



myMarket

Report



How

is

the

market?

Rodney | Spring 2017

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 \$924k. This demonstrates growth of 5.4% across the year, and a change of -1.8% across the quarter.

With the median dwelling price for New Zealand currently \$646k, 6 suburbs of Rodney are above the national average, demonstrating that the area is highly sought after.

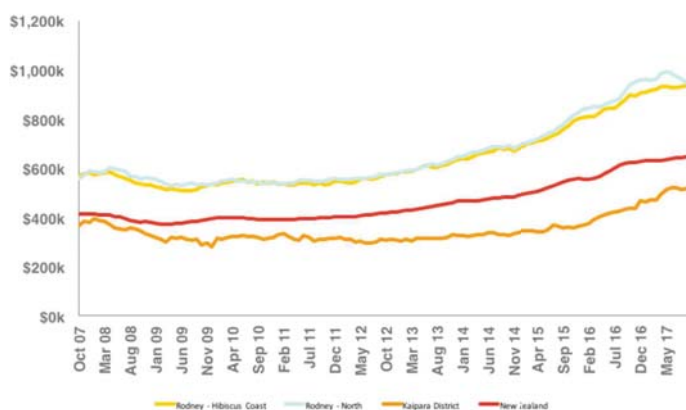
Rodney is also performing more strongly with New Zealand as a whole

with median price performance of 3.7%, 6.9% and 19.1% from Rodney - North, Rodney - Hibiscus Coast and Kaipara District respectively compared to 4.3% nationally.





The last three months have seen 116 sales across Rodney and 619 over the past year. The suburbs with the most sales were Gulf Harbour with 99 and Snells Beach with 87 sales over the past 12 months.

Since 2008, the best performing region has been Kaipara District with growth of 29.9%.

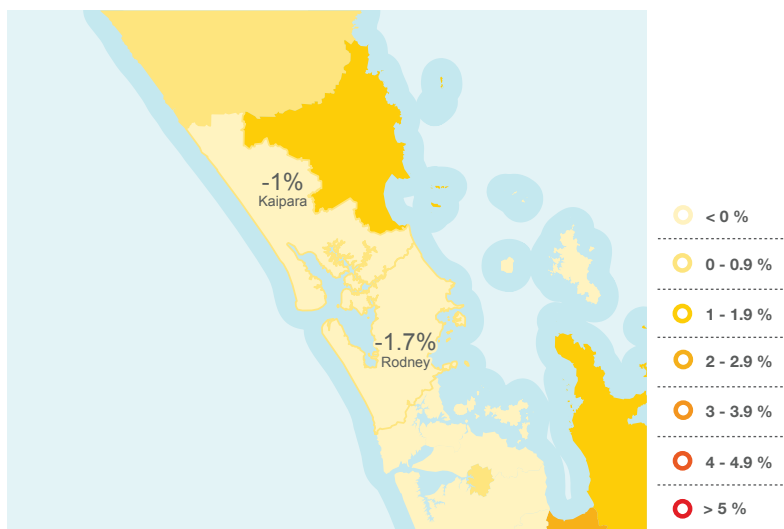
House Price Index



Current Value & Recent Change

	New Zealand Median dwelling price	\$646k	+1.1% Qtr change	+4.3% Yearly change
	Rodney - Hibiscus Coast Median dwelling price	\$937k	+0.9% Qtr change	+6.9% Yearly change
	Rodney - North Median dwelling price	\$947k	-3.9% Qtr change	+3.7% Yearly change
	Kaipara District Median dwelling price	\$516k	-1.0% Qtr change	+19.1% Yearly change

3 Month Value Change



Whangaparaoa Market Update

Manly has performed consistently over the past five years with median value growth of 66.9%.

The median value of a dwelling in Manly is now \$924k which is 5.4% up from the same time last year.

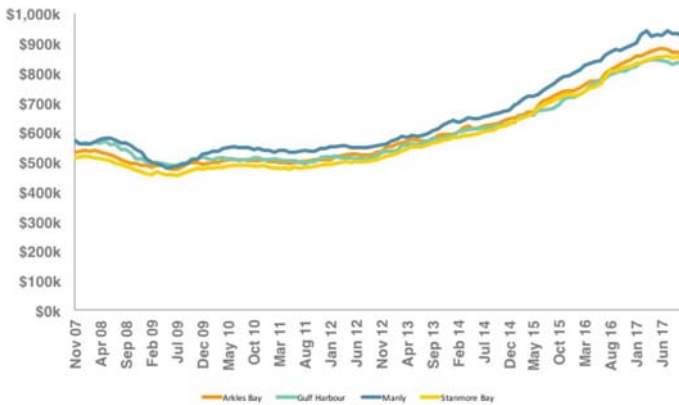
There were 69 sales over the past 12 months in Manly and there were 33 listings on the market last month.

In Stanmore Bay, the median value of a dwelling is now \$846k which represents growth of 66.7% over the past five years and gains of 4.2% over the past year.

There are 3,297 dwellings in Stanmore Bay with 158 selling over the past 12 months and 65 listings on the market last month.

The smallest suburb in the area is Arkles Bay which has just 936 dwellings. Values here for dwellings have grown by 4.7% over the past 12 months, and the median value is now \$866k.

Median Suburb E-Valuer



Current Value & Recent Change

	Stanmore Bay	\$846k	-1.2%	+4.2%
	Median dwelling price		Qtr change	Yearly change
	Gulf Harbour	\$831k	-1.0%	+3.2%
	Median dwelling price		Qtr change	Yearly change
	Manly	\$924k	-1.8%	+5.4%
	Median dwelling price		Qtr change	Yearly change
	Arkles Bay	\$866k	-1.6%	+4.7%
	Median dwelling price		Qtr change	Yearly change

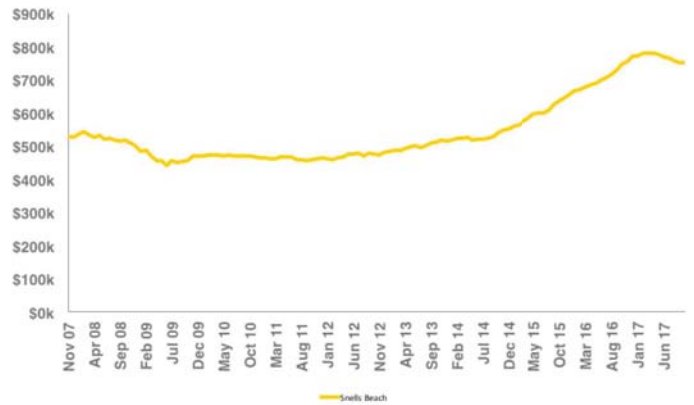
Snells Beach Market Update

Snells Beach has performed consistently over the past five years with median value growth of 57.4%.

The median value of a dwelling in Snells Beach is now \$751k which is 0.6% up from the same time last year.

There were 87 sales over the past 12 months in Snells Beach and there were 36 listings on the market last month.

Median Suburb E-Valuer



Current Value & Recent Change

	Snells Beach	\$751k	-2.1%	+0.6%
	Median dwelling price		Qtr change	Yearly change



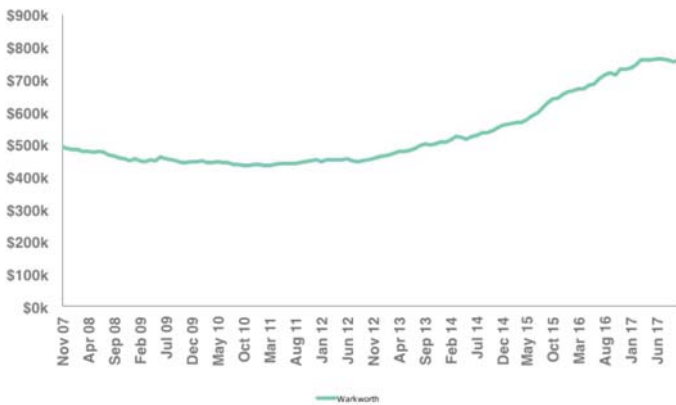
Warkworth Market Update

Warkworth has performed consistently over the past five years with median value growth of 68.2%.

The median value of a dwelling in Warkworth is now \$759k which is 6.3% up from the same time last year.

There were 115 sales over the past 12 months in Warkworth and there were 34 listings on the market last month.

Median Suburb E-Valuer



Current Value & Recent Change



Warkworth

\$759k

Median dwelling price

-0.6%

Qtr change

+6.3%

Yearly change



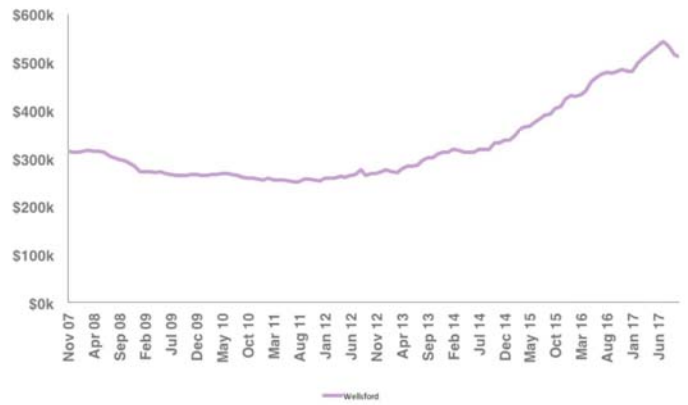
Wellsford Market Update

Wellsford has performed consistently over the past five years with median value growth of 90.7%.

The median value of a dwelling in Wellsford is now \$513k which is 6.5% up from the same time last year.

There were 54 sales over the past 12 months in Wellsford and there were 15 listings on the market last month.

Median Suburb E-Valuer



Current Value & Recent Change



Wellsford

\$513k

Median dwelling price

-5.7%

Qtr change

+6.5%

Yearly change

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



Contact Us On:

Kaiwaka

Broadbents 2001 Ltd

1923A State Highway One Kaiwaka
P: 09 425 8589
F: 09 425 9002
kaiwaka@ljh.co.nz

Leigh

Broadbents 2001 Ltd

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

Warkworth

Broadbents 2001 Ltd

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

Whangaparaoa

LJ Hooker Holdings Ltd

3/689 Whangaparaoa Road
Stanmore Bay
Whangaparaoa
P: 09 424 0720
F: 09 424 0723
whangaparaoa@ljh.co.nz

Whangaparaoa Rentals

Whangaparaoa Real Estate Ltd

3/689 Whangaparaoa Road
Stanmore Bay
Whangaparaoa
P: 09 424 3518
F: 09 424 0723
whangaparaoarentals@ljh.co.nz

All LJ Hooker offices are Licensed REAA 2008