

## INVENTORY

The number of properties available for sale continues to decline nationwide, with 1,028 fewer houses for sale in April compared to 12 months ago, although the number of properties for sale in the Auckland region has increased by 2,468 (+39%). Compared to April 2016 the number of listings fell 3.2% in Canterbury, 13.2% in Wellington and 12% in Waikato. Excluding Auckland, the number of properties for sale has fallen by 3,496 (-16.7%) over the past 12 months.

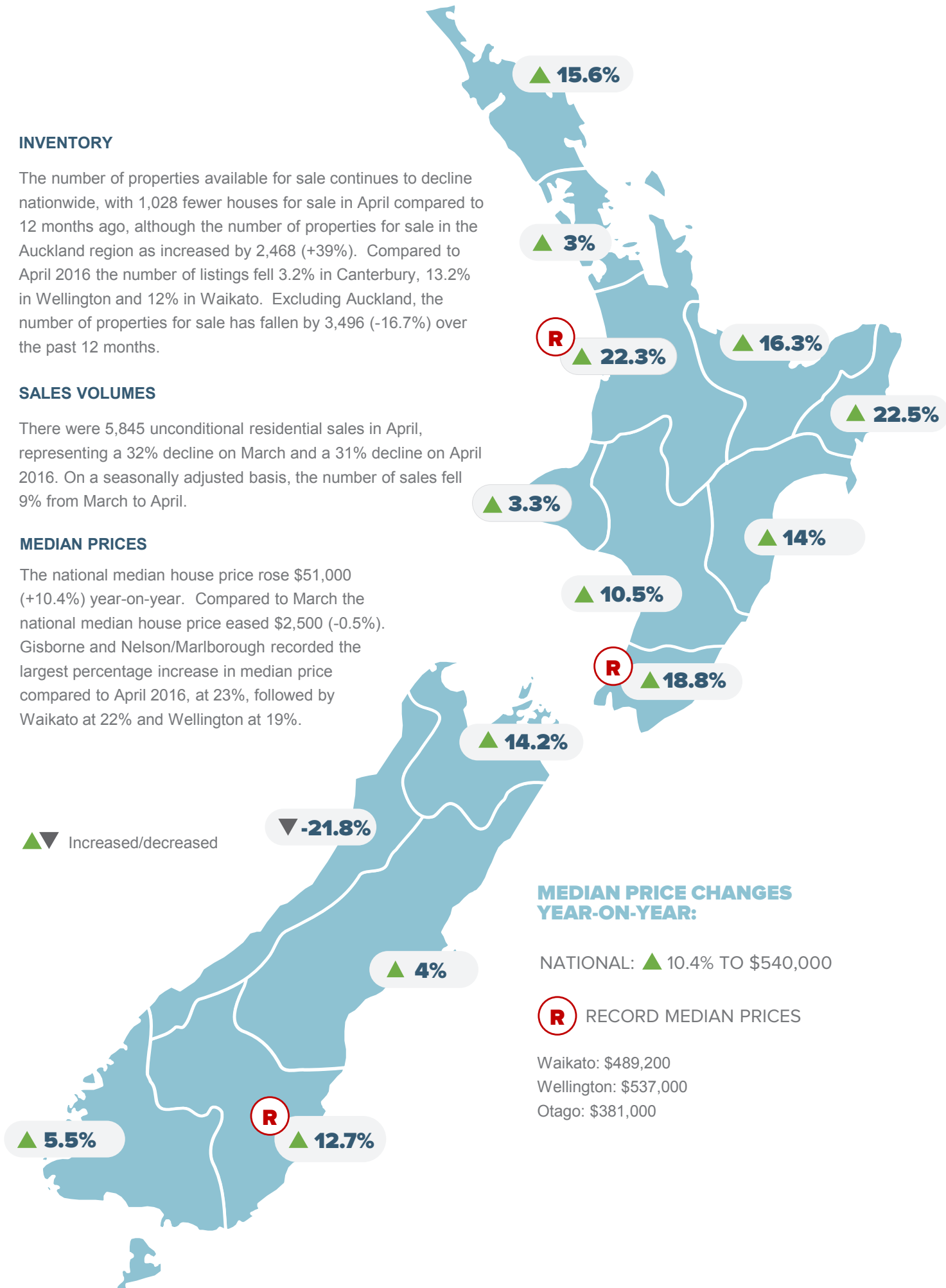
## SALES VOLUMES

There were 5,845 unconditional residential sales in April, representing a 32% decline on March and a 31% decline on April 2016. On a seasonally adjusted basis, the number of sales fell 9% from March to April.

## MEDIAN PRICES

The national median house price rose \$51,000 (+10.4%) year-on-year. Compared to March the national median house price eased \$2,500 (-0.5%). Gisborne and Nelson/Marlborough recorded the largest percentage increase in median price compared to April 2016, at 23%, followed by Waikato at 22% and Wellington at 19%.

▲ ▼ Increased/decreased



## MEDIAN PRICE CHANGES YEAR-ON-YEAR:

NATIONAL: ▲ 10.4% TO \$540,000

**(R)** RECORD MEDIAN PRICES

Waikato: \$489,200  
Wellington: \$537,000  
Otago: \$381,000