



myMarket

Report



How

is

the

market?

Christchurch City | Spring 2017

The latest property market update for the **Christchurch City region**. Helping you with your property decisions.

Within the South Canterbury area, Cashmere has the highest median dwelling price of \$693k. This demonstrates an easing of -1.2% across the year, and a change of -2.0% across the quarter.

With the median dwelling price for New Zealand currently \$646k, 13 suburbs of South Canterbury are below the national average, demonstrating the area's affordability.

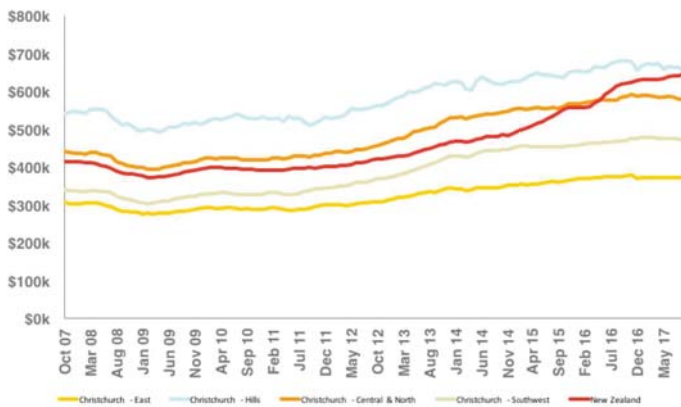
South Canterbury is also performing more strongly with New Zealand as a whole with median price performance of -4.6%, -1.0%, -0.8% and

0.8% from Christchurch - Hills, Christchurch - East, Christchurch - Central & North and Christchurch - Southwest respectively compared to 4.3% nationally.

The last three months have seen 548 sales across South Canterbury and 2,406 over the past year. The suburbs with the most sales were Saint Martins with 70 and Mount Pleasant with 58 sales over the past 12 months.

Since 2008, the best performing region has been Christchurch - Hills with growth of 17.4%.

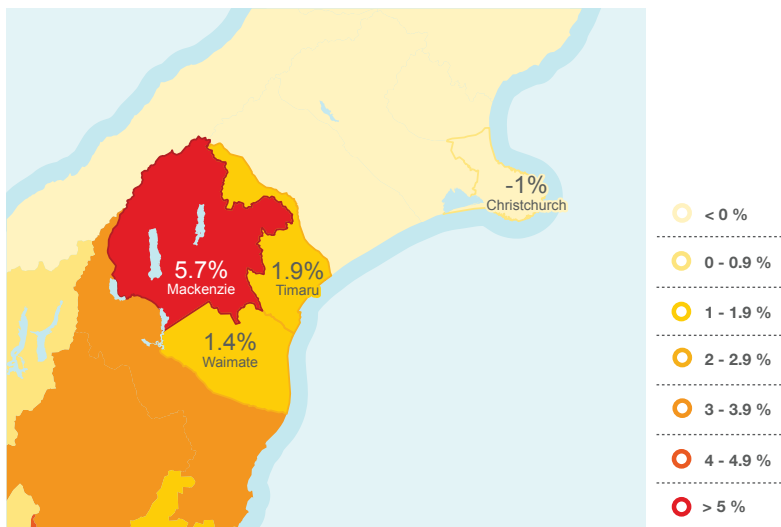
House Price Index



Current Value & Recent Change

	New Zealand \$646k Median dwelling price	+1.1% Qtr change	+4.3% Yearly change
	Christchurch - Hills \$649k Median dwelling price	-2.3% Qtr change	-4.6% Yearly change
	Christchurch - Central & North \$580k Median dwelling price	-1.1% Qtr change	-0.8% Yearly change
	Christchurch - Southwest \$472k Median dwelling price	-0.9% Qtr change	+0.8% Yearly change
	Christchurch - East \$371k Median dwelling price	-0.4% Qtr change	-1.0% Yearly change

3 Month Value Change



Christchurch Central & North Market Update

Ilam has performed consistently over the past five years with median value growth of 29.3%.

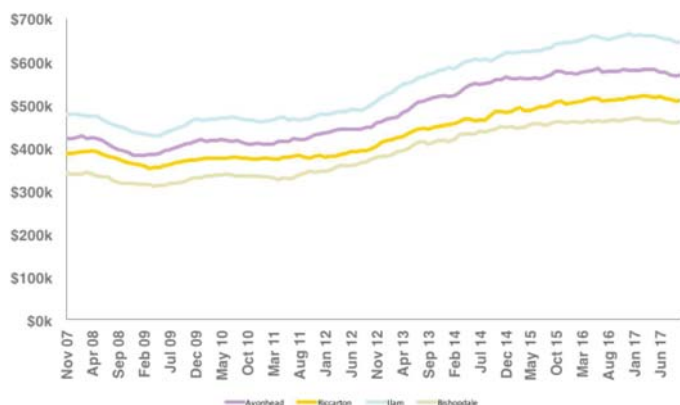
The median value of a dwelling in Ilam is now \$646k which is -1.9% down from the same time last year.

There were 131 sales over the past 12 months in Ilam and there were 35 listings on the market last month.

In Riccarton, the median value of a dwelling is now \$510k which represents growth of 28.3% over the past five years and softening of -0.6% over the past year.

There are 3,249 dwellings in Riccarton with 123 selling over the past 12 months and 47 listings on the market last month.

Median Suburb E-Valuer



Current Value & Recent Change

	Riccarton	\$510k	-0.9%	-0.6%
	Median dwelling price		Qtr change	Yearly change
	Bishopdale	\$459k	-0.2%	-0.9%
	Median dwelling price		Qtr change	Yearly change
	Ilam	\$646k	-1.2%	-1.9%
	Median dwelling price		Qtr change	Yearly change
	Avonhead	\$569k	-1.2%	-1.6%
	Median dwelling price		Qtr change	Yearly change

Christchurch Hills Market Update

Sumner has performed consistently over the past five years with median value growth of 31.9%.

The median value of a dwelling in Cashmere is now \$693k which is 1.2% down from the same time last year.

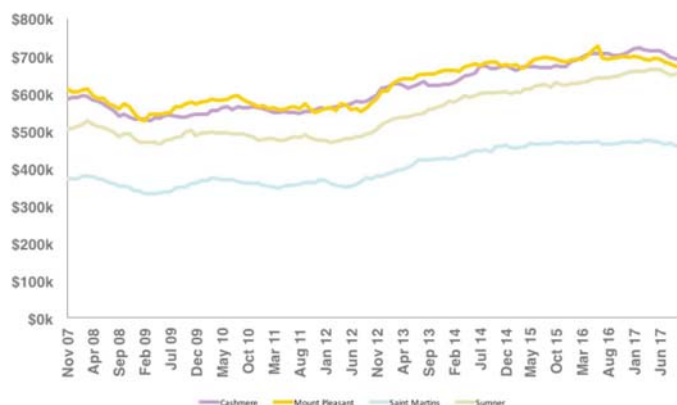
There were 51 sales over the past 12 months in Sumner and there were 13 listings on the market last month.

In Saint Martins, the median value of a dwelling is now \$461k which represents growth of 23.7% over the past five years and softening of -1.3% over the past year.

There are 1,192 dwellings in Saint Martins with 70 selling over the past 12 months and 9 listings on the market last month.

The smallest suburb in the area is Sumner which has just 1,113 dwellings. Values here for dwellings have eased by 1.1% over the past 12 months, and the median value is now \$653k.

Median Suburb E-Valuer



Current Value & Recent Change

	Sumner	\$653k	-0.5%	+1.1%
	Median dwelling price		Qtr change	Yearly change
	Mount Pleasant	\$675k	-1.2%	-2.9%
	Median dwelling price		Qtr change	Yearly change
	Saint Martins	\$461k	-0.9%	-1.3%
	Median dwelling price		Qtr change	Yearly change
	Cashmere	\$693k	-2.0%	-1.2%
	Median dwelling price		Qtr change	Yearly change

Christchurch South West Market Update

Spreydon has performed consistently over the past five years with median value growth of 29.2%.

The median value of a dwelling in Spreydon is now \$418k which is 0.9% up from the same time last year.

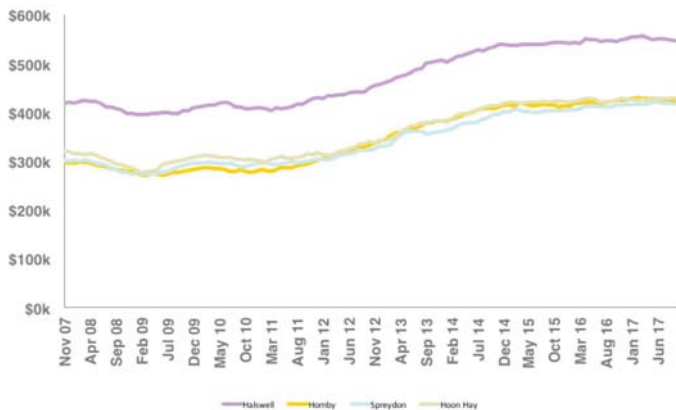
There were 155 sales over the past 12 months in Spreydon and there were 30 listings on the market last month.

In Hornby, the median value of a dwelling is now \$420k which represents growth of 26.3% over the past five years and gains of -1.2% over the past year.





There are 3,404 dwellings in Hornby with 163 selling over the past 12 months and 46 listings on the market last month.

The smallest suburb in the area is Hoon Hay which has just 3,045 dwellings. Values here for dwellings have grown by 0.8% over the past 12 months, and the median value is now \$429k.

Median Suburb E-Valuer



Current Value & Recent Change

	Spreydon	\$418k Median dwelling price	-0.4% Qtr change	+0.9% Yearly change
	Hoon Hay	\$429k Median dwelling price	NA Qtr change	+0.8% Yearly change
	Hornby	\$420k Median dwelling price	-1.5% Qtr change	-1.2% Yearly change
	Halswell	\$548k Median dwelling price	-0.4% Qtr change	+0.3% Yearly change

Christchurch East Market Update

Saint Albans has performed consistently over the past five years with median value growth of 28.8%.

The median value of a dwelling in Saint Albans is now \$558k which is -0.4% down from the same time last year.

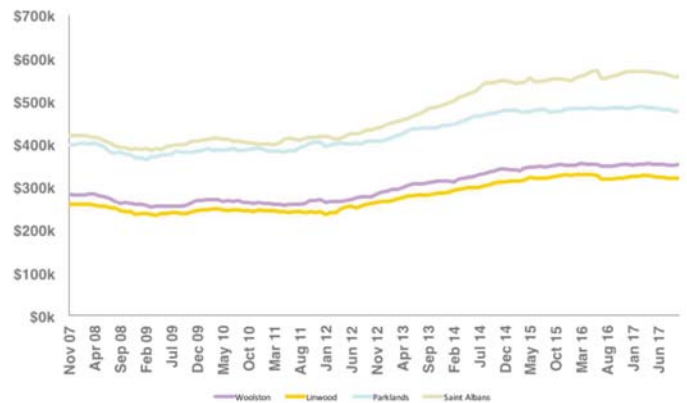
There were 297 sales over the past 12 months in Saint Albans and there were 68 listings on the market last month.

In Woolston, the median value of a dwelling is now \$352k which represents growth of 27.1% over the past five years and softening of 0.3% over the past year.





There are 4,238 dwellings in Woolston with 182 selling over the past 12 months and 49 listings on the market last month.

The smallest suburb in the area is Linwood which has just 3,490 dwellings. Values here for dwellings have eased by -0.1% over the past 12 months, and the median value is now \$319k.

Median Suburb E-Valuer



Current Value & Recent Change

	Woolston	\$352k Median dwelling price	-0.3% Qtr change	+0.3% Yearly change
	Parklands	\$477k Median dwelling price	-0.9% Qtr change	-1.7% Yearly change
	Saint Albans	\$558k Median dwelling price	-1.1% Qtr change	-0.4% Yearly change
	Linwood	\$319k Median dwelling price	-0.8% Qtr change	-0.1% Yearly change



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