

Values strong and still not a lot to sell

2,337
Total number
of occupied
dwellings in
Mangawhai

(Census 2013)

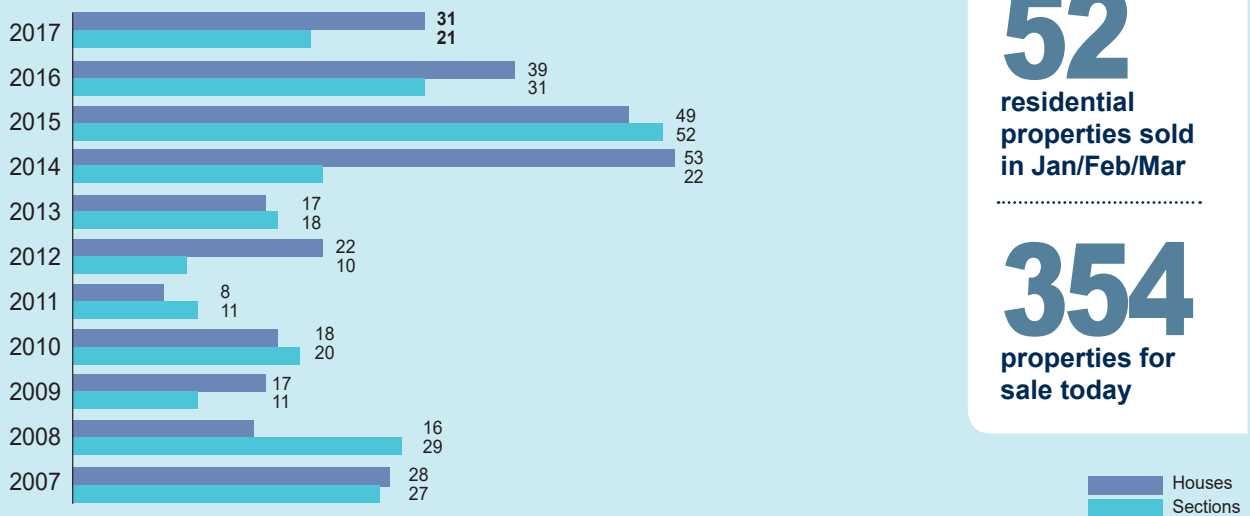
The Mangawhai real estate market continues to surge ahead in value. This has been driven by a large reduction in the number of properties for sale. With less choice, purchasers are snapping up the properties that are on the market and values have increased strongly. While there are more properties on the market now than there were a few months ago, stock levels are still at very low levels historically.

According to REINZ data, there were only 21 sections sold in the Mangawhai market in the first quarter of 2017, down from 31 the year before. The median sale price increased a staggering 56%. House sales values were up 31% on the same quarter last year, with sales volumes back 21% on last year.

This growth is driven by strong enquiry out of the Auckland market which, while anecdotally has softened somewhat, still remains fundamentally strong. 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 impending start of the Northern Gateway motorway extension to Warkworth has also 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.

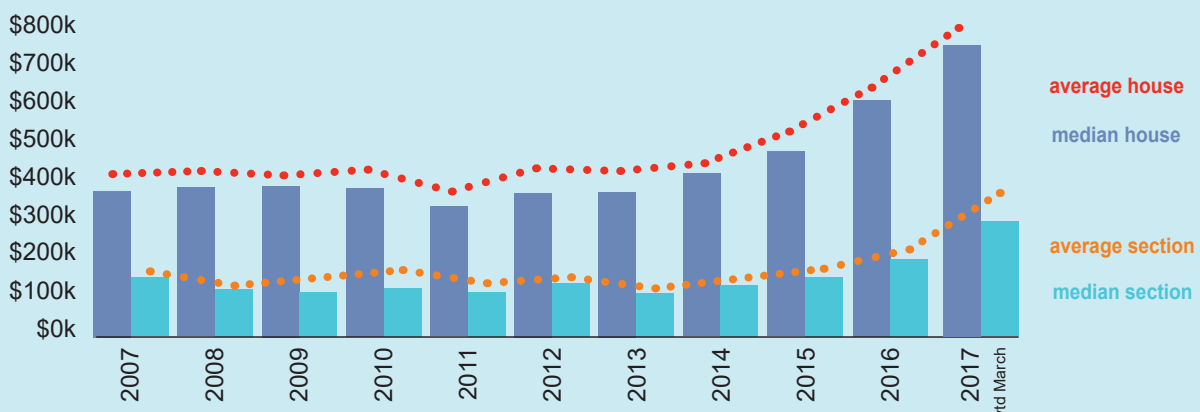
Sales for Mangawhai January/February/March



52
residential
properties sold
in Jan/Feb/Mar

354
properties for
sale today

Sales values (median and average) by year



Top streets by house sales activity (1/4/16 to 31/3/17):

Streets	No. of sales	Median sale	Average sale
Moir Point Road	8	\$755,000	\$805,937
Kedge Drive	7	\$565,000	\$597,000
Parklands Ave	6	\$635,500	\$673,500
Kagan Ave	6	\$627,500	\$623,167
Jack Boyd Drive	6	\$617,500	\$614,417
Moir Street	6	\$182,000	\$173,583
Norfolk Drive	5	\$473,000	\$515,820

House market (Jan/Feb/Mar)

31 houses sold in March quarter this year

39 houses sold in same quarter last year

21% down on last year

\$770,000 median sale price for Mar. quarter this year

\$590,000 median sale price for same quarter last year

31% up on last year

\$1,450,000 highest sale price

\$460,000 lowest sale price

Section market (Jan/Feb/Mar)

21 sections sold in March quarter this year

31 sections sold in same quarter last year

32% down on last year

\$302,500 median sale price for Mar. quarter this year

\$194,500 median sale price for same quarter last year

56% up on last year

\$1,250,000 highest sale price

\$190,000 lowest sale price

Bayleys Statistics for House sales (last 12 months)

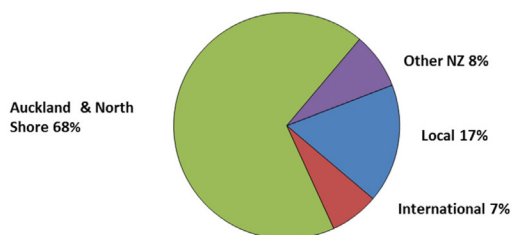
Average House Price

\$785,072

Exceeded Market Average by

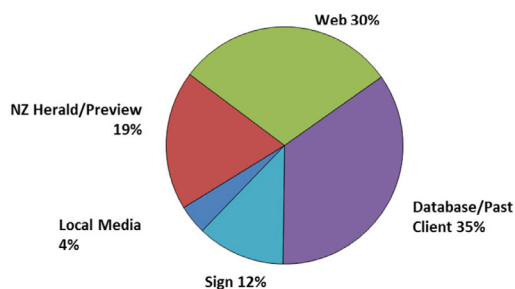
\$288,384 (58%)

Mangawhai Office - Buyer Location



Bayleys Data

Mangawhai Office - Buyer Source



Bayleys Data

Bayleys Mangawhai

B: 09 431 5415

198 Molesworth Drive
Mangawhai

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

BAYLEYS

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