

QV RESIDENTIAL PRICE MOVEMENT REPORT - as at February 2008			
City/Region	February 2008 Property Value Growth %	January 2008 Property Value Growth %	February 2008 Average sale price (\$)
	(Annual % Change)	(Annual % Change)	
Far North	11	11.4	371,593
Whangarei	7.3	7.9	348,639
<i>Kaipara*</i>	6.1	10.7	314,462
Rodney	10.7	11.4	564,475
- Hibiscus Coast	8.1	8.7	558,328
- Rodney (North)	14.3	15.2	575,540
North Shore (A) #	8.3	11.1	598,131
- Coastal North Shore	8.9	10.9	689,295
- North Shore Onewa	8.1	10.7	473,906
- North Harbour	8.4	13.2	629,777
Waitakere (A) #	9.4	10.7	406,327
Auckland (A) #	7.2	7.9	589,265
- Auckland City (Central)	4.5	3.4	517,494
- Auckland City (East)	9.2	9.1	745,009
- Auckland City (South)	8.4	9.8	509,921
- Islands	7.5	13.3	657,313
Manukau (A) #	9.2	11.3	446,772
- Manukau East	9.9	12.5	569,414
- Manukau Central	10.1	12	360,651
- Manukau North West	8.6	10	395,811
Papakura (A) #	7.7	8.8	344,349
Franklin	8.5	9.2	392,766
<i>Thames Coromandel*</i>	5.7	5.7	416,500
<i>Hauraki*</i>	N/A	N/A	297,531
<i>Waikato*</i>	6.6	10.6	294,411
Matamata Piako	7.8	9.6	303,053
Hamilton #	6.1	8.3	360,879
- Hamilton North East	6.6	10	443,147
- Central City/North West	4.5	6.4	331,080
- Hamilton South East	5.8	7.3	341,056
- Hamilton South West	5.5	8	334,981
Waipa	5.3	6.5	333,076
<i>Otorohanga*</i>	-1.7	-4.4	244,857
South Waikato	17.1	20.4	158,537
<i>Waitomo*</i>	1.7	13.5	192,071
Taupo	0.1	1.3	366,733
Western BOP	0.6	0.3	463,181
Tauranga #	2.9	3.4	425,007
Rotorua	7	9.1	288,531
Whakatane	-4.3	-1.1	343,306
<i>Kawerau*</i>	7.6	10.7	156,700
<i>Opotiki*</i>	-2.3	-2	240,707
Gisborne	5.4	5.5	274,575
<i>Wairoa*</i>	N/A	N/A	183,046
Hastings	3.2	5.1	310,659
Napier #	3.7	4.9	339,376
<i>Central Hawkes Bay*</i>	12.9	9.4	227,030
New Plymouth	3.9	2.9	330,414
<i>Stratford*</i>	12.2	12.1	204,709
South Taranaki	2.5	4.9	195,798
<i>Ruapehu*</i>	8.4	15.3	171,434
Wanganui	5	7.4	208,978
Rangitikei	11.6	12.3	181,508
Manawatu	9.8	11.2	229,306
Palmerston North #	7.1	7.6	308,624

Tararua	11	13.2	166,353
Horowhenua	14	13.7	234,980
Kapiti Coast	10.2	11.6	363,702
Porirua (W) #	12.2	11.7	402,956
Upper Hutt (W) #	13.4	13	346,474
Hutt (W) #	9.9	10.9	384,125
Wellington (W) #	9.2	10.6	534,338
- Wellington City & Southern S	9.7	10.8	528,572
- Eastern Suburbs	8	10.6	597,566
- North Wellington	9.1	10.2	478,091
- Western Suburbs	9.5	10.4	597,259
Masterton	16.4	19.9	255,130
<i>Carterton*</i>	12	18.3	285,288
South Wairarapa	15.7	19.4	341,310
Tasman	5.3	5.7	377,978
Nelson #	6.9	7.9	372,971
Marlborough	6.7	8.3	363,869
<i>Kaikoura*</i>	N/A	N/A	362,115
<i>Buller*</i>	12.7	5.8	188,489
<i>Grey*</i>	10.2	12	222,266
<i>Westland*</i>	6.1	7.6	213,295
<i>Hurunui*</i>	10.2	12.4	287,370
Waimakariri	7.2	8.8	326,641
Christchurch #	6.1	6.9	362,927
- East	7.1	6.9	310,381
- Hills	5.2	7.3	486,815
- Central City and North	5.6	7.4	403,944
- Southwest	7.6	8.2	343,312
- <i>Banks Peninsula*</i>	7.6	12.8	451,341
Selwyn	10.7	11.8	388,261
Ashburton	11	13.5	272,725
Timaru	13	13.2	227,856
<i>Mackenzie*</i>	0.7	10.1	269,328
<i>Waimate*</i>	21.3	26.9	174,708
Waitaki	9.5	13	211,463
Central Otago	12	12.8	309,410
Queenstown Lakes	5.2	6.7	583,752
Dunedin #	5.3	6.1	280,121
- Central/Northern City	4	3.9	281,297
- Peninsular/Coastal Dunedin	6.2	5.6	256,746
- Southern City	3	5.5	273,324
- Taieri	7.8	7.3	298,258
Clutha	13.2	8.9	176,841
Southland	12.8	14.2	219,348
Gore	18.1	19.1	168,789
Invercargill #	24.5	25.9	215,739
Total NZ	7.7	8.9	393,240
Auckland Area (A)	8.1	9.6	518,085
Wellington Area (W)	10	11	457,530
Main Urban Areas #	7.8	10.1	434,840

If a City or Region is shown in italics with an * this indicates the values for this area may not be statistically accurate as they are based on a low volume of sales
N/A - indicates that either there were too few sales to report a Property Value Growth % or that the data for this period was unavailable

The information included in the above table is calculated based on the sales data entered into QV's system for the previous 3 month period. For example, information for the period ending June will be calculated based on sales entered between April 1 and June 30.

Property Value Growth is the annual % change in residential property values, calculated using QV's House Price Index methodology. The residential sales entered into QV's system for the previous 3 month period are compared to the same period of the previous year to identify the annual percentage change in residential property values. Average sale prices are calculated based on residential sales

entered into QV's system for the previous 3 month period.