



MONTHLY HOUSE PRICE INDEX REPORT

11 May 2023

REINZ House Price Index (HPI)

As one of the country's foremost authorities on real estate data, we are proud to bring you the REINZ HPI (House Price Index). It provides a level of detail and understanding of the true movements of housing values over time to a higher standard than before. The REINZ HPI was developed in partnership with the Reserve Bank of New Zealand and provides a more complete picture of the New Zealand housing market.

BENEFITS OF THE REINZ HPI

Data on median and average house prices is open to being skewed by market composition changes. This means observed changes in these values could be almost entirely due to the changed nature in the underlying sample (e.g. an unusually large representation of high end housing sales) rather than changes in the true market value. The REINZ HPI takes many aspects of market composition into account resulting in greater accuracy.

ABOUT REINZ HPI

The REINZ HPI is based on the SPAR methodology and has been proven to be the most comprehensive tool to understand the housing market for four main reasons:

- **Timeliness** – This is the number one advantage of REINZ HPI. REINZ data is based on sales as they occur (unconditional) so is the most up to date data source in NZ.
- **Accuracy** – REINZ data is supplied by the actual sales prices supplied by its members so has a high level of accuracy.
- **Stability** – REINZ has the most data available to it so can provide the most stable and complete one month indices.
- **Disaggregation** – Indices can be disaggregated to a lower level than before. Disaggregation means you can focus on a smaller data set, allowing comparison of building typology and suburbs, i.e. Three bedroom houses in Manukau.

The number one advantage between REINZ data and other housing data on the market is that REINZ has access to sales data from the time the price is locked in (unconditional data) as opposed to when the house changes hands (settlement date) which can often be weeks/months later. Therefore, the REINZ HPI is the best and most timely measure of recent housing market activity.

EXPERT INDUSTRY FEEDBACK

"I have had the opportunity to utilise the REINZ HPI website, and have been involved in advising on the HPI's preparation. The new index fills a gap in providing reliable up to date information on house price developments across all of New Zealand's local authorities. It's wonderful to see REINZ providing this level of detailed data for wider public use. I am already planning to use this data in my own research."

Dr Arthur Grimes

Senior Fellow, Motu Research; and Adjunct Professor, Victoria University of Wellington

"Accuracy and timeliness of information on house price movements is vital for home buyers, sellers, agents, and analysts such as myself. The data from REINZ meets both requirements and gives New Zealand a collection of house price series comparable with the best overseas."

Tony Alexander

Independent Economist and Speaker

"The Real Estate Institute of New Zealand's Market Intelligence portal opens up to users the ability to interactively compare price trends amongst a wide range of local council regions. Users can pick and choose regions of interest and use the chart tools to instantly compare price performances. For those wanting to look at house prices in more depth there is the capability to download the data in spreadsheet format all the way back to 1992 when the Institute started recording sales price information."

Nick Tuffley

Chief Economist, ASB

REINZ HOUSE PRICE INDEX APRIL 2023 RESULTS

The REINZ House Price Index was developed in partnership with the Reserve Bank of New Zealand.

Already being used by the Reserve Bank's forecasting and macro financial teams, plus the major banks, the REINZ HPI provides a level of detail and understanding of the true movements of housing values over time. It does this by analysing how prices in a market are influenced by a range of attributes such as land area, floor area, number of bedrooms etc. to create a single, more accurate measure of housing market activity and trends over time. Using the Reserve Bank's preferred Sale Price to Appraisal Ratio (SPAR) methodology, the REINZ HPI uses unconditional sales data (when the price is agreed) rather than at settlement, which can often be weeks later. It is therefore more accurate and timely.

Year-on-year, the HPI indicates that housing market value nationwide has fallen 12.0%, down in Auckland by 13.9% and down outside Auckland by 10.7%.

Looking at the REINZ HPI for April 2023, the 'gold standard' for New Zealand house price analysis, Jen Baird, Chief Executive at REINZ, says:

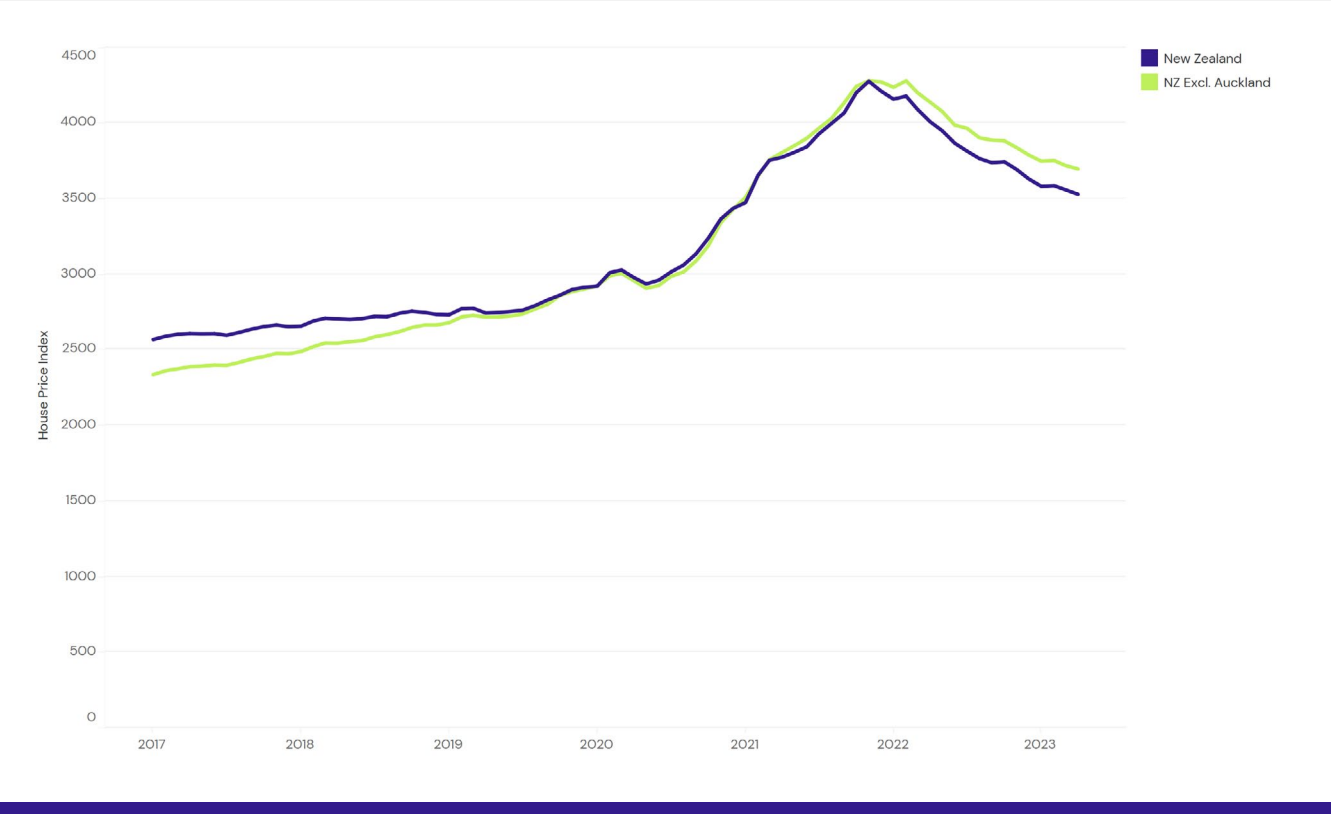
"The REINZ HPI takes many aspects of market composition into account and thus provides more accurate results. When applied to the April data, the HPI indicates that the housing market value nationwide has dropped 12.0% year-on-year. In Auckland, the value decreased by 13.9% and decreased by 10.7% outside of Auckland. Otago takes the top spot in the 12-month ending percentage changes. Southland and Canterbury came second and third, respectively, for annual percentage movement.

"The importance of the HPI is evident in the Manawatu-Whanganui region this month, where the median sale price tells a different story to the HPI.

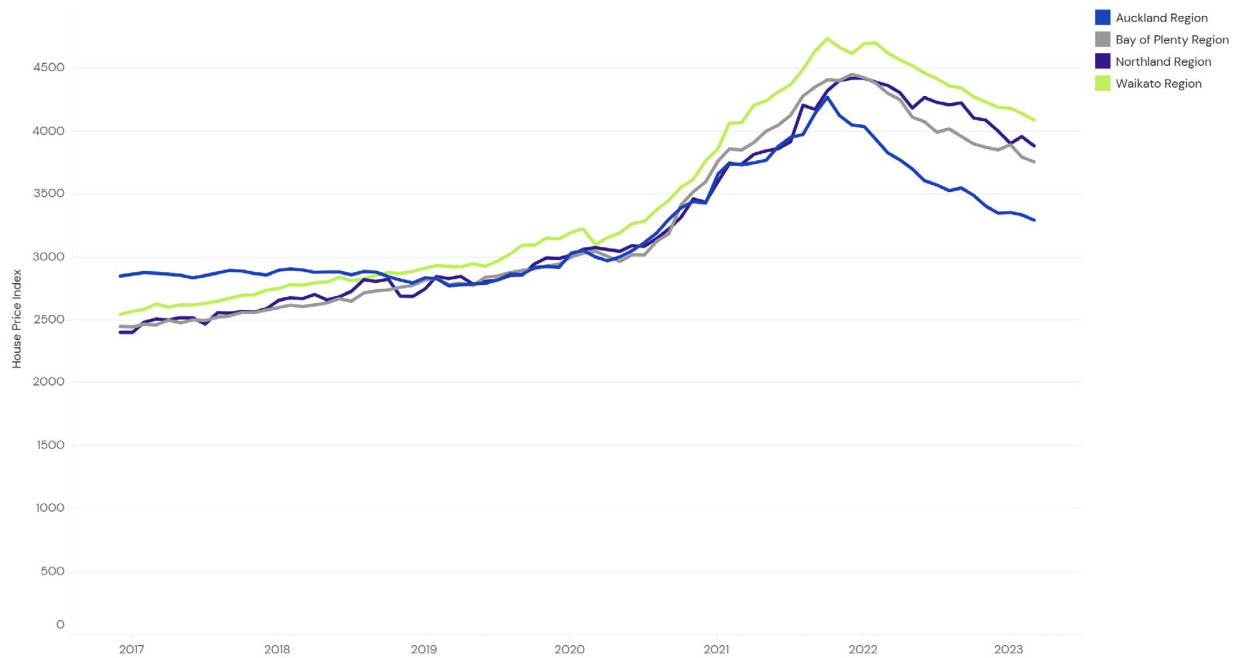
"The median sale price in the region decreased 4.1% over the past year, the 5th strongest return compared to the other regions. This suggests a market where performance is moderately strong in the long term compared to other regions.

"However, the Manawatu-Whanganui region had the second weakest annual performance of all regions in HPI over the past year with a decrease of 15.3%. Sample composition changes — such as the size of properties or the underlying value of properties sold — can change statistics, such as median, that are purely based on price. However, because the underlying value of each property sold is considered by the HPI, such sample changes have little effect on HPI results. In summary, long-term property value growth in Manawatu-Whanganui is decreasing at a faster rate than most other regions, a fact that would have remained hidden from those monitoring statistics without access to the HPI."

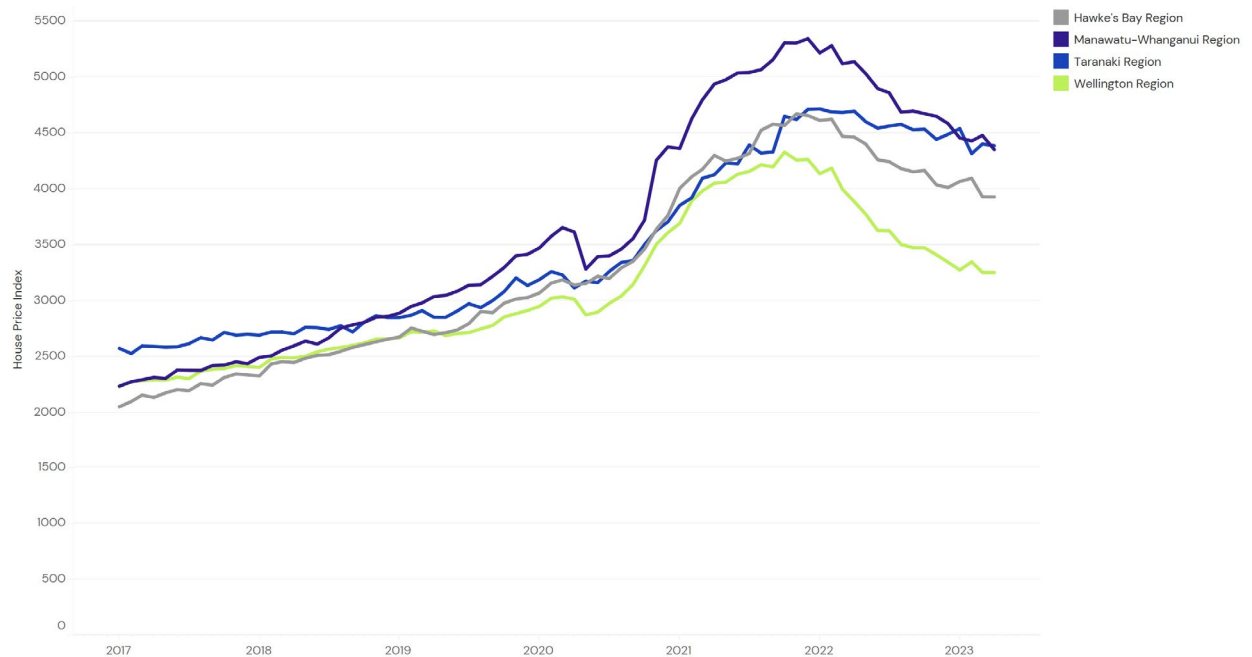
NEW ZEALAND HOUSE PRICE INDICIES



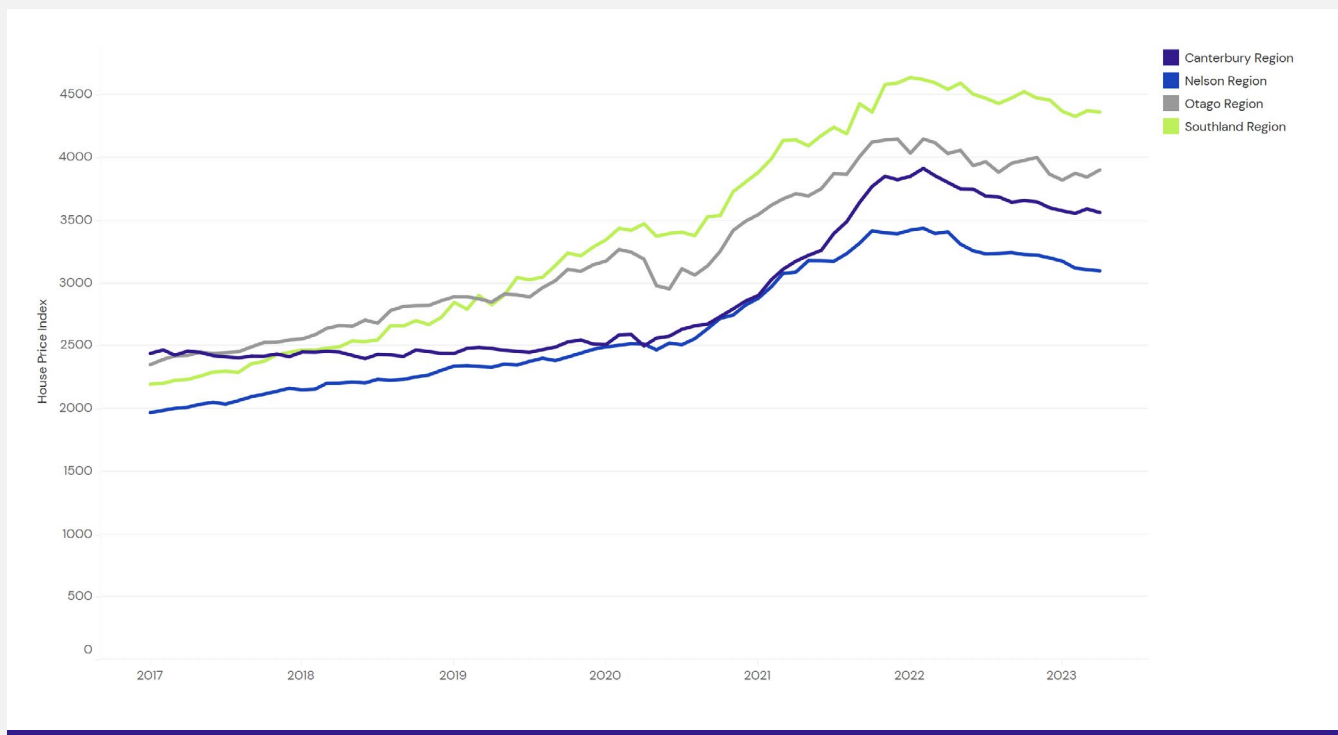
UPPER NORTH ISLAND REGIONAL HOUSE PRICE INDICIES



LOWER NORTH ISLAND REGIONAL HOUSE PRICE INDICIES



SOUTH ISLAND REGIONAL HOUSE PRICE INDICIES



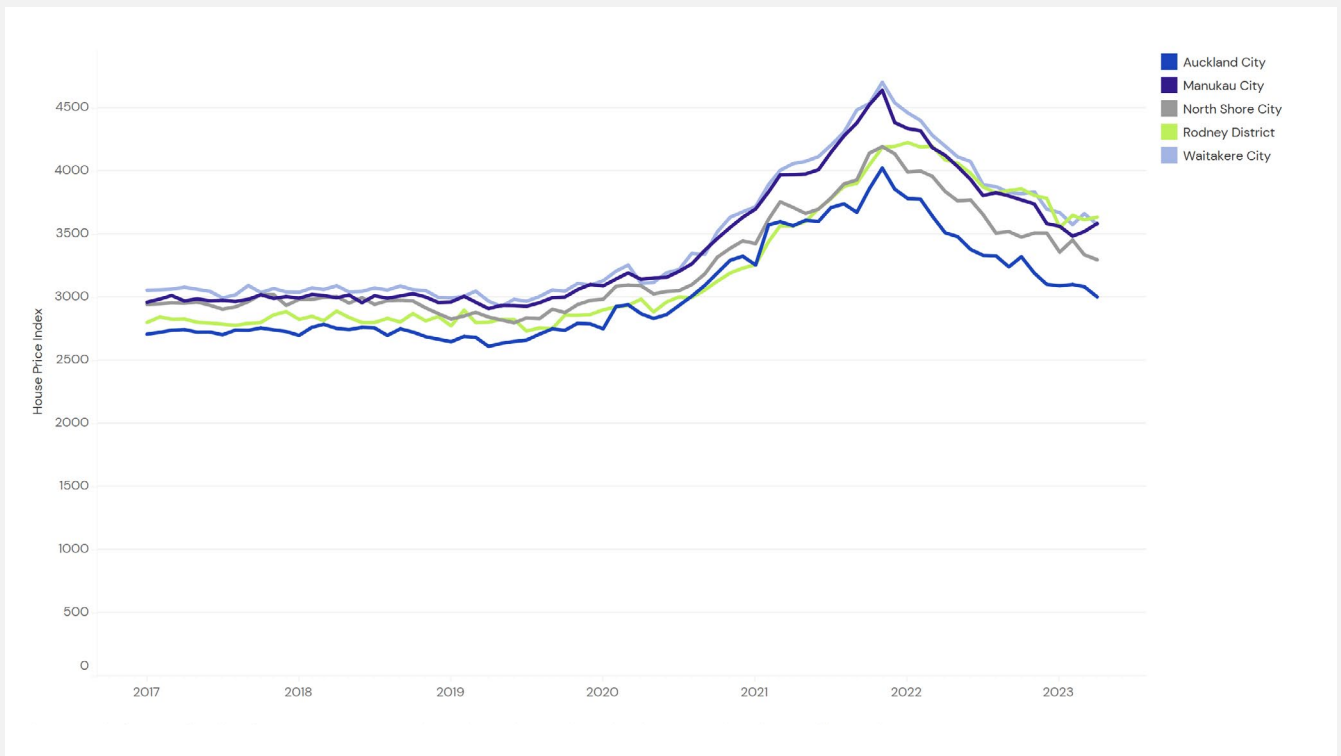
SUMMARY OF MOVEMENTS

House Price Index	Index level	One Month	Three Months	One Year	Five Years*
New Zealand	3,529	-0.8%	-1.5%	-12.0%	5.5%
NZ excl. Auckland	3,696	-0.6%	-1.4%	-10.7%	7.8%
Auckland	3,296	-1.3%	-1.6%	-13.9%	2.6%
Rodney District	3,634	0.6%	2.3%	-11.1%	4.7%
North Shore City	3,296	-1.2%	-1.8%	-14.1%	1.9%
Waitakere City	3,576	-2.3%	-2.5%	-14.8%	3.0%
Auckland City	3,002	-2.6%	-2.8%	-14.5%	1.7%
Manukau City	3,583	1.8%	0.6%	-13.1%	3.7%
Papakura District	3,769	-2.3%	-2.0%	-14.9%	4.1%
Franklin District	3,862	-3.6%	-7.0%	-16.7%	4.5%
Other North Island					
Whangarei District	3,821	-1.7%	-1.4%	-13.1%	7.4%
Hamilton City	3,853	-1.3%	-1.1%	-9.7%	6.4%
Tauranga City	3,569	-0.3%	-1.1%	-13.3%	7.4%
Rotorua District	4,110	-1.2%	-3.4%	-11.3%	7.4%
Hastings District	3,914	-2.0%	-3.0%	-12.7%	9.8%
Napier City	3,496	-1.1%	-2.2%	-13.6%	7.7%
New Plymouth District	4,291	0.2%	-3.2%	-5.1%	9.7%
Palmerston North City	3,750	0.3%	0.3%	-14.3%	9.7%

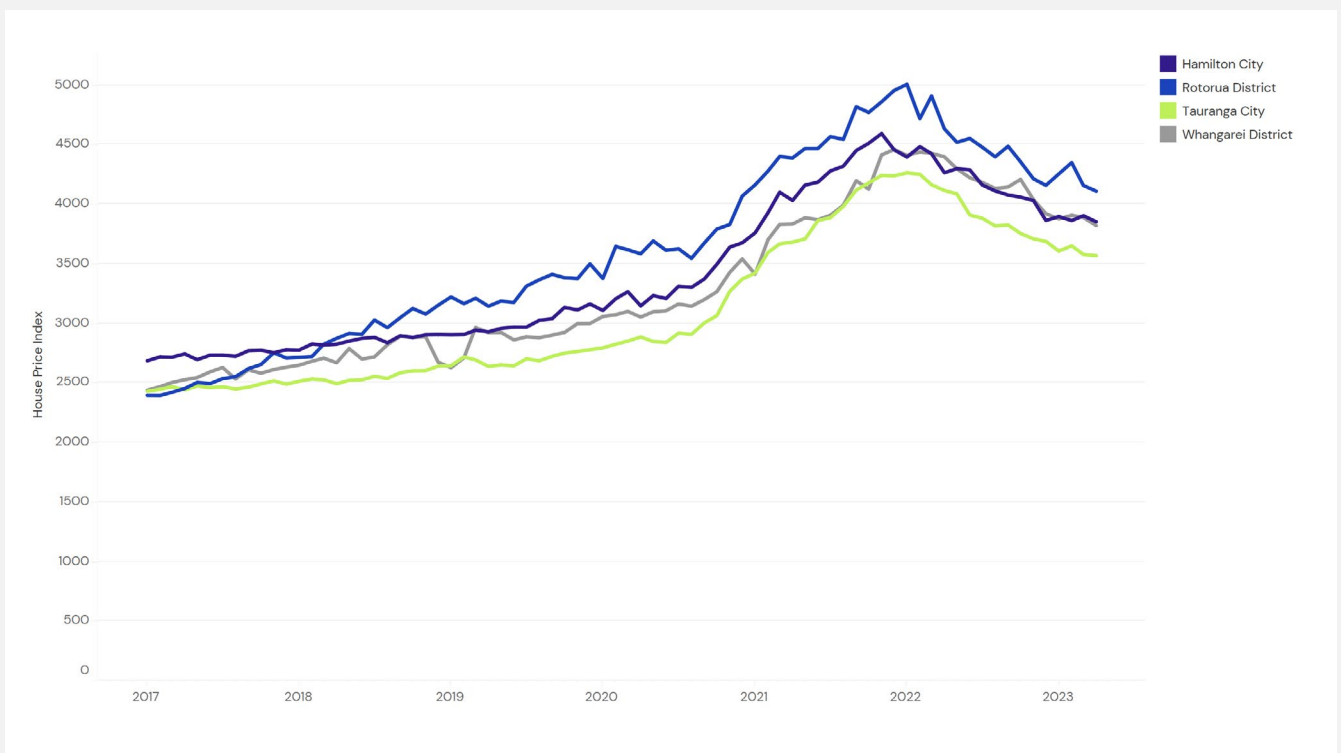
House Price Index	Index level	One Month	Three Months	One Year	Five Years*
Wellington	3,253	-0.0%	-0.7%	-16.3%	5.5%
Porirua City	3,340	-0.7%	-2.4%	-16.3%	6.0%
Upper Hutt City	3,667	-5.0%	-0.2%	-21.1%	6.4%
Lower Hutt City	3,515	-0.8%	-2.1%	-20.0%	5.9%
Wellington City	2,851	1.1%	0.3%	-13.1%	4.1%
South Island					
Nelson City	2,885	-1.9%	-1.0%	-8.8%	6.2%
Christchurch City	3,423	-0.1%	0.4%	-6.8%	7.8%
Queenstown-Lakes District	3,595	1.5%	-0.6%	1.1%	6.7%
Dunedin City	4,093	0.6%	4.9%	-7.9%	8.5%
Invercargill City	4,114	-2.8%	-3.3%	-7.6%	11.4%

Source: REINZ *=Compound Growth Rate

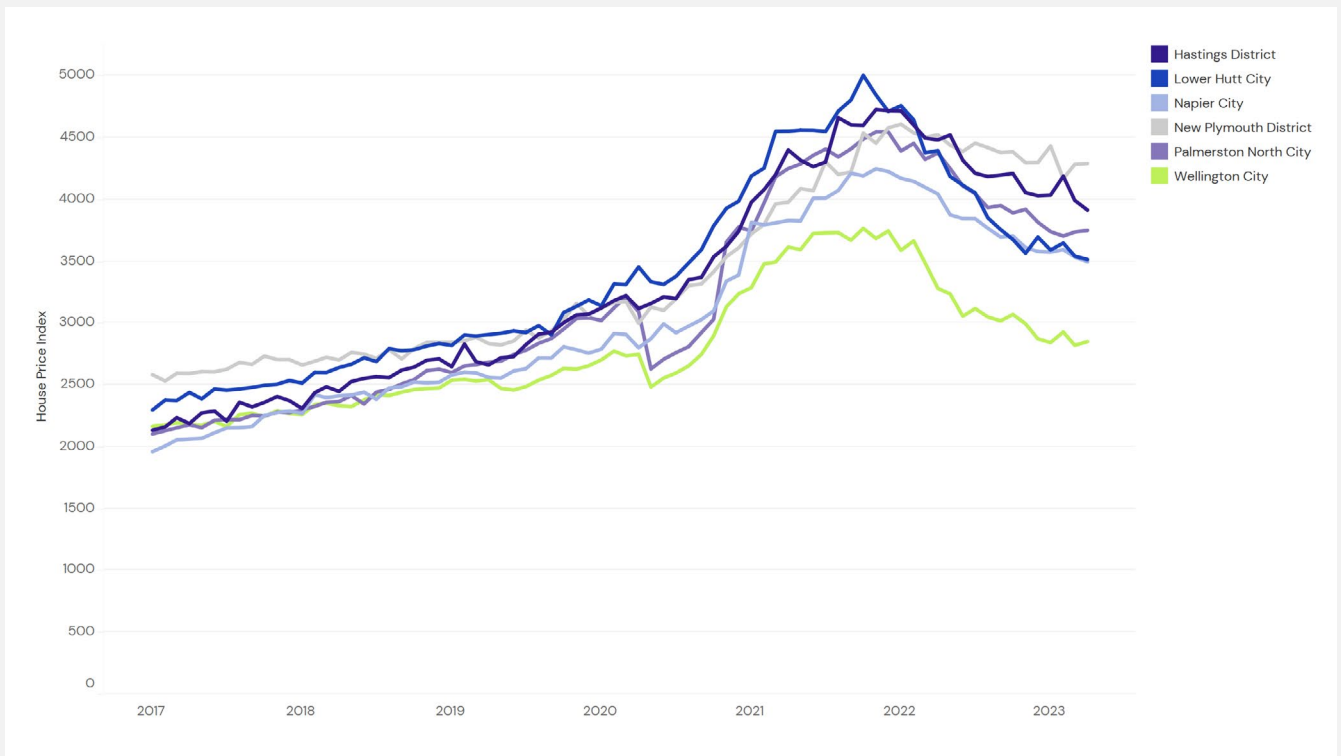
AUCKLAND COUNCILS HOUSE PRICE INDICIES



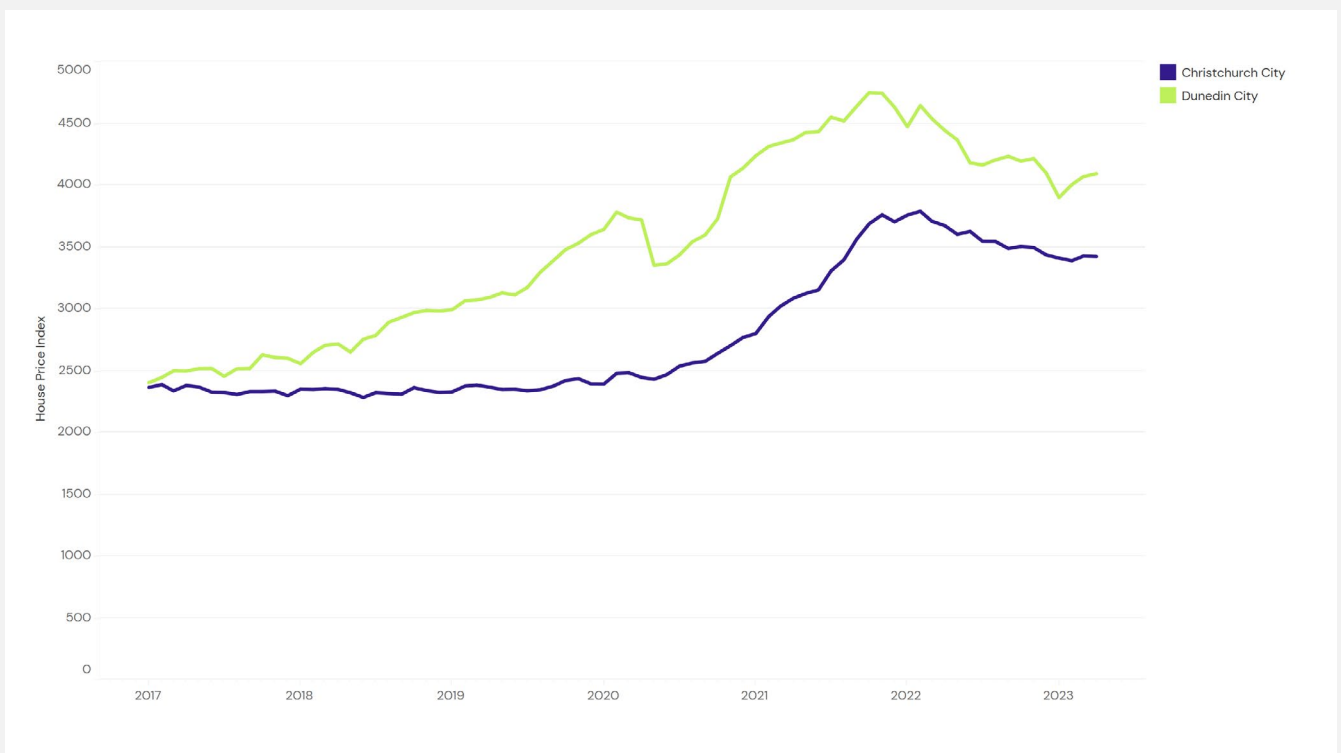
UPPER NORTH ISLAND (EX-AUCKLAND) COUNCIL HOUSE PRICE INDICIES



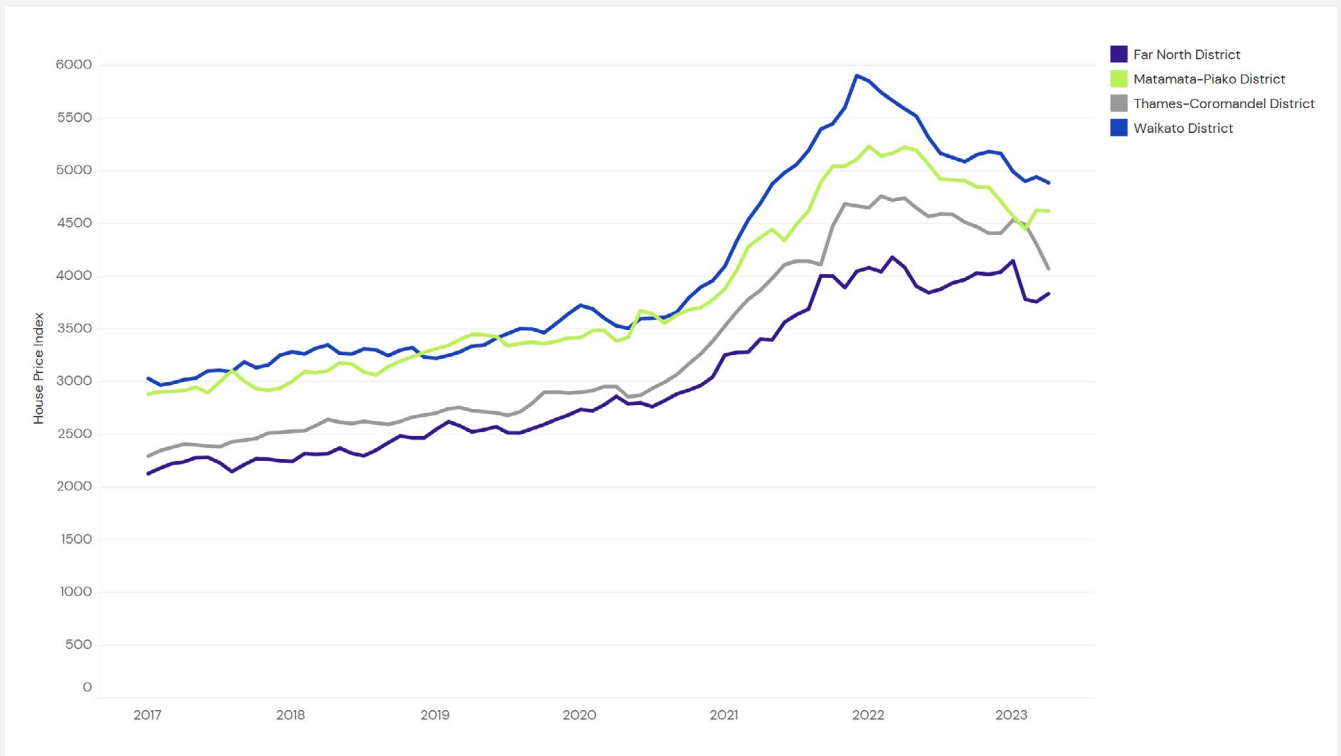
LOWER NORTH ISLAND COUNCILS HOUSE PRICE INDICIES



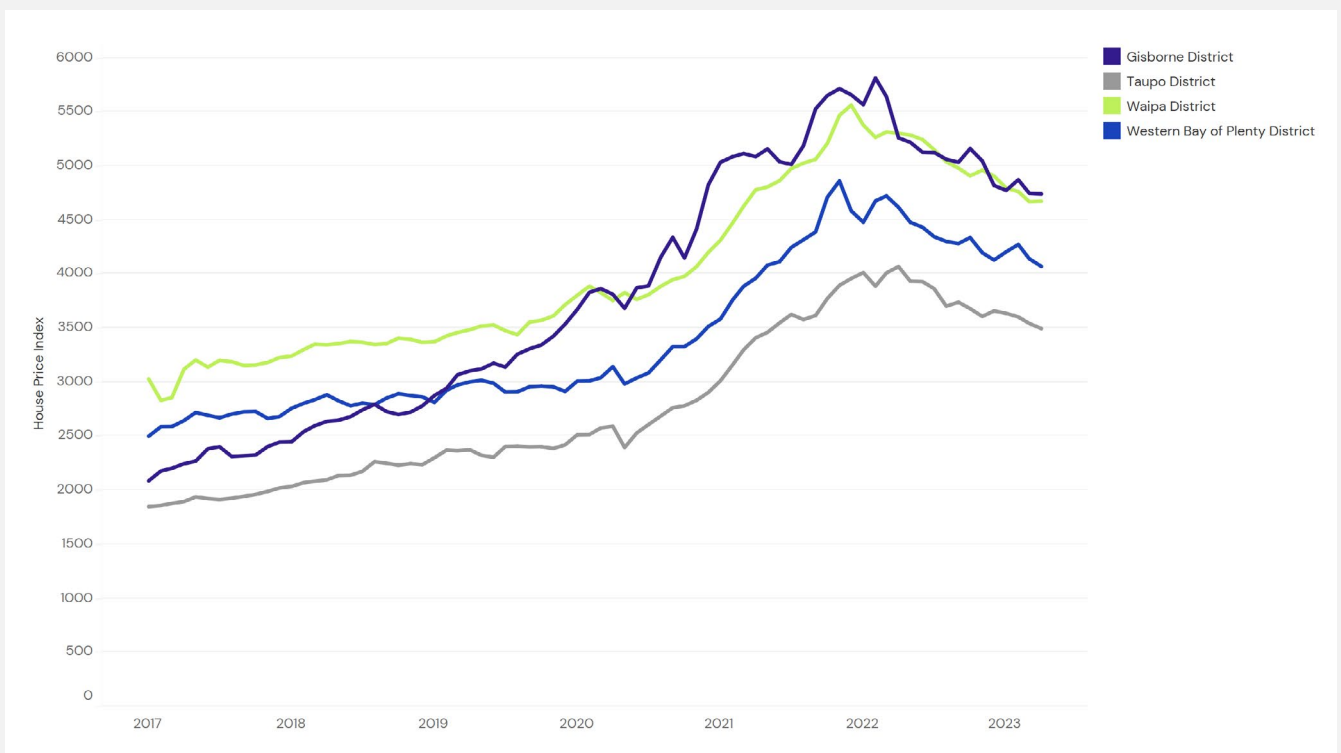
SOUTH ISLAND COUNCIL HOUSE PRICE INDICIES



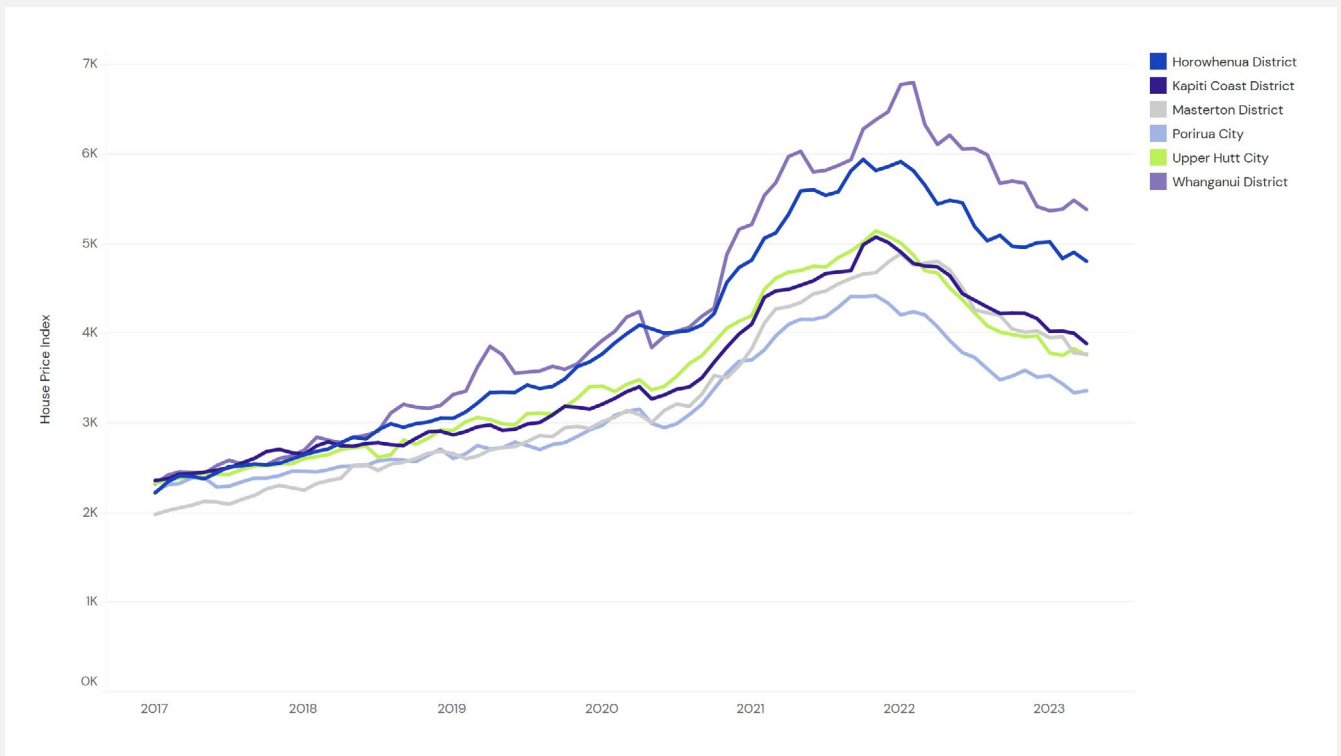
UPPER NORTH ISLAND (EX-AUCKLAND) COUNCILS HOUSE PRICE INDICIES



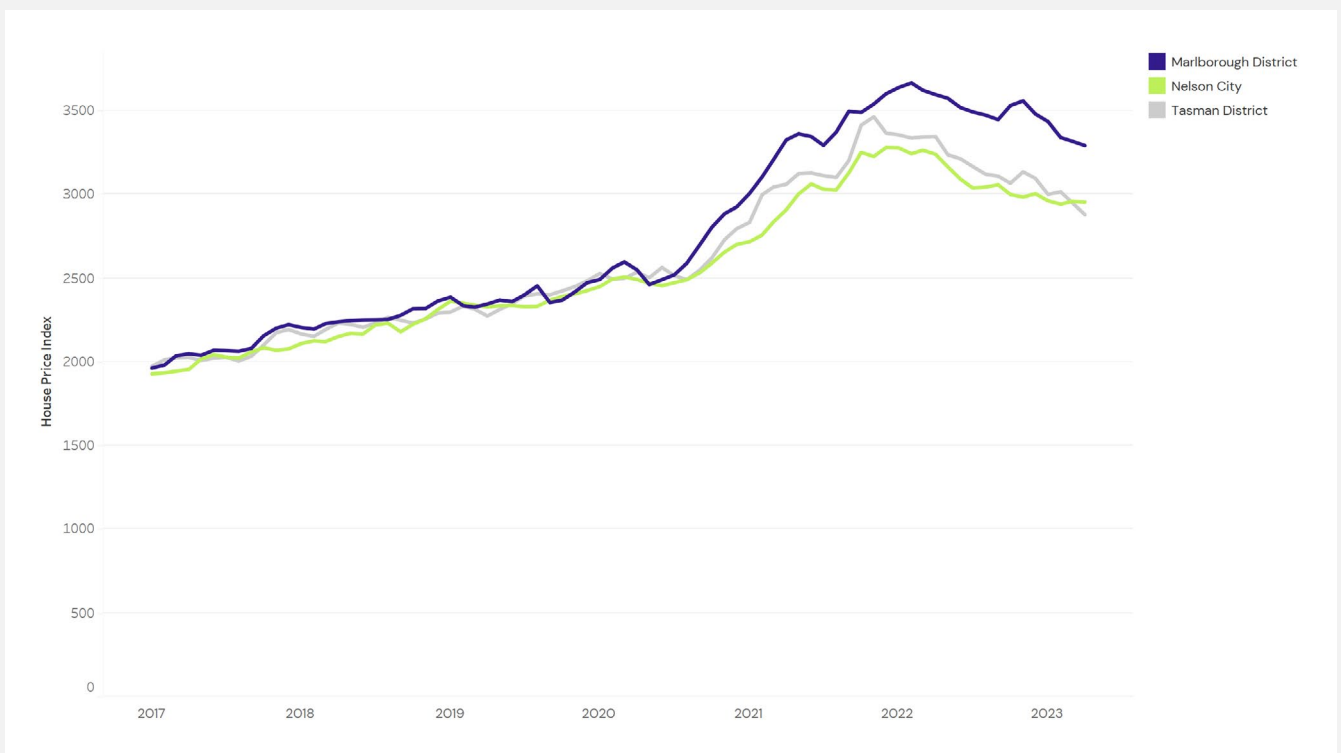
MID NORTH ISLAND COUNCIL HOUSE PRICE INDICIES



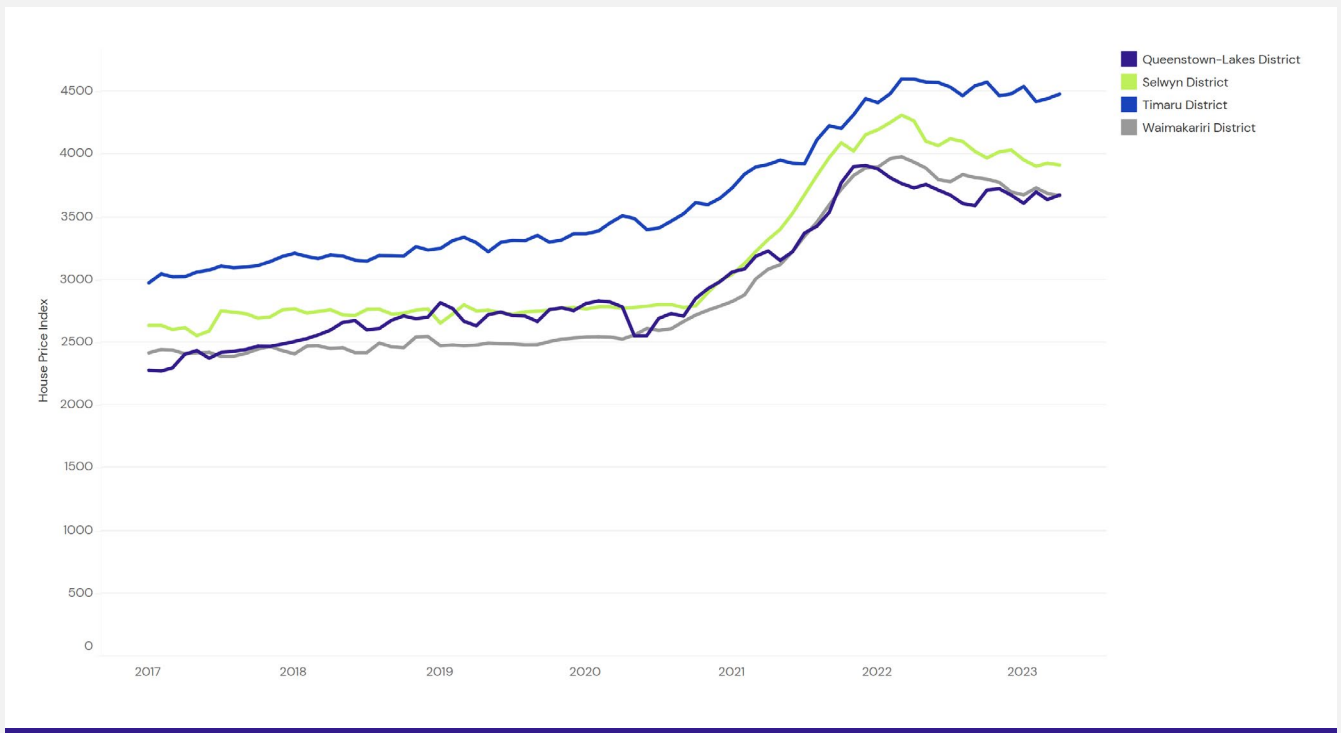
LOWER NORTH ISLAND COUNCILS HOUSE PRICE INDICIES



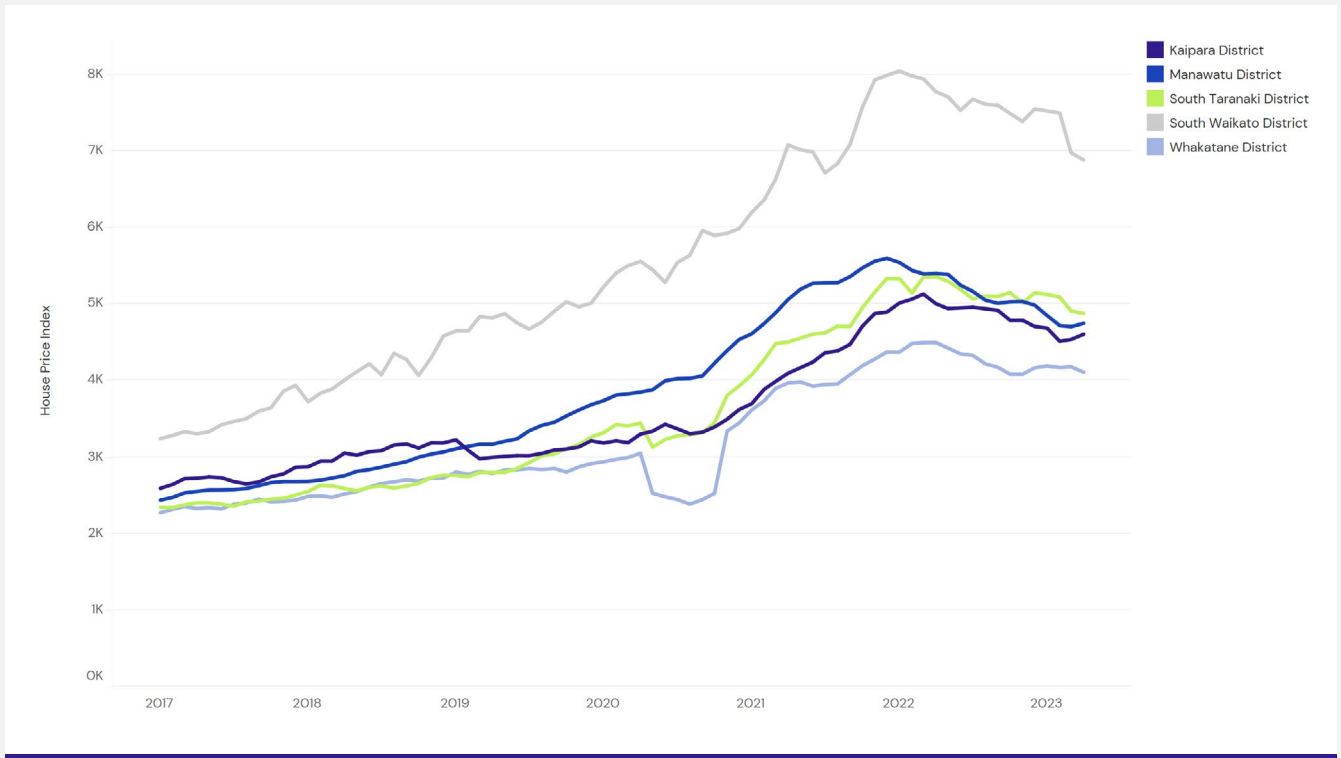
UPPER SOUTH ISLAND COUNCIL HOUSE PRICE INDICIES



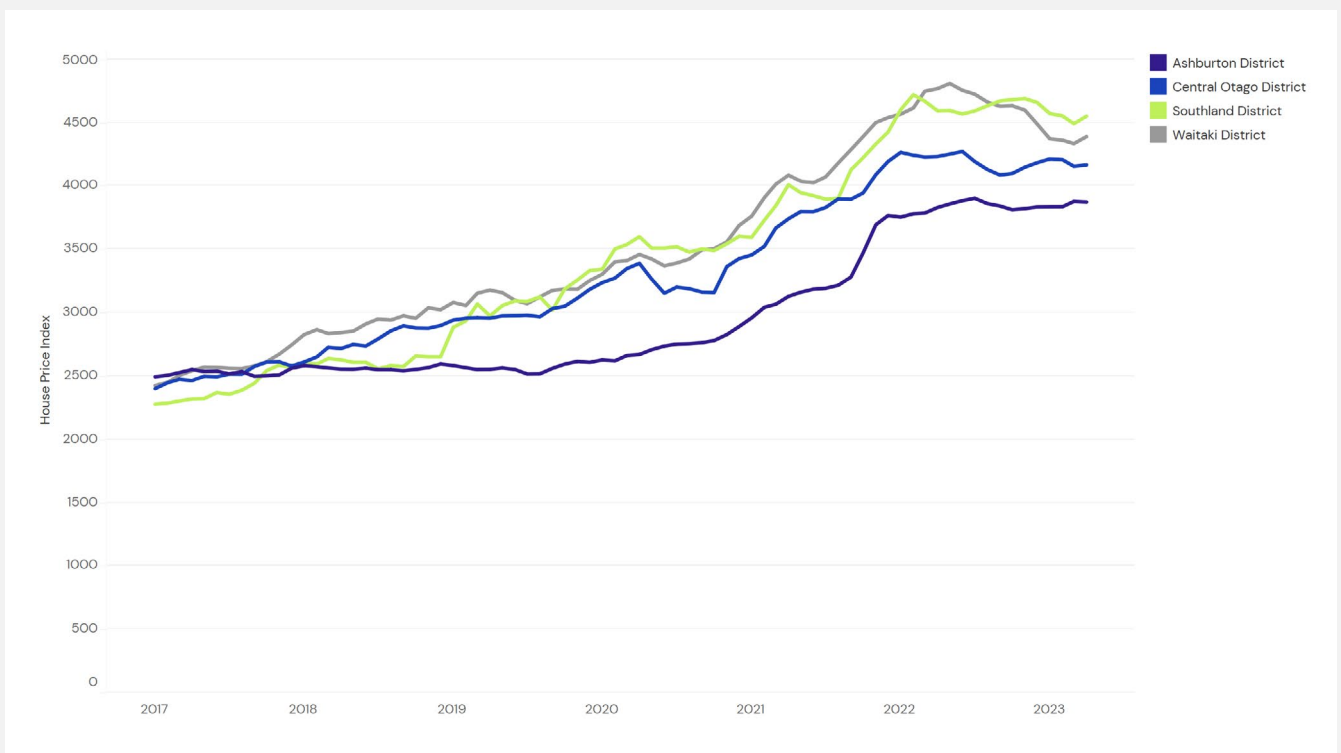
LOWER SOUTH ISLAND COUNCIL HOUSE PRICE INDICIES



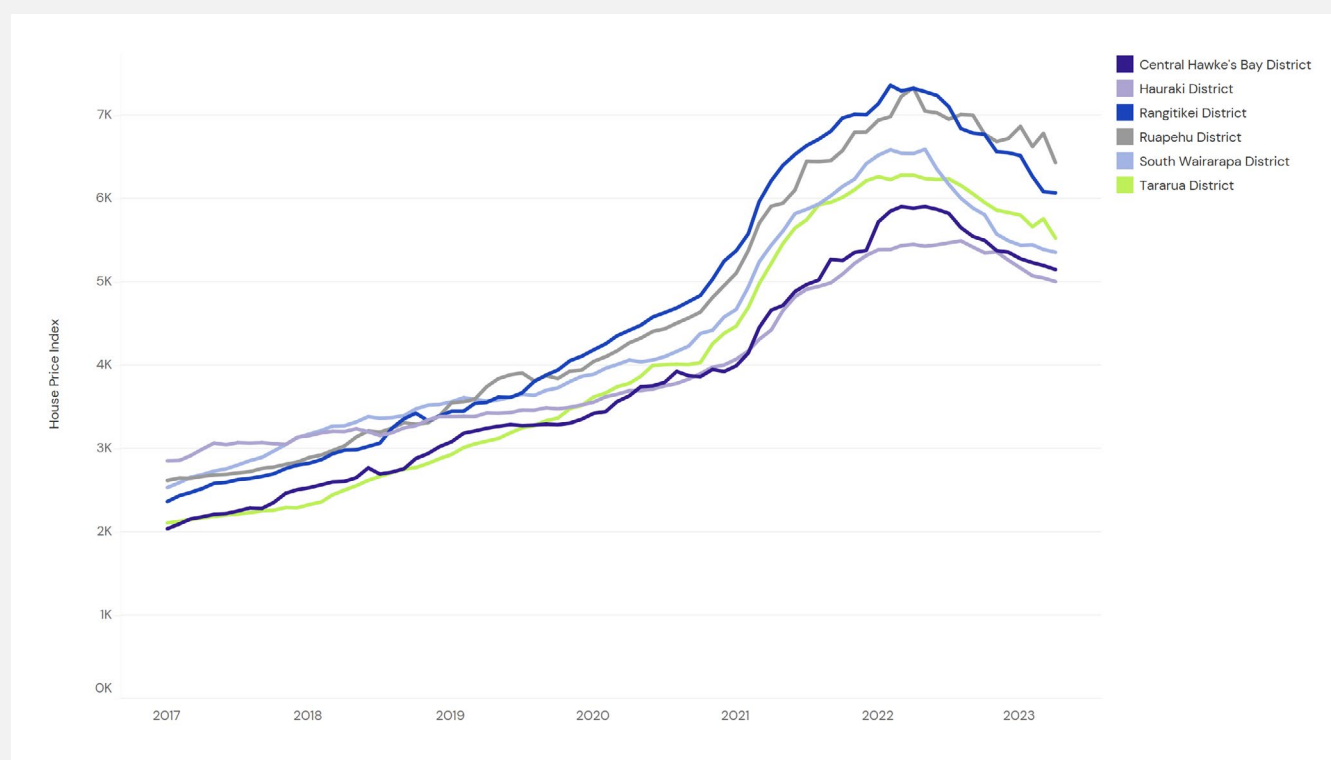
NORTH ISLAND COUNCILS HOUSE PRICE INDICIES



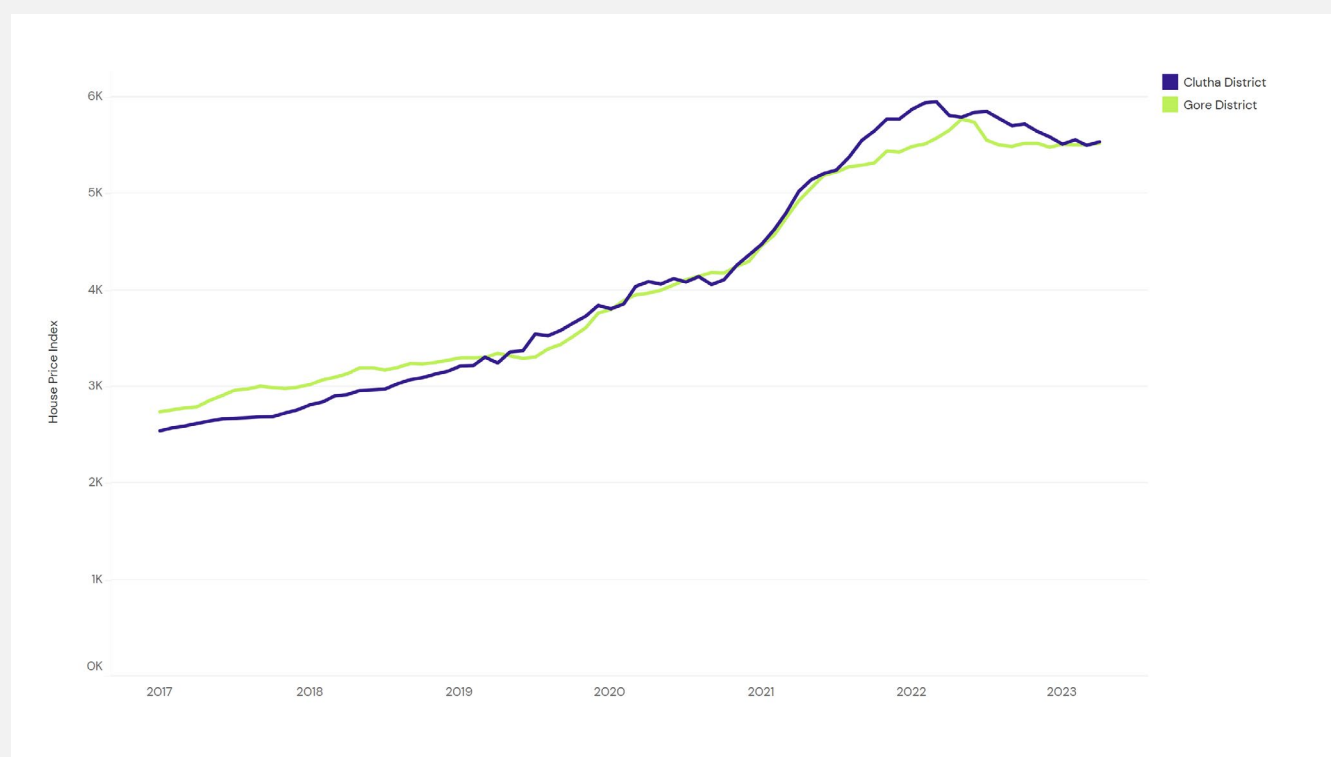
SOUTH ISLAND COUNCIL HOUSE PRICE INDICIES



NORTH ISLAND COUNCILS HOUSE PRICE INDICIES



SOUTH ISLAND COUNCIL HOUSE PRICE INDICIES



TERRITORIAL AUTHORITY HPI VALUES

Council	Calculated	HPI
Ashburton District	3 month rolling	3,874
Auckland City	Actual Month	3,002
Buller District	6 month rolling	4,159
Carterton District	6 month rolling	4,478
Central Hawke's Bay District	6 month rolling	5,154
Central Otago District	3 month rolling	4,168
Christchurch City	Actual Month	3,423
Clutha District	6 month rolling	5,536
Dunedin City	Actual Month	4,093
Far North District	2 month rolling	3,836
Franklin District	2 month rolling	3,800
Gisborne District	2 month rolling	4,741
Gore District	6 month rolling	5,522
Grey District	6 month rolling	3,926
Hamilton City	Actual Month	3,853
Hastings District	Actual Month	3,914
Hauraki District	6 month rolling	5,009
Horowhenua District	2 month rolling	4,807
Hurunui District	6 month rolling	4,562
Invercargill City	Actual Month	4,114
Kaikoura District	3 month rolling	3,116
Kaipara District	2 month rolling	4,784
Kapiti Coast District	Actual Month	3,884
Kawerau District	3 month rolling	6,175
Lower Hutt City	Actual Month	3,515
Mackenzie District	6 month rolling	7,267
Manawatu District	3 month rolling	4,750
Manukau City	Actual Month	3,583
Marlborough District	2 month rolling	3,292
Masterton District	2 month rolling	3,773
Matamata-Piako District	2 month rolling	4,619
Napier City	Actual Month	3,496
Nelson City	2 month rolling	2,955
New Plymouth District	Actual Month	4,291
North Shore City	Actual Month	3,296
Opoitiki District	6 month rolling	4,499

Council	Calculated	HPI
Otorohanga District	6 month rolling	5,082
Palmerston North City	Actual Month	3,750
Papakura District	2 month rolling	3,802
Porirua City	2 month rolling	3,362
Queenstown-Lakes District	2 month rolling	3,676
Rangitikei District	6 month rolling	6,075
Rodney District	Actual Month	3,634
Rotorua District	Actual Month	4,110
Ruapehu District	6 month rolling	6,438
Selwyn District	2 month rolling	3,916
South Taranaki District	3 month rolling	4,878
South Waikato District	3 month rolling	6,883
South Wairarapa District	6 month rolling	5,360
Southland District	3 month rolling	4,552
Stratford District	6 month rolling	5,922
Tararua District	6 month rolling	5,532
Tasman District	2 month rolling	2,880
Taupo District	2 month rolling	3,495
Tauranga City	Actual Month	3,569
Thames-Coromandel District	2 month rolling	4,072
Timaru District	2 month rolling	4,481
Upper Hutt City	2 month rolling	3,761
Waikato District	2 month rolling	4,888
Waimakariri District	2 month rolling	3,670
Waimate District	6 month rolling	6,284
Waipa District	2 month rolling	4,674
Wairoa District	6 month rolling	4,863
Waitakere City	Actual Month	3,576
Waitaki District	3 month rolling	4,391
Waitomo District	6 month rolling	5,363
Wellington City	Actual Month	2,851
Western Bay of Plenty District	2 month rolling	4,070
Westland District	6 month rolling	5,076
Whakatane District	3 month rolling	4,110
Whanganui District	2 month rolling	5,384
Whangarei District	Actual Month	3,821

DISCLAIMER

This report is intended for general information purposes only. This report and the information contained herein is under no circumstances intended to be used or considered as legal, financial or investment advice. The material in this report is obtained from various sources (including third parties) and REINZ does not warrant the accuracy, reliability or completeness of the information provided in this report and does not accept liability for any omissions, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply, use or misuse of the whole or any part of this report. Any and all third party data or analysis in this report does not necessarily represent the views of REINZ. When referring to this report or any information contained herein, you must cite REINZ as the source of the information. REINZ reserves the right to request that you immediately withdraw from publication any document that fails to cite REINZ as the source.