

myMarket

Report



How

is

the

market?

Northland | May 2018

The latest property market update for the **Northland region**.
Helping you with your property decisions.

Within the Northland area, Kerikeri has the highest median dwelling price of \$658k. This demonstrates growth of 5.8% across the year, and a change of -0.4% across the quarter.

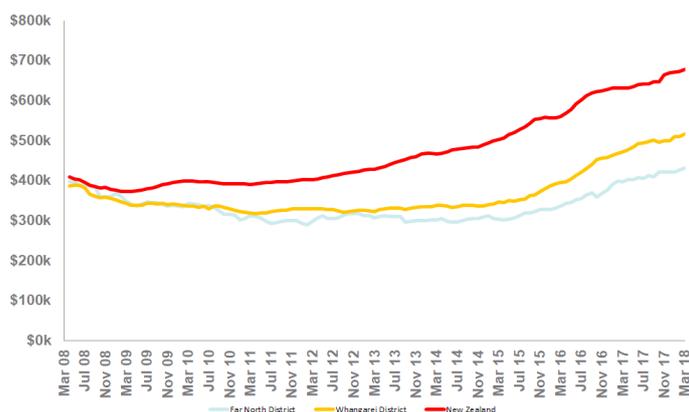
With the median dwelling price for New Zealand currently \$678k, 9 suburbs of Northland are below the national average, demonstrating the area's affordability.

Northland is also performing on par with New Zealand as a whole with median price performance of 8.5% and 9.6% from Far North District and Whangarei District respectively compared to 7.3% nationally.

The last three months have seen 269 sales across Northland and 1,362 over the past year. The suburbs with the most sales were Paihia with 73 and Karikari Peninsula with 34 sales over the past 12 months.

Since 2008, the best performing region has been Far North District with growth of 8.4%.

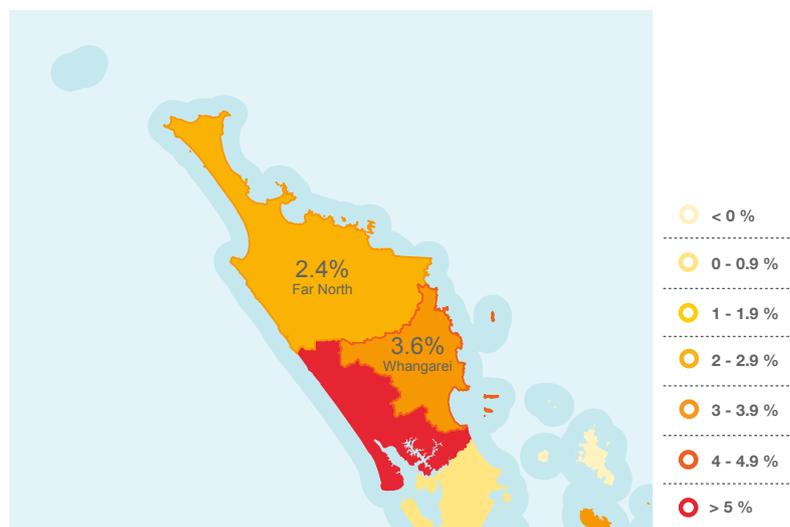
House Price Index



Current Value & Recent Change

	New Zealand \$678k Median dwelling price	+1.2% Qtr change	+7.3% Yearly change
	Whangarei District \$517k Median dwelling price	+3.6% Qtr change	+9.6% Yearly change
	Far North District \$432k Median dwelling price	+2.4% Qtr change	+8.5% Yearly change

3 Month Value Change



Karikari Peninsula & Cable Bay Market Update

Cable Bay has performed consistently over the past five years with median value growth of 42.1%.

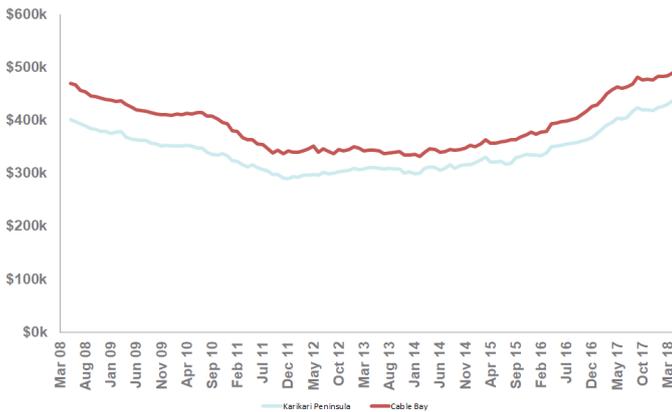
The median value of a dwelling in Cable Bay is now \$489K which is 6.7% up from the same time last year.

There were 30 sales over the past 12 months in Cable Bay and there were 26 listings on the market last month.

In Karikari Peninsula, the median value of a dwelling is now \$438K which represents growth of 40.5% over the past five years and gains of 10.4% over the past year.

There are 745 dwellings in Karikari Peninsula with 34 selling over the past 12 months and 30 listings on the market last month.

Median Suburb E-Valuer



Current Value & Recent Change

	Karikari Peninsula	\$438k Median dwelling price	+3.3% Qtr change	+10.4% Yearly change
	Cable Bay	\$489k Median dwelling price	+1.2% Qtr change	+6.7% Yearly change

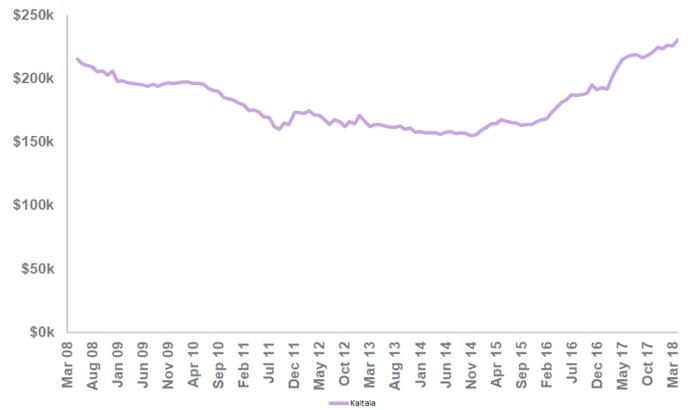
Kaitaia Market Update

Kaitaia has performed consistently over the past five years with median value growth of 41.0%.

The median value of a dwelling in Kaitaia is now \$230K which is 10.3% up from the same time last year.

There were 125 sales over the past 12 months in Kaitaia and there were 47 listings on the market last month.

Median Suburb E-Valuer



Current Value & Recent Change

	Kaitaia	\$231k Median dwelling price	+2.9% Qtr change	+10.3% Yearly change
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Kerikeri & Paihia Market Update

Kerikeri has performed consistently over the past five years with median value growth of 50.8%.

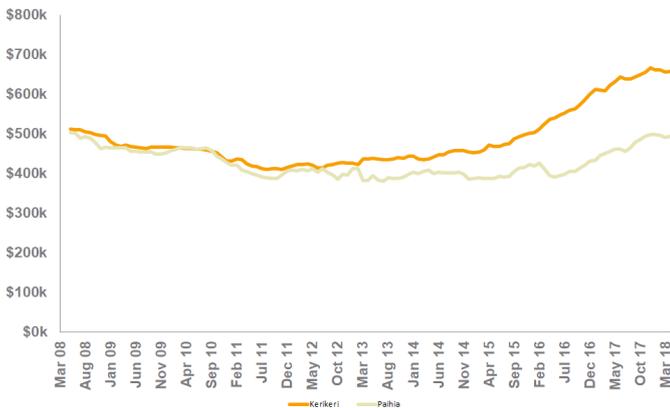
The median value of a dwelling in Kerikeri is now \$658K which is 5.8% up from the same time last year.

There were 297 sales over the past 12 months in Kerikeri and there were 119 listings on the market last month.

In Paihia, the median value of a dwelling is now \$495K which represents growth of 29.3% over the past five years and gains of 8.6% over the past year.

There are 981 dwellings in Paihia with 73 selling over the past 12 months and 36 listings on the market last month.

Median Suburb E-Valuer



Current Value & Recent Change

	Paihia	\$495k	-0.5%	+8.6%
	Median dwelling price		Qtr change	Yearly change
	Kerikeri	\$658k	-0.4%	+5.8%
	Median dwelling price		Qtr change	Yearly change

Whangarei Market Update

Tikipunga has performed consistently over the past five years with median value growth of 59.1%.

The median value of a dwelling in Tikipunga is now \$400K which is 7.8% up from the same time last year.

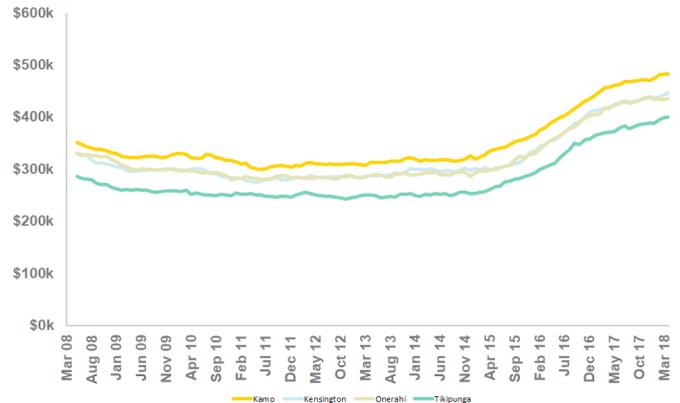
There were 161 sales over the past 12 months in Tikipunga and there were 26 listings on the market last month.

In Kensington, the median value of a dwelling is now \$447K which represents growth of 55.0% over the past five years and gains of 7.3% over the past year.

There are 1,940 dwellings in Kensington with 159 selling over the past 12 months and 36 listings on the market last month.

Kamo recorded median dwelling value growth of 5.5% over the past 12 months to \$483K. The smallest suburb in the area is Kensington which has just 1,940 dwellings. Values here for dwellings have grown by 7.3% over the past 12 months, and the median value is now \$447K.

Median Suburb E-Valuer



Current Value & Recent Change

	Tikipunga	\$400k	+3.0%	+7.8%
	Median dwelling price		Qtr change	Yearly change
	Kensington	\$447k	+2.2%	+7.3%
	Median dwelling price		Qtr change	Yearly change
	Onerahi	\$437k	+0.6%	+4.1%
	Median dwelling price		Qtr change	Yearly change
	Kamo	\$483k	+1.7%	+5.5%
	Median dwelling price		Qtr change	Yearly change

If you're looking to sell, buy or rent,
we can connect you with your local
LJ Hooker office today.

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Report



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