



DAVID HIBBINS

Licensed Real Estate Agent REAA 2008 - AREINZ



North Shore Property Report

January 2020

**Disclaimer: This information is being provided by the Real Estate institute of New Zealand and Property Guru based on settled sales. Its accuracy cannot be guaranteed. Parties should rely on their own enquiries and Harcourts will not be liable for error or admissions herein. Not all sales described within this report were sold by Harcourts. If you wish to no longer receive this newsletter, please notify the sales consultant from whom you received. If you would like to register a friend or neighbour to receive this feel free to forward their details onto me.*

Harcourts Cooper & Co

Market Update January 2020

The January 2020 statistics are out from the Real Estate Institute of New Zealand with the following information provided in their press release:

"Busiest January in 4 years sees strong start to new decade"

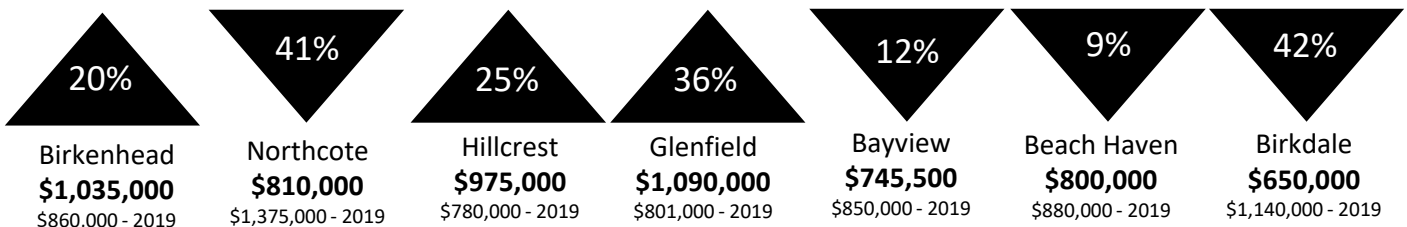
In Auckland, the number of properties sold in January increased by 9.7% year-on-year (to 1,295 up from 1,180), the highest number of residential properties sold in the month of January since January 2016. Sales volumes were particularly strong on the North Shore with a 29% increase. Bindi Norwell, Chief Executive at REINZ says: "Normally January is a quiet time of the year, and for a few regions that was definitely the case, however, overall the country had a strong start to the year with the most residential properties sold for the month of January in four years. Much of this increase is being driven by increasing confidence in the housing market which has been underpinned by a relatively strong economy, good employment rates and the low interest rate environment."

Thinking of selling in 2020? Please contact me now to find out what you need to be doing right now to get the jump on the rest of the market. I have hundreds of buyers on my data base looking to buy in the North Shore.

021 353 075, or david.hibbins@harcourts.co.nz.

North Shore Statistics January 2020

	Jan 2020	Dec 2019	Nov 2019	Jan 2019
MEDIAN SALE PRICE	\$1,101,000	\$1,050,000	\$985,000	\$920,000
MEDIAN DAYS ON MARKET	38	33	35	45
VOLUME SOLD	200	355	352	155



DAVID HIBBINS

Licensed Real Estate Agent REAA 2008 - AREINZ

P: 021 353 075

E: david.hibbins@harcourts.co.nz

W: www.davidhibbins.co.nz

Harcourts Cooper & Co

Birkenhead



**AVERAGE
MEDIAN SALE
PRICE**
\$1,035,000



**AVERAGE DAYS
ON MARKET**

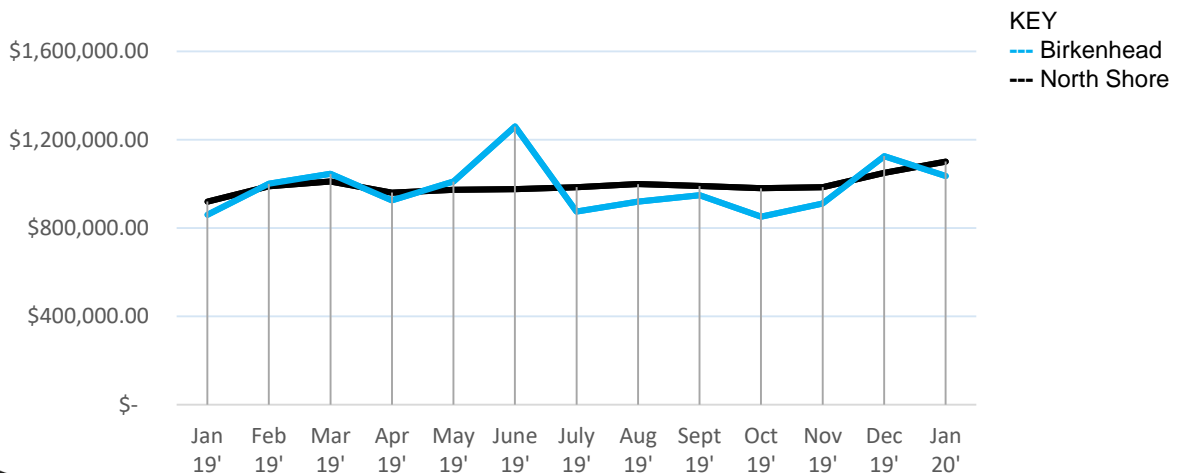


VOLUME SOLD
3 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
19A Roseberry Ave	\$1,300,000			5
23 Catrina Ave	\$940,000	2059	180	5
6/86 Kauri Rd	\$865,000		122	3
1/241 Hinemoa St	\$529,750		50	1

Median Sale Prices



DAVID

HIBBINS

Licensed Real Estate Agent REAA 2008 - AREINZ

Harcourts
Cooper & Co

Birkenhead Sales Snapshot



155 Birkenhead Ave
Birkenhead

3  2  1  0 

SOLD 11 Feb 2020 \$1,800,000 CV \$1,375,000



5/16 Mahara Ave
Birkenhead

4  2  1  2 

SOLD 14 Jan 2020 \$1,045,000 CV \$960,000



93 Verran Rd
Birkenhead

4  2  2  1 

SOLD 12 Feb 2020 \$962,000 CV \$890,000



23 Catrina Ave
Birkenhead

5  2  2  0 

SOLD 24 Jan 2020 \$940,000 CV \$1,025,000



DAVID

HIBBINS

Licensed Real Estate Agent REAA 2008 - AREINZ

Harcourts
Cooper & Co

Northcote Point



**AVERAGE
MEDIAN SALE
PRICE**
\$1,191,666



**AVERAGE DAYS
ON MARKET**

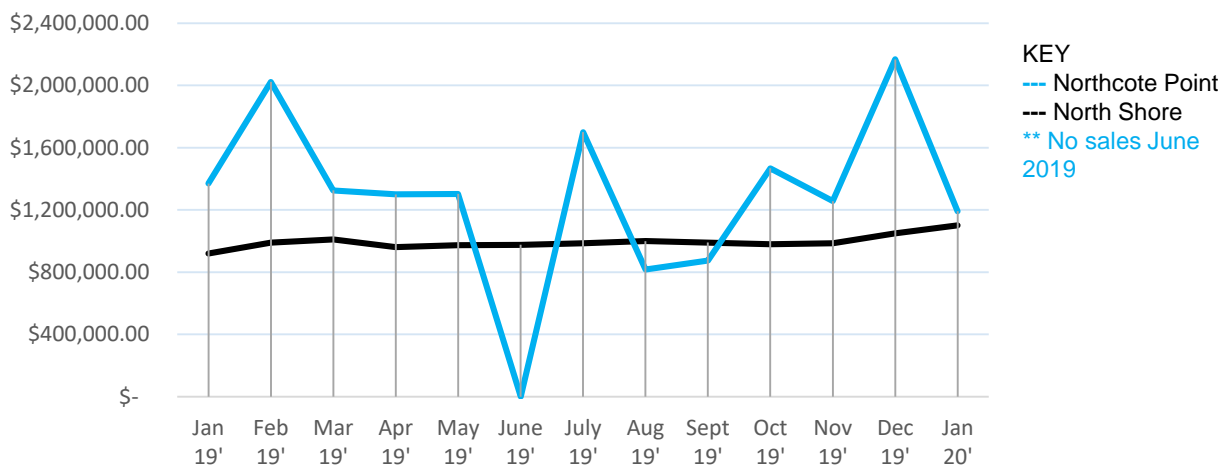


VOLUME SOLD
3 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
15 Wilding Ave	\$1,760,000	395	440	3
4/30 Clarence Rd	\$1,215,000		199	3
8/67 Princes St	\$600,000			1

Median Sale Prices



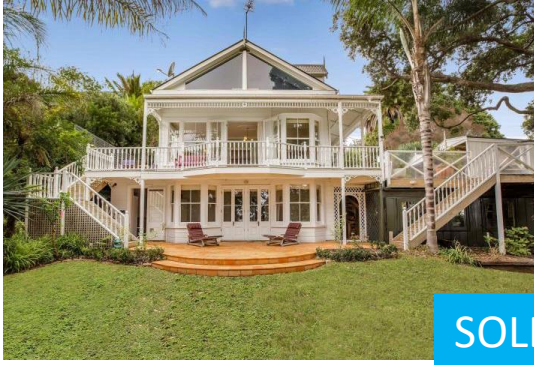
DAVID

HIBBINS

Licensed Real Estate Agent REAA 2008 - AREINZ

Harcourts
Cooper & Co

Northcote Point Sales Snapshot



36 Queen St
Northcote Point

4  2  2  0 

SOLD 16 Dec 2019 \$2,500,000 CV\$2,325,000



15 Wilding Ave
Northcote Point

3  2  2  2 

SOLD 9 Jan 2020 \$1,760,000 CV\$1,525,000



4/30 Clarence Rd
Northcote Point

3  2  2  2 

SOLD 19 Jan 2020 \$1,215,000 CV \$1,275,000



8/67 Princes St
Northcote Point

1  1  1  0 

SOLD 30 Jan 2020 \$600,000 CV \$480,000



DAVID

HIBBINS

Licensed Real Estate Agent REAA 2008 - AREINZ

Harcourts
Cooper & Co

Northcote



**AVERAGE
MEDIAN SALE
PRICE**
\$810,000



**AVERAGE DAYS
ON MARKET**

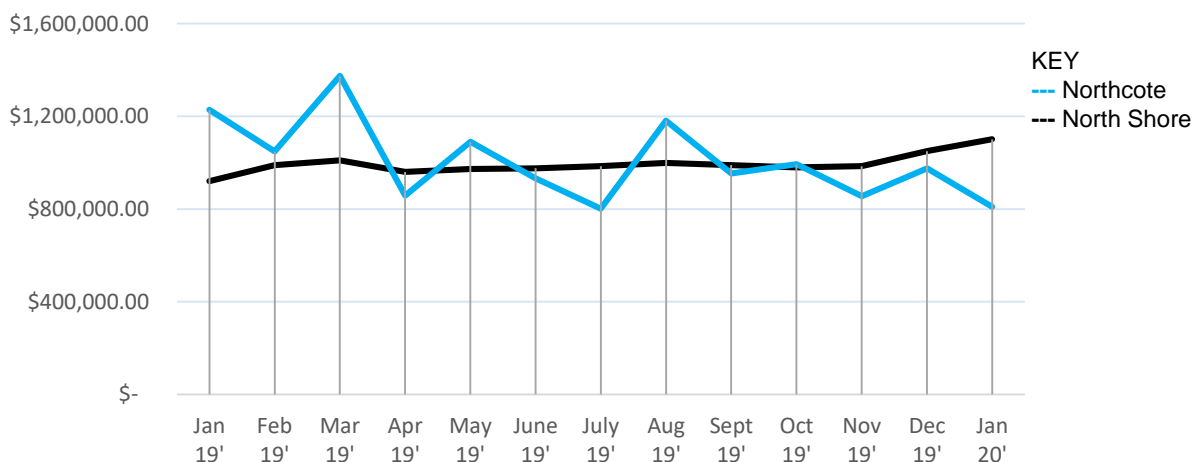


VOLUME SOLD
5 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
87 Tonar St	\$1,176,000	812	200	6
2/27 Onewa Rd	\$981,000	1429	180	5
2/18 Wernham Pl	\$940,000		170	2
2/42 Raleigh Rd	\$810,000		130	2
2/66 Ocean View Rd	\$805,000		140	2
29B Akoranga Dr	\$765,000			3
1/24 Dudding Ave	\$700,000	647	60	2

Median Sale Prices



DAVID HIBBINS

Licensed Real Estate Agent REAA 2008 - AREINZ

Harcourts
Cooper & Co

Northcote Sales Snapshot







1/16 Woodside Ave
Northcote

3  2  2  0 

SOLD 13 Jan 2020 \$1,480,000 CV \$1,320,000



29 Raymond Tce
Northcote

5  3  1  2 

SOLD 2 Feb 2020 \$1,100,000 CV\$1,230,000



98A Sylvan Ave
Northcote

2  1  1  2 

SOLD 2 Feb 2020 \$1,005,000 CV \$910,000



1/9 Paruru Ave
Northcote

2  1  1  0 

SOLD 2 Feb 2020 \$677,500 CV \$880,000



DAVID

HIBBINS

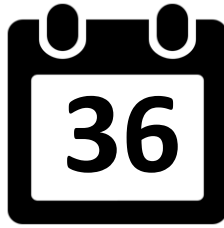
Licensed Real Estate Agent REAA 2008 - AREINZ

Harcourts
Cooper & Co

Hillcrest



**AVERAGE
MEDIAN SALE
PRICE**
\$975,000



**AVERAGE DAYS
ON MARKET**

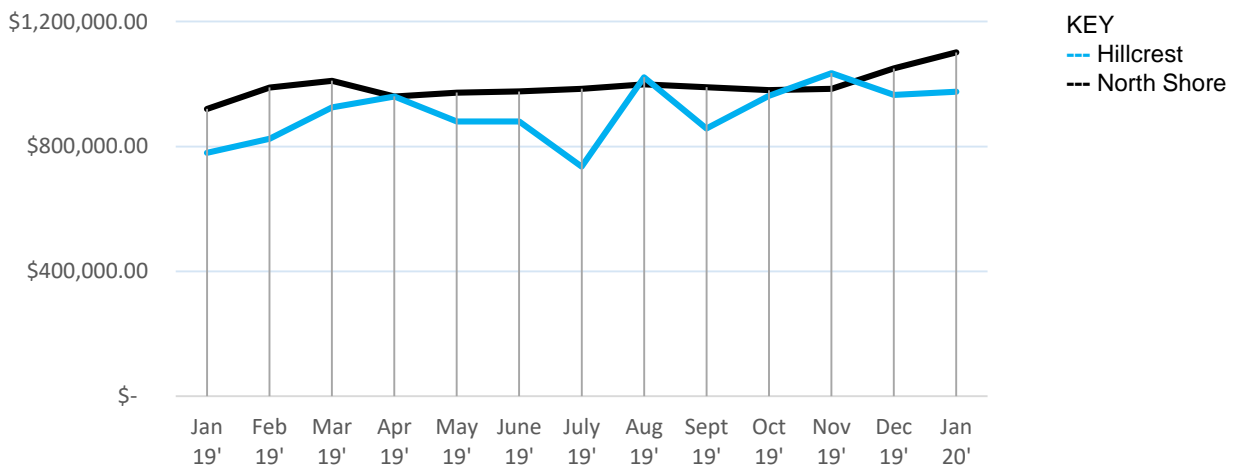


VOLUME SOLD
6 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
15 Northgrove Ave	\$1,661,000	738	290	6
19 Lynden Ave	\$1,600,000	500	321	6
1/85 Ocean View Rd	\$1,000,000	1381	170	4
1/25 Eban Ave	\$975,000		110	3
67 Archers Rd	\$970,000	948	100	3
1/43 Northcote Rd	\$643,000	771	100	2

Median Sale Prices



Hillcrest Sales Snapshot






15 Northgrove Ave
Hillcrest

6  2  2  2 

SOLD 1 Jan 2020 \$1,661,000 CV\$1,560,000



19 Lynden Ave
Hillcrest

6  4  3  2 

SOLD 26 Jan 2020 \$1,600,000 CV \$1,600,000







2/35 Moore St
Hillcrest

3  1  1  1 

SOLD 5 Feb 2020 \$760,000 CV \$820,000



2/18 Mannering Pl
Hillcrest

2  1  1  1 

SOLD 9 Feb 2020 \$684,000 CV\$670,000



DAVID

HIBBINS

Licensed Real Estate Agent REAA 2008 - AREINZ

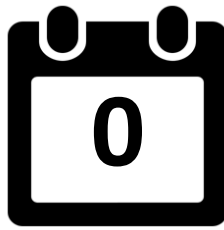
Harcourts
Cooper & Co

Chatswood



**AVERAGE
MEDIAN SALE
PRICE**

No Sales in Jan
2020



**AVERAGE DAYS
ON MARKET**

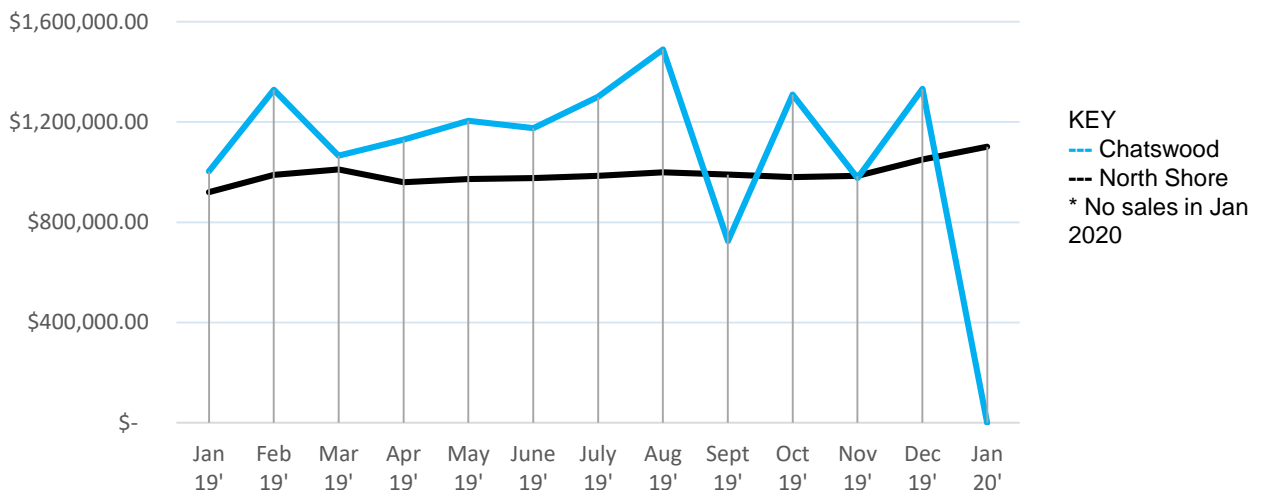


VOLUME SOLD
0 PROPERTY

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS

Median Sale Prices



Chatswood Sales Snapshot







201 Chelsea View Dr
Chatswood

6  3  3  2 

SOLD 1 Dec 2019 \$1,465,000 CV\$1,400,000



139 Chelsea View Dr
Chatswood

4  2  1  2 

SOLD 2 Dec 2019 \$1,311,000 CV\$1,200,000




31 Calman Pl
Chatswood

4  2  2  2 

SOLD 12 Feb 2020 \$1,227,500 CV \$1,100,000



113 Porritt Ave
Chatswood

3  2  2  2 

SOLD 9 Dec 2019 \$1,220,000 CV \$1,130,000

Glenfield



**AVERAGE
MEDIAN SALE
PRICE**
\$1,090,000



**AVERAGE DAYS
ON MARKET**

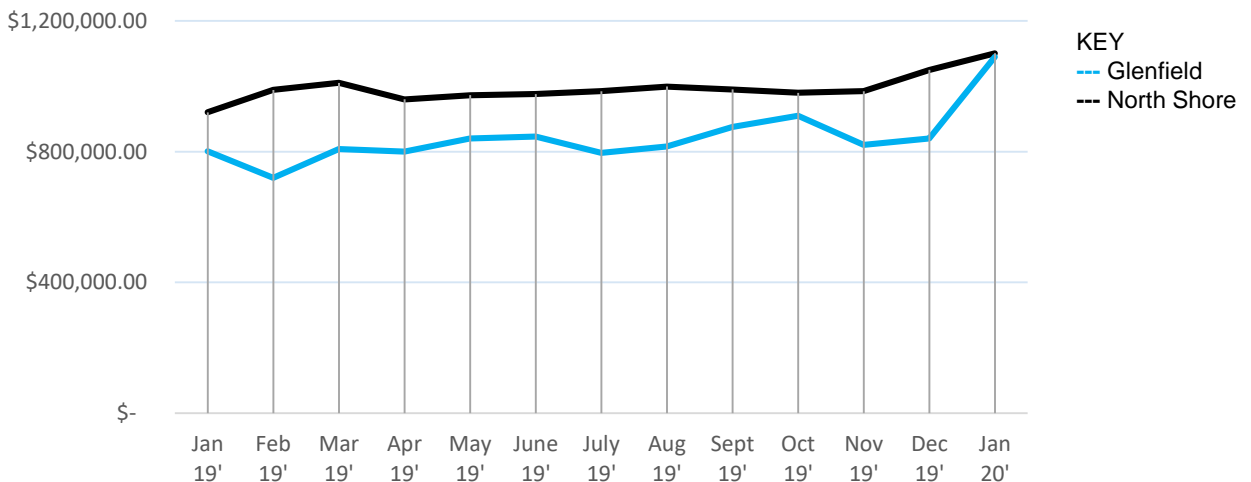


VOLUME SOLD
16 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
8A Chivalry Rd	\$1,300,000	1083	204	2
39 Camelot Pl	\$1,260,000	1017	190	3
16 Colin Wild Pl	\$1,180,000	751	250	5
73 Stanley Rd	\$1,135,000	812	120	4
15 Chedworth Dr	\$1,125,000	984	170	4
18 Marlborough Ave	\$1,103,000	987	170	4
66 Chartwell Ave	\$1,101,000	837	230	4
8 Chivalry Rd	\$1,100,000	797	120	3
24 Brunton Pl	\$1,090,000	822	150	5
6C Archers Rd	\$978,000		204	4



Median Sale Prices



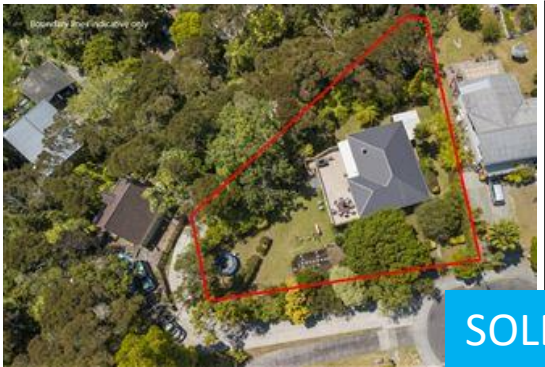
Glenfield Sales Snapshot






8 Rahotu Way
Glenfield

3  2  1  1 

SOLD 16 Feb 2020 \$1,237,000 CV\$1,190,000



41 Valley View Rd
Glenfield

4  2  2  0 

SOLD 9 Feb 2020 \$1,020,000 CV \$1,040,000



15 Camrose Pl
Glenfield

3  1  1  0 

SOLD 18 Feb 2020 \$815,000 CV \$750,000



1/76 Peach Rd
Glenfield

3  1  1  1 

SOLD 9 Feb 2020 \$798,500 CV \$800,000

Bayview



**AVERAGE
MEDIAN SALE
PRICE**
\$747,500



**AVERAGE DAYS
ON MARKET**

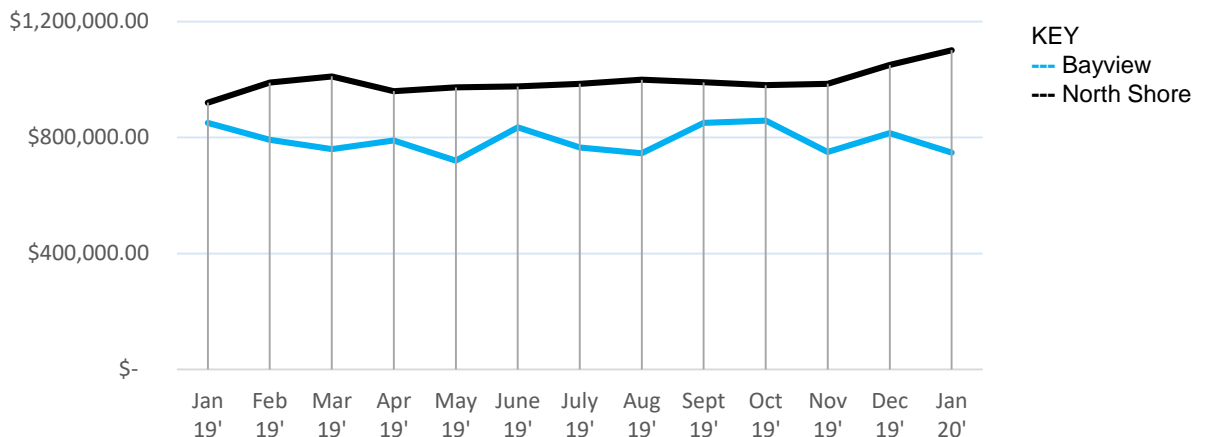


VOLUME SOLD
5 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
11A Malibu Gr	\$1,216,000	400		5
26B Bayview Rd	\$766,000			3
4A Antrim Gr	\$747,500	770		3
1/136 Lynn Rd	\$724,250		90	3
1/32 Simon Ellice Dr	\$700,000		90	2

Median Sale Prices



Bayview Sales Snapshot



11A Malibu Gr
Bayview

5  3  2  2 

SOLD 10 Jan 2020 \$1,216,000 CV\$1,250,000




26B Bayview Rd
Bayview

3  1  1  1 

SOLD 22 Jan 2020 \$766,000 CV \$670,000







4A Antrim Gr
Bayview

3  1  1  1 

SOLD 20 Jan 2020 \$747,500 CV \$700,000



1/32 Simon Ellice Dr
Bayview

2  1  1  1 

SOLD 29 Jan 2020 \$700,000 CV \$650,000

Totara Vale



AVERAGE
MEDIAN SALE
PRICE
\$828,888



AVERAGE DAYS
ON MARKET

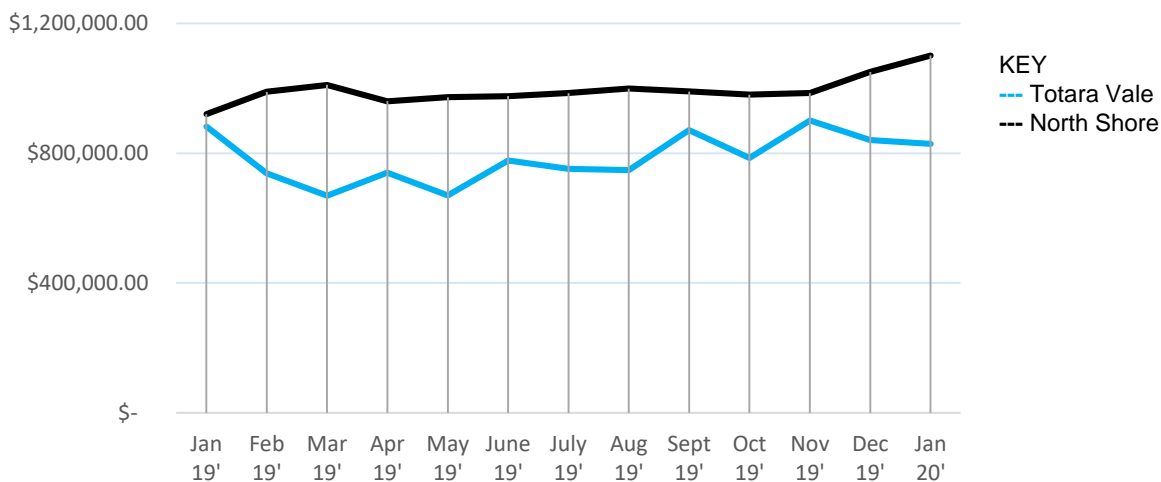


VOLUME SOLD
5 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
9 Tesla Pl	\$906,000	740	90	3
365 Wairau Rd	\$881,000	675	160	3
1B Julia Pl	\$828,888			4
1/14 Kathleen St	\$645,000		80	2
4A Girrahween Dr	\$553,000	824		3

Median Sale Prices



DAVID

HIBBINS

Licensed Real Estate Agent REAA 2008 - AREINZ

Harcourts
Cooper & Co

Totara Vale Sales Snapshot



35 Finn Pl
Totara Vale

3  1  1  0 

SOLD 23 Feb 2020 \$985,000 CV \$830,000



9 Tesla Pl
Totara Vale

3  1  1  1 

SOLD 30 Jan 2020 \$906,000 CV \$895,000



63B Sunset Rd
Totara Vale

3  2  1  2 

SOLD 2 Feb 2020 \$885,000 CV \$1,105,000



1B Julia Pl
Totara Vale

4  1  1  0 

SOLD 22 Jan 2020 \$828,888 CV \$500,000



DAVID

HIBBINS

Licensed Real Estate Agent REAA 2008 - AREINZ

Harcourts
Cooper & Co

Beach Haven



**AVERAGE
MEDIAN SALE
PRICE**
\$800,000



**AVERAGE DAYS
ON MARKET**

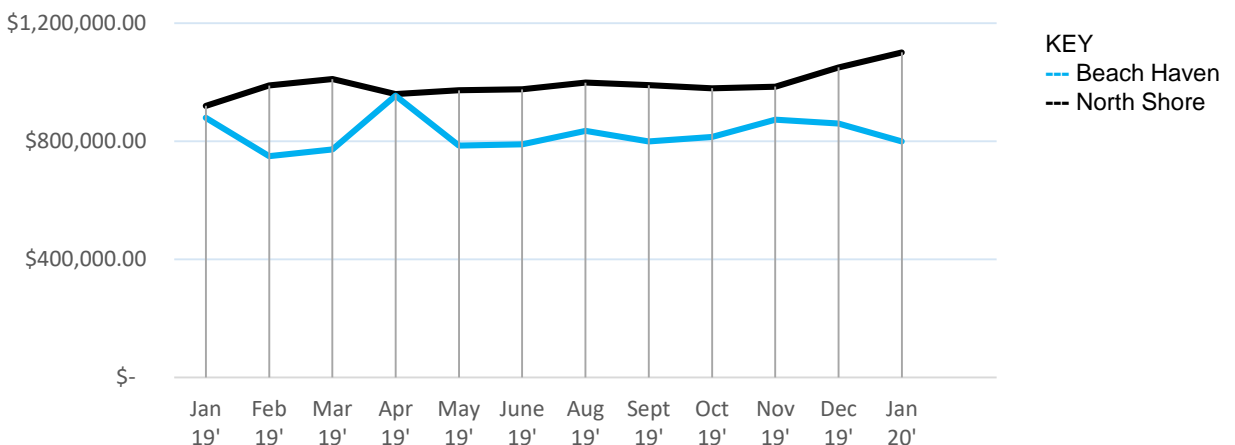


VOLUME SOLD
8 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
20 Teal Cres	\$1,120,000	751	170	3
141 Rangatira Rd	\$1,100,000	1012	150	3
9 Rosecamp Rd	\$930,000	883	190	4
3 Taurus Cres	\$860,000	781	110	4
1/37 Sea Vista Ave	\$800,000	1057	140	3
2/7 Fordham St	\$760,000		154	3
3/49 Lysander Cres	\$685,000	2061	123	3
41/120 Beach Haven Rd	\$545,000		119	3

Median Sale Prices



Beach Haven Sales Snapshot



141 Rangatira Rd
Beach Haven

3  1  2  3 

SOLD 23 Jan 2020 \$1,100,000 CV \$880,000



6 Japonica Dr
Beach Haven

3  1  1  1 

SOLD 2 Feb 2020 \$860,000 CV \$780,000







2/74 Brigantine Dr
Beach Haven

3  1  2  0 

SOLD 10 Jan 2020 \$783,500 CV \$840,000



2/41 Telstar Pl
Beach Haven

4  1  1  0 

SOLD 24 Jan 2020 \$740,000 CV \$870,000



DAVID

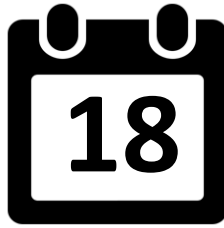
HIBBINS
Licensed Real Estate Agent REAA 2008 - AREINZ

Harcourts
Cooper & Co

Birkdale



AVERAGE
MEDIAN SALE
PRICE
\$650,000



AVERAGE DAYS
ON MARKET

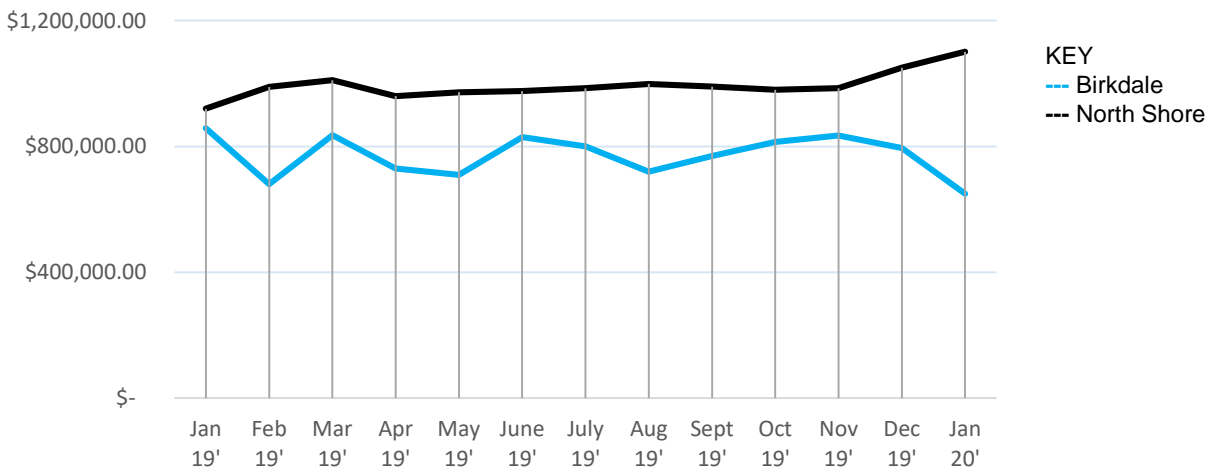


VOLUME SOLD
6 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
41 Seon Pl	\$980,000	1022	155	4
11 Seon Pl	\$855,000	658	160	3
2/260 Birkdale Rd	\$730,000		80	2
1/59 Birkdale Rd	\$650,000	1014	70	2
1/174 Birkdale Rd	\$625,000		70	2
111B Eskdale Rd	\$573,611		80	2
43D Verbena Rd	\$365,000	1998		

Median Sale Prices



Birkdale Sales Snapshot






40 Verran Rd
Birkdale

4  1  1  0 

SOLD 5 Feb 2020 \$930,000 CV \$910,000



11 Seon Pl
Birkdale

3  2  1  1 

SOLD 9 Jan 2020 \$855,000 CV \$825,000



2/260 Birkdale Rd
Birkdale

2  1  1  2 

SOLD 13 Jan 2020 \$730,000 CV \$590,000



105 Eskdale Rd
Birkdale

3  1  1  2 

SOLD 25 Jan 2020 \$710,000 CV \$825,000

Unsworth Heights



**AVERAGE
MEDIAN SALE
PRICE**
\$1,008,000



**AVERAGE DAYS
ON MARKET**

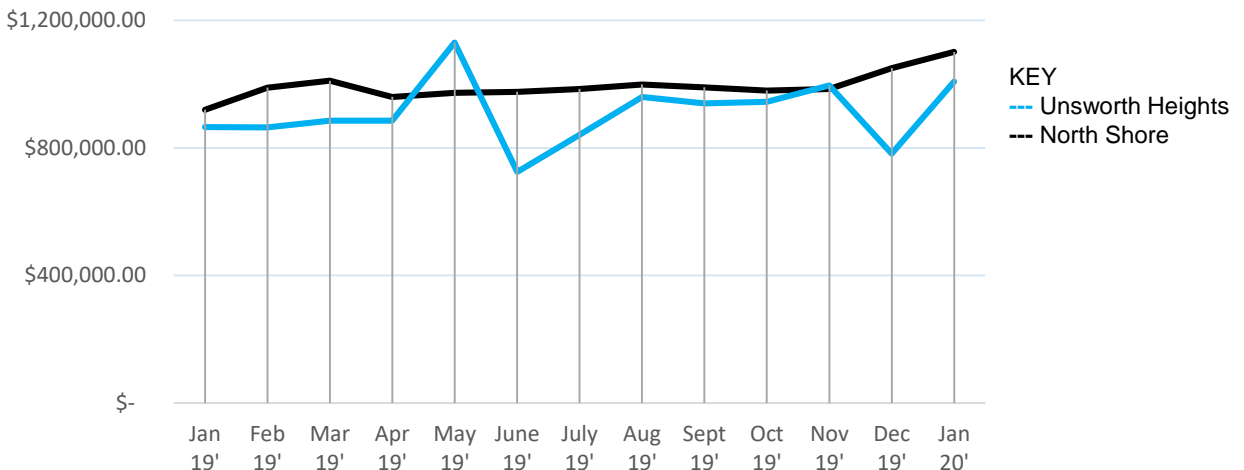


VOLUME SOLD
3 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
12 Korari Way	\$1,305,000	400	293	6
156 Sunset Rd	\$910,000	864	90	3
2/32 Sunset Rd	\$810,000	1012	120	3

Median Sale Prices



Unsworth Heights Sales Snapshot



5 Sandpiper Gr
Unsworth Heights

4  2  2  2 

SOLD 2 Feb 2020 \$1,317,000 CV \$1,200,000



12 Korari Way
Unsworth Heights

6  4  3  2 

SOLD 29 Jan 2020 \$1,305,000 CV \$1,425,000



1 Black Teal Cl
Unsworth Heights

3  2  1  2 

SOLD 2 Feb 2020 \$1,120,000 CV\$1,225,000



12 Sevilla Pl
Unsworth Heights

3  1  1  2 

SOLD 16 Feb 2020 \$878,000 CV \$840,000

Greenhithe



**AVERAGE
MEDIAN SALE
PRICE**
\$1,390,000



**AVERAGE DAYS
ON MARKET**

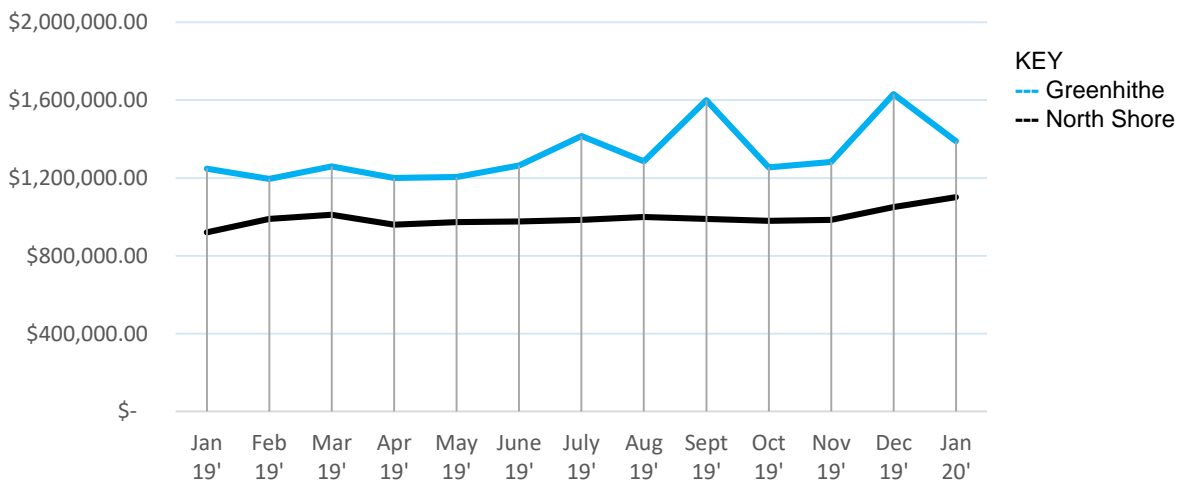


VOLUME SOLD
7 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
42 Marae Rd	\$2,180,000	1119	230	4
22 Windfall Gr	\$1,905,000	1800	327	5
138 Admirals Crt	\$1,588,000	502		6
13 Cutter Pl	\$1,390,000	708	257	4
6 Murai Pl	\$1,245,000	673	192	4
16 Waipuia Pl	\$1,210,000	805	190	4
48B Upper Harbour Dr	\$1,065,000	1734	196	4
21 Chester Ave	\$750,000	2082		

Median Sale Prices



Greenhithe Sales Snapshot



15 Marae Rd
Greenhithe

5  4  3  2 

SOLD 1 Feb 2020 \$3,020,000 CV \$2,575,000



1 Almond Gr
Greenhithe

4  2  2  2 

SOLD 14 Feb 2020 \$2,202,000 CV \$1,650,000



42 Marae Rd
Greenhithe

4  3  3  2 

SOLD 1 Jan 2020 \$2,180,000 CV \$2,100,000



34 Marae Rd
Greenhithe

3  3  1  2 

SOLD 4 Feb 2019 \$1,600,000 CV \$1,625,000



DAVID

HIBBINS

Licensed Real Estate Agent REAA 2008 - AREINZ

Harcourts
Cooper & Co

Sunnynook



AVERAGE
MEDIAN SALE
PRICE
\$878,000



AVERAGE DAYS
ON MARKET

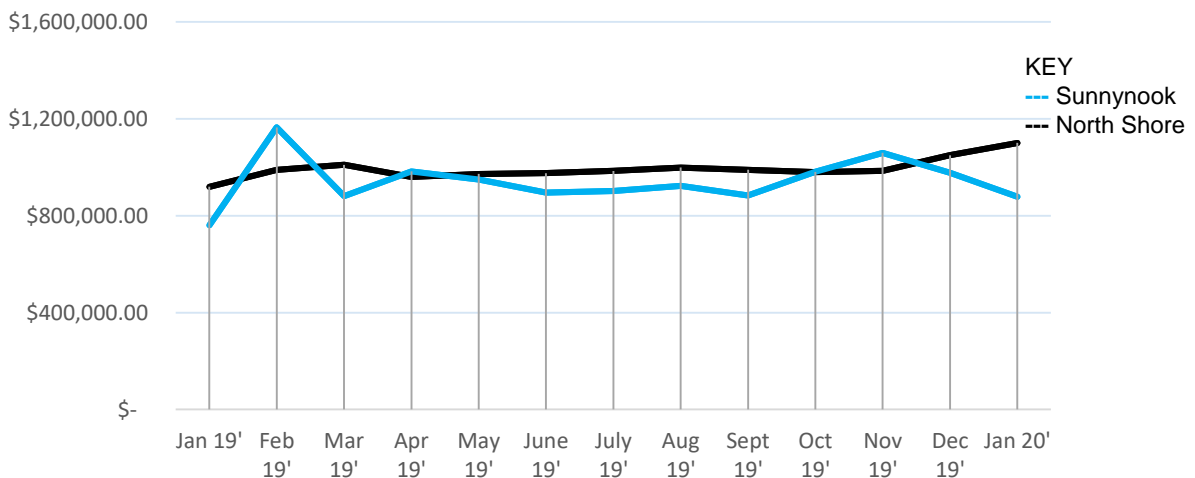


VOLUME SOLD
6 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
102 Salamanca Rd	\$1,040,000	597	180	3
9/8 Tobago Pl	\$931,000		180	3
43 Juniper Rd	\$900,000	736	130	3
12 Erica Rd	\$878,000	607	80	3
10/8 Tobago Pl	\$747,000		150	2
3/1 Cockayne Cres	\$673,000	809	70	2

Median Sale Prices



Sunnynook Sales Snapshot



102 Salamanca Rd
Sunnynook

3  1  1  1 

SOLD 9 Jan 2020 \$1,040,000 CV\$1,010,000



12 Erica Rd
Sunnynook

3  1  1  0 

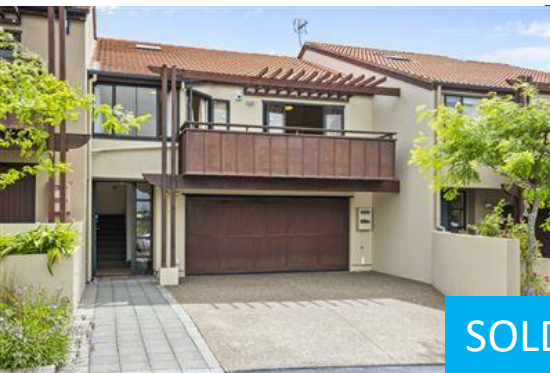
SOLD 13 Jan 2020 \$878,000 CV \$940,000



1/11 Cassia Pl
Sunnynook

3  1  1  0 

SOLD 7 Feb 2020 \$835,000 CV \$855,000



10/8 Tobago Pl
Sunnynook

2  1  1  2 

SOLD 30 Jan 2020 \$747,000 CV \$900,000



DAVID

HIBBINS

Licensed Real Estate Agent REAA 2008 - AREINZ

Harcourts
Cooper & Co

Forrest Hill



**AVERAGE
MEDIAN SALE
PRICE**
\$1,101,000



**AVERAGE DAYS
ON MARKET**

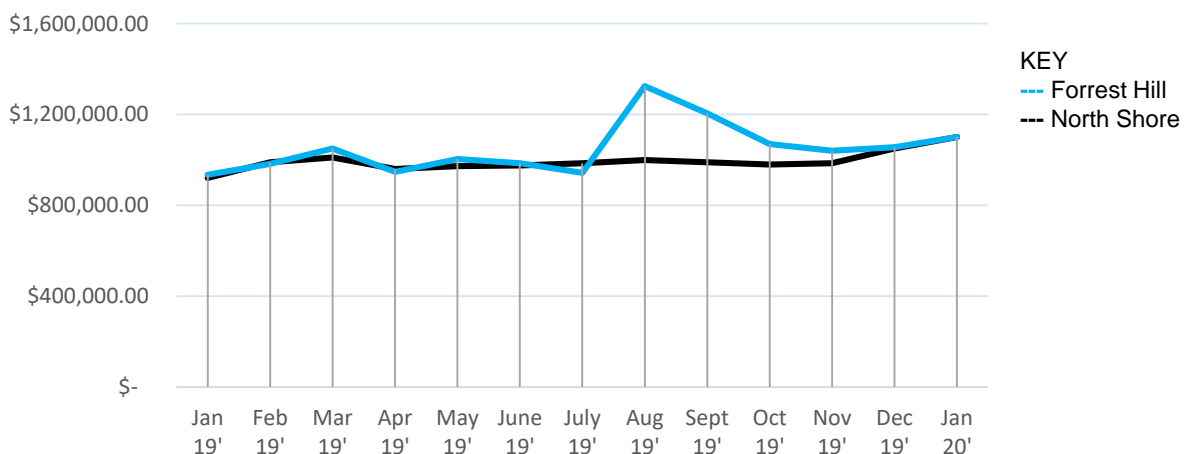


VOLUME SOLD
10 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
20 Kenmure Ave	\$1,700,000	822	170	3
45 Richards Ave	\$1,390,000	806	260	4
14 Arosa Pl	\$1,292,500	931	225	3
2/272 Forrest Hill Rd	\$1,255,000		180	3
8 Longwood Pl	\$1,250,000	927	130	4
141 Sunnynook Rd	\$1,245,000	754	140	4
9 Pax Ave	\$1,101,000	421	170	4
2/17 Havelock Ave	\$1,040,000	991	160	3
127 Forrest Hill Rd	\$955,000	426	90	3
4/110 East Coast Rd	\$690,000		54	2

Median Sale Prices



Forrest Hill Sales Snapshot



9A Pendene Pl
Forrest Hill

4  3  2  1 

SOLD 9 Feb 2020 \$1,423,500 CV \$1,625,000



31 Linwood Ave
Forrest Hill

3  1  1  1 

SOLD 28 Jan 2020 \$1,318,000 CV\$1,175,000




66 Bond Cres
Forrest Hill

3  1  1  1 

SOLD 9 Feb 2020 \$1,106,000 CV\$1,075,000



2/84 Forrest Hill Rd
Forrest Hill

3  1  1  0 

SOLD 9 Feb 2020 \$1,035,000 CV \$1,075,000

Bayswater



**AVERAGE
MEDIAN SALE
PRICE**
\$1,203,000



**AVERAGE DAYS
ON MARKET**

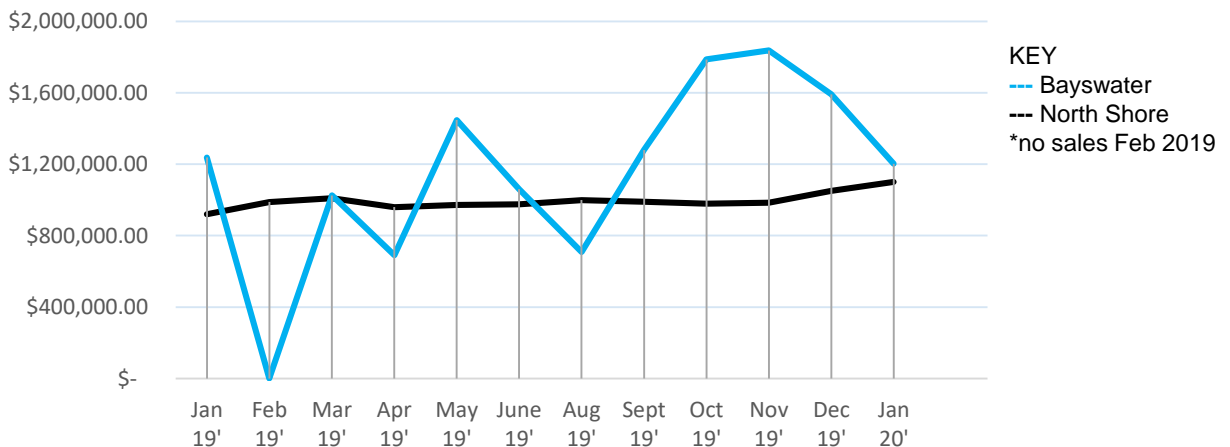


VOLUME SOLD
3 PROPERTIES

Top 10 Local Sales

ADDRESS	SALE PRICE	LAND sqm	FLOOR sqm	BEDS
152 Bayswater Ave	\$1,250,000	650	100	3
46 Philomel Cres	\$1,231,000	668	100	3
65A Beresford St	\$1,130,000	569	225	4

Median Sale Prices



Bayswater Sales Snapshot



43A Beresford Ave
Bayswater

4  3  2  2 

SOLD 7 Feb 2020 \$2,200,000 CV\$1,975,000



152 Bayswater Ave
Bayswater

3  1  1  1 

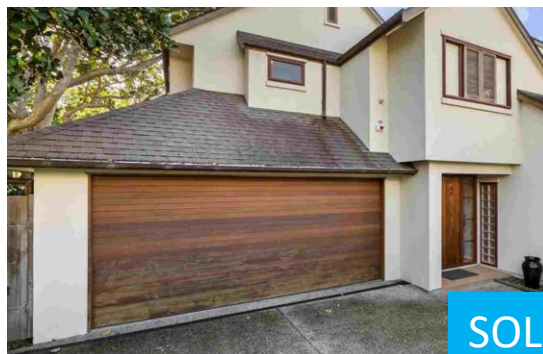
SOLD 29 Jan 2020 \$1,250,000 CV\$1,075,000



46 Philomel Cres
Bayswater

3  2  2  1 

SOLD 30 Jan 2020 \$1,231,000 CV \$1,100,000



65A Beresford St
Bayswater

4  3  2  2 

SOLD 24 Jan 2020 \$1,130,000 CV\$1,575,000