

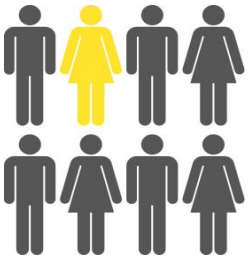
2017Q1

**Ray White**<sup>®</sup>

HB Realty Ltd - Market Update



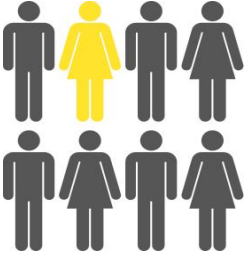
# East Central Auckland

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	621	534	-14%
Median Sale Price	\$1,166,816	\$1,223,531	+5%
Median C.V.	\$912,656	\$891,875	-2%
Sale Price vs. C.V.	+28%	+37%	

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Suburb Snapshot

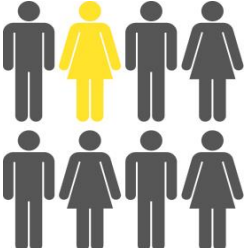
# Ellerslie

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	47	41	-13%
Median Sale Price	\$861,000	\$1,110,000	+29%
Median C.V.	\$710,000	\$730,000	+3%
Sale Price vs. C.V.	+21%	+52%	

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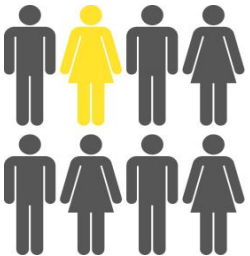
# Glen Innes

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	19	22	+16%
Median Sale Price	\$875,000	\$1,135,000	+30%
Median C.V.	\$720,000	\$600,000	-17%
Sale Price vs. C.V.	+22%	+89%	

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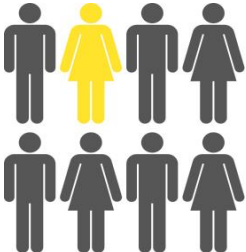
Suburb Snapshot

# Glendowie

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	42	30	-29%
Median Sale Price	\$1,461,250	\$1,677,500	+15%
Median C.V.	\$1,085,000	\$1,230,000	+13%
Sale Price vs. C.V.	+35%	+36%	

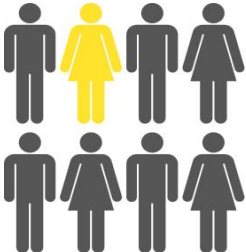
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# Kohimarama

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	29	30	+3%
Median Sale Price	\$1,410,000	\$1,535,000	+9%
Median C.V.	\$1,195,000	\$1,135,000	-5%
Sale Price vs. C.V.	+18%	+35%	

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# Meadowbank

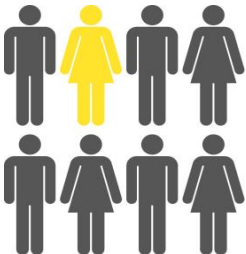
	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	38	19	-50%
Median Sale Price	\$1,169,500	\$1,090,000	-7%
Median C.V.	\$860,000	\$690,000	-20%
Sale Price vs. C.V.	+36%	+58%	

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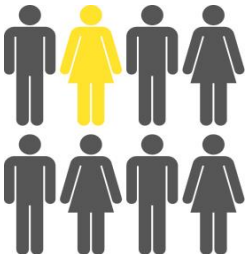
# Mission Bay

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	24	23	-4%
Median Sale Price	\$1,557,500	\$1,610,000	+3%
Median C.V.	\$1,217,500	\$1,190,000	-2%
Sale Price vs. C.V.	+28%	+35%	

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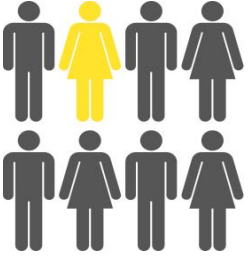
# Mt Wellington

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	86	78	-9%
Median Sale Price	\$691,500	\$844,500	+22%
Median C.V.	\$490,000	\$600,000	+22%
Sale Price vs. C.V.	+41%	+41%	

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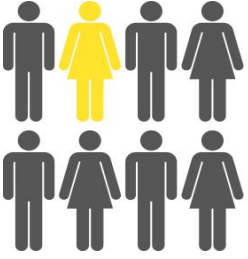
# Orakei

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	22	21	-5%
Median Sale Price	\$1,465,000	\$1,435,000	-2%
Median C.V.	\$1,540,000	\$1,310,000	-15%
Sale Price vs. C.V.	-5%	+10%	

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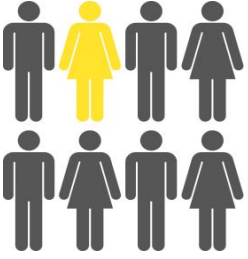
# Panmure

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	21	22	+5%
Median Sale Price	\$901,000	\$837,500	-7%
Median C.V.	\$720,000	\$590,000	-18%
Sale Price vs. C.V.	+25%	+42%	

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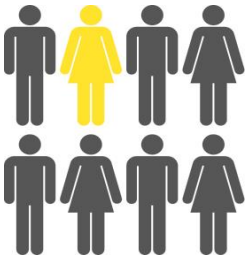
# Parnell

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	51	39	-24%
Median Sale Price	\$1,156,000	\$1,690,000	+46%
Median C.V.	\$900,000	\$1,280,000	+42%
Sale Price vs. C.V.	+28%	+32%	

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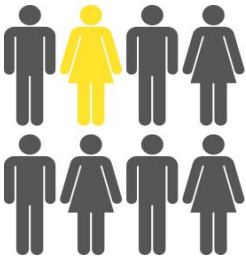
# Point England

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	13	10	-23%
Median Sale Price	\$801,300	\$1,031,500	+29%
Median C.V.	\$635,000	\$640,000	+1%
Sale Price vs. C.V.	+26%	+61%	

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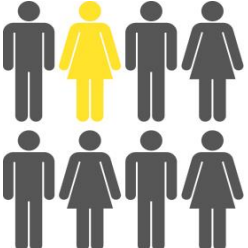
# Remuera

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	129	104	-19%
Median Sale Price	\$1,670,000	\$1,710,000	+2%
Median C.V.	\$1,210,000	\$1,440,000	+19%
Sale Price vs. C.V.	+38%	+19%	

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# Saint Heliers

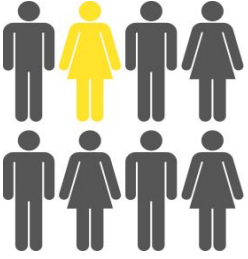
	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	61	63	+3%
Median Sale Price	\$1,465,000	\$1,425,000	-3%
Median C.V.	\$1,105,000	\$1,115,000	+1%
Sale Price vs. C.V.	+33%	+28%	

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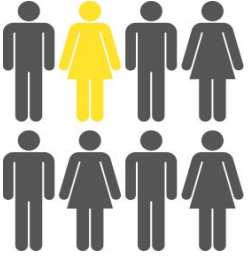
# Saint Johns

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	19	15	-21%
Median Sale Price	\$970,000	\$1,090,000	+12%
Median C.V.	\$665,000	\$790,000	+19%
Sale Price vs. C.V.	+46%	+38%	

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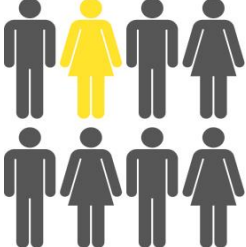
# Stonefields

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	15	17	+13%
Median Sale Price	\$1,195,000	\$1,355,500	+13%
Median C.V.	\$920,000	\$930,000	+1%
Sale Price vs. C.V.	+30%	+46%	

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Suburb Snapshot

# Wai O Taiki Bay

	1st Qtr 2016	1st Qtr 2017	% Change
Number of Sales	5	0	-100%
Median Sale Price	\$1,020,000	\$0	-100%
Median C.V.	\$630,000	\$0	-100%
Sale Price vs. C.V.	+62%	#DIV/0!	

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