

# Rodney North Property Market Report

**BAYLEYS**  
April 2017

## Nip In The Air

**8,481**  
Total number  
of houses in  
Rodney North  
(Census 2013)

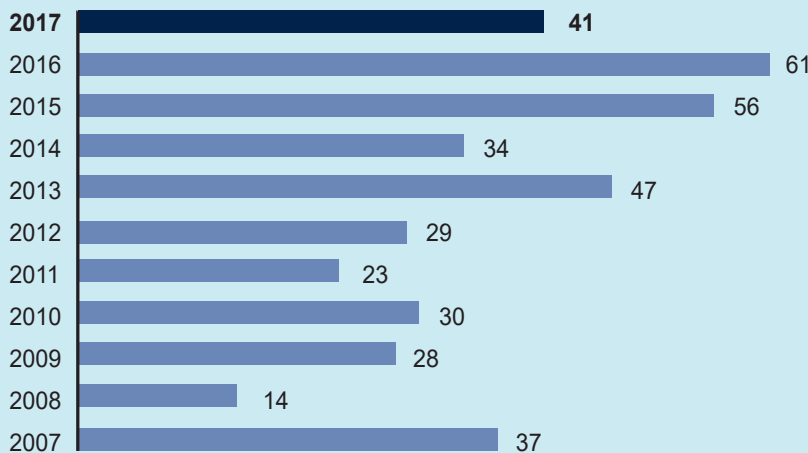
A slower start to the year and tougher market conditions in the first financial month of the year have meant that the local property landscape has entered into a state of moderation subsequent to creeping interest rates and tougher lending restrictions.

The volume of Houses sold in April in Rodney North was 37, which was 31% down on April 2016. The volume of Sections sold was also down with 4 sections sold - 43% down on last April.

Despite a drop in sales volume there have been significant improvements to the average sale price across the region and the market perception that Rodney North is an attractive growth area to invest in remains true.

Bayleys' average sale price in the last year was \$1,104,007, 28.7% above the market average. Clearly, Bayleys' agents and brand can make a difference to the outcome of the sales price and process of selling your home. The skill of a great agent comes into play, using targeted techniques to ensure your property is put in front of the right buyer. Our team is an integral part of helping both sellers and buyers achieve all those important milestones in their real estate journeys.

### Sales volumes by year for April



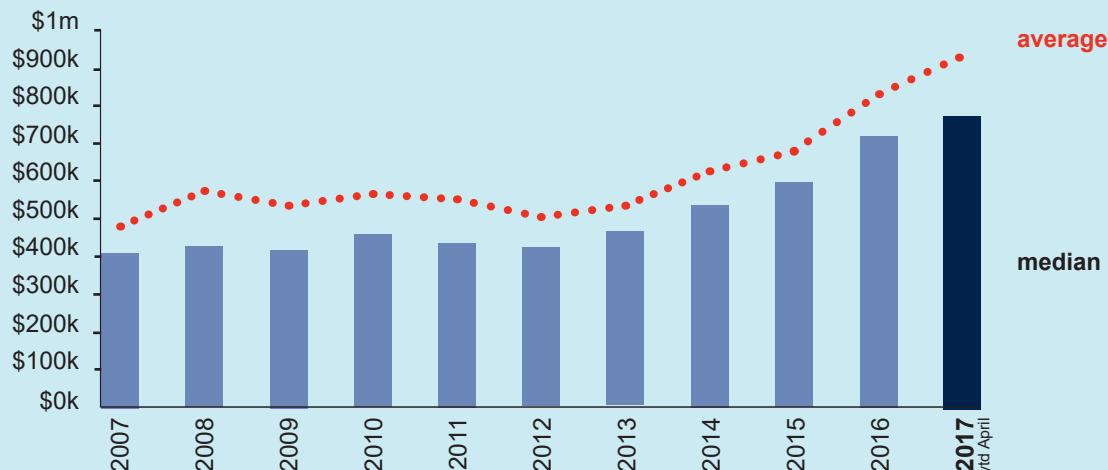
**41**

residential  
properties sold  
in April

**291**

properties for  
sale today

### Sales values (median and average) by year



**Top Areas by house sales activity last 12 months (1/5/2016 to 30/4/2017):**

Area	No. of sales	Median sale	Average sale
Warkworth	131	\$749,000	\$756,194
Snells Beach	92	\$744,500	\$747,742
Wellsford	72	\$489,000	\$503,729
Omaha	54	\$1,437,500	\$1,780,927
Matakana	24	\$942,500	\$996,063
Leigh	21	\$790,000	\$769,476
Point Wells	19	\$1,110,000	\$1,253,895

**House market (April 2017)**

**37 houses sold**

54 houses sold in same month last year

**-31% down on last year**

**\$34,421,000 value for month**

\$43,345,500 value for same month last year

**-21% down on last year**

**\$830,000 median sale price**

\$722,000 median sale price same month last year

**15% up on last year**

\$2,600,000 highest sale price

\$306,500 lowest sale price

**Section market (April 2017)**

**4 sections sold**

7 sections sold in same month last year

**-43% down on last year**

**\$2,864,130 value for month**

\$4,849,000 value for same month last year

**-41% down on last year**

**\$600,000 median sale price**

\$520,000 median sale price same month last year

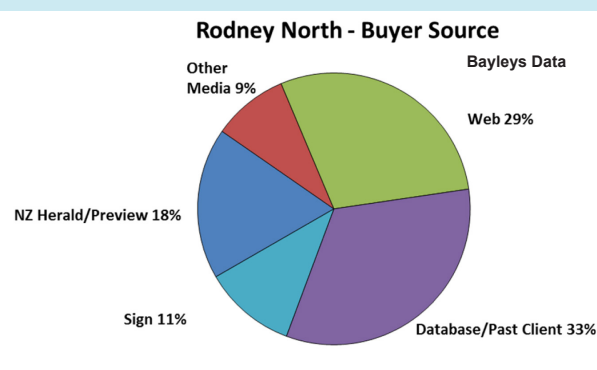
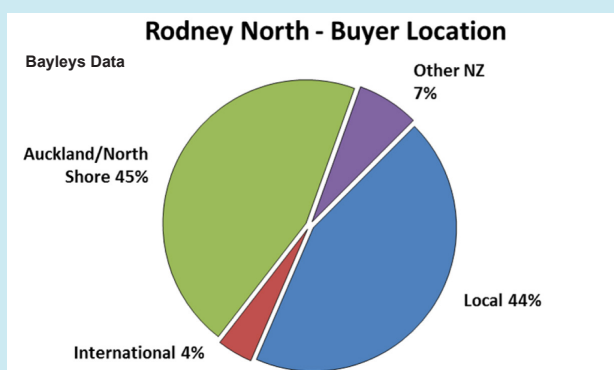
**15% up on last year**

\$1,325,000 highest sale price

\$339,130 lowest sale price

REINZ Data - Excludes private sales

<b>Bayleys Statistics (last 12 months)</b>	
Average Sale Price	\$1,104,007
Bayleys Sales Exceeded the Market Average by	\$246,244 (28.7%)



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Warkworth

**Bayleys Omaha**  
1 Matariki Avenue  
Omaha

**Bayleys Matakana**  
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Matakana



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