLE	House	3	\$669,000	\$685,000	-2.34%	\$580	\$580	0.00%	4.50%
▼	13	FRANKTON	House	3	\$639,000	\$629,000	1.58%	\$580	\$570	1.75%	4.71%
▼	14	FAIRFIELD	House	3	\$679,000	\$685,000	-0.88%	\$590	\$590	0.00%	4.51%
▼	15	ENDERLEY	House	3	\$632,000	\$620,000	1.93%	\$590	\$570	3.50%	4.85%
▼	16	FAIRVIEW DOWNS	House	3	\$765,000	\$770,000	-0.65%	\$600	\$600	0.00%	4.07%
▼	17	HAMILTON EAST	house	3	\$699,000	\$714,000	-2.11%	\$600	\$590	1.69%	4.46%
▲	18	BEERESCOURT	House	3	\$709,500	\$779,000	-8.93%	\$600	\$595	0.84%	4.39%
▼	19	DINSDALE	House	3	\$709,000	\$717,000	-1.12%	\$600	\$590	1.69%	4.40%
▼	20	CLAUDELANDS	House	3	\$749,000	\$759,000	-1.32%	\$600	\$595	0.84%	4.16%
▼	21	HILLCREST	House	3	\$679,000	\$729,000	-6.86%	\$600	\$585	2.56%	4.59%
▼	22	MAEROA	House	3	\$679,000	\$674,000	0.74%	\$600	\$595	0.84%	4.59%
▼	23	SAINT ANDREWS	House	3	\$739,000	\$749,000	-1.34%	\$610	\$605	0.82%	4.29%
▬	24	KIHIKIHI	House	3	\$737,000	\$737,000	0.00%	\$620	\$620	0.00%	4.37%
▼	25	GLENVIEW	House	3	\$729,000	\$729,000	0.00%	\$620	\$620	0.00%	4.42%



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WAIKATO Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▼	26 FITZROY	WAIKATO	House	3	\$759,000	\$712,000	6.60%	\$630	\$620	1.61%	4.31%
▼	27 FOREST LAKE	WAIKATO	House	3	\$724,000	\$729,000	-0.69%	\$630	\$600	5.00%	4.52%
▼	28 CHARTWELL	WAIKATO	House	3	\$879,000	\$878,500	0.05%	\$630	\$630	0.00%	3.72%
▼	29 PUKETE	WAIKATO	House	3	\$748,000	\$744,000	0.53%	\$630	\$625	0.80%	4.37%
	30 RICHMOND HEIGHTS	WAIKATO	House	3	\$795,000	\$749,000	6.14%	\$650	\$650	0.00%	4.25%
▼	31 HAMILTON LAKE	WAIKATO	House	3	\$734,000	\$809,000	-9.28%	\$650	\$650	0.00%	4.60%
▼	32 NAWTON	WAIKATO	House	4	\$759,000	\$729,500	4.04%	\$650	\$635	2.36%	4.45%
▼	33 HAMILTON EAST	WAIKATO	House	4	\$849,000	\$812,500	4.49%	\$665	\$655	1.52%	4.07%
▼	34 FLAGSTAFF	WAIKATO	House	3	\$836,000	\$871,500	-4.08%	\$675	\$660	2.27%	4.19%
	35 FAIRFIELD	WAIKATO	House	4	\$779,000	\$879,000	-11.38%	\$680	\$675	0.74%	4.53%
▼	36 DINSDALE	WAIKATO	House	4	\$796,500	\$792,000	0.56%	\$680	\$680	0.00%	4.43%
▼	37 NUKUHAU	WAIKATO	House	3	\$829,000	\$798,000	3.88%	\$680	\$680	0.00%	4.26%
▼	38 HILLTOP	WAIKATO	House	3	\$789,000	\$759,000	3.95%	\$680	\$665	2.25%	4.48%
▼	39 ROTOTUNA	WAIKATO	House	3	\$889,000	\$899,000	-1.12%	\$680	\$660	3.03%	3.97%
▼	40 SAINT ANDREWS	WAIKATO	House	4	\$849,000	\$923,000	-8.02%	\$695	\$685	1.45%	4.25%
▼	41 PUKETE	WAIKATO	House	4	\$849,000	\$889,000	-4.50%	\$700	\$695	0.71%	4.28%
▼	42 GLENVIEW	WAIKATO	House	4	\$819,000	\$857,000	-4.44%	\$700	\$680	2.94%	4.44%
▼	43 CHARTWELL	WAIKATO	house	4	\$979,000	\$989,000	-1.02%	\$735	\$740	-0.68%	3.90%
▼	44 WHAREWAKA	WAIKATO	House	3	\$1,000,000	\$969,000	3.19%	\$750	\$750	0.00%	3.90%
▼	45 ROTOTUNA	WAIKATO	House	4	\$1,029,000	\$1,039,000	-0.97%	\$760	\$760	0.00%	3.84%
▼	46 HUNTINGTON	WAIKATO	House	4	\$1,024,000	\$1,049,000	-2.39%	\$770	\$760	1.31%	3.91%
▼	47 FLAGSTAFF	WAIKATO	house	4	\$1,142,000	\$1,159,000	-1.47%	\$780	\$770	1.29%	3.55%
▼	48 FLAGSTAFF	WAIKATO	House	5	\$1,379,000	\$1,324,000	4.15%	\$860	\$850	1.17%	3.24%



























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WELLINGTON Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
	1 TE ARO	WELLINGTON	Unit	Studio & 1	\$479,500	\$520,000	-7.79%	\$470	\$495	-5.06%	5.09%
	2 TRENTHAM	WELLINGTON	House	2	\$539,000	\$579,000	-6.91%	\$525	\$550	-4.55%	5.06%
	3 WAINUIOMATA	WELLINGTON	House	2	\$524,000	\$579,000	-9.50%	\$540	\$550	-1.82%	5.35%
	4 WAINUIOMATA	WELLINGTON	Townhouse	2	\$529,000	\$565,000	-6.38%	\$580	\$610	-4.92%	5.70%
	5 OTAKI BEACH	WELLINGTON	House	3	\$675,000	\$640,000	5.46%	\$595	\$585	1.70%	4.58%
	6 WELLINGTON CENTRAL	WELLINGTON	Unit	2	\$595,000	\$515,000	15.53%	\$600	\$630	-4.77%	5.24%
	7 WALLACEVILLE	WELLINGTON	Townhouse	2	\$590,000	\$615,000	-4.07%	\$600	\$620	-3.23%	5.28%
	8 MOUNT COOK	WELLINGTON	Unit	2	\$575,000	\$620,000	-7.26%	\$600	\$650	-7.70%	5.42%
	9 NAENAE	WELLINGTON	House	3	\$649,000	\$665,000	-2.41%	\$650	\$650	0.00%	5.20%
	10 WAINUIOMATA	WELLINGTON	House	3	\$629,000	\$630,000	-0.16%	\$650	\$650	0.00%	5.37%
	11 TITAH BAY	WELLINGTON	House	3	\$699,000	\$695,000	0.57%	\$650	\$650	0.00%	4.83%
	12 PARAPARAUMU BEACH	WELLINGTON	House	3	\$840,000	\$875,000	-4.00%	\$650	\$660	-1.52%	4.02%
	13 RAUMATI BEACH	WELLINGTON	House	3	\$870,000	\$810,000	7.40%	\$650	\$650	0.00%	3.88%
	14 RAUMATI SOUTH	WELLINGTON	House	3	\$829,000	\$775,000	6.96%	\$650	\$670	-2.99%	4.07%
	15 THORNDON	WELLINGTON	Unit	2	\$495,000	\$495,000	0.00%	\$650	\$680	-4.42%	6.82%
	16 STOKES VALLEY	WELLINGTON	House	3	\$639,000	\$659,000	-3.04%	\$650	\$675	-3.71%	5.28%
	17 WAIKANAE BEACH	WELLINGTON	house	3	\$849,000	\$800,000	6.12%	\$655	\$660	-0.76%	4.01%
	18 TOTARA PARK	WELLINGTON	House	3	\$699,000	\$679,000	2.94%	\$660	\$695	-5.04%	4.90%
	19 AVALON	WELLINGTON	House	3	\$782,000	\$865,000	-9.60%	\$670	\$695	-3.60%	4.45%
	20 NEWLANDS	WELLINGTON	House	3	\$757,500	\$792,500	-4.42%	\$675	\$695	-2.88%	4.63%
	21 JOHNSONVILLE	WELLINGTON	House	3	\$757,500	\$795,000	-4.72%	\$680	\$700	-2.86%	4.66%
	22 ELDERSLEA	WELLINGTON	House	3	\$719,000	\$699,000	2.86%	\$680	\$695	-2.16%	4.91%
	23 WAIWHETU	WELLINGTON	House	3	\$769,000	\$775,000	-0.78%	\$680	\$700	-2.86%	4.59%
	24 TAWA	WELLINGTON	house	3	\$750,000	\$775,000	-3.23%	\$680	\$690	-1.45%	4.71%
	25 TRENTHAM	WELLINGTON	House	3	\$699,000	\$754,500	-7.36%	\$695	\$700	-0.72%	5.17%



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WELLINGTON Report

Rank	Suburb	Region	Dwelling Type	Bed-rooms	Median Price			Median Rent			
					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▲	26 WALLACEVILLE	WELLINGTON	Townhouse	3	\$699,000	\$744,000	-6.05%	\$700	\$725	-3.45%	5.20%
	27 SILVERSTREAM	WELLINGTON	House	3	\$825,000	\$799,000	3.25%	\$700	\$715	-2.10%	4.41%
▼	28 KARORI	WELLINGTON	house	3	\$850,000	\$895,000	-5.03%	\$700	\$745	-6.05%	4.28%
▬	29 STOKES VALLEY	WELLINGTON	House	4	\$709,500	\$760,000	-6.65%	\$720	\$750	-4.00%	5.27%
▼	30 WAINUIOMATA	WELLINGTON	House	4	\$692,000	\$769,000	-10.02%	\$720	\$750	-4.00%	5.41%
▲	31 PETONE	WELLINGTON	House	3	\$829,000	\$854,000	-2.93%	\$725	\$755	-3.98%	4.54%
▼	32 WALLACEVILLE	WELLINGTON	House	3	\$849,000	\$889,000	-4.50%	\$730	\$735	-0.69%	4.47%
▼	33 NGAIO	WELLINGTON	House	3	\$895,000	\$907,500	-1.38%	\$730	\$760	-3.95%	4.24%
▼	34 WHITBY	WELLINGTON	House	3	\$849,000	\$845,000	0.47%	\$740	\$745	-0.68%	4.53%
▲	35 KHANDALLAH	WELLINGTON	House	3	\$1,060,000	\$994,000	6.63%	\$750	\$785	-4.46%	3.67%
▼	36 HATAITAI	WELLINGTON	House	3	\$1,022,500	\$995,000	2.76%	\$750	\$775	-3.23%	3.81%
▼	37 BROOKLYN	WELLINGTON	House	3	\$875,000	\$970,000	-9.80%	\$750	\$750	0.00%	4.45%
▼	38 TRENTHAM	WELLINGTON	House	4	\$799,000	\$849,000	-5.89%	\$765	\$795	-3.78%	4.97%
▼	39 EASTBOURNE	WELLINGTON	House	3	\$887,500	\$974,500	-8.93%	\$775	\$795	-2.52%	4.54%
▼	40 ISLAND BAY	WELLINGTON	House	3	\$966,000	\$972,000	-0.62%	\$775	\$800	-3.13%	4.17%
▼	41 NEWLANDS	WELLINGTON	House	4	\$868,000	\$845,000	2.72%	\$790	\$850	-7.06%	4.73%
▬	42 TAWA	WELLINGTON	House	4	\$885,000	\$895,000	-1.12%	\$795	\$805	-1.25%	4.67%
▼	43 TE ARO	WELLINGTON	Unit	3	\$835,000	\$930,000	-10.22%	\$795	\$825	-3.64%	4.95%
▼	44 PARAPARAUMU BEACH	WELLINGTON	House	4	\$950,000	\$1,057,500	-10.17%	\$800	\$795	0.62%	4.37%
	45 JOHNSONVILLE	WELLINGTON	house	4	\$899,000	\$869,000	3.45%	\$800	\$820	-2.44%	4.62%
▼	46 WHITBY	WELLINGTON	House	4	\$1,021,500	\$944,500	8.15%	\$830	\$850	-2.36%	4.22%
▼	47 WALLACEVILLE	WELLINGTON	house	4	\$939,000	\$954,500	-1.63%	\$840	\$860	-2.33%	4.65%
▼	48 MIRAMAR	WELLINGTON	House	4	\$1,072,500	\$1,245,000	-13.86%	\$850	\$910	-6.60%	4.12%
▼	49 KARORI	WELLINGTON	House	4	\$1,125,000	\$1,175,000	-4.26%	\$890	\$900	-1.12%	4.11%
▼	50 ISLAND BAY	WELLINGTON	House	4	\$1,045,000	\$1,250,000	-16.40%	\$895	\$940	-4.79%	4.45%



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