



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 median prices are cheapest to illustrate entry-level homebuyer and investor opportunities.

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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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	SOUTH DUNEDIN	OTAGO	house	2	\$364,000	\$437,500	-16.80%	\$500	\$485	3.09%	7.14%
4	APPLEBY	SOUTHLAND	House	3	\$375,500	\$360,000	4.30%	\$500	\$480	4.16%	6.92%
5	GLEN EDEN	AUCKLAND	Unit	Studio & 1	\$383,000	\$410,500	-6.70%	\$460	\$450	2.22%	6.24%
6	WHANGANUI EAST	MANAWATU-WANGANUI	House	2	\$397,000	\$395,000	0.50%	\$450	\$450	0.00%	5.89%
7	PARNELL	AUCKLAND	Unit	Studio & 1	\$399,000	\$420,000	-5.00%	\$550	\$545	0.91%	7.16%
8	LINWOOD	CANTERBURY	Unit	2	\$399,000	\$389,000	2.57%	\$450	\$450	0.00%	5.86%
9	GEORGETOWN	SOUTHLAND	House	3	\$404,500	\$388,000	4.25%	\$500	\$490	2.04%	6.42%
10	SOUTH DUNEDIN	OTAGO	House	3	\$409,500	\$469,000	-12.69%	\$550	\$550	0.00%	6.98%
11	CHRISTCHURCH CENTRAL	CANTERBURY	Unit	Studio & 1	\$412,000	\$447,000	-7.83%	\$450	\$450	0.00%	5.67%
12	KINGSWELL	SOUTHLAND	House	3	\$412,000	\$419,000	-1.68%	\$510	\$500	2.00%	6.43%
13	CASTLECLIFF	MANAWATU-WANGANUI	House	3	\$425,000	\$399,000	6.51%	\$520	\$520	0.00%	6.36%
14	STRATHERN	SOUTHLAND	House	3	\$429,000	\$400,000	7.25%	\$530	\$485	9.27%	6.42%
15	SYDENHAM	CANTERBURY	Unit	2	\$429,000	\$447,000	-4.03%	\$470	\$460	2.17%	5.69%
16	FRANKTON	OTAGO	Unit	Studio & 1	\$435,000	\$287,500	51.30%	\$565	\$550	2.72%	6.75%
17	HEIDELBERG	SOUTHLAND	House	3	\$439,000	\$394,500	11.28%	\$520	\$480	8.33%	6.15%
18	GONVILLE	MANAWATU-WANGANUI	House	3	\$449,000	\$449,000	0.00%	\$540	\$520	3.84%	6.25%
19	APPLEBY	SOUTHLAND	house	4	\$449,000	\$354,500	26.65%	\$550	\$550	0.00%	6.36%
20	WOOLSTON	CANTERBURY	Unit	2	\$449,000	\$434,500	3.33%	\$495	\$450	10.00%	5.73%
21	RAUMANGA	NORTHLAND	House	3	\$449,500	\$465,000	-3.34%	\$580	\$580	0.00%	6.70%
22	GLENGARRY	SOUTHLAND	House	3	\$454,000	\$449,000	1.11%	\$495	\$480	3.12%	5.66%
23	FOXTON BEACH	MANAWATU-WANGANUI	House	2	\$464,500	\$439,000	5.80%	\$465	\$450	3.33%	5.20%
24	LINWOOD	CANTERBURY	House	2	\$467,000	\$467,000	0.00%	\$475	\$480	-1.05%	5.28%
25	MANUKAU	AUCKLAND	Unit	2	\$469,000	\$584,500	-19.77%	\$595	\$635	-6.30%	6.59%



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Cheapest 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
▼	26 ARAMOHO	MANAWATU-WANGANUI	House	3	\$469,000	\$464,000	1.07%	\$520	\$500	4.00%	5.76%
▼	27 NEWFIELD	SOUTHLAND	House	3	\$469,000	\$477,000	-1.68%	\$530	\$500	6.00%	5.87%
▼	28 WHANGANUI EAST	MANAWATU-WANGANUI	House	3	\$470,000	\$454,500	3.41%	\$540	\$520	3.84%	5.97%
▼	29 WOOLSTON	CANTERBURY	House	2	\$475,000	\$479,000	-0.84%	\$490	\$465	5.37%	5.36%
▼	30 TE ARO	WELLINGTON	Unit	Studio & 1	\$479,500	\$520,000	-7.79%	\$470	\$495	-5.06%	5.09%
▼	31 TAHUNANUI	NELSON	Unit	2	\$482,000	\$445,000	8.31%	\$480	\$470	2.12%	5.17%
	32 GONVILLE	MANAWATU-WANGANUI	House	4	\$485,000	\$539,500	-10.11%	\$600	\$585	2.56%	6.43%
▼	33 GRASMERE	SOUTHLAND	House	3	\$489,000	\$469,000	4.26%	\$550	\$510	7.84%	5.84%
	34 RICcarton	CANTERBURY	Unit	2	\$489,000	\$495,000	-1.22%	\$495	\$480	3.12%	5.26%
▼	35 ALBANY	AUCKLAND	Unit	Studio & 1	\$490,000	\$549,000	-10.75%	\$515	\$515	0.00%	5.46%
▼	36 ST ALBANS	CANTERBURY	Unit	2	\$494,000	\$445,000	11.01%	\$470	\$460	2.17%	4.94%
▼	37 THORNDON	WELLINGTON	Unit	2	\$495,000	\$495,000	0.00%	\$650	\$680	-4.42%	6.82%
▼	38 FLAXMERE	HAWKES BAY	House	3	\$495,000	\$480,000	3.12%	\$580	\$560	3.57%	6.09%
	39 HAMILTON EAST	WAIKATO	Unit	2	\$497,000	\$497,000	0.00%	\$470	\$450	4.44%	4.91%
▼	40 HAWTHORNDALe	SOUTHLAND	House	3	\$499,000	\$489,000	2.04%	\$540	\$500	8.00%	5.62%
▼	41 WESTERN HEIGHTS	BAY OF PLENTY	House	3	\$499,000	\$479,000	4.17%	\$600	\$585	2.56%	6.25%
▼	42 PHILLIPSTOWN	CANTERBURY	Townhouse	2	\$505,000	\$499,000	1.20%	\$500	\$500	0.00%	5.14%
📍	43 CHRISTCHURCH CENTRAL	CANTERBURY	Unit	2	\$510,000	\$599,000	-14.86%	\$520	\$520	0.00%	5.30%
▼	44 FRANKTON	WAIKATO	House	2	\$515,000	\$517,000	-0.39%	\$510	\$510	0.00%	5.14%
▼	45 FRANKTON	WAIKATO	unit	2	\$515,000	\$504,000	2.18%	\$500	\$495	1.01%	5.04%
	46 MELVILLE	WAIKATO	House	2	\$519,000	\$529,000	-1.90%	\$520	\$520	0.00%	5.21%
▼	47 STOKE	NELSON	Unit	2	\$519,000	\$502,000	3.38%	\$500	\$490	2.04%	5.00%
▼	48 TAKAPUNA	AUCKLAND	Unit	Studio & 1	\$519,000	\$550,000	-5.64%	\$565	\$550	2.72%	5.66%
	49 SAINT KILDA	OTAGO	house	3	\$519,000	\$539,000	-3.72%	\$595	\$585	1.70%	5.96%
▼	50 WESTBROOK	MANAWATU-WANGANUI	House	3	\$519,500	\$539,000	-3.62%	\$570	\$580	-1.73%	5.70%



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Cheapest 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
▲	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 PARNELL	AUCKLAND	Unit	Studio & 1	\$399,000	\$420,000	-5.00%	\$550	\$545	0.91%	7.16%
▲	4 MANUKAU	AUCKLAND	Unit	2	\$469,000	\$584,500	-19.77%	\$595	\$635	-6.30%	6.59%
▲	5 ALBANY	AUCKLAND	Unit	Studio & 1	\$490,000	\$549,000	-10.75%	\$515	\$515	0.00%	5.46%
▲	6 TAKAPUNA	AUCKLAND	Unit	Studio & 1	\$519,000	\$550,000	-5.64%	\$565	\$550	2.72%	5.66%
▲	7 AUCKLAND CENTRAL	AUCKLAND	Unit	2	\$529,000	\$539,000	-1.86%	\$580	\$600	-3.34%	5.70%
▼	8 HENDERSON	AUCKLAND	Unit	2	\$530,000	\$610,000	-13.12%	\$550	\$550	0.00%	5.39%
▲	9 RANUI	AUCKLAND	Townhouse	2	\$591,500	\$599,000	-1.26%	\$570	\$585	-2.57%	5.01%
▲	10 PAPATOETOE	AUCKLAND	House	2	\$599,000	\$668,000	-10.33%	\$580	\$580	0.00%	5.03%
▲	11 PAPATOETOE	AUCKLAND	Unit	2	\$599,000	\$597,000	0.33%	\$550	\$560	-1.79%	4.77%
▲	12 ONEHUNGA	AUCKLAND	Unit	Studio & 1	\$599,000	\$622,500	-3.78%	\$510	\$500	2.00%	4.42%
▼	13 MANUREWA	AUCKLAND	townhouse	2	\$599,000	\$652,000	-8.13%	\$610	\$625	-2.40%	5.29%
▼	14 NEW LYNN	AUCKLAND	Unit	2	\$599,000	\$606,500	-1.24%	\$540	\$550	-1.82%	4.68%
▼	15 EDEN TERRACE	AUCKLAND	Unit	Studio & 1	\$599,000	\$585,000	2.39%	\$500	\$495	1.01%	4.34%
▲	16 EPSOM	AUCKLAND	Unit	Studio & 1	\$611,500	\$639,000	-4.31%	\$500	\$500	0.00%	4.25%
▼	17 MANUREWA	AUCKLAND	House	2	\$614,000	\$615,000	-0.17%	\$560	\$550	1.81%	4.74%
▲	18 HENDERSON	AUCKLAND	townhouse	2	\$620,000	\$675,000	-8.15%	\$590	\$600	-1.67%	4.94%
▲	19 GREY LYNN	AUCKLAND	Unit	Studio & 1	\$622,500	\$659,000	-5.54%	\$565	\$550	2.72%	4.71%
▲	20 GLEN EDEN	AUCKLAND	Townhouse	2	\$639,000	\$659,000	-3.04%	\$590	\$600	-1.67%	4.80%
▲	21 GLEN EDEN	AUCKLAND	house	2	\$649,000	\$679,000	-4.42%	\$550	\$570	-3.51%	4.40%
▲	22 OTARA	AUCKLAND	House	3	\$650,000	\$782,500	-16.94%	\$660	\$650	1.53%	5.28%
▲	23 MASSEY	AUCKLAND	Townhouse	2	\$655,000	\$647,000	1.23%	\$580	\$605	-4.14%	4.60%
▲	24 MASSEY	AUCKLAND	House	2	\$659,000	\$664,500	-0.83%	\$570	\$580	-1.73%	4.49%
▲	25 MANGERE	AUCKLAND	House	2	\$665,000	\$648,000	2.62%	\$600	\$590	1.69%	4.69%



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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 TE ATATU PENINSULA	AUCKLAND	Townhouse	2	\$669,500	\$729,000	-8.17%	\$595	\$620	-4.04%	4.62%
■	27 TE ATATU SOUTH	AUCKLAND	Townhouse	2	\$669,500	\$699,000	-4.23%	\$590	\$600	-1.67%	4.58%
▲	28 TE ATATU SOUTH	AUCKLAND	House	2	\$678,000	\$704,500	-3.77%	\$570	\$580	-1.73%	4.37%
▲	29 HENDERSON	AUCKLAND	House	2	\$679,000	\$679,000	0.00%	\$550	\$560	-1.79%	4.21%
▲	30 MOUNT ALBERT	AUCKLAND	Unit	2	\$679,000	\$698,000	-2.73%	\$590	\$590	0.00%	4.51%
▲	31 RANUI	AUCKLAND	Townhouse	3	\$689,500	\$699,500	-1.43%	\$625	\$660	-5.31%	4.71%
▲	32 AVONDALE	AUCKLAND	Townhouse	2	\$695,000	\$675,000	2.96%	\$650	\$650	0.00%	4.86%
▼	33 NEW LYNN	AUCKLAND	House	2	\$697,000	\$689,000	1.16%	\$580	\$585	-0.86%	4.32%
▲	34 NORTHCOTE	AUCKLAND	Unit	2	\$699,000	\$704,000	-0.72%	\$620	\$600	3.33%	4.61%
▲	35 BIRKENHEAD	AUCKLAND	Unit	2	\$699,000	\$754,000	-7.30%	\$600	\$600	0.00%	4.46%
■	36 GLEN EDEN	AUCKLAND	Townhouse	3	\$699,000	\$739,000	-5.42%	\$650	\$650	0.00%	4.83%
▼	37 CLENDON PARK	AUCKLAND	House	3	\$699,000	\$700,000	-0.15%	\$650	\$655	-0.77%	4.83%
▲	38 MANUREWA	AUCKLAND	House	3	\$704,500	\$772,500	-8.81%	\$675	\$680	-0.74%	4.98%
▲	39 GRAFTON	AUCKLAND	Unit	2	\$709,500	\$617,000	14.99%	\$675	\$680	-0.74%	4.94%
▲	40 MANUREWA	AUCKLAND	Townhouse	3	\$719,000	\$750,000	-4.14%	\$685	\$700	-2.15%	4.95%
▼	41 ALBANY	AUCKLAND	Unit	2	\$720,000	\$699,000	3.00%	\$620	\$620	0.00%	4.47%
▲	42 WEYMOUTH	AUCKLAND	House	3	\$724,500	\$735,000	-1.43%	\$680	\$680	0.00%	4.88%
▲	43 TE ATATU SOUTH	AUCKLAND	Townhouse	3	\$725,000	\$737,000	-1.63%	\$650	\$665	-2.26%	4.66%
▲	44 HENDERSON	AUCKLAND	Townhouse	3	\$738,500	\$779,000	-5.20%	\$650	\$680	-4.42%	4.57%
▲	45 EDEN TERRACE	AUCKLAND	Unit	2	\$744,500	\$739,500	0.67%	\$645	\$650	-0.77%	4.50%
▲	46 MOUNT WELLINGTON	AUCKLAND	Townhouse	2	\$746,500	\$779,000	-4.18%	\$650	\$660	-1.52%	4.52%
🚩	47 AUCKLAND CENTRAL	AUCKLAND	Unit	3	\$754,000	\$887,000	-15.00%	\$990	\$950	4.21%	6.82%
🚩	48 HOWICK	AUCKLAND	House	2	\$757,000	\$829,000	-8.69%	\$600	\$605	-0.83%	4.12%
	49 RANDWICK PARK	AUCKLAND	House	3	\$759,000	\$750,000	1.20%	\$650	\$650	0.00%	4.45%
🚩	50 WHENUAPAI	AUCKLAND	Townhouse	2	\$760,000	\$750,000	1.33%	\$620	\$630	-1.59%	4.24%



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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	WESTERN HEIGHTS	BAY OF PLENTY	House	3	\$499,000	\$479,000	4.17%	\$600	\$585	2.56%	6.25%
2	MANGAKAKAHI	BAY OF PLENTY	house	3	\$535,000	\$539,500	-0.84%	\$600	\$600	0.00%	5.83%
3	PUKEHANGI	BAY OF PLENTY	House	3	\$590,000	\$600,000	-1.67%	\$620	\$620	0.00%	5.46%
4	SUNNYBROOK	BAY OF PLENTY	House	3	\$596,000	\$619,000	-3.72%	\$620	\$615	0.81%	5.40%
5	KAWAHA POINT	BAY OF PLENTY	House	3	\$607,500	\$595,000	2.10%	\$650	\$600	8.33%	5.56%
6	GATE PA	BAY OF PLENTY	House	2	\$615,000	\$621,500	-1.05%	\$590	\$570	3.50%	4.98%
7	GREERTON	BAY OF PLENTY	House	2	\$619,000	\$642,000	-3.59%	\$600	\$600	0.00%	5.04%
8	NGONGOTAHA	BAY OF PLENTY	House	3	\$639,500	\$620,000	3.14%	\$630	\$625	0.80%	5.12%
9	PARKVALE	BAY OF PLENTY	House	3	\$664,500	\$679,000	-2.14%	\$670	\$645	3.87%	5.24%
10	GATE PA	BAY OF PLENTY	House	3	\$684,500	\$689,000	-0.66%	\$650	\$650	0.00%	4.93%
11	GLENHOLME	BAY OF PLENTY	House	3	\$703,500	\$699,000	0.64%	\$630	\$650	-3.08%	4.65%
12	PYES PA	BAY OF PLENTY	House	2	\$715,000	\$700,000	2.14%	\$605	\$615	-1.63%	4.40%
13	OWHATA	BAY OF PLENTY	house	3	\$720,000	\$650,000	10.76%	\$600	\$595	0.84%	4.33%
14	BELLEVUE	BAY OF PLENTY	house	3	\$725,000	\$699,000	3.71%	\$680	\$660	3.03%	4.87%
15	PAPAMOA BEACH	BAY OF PLENTY	House	2	\$727,500	\$715,000	1.74%	\$645	\$600	7.50%	4.61%
16	POIKE	BAY OF PLENTY	House	3	\$729,000	\$759,000	-3.96%	\$720	\$720	0.00%	5.13%
17	GREERTON	BAY OF PLENTY	House	3	\$729,000	\$729,000	0.00%	\$670	\$660	1.51%	4.77%
18	JUDEA	BAY OF PLENTY	House	3	\$740,000	\$749,000	-1.21%	\$680	\$685	-0.73%	4.77%
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	TAURANGA SOUTH	BAY OF PLENTY	House	3	\$799,000	\$859,000	-6.99%	\$700	\$700	0.00%	4.55%
22	MAUNGATAPU	BAY OF PLENTY	House	3	\$820,000	\$829,500	-1.15%	\$690	\$690	0.00%	4.37%
23	PAPAMOA BEACH	BAY OF PLENTY	house	3	\$897,000	\$919,000	-2.40%	\$725	\$720	0.69%	4.20%
24	OTUMOETAI	BAY OF PLENTY	House	3	\$899,000	\$880,000	2.15%	\$700	\$690	1.44%	4.04%
25	PYES PA	BAY OF PLENTY	House	3	\$899,000	\$915,000	-1.75%	\$730	\$730	0.00%	4.22%



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					Current	1 yr Ago	Growth 1 yr	Current	1 yr Ago	Growth 1 yr	Yield
▼	26 OWHATA	BAY OF PLENTY	house	4	\$900,000	\$885,000	1.69%	\$770	\$720	6.94%	4.44%
▼	27 WELCOME BAY	BAY OF PLENTY	House	4	\$950,000	\$1,024,000	-7.23%	\$760	\$760	0.00%	4.16%
▼	28 OHAUITI	BAY OF PLENTY	House	3	\$962,000	\$950,000	1.26%	\$720	\$730	-1.37%	3.89%
▼	29 MATUA	BAY OF PLENTY	House	3	\$975,000	\$919,000	6.09%	\$715	\$700	2.14%	3.81%
▼	30 BETHLEHEM	BAY OF PLENTY	House	3	\$1,040,000	\$1,080,000	-3.71%	\$740	\$730	1.36%	3.70%
▬	31 PAPAMOA BEACH	BAY OF PLENTY	House	4	\$1,095,000	\$1,092,000	0.27%	\$830	\$830	0.00%	3.94%
▼	32 PYES PA	BAY OF PLENTY	House	4	\$1,099,500	\$1,085,000	1.33%	\$800	\$800	0.00%	3.78%
▼	33 OHAUITI	BAY OF PLENTY	House	4	\$1,125,000	\$1,097,500	2.50%	\$800	\$810	-1.24%	3.69%
▼	34 BETHLEHEM	BAY OF PLENTY	house	4	\$1,219,000	\$1,150,000	6.00%	\$850	\$850	0.00%	3.62%
▼	35 OTUMOETAI	BAY OF PLENTY	House	4	\$1,249,000	\$1,349,000	-7.42%	\$800	\$800	0.00%	3.33%
























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Cheapest Suburbs

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 LINWOOD	CANTERBURY	Unit	2	\$399,000	\$389,000	2.57%	\$450	\$450	0.00%	5.86%
	2 CHRISTCHURCH CENTRAL	CANTERBURY	Unit	Studio & 1	\$412,000	\$447,000	-7.83%	\$450	\$450	0.00%	5.67%
	3 SYDENHAM	CANTERBURY	Unit	2	\$429,000	\$447,000	-4.03%	\$470	\$460	2.17%	5.69%
	4 WOOLSTON	CANTERBURY	Unit	2	\$449,000	\$434,500	3.33%	\$495	\$450	10.00%	5.73%
	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 RICCARTON	CANTERBURY	Unit	2	\$489,000	\$495,000	-1.22%	\$495	\$480	3.12%	5.26%
	8 ST ALBANS	CANTERBURY	Unit	2	\$494,000	\$445,000	11.01%	\$470	\$460	2.17%	4.94%
	9 PHILLIPSTOWN	CANTERBURY	Townhouse	2	\$505,000	\$499,000	1.20%	\$500	\$500	0.00%	5.14%
	10 CHRISTCHURCH CENTRAL	CANTERBURY	Unit	2	\$510,000	\$599,000	-14.86%	\$520	\$520	0.00%	5.30%
	11 ARANUI	CANTERBURY	House	3	\$520,000	\$520,000	0.00%	\$555	\$550	0.90%	5.55%
	12 LINWOOD	CANTERBURY	Townhouse	2	\$520,000	\$539,000	-3.53%	\$500	\$500	0.00%	5.00%
	13 TINWALD	CANTERBURY	House	3	\$520,000	\$540,000	-3.71%	\$520	\$500	4.00%	5.20%
	14 WALTHAM	CANTERBURY	Townhouse	2	\$527,000	\$539,000	-2.23%	\$510	\$510	0.00%	5.03%
	15 WOOLSTON	CANTERBURY	Townhouse	2	\$529,000	\$529,000	0.00%	\$500	\$500	0.00%	4.91%
	16 LINWOOD	CANTERBURY	House	3	\$544,500	\$557,000	-2.25%	\$560	\$550	1.81%	5.34%
	17 RICHMOND	CANTERBURY	Townhouse	2	\$549,000	\$539,000	1.85%	\$500	\$510	-1.97%	4.73%
	18 SYDENHAM	CANTERBURY	Townhouse	2	\$550,000	\$557,000	-1.26%	\$520	\$510	1.96%	4.91%
	19 SYDENHAM	CANTERBURY	House	2	\$554,000	\$539,000	2.78%	\$510	\$500	2.00%	4.78%
	20 RICCARTON	CANTERBURY	House	2	\$559,000	\$594,000	-5.90%	\$520	\$505	2.97%	4.83%
	21 ST ALBANS	CANTERBURY	House	2	\$577,000	\$589,000	-2.04%	\$520	\$500	4.00%	4.68%
	22 WOOLSTON	CANTERBURY	House	3	\$579,000	\$550,000	5.27%	\$580	\$565	2.65%	5.20%
	23 ADDINGTON	CANTERBURY	Townhouse	2	\$579,000	\$575,000	0.69%	\$530	\$530	0.00%	4.75%
	24 EDGEWARE	CANTERBURY	Townhouse	2	\$579,000	\$565,000	2.47%	\$525	\$520	0.96%	4.71%
	25 ALLENTON	CANTERBURY	House	3	\$590,000	\$550,000	7.27%	\$500	\$490	2.04%	4.40%



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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 HIGHFIELD	CANTERBURY	House	3	\$599,000	\$630,000	-4.93%	\$520	\$520	0.00%	4.51%
▼	27 SPREYDON	CANTERBURY	Townhouse	2	\$604,000	\$595,000	1.51%	\$535	\$540	-0.93%	4.60%
▼	28 SHIRLEY	CANTERBURY	House	3	\$604,500	\$607,000	-0.42%	\$575	\$560	2.67%	4.94%
▲	29 NORTH NEW BRIGHTON	CANTERBURY	House	3	\$612,000	\$599,000	2.17%	\$620	\$595	4.20%	5.26%
▼	30 LINWOOD	CANTERBURY	Townhouse	3	\$615,000	\$619,000	-0.65%	\$595	\$590	0.84%	5.03%
▼	31 SOMERFIELD	CANTERBURY	Townhouse	2	\$624,500	\$599,000	4.25%	\$540	\$535	0.93%	4.49%
▼	32 RICHMOND	CANTERBURY	House	3	\$629,000	\$690,000	-8.85%	\$590	\$585	0.85%	4.87%
▼	33 RICCARTON	CANTERBURY	Townhouse	2	\$629,000	\$637,000	-1.26%	\$545	\$550	-0.91%	4.50%
▼	34 MAIREHAU	CANTERBURY	House	3	\$635,000	\$644,500	-1.48%	\$620	\$620	0.00%	5.07%
▼	35 WOOLSTON	CANTERBURY	house	4	\$639,000	\$684,500	-6.65%	\$680	\$650	4.61%	5.53%
▼	36 HORNBY	CANTERBURY	House	3	\$639,500	\$639,000	0.07%	\$580	\$575	0.86%	4.71%
▬	37 BURWOOD	CANTERBURY	House	3	\$649,000	\$627,000	3.50%	\$600	\$595	0.84%	4.80%
	38 HALSWELL	CANTERBURY	House	2	\$649,000	\$679,000	-4.42%	\$560	\$560	0.00%	4.48%
▼	39 ST ALBANS	CANTERBURY	Townhouse	2	\$649,000	\$659,000	-1.52%	\$540	\$550	-1.82%	4.32%
▼	40 SYDENHAM	CANTERBURY	Townhouse	3	\$649,000	\$629,000	3.17%	\$595	\$580	2.58%	4.76%
▼	41 SPREYDON	CANTERBURY	House	3	\$657,000	\$630,000	4.28%	\$600	\$595	0.84%	4.74%
▼	42 HOON HAY	CANTERBURY	house	3	\$659,500	\$637,000	3.53%	\$600	\$595	0.84%	4.73%
▼	43 NEW BRIGHTON	CANTERBURY	House	3	\$665,000	\$674,500	-1.41%	\$615	\$595	3.36%	4.80%
	44 ADDINGTON	CANTERBURY	House	3	\$665,000	\$685,000	-2.92%	\$600	\$580	3.44%	4.69%
▼	45 BISHOPDALE	CANTERBURY	House	3	\$677,000	\$669,000	1.19%	\$600	\$590	1.69%	4.60%
▼	46 REDWOOD	CANTERBURY	House	3	\$680,000	\$669,000	1.64%	\$595	\$580	2.58%	4.55%
▼	47 ADDINGTON	CANTERBURY	Townhouse	3	\$688,000	\$669,000	2.84%	\$600	\$590	1.69%	4.53%
▼	48 MERIVALE	CANTERBURY	Townhouse	2	\$699,000	\$699,000	0.00%	\$550	\$560	-1.79%	4.09%
▼	49 PAPANUI	CANTERBURY	House	3	\$699,000	\$690,000	1.30%	\$600	\$595	0.84%	4.46%
▼	50 RICCARTON	CANTERBURY	Townhouse	3	\$719,000	\$739,000	-2.71%	\$645	\$630	2.38%	4.66%



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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 MAYFAIR	HAWKES BAY	House	3	\$575,000	\$654,000	-12.08%	\$640	\$630	1.58%	5.78%
	3 TARADALE	HAWKES BAY	House	2	\$584,500	\$599,000	-2.43%	\$590	\$580	1.72%	5.24%
	4 ONEKAWA	HAWKES BAY	House	3	\$604,500	\$622,500	-2.90%	\$655	\$660	-0.76%	5.63%
	5 MAREWA	HAWKES BAY	House	3	\$610,000	\$576,500	5.81%	\$650	\$650	0.00%	5.54%
	6 RAUREKA	HAWKES BAY	House	3	\$615,000	\$629,000	-2.23%	\$645	\$650	-0.77%	5.45%
	7 AKINA	HAWKES BAY	House	3	\$644,000	\$629,000	2.38%	\$640	\$630	1.58%	5.16%
	8 PIRIMAI	HAWKES BAY	house	3	\$645,000	\$652,500	-1.15%	\$660	\$650	1.53%	5.32%
	9 TAMATEA	HAWKES BAY	House	3	\$659,000	\$638,000	3.29%	\$650	\$650	0.00%	5.12%
	10 NAPIER SOUTH	HAWKES BAY	House	3	\$664,500	\$699,000	-4.94%	\$690	\$650	6.15%	5.39%
	11 PARKVALE	HAWKES BAY	House	3	\$694,500	\$712,000	-2.46%	\$660	\$680	-2.95%	4.94%
	12 MAHORA	HAWKES BAY	House	3	\$699,500	\$649,000	7.78%	\$650	\$650	0.00%	4.83%
	13 TARADALE	HAWKES BAY	House	3	\$760,000	\$779,500	-2.51%	\$680	\$680	0.00%	4.65%
	14 GREENMEADOWS	HAWKES BAY	House	3	\$780,000	\$715,000	9.09%	\$660	\$670	-1.50%	4.40%
	15 BLUFF HILL	HAWKES BAY	House	3	\$829,500	\$850,000	-2.42%	\$670	\$675	-0.75%	4.20%
	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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Cheapest Suburbs

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 CASTLECLIFF	MANAWATU-WANGANUI	house	2	\$354,000	\$339,000	4.42%	\$450	\$440	2.27%	6.61%
	2 WHANGANUI EAST	MANAWATU-WANGANUI	House	2	\$397,000	\$395,000	0.50%	\$450	\$450	0.00%	5.89%
▼	3 CASTLECLIFF	MANAWATU-WANGANUI	House	3	\$425,000	\$399,000	6.51%	\$520	\$520	0.00%	6.36%
▼	4 GONVILLE	MANAWATU-WANGANUI	House	3	\$449,000	\$449,000	0.00%	\$540	\$520	3.84%	6.25%
	5 FOXTON BEACH	MANAWATU-WANGANUI	House	2	\$464,500	\$439,000	5.80%	\$465	\$450	3.33%	5.20%
▼	6 ARAMOHO	MANAWATU-WANGANUI	House	3	\$469,000	\$464,000	1.07%	\$520	\$500	4.00%	5.76%
▼	7 WHANGANUI EAST	MANAWATU-WANGANUI	House	3	\$470,000	\$454,500	3.41%	\$540	\$520	3.84%	5.97%
	8 GONVILLE	MANAWATU-WANGANUI	House	4	\$485,000	\$539,500	-10.11%	\$600	\$585	2.56%	6.43%
▼	9 WESTBROOK	MANAWATU-WANGANUI	House	3	\$519,500	\$539,000	-3.62%	\$570	\$580	-1.73%	5.70%
▼	10 HIGHBURY	MANAWATU-WANGANUI	House	3	\$522,500	\$549,500	-4.92%	\$570	\$580	-1.73%	5.67%
▼	11 ROSLYN	MANAWATU-WANGANUI	House	3	\$525,000	\$530,000	-0.95%	\$570	\$580	-1.73%	5.64%
▼	12 CLOVERLEA	MANAWATU-WANGANUI	House	3	\$549,000	\$559,000	-1.79%	\$590	\$595	-0.85%	5.58%
▼	13 TAKARO	MANAWATU-WANGANUI	House	3	\$557,000	\$564,000	-1.25%	\$595	\$590	0.84%	5.55%
▼	14 TAWHERO	MANAWATU-WANGANUI	House	3	\$569,000	\$499,000	14.02%	\$550	\$550	0.00%	5.02%
▼	15 FOXTON BEACH	MANAWATU-WANGANUI	House	3	\$575,000	\$589,000	-2.38%	\$540	\$500	8.00%	4.88%
▼	16 AWAPUNI	MANAWATU-WANGANUI	House	3	\$575,000	\$575,000	0.00%	\$590	\$590	0.00%	5.33%
▼	17 MILSON	MANAWATU-WANGANUI	House	3	\$579,000	\$587,000	-1.37%	\$590	\$580	1.72%	5.29%
▼	18 WEST END	MANAWATU-WANGANUI	House	3	\$594,000	\$650,000	-8.62%	\$600	\$600	0.00%	5.25%
▼	19 SPRINGVALE	MANAWATU-WANGANUI	House	3	\$599,000	\$589,000	1.69%	\$580	\$570	1.75%	5.03%
▼	20 TERRACE END	MANAWATU-WANGANUI	House	3	\$599,500	\$602,000	-0.42%	\$595	\$580	2.58%	5.16%
▼	21 SAINT JOHNS HILL	MANAWATU-WANGANUI	House	3	\$660,000	\$649,000	1.69%	\$600	\$610	-1.64%	4.72%
▼	22 TERRACE END	MANAWATU-WANGANUI	House	4	\$689,000	\$719,000	-4.18%	\$650	\$670	-2.99%	4.90%
▼	23 KELVIN GROVE	MANAWATU-WANGANUI	House	3	\$695,000	\$600,000	15.83%	\$620	\$600	3.33%	4.63%
▼	24 HOKOWHITU	MANAWATU-WANGANUI	House	3	\$699,000	\$692,500	0.93%	\$600	\$600	0.00%	4.46%
▼	25 AWAPUNI	MANAWATU-WANGANUI	House	4	\$704,000	\$665,000	5.86%	\$660	\$655	0.76%	4.87%



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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 MILSON	MANAWATU-WANGANUI	House	4	\$799,000	\$774,500	3.16%	\$640	\$650	-1.54%	4.16%
▼	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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Cheapest Suburbs

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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Cheapest Suburbs

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 STOKE	NELSON	Unit	2	\$519,000	\$502,000	3.38%	\$500	\$490	2.04%	5.00%
	3 TAHUNANUI	NELSON	House	2	\$549,000	\$539,000	1.85%	\$500	\$500	0.00%	4.73%
	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 STOKE	NELSON	House	3	\$769,000	\$739,000	4.05%	\$620	\$600	3.33%	4.19%
	11 ENNER GLYNN	NELSON	House	3	\$799,000	\$749,000	6.67%	\$665	\$660	0.75%	4.32%
	12 ATAWHAI	NELSON	House	3	\$824,500	\$871,500	-5.40%	\$620	\$640	-3.13%	3.91%
	13 THE WOOD	NELSON	House	3	\$854,000	\$799,000	6.88%	\$650	\$650	0.00%	3.95%
	14 STOKE	NELSON	House	4	\$949,000	\$959,000	-1.05%	\$720	\$720	0.00%	3.94%
	15 ATAWHAI	NELSON	House	4	\$1,050,000	\$1,090,000	-3.67%	\$700	\$720	-2.78%	3.46%



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Cheapest Suburbs

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	TIKIPUNGA	NORTHLAND	House	3	\$595,000	\$604,500	-1.58%	\$600	\$620	-3.23%	5.24%
3	ONERAHI	NORTHLAND	House	3	\$609,000	\$622,000	-2.10%	\$600	\$600	0.00%	5.12%
4	KAMO	NORTHLAND	house	3	\$690,000	\$692,000	-0.29%	\$630	\$630	0.00%	4.74%
5	KENSINGTON	NORTHLAND	House	3	\$692,000	\$655,000	5.64%	\$620	\$600	3.33%	4.65%
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	MAUNU	NORTHLAND	House	4	\$1,075,000	\$940,000	14.36%	\$750	\$750	0.00%	3.62%
9	MANGAWHAI HEADS	NORTHLAND	House	3	\$1,100,000	\$1,048,000	4.96%	\$700	\$660	6.06%	3.30%
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 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 FRANKTON	OTAGO	Unit	Studio & 1	\$435,000	\$287,500	51.30%	\$565	\$550	2.72%	6.75%
	4 SAINT KILDA	OTAGO	house	3	\$519,000	\$539,000	-3.72%	\$595	\$585	1.70%	5.96%
	5 NORTH EAST VALLEY	OTAGO	House	3	\$520,000	\$499,000	4.20%	\$550	\$540	1.85%	5.50%
	6 GREEN ISLAND	OTAGO	House	3	\$529,000	\$549,000	-3.65%	\$590	\$590	0.00%	5.79%
	7 MORNINGTON	OTAGO	house	3	\$590,000	\$530,000	11.32%	\$550	\$570	-3.51%	4.84%
	8 FRANKTON	OTAGO	Unit	2	\$765,000	\$739,000	3.51%	\$750	\$750	0.00%	5.09%
	9 SAINT CLAIR	OTAGO	House	3	\$795,000	\$749,000	6.14%	\$680	\$680	0.00%	4.44%



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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 APPLEBY	SOUTHLAND	House	3	\$375,500	\$360,000	4.30%	\$500	\$480	4.16%	6.92%
	2 GEORGETOWN	SOUTHLAND	House	3	\$404,500	\$388,000	4.25%	\$500	\$490	2.04%	6.42%
	3 KINGSWELL	SOUTHLAND	House	3	\$412,000	\$419,000	-1.68%	\$510	\$500	2.00%	6.43%
	4 STRATHERN	SOUTHLAND	House	3	\$429,000	\$400,000	7.25%	\$530	\$485	9.27%	6.42%
	5 HEIDELBERG	SOUTHLAND	House	3	\$439,000	\$394,500	11.28%	\$520	\$480	8.33%	6.15%
	6 APPLEBY	SOUTHLAND	house	4	\$449,000	\$354,500	26.65%	\$550	\$550	0.00%	6.36%
	7 GLENGARRY	SOUTHLAND	House	3	\$454,000	\$449,000	1.11%	\$495	\$480	3.12%	5.66%
	8 NEWFIELD	SOUTHLAND	House	3	\$469,000	\$477,000	-1.68%	\$530	\$500	6.00%	5.87%
	9 GRASMERE	SOUTHLAND	House	3	\$489,000	\$469,000	4.26%	\$550	\$510	7.84%	5.84%
	10 HAWTHORNDALE	SOUTHLAND	House	3	\$499,000	\$489,000	2.04%	\$540	\$500	8.00%	5.62%
	11 HARGEST	SOUTHLAND	House	3	\$529,000	\$534,000	-0.94%	\$555	\$540	2.77%	5.45%
	12 RICHMOND	SOUTHLAND	House	3	\$539,000	\$498,500	8.12%	\$510	\$500	2.00%	4.92%
	13 WAIKIWI	SOUTHLAND	House	3	\$569,000	\$569,000	0.00%	\$545	\$530	2.83%	4.98%
	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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Cheapest Suburbs

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 SPOTSWOOD	TARANAKI	house	3	\$559,000	\$539,500	3.61%	\$600	\$610	-1.64%	5.58%
	2 WESTOWN	TARANAKI	House	3	\$625,000	\$659,000	-5.16%	\$640	\$635	0.78%	5.32%
	3 VOGELTOWN	TARANAKI	House	3	\$659,000	\$699,000	-5.73%	\$650	\$640	1.56%	5.12%
	4 BELL BLOCK	TARANAKI	House	3	\$659,000	\$684,000	-3.66%	\$630	\$640	-1.57%	4.97%
	5 WELBOURN	TARANAKI	House	3	\$665,000	\$667,000	-0.30%	\$630	\$645	-2.33%	4.92%
	6 FRANKLEIGH PARK	TARANAKI	House	3	\$672,000	\$598,500	12.28%	\$640	\$650	-1.54%	4.95%
	7 MERRILANDS	TARANAKI	House	3	\$672,000	\$705,000	-4.69%	\$640	\$650	-1.54%	4.95%
	8 WESTOWN	TARANAKI	House	4	\$729,000	\$890,000	-18.09%	\$730	\$740	-1.36%	5.20%
	9 MOTUROA	TARANAKI	House	3	\$730,000	\$799,500	-8.70%	\$600	\$600	0.00%	4.27%
	10 STRANDON	TARANAKI	House	3	\$832,000	\$1,022,500	-18.64%	\$650	\$650	0.00%	4.06%
	11 MERRILANDS	TARANAKI	House	4	\$914,000	\$899,000	1.66%	\$720	\$725	-0.69%	4.09%
	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	House	2	\$515,000	\$517,000	-0.39%	\$510	\$510	0.00%	5.14%
▼	3	FRANKTON	unit	2	\$515,000	\$504,000	2.18%	\$500	\$495	1.01%	5.04%
	4	MELVILLE	House	2	\$519,000	\$529,000	-1.90%	\$520	\$520	0.00%	5.21%
▼	5	NAWTON	House	2	\$549,000	\$569,000	-3.52%	\$520	\$525	-0.96%	4.92%
	6	ENDERLEY	House	2	\$549,000	\$565,000	-2.84%	\$520	\$525	-0.96%	4.92%
▼	7	BADER	house	3	\$579,500	\$584,000	-0.78%	\$550	\$560	-1.79%	4.93%
▼	8	DINSDALE	House	2	\$599,000	\$589,000	1.69%	\$540	\$520	3.84%	4.68%
▼	9	FAIRFIELD	House	2	\$599,000	\$575,000	4.17%	\$540	\$520	3.84%	4.68%
▼	10	ENDERLEY	House	3	\$632,000	\$620,000	1.93%	\$590	\$570	3.50%	4.85%
▼	11	HAMILTON EAST	House	2	\$637,000	\$579,000	10.01%	\$520	\$500	4.00%	4.24%
▲	12	FRANKTON	House	3	\$639,000	\$629,000	1.58%	\$580	\$570	1.75%	4.71%
▼	13	NAWTON	House	3	\$639,000	\$629,000	1.58%	\$575	\$570	0.87%	4.67%
▲	14	MELVILLE	House	3	\$669,000	\$685,000	-2.34%	\$580	\$580	0.00%	4.50%
▼	15	HILLCREST	House	3	\$679,000	\$729,000	-6.86%	\$600	\$585	2.56%	4.59%
▼	16	MAEROA	House	3	\$679,000	\$674,000	0.74%	\$600	\$595	0.84%	4.59%
▼	17	FAIRFIELD	House	3	\$679,000	\$685,000	-0.88%	\$590	\$590	0.00%	4.51%
▼	18	HAMILTON EAST	house	3	\$699,000	\$714,000	-2.11%	\$600	\$590	1.69%	4.46%
▼	19	DINSDALE	House	3	\$709,000	\$717,000	-1.12%	\$600	\$590	1.69%	4.40%
▼	20	BEERESCOURT	House	3	\$709,500	\$779,000	-8.93%	\$600	\$595	0.84%	4.39%
▼	21	FOREST LAKE	House	3	\$724,000	\$729,000	-0.69%	\$630	\$600	5.00%	4.52%
▲	22	GLENVIEW	House	3	\$729,000	\$729,000	0.00%	\$620	\$620	0.00%	4.42%
▼	23	HAMILTON LAKE	House	3	\$734,000	\$809,000	-9.28%	\$650	\$650	0.00%	4.60%
▲	24	KIHIKIHI	House	3	\$737,000	\$737,000	0.00%	\$620	\$620	0.00%	4.37%
▼	25	SAINT ANDREWS	House	3	\$739,000	\$749,000	-1.34%	\$610	\$605	0.82%	4.29%



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Cheapest Suburbs

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 PUKETE	WAIKATO	House	3	\$748,000	\$744,000	0.53%	\$630	\$625	0.80%	4.37%
▼	27 CLAUDELANDS	WAIKATO	House	3	\$749,000	\$759,000	-1.32%	\$600	\$595	0.84%	4.16%
▼	28 FITZROY	WAIKATO	House	3	\$759,000	\$712,000	6.60%	\$630	\$620	1.61%	4.31%
▼	29 NAWTON	WAIKATO	House	4	\$759,000	\$729,500	4.04%	\$650	\$635	2.36%	4.45%
▼	30 FAIRVIEW DOWNS	WAIKATO	House	3	\$765,000	\$770,000	-0.65%	\$600	\$600	0.00%	4.07%
	31 FAIRFIELD	WAIKATO	House	4	\$779,000	\$879,000	-11.38%	\$680	\$675	0.74%	4.53%
▼	32 HILLTOP	WAIKATO	House	3	\$789,000	\$759,000	3.95%	\$680	\$665	2.25%	4.48%
	33 RICHMOND HEIGHTS	WAIKATO	House	3	\$795,000	\$749,000	6.14%	\$650	\$650	0.00%	4.25%
▼	34 DINSDALE	WAIKATO	House	4	\$796,500	\$792,000	0.56%	\$680	\$680	0.00%	4.43%
▼	35 GLENVIEW	WAIKATO	House	4	\$819,000	\$857,000	-4.44%	\$700	\$680	2.94%	4.44%
▼	36 NUKUHAU	WAIKATO	House	3	\$829,000	\$798,000	3.88%	\$680	\$680	0.00%	4.26%
▼	37 FLAGSTAFF	WAIKATO	House	3	\$836,000	\$871,500	-4.08%	\$675	\$660	2.27%	4.19%
▼	38 HAMILTON EAST	WAIKATO	House	4	\$849,000	\$812,500	4.49%	\$665	\$655	1.52%	4.07%
▼	39 SAINT ANDREWS	WAIKATO	House	4	\$849,000	\$923,000	-8.02%	\$695	\$685	1.45%	4.25%
▼	40 PUKETE	WAIKATO	House	4	\$849,000	\$889,000	-4.50%	\$700	\$695	0.71%	4.28%
▼	41 CHARTWELL	WAIKATO	House	3	\$879,000	\$878,500	0.05%	\$630	\$630	0.00%	3.72%
▼	42 ROTOTUNA	WAIKATO	House	3	\$889,000	\$899,000	-1.12%	\$680	\$660	3.03%	3.97%
▼	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 HUNTINGTON	WAIKATO	House	4	\$1,024,000	\$1,049,000	-2.39%	\$770	\$760	1.31%	3.91%
▼	46 ROTOTUNA	WAIKATO	House	4	\$1,029,000	\$1,039,000	-0.97%	\$760	\$760	0.00%	3.84%
▼	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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Cheapest Suburbs

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 THORNDON	WELLINGTON	Unit	2	\$495,000	\$495,000	0.00%	\$650	\$680	-4.42%	6.82%
	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 TRENTAM	WELLINGTON	House	2	\$539,000	\$579,000	-6.91%	\$525	\$550	-4.55%	5.06%
	6 MOUNT COOK	WELLINGTON	Unit	2	\$575,000	\$620,000	-7.26%	\$600	\$650	-7.70%	5.42%
	7 WALLACEVILLE	WELLINGTON	Townhouse	2	\$590,000	\$615,000	-4.07%	\$600	\$620	-3.23%	5.28%
	8 WELLINGTON CENTRAL	WELLINGTON	Unit	2	\$595,000	\$515,000	15.53%	\$600	\$630	-4.77%	5.24%
	9 WAINUIOMATA	WELLINGTON	House	3	\$629,000	\$630,000	-0.16%	\$650	\$650	0.00%	5.37%
	10 STOKES VALLEY	WELLINGTON	House	3	\$639,000	\$659,000	-3.04%	\$650	\$675	-3.71%	5.28%
	11 NAENAE	WELLINGTON	House	3	\$649,000	\$665,000	-2.41%	\$650	\$650	0.00%	5.20%
	12 OTAKI BEACH	WELLINGTON	House	3	\$675,000	\$640,000	5.46%	\$595	\$585	1.70%	4.58%
	13 WAINUIOMATA	WELLINGTON	House	4	\$692,000	\$769,000	-10.02%	\$720	\$750	-4.00%	5.41%
	14 TRENTAM	WELLINGTON	House	3	\$699,000	\$754,500	-7.36%	\$695	\$700	-0.72%	5.17%
	15 TITAH BAY	WELLINGTON	House	3	\$699,000	\$695,000	0.57%	\$650	\$650	0.00%	4.83%
	16 TOTARA PARK	WELLINGTON	House	3	\$699,000	\$679,000	2.94%	\$660	\$695	-5.04%	4.90%
	17 WALLACEVILLE	WELLINGTON	Townhouse	3	\$699,000	\$744,000	-6.05%	\$700	\$725	-3.45%	5.20%
	18 STOKES VALLEY	WELLINGTON	House	4	\$709,500	\$760,000	-6.65%	\$720	\$750	-4.00%	5.27%
	19 ELDERSLEA	WELLINGTON	House	3	\$719,000	\$699,000	2.86%	\$680	\$695	-2.16%	4.91%
	20 TAWA	WELLINGTON	house	3	\$750,000	\$775,000	-3.23%	\$680	\$690	-1.45%	4.71%
	21 NEWLANDS	WELLINGTON	House	3	\$757,500	\$792,500	-4.42%	\$675	\$695	-2.88%	4.63%
	22 JOHNSONVILLE	WELLINGTON	House	3	\$757,500	\$795,000	-4.72%	\$680	\$700	-2.86%	4.66%
	23 WAIWHETU	WELLINGTON	House	3	\$769,000	\$775,000	-0.78%	\$680	\$700	-2.86%	4.59%
	24 AVALON	WELLINGTON	House	3	\$782,000	\$865,000	-9.60%	\$670	\$695	-3.60%	4.45%
	25 TRENTAM	WELLINGTON	House	4	\$799,000	\$849,000	-5.89%	\$765	\$795	-3.78%	4.97%



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Cheapest Suburbs

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 SILVERSTREAM	WELLINGTON	House	3	\$825,000	\$799,000	3.25%	\$700	\$715	-2.10%	4.41%
▲	27 PETONE	WELLINGTON	House	3	\$829,000	\$854,000	-2.93%	\$725	\$755	-3.98%	4.54%
▼	28 RAUMATI SOUTH	WELLINGTON	House	3	\$829,000	\$775,000	6.96%	\$650	\$670	-2.99%	4.07%
▲	29 TE ARO	WELLINGTON	Unit	3	\$835,000	\$930,000	-10.22%	\$795	\$825	-3.64%	4.95%
▼	30 PARAPARAUMU BEACH	WELLINGTON	House	3	\$840,000	\$875,000	-4.00%	\$650	\$660	-1.52%	4.02%
	31 WAIKANAE BEACH	WELLINGTON	house	3	\$849,000	\$800,000	6.12%	\$655	\$660	-0.76%	4.01%
▼	32 WALLACEVILLE	WELLINGTON	House	3	\$849,000	\$889,000	-4.50%	\$730	\$735	-0.69%	4.47%
▼	33 WHITBY	WELLINGTON	House	3	\$849,000	\$845,000	0.47%	\$740	\$745	-0.68%	4.53%
▼	34 KARORI	WELLINGTON	house	3	\$850,000	\$895,000	-5.03%	\$700	\$745	-6.05%	4.28%
▲	35 NEWLANDS	WELLINGTON	House	4	\$868,000	\$845,000	2.72%	\$790	\$850	-7.06%	4.73%
▼	36 RAUMATI BEACH	WELLINGTON	House	3	\$870,000	\$810,000	7.40%	\$650	\$650	0.00%	3.88%
▼	37 BROOKLYN	WELLINGTON	House	3	\$875,000	\$970,000	-9.80%	\$750	\$750	0.00%	4.45%
▼	38 TAWA	WELLINGTON	House	4	\$885,000	\$895,000	-1.12%	\$795	\$805	-1.25%	4.67%
■	39 EASTBOURNE	WELLINGTON	House	3	\$887,500	\$974,500	-8.93%	\$775	\$795	-2.52%	4.54%
▼	40 NGAIO	WELLINGTON	House	3	\$895,000	\$907,500	-1.38%	\$730	\$760	-3.95%	4.24%
	41 JOHNSONVILLE	WELLINGTON	house	4	\$899,000	\$869,000	3.45%	\$800	\$820	-2.44%	4.62%
▼	42 WALLACEVILLE	WELLINGTON	house	4	\$939,000	\$954,500	-1.63%	\$840	\$860	-2.33%	4.65%
■	43 PARAPARAUMU BEACH	WELLINGTON	House	4	\$950,000	\$1,057,500	-10.17%	\$800	\$795	0.62%	4.37%
▼	44 ISLAND BAY	WELLINGTON	House	3	\$966,000	\$972,000	-0.62%	\$775	\$800	-3.13%	4.17%
▼	45 WHITBY	WELLINGTON	House	4	\$1,021,500	\$944,500	8.15%	\$830	\$850	-2.36%	4.22%
▼	46 HATAITAI	WELLINGTON	House	3	\$1,022,500	\$995,000	2.76%	\$750	\$775	-3.23%	3.81%
▼	47 ISLAND BAY	WELLINGTON	House	4	\$1,045,000	\$1,250,000	-16.40%	\$895	\$940	-4.79%	4.45%
▼	48 KHANDALLAH	WELLINGTON	House	3	\$1,060,000	\$994,000	6.63%	\$750	\$785	-4.46%	3.67%
■	49 MIRAMAR	WELLINGTON	House	4	\$1,072,500	\$1,245,000	-13.86%	\$850	\$910	-6.60%	4.12%
▼	50 KARORI	WELLINGTON	House	4	\$1,125,000	\$1,175,000	-4.26%	\$890	\$900	-1.12%	4.11%



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