

## AUCKLAND REGIONAL PRICER TRENDS -REINZ MARCH 2024

### Auckland region trends

	MEDIAN PRICE			SALES COUNT		
	Mar-24	Feb-24	Mar-23	Mar-24	Feb-24	Mar-23
Auckland City	1,225,000	1,151,000	1,105,000	609	555	590
Franklin District	856,000	835,000	885,000	75	64	49
Manukau City	985,000	952,000	940,000	436	408	449
North Shore City	1,232,000	1,300,000	1,145,000	317	288	305
Papakura District	780,000	815,000	850,000	92	87	81
Rodney District	1,190,000	1,137,500	1,115,000	188	154	179
Waitakere City	895,000	906,000	910,000	283	263	237
<b>Auckland Region</b>	<b>1,050,000</b>	<b>1,020,000</b>	<b>1,000,000</b>	<b>2,000</b>	<b>1,819</b>	<b>1,890</b>

The table to the left summarises the the Auckland regional median price trends (from REINZ) as well as the sales volume counts over the past 12 months.

Of particular interest for this newsletter readers is the Papakura District which shows a distinct downtrend in median sales values over the past 12 months, whilst sales numbers were up on last year.

The table also highlights the relevant changes from the previous month across all of the main Auckland regional areas.

### RECENTLY SOLD BY US



**5 LEN GARLICK PLACE**  
Pahurehure  
**JUST SOLD**  
4 bed, 2 bath



**40 PICKABERRY AVENUE**  
Karak Lake  
**JUST SOLD**  
5 bed, 3 bath



**1/37 HILL CRESCENT**  
Papakura  
**JUST SOLD**  
2 bed



**53 COSTA VIVA CRESCENT**  
Karak Lake  
**JUST SOLD**  
3 bed, 2 bath

### CURRENT & NEW LISTINGS



**102E MCGREGOR ROAD**  
Clevedon

**BY NEGOTIATION**

Stunning renovated 3 bed, character home. Two garages and 5.67ha land (mostly bush)



**35 BARNHILL CRESCENT**  
Pahurehure

**ASKING \$849,000**

3 bed, 1 bath Large Double garage & an abundance of OSP Parking. Entry level Pahurehure



**24B SOUTH STREET**  
Papakura

**HIGH \$600k's**

3 bed family friendly home on 530m2 Freehold ROW site. Just move in and start living



**3 BRYNBELA COURT**  
Papakura

**ASKING \$675,000**

2 bed, internal access garage. Stop paying rent, this is a no brainer. Just move in and start living



**WARREN & PHILLIPA TIBBOTTS  
& JAMES BOYD**

021 977-775 (Warren)

021 888-168 (Phillipa)

021 026-33713 (James)

[warrenandphillipatibbotts.co.nz](http://warrenandphillipatibbotts.co.nz)

## LOCAL REAL ESTATE SUBURB TRENDS

Month	Median	Average	Sold	Days	Highest\$	Lowest\$
<b>KARAKA</b> Incl Lakes & Harbourside						
Mar 23	\$1,570,000	\$2,012,136	10	52	\$4,037,500	\$1,185,000
Mar 24	\$1,071,000	\$1,158,200	20	73	\$2,380,000	\$645,000
<b>PAHUREHURE</b>						
Mar 23	\$943,500	\$895,750	6	34	\$1,020,000	\$717,500
Mar 24	\$793,000	\$846,250	4	24	\$1,159,000	\$640,000
<b>PAPAKURA SUBURB</b>						
Mar 23	\$780,000	\$890,101	47	58	\$5,478,260	\$530,000
Mar 24	\$770,000	\$801,139	58	50	\$1,606,000	\$490,000
<b>OPAHEKE</b>						
Mar 23	\$910,000	\$944,000	7	78	\$1,230,000	\$745,000
Mar 24	\$645,000	\$860,000	3	88	\$1,300,000	\$635,000
<b>ROSEHILL</b> Incl Parkhaven Estate						
Mar 23	\$1,080,000	\$1,080,000	2	47	\$1,140,000	\$1,020,000
Mar 24	\$808,000	\$783,100	5	22	\$828,000	\$699,500
<b>TAKANINI</b> Incl Longford Park & Conifer Grove						
Mar 23	\$932,500	\$924,750	20	48	\$1,250,000	\$606,000
Mar 24	\$925,000	\$1,042,589	29	54	\$3,150,000	\$730,000
<b>WATTLE DOWNS</b>						
Mar 23	\$900,000	\$932,000	9	67	\$1,280,000	\$630,000
Mar 24	\$1,010,000	\$1,029,893	14	51	\$1,348,500	\$785,000
<b>PAPAKURA WIDER DISTRICT</b>						
Mar 23	\$861,000	\$998,191	101	57	\$5,478,260	\$530,000
Mar 24	\$824,000	\$909,166	125	53	\$3,150,000	\$450,000

## REINZ - MARCH 2024 PROPERTY REPORT

The total number of properties sold across New Zealand increased in March by 7.4% compared to February 2024 from 6,073 to 6,521 and by 8.0% year-on-year, from 6,040 to 6,521.

The national median sale price has increased by 1.1% month-on-month from \$791,500 to \$800,000 and also increased by 2.7% year-on-year, from \$779,000 to \$800,000.

New Zealand's listings decreased by 2.8% from 11,788 to 11,455 nationally month-on-month, and increased by 23.9% from 9,242 to 11,455 year-on-year.

Median Days to Sell reduced by 6 days countrywide year-on-year, down from 44.

### Regionally

#### Median House Prices

- ▶ Just over half (9 of 16) of the regions had year-on-year price increases, with Wellington leading the way with a 9.3% increase.
- ▶ In Auckland, four of seven territorial authorities had positive year-on-year median price movements with Auckland City the strongest at +10.9%, followed by North Shore City at +7.6%.
- ▶ In Wellington, seven of eight territorial authorities had positive year-on-year median price movements with Wellington City leading the way with +12.0%, followed by Carterton District at +10.3%.
- ▶ Manawatu-Wanganui recorded a year-on-year median price increase for the first time since May 2022 of +3.8%.
- ▶ There were no record median prices at the regional level or territorial authority this month.

#### Sales counts

March 2024 saw the highest sales count in:

- ▶ Gisborne since December 2021
- ▶ Wellington since November 2021
- ▶ Bay of Plenty, Manawatu-Wanganui, Marlborough and Nelson since March 2022

In terms of the month of March 2024, this saw the lowest sales count in:

- ▶ Otago since 2011
- ▶ Northland since 2012

#### Days to Sell

Month-on-month

- ▶ Tasman had their lowest median Days to Sell since February 2022
- ▶ In terms of the month of March 2024 these areas had the highest median Days to Sell:
  - Nelson since 2011
  - Taranaki since 2014
  - West Coast since 2019

**GO FOR  
GOLD!**

with **10% off** our commission  
SPECIAL OFFER for SuperGold Cardholders

## CURRENT BANK LENDING RATES

Bank	Floating	1 year	2 year	5 year
ANZ	8.64%	7.24%	6.79%	7.34%
ASB	8.64%	7.24%	6.75%	6.39%
BNZ	8.69%	7.24%	6.79%	6.55%
Kiwibank	8.50%	7.25%	6.79%	6.55%
TSB	8.64%	7.24%	6.75%	6.59%
Westpac	8.64%	7.29%	6.75%	6.39%
Best Rate	7.49% Bank of China	6.69% Heartland	6.45% Heartland	6.39% Westpac

Info from mortgage.com.au as at 21 April 2024. Red equals increased rate, Black equals the same rate, Green equals reduced rate (compared to last month). In no way is this display to be taken as an endorsement of any of these Banks

[www.warrenandphillipatibbotts.co.nz](http://www.warrenandphillipatibbotts.co.nz)



AT Realty Limited  
Licensed Agent REAA 2008  
**Ray White**

RayWhite