



News Release

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LITTLE CHANGE IN RESIDENTIAL PROPERTY MARKET

Despite pending tax changes and the anticipated rise in the Reserve Bank OCR there was no real reduction in residential property prices or the number of sales in May, according to figures released today by the Real Estate Institute of New Zealand (REINZ).

The median residential property price eased back to \$350,000 in May from \$356,000 in April and sales of 5,206 were only one down on the 5,207 residential properties sold in April even though the winter is usually a quieter period for the real estate market.

“It is good to see the market retain its strength and prices stay stable during a period when some buyers would have been concerned about potential tax and interest rate changes,” says Real Estate Institute of New Zealand President Peter McDonald.

“While slightly down on the April figure and the March median of \$360,000, the May median is still 3.7 per cent up on the median price of \$337,500 in the same month in 2009, so we are still not seeing any significant fall in property values,” says Mr McDonald. “With tax changes and interest rates now settled, property investors are already talking about returning to the market to cater for the growing demand for domestic rentals.”

“Nationally the number of median days to sell increased from 40 to 43 but varied across the country from as high as 67 in Central Otago Lakes down to just 35 days in Southland,” he says.

The total value of residential sales, including sections, in New Zealand in May was \$2.27 billion, an increase on the April total of \$2.24 billion. The breakdown of the values of the properties was 195 for \$1 million plus, 601 for \$600,000 - \$999,999, 1311 for \$400,000 - \$599,999 and 3099 under \$400,000. While changes in the median price vary across the country and there were falls in some areas, in 10 out of the 12 districts the increases in the median price ranged from 1 up to 10 per cent when compared with the same month last year.

Auckland residential sales, including sections, accounted for \$1,082 million of total sales in May. Sales in Canterbury/Westland and Wellington were the next greatest at \$260 m and \$240 m respectively.

“While there has been some decline in turnover from the boom times of a couple years ago, during the past year nearly 67,000 homes were sold for a total of almost \$27.5 billion so the real estate market is still very healthy,” says Mr McDonald

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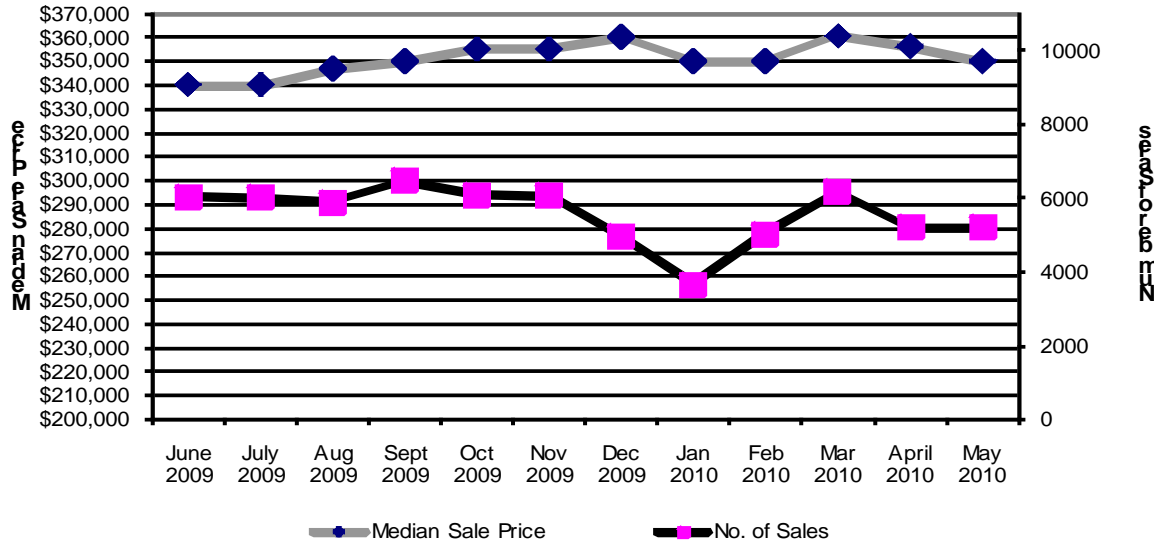
For more real estate information and market trends data, visit www.reinz.co.nz. For New Zealand's most comprehensive range of listings for residential, lifestyle, rural, commercial, investment and rental properties, visit www.realestate.co.nz - REINZ's official property directory website.

Explanatory Note:

The monthly REINZ residential sales reports remain the most contemporary and up-to-date statistics on house prices and sales in New Zealand. They are based on actual sales reported by real estate agents. These sales are taken as of the date that a transaction becomes unconditional and includes sales as of 5:00pm on the last business day of the month.

Other surveys of the residential property market are based on information from Territorial Authorities regarding settlement and the receipt of documents by the Authority from a solicitor. As such, this information involves a lag of four to six weeks before the sale is recorded by the Territorial Authority.

National Sale Trends to May 2010



Residential Highlights – May 2010

Northland

The number of Northland houses sold in May decreased to 143 from 156 in April (May 2009: 177). At \$325,000 the median price is up on the April median of \$320,250 (May 2009: \$306,500).

In the Whangarei County the median price was up at \$390,000 compared with \$380,000 in April (May 2009: \$413,500) and 41 houses sold, up on April's sales of 25 and May 2009's 28.

Sales in Whangarei City decreased to 61 houses in May, from the 88 sold in April and the 95 sales in May 2009. The median price was down at \$280,000 (April: \$292,025; May 2009: \$289,000).

Auckland

The median house price fell back in Auckland in May from \$470,000 in April to \$455,000 (May 2009: \$450,000). 1,887 total sales were up on the 1,768 sales in April (May 2009: 2,114).

The median sale price for a North Shore City home rose to \$550,000 from \$540,000 in April (May 2009: \$505,500). Sales totalled 353, up on the 325 houses sold in April. (May 2009: 424).

Sales volume was up in Waitakere City in May at 238 compared with 207 sold in April (May 2009: 265). The median price increased to \$400,500 from \$394,000 in April (May 2009: \$357,500).

The median price for an Auckland City house increased slightly to \$520,000 in May (April 2010: \$518,000; May 2009: \$519,750). 675 houses were sold in May, an increase on the 671 sales in April but a decrease on the 726 in May 2009.

In Manukau City sales increased to 363 from the 321 sold in April (May 2009: 405). The median price rose from \$432,000 in April to \$438,000 in May (May 2009: \$450,000).

The number of sales in Papakura was steady at 54 in May (April 2010: 54; May 2009: 62). The median price dropped to \$306,500 in May from \$337,500 in April (May 2009: \$331,000).

The median price for a Metropolitan Auckland house decreased to \$465,000 in May from \$475,000 in April (May 2009: \$465,000). A sales volume of 1,683 was an increase on the 1,578 houses sold in April (May 2009: 1,882).

Sales in the Rodney District were up at 99 compared with 94 in April 2010 (May 2009: 121). At \$440,000 the median price was down on the \$490,000 in April (May 2009: \$410,000).

The median price for a Franklin District home dipped to \$362,000 from \$378,000 in April (May 2009: \$370,000). With 56 houses sold, sales were up on the 46 sold in April (May 2009: 69).

In Thames/Coromandel 49 homes sold in May, down one on the 50 sales in April (May 2009: 42). The median price decreased to \$385,000 from \$392,500 in April (May 2009: \$377,500).

The median price for an Outer Auckland home was down at \$411,250 compared with \$430,000 in April (May 2009: \$380,000). Sales volume increased to 204 from 190 houses sold in April (May 2009: 232).

Waikato/Bay of Plenty/Gisborne

The median price for a house in the Waikato/Bay of Plenty/Gisborne district declined from \$315,000 in April to \$307,000 in May (May 2009: \$312,000). Altogether 681 houses were sold in the district, a decrease on the 739 sold in April and also down on the 897 sold in May 2009.

In Waikato Country 124 houses were sold, down on the 162 in April and the 164 sales in May last year. At \$230,000 the median value was also down on the April median of \$255,000 (May 2009: \$264,500).

The median price for a Hamilton City house rose from \$334,000 in April to \$337,500 in May (May 2009: \$330,500). Sales volume was down two at 164 compared with the 166 sold in April. 221 houses sold in May 2009.

Sales volumes rose in Western Bay of Plenty Country with 47 houses sold, up the 44 sold in April (May 2009: 46). The median price decreased to \$387,000 from \$392,500 in April (May 2009: \$366,000).

The median price for a house in Mt Maunganui/Papamoa decreased to \$390,000 from \$412,500 in April (May 2009: \$399,000). Sales were down at 57 compared with 70 houses sold in April (May 2009: 78).

In Tauranga 97 houses sold last month, the same as the number of sales April (May 2009: 113). The median price was dropped \$30,000 on the April median to \$340,000 (May 2009: \$335,000).

Rotorua's median price rose from \$230,000 in April to \$246,500 in May, also up on the May 2009 median price of \$239,000. 70 houses sold, up on the 63 sales in April but down on the 94 sales in May 2009.

In Taupo there were 41 sales in May, up on the 37 houses sold in April (May 2009: 43). The median price rose to \$348,000 from \$335,000 in April (May 2009: \$340,000).

The median price for King Country residential properties rose to \$125,000 from \$122,500 in April but is still less than the May 2009 median of \$195,000. Sales dropped to 9, down on the 16 sold in April and the 11 sold in May 2009.

The median price for a Gisborne City home climbed to \$256,500 from \$215,500 in April (May 2009: \$231,500). Sales volume was down at 32 compared with 35 in April (May 2009: 64).

The median price for a house in Eastern Bay of Plenty Country dipped to \$228,500 from \$308,000 in April. (May 2009: \$295,000). Houses sold totalled 38, down on the 48 sold in April (May 2009: 61).

Hawkes Bay

The number of residential property transactions in April rose to 181 last month, up on the 163 sold in April but down on the May 2009 total of 230. The median price was relatively steady at \$276,000 compared with \$275,500 in April and also above the May 2009 median of \$259,750.

The median price for a house in Napier City fell from \$303,424 in April to \$283,750 in May (May 2009: \$302,250). Sales last month totalled 94 houses, up on the 81 houses sold in April (May 2009: 92).

In Hastings City the median price dropped to \$260,500 from \$275,500 in April (May 2009: \$259,750). The number of Hastings City homes sold were down one from April at 54 (May 2009: 92).

There was an increase in the Hawkes Bay Country median price to \$332,500 from \$240,000 in April (May 2009: \$150,000). 14 residential properties were sold, up on the 7 in April (May 2009: 17).

Manawatu/Wanganui

The median price continued to ease back from \$231,500 in March and \$230,000 in April to \$225,000 in May, but is still up on the May 2009 median of \$220,000. Sales at 233 were up on the 212 houses sold in April (May 2009: 324).

At \$250,000 the median sale price for a house in Palmerston North City was a decrease on \$280,250 in April (May 2009: \$257,500). At 115, sales were up on the 94 houses sold in April (May 2009: 148).

Sales volume increased one to 23 in Manawatu Country from 22 in April (May 2009: 21). The median price dropped to \$195,000 in May from \$221,000 in April (May 2009: \$185,000).

A decrease in the median sale price was recorded in Manawatu from \$245,000 in April to \$230,000 in May month (May 2009: \$230,000). At 183 the number of sales was up on the previous month when 165 were sold (May 2009: 256).

In Wanganui City 31 houses sold in May, down on the 35 sold in April (May 2009: 41). The median price was steady at \$200,000 (May 2009: \$160,000).

The median sale price in Wanganui further decreased from \$195,000 in March and \$189,000 in April to \$185,000 in May (May 2009: \$180,000). At 50, sales were up on the 47 houses sold in April (May 2009: 68).

Taranaki

The median house price in Taranaki decreased to \$275,000 from the \$280,000 in April (May 2010: \$261,000). Across the district 167 houses sold, up on the 156 sales in April (May 2009: 197).

In the Taranaki Country area May sales totalled 23, down on the 25 sold in May and the 29 sold in May 2009. The median price dipped to \$232,000 in May from \$257,000 in April (May 2009: \$205,000).

The median sale price for a New Plymouth City house fell to \$310,000 in May from \$320,000 in April (May 2009: \$310,000). At 85 the number of sales was up on the 83 sold in April but down on the 91 in May 2009.

Wellington

In the Wellington district the median price fell from \$390,000 in April to \$385,000 in May but is still up on the May 2009 median of \$380,000. The number of sales was 548 compared with 623 in April and (May 2009: 673).

In the Wairarapa 55 sales were recorded, one up on the 54 residential properties sold in April (May 2009: 76). The median price dropped to \$240,000 from \$261,500 in April (May 2009: \$247,500).

The median price for an Upper Hutt house decreased from \$315,000 in April to \$296,500 last month (May 2009: \$320,000). 44 houses were sold, down on the 57 sold in April (May 2009: 51).

The median price for a Hutt Valley house rose again to \$383,500 last month from \$368,000 in April (May 2009: \$345,000). In May sales totalled 106, down on the 130 sold in April (May 2009: 124).

For a house in Otaki/Paekakariki the median price decreased to \$345,000 from \$355,000 in April (May 2009: \$315,000). The number of properties sold decreased to 82 from 92 in April (May 2009: 92).

The median price in Pukerua Bay/Tawa increased from \$372,750 April to \$375,000 last month (May 2009: \$370,000). Sales were 60 compared with 58 in April and 77 in May 2009.

Sale numbers in Central Wellington declined to 42 from 48 in April and 58 in March (May 2009: 52). And the median price dropped to \$429,000 from \$439,250 in April (May 2009: \$405,500).

Nelson/Marlborough

The median price for a Nelson/Marlborough home decreased to \$330,000 in May from April's \$339,500 (May 2009: \$330,250). At 230, residential sales were up on the 206 in April but down on the 252 in May last year.

Sales in Nelson City increased to 88 from the 78 houses sold in April (May 2009: 91). But the median price decreased to \$323,500 from \$355,000 in April (May 2009: \$340,000).

The May median price of \$350,500 for a Nelson Council Zone house is down on the April median of \$367,000 (May 2009: \$346,250). Sales increased from 131 in April to 158 last month (May 2009: 154).

72 houses sold in Marlborough zone in May, down on the 75 in April and the 98 in the same month last year. The median price increased from \$285,000 in April to \$306,000 in May (May 2009: \$297,000).

Canterbury/Westland

At \$303,750 the median price in the Canterbury/Westland district is down on the April median of \$310,000 but a rise on the same month last year (May 2009: \$285,000). From 742 in April, sales declined to 726 last month (May 2009: 955).

The median price for a house in Christchurch City decreased to \$323,750 from \$330,000 in April (May 2009: \$306,000). Sales were down to 492 from 511 in April (May 2009: 609).

The median price for a home in Rangiora dipped from \$304,775 in April to \$277,500 in May (May 2009: \$271,000). Sales were up to 30 compared with 24 residential properties sold in April (May 2009: 50).

The median price for a North Canterbury house declined from \$297,250 in April to \$240,000 last month (May 2009: \$289,500). 17 sold in May, down one on 18 sold in April (May 2009: 26).

The median price for a Canterbury Country home fell to \$371,250 from \$387,500 in April (May 2009: \$327,500). Sales were up with 42 houses sold compared with the 34 sold in April (May 2009: 50).

The median price of houses sold in Mid-Canterbury increased to \$260,000 from \$240,000 in April (May 2009: \$270,000). And the number of houses sold increased from 25 in April to 31 sales last month (May 2009: 51)

The median price for Timaru dropped to \$210,000 from \$244,000 in April (May 2009: \$186,000). With 39 properties sold the sales volume in Timaru was down on the 59 sold in April (May 2009: 59).

The median price for a house on the West Coast decreased to \$170,000 from \$225,000 in April (May 2009: \$215,000). Sales totalled 29, down one on the 30 houses sold in April (May 2009: 29).

In Outer Canterbury 234 houses sold last month, up on the 231 sales in April (May 2009: 346). At \$255,000 the median price was down on the April figure of \$265,000 (May 2009: \$255,000).

Central Otago Lakes

From April's \$429,500, the median price for property in Central Otago Lakes district rose to \$432,000 in May (May 2009: \$427,500). Central Otago Lakes house sales totalled 67 in May, down on the April total of 100 (May 2009: 84).

The median price for a house in Central Otago decreased from \$370,000 in April to \$355,000 in May (May 2009: \$399,000). 44 sales were recorded, down on the 53 sold in April (May 2009: 39).

In Queenstown the median price has risen to \$570,000 from \$450,000 in April and the May median last year of \$500,000. 23 properties sold, down on the 47 sold in April and on the 45 in the same month last year.

Otago

In the Otago district the median price eased back from \$235,500 in April to \$230,000 in May but was still up on the May 2009 median of \$220,000. Across the district 207 houses sold in May, down slightly on the 209 sales in April (May 2009: 215).

In North Otago the median sale price rose to \$222,000 from \$170,000 in April and was also up on the May 2009 median of \$190,000. At 25, sales were also up compared with the 23 in April (May 2009: 35).

The median price in Dunedin City eased to \$241,250 from \$248,000 in April but was up on the May 2009 median of \$235,000. Sales were down at 154 compared with 175 houses sold in April (May 2009: 164).

The number of sales in South Otago increased to 23 from 9 in April but the median price decreased to \$142,500 from \$165,000 in April (May 2009: \$115,000; 13 sales).

Southland

Southland saw a rise from \$185,000 in April to \$197,000 in May (May 2009: \$180,000). Sales volumes were also up at 136 compared with 133 houses sold in April (May 2009: 173).

The Invercargill May median price of \$210,000 is up on the April median of \$199,000 and the May 2009 median \$181,000. At 97, sales are up on the 85 sold in April (May 2009: 138).

The median price for a house in Gore decreased from \$155,100 in April to \$140,000 in May which is also down on the median a year ago of \$170,000. 23 houses were sold during the month, down on the 28 sold in April (May 2009: 18).