

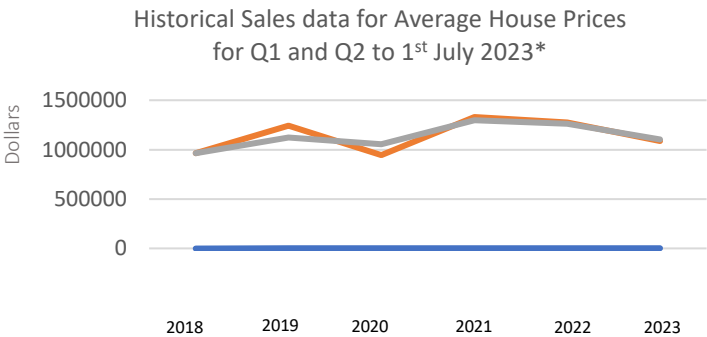
Hello and Welcome to our monthly update on the Howick Marketplace – June



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Quarter 2 numbers for the Howick residential market displayed positive trends and resilient performance from April to June. The market’s consistent activity and decreasing average days on market from Q1, indicate sustained buyer interest and highlighted the efficiency of the selling process, whilst displaying a still healthy demand. The quarter began with April recording an average of -20% below RV and moved up to -14% below the RV. The month of May stood out with a substantial increase in sales volume and higher average sales prices (\$1,184,572 with a total of 18 sales with -7.47% below RV). June saw a slight decrease in sales volume recording 11 transactions and the average days on market extended out to 85, from 46 for May.

HOWICK TOTAL SALES								
REINZ Statistics to 30 June 2023 (Incl)								
No	Street	Sale Price	Sale Date	DTS	Valuation	BRM	+/- CV	% +/- CV
52	Rodney Street	925,000	14-Jun-23	14	1,000,000	2	-75,000	-7.50%
5/58	Willoughby Ave	605,000	9-Jun-23	17	730,000	2	-125,000	-17.12%
4/61	Andrew Road	750,000	30-Jun-23	353	910,000	2	-160,000	-17.58%
21 B	Vincent Street	972,500	12-Jun-23	27	1,100,000	3	-127,500	-11.59%
2/67	Nelson Street	1,375,000	12-Jun-23	73	1,375,000	3	0	0.00%
53 B	Howe Street	980,000	27-Jun-23	76	1,170,000	3	-190,000	-16.24%
22e	Elliot Street	1,320,000	8-Jun-23	8	0	4	0	
22d	Elliot Street	1,052,000	16-Jun-23	46	0	4	0	
22c	Elliot Street	1,058,000	28-Jun-23	78	0	4	0	
90	Union Road	1,450,000	28-Jun-23	163	1,700,000	4	-250,000	-14.71%
4	Bacot Place	1,280,000	8-Jun-23	84	1,580,000	5	-300,000	-18.99%
June Average Total		1,069,773		85	1,236,429		-1,227,500	-14%
DTS - Days to Sell								
Note: No valuation is for new properties								



How many homes have been sold in Howick over the past three months?	38
What is the lowest sale price	\$605,000
What is the highest sales price in Howick in the past three months?	\$1,900,000
What is the median sale price in Howick in the past three months?	\$1,088,041
Average days on Market	61

Have a great week.

