



myMarket

Report



How

is

the

market?

Rodney | Summer 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 \$893k. This demonstrates an easing of -1.2% across the year, and a change of -0.9% across the quarter.

With the median dwelling price for New Zealand currently \$670k, 6 suburbs of Rodney are above the national average, demonstrating that the area is highly sought after.

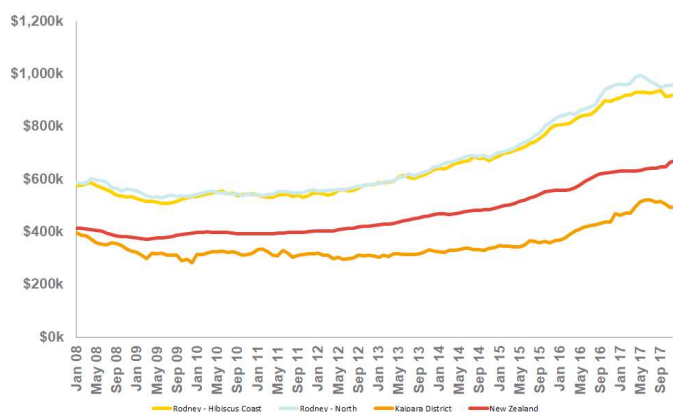
Rodney is also performing on par with New Zealand as a whole with

median price performance of 0.4%, 2.0% and 9.4% from Rodney - North, Rodney - Hibiscus Coast and Kaipara District respectively compared to 6.6% nationally.





The last three months have seen 117 sales across Rodney and 661 over the past year. The suburbs with the most sales were Manly with 87 and Snells Beach with 84 sales over the past 12 months.

Since 2008, the best performing region has been Kaipara District with growth of 37.9%.

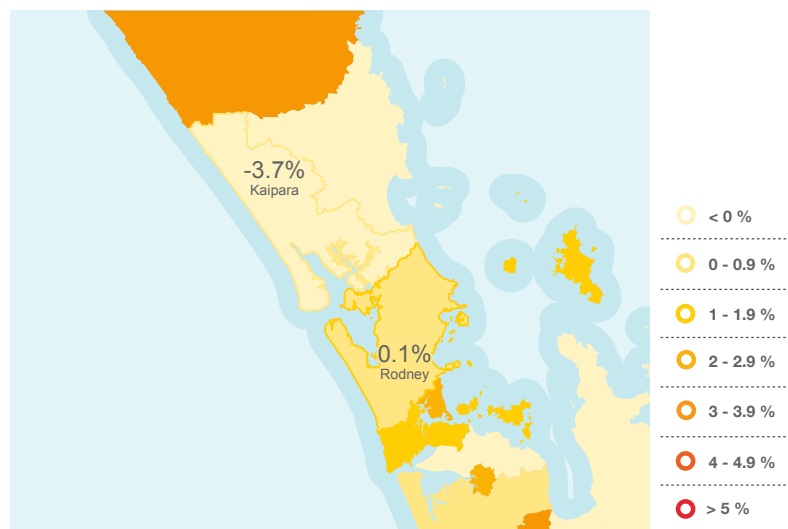
House Price Index



Current Value & Recent Change

	New Zealand Median dwelling price	\$670k	+3.6% Qtr change	+6.6% Yearly change
	Rodney - Hibiscus Coast Median dwelling price	\$922k	-1.7% Qtr change	+2.0% Yearly change
	Rodney - North Median dwelling price	\$961k	+1.6% Qtr change	+0.4% Yearly change
	Kaipara District Median dwelling price	\$628k	+3.6% Qtr change	+9.4% Yearly change

3 Month Value Change



Whangaparaoa Market Update

Stanmore Bay has performed consistently over the past five years with median value growth of 62.8%.

The median value of a dwelling in Stanmore Bay is now \$853,550 which is 2.3% up from the same time last year.

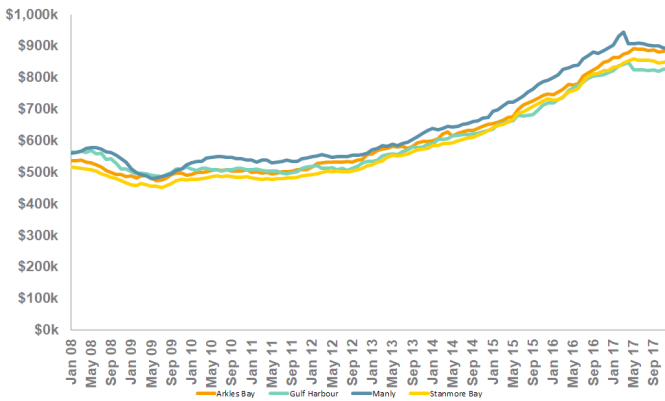
There were 167 sales over the past 12 months in Stanmore Bay and there were 67 listings on the market last month.

In Arkles Bay, the median value of a dwelling is now \$886,250 which represents growth of 58.9% over the past five years and gains of 2.5% over the past year.





There are 951 dwellings in Arkles Bay with 38 selling over the past 12 months and 16 listings on the market last month.

The smallest suburb in the area is Arkles Bay which has just 951 dwellings. Values here for dwellings have grown by 2.5% over the past 12 months, and the median value is now \$886,250.

Median Suburb E-Valuer



Current Value & Recent Change

	Stanmore Bay	\$854k Median dwelling price	+0.7% Qtr change	+2.3% Yearly change
	Gulf Harbour	\$831k Median dwelling price	+1.2% Qtr change	+1.1% Yearly change
	Manly	\$893k Median dwelling price	-0.9% Qtr change	-1.2% Yearly change
	Arklés Bay	\$886k Median dwelling price	+0.5% Qtr change	+2.5% Yearly change

Snells Beach Market Update

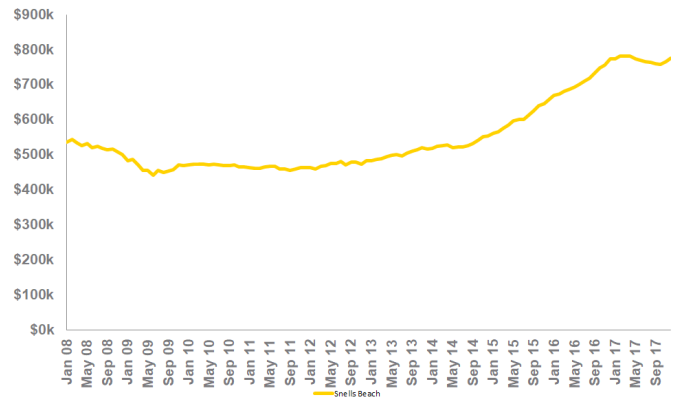
Snells Beach has performed consistently over the past five years with median value growth of 61.9%.

The median value of a dwelling in Snells Beach is now \$783,350 which is 1.1% up from the same time last year.

There were 84 sales over the past 12 months in Snells Beach and there were 47 listings on the market last month.

The smallest suburb in the area is Snells Beach which has just 1,488 dwellings. Values here for dwellings have grown by 1.1% over the past 12 months, and the median value is now \$783,350.

Median Suburb E-Valuer



Current Value & Recent Change

	Snells Beach	\$783k Median dwelling price	+3.3% Qtr change	+1.1% Yearly change
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Warkworth Market Update

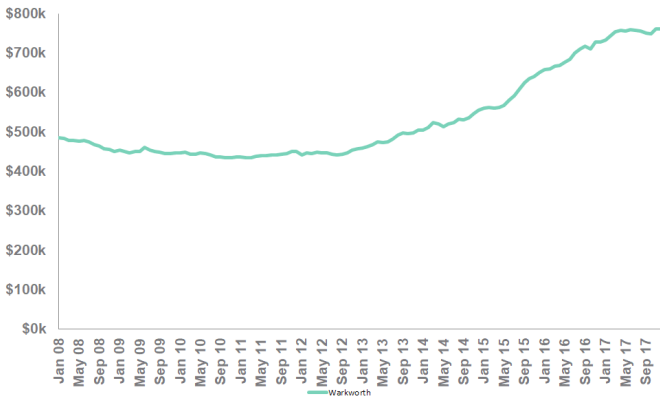
Warkworth has performed consistently over the past five years with median value growth of **66.9%**.

The median value of a dwelling in Warkworth is now \$766,300 which is 4.6% up from the same time last year.

There were 124 sales over the past 12 months in Warkworth and there were 46 listings on the market last month.

The smallest suburb in the area is Warkworth which has just 1,740 dwellings. Values here for dwellings have grown by 4.6% over the past 12 months, and the median value is now \$766,300.

Median Suburb E-Valuer



Current Value & Recent Change



Warkworth

\$766k

Median dwelling price

+2.3%
Qtr change

+4.6%
Yearly change



Wellsford Market Update

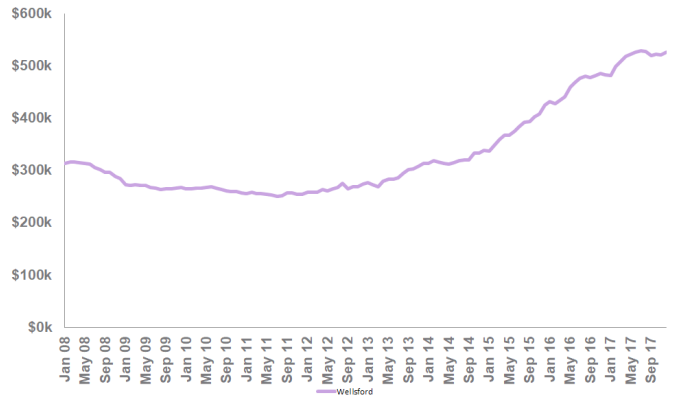
Wellsford has performed consistently over the past five years with median value growth of **91.1%**.

The median value of a dwelling in Wellsford is now \$529,300 which is 9.9% up from the same time last year.

There were 54 sales over the past 12 months in Wellsford and there were 17 listings on the market last month.

The smallest suburb in the area is Wellsford which has just 722 dwellings. Values here for dwellings have grown by 9.9% over the past 12 months, and the median value is now \$529,300.

Median Suburb E-Valuer



Current Value & Recent Change



Wellsford

\$529k

Median dwelling price

+1.4%
Qtr change

+9.9%
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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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

LJ Hooker Holdings Ltd

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

Whangaparaoa Rentals

Whangaparaoa Real Estate Ltd

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

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