

AUCKLAND MARKET SUMMARY

June 2021

“The Auckland region reached a record median of \$1,148,000 in May 2021, up 26.9% annually. Auckland City, North Shore City, Manukau City, Rodney District and Waitakere City all now have median prices in excess of \$1 million, with Papakura District and Waitakere City reaching record median prices in May 2021. Attendance at open homes has reduced slightly as the cooler weather sets in. First home buyers have remained active, particularly with developments and new builds. Investor activity has eased slightly as a response to the government restrictions and more of a wait-and-see approach is being taken. There are early signs of developer activity increasing as they look for space for new builds. This is particularly important as new builds look to be exempt from the tax changes. Inventory continues to be an issue in the Auckland region, down -14.6% annually. Properties sold for \$1 million or more increased from 38.4% of the market in May 2020 to 61.8% of the market in May 2021, highest percentage of sales in this price bracket for Auckland on record.”

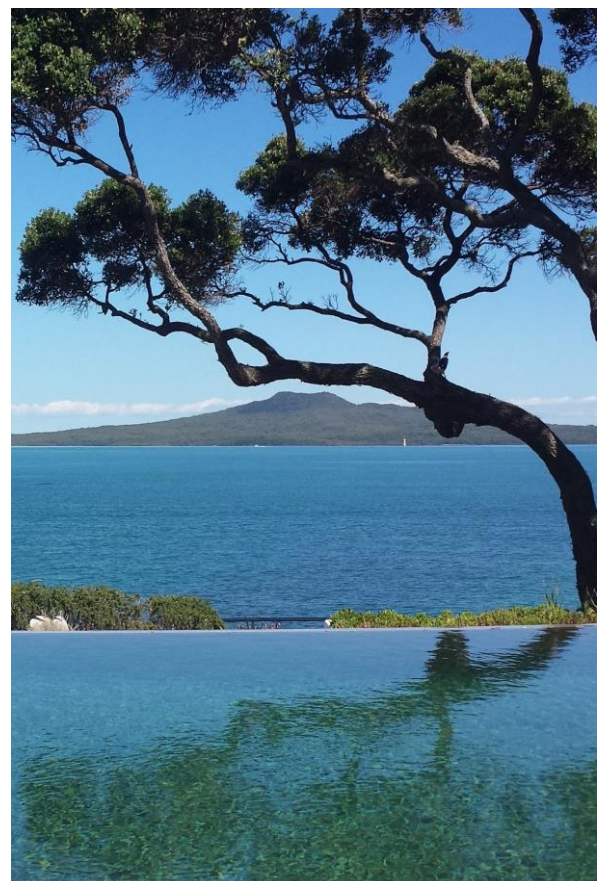
REINZ

Compared to May 2020

- Median Price up 26.9%
- Sales Count up 133.4%
- Days to Sell decreased 30 days

Compared to April 2021

- Median Price up 2.5%
- Seasonally adjusted median price up 2.3%
- Sales Count up 3.7%
- Seasonally adjusted sales count up 0.7%
- Days to Sell increased 1 day



AUCKLAND REGION TRENDS

PRICE ↑ VOLUMES ↑ DAYS TO SELL ↑ OVERALL ↑

R RECORD MEDIAN PRICE

	MEDIAN PRICE			VOLUME SOLD		
	May-21	Apr-21	May-20	May-21	Apr-21	May-20
Auckland City	1,351,000	1,318,500	1,057,500	805	760	387
Franklin District	822,000	835,000	700,000	92	74	48
Manukau City	1,051,000	1,051,000	870,000	605	651	208
North Shore City	1,330,000	1,286,000	1,020,000	412	426	163
R Papakura District	900,000	860,500	700,000	128	129	50
Rodney District	1,145,000	1,150,000	880,000	271	224	116
R Waitakere City	1,050,000	991,000	830,000	453	403	213
Auckland Region	1,148,000	1,120,000	905,000	2,766	2,667	1,185

	Vs...	Apr-21	May-20	Vs...	Apr-21	May-20
Auckland City		2.5%	27.8%		5.9%	108.0%
Franklin District		-1.6%	17.4%		24.3%	91.7%
Manukau City		0.0%	20.8%		-7.1%	190.9%
North Shore City		3.4%	30.4%		-3.3%	152.8%
Papakura District		4.6%	28.6%		-0.8%	156.0%
Rodney District		-0.4%	30.1%		21.0%	133.6%
Waitakere City		6.0%	26.5%		12.4%	112.7%
Auckland Region		2.5%	26.9%		3.7%	133.4%

