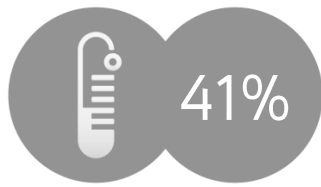




Complete our survey to be entered into the draw to win a **\$200 Visa Prezzy Card**

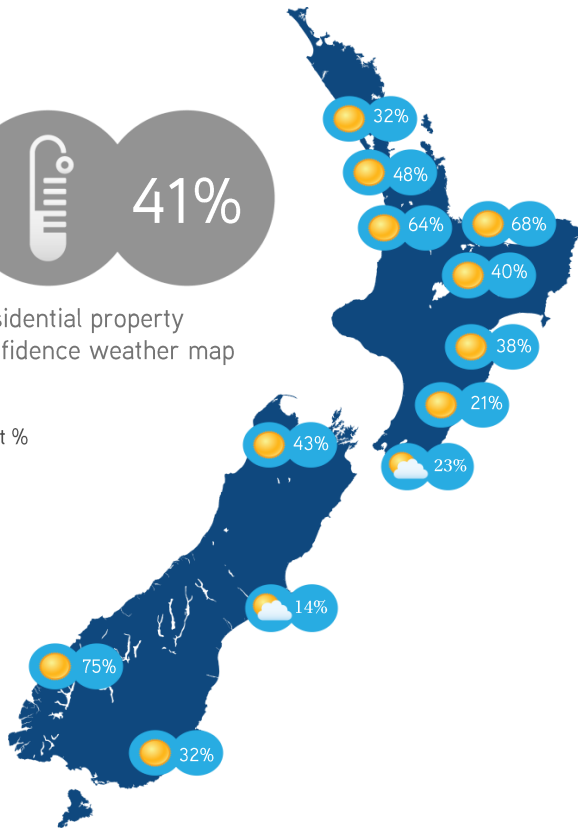


Prices expected to keep rising over 2017



Residential property confidence weather map

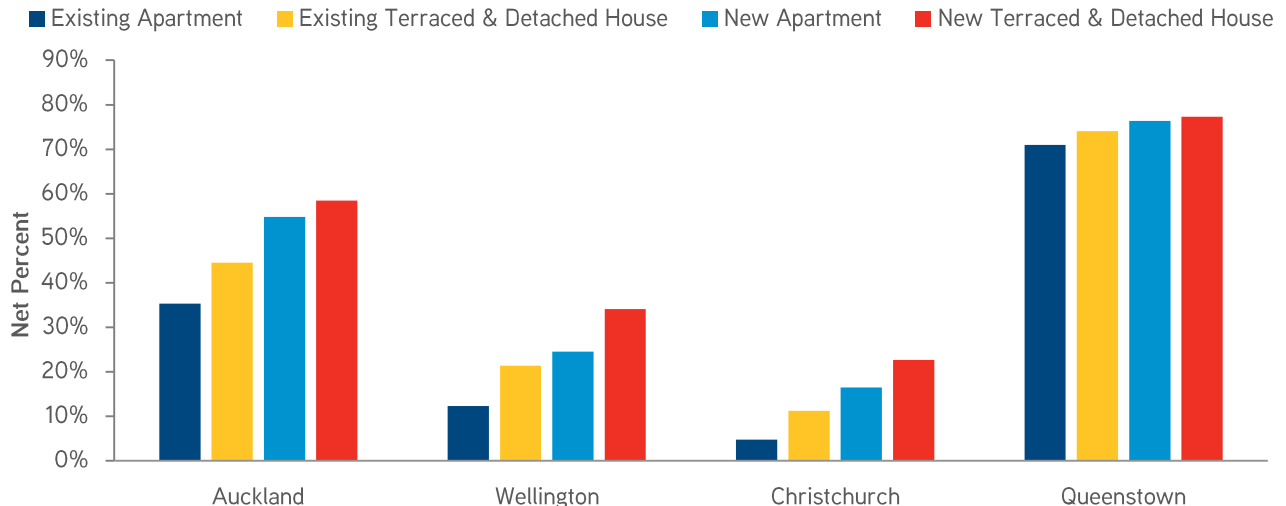
Net %



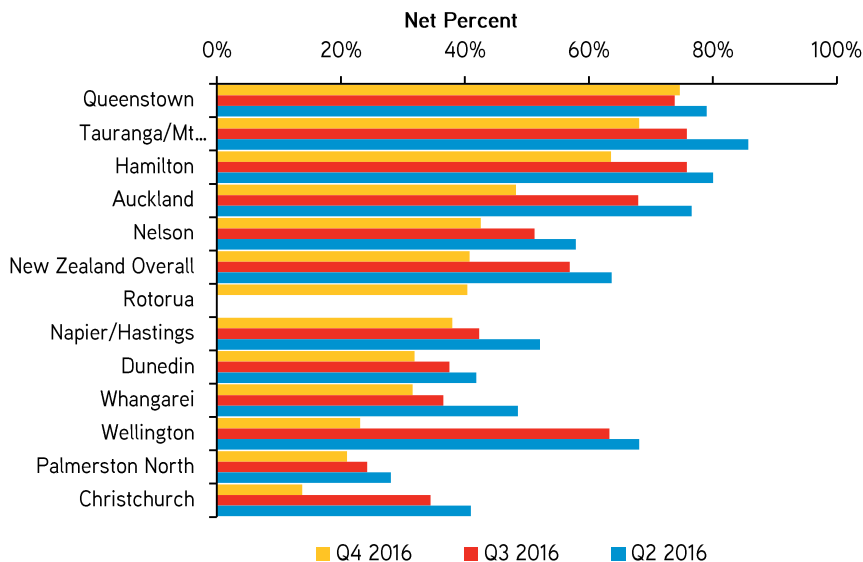
- A net positive (optimists minus pessimists) 41% of respondents across New Zealand expect that median residential prices will keep rising over the next 12 months. Although positive, this is down from the previous survey of a net positive 57%. This is likely a reflection of the latest changes to investment rules by the Reserve Bank, tighter lending conditions and rising interest rates.
- One location in New Zealand is bucking the national trend. Regionally, net expectations of median residential price rises have reduced over the past three months - everywhere except Queenstown, which actually increased. A net 75% of respondents expect median prices to increase in Queenstown.
- New terraced & detached houses continue to show the most resilience of all typologies. Median prices in this sector are expected to increase the most over the next 12 months.
- Queenstown, Tauranga and Hamilton continue to prevail in the rankings - remaining at the top of the results every quarter since the beginning of our survey in Q2 2016.
- Auckland remains in fourth place, with a net positive 48%. Although down from 77% in Q2 2016 - there are still high expectations for price growth next year.
- Wellington experienced the largest reduction between surveys, now at a net 23%, down from a net 63%. This is likely a reflection of the recent earthquake.
- The latest result for Christchurch indicates the change in dynamics between the level of demand and the amount of supply. Christchurch took out the lowest net result this quarter at 14%.
- Rotorua, our latest edition to the survey, showed relatively high expectations for median residential prices over the next 12 months with a net positive 40%. Rotorua takes over sixth spot.
- Signalling change, is the number of respondents expecting a decline in median prices over the next 12 months - increased from 6% in Q2 2016 to 16% this survey.
- A total of 13,552 responses were utilised to construct this survey.

Outlook for median dwelling price

Percent of respondents who expect the median price to increase over the next 12 months



Residential Property Market Outlook Survey Results (All Dwelling Types)



Residential Property Market Outlook Survey Results (All Dwelling Types)

Region	Net Percentage	Stay the Same	Decrease	Up by <5%	Up by >5%
Queenstown	75%	13%	6%	33%	48%
Tauranga/Mt Maunganui	68%	16%	8%	34%	42%
Hamilton	64%	17%	10%	42%	32%
Auckland	48%	20%	16%	35%	29%
Nelson	43%	34%	12%	37%	17%
Rotorua	40%	34%	13%	36%	17%
Napier/Hastings	38%	41%	10%	36%	13%
Dunedin	32%	46%	11%	32%	11%
Whangarei	32%	38%	15%	33%	14%
Wellington	23%	25%	26%	30%	18%
Palmerston North	21%	48%	15%	26%	10%
Christchurch	14%	39%	24%	28%	10%
New Zealand Overall	41%	27%	16%	33%	24%

Note: Figures are rounded



Congratulations to Stefan.Stevanovic@quaystreet.com from QuayStreet Asset Management, who has won the Visa Prezzy Card. Participate in our March 2017 Survey and you will be in to win a prize. Email: aimee.simpson@colliers.com

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New Zealand Workplace Report 2016
Workplace and Occupational Trends across New Zealand
To be released second week of December 2016

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