



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 growth the greatest. Any median change should not be construed to mean that each house or unit in the suburb has increased or decreased in value by this percentage. For example; a developer releasing a large development of new stock well above or well below the median listing price in a suburb, can shift the median price up or down, but that does not mean the values of all other properties have changed accordingly.

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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Fastest Median Growth 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 FRANKTON	OTAGO	Unit	Studio & 1	\$435,000	\$287,500	51.30%	\$565	\$550	2.72%	6.75%
▼	2 TAKAPUNA	AUCKLAND	House	3	\$1,990,000	\$1,489,500	33.60%	\$820	\$800	2.50%	2.14%
▲	3 REMUERA	AUCKLAND	Unit	2	\$1,595,000	\$1,229,000	29.78%	\$650	\$645	0.77%	2.11%
▬	4 REMUERA	AUCKLAND	Unit	3	\$2,975,000	\$2,337,500	27.27%	\$785	\$840	-6.55%	1.37%
	5 APPLEBY	SOUTHLAND	house	4	\$449,000	\$354,500	26.65%	\$550	\$550	0.00%	6.36%
▼	6 EPSOM	AUCKLAND	House	4	\$2,239,000	\$1,828,000	22.48%	\$1,100	\$1,100	0.00%	2.55%
▼	7 PARKLANDS	CANTERBURY	House	3	\$769,000	\$640,000	20.15%	\$600	\$600	0.00%	4.05%
▲	8 KELVIN GROVE	MANAWATU-WANGANUI	House	3	\$695,000	\$600,000	15.83%	\$620	\$600	3.33%	4.63%
▲	9 WELLINGTON CENTRAL	WELLINGTON	Unit	2	\$595,000	\$515,000	15.53%	\$600	\$630	-4.77%	5.24%
▲	10 GRAFTON	AUCKLAND	Unit	2	\$709,500	\$617,000	14.99%	\$675	\$680	-0.74%	4.94%
▲	11 MAUNU	NORTHLAND	House	4	\$1,075,000	\$940,000	14.36%	\$750	\$750	0.00%	3.62%
▲	12 TAWHERO	MANAWATU-WANGANUI	House	3	\$569,000	\$499,000	14.02%	\$550	\$550	0.00%	5.02%
▲	13 BROWNS BAY	AUCKLAND	House	4	\$1,499,000	\$1,328,000	12.87%	\$875	\$860	1.74%	3.03%
▲	14 WIGRAM	CANTERBURY	House	3	\$825,000	\$734,000	12.39%	\$660	\$650	1.53%	4.16%
▼	15 FRANKLEIGH PARK	TARANAKI	House	3	\$672,000	\$598,500	12.28%	\$640	\$650	-1.54%	4.95%
▲	16 MORNINGTON	OTAGO	house	3	\$590,000	\$530,000	11.32%	\$550	\$570	-3.51%	4.84%
▲	17 HEIDELBERG	SOUTHLAND	House	3	\$439,000	\$394,500	11.28%	\$520	\$480	8.33%	6.15%
▲	18 ST ALBANS	CANTERBURY	Unit	2	\$494,000	\$445,000	11.01%	\$470	\$460	2.17%	4.94%
▲	19 OWHATA	BAY OF PLENTY	house	3	\$720,000	\$650,000	10.76%	\$600	\$595	0.84%	4.33%
▲	20 HAMILTON EAST	WAIKATO	House	2	\$637,000	\$579,000	10.01%	\$520	\$500	4.00%	4.24%
▲	21 GREENMEADOWS	HAWKES BAY	House	3	\$780,000	\$715,000	9.09%	\$660	\$670	-1.50%	4.40%
▲	22 TAHUNANUI	NELSON	Unit	2	\$482,000	\$445,000	8.31%	\$480	\$470	2.12%	5.17%
▲	23 WHITBY	WELLINGTON	House	4	\$1,021,500	\$944,500	8.15%	\$830	\$850	-2.36%	4.22%
▲	24 RICHMOND	SOUTHLAND	House	3	\$539,000	\$498,500	8.12%	\$510	\$500	2.00%	4.92%



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Fastest Median Growth 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	
	25	HOWICK	AUCKLAND	House	3	\$1,145,000	\$1,059,500	8.06%	\$720	\$720	0.00%	3.26%
▼	26	EPSOM	AUCKLAND	House	3	\$1,550,000	\$1,434,500	8.05%	\$840	\$850	-1.18%	2.81%
▲	27	TAKAPUNA	AUCKLAND	Unit	2	\$1,095,000	\$1,015,000	7.88%	\$670	\$670	0.00%	3.18%
▲	28	MAHORA	HAWKES BAY	House	3	\$699,500	\$649,000	7.78%	\$650	\$650	0.00%	4.83%
	29	ONEHUNGA	AUCKLAND	House	4	\$1,399,500	\$1,299,000	7.73%	\$890	\$920	-3.27%	3.30%
▼	30	RAUMATI BEACH	WELLINGTON	House	3	\$870,000	\$810,000	7.40%	\$650	\$650	0.00%	3.88%
▼	31	ALLENTON	CANTERBURY	House	3	\$590,000	\$550,000	7.27%	\$500	\$490	2.04%	4.40%
	32	STRATHERN	SOUTHLAND	House	3	\$429,000	\$400,000	7.25%	\$530	\$485	9.27%	6.42%
▲	33	REDWOOD	CANTERBURY	House	4	\$835,000	\$779,000	7.18%	\$700	\$670	4.47%	4.35%
▼	34	MANGAWHAI HEADS	NORTHLAND	House	4	\$1,327,500	\$1,239,000	7.14%	\$800	\$750	6.66%	3.13%
▼	35	RAUMATI SOUTH	WELLINGTON	House	3	\$829,000	\$775,000	6.96%	\$650	\$670	-2.99%	4.07%
▲	36	THE WOOD	NELSON	House	3	\$854,000	\$799,000	6.88%	\$650	\$650	0.00%	3.95%
▲	37	ENNER GLYNN	NELSON	House	3	\$799,000	\$749,000	6.67%	\$665	\$660	0.75%	4.32%
▲	38	KHANDALLAH	WELLINGTON	House	3	\$1,060,000	\$994,000	6.63%	\$750	\$785	-4.46%	3.67%
▼	39	FITZROY	WAIKATO	House	3	\$759,000	\$712,000	6.60%	\$630	\$620	1.61%	4.31%
▲	40	MOUNT WELLINGTON	AUCKLAND	House	3	\$958,500	\$899,500	6.55%	\$700	\$700	0.00%	3.79%
🚩	41	CASTLECLIFF	MANAWATU-WANGANUI	House	3	\$425,000	\$399,000	6.51%	\$520	\$520	0.00%	6.36%
	42	KELSTON	AUCKLAND	House	3	\$825,000	\$775,000	6.45%	\$650	\$650	0.00%	4.09%
	43	RICHMOND HEIGHTS	WAIKATO	House	3	\$795,000	\$749,000	6.14%	\$650	\$650	0.00%	4.25%
▲	44	SAINT CLAIR	OTAGO	House	3	\$795,000	\$749,000	6.14%	\$680	\$680	0.00%	4.44%
	45	WAIKANAE BEACH	WELLINGTON	house	3	\$849,000	\$800,000	6.12%	\$655	\$660	-0.76%	4.01%
▼	46	BROWNS BAY	AUCKLAND	house	3	\$1,059,000	\$998,000	6.11%	\$730	\$730	0.00%	3.58%
▼	47	MATUA	BAY OF PLENTY	House	3	\$975,000	\$919,000	6.09%	\$715	\$700	2.14%	3.81%
🚩	48	BETHLEHEM	BAY OF PLENTY	house	4	\$1,219,000	\$1,150,000	6.00%	\$850	\$850	0.00%	3.62%
🚩	49	AWAPUNI	MANAWATU-WANGANUI	House	4	\$704,000	\$665,000	5.86%	\$660	\$655	0.76%	4.87%




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Fastest Median Growth 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
 50	MAREWA	HAWKES BAY	House	3	\$610,000	\$576,500	5.81%	\$650	\$650	0.00%	5.54%

























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Fastest Median Growth 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 TAKAPUNA	AUCKLAND	House	3	\$1,990,000	\$1,489,500	33.60%	\$820	\$800	2.50%	2.14%
	2 REMUERA	AUCKLAND	Unit	2	\$1,595,000	\$1,229,000	29.78%	\$650	\$645	0.77%	2.11%
	3 REMUERA	AUCKLAND	Unit	3	\$2,975,000	\$2,337,500	27.27%	\$785	\$840	-6.55%	1.37%
	4 EPSOM	AUCKLAND	House	4	\$2,239,000	\$1,828,000	22.48%	\$1,100	\$1,100	0.00%	2.55%
	5 GRAFTON	AUCKLAND	Unit	2	\$709,500	\$617,000	14.99%	\$675	\$680	-0.74%	4.94%
	6 BROWNS BAY	AUCKLAND	House	4	\$1,499,000	\$1,328,000	12.87%	\$875	\$860	1.74%	3.03%
	7 HOWICK	AUCKLAND	House	3	\$1,145,000	\$1,059,500	8.06%	\$720	\$720	0.00%	3.26%
	8 EPSOM	AUCKLAND	House	3	\$1,550,000	\$1,434,500	8.05%	\$840	\$850	-1.18%	2.81%
	9 TAKAPUNA	AUCKLAND	Unit	2	\$1,095,000	\$1,015,000	7.88%	\$670	\$670	0.00%	3.18%
	10 ONEHUNGA	AUCKLAND	House	4	\$1,399,500	\$1,299,000	7.73%	\$890	\$920	-3.27%	3.30%
	11 MOUNT WELLINGTON	AUCKLAND	House	3	\$958,500	\$899,500	6.55%	\$700	\$700	0.00%	3.79%
	12 KELSTON	AUCKLAND	House	3	\$825,000	\$775,000	6.45%	\$650	\$650	0.00%	4.09%
	13 BROWNS BAY	AUCKLAND	house	3	\$1,059,000	\$998,000	6.11%	\$730	\$730	0.00%	3.58%
	14 GLENDOWIE	AUCKLAND	house	4	\$2,095,000	\$1,987,500	5.40%	\$1,090	\$1,065	2.34%	2.70%
	15 ST HELIERS	AUCKLAND	House	4	\$2,970,000	\$2,822,500	5.22%	\$1,175	\$1,180	-0.43%	2.05%
	16 MOUNT ALBERT	AUCKLAND	House	3	\$1,249,500	\$1,197,500	4.34%	\$750	\$750	0.00%	3.12%
	17 TITIRANGI	AUCKLAND	House	3	\$987,500	\$950,000	3.94%	\$700	\$700	0.00%	3.68%
	18 HOBSONVILLE	AUCKLAND	Unit	2	\$762,000	\$735,000	3.67%	\$630	\$630	0.00%	4.29%
	19 TITIRANGI	AUCKLAND	house	4	\$1,242,000	\$1,199,500	3.54%	\$870	\$880	-1.14%	3.64%
	20 HENDERSON	AUCKLAND	House	5	\$1,282,000	\$1,239,000	3.47%	\$900	\$965	-6.74%	3.65%
	21 BIRKDALE	AUCKLAND	House	3	\$950,000	\$919,000	3.37%	\$685	\$690	-0.73%	3.74%
	22 ALBANY	AUCKLAND	Unit	2	\$720,000	\$699,000	3.00%	\$620	\$620	0.00%	4.47%
	23 AVONDALE	AUCKLAND	Townhouse	2	\$695,000	\$675,000	2.96%	\$650	\$650	0.00%	4.86%
	24 HENDERSON	AUCKLAND	House	4	\$1,006,500	\$977,500	2.96%	\$795	\$800	-0.63%	4.10%
	25 BEACH HAVEN	AUCKLAND	House	3	\$967,000	\$940,000	2.87%	\$695	\$690	0.72%	3.73%



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Fastest Median Growth 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 MANGERE	AUCKLAND	House	3	\$821,500	\$799,500	2.75%	\$690	\$700	-1.43%	4.36%
▼	27 PANMURE	AUCKLAND	house	3	\$992,000	\$966,500	2.63%	\$680	\$680	0.00%	3.56%
▬	28 MANGERE	AUCKLAND	House	2	\$665,000	\$648,000	2.62%	\$600	\$590	1.69%	4.69%
▲	29 MASSEY	AUCKLAND	House	4	\$1,025,000	\$999,000	2.60%	\$775	\$790	-1.90%	3.93%
🚩	30 EDEN TERRACE	AUCKLAND	Unit	Studio & 1	\$599,000	\$585,000	2.39%	\$500	\$495	1.01%	4.34%
▼	31 LONG BAY	AUCKLAND	House	4	\$1,795,000	\$1,754,500	2.30%	\$1,025	\$1,050	-2.39%	2.96%
▲	32 FLAT BUSH	AUCKLAND	House	5	\$1,389,000	\$1,359,000	2.20%	\$1,000	\$1,050	-4.77%	3.74%
▲	33 PAKURANGA HEIGHTS	AUCKLAND	House	3	\$1,016,500	\$995,000	2.16%	\$690	\$700	-1.43%	3.52%
▲	34 AVONDALE	AUCKLAND	House	3	\$949,000	\$930,000	2.04%	\$695	\$695	0.00%	3.80%
▼	35 SUNNYVALE	AUCKLAND	House	3	\$795,000	\$779,500	1.98%	\$630	\$650	-3.08%	4.12%
🚩	36 MOUNT ROSKILL	AUCKLAND	Townhouse	2	\$774,500	\$760,000	1.90%	\$620	\$650	-4.62%	4.16%
🚩	37 HOBSONVILLE	AUCKLAND	Townhouse	3	\$1,039,000	\$1,020,000	1.86%	\$750	\$750	0.00%	3.75%
▼	38 WHENUAPAI	AUCKLAND	Townhouse	2	\$760,000	\$750,000	1.33%	\$620	\$630	-1.59%	4.24%
🚩	39 MASSEY	AUCKLAND	Townhouse	2	\$655,000	\$647,000	1.23%	\$580	\$605	-4.14%	4.60%
▲	40 TE ATATU SOUTH	AUCKLAND	House	3	\$865,000	\$854,500	1.22%	\$650	\$670	-2.99%	3.90%
	41 RANDWICK PARK	AUCKLAND	House	3	\$759,000	\$750,000	1.20%	\$650	\$650	0.00%	4.45%
🚩	42 NEW LYNN	AUCKLAND	House	2	\$697,000	\$689,000	1.16%	\$580	\$585	-0.86%	4.32%
▼	43 GLENFIELD	AUCKLAND	House	3	\$958,500	\$950,000	0.89%	\$690	\$690	0.00%	3.74%
▼	44 TORBAY	AUCKLAND	House	4	\$1,250,000	\$1,240,000	0.80%	\$850	\$850	0.00%	3.53%
▼	45 MASSEY	AUCKLAND	townhouse	3	\$835,000	\$828,500	0.78%	\$680	\$700	-2.86%	4.23%
▼	46 RANUI	AUCKLAND	House	3	\$798,000	\$792,000	0.75%	\$640	\$650	-1.54%	4.17%
🚩	47 EDEN TERRACE	AUCKLAND	Unit	2	\$744,500	\$739,500	0.67%	\$645	\$650	-0.77%	4.50%
▼	48 GULF HARBOUR	AUCKLAND	House	3	\$965,000	\$959,000	0.62%	\$700	\$695	0.71%	3.77%
▼	49 FREEMANS BAY	AUCKLAND	Unit	2	\$894,000	\$889,000	0.56%	\$750	\$750	0.00%	4.36%
🚩	50 GREY LYNN	AUCKLAND	House	4	\$2,710,000	\$2,699,000	0.40%	\$1,100	\$1,150	-4.35%	2.11%



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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	OWHATA	BAY OF PLENTY	house	3	\$720,000	\$650,000	10.76%	\$600	\$595	0.84%	4.33%
2	MATUA	BAY OF PLENTY	House	3	\$975,000	\$919,000	6.09%	\$715	\$700	2.14%	3.81%
3	BETHLEHEM	BAY OF PLENTY	house	4	\$1,219,000	\$1,150,000	6.00%	\$850	\$850	0.00%	3.62%
4	WESTERN HEIGHTS	BAY OF PLENTY	House	3	\$499,000	\$479,000	4.17%	\$600	\$585	2.56%	6.25%
5	BELLEVUE	BAY OF PLENTY	house	3	\$725,000	\$699,000	3.71%	\$680	\$660	3.03%	4.87%
6	NGONGOTAHA	BAY OF PLENTY	House	3	\$639,500	\$620,000	3.14%	\$630	\$625	0.80%	5.12%
7	OHAUITI	BAY OF PLENTY	House	4	\$1,125,000	\$1,097,500	2.50%	\$800	\$810	-1.24%	3.69%
8	OTUMOETAI	BAY OF PLENTY	House	3	\$899,000	\$880,000	2.15%	\$700	\$690	1.44%	4.04%
9	PYES PA	BAY OF PLENTY	House	2	\$715,000	\$700,000	2.14%	\$605	\$615	-1.63%	4.40%
10	KAWAHA POINT	BAY OF PLENTY	House	3	\$607,500	\$595,000	2.10%	\$650	\$600	8.33%	5.56%
11	PAPAMOA BEACH	BAY OF PLENTY	House	2	\$727,500	\$715,000	1.74%	\$645	\$600	7.50%	4.61%
12	OWHATA	BAY OF PLENTY	house	4	\$900,000	\$885,000	1.69%	\$770	\$720	6.94%	4.44%
13	PYES PA	BAY OF PLENTY	House	4	\$1,099,500	\$1,085,000	1.33%	\$800	\$800	0.00%	3.78%
14	OHAUITI	BAY OF PLENTY	House	3	\$962,000	\$950,000	1.26%	\$720	\$730	-1.37%	3.89%
15	GLENHOLME	BAY OF PLENTY	House	3	\$703,500	\$699,000	0.64%	\$630	\$650	-3.08%	4.65%
16	PAPAMOA BEACH	BAY OF PLENTY	House	4	\$1,095,000	\$1,092,000	0.27%	\$830	\$830	0.00%	3.94%
17	GREERTON	BAY OF PLENTY	House	3	\$729,000	\$729,000	0.00%	\$670	\$660	1.51%	4.77%
18	GATE PA	BAY OF PLENTY	House	3	\$684,500	\$689,000	-0.66%	\$650	\$650	0.00%	4.93%
19	MANGAKAKAHI	BAY OF PLENTY	house	3	\$535,000	\$539,500	-0.84%	\$600	\$600	0.00%	5.83%
20	GATE PA	BAY OF PLENTY	House	2	\$615,000	\$621,500	-1.05%	\$590	\$570	3.50%	4.98%
21	MAUNGATAPU	BAY OF PLENTY	House	3	\$820,000	\$829,500	-1.15%	\$690	\$690	0.00%	4.37%
22	JUDEA	BAY OF PLENTY	House	3	\$740,000	\$749,000	-1.21%	\$680	\$685	-0.73%	4.77%
23	WELCOME BAY	BAY OF PLENTY	House	3	\$787,000	\$799,000	-1.51%	\$690	\$680	1.47%	4.55%
24	PUKEHANGI	BAY OF PLENTY	House	3	\$590,000	\$600,000	-1.67%	\$620	\$620	0.00%	5.46%
25	PYES PA	BAY OF PLENTY	House	3	\$899,000	\$915,000	-1.75%	\$730	\$730	0.00%	4.22%



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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
▼	26 PARKVALE	BAY OF PLENTY	House	3	\$664,500	\$679,000	-2.14%	\$670	\$645	3.87%	5.24%
▼	27 PAPAMOA BEACH	BAY OF PLENTY	house	3	\$897,000	\$919,000	-2.40%	\$725	\$720	0.69%	4.20%
▼	28 BROOKFIELD	BAY OF PLENTY	House	3	\$779,000	\$798,500	-2.45%	\$690	\$690	0.00%	4.60%
▼	29 GREERTON	BAY OF PLENTY	House	2	\$619,000	\$642,000	-3.59%	\$600	\$600	0.00%	5.04%
▲	30 BETHLEHEM	BAY OF PLENTY	House	3	\$1,040,000	\$1,080,000	-3.71%	\$740	\$730	1.36%	3.70%
▼	31 SUNNYBROOK	BAY OF PLENTY	House	3	\$596,000	\$619,000	-3.72%	\$620	\$615	0.81%	5.40%
▬	32 POIKE	BAY OF PLENTY	House	3	\$729,000	\$759,000	-3.96%	\$720	\$720	0.00%	5.13%
▼	33 TAURANGA SOUTH	BAY OF PLENTY	House	3	\$799,000	\$859,000	-6.99%	\$700	\$700	0.00%	4.55%
▬	34 WELCOME BAY	BAY OF PLENTY	House	4	\$950,000	\$1,024,000	-7.23%	\$760	\$760	0.00%	4.16%
▼	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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Fastest Median Growth 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	PARKLANDS	CANTERBURY	House	3	\$769,000	\$640,000	20.15%	\$600	\$600	0.00%	4.05%
2	WIGRAM	CANTERBURY	House	3	\$825,000	\$734,000	12.39%	\$660	\$650	1.53%	4.16%
3	ST ALBANS	CANTERBURY	Unit	2	\$494,000	\$445,000	11.01%	\$470	\$460	2.17%	4.94%
4	ALLENTON	CANTERBURY	House	3	\$590,000	\$550,000	7.27%	\$500	\$490	2.04%	4.40%
5	REDWOOD	CANTERBURY	House	4	\$835,000	\$779,000	7.18%	\$700	\$670	4.47%	4.35%
6	WOOLSTON	CANTERBURY	House	3	\$579,000	\$550,000	5.27%	\$580	\$565	2.65%	5.20%
7	CASEBROOK	CANTERBURY	House	3	\$908,000	\$864,500	5.03%	\$610	\$620	-1.62%	3.49%
8	AVONHEAD	CANTERBURY	House	4	\$935,000	\$895,000	4.46%	\$700	\$690	1.44%	3.89%
9	SPREYDON	CANTERBURY	House	3	\$657,000	\$630,000	4.28%	\$600	\$595	0.84%	4.74%
10	SOMERFIELD	CANTERBURY	Townhouse	2	\$624,500	\$599,000	4.25%	\$540	\$535	0.93%	4.49%
11	HALSWELL	CANTERBURY	House	4	\$899,500	\$865,000	3.98%	\$740	\$720	2.77%	4.27%
12	MARSHLAND	CANTERBURY	House	4	\$1,015,000	\$979,000	3.67%	\$750	\$750	0.00%	3.84%
13	FENDALTON	CANTERBURY	House	4	\$1,824,500	\$1,760,000	3.66%	\$950	\$950	0.00%	2.70%
14	HOON HAY	CANTERBURY	house	3	\$659,500	\$637,000	3.53%	\$600	\$595	0.84%	4.73%
15	BURWOOD	CANTERBURY	House	3	\$649,000	\$627,000	3.50%	\$600	\$595	0.84%	4.80%
16	WOOLSTON	CANTERBURY	Unit	2	\$449,000	\$434,500	3.33%	\$495	\$450	10.00%	5.73%
17	SYDENHAM	CANTERBURY	Townhouse	3	\$649,000	\$629,000	3.17%	\$595	\$580	2.58%	4.76%
18	ADDINGTON	CANTERBURY	Townhouse	3	\$688,000	\$669,000	2.84%	\$600	\$590	1.69%	4.53%
19	SYDENHAM	CANTERBURY	House	2	\$554,000	\$539,000	2.78%	\$510	\$500	2.00%	4.78%
20	LINWOOD	CANTERBURY	Unit	2	\$399,000	\$389,000	2.57%	\$450	\$450	0.00%	5.86%
21	EDGEWARE	CANTERBURY	Townhouse	2	\$579,000	\$565,000	2.47%	\$525	\$520	0.96%	4.71%
22	NORTH NEW BRIGHTON	CANTERBURY	House	3	\$612,000	\$599,000	2.17%	\$620	\$595	4.20%	5.26%
23	CASEBROOK	CANTERBURY	house	4	\$1,015,000	\$995,000	2.01%	\$705	\$700	0.71%	3.61%
24	RICHMOND	CANTERBURY	Townhouse	2	\$549,000	\$539,000	1.85%	\$500	\$510	-1.97%	4.73%
25	REDWOOD	CANTERBURY	House	3	\$680,000	\$669,000	1.64%	\$595	\$580	2.58%	4.55%



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Fastest Median Growth 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
▲	26 WIGRAM	CANTERBURY	House	4	\$959,000	\$944,000	1.58%	\$760	\$760	0.00%	4.12%
▼	27 SPREYDON	CANTERBURY	Townhouse	2	\$604,000	\$595,000	1.51%	\$535	\$540	-0.93%	4.60%
▼	28 SOMERFIELD	CANTERBURY	house	3	\$750,000	\$739,000	1.48%	\$635	\$615	3.25%	4.40%
▼	29 PAPANUI	CANTERBURY	House	3	\$699,000	\$690,000	1.30%	\$600	\$595	0.84%	4.46%
▲	30 PHILLIPSTOWN	CANTERBURY	Townhouse	2	\$505,000	\$499,000	1.20%	\$500	\$500	0.00%	5.14%
▼	31 BISHOPDALE	CANTERBURY	House	3	\$677,000	\$669,000	1.19%	\$600	\$590	1.69%	4.60%
▼	32 ST ALBANS	CANTERBURY	House	3	\$794,500	\$787,000	0.95%	\$650	\$630	3.17%	4.25%
▲	33 ADDINGTON	CANTERBURY	Townhouse	2	\$579,000	\$575,000	0.69%	\$530	\$530	0.00%	4.75%
▼	34 SPREYDON	CANTERBURY	Townhouse	3	\$739,000	\$735,000	0.54%	\$630	\$640	-1.57%	4.43%
▼	35 HORNBY	CANTERBURY	House	3	\$639,500	\$639,000	0.07%	\$580	\$575	0.86%	4.71%
▼	36 LINWOOD	CANTERBURY	House	2	\$467,000	\$467,000	0.00%	\$475	\$480	-1.05%	5.28%
🚩	37 MERIVALE	CANTERBURY	Townhouse	2	\$699,000	\$699,000	0.00%	\$550	\$560	-1.79%	4.09%
▲	38 ARANUI	CANTERBURY	House	3	\$520,000	\$520,000	0.00%	\$555	\$550	0.90%	5.55%
▲	39 BELFAST	CANTERBURY	House	3	\$749,000	\$749,000	0.00%	\$620	\$615	0.81%	4.30%
▼	40 AVONHEAD	CANTERBURY	House	3	\$749,000	\$749,000	0.00%	\$620	\$600	3.33%	4.30%
▼	41 CHRISTCHURCH CENTRAL	CANTERBURY	Townhouse	3	\$899,000	\$899,000	0.00%	\$645	\$600	7.50%	3.73%
▼	42 WOOLSTON	CANTERBURY	Townhouse	2	\$529,000	\$529,000	0.00%	\$500	\$500	0.00%	4.91%
▼	43 MARSHLAND	CANTERBURY	House	3	\$879,000	\$879,500	-0.06%	\$700	\$680	2.94%	4.14%
▼	44 SHIRLEY	CANTERBURY	House	3	\$604,500	\$607,000	-0.42%	\$575	\$560	2.67%	4.94%
▼	45 HALSWELL	CANTERBURY	House	3	\$815,000	\$819,000	-0.49%	\$660	\$660	0.00%	4.21%
▼	46 ST ALBANS	CANTERBURY	Townhouse	3	\$795,000	\$799,000	-0.51%	\$660	\$650	1.53%	4.31%
▲	47 LINWOOD	CANTERBURY	Townhouse	3	\$615,000	\$619,000	-0.65%	\$595	\$590	0.84%	5.03%
▼	48 BELFAST	CANTERBURY	House	4	\$799,000	\$805,000	-0.75%	\$680	\$670	1.49%	4.42%
🚩	49 WOOLSTON	CANTERBURY	House	2	\$475,000	\$479,000	-0.84%	\$490	\$465	5.37%	5.36%
	50 RICCARTON	CANTERBURY	Unit	2	\$489,000	\$495,000	-1.22%	\$495	\$480	3.12%	5.26%





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Fastest Median Growth Suburbs

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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Fastest Median Growth Suburbs

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


























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Fastest Median Growth 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 KELVIN GROVE	MANAWATU-WANGANUI	House	3	\$695,000	\$600,000	15.83%	\$620	\$600	3.33%	4.63%
	2 TAWHERO	MANAWATU-WANGANUI	House	3	\$569,000	\$499,000	14.02%	\$550	\$550	0.00%	5.02%
	3 CASTLECLIFF	MANAWATU-WANGANUI	House	3	\$425,000	\$399,000	6.51%	\$520	\$520	0.00%	6.36%
	4 AWAPUNI	MANAWATU-WANGANUI	House	4	\$704,000	\$665,000	5.86%	\$660	\$655	0.76%	4.87%
	5 FOXTON BEACH	MANAWATU-WANGANUI	House	2	\$464,500	\$439,000	5.80%	\$465	\$450	3.33%	5.20%
	6 CASTLECLIFF	MANAWATU-WANGANUI	house	2	\$354,000	\$339,000	4.42%	\$450	\$440	2.27%	6.61%
	7 WHANGANUI EAST	MANAWATU-WANGANUI	House	3	\$470,000	\$454,500	3.41%	\$540	\$520	3.84%	5.97%
	8 MILSON	MANAWATU-WANGANUI	House	4	\$799,000	\$774,500	3.16%	\$640	\$650	-1.54%	4.16%
	9 SAINT JOHNS HILL	MANAWATU-WANGANUI	House	3	\$660,000	\$649,000	1.69%	\$600	\$610	-1.64%	4.72%
	10 SPRINGVALE	MANAWATU-WANGANUI	House	3	\$599,000	\$589,000	1.69%	\$580	\$570	1.75%	5.03%
	11 ARAMOHO	MANAWATU-WANGANUI	House	3	\$469,000	\$464,000	1.07%	\$520	\$500	4.00%	5.76%
	12 HOKOWHITU	MANAWATU-WANGANUI	House	3	\$699,000	\$692,500	0.93%	\$600	\$600	0.00%	4.46%
	13 WHANGANUI EAST	MANAWATU-WANGANUI	House	2	\$397,000	\$395,000	0.50%	\$450	\$450	0.00%	5.89%
	14 AWAPUNI	MANAWATU-WANGANUI	House	3	\$575,000	\$575,000	0.00%	\$590	\$590	0.00%	5.33%
	15 GONVILLE	MANAWATU-WANGANUI	House	3	\$449,000	\$449,000	0.00%	\$540	\$520	3.84%	6.25%
	16 TERRACE END	MANAWATU-WANGANUI	House	3	\$599,500	\$602,000	-0.42%	\$595	\$580	2.58%	5.16%
	17 ROSLYN	MANAWATU-WANGANUI	House	3	\$525,000	\$530,000	-0.95%	\$570	\$580	-1.73%	5.64%
	18 TAKARO	MANAWATU-WANGANUI	House	3	\$557,000	\$564,000	-1.25%	\$595	\$590	0.84%	5.55%
	19 MILSON	MANAWATU-WANGANUI	House	3	\$579,000	\$587,000	-1.37%	\$590	\$580	1.72%	5.29%
	20 CLOVERLEA	MANAWATU-WANGANUI	House	3	\$549,000	\$559,000	-1.79%	\$590	\$595	-0.85%	5.58%
	21 FOXTON BEACH	MANAWATU-WANGANUI	House	3	\$575,000	\$589,000	-2.38%	\$540	\$500	8.00%	4.88%
	22 KELVIN GROVE	MANAWATU-WANGANUI	House	4	\$849,000	\$879,500	-3.47%	\$735	\$750	-2.00%	4.50%
	23 WESTBROOK	MANAWATU-WANGANUI	House	3	\$519,500	\$539,000	-3.62%	\$570	\$580	-1.73%	5.70%
	24 TERRACE END	MANAWATU-WANGANUI	House	4	\$689,000	\$719,000	-4.18%	\$650	\$670	-2.99%	4.90%
	25 FITZHERBERT	MANAWATU-WANGANUI	House	4	\$875,000	\$919,000	-4.79%	\$790	\$790	0.00%	4.69%



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Fastest Median Growth 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
26	HIGHBURY	MANAWATU-WANGANUI	House	3	\$522,500	\$549,500	-4.92%	\$570	\$580	-1.73%	5.67%
27	HOKOWHITU	MANAWATU-WANGANUI	House	4	\$830,000	\$892,500	-7.01%	\$670	\$650	3.07%	4.19%
28	WEST END	MANAWATU-WANGANUI	House	3	\$594,000	\$650,000	-8.62%	\$600	\$600	0.00%	5.25%
29	GONVILLE	MANAWATU-WANGANUI	House	4	\$485,000	\$539,500	-10.11%	\$600	\$585	2.56%	6.43%



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Fastest Median Growth 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 WITHERLEA	MARLBOROUGH	House	3	\$675,000	\$652,000	3.52%	\$615	\$600	2.50%	4.73%
	2 REDWOODTOWN	MARLBOROUGH	House	3	\$630,000	\$635,000	-0.79%	\$590	\$590	0.00%	4.86%
	3 SPRINGLANDS	MARLBOROUGH	House	3	\$780,000	\$799,000	-2.38%	\$635	\$610	4.09%	4.23%



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











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










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Fastest Median Growth 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 FRANKTON	OTAGO	Unit	Studio & 1	\$435,000	\$287,500	51.30%	\$565	\$550	2.72%	6.75%
	2 MORNINGTON	OTAGO	house	3	\$590,000	\$530,000	11.32%	\$550	\$570	-3.51%	4.84%
	3 SAINT CLAIR	OTAGO	House	3	\$795,000	\$749,000	6.14%	\$680	\$680	0.00%	4.44%
	4 NORTH EAST VALLEY	OTAGO	House	3	\$520,000	\$499,000	4.20%	\$550	\$540	1.85%	5.50%
	5 FRANKTON	OTAGO	Unit	2	\$765,000	\$739,000	3.51%	\$750	\$750	0.00%	5.09%
	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 SOUTH DUNEDIN	OTAGO	House	3	\$409,500	\$469,000	-12.69%	\$550	\$550	0.00%	6.98%
	9 SOUTH DUNEDIN	OTAGO	house	2	\$364,000	\$437,500	-16.80%	\$500	\$485	3.09%	7.14%



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Fastest Median Growth Suburbs

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











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



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Fastest Median Growth 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
▲	1 HAMILTON EAST	WAIKATO	House	2	\$637,000	\$579,000	10.01%	\$520	\$500	4.00%	4.24%
▼	2 FITZROY	WAIKATO	House	3	\$759,000	\$712,000	6.60%	\$630	\$620	1.61%	4.31%
	3 RICHMOND HEIGHTS	WAIKATO	House	3	\$795,000	\$749,000	6.14%	\$650	\$650	0.00%	4.25%
▲	4 HAMILTON EAST	WAIKATO	House	4	\$849,000	\$812,500	4.49%	\$665	\$655	1.52%	4.07%
▼	5 FAIRFIELD	WAIKATO	House	2	\$599,000	\$575,000	4.17%	\$540	\$520	3.84%	4.68%
▲	6 FLAGSTAFF	WAIKATO	House	5	\$1,379,000	\$1,324,000	4.15%	\$860	\$850	1.17%	3.24%
▲	7 NAWTON	WAIKATO	House	4	\$759,000	\$729,500	4.04%	\$650	\$635	2.36%	4.45%
▲	8 HILLTOP	WAIKATO	House	3	\$789,000	\$759,000	3.95%	\$680	\$665	2.25%	4.48%
▼	9 NUKUHAU	WAIKATO	House	3	\$829,000	\$798,000	3.88%	\$680	\$680	0.00%	4.26%
▼	10 WHAREWAKA	WAIKATO	House	3	\$1,000,000	\$969,000	3.19%	\$750	\$750	0.00%	3.90%
■	11 FRANKTON	WAIKATO	unit	2	\$515,000	\$504,000	2.18%	\$500	\$495	1.01%	5.04%
▲	12 ENDERLEY	WAIKATO	House	3	\$632,000	\$620,000	1.93%	\$590	\$570	3.50%	4.85%
▲	13 DINSDALE	WAIKATO	House	2	\$599,000	\$589,000	1.69%	\$540	\$520	3.84%	4.68%
■	14 FRANKTON	WAIKATO	House	3	\$639,000	\$629,000	1.58%	\$580	\$570	1.75%	4.71%
▼	15 NAWTON	WAIKATO	House	3	\$639,000	\$629,000	1.58%	\$575	\$570	0.87%	4.67%
▲	16 MAEROA	WAIKATO	House	3	\$679,000	\$674,000	0.74%	\$600	\$595	0.84%	4.59%
▲	17 DINSDALE	WAIKATO	House	4	\$796,500	\$792,000	0.56%	\$680	\$680	0.00%	4.43%
▲	18 PUKETE	WAIKATO	House	3	\$748,000	\$744,000	0.53%	\$630	\$625	0.80%	4.37%
▲	19 CHARTWELL	WAIKATO	House	3	\$879,000	\$878,500	0.05%	\$630	\$630	0.00%	3.72%
▼	20 GLENVIEW	WAIKATO	House	3	\$729,000	\$729,000	0.00%	\$620	\$620	0.00%	4.42%
	21 HAMILTON EAST	WAIKATO	Unit	2	\$497,000	\$497,000	0.00%	\$470	\$450	4.44%	4.91%
▼	22 KIHIKIHI	WAIKATO	House	3	\$737,000	\$737,000	0.00%	\$620	\$620	0.00%	4.37%
▲	23 FRANKTON	WAIKATO	House	2	\$515,000	\$517,000	-0.39%	\$510	\$510	0.00%	5.14%
▲	24 FAIRVIEW DOWNS	WAIKATO	House	3	\$765,000	\$770,000	-0.65%	\$600	\$600	0.00%	4.07%
▲	25 FOREST LAKE	WAIKATO	House	3	\$724,000	\$729,000	-0.69%	\$630	\$600	5.00%	4.52%



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Fastest Median Growth 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 BADER	WAIKATO	house	3	\$579,500	\$584,000	-0.78%	\$550	\$560	-1.79%	4.93%
▼	27 FAIRFIELD	WAIKATO	House	3	\$679,000	\$685,000	-0.88%	\$590	\$590	0.00%	4.51%
▼	28 ROTOTUNA	WAIKATO	House	4	\$1,029,000	\$1,039,000	-0.97%	\$760	\$760	0.00%	3.84%
▲	29 CHARTWELL	WAIKATO	house	4	\$979,000	\$989,000	-1.02%	\$735	\$740	-0.68%	3.90%
▼	30 DINSDALE	WAIKATO	House	3	\$709,000	\$717,000	-1.12%	\$600	\$590	1.69%	4.40%
▼	31 ROTOTUNA	WAIKATO	House	3	\$889,000	\$899,000	-1.12%	\$680	\$660	3.03%	3.97%
▼	32 CLAUDELANDS	WAIKATO	House	3	\$749,000	\$759,000	-1.32%	\$600	\$595	0.84%	4.16%
▼	33 SAINT ANDREWS	WAIKATO	House	3	\$739,000	\$749,000	-1.34%	\$610	\$605	0.82%	4.29%
▼	34 FLAGSTAFF	WAIKATO	house	4	\$1,142,000	\$1,159,000	-1.47%	\$780	\$770	1.29%	3.55%
	35 MELVILLE	WAIKATO	House	2	\$519,000	\$529,000	-1.90%	\$520	\$520	0.00%	5.21%
▼	36 HAMILTON EAST	WAIKATO	house	3	\$699,000	\$714,000	-2.11%	\$600	\$590	1.69%	4.46%
▼	37 MELVILLE	WAIKATO	House	3	\$669,000	\$685,000	-2.34%	\$580	\$580	0.00%	4.50%
▲	38 HUNTINGTON	WAIKATO	House	4	\$1,024,000	\$1,049,000	-2.39%	\$770	\$760	1.31%	3.91%
	39 ENDERLEY	WAIKATO	House	2	\$549,000	\$565,000	-2.84%	\$520	\$525	-0.96%	4.92%
▼	40 NAWTON	WAIKATO	House	2	\$549,000	\$569,000	-3.52%	\$520	\$525	-0.96%	4.92%
▼	41 FLAGSTAFF	WAIKATO	House	3	\$836,000	\$871,500	-4.08%	\$675	\$660	2.27%	4.19%
▼	42 GLENVIEW	WAIKATO	House	4	\$819,000	\$857,000	-4.44%	\$700	\$680	2.94%	4.44%
▼	43 PUKETE	WAIKATO	House	4	\$849,000	\$889,000	-4.50%	\$700	\$695	0.71%	4.28%
▼	44 HILLCREST	WAIKATO	House	3	\$679,000	\$729,000	-6.86%	\$600	\$585	2.56%	4.59%
▼	45 SAINT ANDREWS	WAIKATO	House	4	\$849,000	\$923,000	-8.02%	\$695	\$685	1.45%	4.25%
▼	46 BEERESCOURT	WAIKATO	House	3	\$709,500	\$779,000	-8.93%	\$600	\$595	0.84%	4.39%
▼	47 HAMILTON LAKE	WAIKATO	House	3	\$734,000	\$809,000	-9.28%	\$650	\$650	0.00%	4.60%
	48 FAIRFIELD	WAIKATO	House	4	\$779,000	\$879,000	-11.38%	\$680	\$675	0.74%	4.53%



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Fastest Median Growth 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	WELLINGTON CENTRAL	Unit	2	\$595,000	\$515,000	15.53%	\$600	\$630	-4.77%	5.24%
▲	2	WHITBY	House	4	\$1,021,500	\$944,500	8.15%	\$830	\$850	-2.36%	4.22%
▲	3	RAUMATI BEACH	House	3	\$870,000	\$810,000	7.40%	\$650	\$650	0.00%	3.88%
▼	4	RAUMATI SOUTH	House	3	\$829,000	\$775,000	6.96%	\$650	\$670	-2.99%	4.07%
▲	5	KHANDALLAH	House	3	\$1,060,000	\$994,000	6.63%	\$750	\$785	-4.46%	3.67%
	6	WAIKANAE BEACH	house	3	\$849,000	\$800,000	6.12%	\$655	\$660	-0.76%	4.01%
▼	7	OTAKI BEACH	House	3	\$675,000	\$640,000	5.46%	\$595	\$585	1.70%	4.58%
	8	JOHNSONVILLE	house	4	\$899,000	\$869,000	3.45%	\$800	\$820	-2.44%	4.62%
	9	SILVERSTREAM	House	3	\$825,000	\$799,000	3.25%	\$700	\$715	-2.10%	4.41%
▲	10	TOTARA PARK	House	3	\$699,000	\$679,000	2.94%	\$660	\$695	-5.04%	4.90%
▼	11	ELDERSLEA	House	3	\$719,000	\$699,000	2.86%	\$680	\$695	-2.16%	4.91%
▲	12	HATAITAI	House	3	\$1,022,500	\$995,000	2.76%	\$750	\$775	-3.23%	3.81%
▼	13	NEWLANDS	House	4	\$868,000	\$845,000	2.72%	\$790	\$850	-7.06%	4.73%
▼	14	CHURTON PARK	House	5	\$1,325,000	\$1,300,000	1.92%	\$1,100	\$1,100	0.00%	4.31%
▼	15	TITAH BAY	House	3	\$699,000	\$695,000	0.57%	\$650	\$650	0.00%	4.83%
▼	16	WHITBY	House	3	\$849,000	\$845,000	0.47%	\$740	\$745	-0.68%	4.53%
▼	17	THORNDON	Unit	2	\$495,000	\$495,000	0.00%	\$650	\$680	-4.42%	6.82%
▼	18	WAINUIOMATA	House	3	\$629,000	\$630,000	-0.16%	\$650	\$650	0.00%	5.37%
▬	19	ISLAND BAY	House	3	\$966,000	\$972,000	-0.62%	\$775	\$800	-3.13%	4.17%
▲	20	WAIWHETU	House	3	\$769,000	\$775,000	-0.78%	\$680	\$700	-2.86%	4.59%
▲	21	TAWA	House	4	\$885,000	\$895,000	-1.12%	\$795	\$805	-1.25%	4.67%
	22	BROOKLYN	House	4	\$1,180,000	\$1,195,000	-1.26%	\$900	\$890	1.12%	3.96%
▼	23	NGAIO	House	3	\$895,000	\$907,500	-1.38%	\$730	\$760	-3.95%	4.24%
▬	24	WALLACEVILLE	house	4	\$939,000	\$954,500	-1.63%	\$840	\$860	-2.33%	4.65%
▼	25	NAENAE	House	3	\$649,000	\$665,000	-2.41%	\$650	\$650	0.00%	5.20%



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Fastest Median Growth 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	CHURTON PARK	WELLINGTON	House	4	\$1,195,000	\$1,230,000	-2.85%	\$895	\$950	-5.79%	3.89%
▼	27	PETONE	WELLINGTON	House	3	\$829,000	\$854,000	-2.93%	\$725	\$755	-3.98%	4.54%
▼	28	STOKES VALLEY	WELLINGTON	House	3	\$639,000	\$659,000	-3.04%	\$650	\$675	-3.71%	5.28%
▲	29	TAWA	WELLINGTON	house	3	\$750,000	\$775,000	-3.23%	\$680	\$690	-1.45%	4.71%
▼	30	PARAPARAUMU BEACH	WELLINGTON	House	3	\$840,000	\$875,000	-4.00%	\$650	\$660	-1.52%	4.02%
▼	31	WALLACEVILLE	WELLINGTON	Townhouse	2	\$590,000	\$615,000	-4.07%	\$600	\$620	-3.23%	5.28%
▼	32	KARORI	WELLINGTON	House	4	\$1,125,000	\$1,175,000	-4.26%	\$890	\$900	-1.12%	4.11%
▲	33	NEWLANDS	WELLINGTON	House	3	\$757,500	\$792,500	-4.42%	\$675	\$695	-2.88%	4.63%
▼	34	WALLACEVILLE	WELLINGTON	House	3	\$849,000	\$889,000	-4.50%	\$730	\$735	-0.69%	4.47%
▼	35	JOHNSONVILLE	WELLINGTON	House	3	\$757,500	\$795,000	-4.72%	\$680	\$700	-2.86%	4.66%
▬	36	KARORI	WELLINGTON	house	3	\$850,000	\$895,000	-5.03%	\$700	\$745	-6.05%	4.28%
▲	37	TRENTHAM	WELLINGTON	House	4	\$799,000	\$849,000	-5.89%	\$765	\$795	-3.78%	4.97%
▼	38	WALLACEVILLE	WELLINGTON	Townhouse	3	\$699,000	\$744,000	-6.05%	\$700	\$725	-3.45%	5.20%
▲	39	WAINUIOMATA	WELLINGTON	Townhouse	2	\$529,000	\$565,000	-6.38%	\$580	\$610	-4.92%	5.70%
▲	40	STOKES VALLEY	WELLINGTON	House	4	\$709,500	\$760,000	-6.65%	\$720	\$750	-4.00%	5.27%
▼	41	TRENTHAM	WELLINGTON	House	2	\$539,000	\$579,000	-6.91%	\$525	\$550	-4.55%	5.06%
▲	42	AOTEA	WELLINGTON	House	4	\$1,140,000	\$1,225,000	-6.94%	\$900	\$900	0.00%	4.10%
▼	43	MOUNT COOK	WELLINGTON	Unit	2	\$575,000	\$620,000	-7.26%	\$600	\$650	-7.70%	5.42%
▼	44	TRENTHAM	WELLINGTON	House	3	\$699,000	\$754,500	-7.36%	\$695	\$700	-0.72%	5.17%
▲	45	TE ARO	WELLINGTON	Unit	Studio & 1	\$479,500	\$520,000	-7.79%	\$470	\$495	-5.06%	5.09%
▼	46	EASTBOURNE	WELLINGTON	House	3	\$887,500	\$974,500	-8.93%	\$775	\$795	-2.52%	4.54%
▼	47	WAINUIOMATA	WELLINGTON	House	2	\$524,000	\$579,000	-9.50%	\$540	\$550	-1.82%	5.35%
▼	48	AVALON	WELLINGTON	House	3	\$782,000	\$865,000	-9.60%	\$670	\$695	-3.60%	4.45%
▲	49	BROOKLYN	WELLINGTON	House	3	\$875,000	\$970,000	-9.80%	\$750	\$750	0.00%	4.45%
🚩	50	WAINUIOMATA	WELLINGTON	House	4	\$692,000	\$769,000	-10.02%	\$720	\$750	-4.00%	5.41%



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