

Hello and Welcome to our monthly update on the Howick Marketplace – December 2023

I hope you have all managed to have a restful break during the Christmas period and are all ready for 2024.

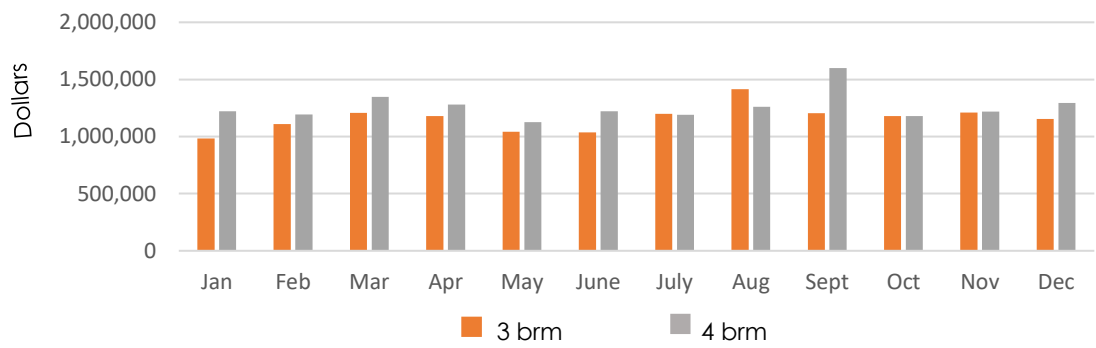
December sales finished with a total of 17 sales for Howick, averaging 62 days on the market – an increase of just under 20 further days to sell than November. In turn, the average +/- RV for the month decreased a further 7% to finish at -9.44% compared to the -2.87% average for November 2023.

Below are the sales for 2023. It is interesting to note the monthly sale prices for the year and the movement over the three bedroomed properties compared to the steady prices achieved for four bedroomed properties.



Debbie Gordon
M: 021 207 3139

REINZ Statistics
Average Sale Price for Howick
January to December 2023 (incl)
3 & 4 brm homes



Time for an Equity Check-up?

The beginning of a new year is a time for us to review the year that was and to make plans for the up and coming year. When's our next holiday going to be and where are we going? – we all need something to look forward to, is it time for us to downsize or upsize? Can we now buy our first investment property or add to our existing investment portfolio? For most, these future plans are reliant on both our health and income/equity. As existing homeowners, it is helpful to have some idea of what usable equity we have in our homes and what choices this gives us.

Home equity refers to how much of the value of a home an owner controls compared to that controlled by the lender of a mortgage or loan. It consists of any down payment made, the portion of the mortgage payment made that pays down the principal and any appreciation of the value of the home. Your home equity is calculated by obtaining an estimate of a home's value minus the balance of monies to pay on the mortgage.

I am working in partnership with Nick Alcock, Director of The Lending Department (family owned and family focused), to help provide this Equity Check-up service. Nick is also able to tell you very quickly what further funding you may be able to obtain based on this equity. *The Lending Department was founded in 2011 by father and son team, Kerry and Nick Alcock. They had a vision of a company where clients could come for expert financial advice in a relaxed, stress-free environment. Over the years the company has grown from a simple father & son team, to a much larger organisation. Mark Miller was named a director of the company in 2017, and Edgar Mahon joined the board of directors in 2021. There are now specialist divisions in Residential Lending, Commercial & Non-Bank Lending, and Asset Lending.*

Nick was recently able to help me with one of my purchaser's who was financially well positioned after the purchaser could not get any assistance from their bank (who they had banked with for the last 30 years). You have owned your home for the last five years, is it time for you to have an Equity Check-up? If you are interested in having an Equity Check-up, please phone Nick on 0800 843 377 or mobile 021 879 077* or myself on 021 207 3139.

Have a great week.



HOWICK TOTAL SALES								
REINZ Statistics December 2023								
No	Street	Sale Price	Sale Date	DTS	Valuation	BRM	+/- CV	% +/- CV
Lot 2 58	Gibraltar Street	1,040,000	19-Dec-23	41	0	4	0	0.00%
139 B	Wellington Street	1,100,000	18-Dec-23	40	1,275,000	4	-175,000	-13.73%
19/5	Cook Street	835,000	15-Dec-23	68	980,000	2	-145,000	-14.80%
1	Sherie Place	1,490,000	13-Dec-23	29	1,575,000	3	-85,000	-5.40%
45	Rodney Street	1,050,000	13-Dec-23	28	1,100,000	3	-50,000	-4.55%
Lot 4/6	Bacot Place	1,275,000	11-Dec-23	515	0	4	0	0.00%
4	Edgar Pearce Place	1,415,000	9-Dec-23	29	1,450,000	3	-35,000	-2.41%
1 A	Patons Road	1,170,000	8-Dec-23	14	1,320,000	3	-150,000	-11.36%
27 B	Elliot Street	905,000	7-Dec-23	56	1,075,000	3	-170,000	-15.81%
1/58	Gibraltar Street	1,150,000	7-Dec-23	1	0	4	0	0.00%
2/49	Gibraltar Street	915,000	7-Dec-23	69	1,000,000	2	-85,000	-8.50%
18 A	Ridge Road	1,010,000	6-Dec-23	30	1,220,000	3	-210,000	-17.21%
1	Culver Terrace	1,300,000	6-Dec-23	46	1,575,000	4	-275,000	-17.46%
1/6	Abercrombie Street	880,000	6-Dec-23	34	1,070,000	2	-190,000	-17.76%
3/6	Bacot Place	820,000	5-Dec-23	1	0	2	0	0.00%
137	Cook Street	1,900,000	5-Dec-23	27	1,710,000	4	190,000	11.11%
6 A	Baird Street	1,035,000	2-Dec-23	30	1,220,000	3	-185,000	-15.16%
December Average Total		1,134,706		62	1,104,667		-104,333	-9.44%
*DTS = Days on Market								

Please note that the +/- CV is calculated on the total no. of properties with CV's available. Properties without a CV value is awaiting it to be provided by the Auckland City Council. However the Average Total Sale Price is calculated for all properties sold for the month.

*DISCLAIMER: I will not receive, and am not entitled to receive any rebates discounts or commissions for any referrals.