



DAVID HIBBINS

Licensed Real Estate Agent REAA 2008 - AREINZ



North Shore Property Report

March 2017

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Harcourts Cooper & Co

Market Update March 2017

Despite the weather cooling down, March reflects the seasonal peak for the year so far, with the largest number of homes sold and the largest month-on-month increase in median price. With sales volumes rising strongly, Auckland has recorded another record median price and a 66% jump in sales volumes.

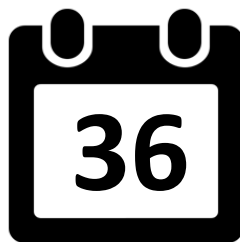
Currently we have strong demand for properties on the North Shore so if you have been looking to sell when prices are at a high, now would be the time.

The new season does bring a wave of new buyers, so if you would like to take advantage of this peak selling time, please call me on 021 353 075 anytime and I will help you maximise the value of your home.

North Shore Statistics March 2017



**AVERAGE
MEDIAN SALE
PRICE**
\$1,085,000



**AVERAGE DAYS
ON MARKET**



VOLUME SOLD
518 PROPERTIES

5.8%

Birkenhead
\$990,000
\$935,000 - 2016

15%

Northcote
\$1,034,500
\$897,000 - 2016

15%

Hillcrest
\$1,150,000
\$1,000,000 - 2016

0.2%

Glenfield
\$867,000
\$869,000 - 2016

5%

Bayview
\$803,000
\$765,000 - 2016

3.3%

Beach Haven
\$769,000
\$744,500 - 2016

0.3%

Birkdale
\$755,000
\$752,500 - 2016



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Birkenhead



**AVERAGE
MEDIAN SALE
PRICE**
\$990,000



**AVERAGE DAYS
ON MARKET**

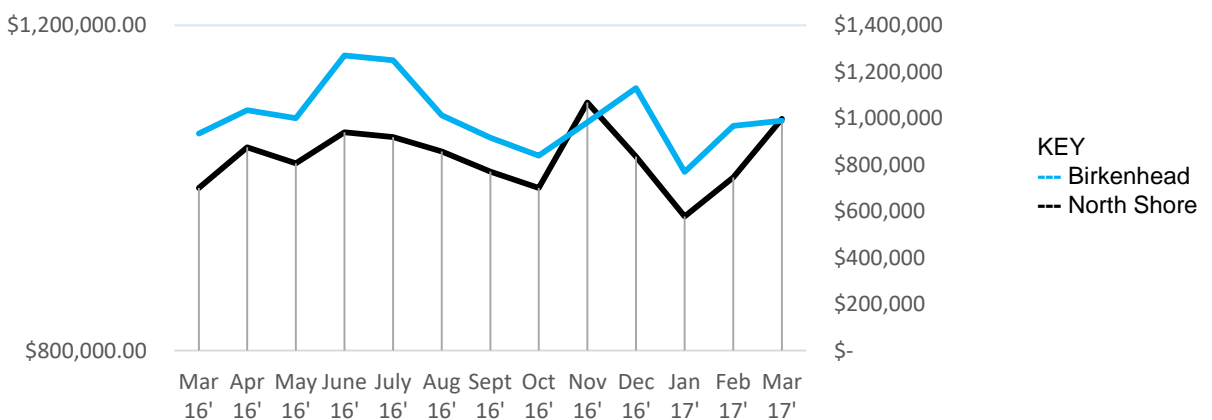


VOLUME SOLD
31 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
2 Wanganella St	\$3,930,000	741	435	4
2 Tizard Rd	\$2,250,000	1056		
2A Tizard Rd	\$1,750,000	2000		
7 Brassey Rd	\$1,400,000	622	124	3
63 Verran Rd	\$1,365,000	2942	130	3
3/175 Onewa Rd	\$1,300,000		200	4
1/175 Onewa Rd	\$1,285,000		200	4
6 Maritime Tce	\$1,250,000	1583	200	4
14 Miraka Pl	\$1,240,000	1394	257	5
18 Inkster St	\$1,213,500	790	170	3

Median Sale Prices



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Northcote



**AVERAGE
MEDIAN SALE
PRICE**
\$1,034,500



**AVERAGE DAYS
ON MARKET**

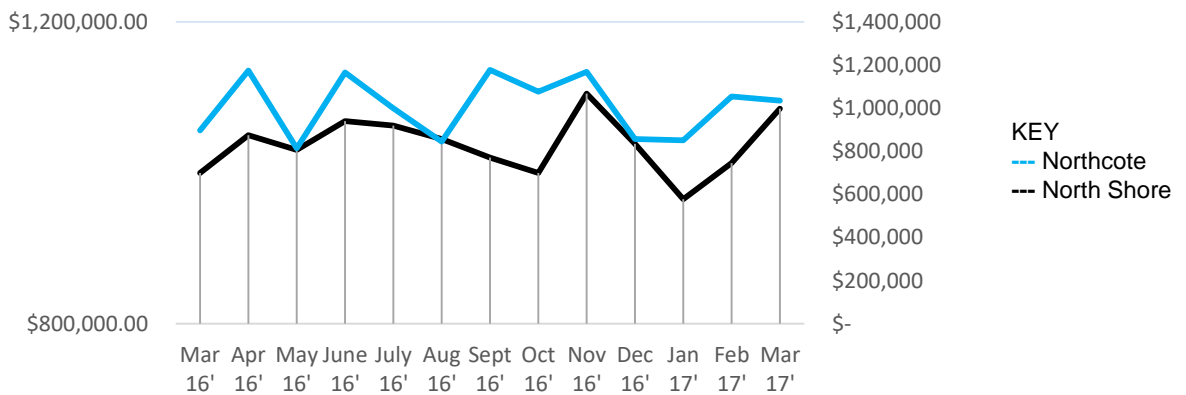


VOLUME SOLD
16 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
82 Raleigh Rd	\$2,950,000	2215	270	5
44 Raymond Tce	\$1,700,000	1525	170	5
8 Mcbreen Ave	\$1,356,000	898	280	3
2 James Evans Drive	\$1,355,000	675	190	3
9 Raymond Tce	\$1,350,000	1210	320	4
10 Valley Rd	\$1,335,000	472	120	3
19 Exmouth Rd	\$1,260,000	766	110	4
30 Gladstone Rd	\$1,134,000	766	110	3
17 Akoranga Dr	\$935,000		180	4
68 Lake Rd	\$922,000	637	150	4

Median Sale Prices



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Hillcrest



**AVERAGE
MEDIAN SALE
PRICE**
\$1,150,000



**AVERAGE DAYS
ON MARKET**

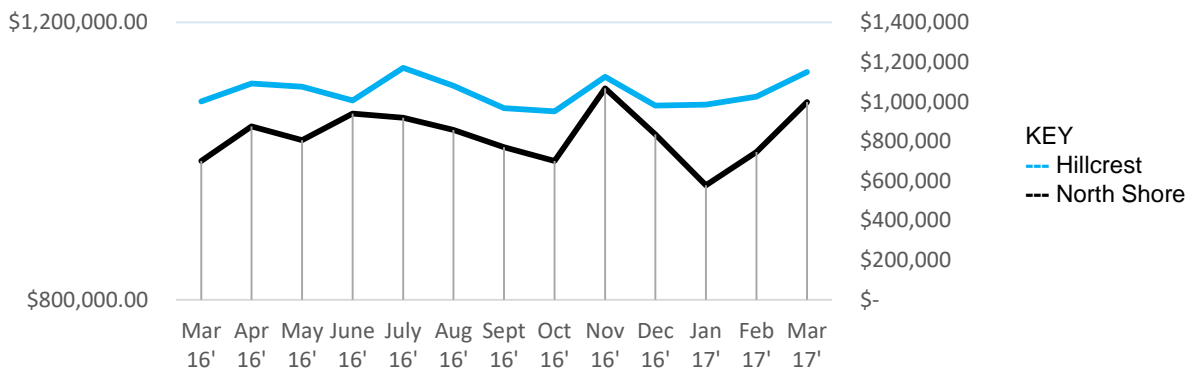


VOLUME SOLD
21 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
57 Hillcrest Ave	\$1,725,000	1088	150	4
17 Northgrove Ave	\$1,600,000	1077	270	5
87 Stanaway St	\$1,450,000	1085	253	4
11 Speedy Cres	\$1,390,000	809	210	4
6 Hume Drv	\$1,390,000	675	250	5
52 Alton Ave	\$1,370,000	1191	200	5
91 Monarch Ave	\$1,355,000	675	180	4
30 Mountbatten Ave	\$1,310,000	675	210	5
69 Velma Rd	\$1,183,000	656	240	4
59 Lynden Ave	\$1,159,500	954	160	3

Median Sale Prices



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Glenfield



**AVERAGE
MEDIAN SALE
PRICE**
\$867,000



**AVERAGE DAYS
ON MARKET**

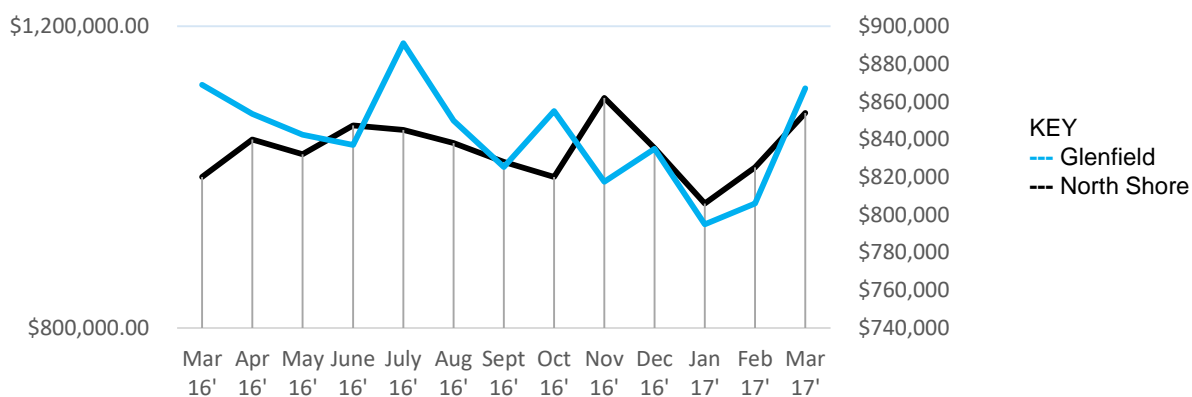


VOLUME SOLD
39 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
70 Roberts Rd	\$1,910,000	4073	190	6
40 Hiwihau Pl	\$1,330,000	1628	353	4
7 Emirau Pl	\$1,320,000	1169	200	7
6A Powrie St	\$1,320,000	400	244	4
100 Tamahere Dr	\$1,230,000	445	232	5
11 Bruce Rd	\$1,203,000	675	90	5
4 Agincourt St	\$1,178,000	675	130	4
48 Valley View Rd	\$1,150,000	809	180	5
39 Gladys Ave	\$1,060,000	911	160	4
16B Manuka Rd	\$1,010,000	1105	170	4

Median Sale Prices



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Bayview



**AVERAGE
MEDIAN SALE
PRICE**
\$803,000



**AVERAGE DAYS
ON MARKET**

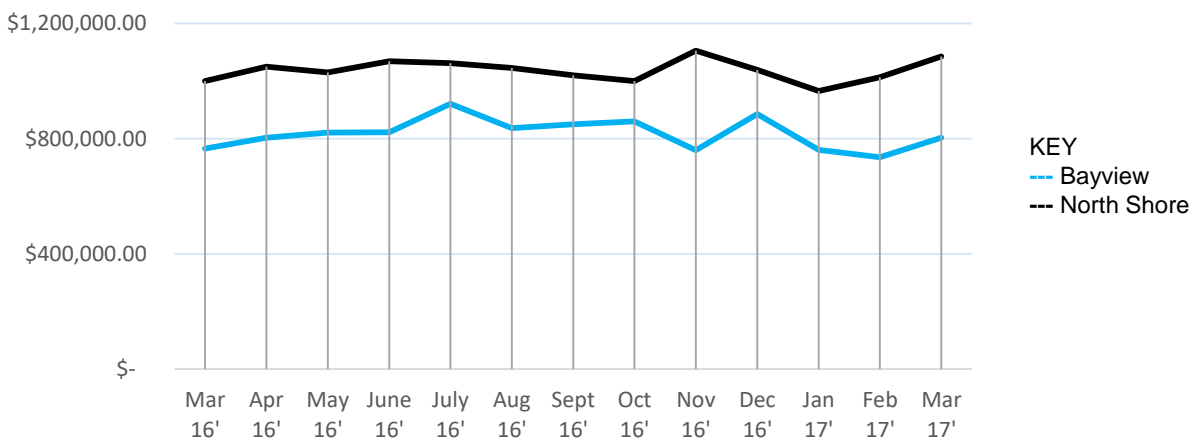


VOLUME SOLD
17 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
16 Treetops Way	\$1,335,000	1576	184	4
9 Winifred Ave	\$1,155,000	1209	180	5
11A Glendhu Rd	\$1,135,000	600	180	4
29 Elliott Ave	\$1,110,000	809	140	3
3 Vari Plc	\$953,000	683	190	4
106 Pemberton Ave	\$945,000	1201	270	5
4 Bonito Plc	\$939,000	668	150	4
124 Manuka Rd	\$907,000	896	200	4
7 Randal Plc	\$803,000	650	180	4
15 Laser Plc	\$800,000			3

Median Sale Prices



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Beach Haven



**AVERAGE
MEDIAN SALE
PRICE**
\$769,000



**AVERAGE DAYS
ON MARKET**

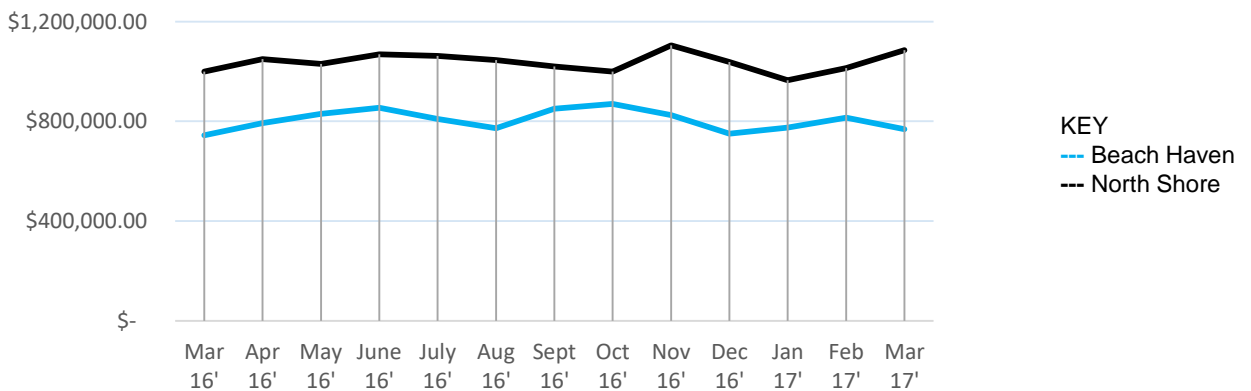


VOLUME SOLD
11 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
49 Rosecamp Rd	\$1,115,000	802	130	3
24 Drome Valley Plc	\$970,000	837	140	4
8 Hadfield St	\$865,000	809	160	3
219 Rangatira Rd	\$795,000		100	3
2/67 Lancaster Rd	\$769,000	964	110	4
32 Kia Ora Rd	\$748,000		96	3
2/12 Anchor Plc	\$719,000		110	3
5 Gazelle Ave	\$715,000	1335	100	3
34 Teal Crs	\$620,000			2
39 Fordham St	\$508,000	984	60	2

Median Sale Prices



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Harcourts
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Birkdale



**AVERAGE
MEDIAN SALE
PRICE**
\$755,000



**AVERAGE DAYS
ON MARKET**

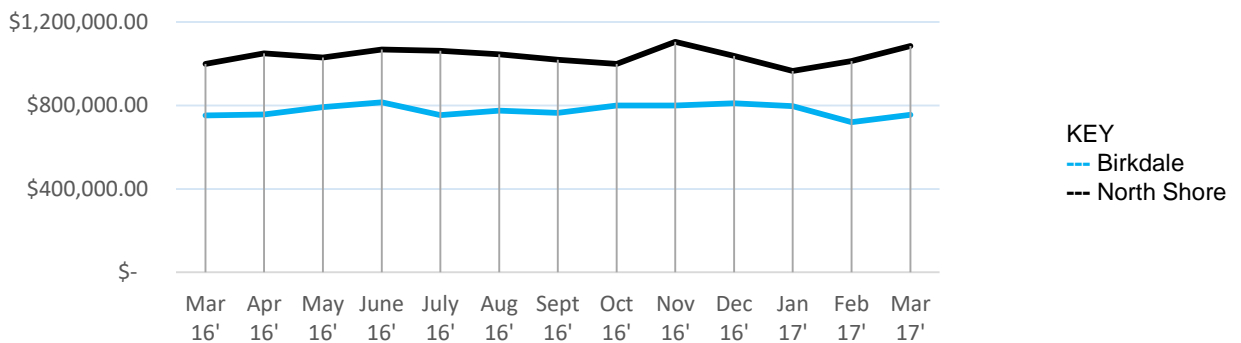


VOLUME SOLD
18 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
48 Salisbury Rd	\$1,050,000	1012	140	3
51 Lauderdale Rd	\$868,000	658	80	3
6 Seon plc	\$848,000	726	100	4
21 Salisbury Rd	\$836,000	933	110	3
41 Verbena Rd	\$802,000	1561	80	3
19 Ivy Plc	\$800,000	918	90	3
37 Gatman St	\$785,000	654	80	3
22 Ivy Plc	\$785,000	852	80	3
2/29 Verbena Rd	\$760,000			3
87A Verbena Rd	\$750,000	910		3

Median Sale Prices



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