

myMarket

Report



How

is

the

market?

West Auckland | May 2018

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

Within the West Auckland area, West Harbour has the highest median dwelling price of \$1.03m. This demonstrates an easing of -0.6% across the year, and a change of 0.6% across the quarter.

With the median dwelling price for New Zealand currently \$678k, 13 suburbs of West Auckland are above the national average, demonstrating that the area is highly sought after.

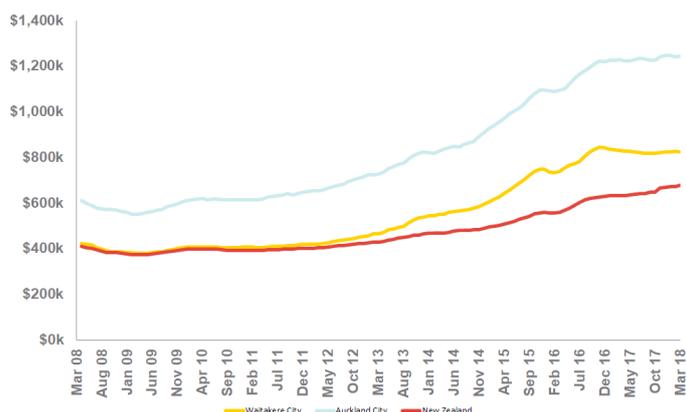
West Auckland is also performing more weakly with New Zealand as a

whole with median price performance of -0.5% and 1.2% from Waitakere City and Auckland City respectively compared to 7.3% nationally.

The last three months have seen 640 sales across West Auckland and 3,885 over the past year. The suburbs with the most sales were Henderson with 643 and Massey with 514 sales over the past 12 months.

Since 2008, the best performing region has been Waitakere City with growth of 94.5%.

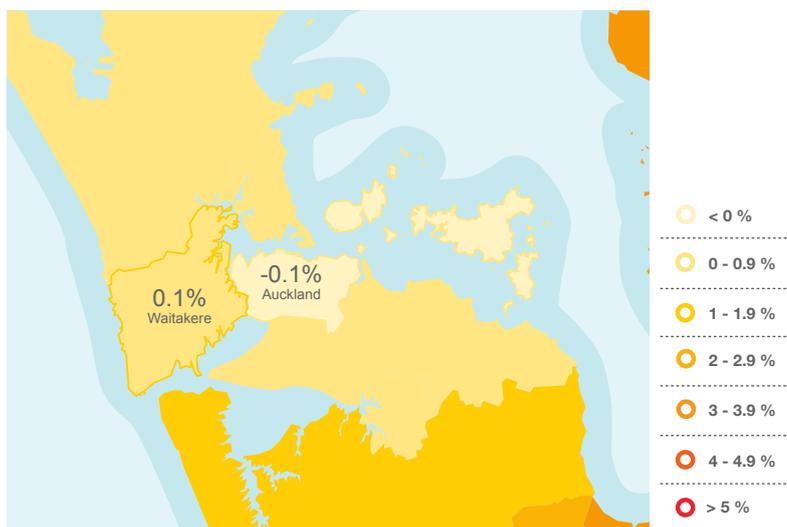
House Price Index



Current Value & Recent Change

	New Zealand \$678k Median dwelling price	+1.2% Qtr change	+7.3% Yearly change
	Auckland City \$1.24m Median dwelling price	-0.1% Qtr change	+1.2% Yearly change
	Waitakere City \$825k Median dwelling price	+0.1% Qtr change	-0.5% Yearly change

3 Month Value Change





Inner West Market Update

New Lynn has performed consistently over the past five years with median value growth of 77.4%.

The median value of a dwelling in New Lynn is now \$745K which is -2.1% down from the same time last year.

There were 363 sales over the past 12 months in New Lynn and there were 78 listings on the market last month.

In Mount Roskill, the median value of a dwelling is now \$982K which represents growth of 64.4% over the past five years and gains of 0.5% over the past year.

There are 9,316 dwellings in Mount Roskill with 330 selling over the past 12 months and 100 listings on the market last month.

Blockhouse Bay recorded median dwelling value easing of -0.1% over the past 12 months to \$986K. The smallest suburb in the area is Blockhouse Bay which has just 3,896 dwellings. Values here for dwellings have eased by -0.1% over the past 12 months, and the median value is now \$986K.

Median Suburb E-Valuer



Current Value & Recent Change

	Mount Roskill	\$982k Median dwelling price	+0.4% Qtr change	+0.5% Yearly change
	New Lynn	\$745k Median dwelling price	-0.2% Qtr change	-2.1% Yearly change
	Blockhouse Bay	\$986k Median dwelling price	-0.8% Qtr change	-0.1% Yearly change



Waitakere South Market Update

Glen Eden has performed consistently over the past five years with median value growth of 75.4%.

The median value of a dwelling in Glen Eden is now \$718K which is -2.1% down from the same time last year.

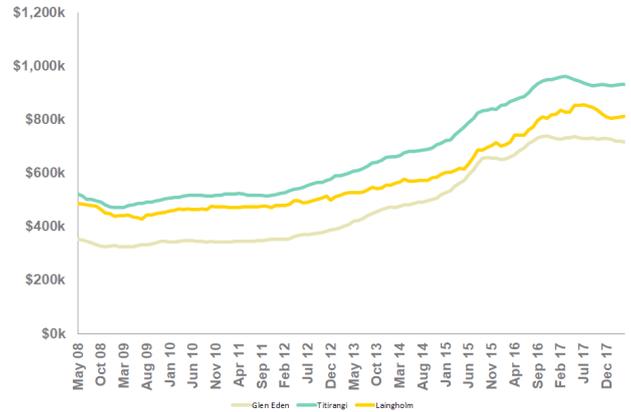
There were 416 sales over the past 12 months in Glen Eden and there were 103 listings on the market last month.

In Titirangi, the median value of a dwelling is now \$931K which represents growth of 55.2% over the past five years and softening of -2.7% over the past year.

There are 4,881 dwellings in Titirangi with 220 selling over the past 12 months and 79 listings on the market last month.

Laingholm recorded median dwelling value easing of -2.0% over the past 12 months to \$812K. The smallest suburb in the area is Laingholm which has just 784 dwellings. Values here for dwellings have eased by -2.0% over the past 12 months, and the median value is now \$812K.

Median Suburb E-Valuer



Current Value & Recent Change

	Laingholm	\$812k Median dwelling price	+0.7% Qtr change	-2.0% Yearly change
	Titirangi	\$931k Median dwelling price	+0.3% Qtr change	-2.7% Yearly change
	Glen Eden	\$718k Median dwelling price	-1.2% Qtr change	-2.1% Yearly change

Waitakere Market Update

Ranui has performed consistently over the past five years with median value growth of 91.5%.

The median value of a dwelling in Ranui is now \$707K which is 1.0% up from the same time last year.

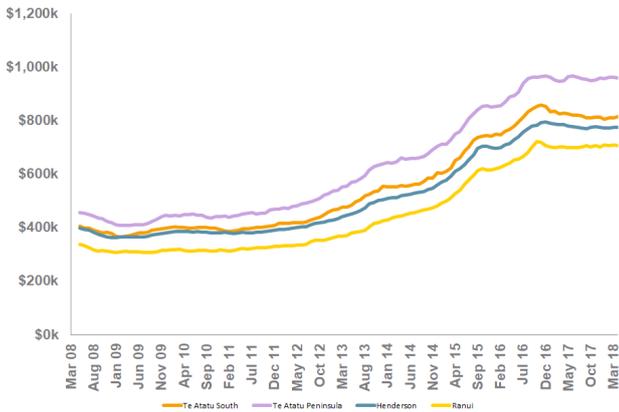
There were 247 sales over the past 12 months in Ranui and there were 63 listings on the market last month.

In Henderson, the median value of a dwelling is now \$774K which represents growth of 73.3% over the past five years and softening of -1.5% over the past year.

There are 9,935 dwellings in Henderson with 643 selling over the past 12 months and 166 listings on the market last month.

Te Atatu Peninsula recorded median dwelling value growth of 0.9% over the past 12 months to \$958K. The smallest suburb in the area is Ranui which has just 3,159 dwellings. Values here for dwellings have grown by 1.0% over the past 12 months, and the median value is now \$707K.

Median Suburb E-Valuer



Current Value & Recent Change

	Te Atatu South	\$815k	+1.1%	-1.4%
	Median dwelling price		Qtr change	Yearly change
	Ranui	\$707k	-0.5%	+1.0%
	Median dwelling price		Qtr change	Yearly change
	Te Atatu Peninsula	\$958k	+0.2%	+0.9%
	Median dwelling price		Qtr change	Yearly change
	Henderson	\$774k	+0.0%	-1.5%
	Median dwelling price		Qtr change	Yearly change

Waitakere North Market Update

Massey has performed consistently over the past five years with median value growth of 74.5%.

The median value of a dwelling in Massey is now \$754K which is -0.9% down from the same time last year.

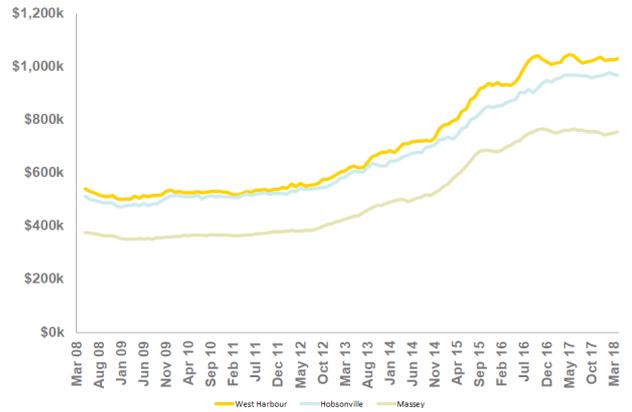
There were 514 sales over the past 12 months in Massey and there were 117 listings on the market last month.

In West Harbour, the median value of a dwelling is now \$1.03m which represents growth of 66.0% over the past five years and softening of -0.6% over the past year.

There are 3,184 dwellings in West Harbour with 188 selling over the past 12 months and 48 listings on the market last month.

Hobsonville recorded median dwelling value growth of 0.2% over the past 12 months to \$968K. The smallest suburb in the area is Hobsonville which has just 1,805 dwellings. Values here for dwellings have grown by 0.2% over the past 12 months, and the median value is now \$968K.

Median Suburb E-Valuer



Current Value & Recent Change

	Massey	\$754k	+1.5%	-0.9%
	Median dwelling price		Qtr change	Yearly change
	West Harbour	\$1.03m	+0.6%	-0.6%
	Median dwelling price		Qtr change	Yearly change
	Hobsonville	\$968k	-0.3%	+0.2%
	Median dwelling price		Qtr change	Yearly change

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