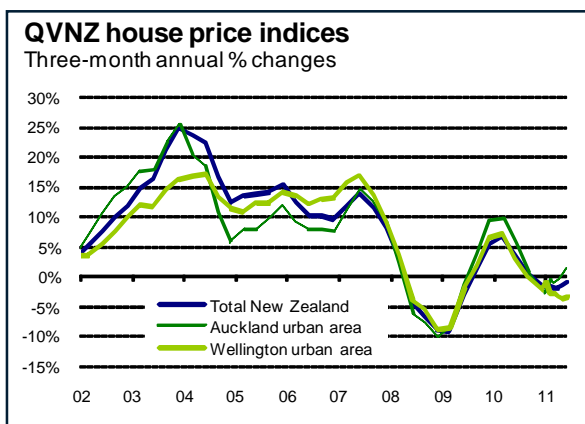




House price indices <sup>(1)</sup>	Jun-11	May-11	Apr-11	Dec-10 <sup>(2)</sup>
Total New Zealand	-0.9%	-1.6%	-1.9%	-1.6%
Auckland urban area	1.4%	0.3%	-0.5%	-2.1%
Hamilton City	-3.6%	-3.5%	-3.5%	-3.8%
Wellington urban area	-3.3%	-3.6%	-3.4%	-2.2%
Christchurch City	NA	NA	NA	0.6%
Dunedin City	-3.5%	-2.5%	-4.2%	-3.2%

(1) Three-month annual % changes (2) Latest annual % change from QVNZ's quarterly index  
Data source: Quotable Value New Zealand Ltd



## Auckland leads housing upturn

House prices recorded their biggest monthly increase in 17 months as the Auckland housing market continued its recovery. Nationwide house prices jumped 0.5% in June and are now down just 0.9% from a year ago.

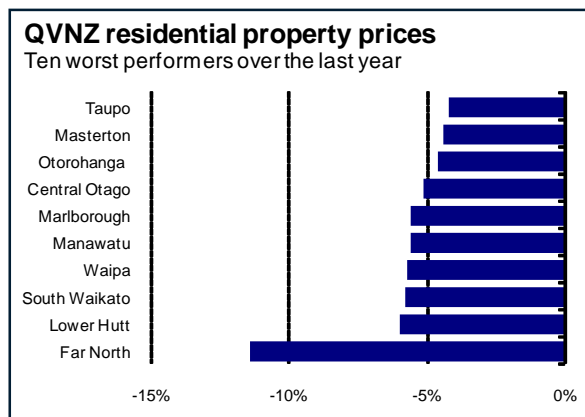
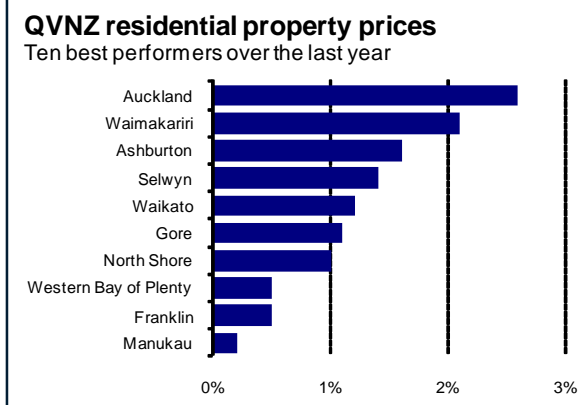
Quotable Value noted that house prices in the old Auckland City area have now surpassed the peak recorded in 2007 – this price strength is unusual given that, nationally, prices are still 5.2% below their 2007 peak. House price growth in the old Auckland City area is now the fastest in the country, with three other Auckland areas in the top ten.

Aside from Auckland, three districts close to Christchurch make up the four areas in the country with the fastest house price growth. The substantial reduction in the effective dwelling stock in and around Christchurch as a result of the quake still looks to be having a significant effect on the values of undamaged property in the region.

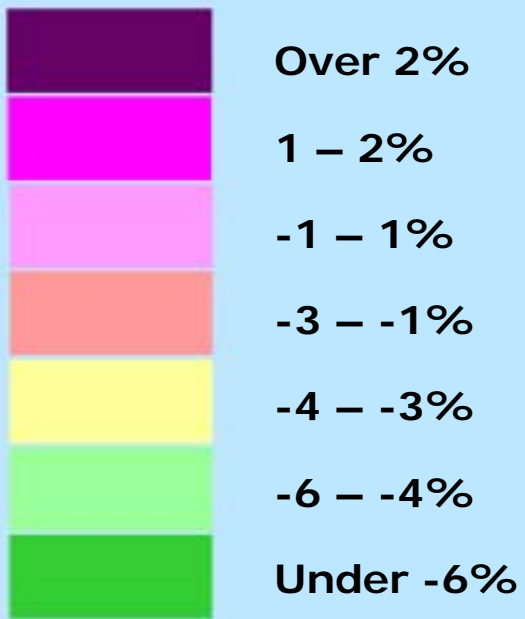
The latest data from Barfoot & Thompson shows listing numbers in Auckland are at a new four-year low, while house sales for the company lifted to their highest level since January 2010. Although the Auckland market is currently the strongest in the country, with strong export prices boosting economic activity, we expect other regions to improve over coming months as well.

By the end of this year, we expect annual house price inflation to be up at about 2%pa, although this latest data suggests that the risks to that forecast are on the upside.

Statistical property data is provided courtesy of [Quotable Value New Zealand Ltd](http://www.quotablevalue.co.nz).



# Three-month annual percentage change in house prices, June 2011



NZ average -0.9%

