

Top 50 performing suburbs nationwide

Suburb	City/District	Median Value (31 March 2019)	Annual change
Fordlands	Rotorua District	\$226,900	23.0%
Tirau	South Waikato District	\$404,350	22.4%
Turangi	Taupo District	\$270,050	22.3%
Flaxmere	Hastings District	\$276,200	21.3%
Eketahuna	Tararua District	\$198,850	20.3%
Maraenui	Napier City	\$301,150	19.4%
Dannevirke	Tararua District	\$223,300	19.2%
Bulls	Rangitikei District	\$261,650	18.9%
Mataura	Gore District	\$124,950	18.8%
Taihape	Rangitikei District	\$183,250	18.2%
Waipukurau	Central Hawke's Bay District	\$365,950	18.1%
Wanganui East	Whanganui District	\$251,050	18.1%
Ngunguru	Whangarei District	\$796,000	18.0%
Wainuiomata	Lower Hutt City	\$426,500	17.8%
Whakatu	Hastings District	\$387,300	17.5%
Tainui	Dunedin City	\$446,850	17.4%
Hargest	Invercargill City	\$346,750	17.2%
Kerepehi	Hauraki District	\$338,000	17.1%
Dalmore	Dunedin City	\$361,650	17.1%
Waipawa	Central Hawke's Bay District	\$351,300	17.0%
Marton	Rangitikei District	\$256,000	17.0%
Halfway Bush	Dunedin City	\$405,450	17.0%
Mangakino	Taupo District	\$236,150	16.6%
Musselburgh	Dunedin City	\$476,550	16.6%
Mangakakahi	Rotorua District	\$362,200	16.5%
Camberley	Hastings District	\$322,750	16.5%
Ohakune	Ruapehu District	\$293,050	16.4%
Fenton Park	Rotorua District	\$372,150	16.3%
Putiki	Whanganui District	\$358,450	16.2%
Foxton	Horowhenua District	\$266,800	16.2%
Pahiatua	Tararua District	\$239,700	16.1%
Ranui	Porirua City	\$455,900	16.1%
Maoribank	Upper Hutt City	\$458,850	16.0%
Tokoroa	South Waikato District	\$217,900	15.8%
Gonville	Whanganui District	\$223,100	15.7%
Clouston Park	Upper Hutt City	\$504,450	15.7%
Grasmere	Invercargill City	\$283,650	15.7%
Aramoho	Whanganui District	\$239,550	15.6%
Castlecliff	Whanganui District	\$204,300	15.6%
Timberlea	Upper Hutt City	\$543,400	15.6%
Heretaunga	Upper Hutt City	\$675,250	15.5%
Liberton	Dunedin City	\$332,100	15.5%
Springvale	Whanganui District	\$352,500	15.4%

Roslyn	Palmerston North City	\$365,300	15.4%
Te Marua	Upper Hutt City	\$530,200	15.4%
South Dunedin	Dunedin City	\$287,200	15.4%
Selwyn Heights	Rotorua District	\$362,200	15.3%
Waitangirua	Porirua City	\$375,900	15.3%
Birchville	Upper Hutt City	\$513,500	15.2%
Forbury	Dunedin City	\$319,350	15.2%

Bottom 50 performing suburbs excluding Auckland			
Suburb	City/District	Median Value (31 March 2019)	Annual change
Takapuwahia	Porirua City	\$374,250	-5.4%
Southbridge	Selwyn District	\$376,800	-3.2%
Oakura	New Plymouth District	\$744,050	-3.0%
Cobden	Grey District	\$147,150	-2.7%
Omokoroa	Western Bay of Plenty District	\$791,400	-2.6%
Avonhead	Christchurch City	\$558,000	-2.3%
Templeton	Christchurch City	\$446,800	-2.2%
Aranui	Christchurch City	\$287,500	-2.0%
Russley	Christchurch City	\$479,200	-1.9%
Harewood	Christchurch City	\$676,700	-1.7%
Blaketown	Grey District	\$161,200	-1.4%
Runanga	Grey District	\$129,400	-1.4%
Darfield	Selwyn District	\$432,550	-1.4%
Waipu	Whangarei District	\$698,700	-1.3%
Somerfield	Christchurch City	\$481,100	-1.3%
Te Puru	Thames-Coromandel District	\$600,150	-1.2%
Te Kauwhata	Waikato District	\$555,300	-1.2%
Strandon	New Plymouth District	\$595,650	-1.1%
Methven	Ashburton District	\$408,500	-1.1%
Burnside	Christchurch City	\$591,600	-1.0%
Governors Bay	Christchurch City	\$633,300	-1.0%
Mount Pleasant	Christchurch City	\$709,400	-1.0%
Paroa	Grey District	\$336,000	-0.9%
West Melton	Selwyn District	\$824,300	-0.9%
Riccarton	Christchurch City	\$507,800	-0.8%
Waltham	Christchurch City	\$325,700	-0.8%
Addington	Christchurch City	\$357,800	-0.7%
Lyttelton	Christchurch City	\$492,050	-0.7%
Wigram	Christchurch City	\$599,950	-0.7%
Elgin	Ashburton District	\$503,800	-0.7%
Waikuku Beach	Waimakariri District	\$406,650	-0.6%
Ilam	Christchurch City	\$647,650	-0.6%
Waimairi Beach	Christchurch City	\$638,100	-0.6%
Springston	Selwyn District	\$525,900	-0.6%
Oakura	Whangarei District	\$738,500	-0.5%

Hahei	Thames-Coromandel District	\$1,032,950	-0.5%
Mairehau	Christchurch City	\$418,200	-0.5%
Allenton	Ashburton District	\$397,000	-0.5%
Sydenham	Christchurch City	\$365,550	-0.4%
Takaka	Tasman District	\$402,200	-0.3%
Parklands	Christchurch City	\$486,400	-0.3%
Shirley	Christchurch City	\$431,450	-0.3%
Spreydon	Christchurch City	\$421,550	-0.3%
Woodend Beach	Waimakariri District	\$525,650	-0.2%
Dallington	Christchurch City	\$398,600	-0.2%
Tuakau	Waikato District	\$556,350	-0.1%
New Plymouth	New Plymouth District	\$549,300	-0.1%
Kaiapoi	Waimakariri District	\$427,700	-0.1%
Rolleston	Selwyn District	\$559,400	-0.1%
Oxford	Waimakariri District	\$400,750	0.0%

Bottom 50 performing suburbs nationwide			
Suburb	City/District	Median Value (31 March 2019)	Annual change
Belmont	North Shore	\$1,152,800	-6.8%
Sunnynook	North Shore	\$955,750	-6.3%
Murrays Bay	North Shore	\$1,484,150	-6.2%
Bayswater	North Shore	\$1,353,700	-6.1%
Waiake	North Shore	\$1,370,900	-6.0%
Hauraki	North Shore	\$1,491,900	-6.0%
West Harbour	Waitakere	\$982,200	-5.9%
Saint Marys Bay	Auckland City	\$2,218,900	-5.5%
Takapuwahia	Porirua City	\$374,250	-5.4%
Narrow Neck	North Shore	\$1,511,350	-5.4%
Karaka	Papakura	\$1,123,350	-5.3%
Greenhithe	North Shore	\$1,389,800	-5.3%
Forrest Hill	North Shore	\$1,168,650	-5.3%
Long Bay	North Shore	\$1,442,450	-5.2%
Castor Bay	North Shore	\$1,619,300	-5.1%
Campbells Bay	North Shore	\$1,923,100	-5.1%
Wiri	Manukau	\$566,700	-5.0%
Point Wells	Rodney	\$1,286,900	-5.0%
Herne Bay	Auckland City	\$2,591,900	-4.8%
Paremoremo	North Shore	\$1,166,800	-4.8%
New Windsor	Auckland City	\$954,450	-4.8%
Fairview Heights	North Shore	\$1,359,700	-4.6%
Unsworth Heights	North Shore	\$943,400	-4.5%
Schnapper Rock	North Shore	\$1,338,100	-4.5%
Farm Cove	Manukau	\$1,314,300	-4.5%
Totara Vale	North Shore	\$841,200	-4.4%
Northcross	North Shore	\$1,086,850	-4.4%
Okura	North Shore	\$1,241,950	-4.3%
Kumeu	Rodney	\$1,000,300	-4.3%
Te Atatu Peninsula	Waitakere	\$936,350	-4.2%
Wai O Taiki Bay	Auckland City	\$1,321,000	-4.1%
Stanley Point	North Shore	\$1,944,200	-4.1%
Milford	North Shore	\$1,418,550	-4.0%
Riverhead	Rodney	\$1,092,500	-3.9%
Piha	Waitakere	\$975,100	-3.9%
Cockle Bay	Manukau	\$1,228,100	-3.9%
Takapuna	North Shore	\$1,713,400	-3.8%
Stonefields	Auckland City	\$1,281,000	-3.8%
Devonport	North Shore	\$1,673,950	-3.8%
Algies Bay	Rodney	\$1,019,200	-3.8%
Hobsonville	Waitakere	\$910,650	-3.7%
Hillcrest	North Shore	\$994,350	-3.7%
Beachlands	Manukau	\$1,160,050	-3.7%

Windsor Park	North Shore	\$1,144,100	-3.6%
Waiheke Island	Auckland City	\$1,215,950	-3.6%
Rothsay Bay	North Shore	\$1,372,000	-3.6%
Surfdale	Auckland City	\$946,550	-3.5%
Ostend	Auckland City	\$935,900	-3.5%
Shelly Park	Manukau	\$1,184,650	-3.4%
Albany	North Shore	\$945,400	-3.4%