

# Rodney North

## Property Market Report

**BAYLEYS**

**March 2017**

### Chill in the Air

**8,481**

**Total number  
of houses in  
Rodney North**

(Census 2013)

Tougher market conditions have meant the local property landscape has entered into a state of moderation subsequent to creeping interest rates and tougher lending restrictions.

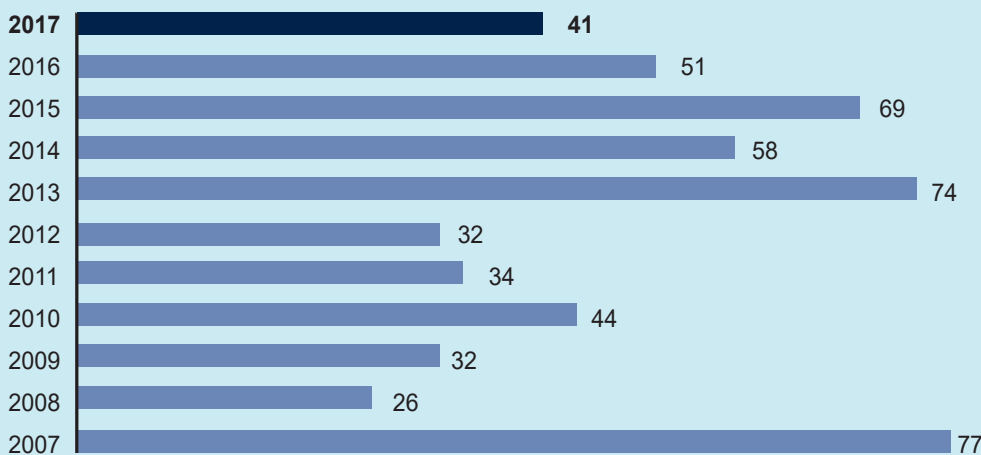
March in Rodney was 16% behind last year with 36 properties sold, and 10% down on value. However, the median price was up 2% on last year.

Bayleys average sale price in the past 12 months was \$1,126,192, some 32.6% above the market average.

Looking to the months ahead, we think this slow and steady growth for the region will continue before picking up more momentum towards the second half of the year as we await the fruits of the Auckland Unitary Plan, with progress being made with the official opening of the first stage of the Western Collector.

Bayleys agents and brand can make a difference to the outcome of the sales price and process of selling your home. The skill of a great agent comes into play, using targeted techniques to ensure your property is put in front of the right buyer. Our team is an integral part of helping both sellers and buyers to achieve all those important milestones in their real estate journeys.

#### Sales volumes by year for March



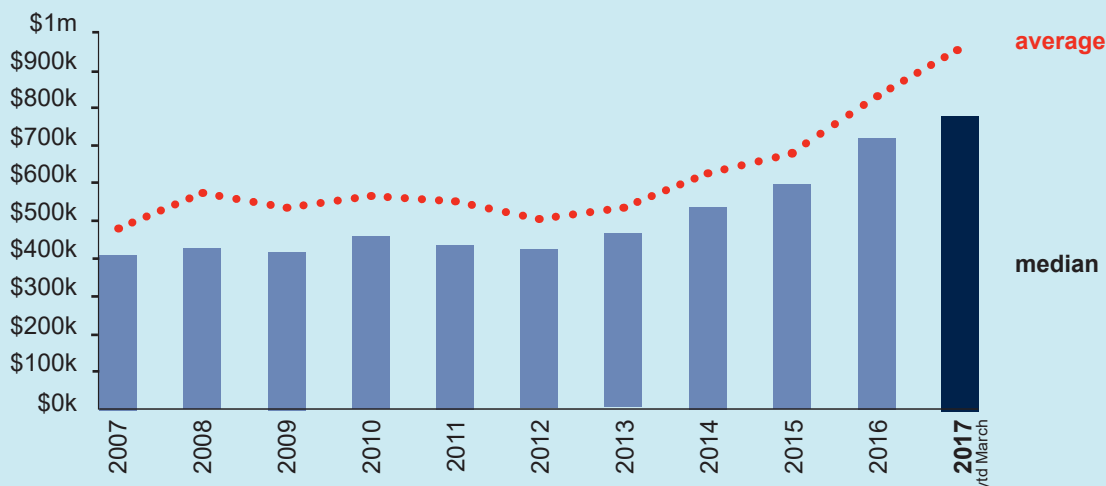
**41**

**residential  
properties sold  
in March**

**294**

**properties for  
sale today**

#### Sales values (median and average) by year



### Top Areas by house sales activity last 12 months (1/4/2016 to 31/3/2017):

Area	No. of sales	Median sale	Average sale
Warkworth	129	\$735,000	\$755,061
Snells Beach	94	\$727,000	\$739,263
Wellsford	77	\$485,000	\$489,655
Omaha	55	\$1,385,000	\$1,692,728
Matakana	24	\$950,000	\$1,021,229
Leigh	22	\$793,500	\$773,090
Algies Bay	21	\$860,000	\$902,976

#### House market (March 2017)

##### 36 houses sold

43 houses sold in same month last year

**-16% down on last year**

**\$35,664,000 value for month**

\$39,585,500 value for same month last year

**-10% down on last year**

**\$790,500 median sale price**

\$775,000 median sale price same month last year

**2% up on last year**

\$3,000,000 highest sale price

\$469,000 lowest sale price

#### Section market (March 2017)

##### 5 sections sold

8 sections sold in same month last year

**-38% down on last year**

**\$3,640,000 value for month**

\$4,645,000 value for same month last year

**-22% down on last year**

**\$450,000 median sale price**

\$447,500 median sale price same month last year

**1% up on last year**

\$1,450,000 highest sale price

\$405,000 lowest sale price

REINZ Data - Excludes private sales

#### Bayleys Statistics (last 12 months)

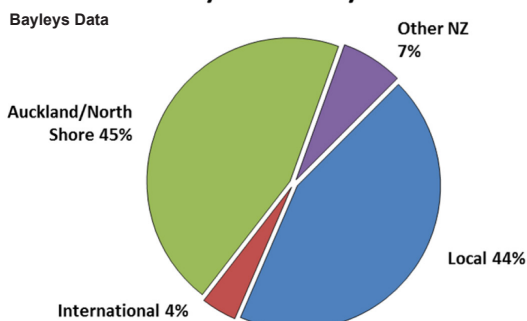
Average Sale Price

\$1,126,192

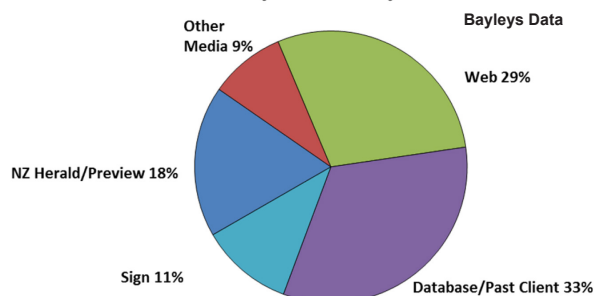
Bayleys Sales Exceeded the Market Average by

\$277,133 (32.6%)

#### Rodney North - Buyer Location



#### Rodney North - Buyer Source



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**BAYLEYS**

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