

Hello and Welcome to our monthly update on the Howick Marketplace – April 2024

Howick's residential sales market has shown resilience and positive growth trends when comparing the first quarters of 2023 and 2024. In Q1 2023, the average sale price stood at \$1,102,829 with 71 days on the market, reflecting a market -10.61% below Rateable Value (RV) with 35 sales. Fast forward to Q1 2024, the market saw an increase in the average sale price to \$1,092,891 for a total of 42 sales, with days on the market extending to 82 days though the market showed more stability sitting at -2.81% below RV. March 2023 witnessed 12 properties sold with an average sales price of \$1,139,292 and a decrease of -9.79% below RV, while March 2024 wrapped up with 23 total sales, 88 days on the market, an average sale price of \$1,092,891, and a -5.41% deviation from RV. These figures indicate a steady and positive trend in Howick's residential market, showcasing growth and stability for both buyers and sellers alike.





For those looking at re-financing, I have again included on the following page the recent Mortgage Rates of the major banks. Over the next 3 weeks, myself and my team will be conducting an initiative called the **Howick Drive**. We appraise homes in every street of Howick and release a full appraisal report including the house value and the change in demographics and trends. This will only take approximately 10 minutes of your time. Contact me, Debbie on 021 207 3139.. Alternatively you can send me an email to d.gordon@barfoot.co.nz and we will then schedule you a time that suits you.



Debbie Gordon
M: 021 207 3139


HOWICK TOTAL SALES								
REINZ Statistics March 2024								
No	Street	Sale Price	Sale Date	DTS	Valuation	BRM	+/- CV	% +/- CV
6/12	Waterloo Street	1,100,000	30-Mar-23	112	960,000	3	140,000	14.58%
25 D	Willoughby Avenue	878,500	29-Mar-23	3	910,000	2	-31,500	-3.46%
34	Drake Street	1,485,000	29-Mar-23		1,810,000	3	-325,000	-17.96%
32	Drake Street	1,485,000	29-Mar-23	11	1,810,000	3	-325,000	-17.96%
4 D	O'Halloran Road	1,470,000	27-Mar-23	353	1,275,000	4	195,000	15.29%
2/67	Howe Street	967,000	27-Mar-23	20	1,090,000	2	-123,000	-11.28%
66 C	Patons Road	1,000,000	26-Mar-23		960,000	3	40,000	4.17%
7/12	Waterloo Street	1,075,000	21-Mar-23	32	1,000,000	3	75,000	7.50%
100	Union Road	1,288,000	16-Mar-23	25	1,350,000	5	-62,000	-4.59%
57 D	Drake Street	1,050,000	16-Mar-23		1,300,000	4	-250,000	-19.23%
4/15	O'Halloran Road	718,000	15-Mar-23	92	830,000	2	-112,000	-13.49%
5a	Pine Terrace	935,000	10-Mar-23		930,000	3	5,000	0.54%
5b	Pine Terrace	935,000	10-Mar-23		930,000	3	5,000	0.54%
5c	Pine Terrace	935,000	10-Mar-23		930,000	3	5,000	0.54%
5d	Pine Terrace	935,000	10-Mar-23		930,000	3	5,000	0.54%
5e	Pine Terrace	935,000	10-Mar-23		930,000	3	5,000	0.54%
5f	Pine Terrace	935,000	10-Mar-23		930,000	3	5,000	0.54%
2/48	Patons Road	1,300,000	9-Mar-23		1,300,000	4	0	0.00%
153 A	Union Road	1,060,000	7-Mar-23	96	1,150,000	3	-90,000	-7.83%
66 A	Patons Road	1,020,000	2-Mar-23		990,000	3	30,000	3.03%
3	Salas Place	1,255,000	2-Mar-23	104	1,430,000	5	-175,000	-12.24%
31 A	Baird Street	1,225,000	2-Mar-23	78	1,380,000	4	-155,000	-11.23%
57 A	Drake Street	1,150,000	2-Mar-23	127	1,450,000	5	-300,000	-20.69%
March Average Total		1,092,891		127	1,155,435		-36,063	-3.12%
DTS = Days on Market								


Have a great week.

Lender	1 Year	2 Years	3 Years
	7.24%	6.79%	6.65%
	7.24%	6.79%	6.65%
	7.24%	6.79%	6.65%
	7.25%	6.79%	6.65%
	7.29%	6.75%	6.65%

7/4/24 – Sourced from MotrgageRates.co.nz

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We see the full picture.

Whether buying your own home, investing in property, funding a development, or restructuring your existing debt we can help with all of your funding needs.


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Give Nick or Edgar a call today. We would love to help.





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Please note: I receive no kick-backs from these chaps – they are **the** good guys of Lending