

Volumes down as little on the market, values still strong

2,337

Total number of occupied dwellings in Mangawhai

(Census 2013)

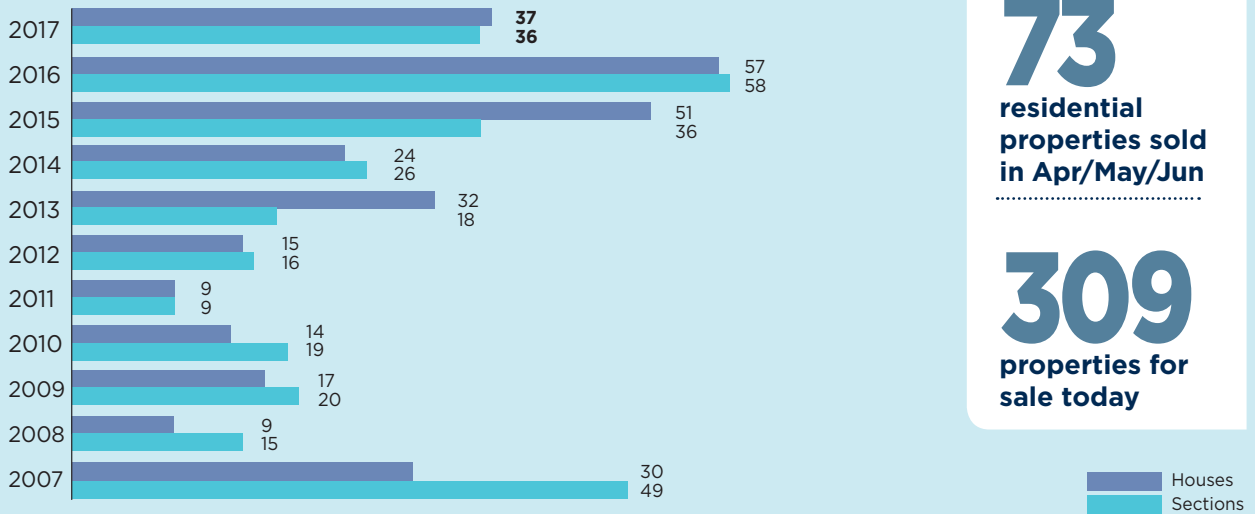
The Mangawhai real estate market continues in a strong vein. While sales volumes are down, this has been driven by a lack of listings on the market giving purchasers little choice.

House values have risen 18% in the last quarter, down from 31% in the previous quarter. This slowing indicates we are getting some push-back on values from purchasers, even though there is little for sale. We are still seeing strong enquiry levels though, and property well-presented and well promoted is getting strong interest. Section values continue to increase, but again off smaller sales volumes.

While the Auckland market has slowed somewhat, we need to keep in mind that the Mangawhai market's run started much later than Auckland and the value for money on offer here still seems compelling compared to many other markets and locations. Both holiday homes and permanent housing in Mangawhai have been in high demand given the quality of lifestyle on offer. The start of the Northern Gateway motorway extension to Warkworth and the announcement of the extension of this road to Te Hana has helped give the market some impetus. Coupled with the low interest rates, which are slowly starting to trend upwards, it has helped drive a strong phase in the market.

If you are thinking of selling in the coming months, we suggest that you choose your agent carefully. A good agent with a strong team and a smart sales strategy can make a big difference to the value that you can get for your property. We have been setting some benchmark prices in the last few months, and our auction results have been compelling. The Bayleys team are here to help.

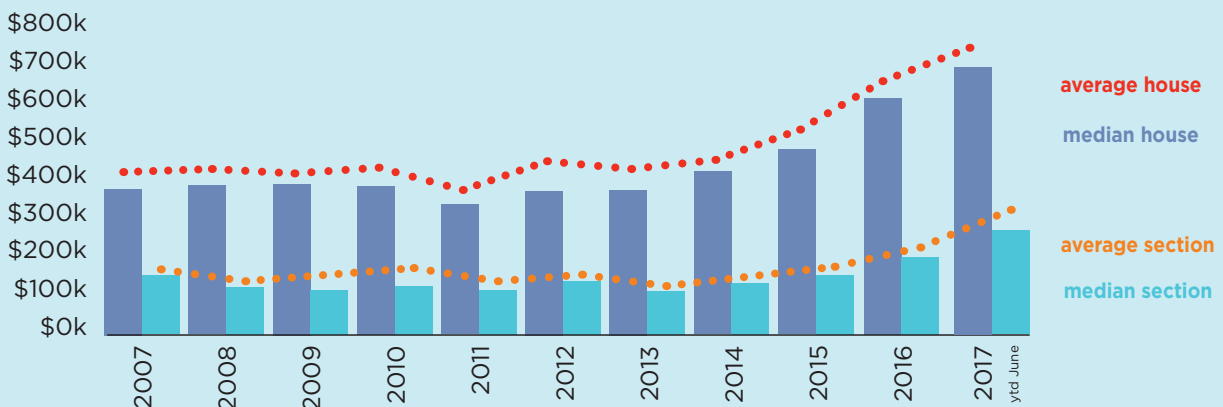
Sales for Mangawhai April/May/June



73
residential properties sold in Apr/May/Jun

309
properties for sale today

Sales values (median and average) by year



Top streets by house sales activity (1/7/16 to 30/6/17):

Streets	No. of sales	Median sale	Average sale
Jack Boyd Drive	7	\$660,000	\$670,357
Moir Point Road	6	\$751,250	\$750,417
Parklands Avenue	6	\$635,500	\$673,500
Kedge Drive	6	\$630,000	\$618,667
Weka Street	5	\$680,000	\$674,000
Kagan Avenue	5	\$665,000	\$631,800
Mangawhai Heads Road	5	\$585,000	\$630,100

House market (Apr/May/June)

37 houses sold in June quarter this year

57 houses sold in same quarter last year

35% down on last year

\$683,000 median sale price June quarter this year

\$580,000 median sale price same quarter last year

18% up on last year

\$1,280,000 highest sale price

\$429,000 lowest sale price

Section market (Apr/May/June)

36 sections sold in June quarter this year

58 sections sold in same quarter last year

38% down on last year

\$266,500 median sale price June quarter this year

\$205,000 median sale price same quarter last year

30% up on last year

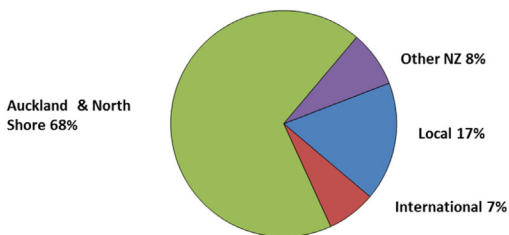
\$880,000 highest sale price

\$170,000 lowest sale price

Bayleys Statistics for House sales (last 12 months)

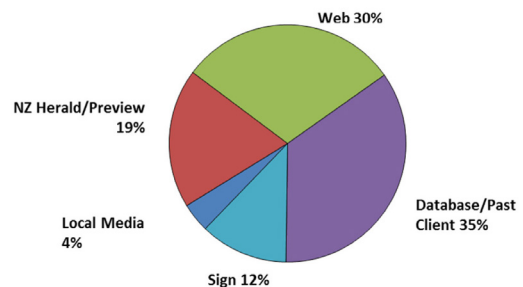
Average House Price	\$775,587
Exceeded Market Average by	\$236,094 (43.7%)

Mangawhai Office - Buyer Location



Bayleys Data

Mangawhai Office - Buyer Source



Bayleys Data

Bayleys Mangawhai

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198 Molesworth Drive
Mangawhai

Also with offices in Whangaparaoa, Orewa Beach, Warkworth, Matakana, Omaha Beach, Wellsford, Bream Bay, Whangarei, Dargaville, Paihia and Kerikeri



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