

## HAWKE'S BAY MARKET SUMMARY

June 2021

“The Hawke’s Bay region saw median house prices increase 34.9% year-on-year to \$735,000 in May 2021, but ease slightly from April’s \$770,500. The government’s recently imposed restrictions have discouraged some investors, with enquiries from this group of buyers down from previous months. First home buyers are still finding some difficulty with accessing finance, particularly if they do not have the 20% deposit. The REINZ House Price Index for Gisborne/Hawke’s Bay was up 35.6% annually to 4,276, down -0.4% from its peak. As winter sets in, activity levels for the Hawke’s Bay region are expected to continue to ease over the next few months, particularly if we don’t see more inventory come onto the market.”

REINZ

### Compared to May 2020

- Median Price up 34.9%
- Sales Count up 46.9%
- Days to Sell decreased 26 days

### Compared to April 2021

- Median Price down 4.6%
- Seasonally adjusted median price down 2.3%
- Sales Count up 12.4%
- Seasonally adjusted sales count up 0.4%
- Days to Sell increased 1 days



# HAWKE'S BAY REGION TRENDS

PRICE



VOLUMES



DAYS TO  
SELL



OVERALL



**(R)** RECORD MEDIAN PRICE



	MEDIAN PRICE			VOLUME SOLD		
	Apr-21	Mar-21	Apr-20	Apr-21	Mar-21	Apr-20
Central Hawke's Bay District	550,000	485,000-		14	20	2
Hastings District	715,000	737,000	655,000	86	113	19
<b>(R)</b> Napier City	810,000	718,000	700,000	103	112	19
Wairoa District	350,000	347,200	-	6	10	1
<b>Hawke's Bay Region</b>	<b>770,500</b>	<b>710,000</b>	<b>655,000</b>	<b>209</b>	<b>255</b>	<b>41</b>

  

	Vs...	Mar-21	Apr-20	Vs...	Mar-21	Apr-20
Central Hawke's Bay District		13.4%	-		-30.0%	600.0%
Hastings District		-3.0%	9.2%		-23.9%	352.6%
Napier City		12.8%	15.7%		-8.0%	442.1%
Wairoa District		0.8%	-		-40.0%	500.0%
<b>Hawke's Bay Region</b>		<b>8.5%</b>	<b>17.6%</b>		<b>-18.0%</b>	<b>409.8%</b>

