



myMarket

Report



How

is

the

market?

Christchurch City | May 2018

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 \$701k. This demonstrates an easing of -2.1% across the year, and a change of 1.0% across the quarter.

With the median dwelling price for New Zealand currently \$678k, 14 suburbs of South Canterbury are below the national average, demonstrating the area's affordability.

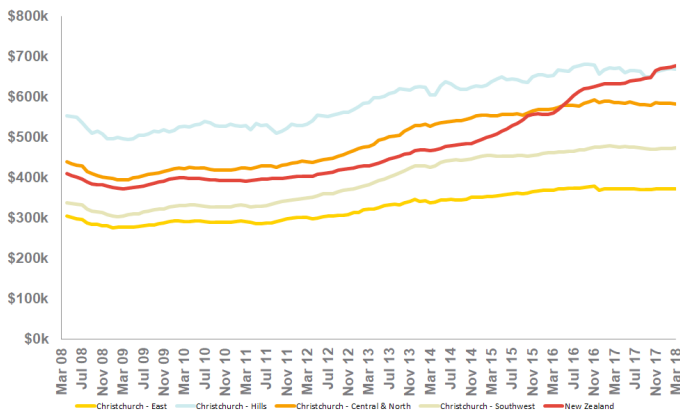
South Canterbury is also performing more weakly with New Zealand as a whole with median price performance of -0.8%, -0.7%, -0.3% and

-0.2% from Christchurch - Central & North, Christchurch - Southwest, Christchurch - East and Christchurch - Hills respectively compared to 7.3% nationally.






The last three months have seen 592 sales across South Canterbury and 2,945 over the past year. The suburbs with the most sales were Mount Pleasant with 82 and Saint Martins with 78 sales over the past 12 months.

Since 2008, the best performing region has been Christchurch - East with growth of 19.9%.

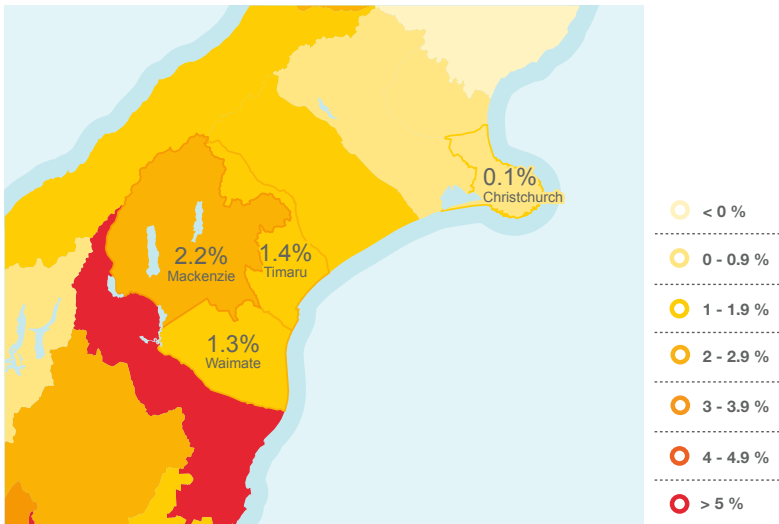
House Price Index



Current Value & Recent Change

	New Zealand \$678k Median dwelling price	+1.2% Qtr change	+7.3% Yearly change
	Christchurch - Hills \$669k Median dwelling price	+0.5% Qtr change	-0.2% Yearly change
	Christchurch - Central & North \$581k Median dwelling price	-0.4% Qtr change	-0.8% Yearly change
	Christchurch - Southwest \$474k Median dwelling price	+0.7% Qtr change	-0.7% Yearly change
	Christchurch - East \$371k Median dwelling price	-0.1% Qtr change	-0.3% Yearly change

3 Month Value Change



Christchurch Central & North Market Update

Avonhead has performed consistently over the past five years with median value growth of 19.0%.

The median value of a dwelling in Avonhead is now \$573K which is -1.6% down from the same time last year.

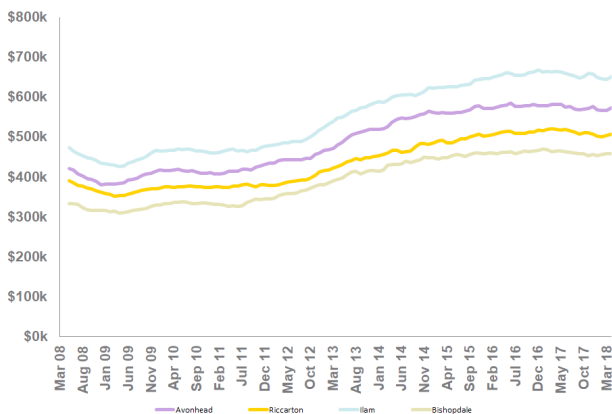
There were 178 sales over the past 12 months in Avonhead and there were 71 listings on the market last month.

In Riccarton, the median value of a dwelling is now \$507K which represents growth of 19.0% over the past five years and softening of -2.3% over the past year.

There are 3,255 dwellings in Riccarton with 132 selling over the past 12 months and 57 listings on the market last month.

Ilam recorded median dwelling value easing of -1.8% over the past 12 months to \$652K. The smallest suburb in the area is Ilam which has just 3,205 dwellings. Values here for dwellings have eased by -1.8% over the past 12 months, and the median value is now \$652K.

Median Suburb E-Valuer



Current Value & Recent Change

	Riccarton	\$507k Median dwelling price	+0.9% Qtr change	-2.3% Yearly change
	Bishopdale	\$459k Median dwelling price	+1.3% Qtr change	-1.2% Yearly change
	Ilam	\$652k Median dwelling price	+0.3% Qtr change	-1.8% Yearly change
	Avonhead	\$573k Median dwelling price	+0.9% Qtr change	-1.6% Yearly change

Christchurch Hills Market Update

Mount Pleasant has performed consistently over the past five years with median value growth of 7.6%.

The median value of a dwelling in Mount Pleasant is now \$690K which is -0.2% down from the same time last year.

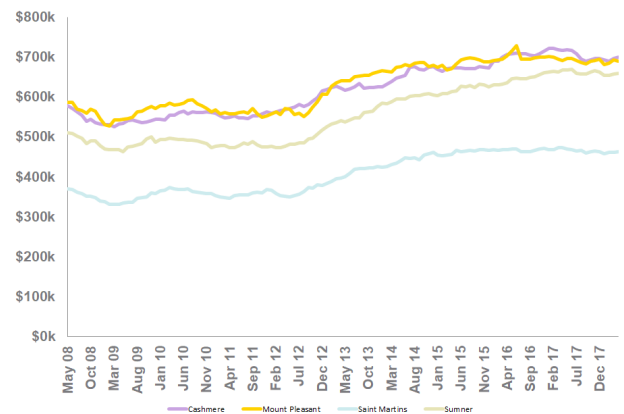
There were 82 sales over the past 12 months in Mount Pleasant and there were 31 listings on the market last month.

In Sumner, the median value of a dwelling is now \$659K which represents growth of 21.7% over the past five years and softening of -1.4% over the past year.

There are 1,118 dwellings in Sumner with 56 selling over the past 12 months and 21 listings on the market last month.

Saint Martins recorded median dwelling value easing of -1.9% over the past 12 months to \$464K. The smallest suburb in the area is Sumner which has just 1,118 dwellings. Values here for dwellings have eased by -1.4% over the past 12 months, and the median value is now \$659K.

Median Suburb E-Valuer



Current Value & Recent Change

	Sumner	\$659k Median dwelling price	+0.6% Qtr change	-1.4% Yearly change
	Mount Pleasant	\$691k Median dwelling price	+1.3% Qtr change	-0.2% Yearly change
	Saint Martins	\$464k Median dwelling price	+1.4% Qtr change	-1.9% Yearly change
	Cashmere	\$701k Median dwelling price	+1.0% Qtr change	-2.1% Yearly change

Christchurch South West Market Update

Spreydon has performed consistently over the past five years with median value growth of 19.1%.

The median value of a dwelling in Spreydon is now \$422K which is 1.0% up from the same time last year.

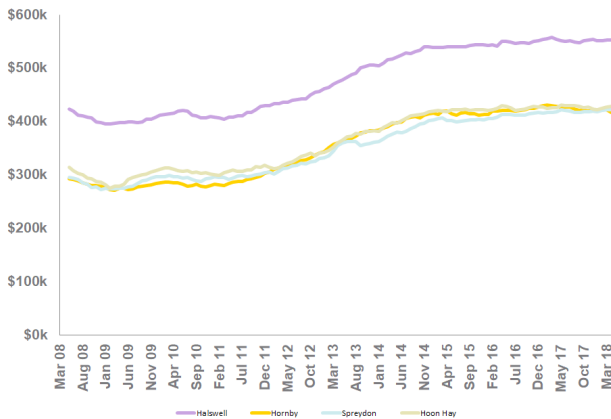
There were 198 sales over the past 12 months in Spreydon and there were 44 listings on the market last month.

In Hoon Hay, the median value of a dwelling is now \$428K which represents growth of 18.9% over the past five years and gains of 0.6% over the past year.





There are 3,047 dwellings in Hoon Hay with 168 selling over the past 12 months and 44 listings on the market last month.

Halswell recorded median dwelling value easing of -0.2% over the past 12 months to \$552K. The smallest suburb in the area is Hoon Hay which has just 3,047 dwellings. Values here for dwellings have grown by 0.6% over the past 12 months, and the median value is now \$428K.

Median Suburb E-Valuer



Current Value & Recent Change

	Spreydon	\$422k Median dwelling price	+0.8% Qtr change	+1.0% Yearly change
	Hoon Hay	\$428k Median dwelling price	+1.2% Qtr change	+0.6% Yearly change
	Hornby	\$417k Median dwelling price	-0.9% Qtr change	-2.5% Yearly change
	Halswell	\$553k Median dwelling price	+0.1% Qtr change	-0.2% Yearly change

Christchurch East Market Update

Saint Albans has performed consistently over the past five years with median value growth of 22.9%.

The median value of a dwelling in Saint Albans is now \$561K which is -1.5% down from the same time last year.

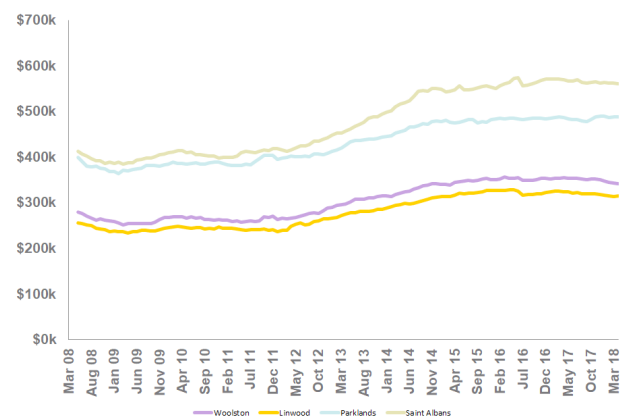
There were 344 sales over the past 12 months in Saint Albans and there were 108 listings on the market last month.

In Linwood, the median value of a dwelling is now \$316K which represents growth of 14.8% over the past five years and softening of -2.8% over the past year.





There are 3,508 dwellings in Linwood with 165 selling over the past 12 months and 100 listings on the market last month.

Woolston recorded median dwelling value easing of -3.8% over the past 12 months to \$342K. The smallest suburb in the area is Linwood which has just 3,508 dwellings. Values here for dwellings have eased by -2.8% over the past 12 months, and the median value is now \$316K.

Median Suburb E-Valuer



Current Value & Recent Change

	Woolston	\$342k Median dwelling price	-1.7% Qtr change	-3.8% Yearly change
	Parklands	\$488k Median dwelling price	-0.4% Qtr change	+0.4% Yearly change
	Saint Albans	\$561k Median dwelling price	-0.3% Qtr change	-1.5% Yearly change
	Linwood	\$316k Median dwelling price	-0.4% Qtr change	-2.8% Yearly change

If you're looking to sell, buy or rent,
we can connect you with your local
Harveys office today.

myMarket
Report



Contact Us On:

Bishopdale

Topp Realtors Ltd

Shop B, 135 Farrington Avenue

Christchurch

03 359 5595

03 359 5609

bishopdale@harveys.co.nz

All Harveys offices are Licensed REAA 2008



harveys.co.nz