

# Harcourts MarketWatch

July 2011

The signs of a recovering real estate market have been tainted with a potential housing shortage crisis this month. Harcourts' June figures show increased activity in the lower end of the market with written sales increasing due to better buying conditions. The national average volume of new properties entering the market is down 13%; reducing the already scarce pool of choice for buyers by

the elimination of over 5100 homes in national circulation from the Christchurch market. Given this, the time to sell really is now and buyers should act before a decrease in affordability arrives.

**Hayden Duncan, CEO**  
Harcourts New Zealand



NORTHERN	June 2011	June 2010	Change
New Exclusive Listings	421	400	5.3%
New Auction/Tender Listings	83	107	-22.4%
Property on Hand	3,194	3,134	1.9%
Written Sales	451	347	30.0%
Average Price	\$480,609	\$490,964	-2.1%

Auckland is clearly leading the real estate market recovery with a 30% increase in written sales against June 2010 also reflecting Harcourts continued growth in market share.

CENTRAL	June 2011	June 2010	Change
New Exclusive Listings	254	363	-30.0%
New Auction/Tender Listings	71	74	-4.1%
Property on Hand	2,863	3,462	-17.3%
Written Sales	276	260	6.2%
Average Price	\$334,073	\$356,141	-6.2%

A 17.3% drop of property on hand and a 30% decrease in listings has combined with a mere 6.2% increase in written sales this month adding to the scarcity of available property. Those thinking of selling should act now as this scarcity of homes is showing an upward pressure on prices.

WELLINGTON	June 2011	June 2010	Change
New Exclusive Listings	315	343	-8.2%
New Auction/Tender Listings	76	98	-22.4%
Property on Hand	2,511	2,590	-3.1%
Written Sales	291	284	2.5%
Average Price	\$336,788	\$343,874	-2.1%

Wellington has seen one of the smallest decreases in its average sale price compared to other regions. A slight increase in written sales of 2.5% for the month and a small reduction in available property reflect the trends reported in the Auckland market over previous months.

SOUTH ISLAND PROVINCIAL	June 2011	June 2010	Change
New Exclusive Listings	264	307	-14.0%
New Auction/Tender Listings	35	42	-16.7%
Property on Hand	2,710	2,599	4.3%
Written Sales	216	190	13.7%
Average Price	\$306,450	\$327,266	-6.4%

With many Cantabrians relocating, increased sales activity continues in the South Island with written sales up 13.7%. The average price has eased slightly on June 2010's figures but is still up against MarketWatch June 2011 figures. With property on hand up 4.3% sellers are realising the reality of the Christchurch influx.

CHRISTCHURCH	June 2011	June 2010	Change
New Exclusive Listings	509	694	-26.7%
New Auction/Tender Listings	73	99	-26.3%
Property on Hand	2,811	3,353	-16.2%
Written Sales	341	436	-21.8%
Average Price	\$378,224	\$423,520	-10.7%

The impact of zoning and further damage to the region has seen all figures down this month showing a reduction in availability of property on hand, sales, tenders and prices coupled with the removal of 5100 properties from within the region.

Harcourts has been in existence since 1888 and is New Zealand's largest real estate group with more than 180 offices nationwide. Harcourts also has over 280 offices in Australia and offices in Indonesia, Fiji, China, South Africa, Zambia and the USA. Visit [www.harcourts.co.nz](http://www.harcourts.co.nz) for more information.

