

A State of Local Emergency was declared for all of Auckland on Friday 27 January. For more information [Need help with flood damage?](#)

[Home Ownership](#) / [First Home Grant](#) / House price caps

## House price caps

House price caps are informed by the lower quartile estimated values of new and existing properties in each region (based on the Territorial Authority boundaries). This means price caps will be different throughout the country.

Regions are defined by city and district council boundaries. Refer to the Stats NZ map for [Territorial Authority boundaries](https://statsnz.maps.arcgis.com/apps/webappviewer/index.html?id=6f49867abe464f86ac7526552fe19787) (<https://statsnz.maps.arcgis.com/apps/webappviewer/index.html?id=6f49867abe464f86ac7526552fe19787>). Ensure the layer selected is 'Territorial Authority'.

House Price Caps are correct as of 19 May 2022 and subject to change.

Region	Existing properties (\$)	New properties (\$)
Region Far North District	Existing properties (\$) 400,000	New properties (\$) 675,000
Region Whangārei District	Existing properties (\$) 600,000	New properties (\$) 800,000
Region Kaipara District	Existing properties (\$) 525,000	New properties (\$) 875,000
Region Auckland	Existing properties (\$) 875,000	New properties (\$) 875,000
Region Thames-Coromandel District	Existing properties (\$) 875,000	New properties (\$) 925,000
Region Hauraki District	Existing properties (\$) 525,000	New properties (\$) 525,000
Region Matamata-Piako District	Existing properties (\$) 625,000	New properties (\$) 625,000
Region Hamilton Urban Area (Hamilton City, Waipā District, Waikato District)	Existing properties (\$) 650,000	New properties (\$) 725,000
Region Ōtorohanga District	Existing properties (\$) 400,000	New properties (\$) 500,000

South Waikato District	400,000	500,000
Region Waitomo District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Taupō District	Existing properties (\$) 575,000	New properties (\$) 575,000
Region Tauranga Urban Area (Tauranga, Western Bay of Plenty District)	Existing properties (\$) 800,000	New properties (\$) 875,000
Region Rotorua District	Existing properties (\$) 525,000	New properties (\$) 525,000
Region Whakatāne District	Existing properties (\$) 500,000	New properties (\$) 500,000
Region Kawerau District	Existing properties (\$) 625,000	New properties (\$) 625,000
Region Ōpōtiki District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Gisborne District	Existing properties (\$) 450,000	New properties (\$) 500,000
Region Wairoa District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Napier-Hastings (Napier City, Hastings District)	Existing properties (\$) 625,000	New properties (\$) 825,000
Region Central Hawke's Bay District	Existing properties (\$) 500,000	New properties (\$) 500,000
Region New Plymouth District	Existing properties (\$) 525,000	New properties (\$) 675,000
Region Stratford District	Existing properties (\$) 400,000	New properties (\$) 525,000
Region South Taranaki District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Ruapehu District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Whanganui District	Existing properties (\$) 425,000	New properties (\$) 500,000
Region Rangitikei District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Manawatū District	Existing properties (\$) 525,000	New properties (\$) 525,000

Palmerston North City	575,000	700,000
Region Taranaki District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Horowhenua District	Existing properties (\$) 525,000	New properties (\$) 650,000
Region Wairarapa (Masterton District, Carterton District, South Wairarapa District)	Existing properties (\$) 575,000	New properties (\$) 800,000
Region Wellington Urban Area (Kāpiti Coast District, Upper Hutt City, Porirua City, Lower Hutt City, Wellington City)	Existing properties (\$) 750,000	New properties (\$) 925,000
Region Nelson-Tasman (Nelson City, Tasman District)	Existing properties (\$) 650,000	New properties (\$) 875,000
Region Marlborough District	Existing properties (\$) 550,000	New properties (\$) 575,000
Region Kaikōura District	Existing properties (\$) 700,000	New properties (\$) 700,000
Region Buller District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Grey District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Westland District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Hurunui District	Existing properties (\$) 425,000	New properties (\$) 500,000
Region Christchurch Urban Area (Waimakariri District, Christchurch City, Selwyn District)	Existing properties (\$) 550,000	New properties (\$) 750,000
Region Ashburton District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Timaru District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Mackenzie District	Existing properties (\$) 500,000	New properties (\$) 500,000
Region Waimate District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Waitaki District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Central Otago District	Existing properties (\$) 525,000	New properties (\$) 800,000

Queenstown-Lakes District	875,000	925,000
Region Dunedin City	Existing properties (\$) 500,000	New properties (\$) 675,000
Region Clutha District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Southland District	Existing properties (\$) 500,000	New properties (\$) 500,000
Region Gore District	Existing properties (\$) 400,000	New properties (\$) 500,000
Region Invercargill City	Existing properties (\$) 400,000	New properties (\$) 500,000