

QV RESIDENTIAL PRICE MOVEMENT REPORT - AS AT NOVEMBER 2008			
City/Region	November 2008 Property Value Growth %	October 2008 Property Value Growth %	Novmeber 2008 Average sale price
	(Annual % Change)	(Annual % Change)	
Far North	0.4	-3.6	502,744
Whangarei	-8	-8.5	324,835
<i>Kaipara*</i>	-13.3	-4	263,615
Rodney	-5.8	-3.5	503,295
- Hibiscus Coast	-7.9	-6.4	507,637
- Rodney (North)	-2.2	-0.8	496,290
North Shore (A) #	-6.9	-6.4	542,423
- Coastal North Shore	-6.9	-6.5	592,331
- North Shore Onewa	-8	-7.4	419,174
- North Harbour	-4.8	-4.2	610,321
Waitakere (A) #	-8	-7	381,120
Auckland (A) #	-7.7	-8.4	579,433
- Auckland City (Central)	-8.7	-8.5	537,118
- Auckland City (East)	-8.1	-9	751,579
- Auckland City (South)	-7.9	-7.6	477,002
- <i>Islands*</i>	-0.9	-8	441,417
Manukau (A) #	-7	-8.7	437,124
- Manukau East	-8.2	-8.7	507,533
- Manukau Central	-8.3	-9.4	348,857
- Manukau North West	-2.7	-7.1	427,598
Papakura (A) #	-7.4	-4.9	329,097
Franklin	-2.8	-2.5	377,620
Thames Coromandel	N/A	-5.8	N/A
<i>Hauraki*</i>	-2.9	-2	244,686
<i>Waikato*</i>	-12.1	-12.5	290,783
Matamata Piako	-4.6	-5.2	279,574
Hamilton #	-8.5	-9	345,785
- Hamilton North East	-7.8	-7.7	422,953
- Central City/North West	-10.9	-11.2	315,655
- Hamilton South East	-8.3	-9.7	325,728
- Hamilton South West	-8	-8.7	299,314
Waipa	-5.6	-6.7	337,570
<i>Otorohanga*</i>	-2.2	N/A	231,750
South Waikato	-4.8	-1.6	139,585
<i>Waitomo*</i>	N/A	N/A	N/A
<i>Taupo*</i>	N/A	N/A	N/A
Western BOP	-3.3	-4.6	412,653
Tauranga #	-8.4	-7.9	430,464
Rotorua	-10.3	-9.4	249,951
Whakatane	-5.7	-1.8	310,585
<i>Kawerau*</i>	-3.7	-6.7	152,375
<i>Opotiki*</i>	N/A	N/A	N/A
Gisborne	-9.6	-10.1	250,631
<i>Wairoa*</i>	N/A	N/A	N/A
Hastings	-4.5	-5	285,835
Napier #	-5.9	-4.3	331,196
<i>Central Hawkes Bay*</i>	-2.6	-0.3	210,946
New Plymouth	-6	-8.1	304,143
<i>Stratford*</i>	-10.8	-7.6	170,861
South Taranaki	-4.8	-2.7	194,635
<i>Ruapehu*</i>	N/A	N/A	N/A
Wanganui	-6.8	-6	204,958
<i>Rangitikei*</i>	N/A	N/A	N/A
Manawatu	-9.1	-8.6	233,040
Palmerston North #	-9	-9.5	287,506

<i>Tararua*</i>	-3.4	-0.7	156,439
Horowhenua	-6	-6.5	228,698
Kapiti Coast	-8.1	-4.5	333,649
Porirua (W) #	-7.6	-7.3	375,207
Upper Hutt (W) #	-8.7	-7.2	316,929
Hutt (W) #	-8.5	-9.2	358,718
Wellington (W) #	-4.4	-4.6	477,562
- Wellington City & Southern Suburbs	-6.1	-4.8	453,612
- Eastern Suburbs	-3.2	-4.5	517,551
- North Wellington	-3.3	-3.9	458,305
- Western Suburbs	-5.3	-5.9	540,010
Masterton	-13	-10.9	243,721
<i>Carterton*</i>	-10.4	-8.1	266,733
<i>South Wairarapa*</i>	-8.4	-3.1	335,063
Tasman	-4	-2.8	347,781
Nelson #	-6.2	-4.9	346,580
Marlborough	-7.9	-6.2	344,475
<i>Kaikoura*</i>	N/A	N/A	N/A
<i>Buller*</i>	12.7	9.3	195,215
<i>Grey*</i>	2.7	2.1	195,015
<i>Westland*</i>	N/A	N/A	N/A
<i>Hurunui*</i>	-6.5	-4	271,139
Waimakariri	-7.4	-7	302,618
Christchurch #	-7.4	-7.8	355,828
- East	-6.9	-7.9	284,633
- Hills	-6.7	-4.6	468,122
- Central City and North	-8.4	-8.1	431,040
- Southwest	-7.4	-7.2	332,036
- <i>Banks Peninsula*</i>	-11.8	-6.8	424,588
Selwyn	-3.7	-2.3	370,010
Ashburton	-2.1	-1.2	265,584
Timaru	-3.5	-2.8	227,154
<i>MacKenzie*</i>	N/A	N/A	N/A
<i>Waimate*</i>	4	7.7	180,333
Waitaki	0.3	-2.1	212,556
<i>Central Otago*</i>	-4.2	-4.2	305,319
Queenstown Lakes	-12.5	-8.1	612,527
Dunedin #	-7.6	-8.2	258,671
- Central/Northern City	-5	-6.8	270,431
- <i>Peninsular/Coastal Dunedin*</i>	-1.9	-3.2	222,261
- Southern City	-12.5	-12	240,827
- Taieri	-6.1	-6.5	277,025
<i>Clutha*</i>	-1.2	-2.1	147,371
Southland	4.3	2	214,227
<i>Gore*</i>	3.6	7.6	174,374
Invercargill #	-7.7	-4.6	202,282
<b>Total NZ</b>	-6.8	-6.8	375,408
Auckland Area (A)	-7.4	-7.7	494,136
Wellington Area (W)	-6	-6.1	411,922
Main Urban Areas #	-7.2	-7.5	412,147

If a City or Region is shown in italics with an \* this indicates the values for this area may not be statistically accurate as they are based on a low volume of sales  
N/A - indicates that either there were too few sales to report a Property Value Growth % or that the data for this period was unavailable

The information included in the above table is calculated based on the sales data entered into QV's system in the previous 3 month period. For example, information for the period ending June will be calculated based on sales entered between April 1 and June 30.

Property Value Growth is the annual % change in residential property values, calculated using QV's House Price Index methodology. The residential sales entered into QV's system in the previous 3 month period are compared to the same period of the previous year to identify the annual percentage change in residential property values. Average sale prices are calculated based on residential sales entered into QV's system in the previous 3 month period.