

myMarket

Report



How

is

the

market?

West Auckland | Summer 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 \$1.01m. This demonstrates growth of 0.4% across the year, and a change of -0.9% across the quarter.

With the median dwelling price for New Zealand currently \$670k, 13 suburbs of West Auckland are above the national average, demonstrating that the area is highly sought after.

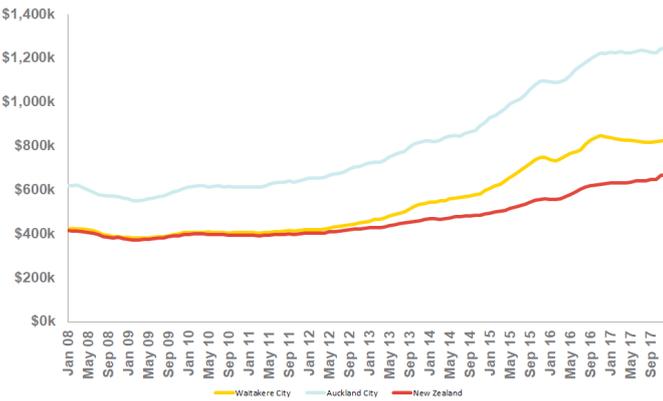
West Auckland is also performing more weakly with New Zealand as a

whole with median price performance of -1.9% and 4.6% from Waitakere City and Auckland City respectively compared to 6.6% nationally.

The last three months have seen 509 sales across West Auckland and 2,597 over the past year. The suburbs with the most sales were Henderson with 432 and Massey with 365 sales over the past 12 months.

Since 2008, the best performing region has been Auckland City with growth of 71.2%.

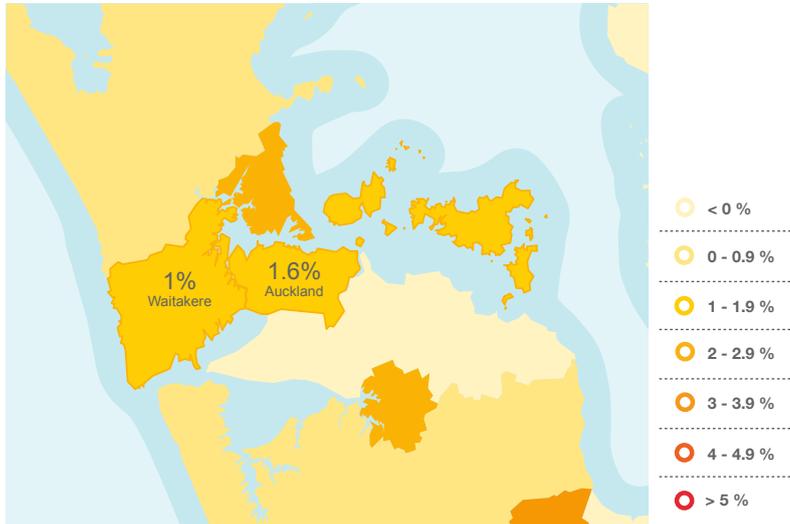
House Price Index



Current Value & Recent Change

	New Zealand \$670k Median dwelling price	+3.6% Qtr change	+6.6% Yearly change
	Auckland City \$786k Median dwelling price	+3.6% Qtr change	+4.6% Yearly change
	Waitakere City \$824k Median dwelling price	+1.0% Qtr change	-1.9% 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 **84.3%**.

The median value of a dwelling in New Lynn is now \$743,200 which is -2.8% down from the same time last year.

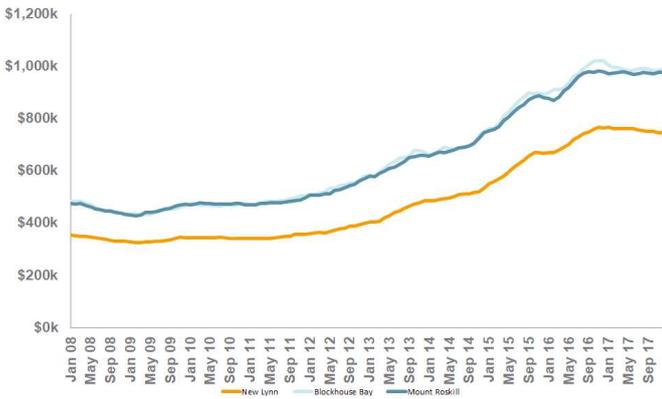
There were 239 sales over the past 12 months in New Lynn and there were 54 listings on the market last month.

In Blockhouse Bay, the median value of a dwelling is now \$985,050 which represents growth of 69.5% over the past five years and softening of -1.7% over the past year.

There are 3,889 dwellings in Blockhouse Bay with 108 selling over the past 12 months and 35 listings on the market last month.

The smallest suburb in the area is Blockhouse Bay which has just 3,889 dwellings. Values here for dwellings have eased by -1.7% over the past 12 months, and the median value is now \$985,050.

Median Suburb E-Valuer



Current Value & Recent Change

	Mount Roskill	\$983k Median dwelling price	+1.3% Qtr change	+1.3% Yearly change
	New Lynn	\$743k Median dwelling price	-0.8% Qtr change	-2.8% Yearly change
	Blockhouse Bay	\$985k Median dwelling price	+0.5% Qtr change	-1.7% Yearly change



Waitakere South Market Update

Glen Eden has performed consistently over the past five years with median value growth of **86.5%**.

The median value of a dwelling in Glen Eden is now \$730,900 which is 0.3% up from the same time last year.

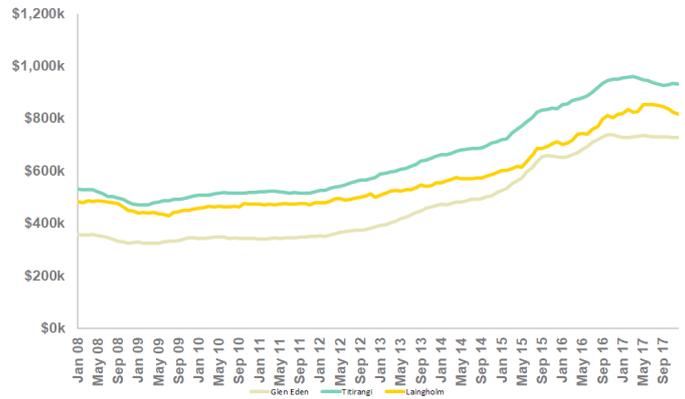
There were 273 sales over the past 12 months in Glen Eden and there were 87 listings on the market last month.

In Laingholm, the median value of a dwelling is now \$812,800 which represents growth of 60.1% over the past five years and softening of -0.9% over the past year.

There are 784 dwellings in Laingholm with 28 selling over the past 12 months and 9 listings on the market last month.

The smallest suburb in the area is Laingholm which has just 784 dwellings. Values here for dwellings have eased by -0.9% over the past 12 months, and the median value is now \$812,800.

Median Suburb E-Valuer



Current Value & Recent Change

	Laingholm	\$813k Median dwelling price	-2.9% Qtr change	-0.9% Yearly change
	Titirangi	\$935k Median dwelling price	+0.7% Qtr change	-2.1% Yearly change
	Glen Eden	\$731k Median dwelling price	0.0% Qtr change	+0.3% Yearly change

Waitakere Market Update

Ranui has performed consistently over the past five years with median value growth of 95.2%.

The median value of a dwelling in Ranui is now \$706,700 which is 0.6% down from the same time last year.

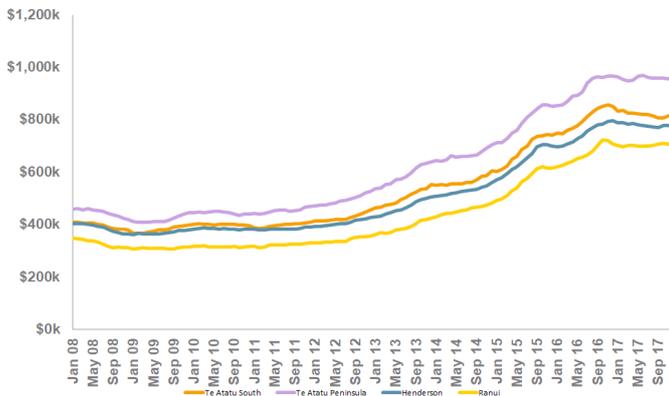
There were 150 sales over the past 12 months in Ranui and there were 49 listings on the market last month.

In Henderson, the median value of a dwelling is now \$773,400 which represents growth of 80.0% over the past five years and softening of -2.0% over the past year.

There are 9,942 dwellings in Henderson with 432 selling over the past 12 months and 132 listings on the market last month.

The smallest suburb in the area is Ranui which has just 3,149 dwellings. Values here for dwellings have grown by 0.6% over the past 12 months, and the median value is now \$706,700.

Median Suburb E-Valuer



Current Value & Recent Change

	Te Atatu South	\$811k	+0.6%	-2.5%
	Median dwelling price		Qtr change	Yearly change
	Ranui	\$707k	-0.2%	+0.6%
	Median dwelling price		Qtr change	Yearly change
	Te Atatu Peninsula	\$965k	+0.8%	+0.3%
	Median dwelling price		Qtr change	Yearly change
	Henderson	\$773k	-0.5%	-2.0%
	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 80.2%.

The median value of a dwelling in Massey is now \$748,950 which is -0.9% up from the same time last year.

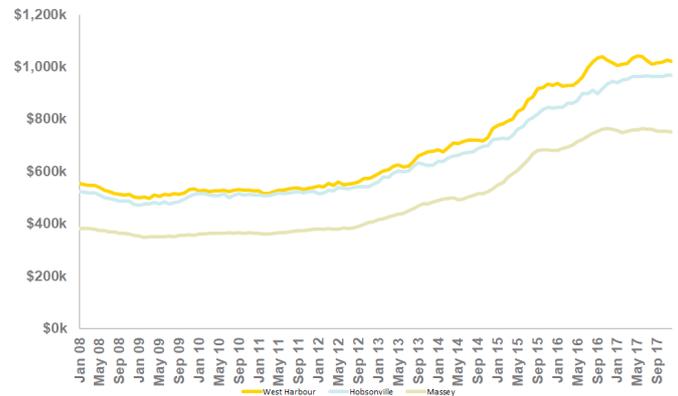
There were 365 sales over the past 12 months in Massey and there were 91 listings on the market last month.

In Hobsonville, the median value of a dwelling is now \$968,200 which represents growth of 72.8% over the past five years and gains of 3.0% over the past year.

There are 1,609 dwellings in Hobsonville with 144 selling over the past 12 months and 42 listings on the market last month.

The smallest suburb in the area is Hobsonville which has just 1,609 dwellings. Values here for dwellings have grown by 3.0% over the past 12 months, and the median value is now \$968,200.

Median Suburb E-Valuer



Current Value & Recent Change

	Massey	\$749k	-0.6%	-0.9%
	Median dwelling price		Qtr change	Yearly change
	West Harbour	\$1.01m	-0.9%	+0.4%
	Median dwelling price		Qtr change	Yearly change
	Hobsonville	\$968k	+0.6%	+3.0%
	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.



Contact Us On:

Blockhouse Bay

Austar Realty Ltd

1 Donovan Street
Blockhouse Bay
09 626 6119
09 627 2287
blockhousebay@ljh.co.nz

Central West

Austar Realty Ltd

36 Te Atatu Road
Te Atatu South
09 836 1018
09 836 4297
centralwest@ljh.co.nz

Glen Eden

Austar Realty Ltd

192 West Coast Road
Glen Eden
09 813 5215
09 813 5214
gleneden@ljh.co.nz

Green Bay

Austar Realty Ltd

58 Godley Rd,
Green Bay
09 827 4928
09 827 7526
greenbay@ljh.co.nz

Henderson

Total Transaction Realty Ltd

403 Great North Road
Henderson
09 836 3119
09 838 9328
henderson@ljh.co.nz

Hobsonville

Austar Realty Ltd

124 Hobsonville Road
Hobsonville
09 417 1004
09 416 7106
hobsonville@ljh.co.nz

New Lynn

Austar Realty Ltd

24 Delta Ave, New Lynn
Waitakere
09 825 1040
09 827 8210
newlynn@ljh.co.nz

Titirangi

Austar Realty Ltd

423 Titirangi Road
Titirangi
09 817 8011
09 817 4488
titirangi@ljh.co.nz

Massey

Austar Realty Ltd

406 Don Buck Road
Massey
09 832 0135
09 832 0137
massey@ljh.co.nz

Auckland West Commercial

Austar Realty Ltd

94b Rainside Avenue
Henderson
09 835 3300
09 836 5222
awc@ljh.co.nz

All LJ Hooker offices are Licensed REAA 2008