



# myMarket

Report



How

is

the

market?

Northland | Summer 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 \$657k. This demonstrates growth of 7.7% across the year, and a change of 1.4% across the quarter.**

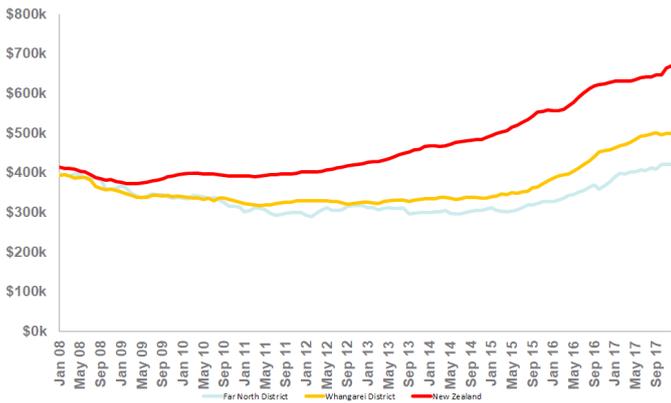
With the median dwelling price for New Zealand currently \$670k, 9 suburbs of Northland are below the national average, demonstrating the area's affordability.

Northland is also performing on par with New Zealand as a whole with median price performance of 0.4% and 11.8% from Whangarei District and Far North District respectively compared to 6.6% nationally.

The last three months have seen 234 sales across Northland and 1,116 over the past year. The suburbs with the most sales were Paihia with 56 and Karikari Peninsula with 53 sales over the past 12 months.

Since 2008, the best performing region has been Far North District with growth of 5.9%.

House Price Index



Current Value & Recent Change

	<b>New Zealand</b> Median dwelling price	\$670k	+3.6% Qtr change	+6.6% Yearly change
	<b>Whangarei District</b> Median dwelling price	\$1.05m	+1.2% Qtr change	+0.4% Yearly change
	<b>Far North District</b> Median dwelling price	\$422k	+3.0% Qtr change	+11.8% 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 37.9%.**

The median value of a dwelling in Cable Bay is now \$483,750 which is 12.6% up from the same time last year.

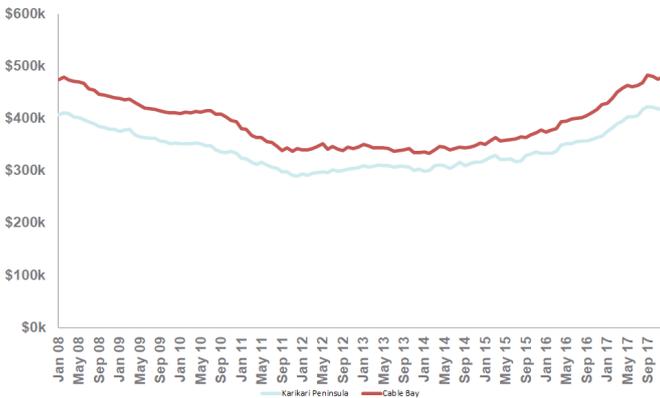
There were 27 sales over the past 12 months in Cable Bay and there were 21 listings on the market last month.

In Karikari Peninsula, the median value of a dwelling is now \$420,850 which represents growth of 35.8% over the past five years and gains of 12.2% over the past year.

There are 735 dwellings in Karikari Peninsula with 53 selling over the past 12 months and 28 listings on the market last month.

The smallest suburb in the area is Cable Bay which has just 468 dwellings. Values here for dwellings have grown by 12.6% over the past 12 months, and the median value is now \$483,750.

## Median Suburb E-Valuer



## Current Value & Recent Change

	Karikari Peninsula	<b>\$421k</b>	-0.2%	+12.2%
	Median dwelling price		Qtr change	Yearly change
	Cable Bay	<b>\$484k</b>	+0.8%	+12.6%
	Median dwelling price		Qtr change	Yearly change

# Kaitaia Market Update

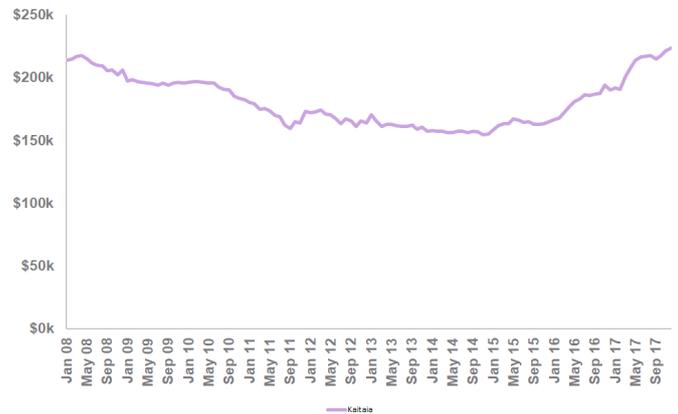
**Kaitaia has performed consistently over the past five years with median value growth of 32.2%.**

The median value of a dwelling in Kaitaia is now \$225,800 which is 17.6% up from the same time last year.

There were 121 sales over the past 12 months in Kaitaia and there were 59 listings on the market last month.

The smallest suburb in the area is Kaitaia which has just 2,034 dwellings. Values here for dwellings have grown by 17.6% over the past 12 months, and the median value is now \$225,800.

## Median Suburb E-Valuer



## Current Value & Recent Change

	Kaitaia	<b>\$226k</b>	+3.7%	+17.6%
	Median dwelling price		Qtr change	Yearly change

# Kerikeri & Paihia Market Update

**Kerikeri has performed consistently over the past five years with median value growth of 54.4%.**

The median value of a dwelling in Kerikeri is now \$656,900 which is 7.7% up from the same time last year.

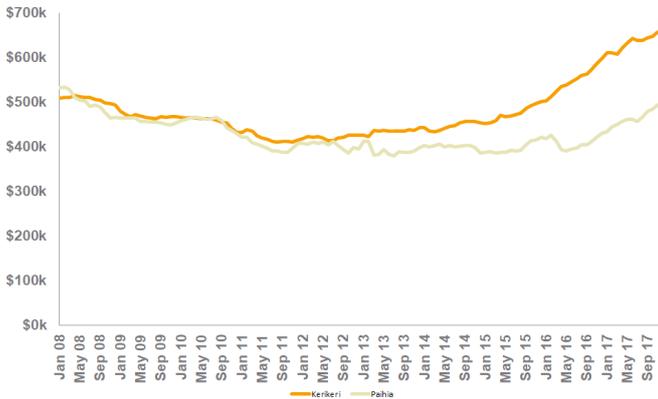
There were 226 sales over the past 12 months in Kerikeri and there were 98 listings on the market last month.

In Paihia, the median value of a dwelling is now \$495,000 which represents growth of 20.0% over the past five years and gains of 14.4% over the past year.

There are 979 dwellings in Paihia with 56 selling over the past 12 months and 34 listings on the market last month.

The smallest suburb in the area is Paihia which has just 979 dwellings. Values here for dwellings have grown by 14.4% over the past 12 months, and the median value is now \$495,000.

## Median Suburb E-Valuer



## Current Value & Recent Change



Paihia

**\$495k**

Median dwelling price

+2.1%  
Qtr change

+14.4%  
Yearly change



Kerikeri

**\$657k**

Median dwelling price

+1.4%  
Qtr change

+7.7%  
Yearly change

# Whangarei Market Update

**Tikipunga has performed consistently over the past five years with median value growth of 58.5%.**

The median value of a dwelling in Tikipunga is now \$391,400 which is 7.3% up from the same time last year.

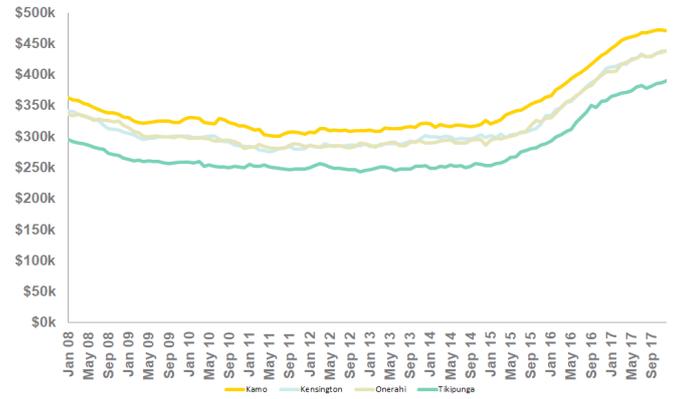
There were 119 sales over the past 12 months in Tikipunga and there were 28 listings on the market last month.

In Kensington, the median value of a dwelling is now \$439,250 which represents growth of 55.1% over the past five years and gains of 6.8% over the past year.

There are 1,938 dwellings in Kensington with 132 selling over the past 12 months and 28 listings on the market last month.

The smallest suburb in the area is Kensington which has just 1,938 dwellings. Values here for dwellings have grown by 6.8% over the past 12 months, and the median value is now \$439,250.

## Median Suburb E-Valuer



## Current Value & Recent Change



Tikipunga

**\$391k**

Median dwelling price

+1.4%  
Qtr change

+7.3%  
Yearly change



Kensington

**\$440k**

Median dwelling price

+1.5%  
Qtr change

+6.8%  
Yearly change



Onerahi

**\$438k**

Median dwelling price

+0.7%  
Qtr change

+8.2%  
Yearly change



Kamo

**\$473k**

Median dwelling price

+0.2%  
Qtr change

+7.0%  
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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