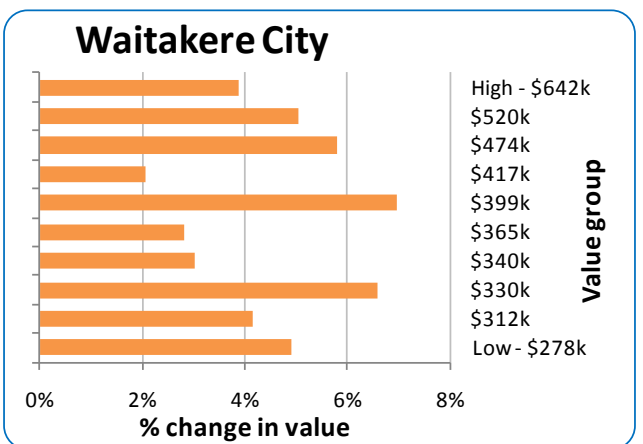
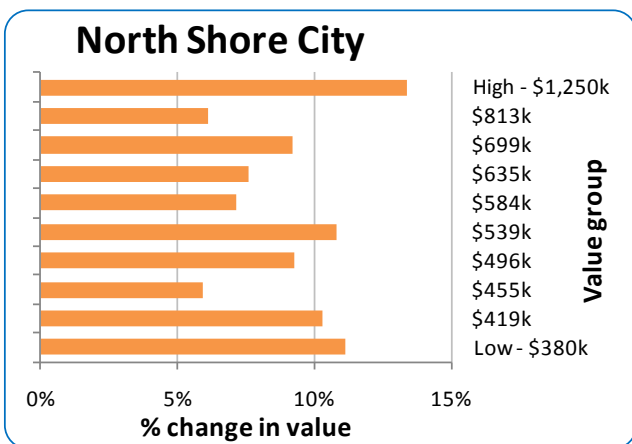
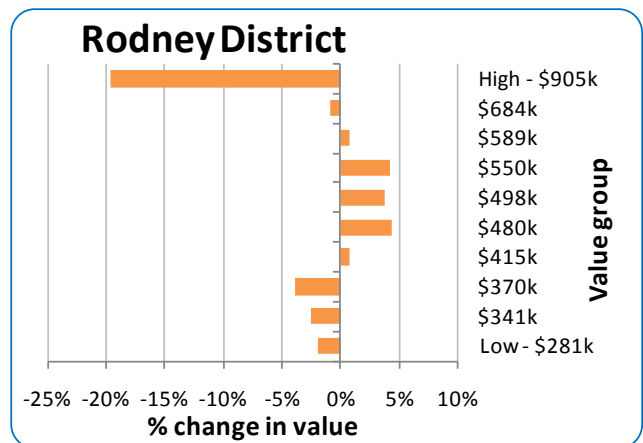
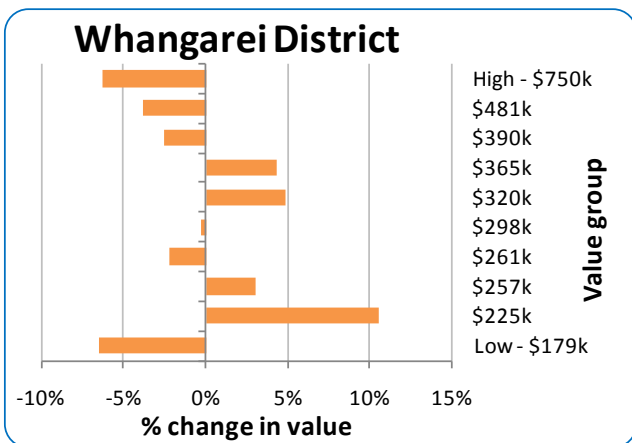


Property value change since the market low

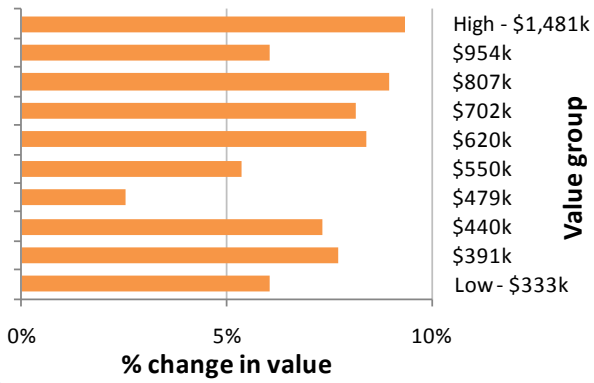
House prices have been rising steadily since earlier this year when they reached their low. According to our house price index values across the main urban areas are now 5.4% higher than they were in April 2009. But these increases in value aren't occurring equally across the market. We've looked at each of the Territorial Local Authorities to see how house prices have changed in recent months from the top end of the market through to the bottom end.

For each area, every house was sorted into one of ten groups based on that house's latest capital value. The top group contains the most expensive 10% of houses, and the bottom group has the least expensive 10%. The median sales price was calculated for each of these ten groups for the first quarter of 2009 (January to March) and then again for the third quarter of 2009 (July to September) and the percentage change measured. Note that this is for houses only, so doesn't include apartments or flats like our monthly index stats do.

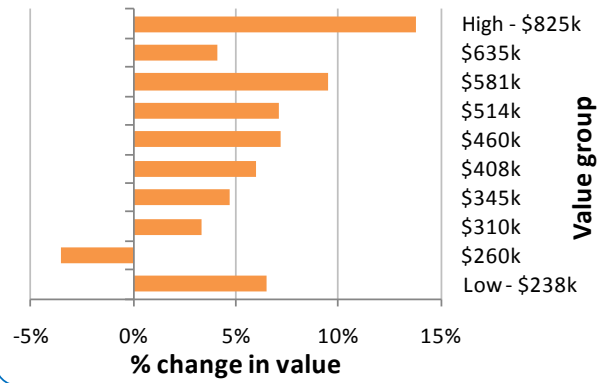
If there are insufficient sales in an area then the results are not shown. This is particularly the case in many of the more rural areas where there are fewer houses and low turnover.



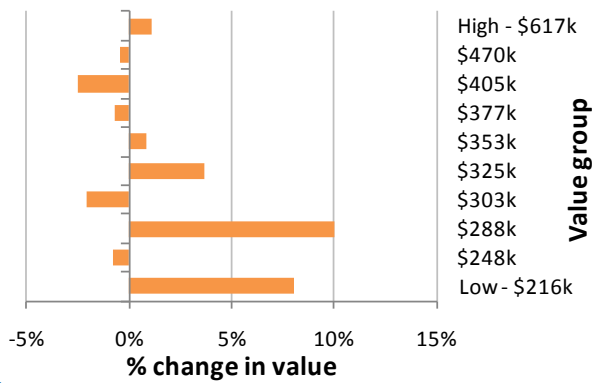
Auckland City



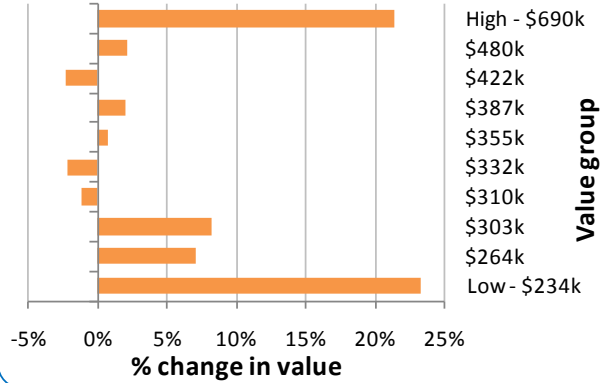
Manukau City



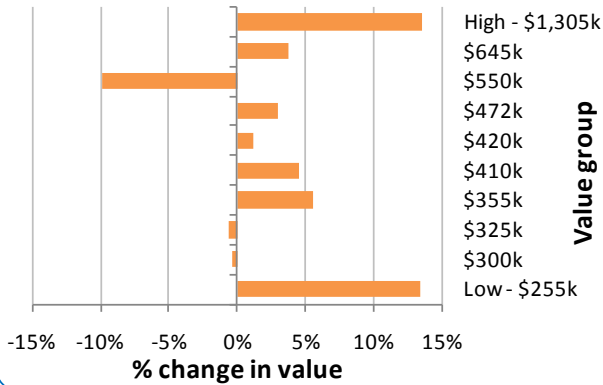
Papakura District



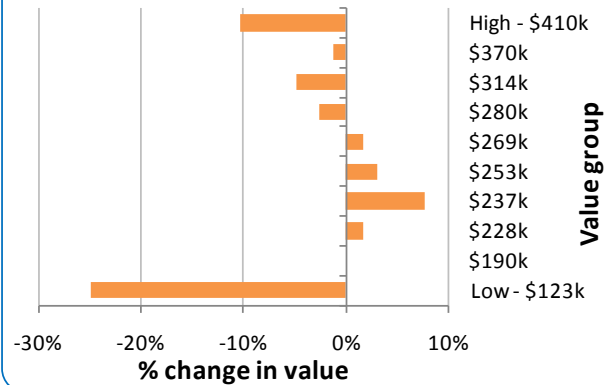
Franklin District



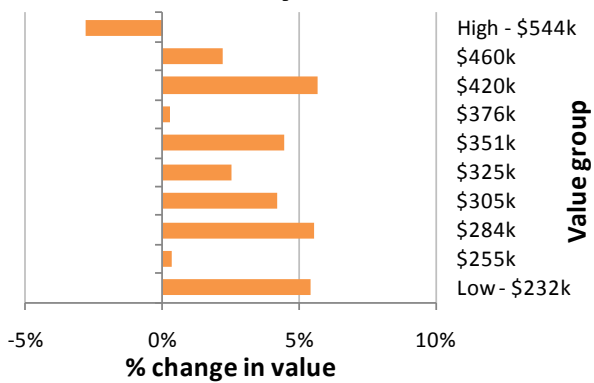
Thames Coromandel District



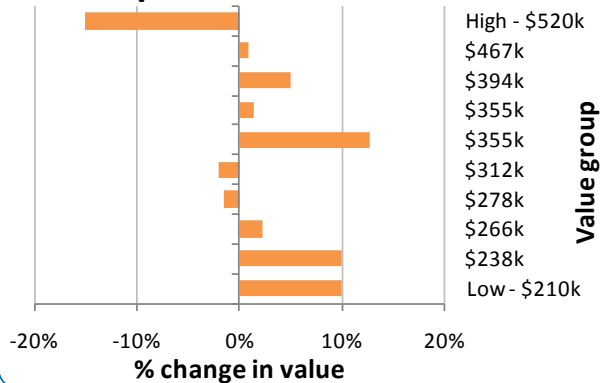
Matamata Piako District



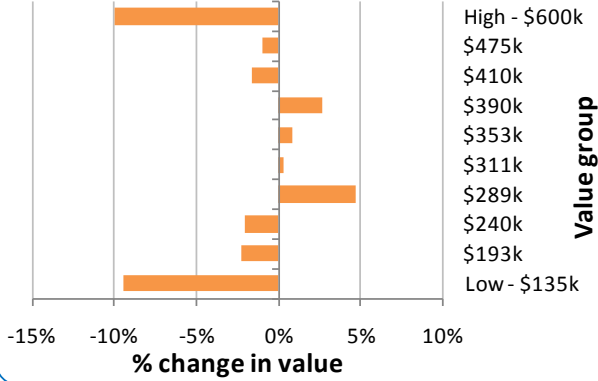
Hamilton City



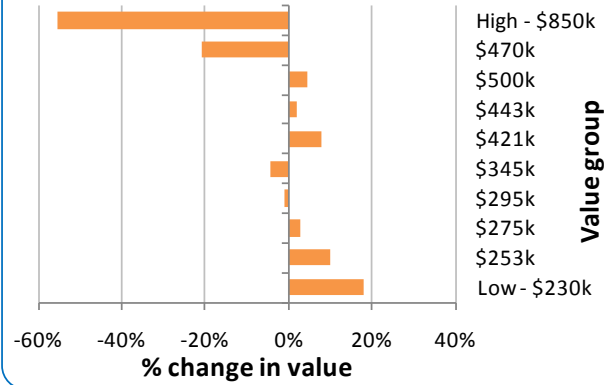
Waipa District



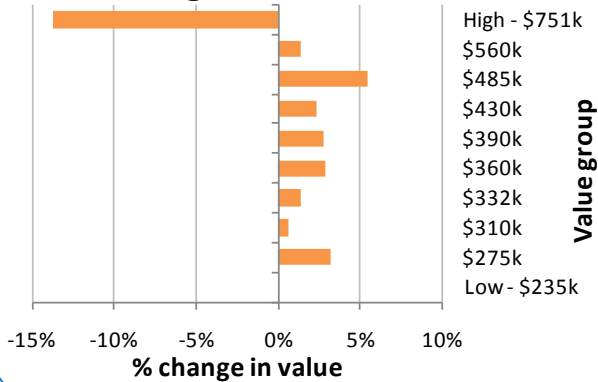
Taupo District



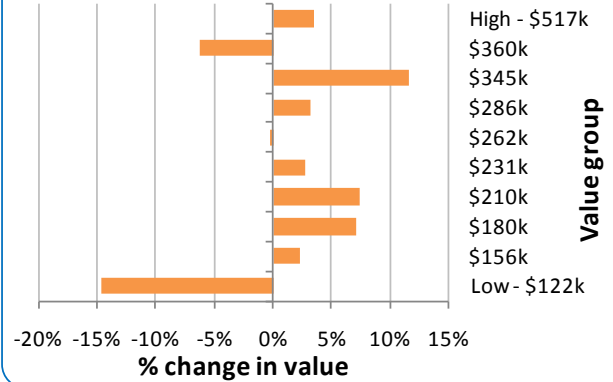
Western Bay of Plenty District



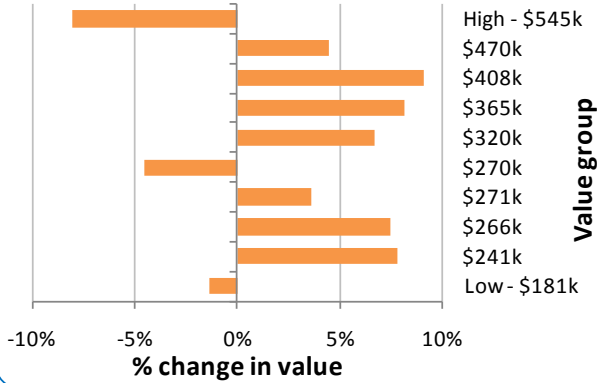
Tauranga District



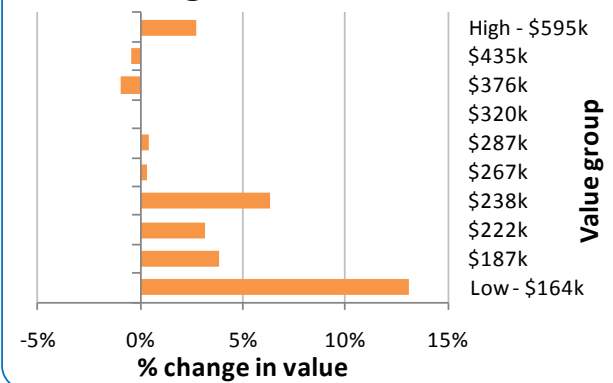
Rotorua District



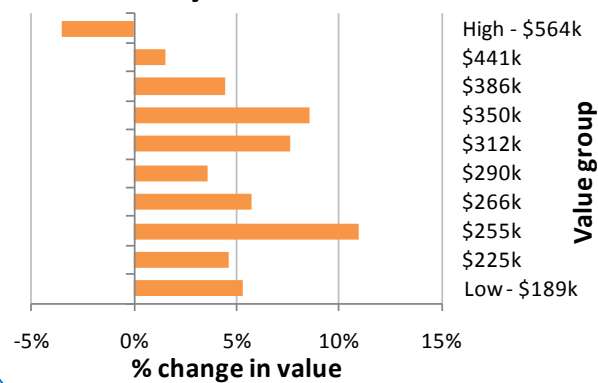
Napier City



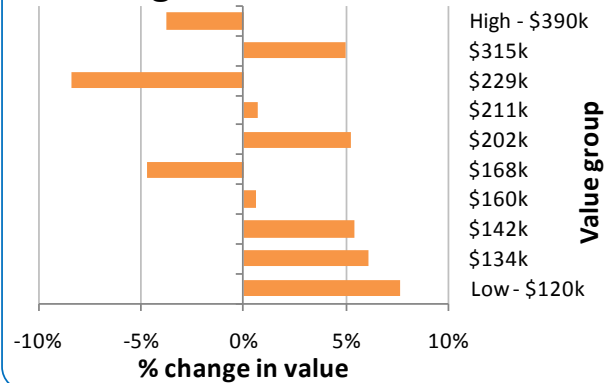
Hastings District



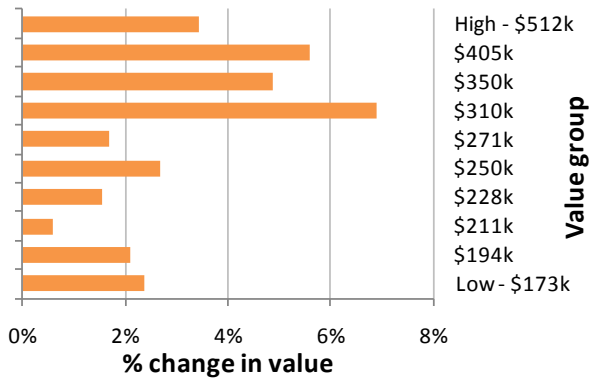
New Plymouth District



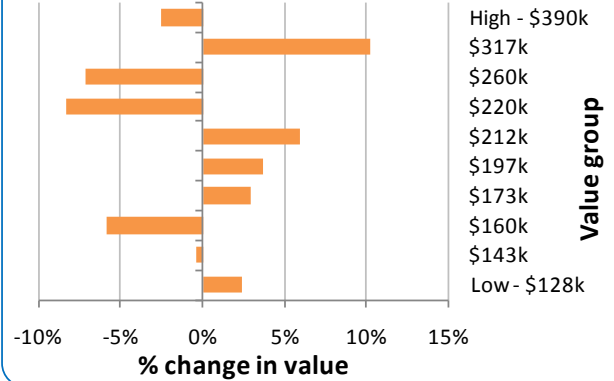
Wanganui District



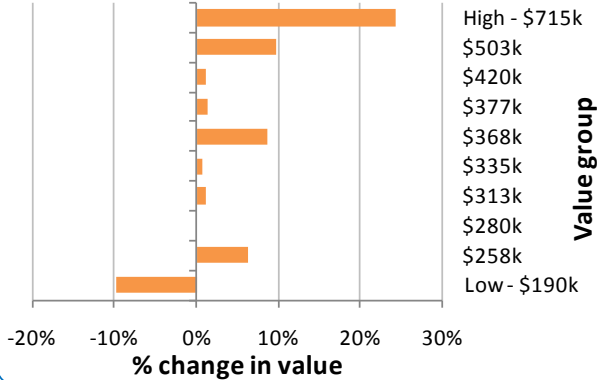
Palmerston North City



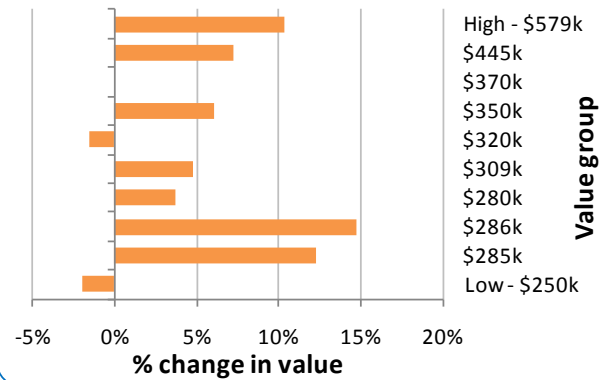
Horowhenua District



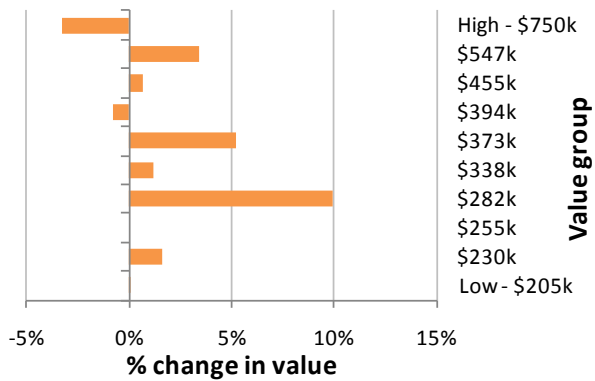
Kapiti Coast District



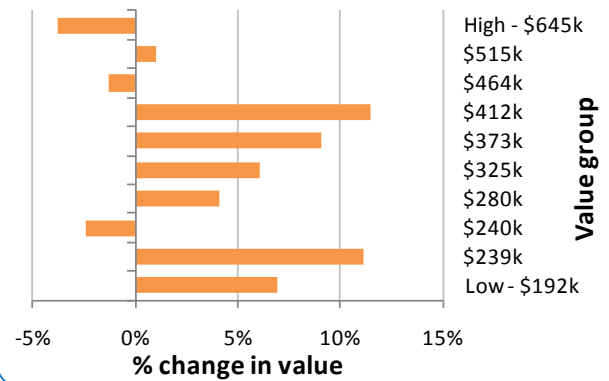
Upper Hutt City



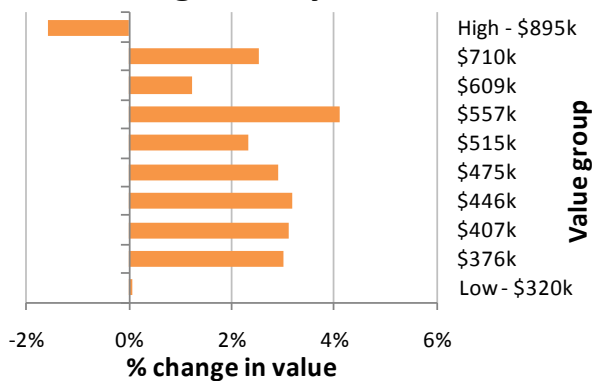
Hutt City



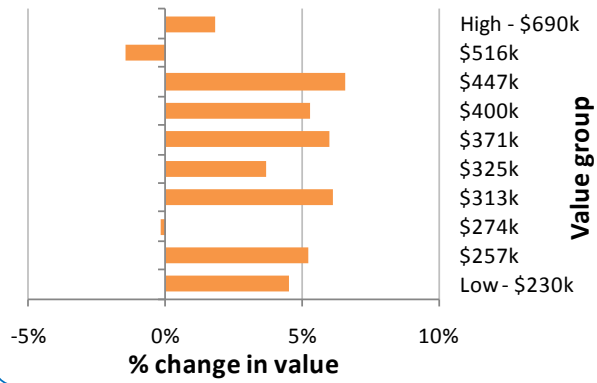
Porirua City



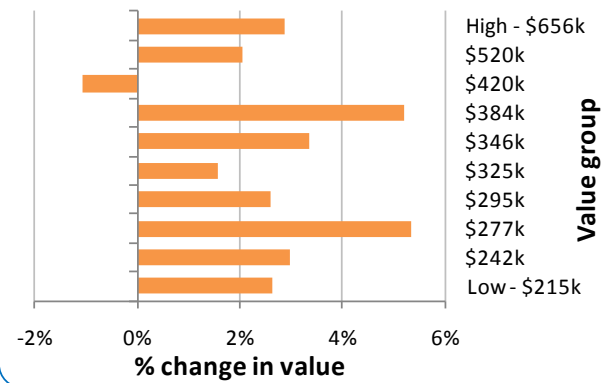
Wellington City



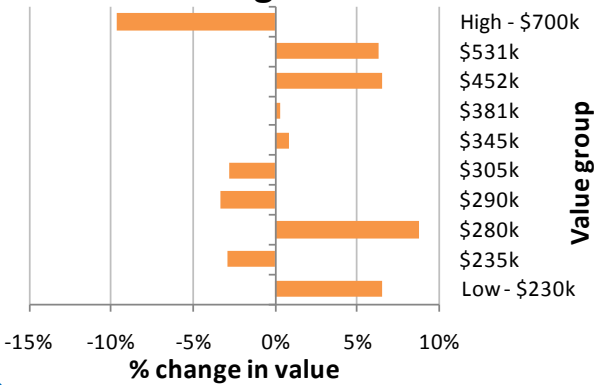
Tasman District



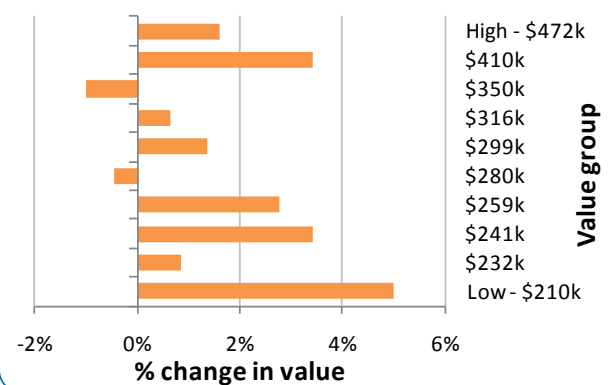
Nelson City



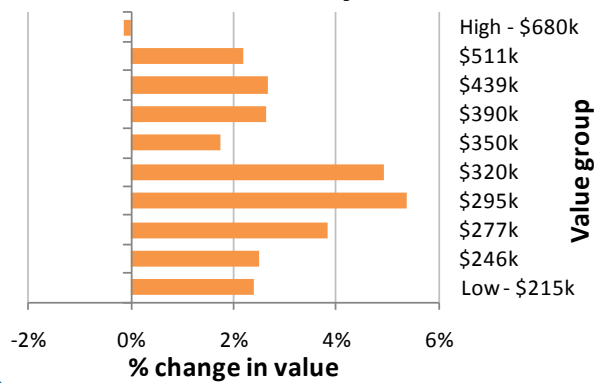
Marlborough District



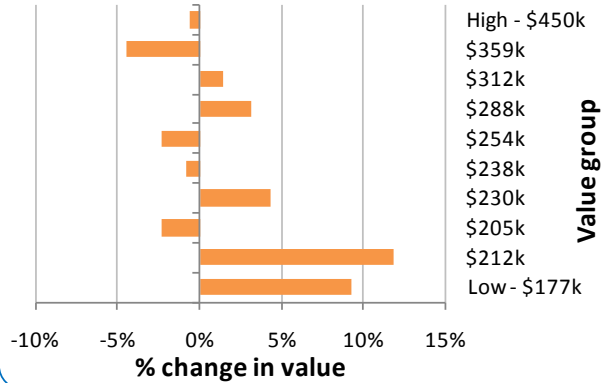
Waimakariri District



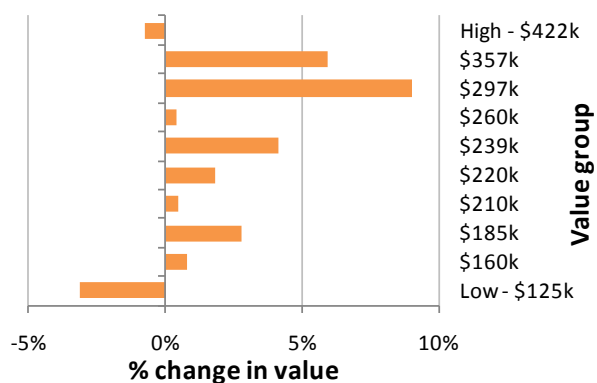
Christchurch City



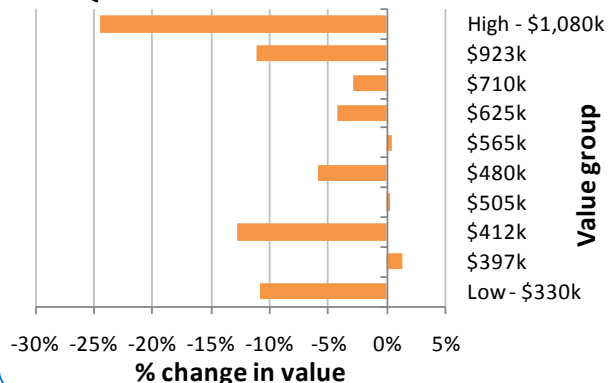
Ashburton District



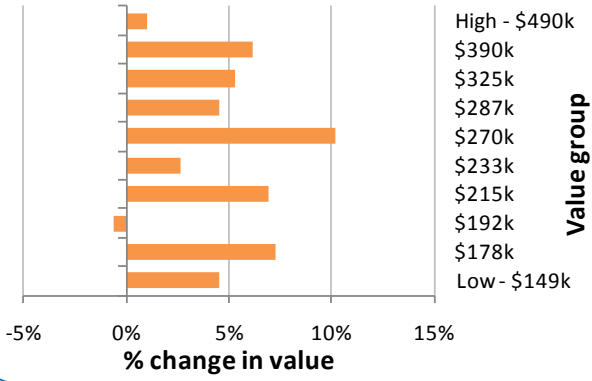
Timaru District



Queenstown Lakes District



Dunedin City



Invercargill City

