

The Best of the Best report covers suburb-level measures used by CoreLogic to determine property market performance across the year, ranging from property value growth to rental yields. In addition to the material provided here, detailed suburb-level data can also be accessed via an interactive geographic tool called [‘Mapping the Market’](#).

| National Top Performing Suburbs 2018 | All residential property | |
|---|--|-------------|
| Highest Median Value | Herne Bay (Auckland) | \$2,672,600 |
| Lowest Median Value | Cobden (Grey) | \$149,500 |
| Greatest 12 month Change in Median Values | Bulls (Rangitikei) | 26.9% |
| Lowest 12 month Change in Median Values | Normanby (South Taranaki) | -7.6% |
| Greatest 5 year Change in Median Values | Kawerau (Kawerau) | 138.5% |
| Lowest 5 year Change in Median Values | Westport (Buller) | -18.1% |
| Top Sale Price | 15 Cremorne St (Auckland) | \$27.5m |
| Highest Gross Rental Yield | Mataura (Gore) | 11.1% |
| Lowest Gross Rental Yield | Herne Bay (Auckland) | 1.3% |
| Shortest Days on Market | Grasmere (Invercargill) & Westbrook (Palmerston North) | 7 |
| Longest Days on Market | Woodend Beach (Waimakariri) | 169 |

It's been another fascinating year for NZ's property market in 2018. With volumes low (but stable) and values showing reasonably consistent growth across most parts of the country (except for Auckland and Christchurch), most interest has centred on government policy and measures to stifle property speculation. Many of these new rules will become even more relevant in 2019 and will be key factors we'll watch closely.

The first milestone for 2019, however, will be the relaxation of the LVR restrictions on 1st January. We're cautious about the effects these changes might have on market activity, because banks are likely to stick to tough lending criteria and the pool of potential borrowers who can meet those requirements may not be all that big.

Thereafter, government policy will come into focus. The foreign buyer ban has already been in place for a couple of months and on 8th February we'll get Statistics NZ's data on their Q4 activity in the final three months of 2018. If the ban has been effective (and effectively policed), purchasing by foreign buyers should have fallen away towards zero.

Also in February the Tax Working Group will be submitting its final report to the government, with a recommendation of whether or not to impose a capital gains tax, and in what form (if the recommendation is indeed for a tax, which seems likely). However, it's important to note that the government would then have to accept that recommendation and also survive the next election (2020) before any tax would come into law.

Moving forward to April, the intention is to ring-fence rental property losses for tax relief purposes. Landlords can still use losses to reduce tax across their current property portfolio or on future profits on the same property, just not against their employment income anymore. It'll be really interesting to see if this triggers some landlords to leave the sector, although on its own the ring-fencing seems unlikely to cause a mass exodus.

Then there's KiwiBuild. It's fair to say that the programme has had its fair share of teething problems to date, but they'll be hoping to really ramp up momentum in 2019, both in terms of construction volumes and buyer take-up of the houses actually built. With more than 4,000 homes contracted with developers, the first KiwiBuild target of 1,000 completions by June next year looks achievable.

How all of that interacts with macro factors such as GDP growth (slowing), net migration (easing) and mortgage interest rates (potentially rising a bit) will go a long way to determining the path for property volumes and values in 2019. We expect more of the same next year – low and stable volumes, with generally rising values – but whatever happens, it'll be interesting yet again.

The Best of the Best 2018 highlights the top 10 suburbs nationally and across each main centre based on the below criteria:

All data highlighted is current to November 2018.

Median value data based on the middle value of all automated valuations across the suburb. Suburbs shown here are only those where the model had enough comparable evidence to provide a meaningful estimate of current value.

12 month change The percentage difference between the median AVM value in the same period compared 12 months ago.

Five year change The percentage difference between the median AVM value in the same period compared 5 years ago.

Gross rental yields are calculated using MBIE data on rental bonds lodged. Median weekly rents are multiplied by 52 to get an annual figure, which is then divided by that suburb's median property value.

Days on market is how long it takes for a property to sell from first listing to sale date. Suburbs covered for this measure must have at least 200 dwellings and have had 20 sales in the past year.

Best of the Best 2018 – Property Values

National

Highest Median Value (all are in Auckland)

| Suburb | Median value |
|-----------------|--------------|
| Herne Bay | \$2,672,600 |
| Saint Marys Bay | \$2,279,150 |
| Remuera | \$2,066,650 |
| Stanley Point | \$2,006,600 |
| Campbells Bay | \$1,949,000 |
| Orakei | \$1,897,900 |
| Epsom | \$1,871,600 |
| Westmere | \$1,847,350 |
| Mission Bay | \$1,832,150 |
| St Heliers | \$1,774,400 |

Hamilton

Highest Median Value

| Suburb | Median value |
|-----------------|--------------|
| Harrowfield | \$814,950 |
| Flagstaff | \$772,100 |
| Huntington | \$770,300 |
| Rototuna North | \$737,650 |
| Rototuna | \$722,200 |
| Western Heights | \$708,750 |
| Queenwood | \$681,600 |
| Hamilton Lake | \$662,800 |
| Beerescourt | \$657,000 |
| Chedworth | \$642,000 |

Wellington

Highest Median Value

| Suburb | Median value |
|----------------|--------------|
| Seatoun | \$1,333,450 |
| Karaka Bays | \$1,255,100 |
| Roseneath | \$1,247,300 |
| Kelburn | \$1,164,850 |
| Wadestown | \$1,040,100 |
| Khandallah | \$1,006,950 |
| Mount Victoria | \$991,100 |
| Hataitai | \$906,250 |
| Island Bay | \$894,850 |
| Northland | \$880,000 |

Dunedin

Highest Median Value

| Suburb | Median value |
|---------------|--------------|
| Maori Hill | \$698,000 |
| East Taieri | \$665,600 |
| Vauxhall | \$653,950 |
| Roslyn | \$610,650 |
| North Dunedin | \$568,700 |
| Saint Clair | \$563,800 |
| Waverley | \$556,300 |
| Shiel Hill | \$549,200 |
| Macandrew Bay | \$544,400 |
| Belleknoves | \$533,200 |

Auckland

Highest Median Value

| Suburb | Median value |
|-----------------|--------------|
| Herne Bay | \$2,672,600 |
| Saint Marys Bay | \$2,279,150 |
| Remuera | \$2,066,650 |
| Stanley Point | \$2,006,600 |
| Campbells Bay | \$1,949,000 |
| Orakei | \$1,897,900 |
| Epsom | \$1,871,600 |
| Westmere | \$1,847,350 |
| Mission Bay | \$1,832,150 |
| St Heliers | \$1,774,400 |

Tauranga

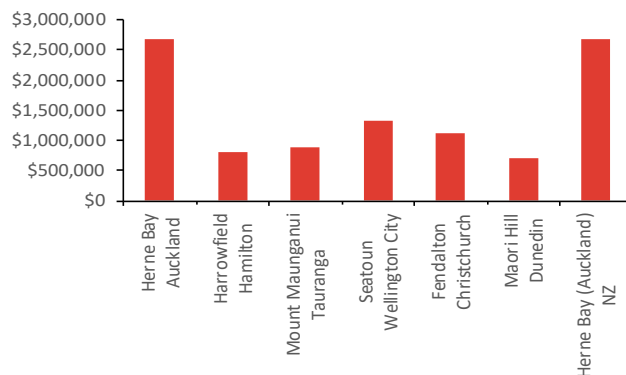
Highest Median Value

| Suburb | Median value |
|-----------------|--------------|
| Mount Maunganui | \$882,050 |
| Matua | \$803,350 |
| Bethlehem | \$775,400 |
| Tauranga | \$750,650 |
| Otumoetai | \$721,400 |
| Pyes Pa | \$714,650 |
| Papamoa Beach | \$706,500 |
| Ohauti | \$697,050 |
| Maungatapu | \$634,200 |
| Tauranga South | \$624,700 |

Christchurch

Highest Median Value

| Suburb | Median value |
|---------------|--------------|
| Fendalton | \$1,115,350 |
| Kennedys Bush | \$1,110,800 |
| Merivale | \$938,100 |
| Clifton | \$826,200 |
| Strowan | \$814,900 |
| Redcliffs | \$749,700 |
| Moncks Bay | \$733,550 |
| Huntsbury | \$724,550 |
| Westmorland | \$722,150 |
| Northwood | \$719,000 |



Best of the Best 2018 – Property Values

National

Highest 12m % value change

| Suburb | % change |
|-------------------------------|----------|
| Bulls (Rangitikei) | 26.9% |
| Gonville (Whanganui) | 22.3% |
| Maraenui (Napier) | 21.6% |
| Aramoho (Whanganui) | 20.8% |
| Otematata (Waitaki) | 20.1% |
| Dannevirke (Taranua) | 19.7% |
| Whangarei Heads (Whangarei) | 19.5% |
| Featherston (South Wairarapa) | 19.3% |
| Castlecliff (Whanganui) | 19.0% |
| Marton (Rangitikei) | 18.9% |

Hamilton

Highest 12m % value change

| Suburb | % change |
|------------------|----------|
| Bader | 8.0% |
| Hamilton Central | 7.2% |
| Silverdale | 6.6% |
| Deanwell | 6.3% |
| Hamilton Lake | 5.9% |
| Beerescourt | 5.7% |
| Forest Lake | 5.6% |
| Whitiora | 5.5% |
| Fairview Downs | 5.4% |
| Fairfield | 5.4% |

Wellington

Highest 12m % value change

| Suburb | % change |
|--------------------|----------|
| Wellington Central | 11.8% |
| Crofton Downs | 11.2% |
| Te Aro | 10.6% |
| Newtown | 10.0% |
| Broadmeadows | 9.2% |
| Kingston | 8.9% |
| Berhampore | 8.7% |
| Thorndon | 8.7% |
| Mount Cook | 7.5% |
| Churton Park | 7.5% |

Dunedin

Highest 12m % value change

| Suburb | % change |
|---------------|----------|
| North Dunedin | 16.7% |
| Kinmont Park | 13.0% |
| Maryhill | 12.7% |
| Tainui | 12.6% |
| Ocean Grove | 12.0% |
| Ravensbourne | 12.0% |
| Calton Hill | 11.8% |
| Karitane | 11.8% |
| Balaclava | 11.8% |
| Mornington | 11.7% |

Auckland

Highest 12m % value change

| Suburb | % change |
|--------------|----------|
| Surfdale | 4.1% |
| Mangere | 3.7% |
| Piha | 3.7% |
| Mangere East | 3.6% |
| Omiha | 3.1% |
| Omaha | 3.0% |
| Helensville | 2.9% |
| Glenbrook | 2.9% |
| Freemans Bay | 2.7% |
| Patumahoe | 2.7% |

Tauranga

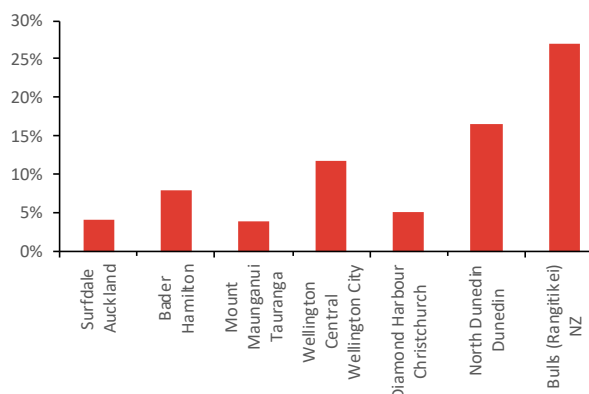
Highest 12m % value change

| Suburb | % change |
|-----------------|----------|
| Mount Maunganui | 4.0% |
| Gate Pa | 3.5% |
| Welcome Bay | 3.4% |
| Maungatapu | 2.9% |
| Hairini | 2.7% |
| Parkvale | 2.6% |
| Ohauti | 1.8% |
| Papamoa Beach | 1.6% |
| Tauranga South | 1.6% |
| Greerton | 1.5% |

Christchurch

Highest 12m % value change

| Suburb | % change |
|--------------------|----------|
| Diamond Harbour | 5.2% |
| Wainui | 3.9% |
| Cracroft | 3.4% |
| South New Brighton | 3.1% |
| Phillipstown | 2.8% |
| Duvauchelle | 2.6% |
| Southshore | 2.6% |
| Hillmorton | 2.6% |
| North New Brighton | 2.5% |
| New Brighton | 1.8% |



Best of the Best 2018 – Property Values

National

| Highest 5yr % value change | |
|---------------------------------|----------|
| Suburb | % change |
| Kawerau (Kawerau) | 138.5% |
| Queenstown (Queenstown Lakes) | 108.6% |
| Meremere (Waikato) | 104.1% |
| Selwyn Heights (Rotorua) | 96.4% |
| Fernhill (Queenstown Lakes) | 95.7% |
| Featherston (South Wairarapa) | 91.0% |
| Putaruru (South Waikato) | 89.0% |
| Sunshine Bay (Queenstown Lakes) | 88.5% |
| Frankton (Queenstown Lakes) | 88.1% |
| Hikurangi (Whangarei) | 87.3% |

Hamilton

| Highest 5yr % value change | |
|----------------------------|----------|
| Suburb | % change |
| Bader | 65.9% |
| Deanwell | 61.7% |
| Fitzroy | 59.5% |
| Enderley | 59.4% |
| Melville | 58.9% |
| Glenview | 58.4% |
| Fairview Downs | 57.6% |
| Silverdale | 57.3% |
| Fairfield | 56.2% |
| Chartwell | 55.6% |

Wellington

| Highest 5yr % value change | |
|----------------------------|----------|
| Suburb | % change |
| Newlands | 58.5% |
| Newtown | 57.6% |
| Paparangi | 57.2% |
| Berhampore | 57.0% |
| Tawa | 56.4% |
| Broadmeadows | 55.7% |
| Northland | 54.7% |
| Lyll Bay | 53.9% |
| Crofton Downs | 53.5% |
| Grenada Village | 52.4% |

Dunedin

| Highest 5yr % value change | |
|----------------------------|----------|
| Suburb | % change |
| Brockville | 62.1% |
| Bradford | 57.6% |
| Ocean Grove | 57.2% |
| Halfway Bush | 56.0% |
| Portobello | 55.3% |
| Calton Hill | 55.1% |
| Wakari | 54.7% |
| Kaikorai | 54.1% |
| Port Chalmers | 53.9% |
| Maryhill | 53.4% |

Auckland

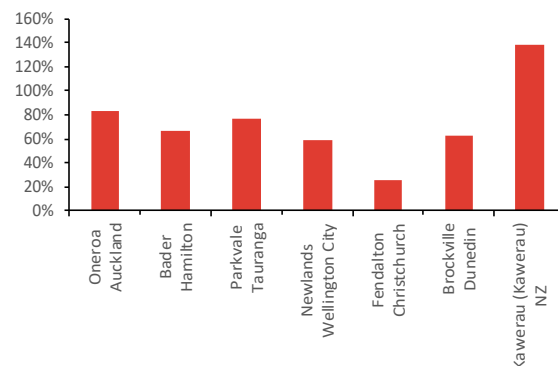
| Highest 5yr % value change | |
|----------------------------|----------|
| Suburb | % change |
| Oneroa | 83.1% |
| Otara | 76.9% |
| Clendon Park | 73.8% |
| Favona | 72.8% |
| Mangere East | 72.2% |
| Randwick Park | 72.1% |
| Surfdale | 71.0% |
| Wellsford | 70.3% |
| Point England | 70.2% |
| Manurewa East | 69.5% |

Tauranga

| Highest 5yr % value change | |
|----------------------------|----------|
| Suburb | % change |
| Parkvale | 76.6% |
| Gate Pa | 75.6% |
| Mount Maunganui | 71.0% |
| Greerton | 69.2% |
| Brookfield | 64.0% |
| Judea | 63.5% |
| Welcome Bay | 63.2% |
| Poike | 63.2% |
| Hairini | 61.8% |
| Bellevue | 61.1% |

Christchurch

| Highest 5yr % value change | |
|----------------------------|----------|
| Suburb | % change |
| Fendalton | 25.1% |
| Christchurch Central | 20.0% |
| Strowan | 20.0% |
| Lytelton | 18.8% |
| Merivale | 17.3% |
| Yaldhurst | 16.8% |
| Wainui | 16.5% |
| Heathcote Valley | 15.7% |
| Saint Albans | 15.3% |
| Spreydon | 15.3% |



Best of the Best 2018 – Property Values

National

Lowest Median Value

| Suburb | Median value |
|---------------------------|--------------|
| Cobden (Grey) | \$149,500 |
| Manaia (South Taranaki) | \$156,650 |
| Taumarunui (Ruapehu) | \$162,950 |
| Reefton (Buller) | \$163,150 |
| Appleby (Invercargill) | \$173,850 |
| Otautau (Southland) | \$181,150 |
| Kaikohe (Far North) | \$185,000 |
| Clifton (Invercargill) | \$185,900 |
| Normanby (South Taranaki) | \$187,900 |
| East Gore (Gore) | \$193,200 |

Hamilton

Lowest Median Value

| Suburb | Median value |
|----------------|--------------|
| Bader | \$389,300 |
| Enderley | \$398,400 |
| Whitiara | \$427,550 |
| Frankton | \$430,300 |
| Nawton | \$437,650 |
| Melville | \$446,200 |
| Deanwell | \$451,600 |
| Maeroa | \$486,000 |
| Fairview Downs | \$498,500 |
| Dinsdale | \$498,750 |

Wellington

Lowest Median Value

| Suburb | Median value |
|--------------------|--------------|
| Wellington Central | \$448,200 |
| Te Aro | \$566,800 |
| Newlands | \$621,500 |
| Tawa | \$629,700 |
| Mount Cook | \$632,350 |
| Johnsonville | \$632,500 |
| Paparangi | \$649,000 |
| Berhampore | \$667,100 |
| Kingston | \$675,600 |
| Broadmeadows | \$678,450 |

Dunedin

Lowest Median Value

| Suburb | Median value |
|---------------|--------------|
| South Dunedin | \$268,200 |
| Caversham | \$294,000 |
| Forbury | \$298,950 |
| Calton Hill | \$301,900 |
| Liberton | \$304,850 |
| Waikouaiti | \$311,700 |
| The Glen | \$322,500 |
| Dalmore | \$330,900 |
| Ravensbourne | \$336,050 |
| Brockville | \$340,000 |

Auckland

Lowest Median Value

| Suburb | Median value |
|------------------|--------------|
| Auckland Central | \$536,200 |
| Wellsford | \$537,100 |
| Manukau | \$552,400 |
| Wiri | \$559,850 |
| Grafton | \$565,350 |
| Clendon Park | \$568,150 |
| Otara | \$586,950 |
| Parakai | \$588,150 |
| Red Hill | \$592,000 |
| Glenbrook | \$597,850 |

Tauranga

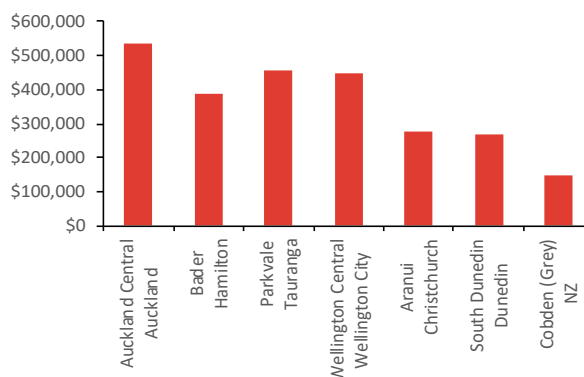
Lowest Median Value

| Suburb | Median value |
|----------------|--------------|
| Parkvale | \$454,350 |
| Poike | \$468,700 |
| Gate Pa | \$470,700 |
| Greerton | \$509,750 |
| Judea | \$517,250 |
| Hairini | \$530,350 |
| Bellevue | \$552,650 |
| Brookfield | \$565,600 |
| Welcome Bay | \$601,700 |
| Tauranga South | \$624,700 |

Christchurch

Lowest Median Value

| Suburb | Median value |
|--------------|--------------|
| Aranui | \$277,150 |
| Phillipstown | \$290,250 |
| Linwood | \$323,000 |
| Waltham | \$326,700 |
| Bromley | \$327,800 |
| New Brighton | \$343,000 |
| Woolston | \$351,100 |
| Richmond | \$356,050 |
| Avonside | \$356,750 |
| Addington | \$357,800 |



Best of the Best 2018 – Property Values

National

| Lowest 12m % value change | |
|---------------------------|----------|
| Suburb | % change |
| Normanby (South Taranaki) | -7.6% |
| West Melton (Selwyn) | -4.3% |
| Aranui (Christchurch) | -4.2% |
| Farm Cove (Auckland) | -4.2% |
| Sunnynook (Auckland) | -3.9% |
| Onetangi (Auckland) | -3.7% |
| Beachlands (Auckland) | -3.6% |
| Windsor Park (Auckland) | -3.5% |
| Karaka (Auckland) | -3.2% |
| Kaikohe (Far North) | -3.1% |

Hamilton

| Lowest 12m % value change | |
|---------------------------|----------|
| Suburb | % change |
| Western Heights | 0.2% |
| Nawton | 0.4% |
| Dinsdale | 1.3% |
| Chartwell | 2.0% |
| Grandview Heights | 2.0% |
| Chedworth | 2.1% |
| Harrowfield | 2.1% |
| Huntington | 2.7% |
| Queenwood | 2.9% |
| Pukete | 3.0% |

Wellington

| Lowest 12m % value change | |
|---------------------------|----------|
| Suburb | % change |
| Kelburn | -0.6% |
| Wadestown | 0.7% |
| Seatoun | 3.3% |
| Woodridge | 3.8% |
| Miramar | 4.2% |
| Karori | 4.4% |
| Kilbirnie | 4.4% |
| Khandallah | 4.5% |
| Melrose | 4.7% |
| Southgate | 4.8% |

Dunedin

| Lowest 12m % value change | |
|---------------------------|----------|
| Suburb | % change |
| Saint Clair | 7.2% |
| Liberton | 7.2% |
| Pine Hill | 7.8% |
| Waldronville | 7.9% |
| Dunedin Central | 8.1% |
| Mosgiel | 8.4% |
| Shiel Hill | 8.4% |
| Belleknowes | 8.4% |
| Maori Hill | 8.6% |
| Abbotsford | 8.8% |

Auckland

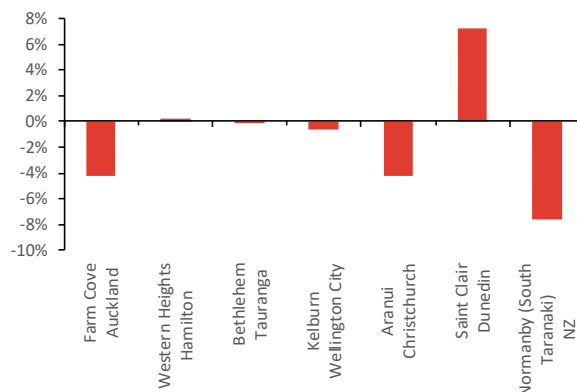
| Lowest 12m % value change | |
|---------------------------|----------|
| Suburb | % change |
| Farm Cove | -4.2% |
| Sunnynook | -3.9% |
| Onetangi | -3.7% |
| Beachlands | -3.6% |
| Windsor Park | -3.5% |
| Karaka | -3.2% |
| Arkles Bay | -3.1% |
| Belmont | -3.0% |
| Algies Bay | -2.9% |
| Campbells Bay | -2.8% |

Tauranga

| Lowest 12m % value change | |
|---------------------------|----------|
| Suburb | % change |
| Bethlehem | -0.2% |
| Otumoetai | 0.4% |
| Judea | 0.5% |
| Matua | 0.8% |
| Poike | 1.2% |
| Bellevue | 1.3% |
| Tauranga | 1.3% |
| Brookfield | 1.5% |
| Pyes Pa | 1.5% |
| Greerton | 1.5% |

Christchurch

| Lowest 12m % value change | |
|---------------------------|----------|
| Suburb | % change |
| Aranui | -4.2% |
| Avonhead | -3.0% |
| Waimairi Beach | -2.0% |
| Templeton | -1.9% |
| Strowan | -1.9% |
| Ilam | -1.9% |
| Russley | -1.8% |
| Middleton | -1.8% |
| Somerfield | -1.6% |
| Burnside | -1.6% |



Best of the Best 2018 – Property Values

National

| Lowest 5yr % value change | |
|----------------------------|----------|
| Suburb | % change |
| Westport (Buller) | -18.1% |
| Reefton (Buller) | -16.7% |
| Cobden (Grey) | -10.1% |
| Karoro (Grey) | -4.4% |
| Greymouth (Grey) | -3.4% |
| Duvauchelle (Christchurch) | 0.3% |
| Paroa (Grey) | 0.3% |
| Pegasus (Waimakariri) | 0.9% |
| Akaroa (Christchurch) | 2.2% |
| Clifton (Christchurch) | 2.4% |

Hamilton

| Lowest 5yr % value change | |
|---------------------------|----------|
| Suburb | % change |
| Harrowfield | 34.0% |
| Whitiora | 39.3% |
| Grandview Heights | 40.1% |
| Western Heights | 46.1% |
| Huntington | 47.3% |
| Rototuna | 48.3% |
| Pukete | 48.9% |
| Saint Andrews | 51.6% |
| Rototuna North | 51.9% |
| Claudelands | 52.0% |

Wellington

| Lowest 5yr % value change | |
|---------------------------|----------|
| Suburb | % change |
| Roseneath | 40.1% |
| Kelburn | 40.6% |
| Te Aro | 40.8% |
| Karaka Bays | 40.8% |
| Seatoun | 43.9% |
| Wadestown | 44.1% |
| Wellington Central | 45.0% |
| Thorndon | 45.2% |
| Melrose | 45.3% |
| Karori | 45.7% |

Dunedin

| Lowest 5yr % value change | |
|---------------------------|----------|
| Suburb | % change |
| East Taieri | 34.1% |
| Saint Clair | 36.7% |
| Dalmore | 37.9% |
| Karitane | 38.2% |
| Waldronville | 39.2% |
| Kinmont Park | 39.4% |
| Mosgjel | 39.4% |
| Fairfield | 39.4% |
| Forbury | 39.8% |
| Waikouaiti | 40.2% |

Auckland

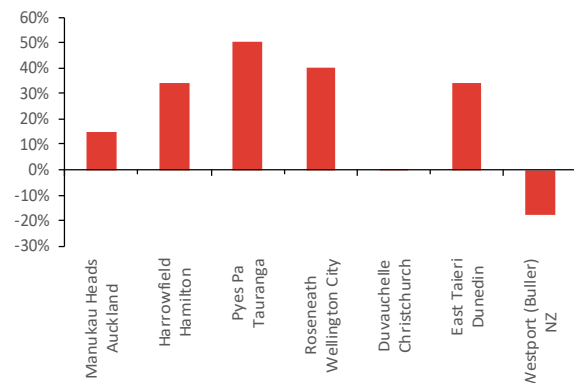
| Lowest 5yr % value change | |
|---------------------------|----------|
| Suburb | % change |
| Manukau Heads | 14.9% |
| Henderson Valley | 29.9% |
| Waiatarua | 35.1% |
| Waterview | 35.5% |
| Piha | 38.8% |
| Burswood | 38.9% |
| Silverdale | 39.1% |
| Karaka | 39.6% |
| Shelly Park | 40.1% |
| Unsworth Heights | 40.6% |

Tauranga

| Lowest 5yr % value change | |
|---------------------------|----------|
| Suburb | % change |
| Pyes Pa | 50.8% |
| Maungatapu | 51.9% |
| Matua | 53.0% |
| Otumoetai | 53.0% |
| Tauranga | 54.5% |
| Bethlehem | 55.4% |
| Ohauti | 56.8% |
| Tauranga South | 58.8% |
| Papamoa Beach | 58.9% |
| Bellevue | 61.1% |

Christchurch

| Lowest 5yr % value change | |
|---------------------------|----------|
| Suburb | % change |
| Duvauchelle | 0.3% |
| Akaroa | 2.2% |
| Clifton | 2.4% |
| Governors Bay | 3.3% |
| Charteris Bay | 3.9% |
| Mount Pleasant | 4.9% |
| Templeton | 5.8% |
| Belfast | 7.1% |
| Beckenham | 7.4% |
| Casebrook | 7.7% |



Best of the Best 2018 – Top Sale Prices

National

Top 10 sale prices

| Address | Sale date (all 2018) | Sale price |
|-----------------------------|----------------------|--------------|
| 15 Cremorne St (Auckland) | 6-Mar | \$27,500,000 |
| 11 Arney Cres (Auckland) | 12-Jun | \$14,000,000 |
| 118 Long Dr (Auckland) | 20-Jun | \$13,300,000 |
| 27 Bay View Rd (Queenstown) | 18-May | \$12,500,000 |
| 73 Argyle St (Auckland) | 29-Jun | \$12,200,000 |
| 75 Argyle St (Auckland) | 20-Sep | \$11,200,000 |
| 41 Arthur St (Auckland) | 29-Mar | \$11,150,000 |
| 42 Arney Rd (Auckland) | 21-Feb | \$10,870,000 |
| 312 Remuera Rd (Auckland) | 10-Apr | \$10,700,000 |
| 4 Golf Rd (Auckland) | 15-Mar | \$9,800,000 |

Hamilton

Top 10 sale prices

| Address | Sale date (all 2018) | Sale price |
|--------------------|----------------------|-------------|
| 16 Redoaks Cl | 18-May | \$2,078,280 |
| 13 Dowding St | 5-Apr | \$2,000,000 |
| 157 Baverstock Rd | 12-Apr | \$2,000,000 |
| 15 Piako Rd | 18-Apr | \$1,900,000 |
| 1857B River Rd | 18-Jan | \$1,715,000 |
| 10 River Oaks Pl | 4-Jul | \$1,680,000 |
| 3/111 Nixon St | 20-Jul | \$1,600,000 |
| Te Manatu Dr | 14-Oct | \$1,580,000 |
| 16/71 Te Manatu Dr | 14-Oct | \$1,540,000 |
| 49 Roy Hilton Dr | 24-Aug | \$1,450,000 |

Wellington

Top 10 sale prices

| Address | Sale date (all 2018) | Sale price |
|---------------------|----------------------|-------------|
| 15 Seaview Tce | 24-Apr | \$4,375,000 |
| 4 Murrayfield Dr | 29-Jun | \$4,050,000 |
| 95 Ludlam St | 20-Apr | \$3,600,000 |
| 19 McFarlane St | 14-Mar | \$3,205,000 |
| 5A/172 Oriental Pde | 9-Mar | \$3,000,000 |
| 10 Carlton Gore Rd | 5-Jun | \$2,950,000 |
| 14 Inglis St | 22-May | \$2,950,000 |
| 95 Brougham St | 27-Apr | \$2,925,000 |
| 40 Palliser Rd | 20-Aug | \$2,810,000 |
| 2A/172 Oriental Pde | 14-Mar | \$2,800,000 |

Dunedin

Top 10 sale prices

| Address | Sale date (all 2018) | Sale price |
|--------------------|----------------------|-------------|
| 14 Polwarth Rd | 22-Nov | \$1,625,000 |
| 19 Grendon St | 15-Feb | \$1,450,000 |
| 297 Highcliff Rd | 11-Apr | \$1,350,000 |
| 18 Orchard Grv | 20-Apr | \$1,300,000 |
| 45 Highgrove | 22-Mar | \$1,265,000 |
| 36 Tara Hills Dr | 26-Jan | \$1,260,000 |
| 30 Butler St | 27-Mar | \$1,255,000 |
| 1A Sunninghurst Dr | 17-May | \$1,210,000 |
| 432 Portobello Rd | 31-Jul | \$1,210,000 |
| 117 Cliffs Rd | 2-Feb | \$1,206,000 |

Auckland

Top 10 sale prices (all old Auckland City TA)

| Address | Sale date (all 2018) | Sale price |
|-----------------------------|----------------------|--------------|
| 15 Cremorne St (Herne Bay) | 6-Mar | \$27,500,000 |
| 11 Arney Cres (Remuera) | 12-Jun | \$14,000,000 |
| 118 Long Dr (Saint Heliers) | 20-Jun | \$13,300,000 |
| 73 Argyle St (Herne Bay) | 29-Jun | \$12,200,000 |
| 75 Argyle St (Herne Bay) | 20-Sep | \$11,200,000 |
| 41 Arthur St (Freemans Bay) | 29-Mar | \$11,150,000 |
| 42 Arney Rd (Remuera) | 21-Feb | \$10,870,000 |
| 312 Remuera Rd (Remuera) | 10-Apr | \$10,700,000 |
| 4 Golf Rd (Epsom) | 15-Mar | \$9,800,000 |
| 33 Arney Rd (Remuera) | 29-May | \$9,600,000 |

Tauranga

Top 10 sale prices

| Address | Sale date (all 2018) | Sale price |
|---------------------|----------------------|-------------|
| 7 Oceanbeach Rd | 17-May | \$6,300,000 |
| 5 Oceanbeach Rd | 28-Oct | \$5,500,000 |
| 80 Oceanview Rd | 21-Nov | \$3,700,000 |
| 38 Te Ngaio Rd | 26-Jul | \$3,100,000 |
| 94 Marine Pde | 19-Mar | \$3,000,000 |
| 22 Victoria Rd | 8-Mar | \$2,925,000 |
| 113 Waratah St | 15-Mar | \$2,900,000 |
| 214 Oceanbeach Rd | 22-Apr | \$2,900,000 |
| 110 Muricata Ave | 9-Aug | \$2,880,000 |
| 3/447 Oceanbeach Rd | 6-Jun | \$2,700,000 |

Christchurch

Top 10 sale prices

| Address | Sale date (all 2018) | Sale price |
|-------------------|----------------------|-------------|
| 138A Fendalton Rd | 9-Apr | \$4,000,000 |
| 1 Wairarapa Tce | 3-May | \$3,770,000 |
| 62 Heaton St | 15-Aug | \$3,525,000 |
| 146 Papanui Rd | 24-Jan | \$3,500,000 |
| 144 Glandovey Rd | 19-Apr | \$3,400,000 |
| 45A Waiwetū St | 22-May | \$3,300,000 |
| 19 Dublin St | 17-Sep | \$2,950,000 |
| 7 Ngahere St | 3-Nov | \$2,912,500 |
| 122 Park Tce | 16-Nov | \$2,850,000 |
| 30 Garden Rd | 10-Feb | \$2,800,000 |

Best of the Best 2018 – Yields

National

| Highest Gross Yield | |
|------------------------|-------|
| Suburb | Yield |
| Mataura (Gore) | 11.1% |
| Runanga (Grey) | 10.6% |
| Wairoa (Wairoa) | 10.3% |
| Fordlands (Rotorua) | 9.2% |
| Patea (South Taranaki) | 9.2% |
| Cobden (Grey) | 9.0% |
| Appleby (Invercargill) | 8.5% |
| Blaketown (Grey) | 8.2% |
| Clifton (Invercargill) | 8.0% |
| Kaikohe (Far North) | 7.9% |

Hamilton

| Highest Gross Yield | |
|---------------------|-------|
| Suburb | Yield |
| Enderley | 5.4% |
| Bader | 5.1% |
| Nawton | 5.0% |
| Frankton | 4.8% |
| Forest Lake | 4.6% |
| Deanwell | 4.4% |
| Melville | 4.4% |
| Fairview Downs | 4.3% |
| Whitiara | 4.3% |
| Chartwell | 4.2% |

Wellington

| Highest Gross Yield | |
|---------------------|-------|
| Suburb | Yield |
| Broadmeadows | 4.6% |
| Grenada North | 4.5% |
| Te Aro | 4.5% |
| Wellington Central | 4.3% |
| Kilbirnie | 4.2% |
| Newlands | 4.2% |
| Johnsonville | 4.1% |
| Maupuia | 4.1% |
| Paparangi | 4.0% |
| Strathmore Park | 4.0% |

Dunedin

| Highest Gross Yield | |
|---------------------|-------|
| Suburb | Yield |
| Forbury | 6.1% |
| Caversham | 5.8% |
| Brockville | 5.7% |
| Calton Hill | 5.7% |
| Ocean Grove | 5.7% |
| South Dunedin | 5.6% |
| Concord | 5.5% |
| North Dunedin | 5.5% |
| Abbotsford | 5.3% |
| Bradford | 5.3% |

Auckland

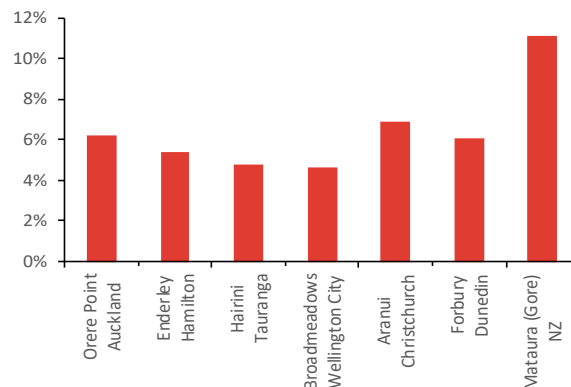
| Highest Gross Yield | |
|---------------------|-------|
| Suburb | Yield |
| Orere Point | 6.2% |
| Clendon Park | 4.6% |
| Grafton | 4.6% |
| Glenbrook | 4.5% |
| Wellsford | 4.5% |
| Auckland Central | 4.4% |
| Manukau | 4.3% |
| Otara | 4.3% |
| Red Hill | 4.3% |
| Weymouth | 4.3% |

Tauranga

| Highest Gross Yield | |
|---------------------|-------|
| Suburb | Yield |
| Hairini | 4.8% |
| Parkvale | 4.8% |
| Poike | 4.7% |
| Gate Pa | 4.6% |
| Greerton | 4.3% |
| Welcome Bay | 4.3% |
| Bellevue | 4.2% |
| Judea | 4.2% |
| Brookfield | 4.1% |
| Maungatapu | 4.0% |

Christchurch

| Highest Gross Yield | |
|---------------------|-------|
| Suburb | Yield |
| Aranui | 6.9% |
| Bromley | 5.8% |
| New Brighton | 5.7% |
| Phillipstown | 5.7% |
| Richmond | 5.7% |
| Waltham | 5.7% |
| Northcote | 5.6% |
| Islington | 5.5% |
| Duvauchelle | 5.4% |
| North New Brighton | 5.4% |



Best of the Best 2018 – Yields

National

| Lowest Gross Yield | |
|--------------------------|-------|
| Suburb (all in Auckland) | Yield |
| Herne Bay | 1.3% |
| Omaha | 1.4% |
| Campbells Bay | 1.5% |
| Westmere | 1.5% |
| Saint Marys Bay | 1.6% |
| Stanley Point | 1.6% |
| Epsom | 1.7% |
| Remuera | 1.7% |
| Sandspit | 1.7% |
| Castor Bay | 1.8% |

Hamilton

| Lowest Gross Yield | |
|--------------------|-------|
| Suburb | Yield |
| Claudelands | 2.8% |
| Harrowfield | 2.9% |
| Flagstaff | 3.0% |
| Hamilton Lake | 3.0% |
| Western Heights | 3.1% |
| Hamilton Central | 3.3% |
| Queenwood | 3.4% |
| Grandview Heights | 3.5% |
| Hamilton East | 3.5% |
| Beerescourt | 3.6% |

Wellington

| Lowest Gross Yield | |
|--------------------|-------|
| Suburb | Yield |
| Roseneath | 2.1% |
| Kelburn | 2.2% |
| Island Bay | 2.6% |
| Mount Victoria | 2.6% |
| Wadestown | 2.6% |
| Northland | 2.7% |
| Seatoun | 2.7% |
| Houghton Bay | 2.8% |
| Karaka Bays | 2.8% |
| Melrose | 2.8% |

Dunedin

| Lowest Gross Yield | |
|--------------------|-------|
| Suburb | Yield |
| East Taieri | 2.7% |
| Vauxhall | 3.0% |
| Company Bay | 3.1% |
| Outram | 3.2% |
| Roslyn | 3.2% |
| Saint Clair | 3.2% |
| Maori Hill | 3.3% |
| Dunedin Central | 3.4% |
| Allanton | 3.6% |
| Belleknoves | 3.6% |

Auckland

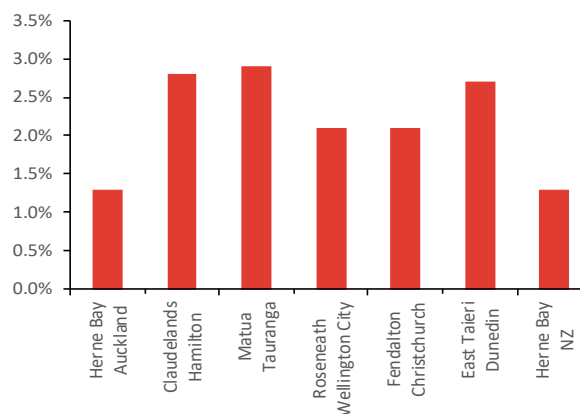
| Lowest Gross Yield | |
|--------------------|-------|
| Suburb | Yield |
| Herne Bay | 1.3% |
| Omaha | 1.4% |
| Campbells Bay | 1.5% |
| Westmere | 1.5% |
| Saint Marys Bay | 1.6% |
| Stanley Point | 1.6% |
| Epsom | 1.7% |
| Remuera | 1.7% |
| Sandspit | 1.7% |
| Castor Bay | 1.8% |

Tauranga

| Lowest Gross Yield | |
|--------------------|-------|
| Suburb | Yield |
| Matua | 2.9% |
| Mount Maunganui | 2.9% |
| Bethlehem | 3.0% |
| Tauranga | 3.0% |
| Otumoetai | 3.2% |
| Tauranga South | 3.5% |
| Pyes Pa | 3.6% |
| Ohauti | 3.7% |
| Papamoa Beach | 3.7% |
| Papamoa | 3.8% |

Christchurch

| Lowest Gross Yield | |
|--------------------|-------|
| Suburb | Yield |
| Fendalton | 2.1% |
| Kennedys Bush | 2.1% |
| Merivale | 2.1% |
| Scarborough | 2.1% |
| Richmond Hill | 2.7% |
| Clifton | 2.8% |
| Huntsbury | 2.8% |
| Strowan | 2.8% |
| Cashmere | 3.0% |
| Northwood | 3.0% |



Best of the Best 2018 – Days on Market

National

| Shortest Time on Market | |
|---------------------------------|-------------|
| Suburb | Median days |
| Grasmere (Invercargill) | 7 |
| Westbrook (Palmerston North) | 7 |
| Forbury (Dunedin) | 8 |
| Cooks Beach (Thames-Coromandel) | 8 |
| Waldronville (Dunedin) | 8 |
| Halfway Bush (Dunedin) | 9 |
| Calton Hill (Dunedin) | 9 |
| Awapuni (Palmerston North) | 10 |
| Terrace End (Palmerston North) | 10 |
| Ferndale (New Plymouth) | 10 |

Hamilton

| Shortest Time on Market | |
|-------------------------|-------------|
| Suburb | Median days |
| Hamilton Central | 14 |
| Deanwell | 18 |
| Fairview Downs | 21 |
| Chedworth | 21 |
| Hamilton Lake | 21 |
| Saint Andrews | 22 |
| Fitzroy | 22 |
| Chartwell | 23 |
| Melville | 23 |
| Glenview | 24 |

Wellington

| Shortest Time on Market | |
|-------------------------|-------------|
| Suburb | Median days |
| Broadmeadows | 14 |
| Karori | 15 |
| Miramar | 16 |
| Brooklyn | 16 |
| Newtown | 16 |
| Northland | 16 |
| Lyll Bay | 16 |
| Maupuia | 16 |
| Ngaio | 17 |
| Wellington Central | 17 |

Dunedin

| Shortest Time on Market | |
|-------------------------|-------------|
| Suburb | Median days |
| Forbury | 8 |
| Waldronville | 8 |
| Halfway Bush | 9 |
| Calton Hill | 9 |
| Wakari | 11 |
| Green Island | 12 |
| Kaikorai | 12 |
| Kew | 12 |
| Brighton | 12 |
| Kenmure | 13 |

Auckland

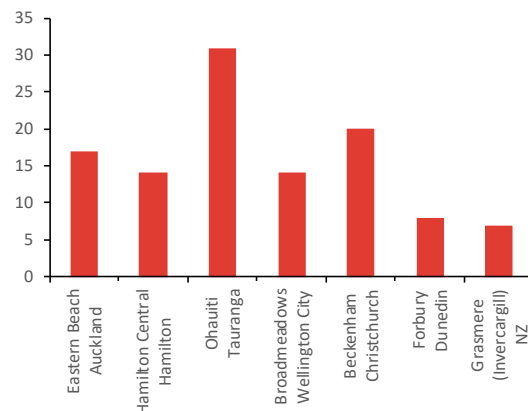
| Shortest Time on Market | |
|-------------------------|-------------|
| Suburb | Median days |
| Eastern Beach | 17 |
| Point Chevalier | 20 |
| Stonefields | 20 |
| East Tamaki | 20 |
| Kohimarama | 20 |
| Unsworth Heights | 20 |
| Botany Downs | 20 |
| One Tree Hill | 20 |
| Mount Eden | 21 |
| Sandringham | 21 |

Tauranga

| Shortest Time on Market | |
|-------------------------|-------------|
| Suburb | Median days |
| Ohauiti | 31 |
| Otumoetai | 32 |
| Mount Maunganui | 33 |
| Tauranga | 33 |
| Gate Pa | 34 |
| Judea | 34 |
| Brookfield | 37 |
| Papamoa Beach | 38 |
| Bellevue | 39 |
| Greerton | 40 |

Christchurch

| Shortest Time on Market | |
|-------------------------|-------------|
| Suburb | Median days |
| Beckenham | 20 |
| Hillmorton | 21 |
| Hoon Hay | 22 |
| Somerfield | 23 |
| Hillsborough | 23 |
| Akaroa | 23 |
| Clifton | 23 |
| Spreydon | 24 |
| Sydenham | 24 |
| North New Brighton | 24 |



Best of the Best 2018 – Days on Market

National

Longest Time on Market

| Suburb | Median days |
|-----------------------------|-------------|
| Woodend Beach (Waimakariri) | 169 |
| Coopers Beach (Far North) | 134 |
| Greymouth (Grey) | 132 |
| Shelly Park (Auckland) | 119 |
| Russell (Far North) | 118 |
| Westport (Buller) | 115 |
| Kumeu (Auckland) | 114 |
| Leithfield (Hurunui) | 113 |
| Riverhead (Auckland) | 108 |
| Tairua (Thames-Coromandel) | 104 |

Hamilton

Longest Time on Market

| Suburb | Median days |
|-------------------|-------------|
| Enderley | 36 |
| Maeroa | 34 |
| Grandview Heights | 32 |
| Claudelands | 31 |
| Flagstaff | 29 |
| Nawton | 29 |
| Queenwood | 28 |
| Silverdale | 28 |
| Whitiora | 28 |
| Huntington | 27 |

Wellington

Longest Time on Market

| Suburb | Median days |
|-----------------|-------------|
| Churton Park | 22 |
| Wadestown | 22 |
| Seatoun | 22 |
| Tawa | 21 |
| Hataitai | 21 |
| Paparangi | 21 |
| Kelburn | 21 |
| Strathmore Park | 21 |
| Te Aro | 20 |
| Johnsonville | 20 |

Dunedin

Longest Time on Market

| Suburb | Median days |
|-----------------|-------------|
| Saint Kilda | 20 |
| Dunedin Central | 20 |
| Fairfield | 20 |
| Abbotsford | 19 |
| Waverley | 19 |
| Waikouaiti | 19 |
| Ravensbourne | 19 |
| Musselburgh | 19 |
| Concord | 19 |
| Saint Clair | 18 |

Auckland

Longest Time on Market

| Suburb | Median days |
|----------------|-------------|
| Shelly Park | 119 |
| Kumeu | 114 |
| Riverhead | 108 |
| Long Bay | 90 |
| Albany Heights | 81 |
| Clarks Beach | 76 |
| Hobsonville | 65 |
| Surfdale | 64 |
| Ostend | 63 |
| Arkles Bay | 59 |

Tauranga

Longest Time on Market

| Suburb | Median days |
|----------------|-------------|
| Maungatapu | 54 |
| Pyes Pa | 49 |
| Welcome Bay | 46 |
| Bethlehem | 43 |
| Matua | 42 |
| Tauranga South | 42 |
| Hairini | 42 |
| Parkvale | 41 |
| Greerton | 40 |
| Bellevue | 39 |

Christchurch

Longest Time on Market

| Suburb | Median days |
|-----------------|-------------|
| Broomfield | 86 |
| Middleton | 61 |
| Lyttelton | 58 |
| Diamond Harbour | 57 |
| Aranui | 54 |
| Phillipstown | 53 |
| Sockburn | 51 |
| New Brighton | 50 |
| Templeton | 45 |
| Redcliffs | 45 |

