

AUCKLAND MARKET SUMMARY

February 2021

“Median house prices in Auckland increased 14.9% year-on-year to \$1,000,000 in January 2021, up from \$870,000 in January 2020. The fear of missing out continues to be a factor in the increased volume of sales as January saw a 37.6% increase from the same time last year, with owner-occupiers and investors acting quickly before LVR restrictions are reinstated in March this year. Buyers continue to be a mix of first home buyers, investors and owner occupiers with no particular segment of the market standing out which means the market is in a balanced position. The increased sales volume activity has resulted in busier open homes and the speed at which properties are selling has remained low for this time of the year. New developments across the region have added to the stock level, contributing to the 37.4% increase in listings and has meant that only a slight decrease in total inventory levels from the same time last year. The REINZ House Price Index for Auckland increased 17.7% year-on-year, showing the strength of the underlying value of property in the region.”

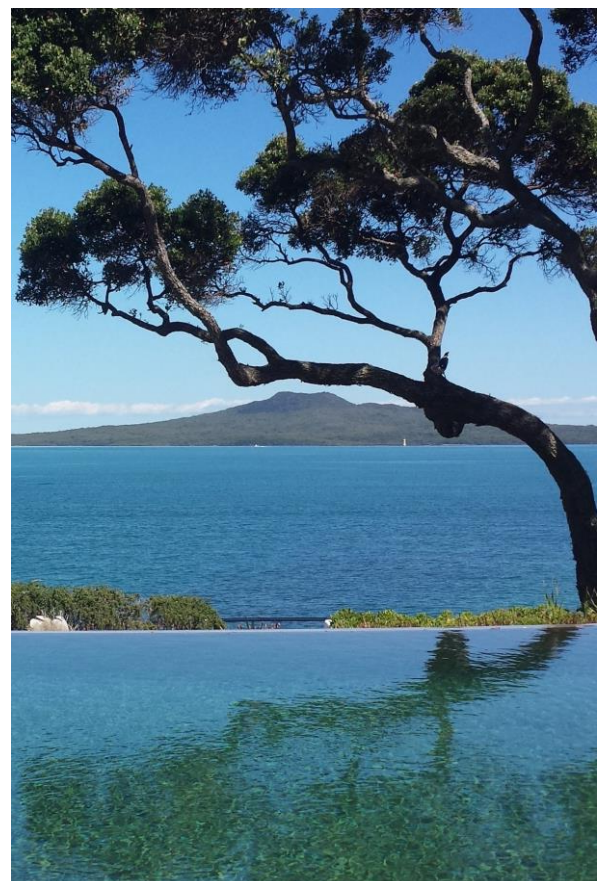
REINZ

Compared to January 2020

- Median Price up 14.9%
- Sales Count up 37.6%
- Days to Sell decreased 8 days

Compared to December 2020

- Median Price down 2.4%
- Seasonally adjusted median price up 1.7%
- Sales Count down 46.7%
- Seasonally adjusted sales count down 23.7%
- Days to Sell increased 6 day



AUCKLAND REGION TRENDS

PRICE



VOLUMES



DAYS TO
SELL



OVERALL



R RECORD MEDIAN PRICE



	MEDIAN PRICE			VOLUME SOLD		
	Jan-21	Dec-20	Jan-20	Jan-21	Dec-20	Jan-20
Auckland City	1,105,000	1,270,000	927,000	481	958	363
Franklin District	770,000	791,000	735,000	99	125	67
Manukau City	935,000	922,000	860,000	379	813	225
R North Shore City	1,255,000	1,230,000	1,101,000	323	563	203
Papakura District	768,500	800,000	710,000	104	197	83
R Rodney District	1,100,000	1,015,000	920,000	163	289	161
Waitakere City	942,000	950,000	830,000	321	562	257
Auckland Region	1,000,000	1,025,000	870,000	1,870	3,507	1,359

	Vs...	Dec-20	Jan-20	Vs...	Dec-20	Jan-20
Auckland City		-13.0%	19.2%		-49.8%	32.5%
Franklin District		-27%	4.8%		-20.8%	47.8%
Manukau City		1.4%	8.7%		-53.4%	68.4%
North Shore City		2.0%	14.0%		-42.6%	59.1%
Papakura District		-3.9%	8.2%		-47.2%	25.3%
Rodney District		8.4%	19.6%		-43.6%	12%
Waitakere City		-0.8%	13.5%		-42.9%	24.9%
Auckland Region		-2.4%	14.9%		-46.7%	37.6%

