

Updated First Home Grant house price caps

The table below shows previous and new house price caps for the First Home Grant. The cells shaded in blue show where changes are happening. The new caps apply from **15 May 2023**.

For further information on the range of home ownership products administered by Kāinga Ora, please visit kaingaora.govt.nz/home-ownership or phone **0508 935 266**.

Territorial Local Authorities	Existing properties		New build properties	
	Previous cap	New cap	Previous cap	New cap
<i>Auckland and Northland regions</i>				
Far North District	\$400,000	\$400,000	\$675,000	\$675,000
Whangārei District	\$600,000	\$600,000	\$800,000	\$800,000
Kaipara District	\$525,000	\$525,000	\$ 875,000	\$875,000
Auckland City	\$875,000	\$875,000	\$ 875,000	\$875,000
<i>Waikato and Bay of Plenty regions</i>				
Thames Coromandel District	\$875,000	\$875,000	\$ 925,000	\$925,000
Hauraki District	\$525,000	\$550,000	\$ 525,000	\$650,000
Hamilton Urban Area (Hamilton City, Waipā District, Waikato District)	\$650,000	\$650,000	\$ 725,000	\$775,000
Matamata-Piako District	\$625,000	\$625,000	\$ 625,000	\$800,000
Ōtorohanga District	\$400,000	\$400,000	\$ 500,000	\$650,000
South Waikato District	\$400,000	\$400,000	\$ 500,000	\$650,000
Waitomo District	\$400,000	\$400,000	\$ 500,000	\$650,000
Taupō District	\$575,000	\$575,000	\$ 575,000	\$825,000
Tauranga Urban Area (Tauranga, Western Bay of Plenty District)	\$800,000	\$800,000	\$ 875,000	\$875,000
Rotorua District	\$525,000	\$525,000	\$ 525,000	\$650,000
Whakatane District	\$500,000	\$500,000	\$ 500,000	\$800,000
Kawerau District	\$625,000	\$400,000	\$ 625,000	\$650,000
Ōpōtiki District	\$400,000	\$400,000	\$ 500,000	\$650,000
<i>Hawke's Bay and Gisborne regions</i>				
Gisborne District	\$450,000	\$450,000	\$ 500,000	\$650,000
Wairoa District	\$400,000	\$400,000	\$ 500,000	\$650,000
Napier - Hastings	\$625,000	\$625,000	\$ 825,000	\$825,000
Central Hawkes Bay District	\$500,000	\$500,000	\$ 500,000	\$650,000
<i>Taranaki region</i>				
New Plymouth District	\$525,000	\$525,000	\$525,000	\$650,000
Stratford District	\$400,000	\$400,000	\$ 525,000	\$650,000
South Taranaki District	\$400,000	\$400,000	\$ 500,000	\$650,000

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<i>Manawatu-Whanganui region</i>				
Ruapehu District	\$400,000	\$400,000	\$ 500,000	\$650,000
Whanganui District	\$425,000	\$425,000	\$ 500,000	\$650,000
Rangitikei District	\$400,000	\$400,000	\$ 500,000	\$650,000
Manawatū District	\$525,000	\$525,000	\$ 525,000	\$650,000
Palmerston North City	\$575,000	\$575,000	\$ 700,000	\$700,000
Tararua District	\$400,000	\$400,000	\$ 500,000	\$650,000
Horowhenua District	\$525,000	\$525,000	\$ 650,000	\$650,000
<i>Wellington region</i>				
Wellington Urban Area (Kāpiti Coast District, Upper Hutt City, Porirua City, Lower Hutt City, Wellington City)	\$750,000	\$750,000	\$ 925,000	\$925,000
Wairarapa (Masterton District, Carterton District, South Wairarapa District)	\$575,000	\$600,000	\$ 800,000	\$800,000
<i>Nelson, Marlborough and West Coast regions</i>				
Nelson - Tasman District	\$650,000	\$650,000	\$875,000	\$875,000
Marlborough District	\$550,000	\$550,000	\$ 575,000	\$650,000
Buller District	\$400,000	\$400,000	\$ 500,000	\$650,000
Grey District	\$400,000	\$400,000	\$ 500,000	\$650,000
Westland District	\$400,000	\$400,000	\$ 500,000	\$650,000
<i>Canterbury region</i>				
Kaikōura District	\$700,000	\$700,000	\$ 700,000	\$700,000
Hurunui District	\$425,000	\$425,000	\$ 500,000	\$650,000
Christchurch Urban Area (Waimakariri District, Christchurch City, Selwyn District)	\$550,000	\$575,000	\$ 750,000	\$775,000
Ashburton District	\$400,000	\$400,000	\$ 500,000	\$650,000
Timaru District	\$400,000	\$400,000	\$ 500,000	\$650,000
Mackenzie District	\$500,000	\$500,000	\$ 500,000	\$650,000
Waimate District	\$400,000	\$400,000	\$ 500,000	\$650,000
Waitaki District	\$400,000	\$400,000	\$ 500,000	\$650,000
<i>Otago and Southland regions</i>				
Central Otago District	\$525,000	\$525,000	\$ 800,000	\$800,000
Queenstown Lakes District	\$875,000	\$875,000	\$ 925,000	\$925,000
Dunedin City	\$500,000	\$500,000	\$ 675,000	\$675,000
Clutha District	\$400,000	\$400,000	\$ 500,000	\$650,000
Southland District	\$500,000	\$500,000	\$ 500,000	\$650,000
Gore District	\$400,000	\$400,000	\$ 500,000	\$650,000
Invercargill City	\$400,000	\$400,000	\$ 500,000	\$650,000

House price caps are informed by the lower quartile market 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, and some may remain unchanged.