

Monthly Property Update

January 2019

The homes.co.nz Monthly Property Update is generated using homes.co.nz's January 2019 HomesEstimates, providing an up-to-date perspective on house values around New Zealand.

	Median HomesEstimate	First Homes Buyers HomesEstimate
Auckland	\$909k ▼ -1.1% p.a.	\$696k ▲ 0.5% p.a.
Tauranga	\$596k ▲ 2.9% p.a.	\$480k ▲ 3.3% p.a.
Hamilton	\$541k ▲ 5.0% p.a.	\$440k ▲ 4.6% p.a.
Wellington	\$740k ▲ 9.4% p.a.	\$586k ▲ 10.3% p.a.
Christchurch	\$438k ▲ 1.1% p.a.	\$350k ▲ 0.7% p.a.
Dunedin	\$402k ▲ 12.0% p.a.	\$322k ▲ 12.4% p.a.

Did you know?

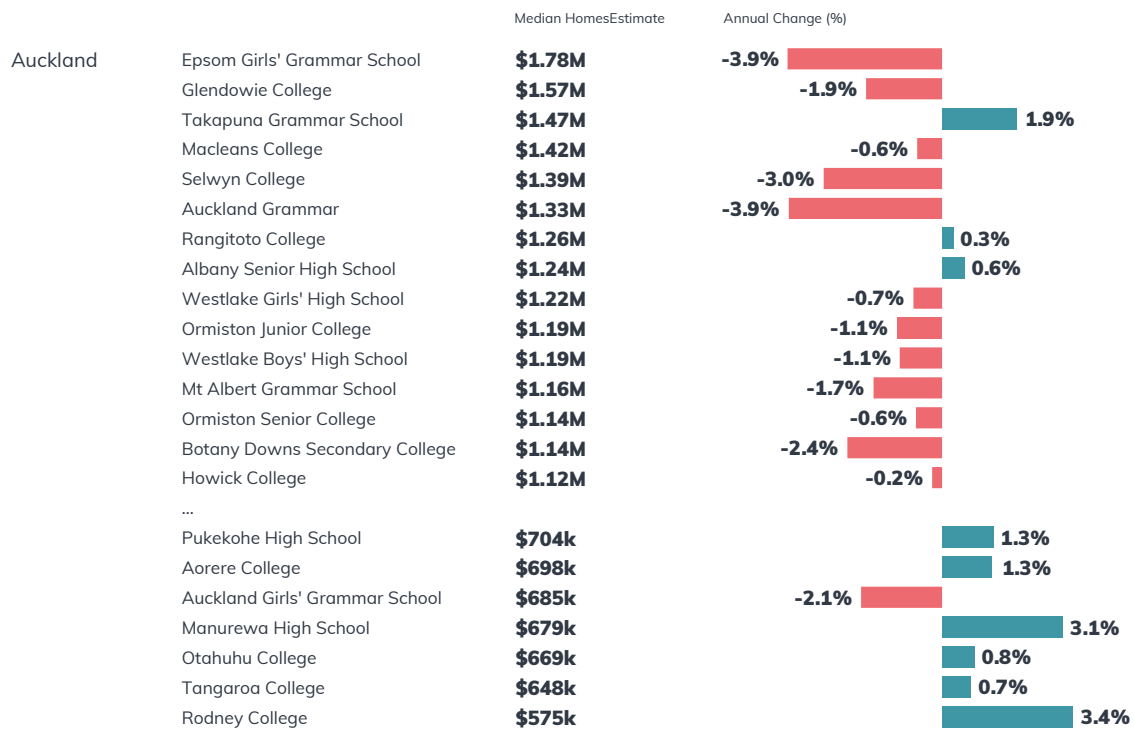
Did you know that homes.co.nz has information on **950 different schools** around New Zealand, including 138 secondary schools and over 700 primary schools.

House values exceeding \$1M in 21 Auckland school zones

It's 2019 and the new school year is just around the corner. Although property values have decreased in some of Auckland's most expensive school zones, there are still 21 different school zones with median HomesEstimates exceeding \$1M.

Properties “double-zoned” for Auckland's top boys' and girls' schools continue to be some of the most expensive in the city. The median HomesEstimate in the double Auckland Grammar / Epsom Girls Grammar School zone is \$1.8M, which is almost double the median in Auckland. Similarly, the median HomesEstimate for properties “triple-zoned” for Westlake Boys' High School, Westlake Girls' High School and Rangitoto College is \$1.5M (65% above the city median).

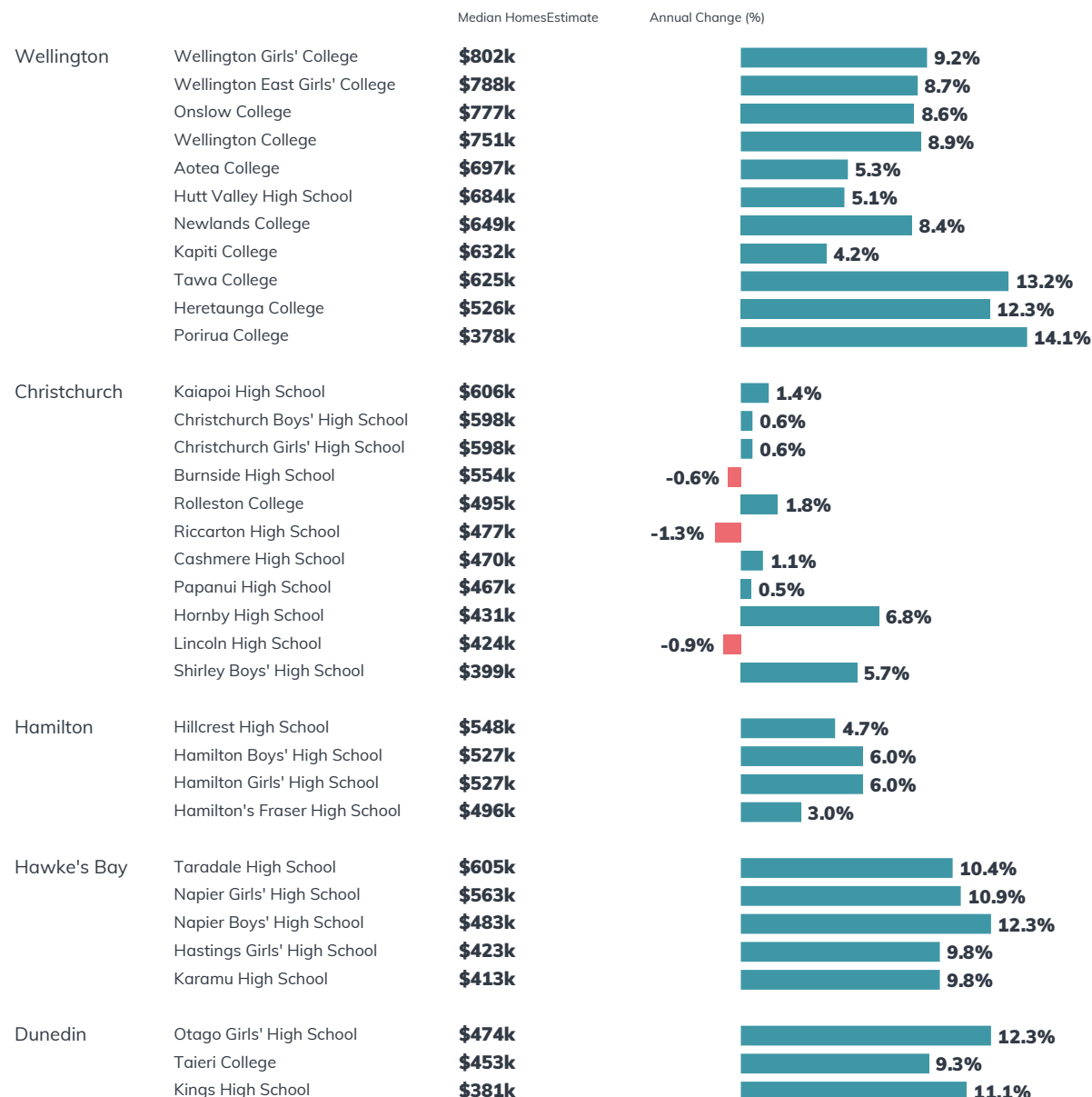
For those parents considering these schools, there are still some more affordable options to consider. In Epsom Girls' Grammar School zone, for example, there are approximately 2,500 Apartments (~12.7% of the housing stock) with a median HomesEstimate of \$865k.



Wellington and Christchurch school zones demanding a premium

Encompassing Wellington’s high value northern suburbs, the most expensive school zone in the rest of New Zealand is Wellington Girls’ College with the median HomesEstimate exceeding \$800k for the first time.

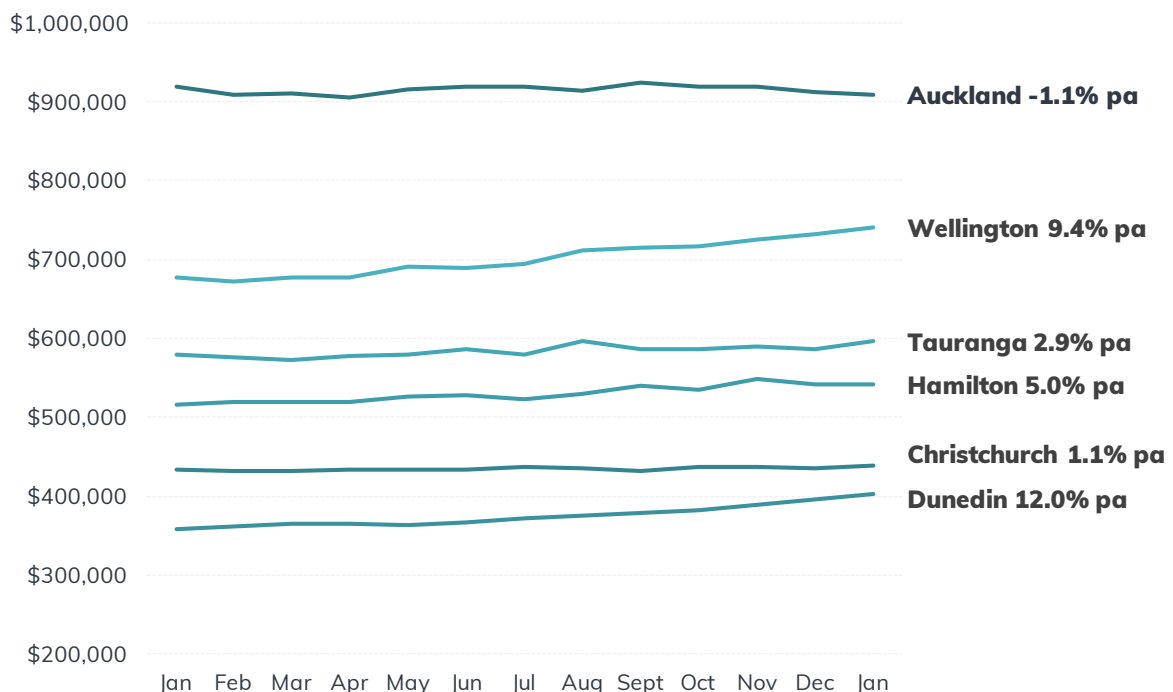
Properties zoned for Christchurch Boys’ High School and Christchurch Girls’ High School are also valued highly with a median HomesEstimate of \$598k, 37% over the city median.



Trends in our Main Cities

With it being a new year, homes.co.nz has compared our current HomesEstimates to this time in 2018. The stand out performers are Wellington and Dunedin with the median HomesEstimates increasing by 9.4% and 12%, respectively. Both also show no obvious signs of slowing any time soon.

Much of NZ's other main cities have seen modest growth, except for Auckland which ends the year with property values down 1.1%. Larger price drops (as seen in Sydney) remain unlikely in the short term with an undersupply of affordable housing resulting in prices at the lower end of the market remaining high (indicated by the First Home Buyer HomesEstimate increasing in Auckland by 0.5%) and easing LVR restrictions taking effect increasing the availability of credit to both first home buyers and investors.



How do we calculate these figures?

The homes.co.nz Monthly Property Update is generated using homes.co.nz's monthly HomesEstimates and provides an up-to-date perspective on house values around New Zealand. By valuing the entire housing stock, the homes.co.nz Monthly Property Update can compare median values from month to month in a consistent and reliable way. Our HomesEstimates are calculated for almost every home in New Zealand by an algorithm that identifies the relationships between sales prices and the features of a property.

Established in 2013, homes.co.nz is NZ's first free property information portal eager to share free property information to New Zealanders.

NZ's First Home Buyer HomesEstimate

The "First Home Buyer HomesEstimate" is homes.co.nz's estimate of what a typical first home may cost. It is calculated to be the lower quartile HomesEstimate in a town.

Property values remain consistent for first home buyers. The good news is that the loan-to-value restrictions on new mortgage loans have been eased from 1 January 2019. Banks will now be able to offer more loans to potential home owners with low value deposits. 20% of any new loans (up from 15%) can now have deposits of less than 20%.

