



Suburb Performance Reports



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And Suburb Data Trends

... brings you powerful, easy-to-use software to help you find, analyse, research and track investment property more successfully.

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Instantly find investment property that matches your strategy and buying rules.



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Accurately estimate the value of any residential property and view on the market and sales history for better negotiation.



My Research

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Analyse your property investments; create 10-year cash flow and capital growth forecasts to be 100% confident in each decision you make.



Property Analyser

Track your property portfolio data and get access to market values, capital growth, income, expenses and cash flow in real time.



Xero

Integrate your property portfolio with Xero and get real-time pulse on your cash flow and investments.

ABOUT THIS REPORT

This report was produced using live on the market rental and sales listing data.

We have maximised accuracy by only publishing those suburb results with high enough data sample sizes.





This data is also calculated at both a dwelling type and bedroom number level.

This increases its relevance for investors, but it also means it will vary from commonly published house and unit median yields that include all bedrooms as consolidated median yield results.

This report is designed to illustrate potential opportunities, but

You should always conduct additional due diligence to verify the sustainable rental income on any specific property and take into account factors such as vacancy rates and changes in rental income seasonally.

You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

| Indicator | Legend |
|---|---|
|  | No Change in Rank from previous month |
|  | Rank has moved up in list from previous month |
|  | Rank has moved down in list from previous month |
|  | Rank has moved up sufficiently to be included in this top x list from previous month |
| | This item had no rank last month: e.g. - there were insufficient listings last month to record a valid statistic - the list item is new |




























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Top 50 Yielding Suburbs New Zealand

National Report

| Rank | Suburb | State | Dwelling Type | Bed-rooms | Median Price | Median Rent | |
|--|-----------------------|-------------------|---------------|------------|--------------|-------------|-------|
| | | | | | Current | Current | Yield |
|  | 1 WELLINGTON CENTRAL | WELLINGTON | Unit | Studio & 1 | \$329,500 | \$495 | 7.81% |
|  | 2 THORNDON | WELLINGTON | Unit | 2 | \$495,000 | \$680 | 7.14% |
|  | 3 AUCKLAND CENTRAL | AUCKLAND | Unit | Studio & 1 | \$342,500 | \$450 | 6.83% |
|  | 4 APPLEBY | SOUTHLAND | House | 3 | \$367,000 | \$480 | 6.80% |
|  | 5 CASTLECLIFF | MANAWATU-WANGANUI | House | 3 | \$399,000 | \$520 | 6.77% |
|  | 6 RAUMANGA | NORTHLAND | House | 3 | \$455,000 | \$590 | 6.74% |
|  | 7 TRENTHAM | WELLINGTON | Unit | 2 | \$395,000 | \$500 | 6.58% |
|  | 8 GEORGETOWN | SOUTHLAND | House | 3 | \$389,000 | \$490 | 6.55% |
|  | 9 STRATHERN | SOUTHLAND | house | 3 | \$399,000 | \$500 | 6.51% |
|  | 10 WESTERN HEIGHTS | BAY OF PLENTY | house | 3 | \$479,000 | \$590 | 6.40% |
|  | 11 HEIDELBERG | SOUTHLAND | House | 3 | \$399,000 | \$490 | 6.38% |
|  | 12 WELLINGTON CENTRAL | WELLINGTON | Unit | 2 | \$530,000 | \$640 | 6.27% |
|  | 13 KINGSWELL | SOUTHLAND | House | 3 | \$419,000 | \$500 | 6.20% |
|  | 14 GRAFTON | AUCKLAND | Unit | 2 | \$579,000 | \$690 | 6.19% |
|  | 15 SOUTH DUNEDIN | OTAGO | House | 3 | \$469,000 | \$550 | 6.09% |
|  | 16 EDGEWARE | CANTERBURY | Unit | 2 | \$399,000 | \$465 | 6.06% |
|  | 17 FLAXMERE | HAWKES BAY | House | 3 | \$480,000 | \$560 | 6.06% |
|  | 18 SPOTSWOOD | TARANAKI | house | 3 | \$537,000 | \$625 | 6.05% |
|  | 19 LINWOOD | CANTERBURY | Unit | 2 | \$387,000 | \$450 | 6.04% |
|  | 20 PARNELL | AUCKLAND | Unit | Studio & 1 | \$467,000 | \$540 | 6.01% |
|  | 21 WHANGANUI EAST | MANAWATU-WANGANUI | House | 3 | \$449,500 | \$520 | 6.01% |
|  | 22 AUCKLAND CENTRAL | AUCKLAND | Unit | 3 | \$799,000 | \$910 | 5.92% |
|  | 23 GONVILLE | MANAWATU-WANGANUI | House | 3 | \$457,000 | \$520 | 5.91% |
|  | 24 MAREWA | HAWKES BAY | House | 3 | \$576,500 | \$650 | 5.86% |
|  | 25 AUCKLAND CENTRAL | AUCKLAND | Unit | 2 | \$529,000 | \$595 | 5.84% |



















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Top 50 Yielding Suburbs New Zealand

National Report

| Rank | Suburb | State | Dwelling Type | Bed-rooms | Median Price | Median Rent | |
|--|-------------------------|-------------------|---------------|------------|--------------|-------------|-------|
| | | | | | Current | Current | Yield |
|  | 26 MANGAKAKAHI | BAY OF PLENTY | House | 3 | \$540,000 | \$600 | 5.77% |
|  | 27 GRASMERE | SOUTHLAND | House | 3 | \$469,000 | \$520 | 5.76% |
|  | 28 SAINT KILDA | OTAGO | House | 3 | \$539,000 | \$595 | 5.74% |
|  | 29 NEWMARKET | AUCKLAND | Unit | Studio & 1 | \$449,000 | \$495 | 5.73% |
|  | 30 MORNINGTON | OTAGO | house | 3 | \$519,000 | \$570 | 5.71% |
|  | 31 MANUKAU | AUCKLAND | Unit | 2 | \$579,000 | \$635 | 5.70% |
|  | 32 WAINUIOMATA | WELLINGTON | Townhouse | 2 | \$549,000 | \$600 | 5.68% |
|  | 33 ARAMOHO | MANAWATU-WANGANUI | House | 3 | \$469,500 | \$510 | 5.64% |
| | 34 NEW BRIGHTON | CANTERBURY | Unit | 2 | \$429,000 | \$465 | 5.63% |
|  | 35 ONEKAWA | HAWKES BAY | House | 3 | \$619,500 | \$670 | 5.62% |
|  | 36 FOXTON BEACH | MANAWATU-WANGANUI | House | 2 | \$434,500 | \$470 | 5.62% |
|  | 37 FRANKLEIGH PARK | TARANAKI | house | 3 | \$602,500 | \$650 | 5.60% |
|  | 38 WESTOWN | TARANAKI | House | 2 | \$515,000 | \$555 | 5.60% |
|  | 39 ROSLYN | MANAWATU-WANGANUI | House | 3 | \$539,000 | \$580 | 5.59% |
|  | 40 TAITA | WELLINGTON | House | 3 | \$649,000 | \$695 | 5.56% |
|  | 41 HIGHBURY | MANAWATU-WANGANUI | House | 3 | \$542,000 | \$580 | 5.56% |
|  | 42 GLENGARRY | SOUTHLAND | House | 3 | \$449,000 | \$480 | 5.55% |
|  | 43 TAITA | WELLINGTON | Townhouse | 2 | \$599,000 | \$640 | 5.55% |
|  | 44 NEWFIELD | SOUTHLAND | House | 3 | \$469,000 | \$500 | 5.54% |
|  | 45 RAUREKA | HAWKES BAY | House | 3 | \$614,000 | \$650 | 5.50% |
|  | 46 ST ALBANS | CANTERBURY | unit | 2 | \$440,000 | \$465 | 5.49% |
|  | 47 TAKARO | MANAWATU-WANGANUI | House | 3 | \$559,000 | \$590 | 5.48% |
|  | 48 CHRISTCHURCH CENTRAL | CANTERBURY | Unit | Studio & 1 | \$427,000 | \$450 | 5.48% |
|  | 49 LINWOOD | CANTERBURY | House | 2 | \$457,500 | \$480 | 5.45% |
|  | 50 TAWHERO | MANAWATU-WANGANUI | House | 3 | \$524,500 | \$550 | 5.45% |



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We hope you find this information helpful!