

## Growth in Residential Property Values - July 2018

House Price Index	One Month	Three Months	One Year	Five Years*
<b>Tauranga</b>	<b>1.4%</b>	<b>2.8%</b>	<b>3.8%</b>	<b>10.9%</b>
Hamilton	0.8%	2.5%	6.0%	10.1%
Auckland	0.0%	-0.6%	1.6%	9.7%
Wellington	1.3%	3.5%	11.9%	9.4%
Christchurch	1.4%	-1.4%	-0.4%	2.4%
Queenstown / Lakes District	-5.1%	-3.6%	2.9%	14.1%

\* Compound Growth Rate

## Observations

### Tauranga

Short term (1 - 3 months)  
Mid term (12 months)  
Long term (5 years)

- a small lift in values
- slight growth
- strong annual growth

### Hamilton

Short term (1 - 3 months)  
Mid term (12 months)  
Long term (5 years)

- an increase in values
- steady growth
- strong annual growth

### Auckland

Short term (1 - 3 months)  
Mid term (12 months)  
Long term (5 years)

- flat to easing values
- very small annual growth
- strong annual growth

### Wellington

Short term (1 - 3 months)  
Mid term (12 months)  
Long term (5 years)

- a increase in values
- strong continued growth
- steady growth but not as strong as other key North Island centres

### Christchurch

Short term (1 - 3 months)  
Mid term (12 months)  
Long term (5 years)

- easing values
- negative annual growth
- very low growth in comparison to North Island centres

### Queenstown / Lakes District

Short term (1 - 3 months)  
Mid term (12 months)  
Long term (5 years)

- values have eased
- small growth
- strongest growth in New Zealand