

myMarket

Report



How

is

the

market?

Rodney | May 2018

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

Within the Rodney area, Manly has the highest median dwelling price of \$905k. This demonstrates an easing of -0.2% across the year, and a change of 0.4% across the quarter.

With the median dwelling price for New Zealand currently \$678k, 6 suburbs of Rodney are above the national average, demonstrating that the area is highly sought after.

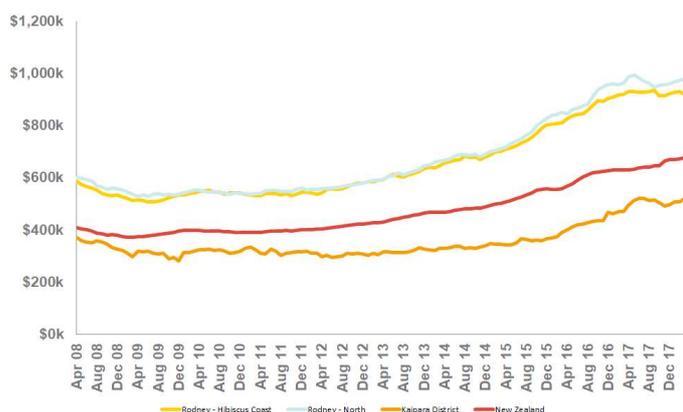
Rodney is also performing on par with New Zealand as a whole with

median price performance of 1.6%, 10.7% and 0.0% from Rodney - North, Kaipara District and Rodney - Hibiscus Coast respectively compared to 7.3% nationally.

The last three months have seen 167 sales across Rodney and 795 over the past year. The suburbs with the most sales were Snells Beach with 95 and Manly with 91 sales over the past 12 months.

Since 2008, the best performing region has been Kaipara District with growth of 31.5%.

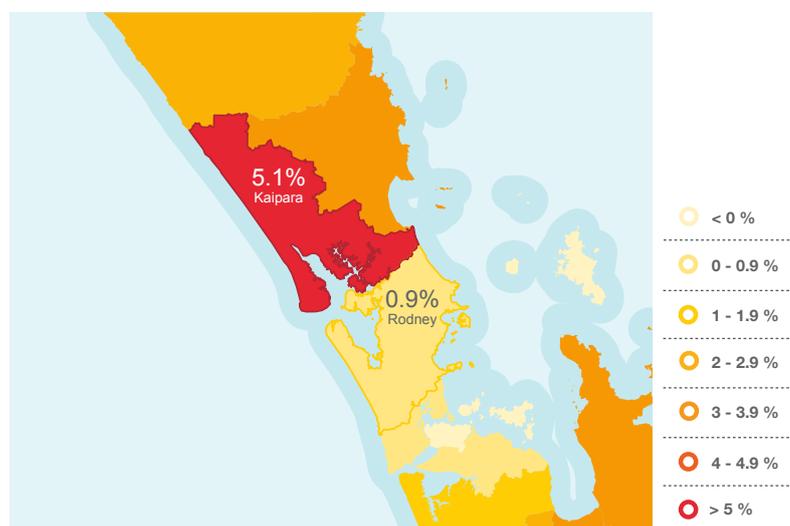
House Price Index



Current Value & Recent Change

	New Zealand \$678k Median dwelling price	+1.2% Qtr change	+7.3% Yearly change
	Rodney - Hibiscus Coast \$920k Median dwelling price	-0.2% Qtr change	+0.0% Yearly change
	Rodney - North \$980k Median dwelling price	+1.9% Qtr change	+1.6% Yearly change
	Kaipara District \$522k Median dwelling price	+5.1% Qtr change	+10.7% Yearly change

3 Month Value Change



Whangaparaoa Market Update

Manly has performed consistently over the past five years with median value growth of 55.4%.

The median value of a dwelling in Manly is now \$905K which is -0.2% down from the same time last year.

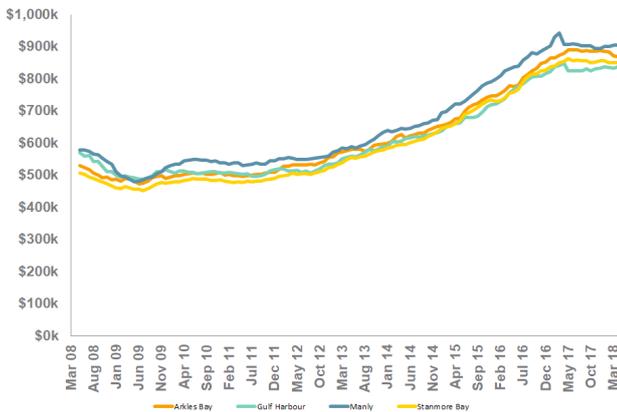
There were 91 sales over the past 12 months in Manly and there were 49 listings on the market last month.

In Stanmore Bay, the median value of a dwelling is now \$851K which represents growth of 54.8% over the past five years and softening of -0.4% over the past year.

There are 3,324 dwellings in Stanmore Bay with 186 selling over the past 12 months and 92 listings on the market last month.

Arkles Bay recorded median dwelling value easing of -1.1% over the past 12 months to \$869K. The smallest suburb in the area is Arkles Bay which has just 955 dwellings.

Median Suburb E-Valuer



Current Value & Recent Change

	Stanmore Bay	\$851k Median dwelling price	-0.5% Qtr change	-0.4% Yearly change
	Gulf Harbour	\$838k Median dwelling price	+0.1% Qtr change	-1.3% Yearly change
	Manly	\$905k Median dwelling price	+0.4% Qtr change	-0.2% Yearly change
	Arkles Bay	\$869k Median dwelling price	-1.8% Qtr change	-1.1% Yearly change

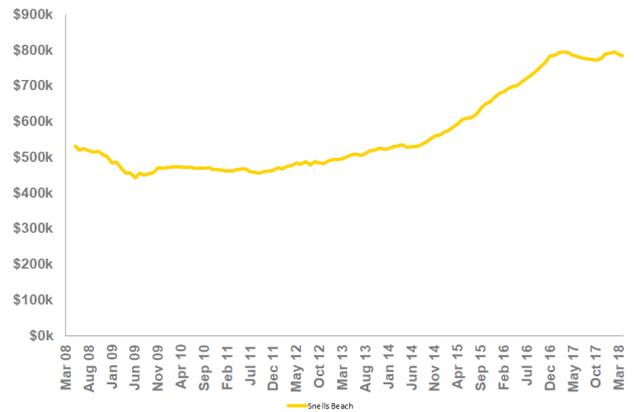
Snells Beach Market Update

Snells Beach has performed consistently over the past five years with median value growth of 56.1%.

The median value of a dwelling in Snells Beach is now \$784K which is -1.1% down from the same time last year.

There were 95 sales over the past 12 months in Snells Beach and there were 47 listings on the market last month.

Median Suburb E-Valuer



Current Value & Recent Change

	Snells Beach	\$785k Median dwelling price	-0.9% Qtr change	-1.1% Yearly change
---	--------------	--	---------------------	------------------------



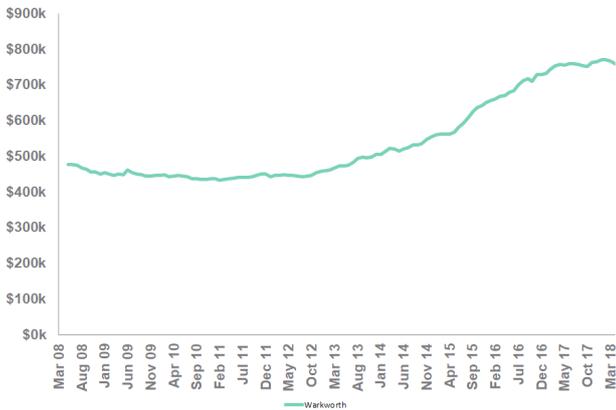
Warkworth Market Update

Warkworth has performed consistently over the past five years with median value growth of **60.1%**.

The median value of a dwelling in Warkworth is now \$759K which is 0.1% up from the same time last year.

There were 130 sales over the past 12 months in Warkworth and there were 53 listings on the market last month.

Median Suburb E-Valuer



Current Value & Recent Change



Warkworth

\$759k

Median dwelling price

-1.5%
Qtr change

+0.1%
Yearly change



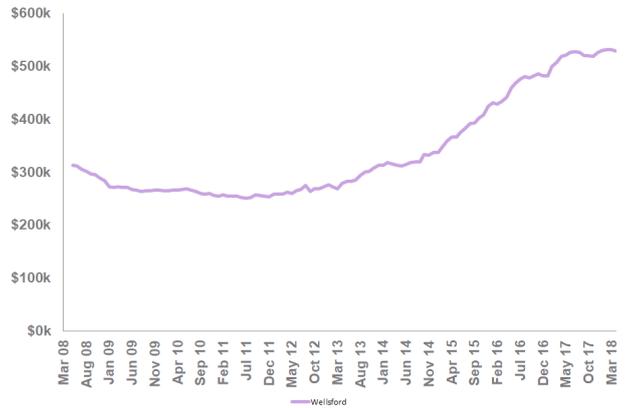
Wellsford Market Update

Wellsford has performed consistently over the past five years with median value growth of **89.2%**.

The median value of a dwelling in Wellsford is now \$529K which is 2.0% up from the same time last year.

There were 70 sales over the past 12 months in Wellsford and there were 26 listings on the market last month.

Median Suburb E-Valuer



Current Value & Recent Change



Wellsford

\$529k

Median dwelling price

-0.1%
Qtr change

+2.0%
Yearly change

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

myMarket
Report



Contact Us On:

Kaiwaka

Broadbents 2001 Ltd

1923A State Highway One
Kaiwaka
09 425 8589
09 425 9002
ckenyon.warkworth@ljh.co.nz

Leigh

Broadbents 2001 Ltd

16 Cumberland Street
Leigh
09 425 8589
09 425 9002
leigh@ljh.co.nz

Warkworth

Broadbents 2001 Ltd

20 Queen Street
Warkworth
09 425 8589
09 425 9002
warkworth@ljh.co.nz

Whangaparaoa Rentals

Whangaparaoa Real Estate Ltd

62 Rawhiti Road
Manly Village
09 424 3518
09 424 0723
whangaparaoarentals@ljh.co.nz

All LJ Hooker offices are Licensed REAA 2008