

Hello and Welcome to our monthly update on the Howick Marketplace – Sep, Oct & Nov



Debbie Gordon
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Month	Sept	Oct	Nov
No of sales	34	20	21
Days to Sell	86	62	43
Average Sale Price/Mth	\$1,313,313	\$1,106,471	\$1,241,773
Average +/- RV	-2.67%	-2.96%	-2.87%
Top Sale Price	\$2,290,000	\$1,874,000	\$2,050,000

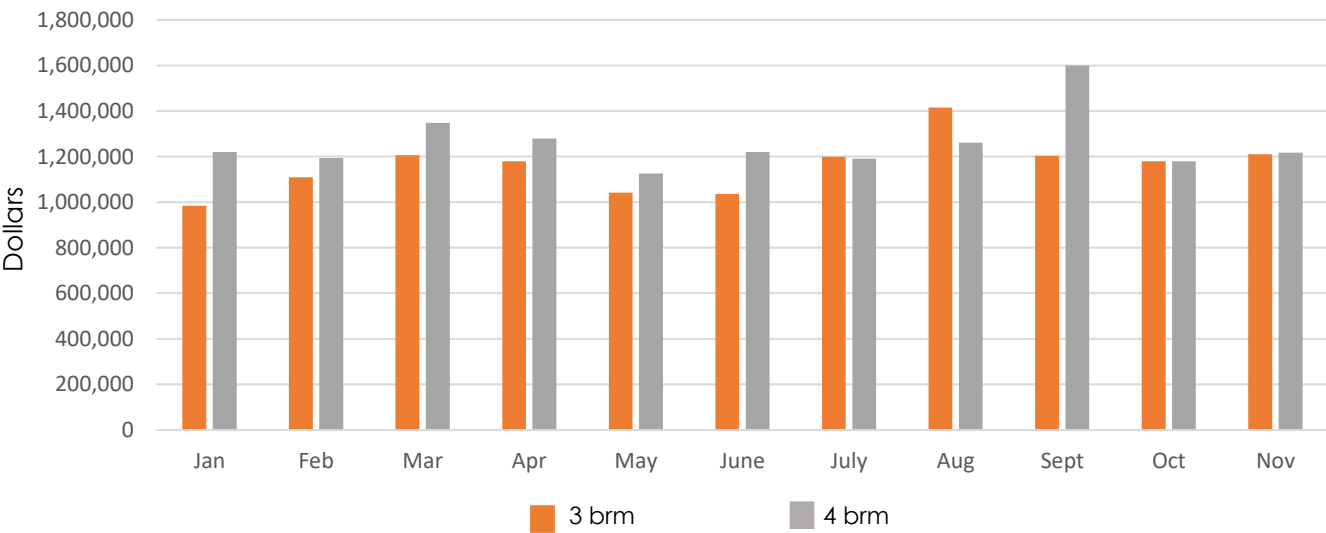
Interesting facts:

REINZ Statistics

Average Sale Price for Howick

Jan to November 2023

3 & 4 bedroom homes



As another year draws to a close, I wish you and your families a safe Merry Christmas and a Happy New Year. I will be working over the holiday period, so if I can be of any assistance please give me call.

Have a great week

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HOWICK TOTAL SALES								
REINZ Statistics September to November (incl) 2023								
+	Street	Sale Price	Sale Date	DTS	Valuation	BRM	+/- CV	% +/- CV
51 B	Rodney Street	1,385,000	28-Nov-23	29	1,430,000	5	-45,000	-3.15%
37	Nelson Street	1,120,000	22-Nov-23	21	1,200,000	3	-80,000	-6.67%
4	Juliet Avenue	1,390,000	21-Nov-23	40	1,380,000	3	10,000	0.72%
26 A	Andrew Road	1,218,000	21-Nov-23	30	1,150,000	3	68,000	5.91%
5	Walter MacDonald Street	2,050,000	21-Nov-23	22	1,700,000	3	350,000	20.59%
49	Vincent Street	1,050,000	17-Nov-23	37	1,075,000	4	-25,000	-2.33%
4/55	Patons Road	748,000	15-Nov-23	1	0	2	748,000	
13/55	Patons Road	933,000	15-Nov-23	59	0	4	933,000	
15/55	Patons Road	886,000	15-Nov-23	77	0	3	886,000	
8/50	Cook Street	831,500	15-Nov-23	52	1,175,000	3	-343,500	-29.23%
Lot 5 55	Patons Road	775,000	14-Nov-23	125	0	2	775,000	
3/84	Wellington Street	1,205,000	14-Nov-23	23	1,150,000	3	55,000	4.78%
2/55	Patons Road	745,000	9-Nov-23	237	0	2	745,000	
5 C	Wynn Place	1,375,000	8-Nov-23	97	0	4	1,375,000	
21 D	Andrew Road	1,075,000	8-Nov-23	68	1,125,000	3	-50,000	-4.44%
1	JaeDee Court	1,000,000	8-Nov-23	23	1,100,000	3	-100,000	-9.09%
1//54&54 B	Nelson Street	1,510,000	7-Nov-23	41	0	4	1,510,000	
Lot 6//53 & 55	Patons Road	765,000	2-Nov-23	1	0	2	765,000	
Lot 6/53 & 55	Patons Road	765,000	2-Nov-23	1	0	2	765,000	
Lot 2/6	Bacot Place	800,000	1-Nov-23	402	0	2	800,000	
215/24	Wellington Street	1,335,000	1-Nov-23	132	1,340,000	3	-5,000	-0.37%
November Average Total		1,241,773		43	1,256,818		-36,063	-2.87%
4	Vida Place	1,370,000	31-Oct-23	45	1,490,000	3	-120,000	-8.05%
48	Nelson Street	889,000	31-Oct-23	78	1,150,000	3	-261,000	-22.70%
129	Cook Street	1,874,000	31-Oct-23	70	1,970,000	3	-96,000	-4.87%
1/50	Moore Street	970,000	30-Oct-23	41	1,100,000	2	-130,000	-11.82%
17 B	Drake Street	1,220,000	30-Oct-23	28	1,620,000	3	-400,000	-24.69%
164 A	Ridge Road	1,170,000	24-Oct-23	76	1,225,000	3	-55,000	-4.49%
22 B	Sherie Place	825,000	20-Oct-23	13	850,000	3	-25,000	-2.94%
16	Yeoman Place	1,300,000	20-Oct-23	44	1,590,000	3	-290,000	-18.24%
3/165	Wellington Street	1,080,000	18-Oct-23	33	1,075,000	3	5,000	0.47%
47	Andrew Road	1,130,000	16-Oct-23	57	1,140,000	3	-10,000	-0.88%
27	Andrew Road	950,000	11-Oct-23	65	1,075,000	4	-125,000	-11.63%
Lots 1-3	53 Drake Street	1,235,000	11-Oct-23	95	0	4	1,235,000	
Lot 1/53	Drake Street	1,235,000	11-Oct-23	82	0	4	1,235,000	
38 A	O'Halloran Road	1,168,000	10-Oct-23	34	1,240,000	3	-72,000	-5.81%
1/23	Howe Street	1,250,000	10-Oct-23	50	1,140,000	3	110,000	9.65%
49 A	Union Road	1,130,000	10-Oct-23	31	1,150,000	3	-20,000	-1.74%
5 B	Wynn Place	1,300,000	6-Oct-23	26	0	4	1,300,000	
4	Libby Lane	699,000	6-Oct-23	111	850,000	0	-151,000	-17.76%
170 C	Ridge Road	935,000	3-Oct-23	75	1,125,000	3	-190,000	-16.89%
2/1	Picton Street	850,000	2-Oct-23	210	920,000	2	-70,000	-7.61%
October Average Total		1,106,471		62	1,218,235		-36,063	-2.96%

30	Haseler Crescent	1,600,000	29-Sep-23	67	1,875,000	4	-275,000	-14.67%
1/59	Nelson Street	1,025,000	29-Sep-23	51	1,175,000	3	-150,000	-12.77%
137	Ridge Road	1,420,000	28-Sep-23	19	1,220,000	5	200,000	16.39%
4/Lot 5 53	Drake Street	735,000	28-Sep-23	112	0	1	735,000	
2/Lot 5 53	Drake Street	530,000	28-Sep-23	112	0	1	530,000	
1/Lot 5 53	Drake Street	635,000	27-Sep-23	293	0	1	635,000	
L5 unit 1//								
53	Drake Street	635,000	27-Sep-23	293	0	1	635,000	
8	Vincent Street	1,000,000	26-Sep-23	22	1,150,000	3	-150,000	-13.04%
21 C	Andrew Road	1,040,000	25-Sep-23		1,125,000		-85,000	-7.56%
Lot 1 3	Pine Terrace	1,330,000	25-Sep-23	114	0	5	1,330,000	
Lot 4 3	Pine Terrace	950,000	25-Sep-23	77	0	3	950,000	
12	Edgar Pearce Place	1,650,000	25-Sep-23	17	1,450,000	3	200,000	13.79%
Lot 2 3	Pine Terrace	980,000	22-Sep-23	78	0	3	980,000	
108	Nelson Street	933,000	22-Sep-23	43	1,100,000	3	-167,000	-15.18%
3/680	Pakuranga Road	705,000	21-Sep-23	184	750,000	2	-45,000	-6.00%
Lot 2 3	Pine Terrace	980,000	21-Sep-23	78	0	3	980,000	
13/53&55	Patons Road	933,000	21-Sep-23	3	0	0	933,000	
Lot 1 3	Pine Terrace	1,330,000	21-Sep-23	114	0	5	1,330,000	
4/12	Waterloo Street	980,000	20-Sep-23	41	960,000	3	20,000	2.08%
1/2	The Link	805,000	18-Sep-23	191	870,000	2	-65,000	-7.47%
19	Patons Road	2,290,000	17-Sep-23	34	2,100,000	7	190,000	9.05%
51	Andrew Road	1,780,000	14-Sep-23		1,775,000	4	5,000	0.28%
2/16	Ridge Road	1,158,000	14-Sep-23		1,200,000		-42,000	-3.50%
44	Gibraltar Street	1,550,000	14-Sep-23	549	1,590,000	3	-40,000	-2.52%
122 A	Moore Street	1,220,000	13-Sep-23	84	1,330,000	3	-110,000	-8.27%
10	Finnerty Avenue	1,685,000	12-Sep-23	36	1,700,000	7	-15,000	-0.88%
54	Drake Street	1,180,000	12-Sep-23	43	1,420,000	3	-240,000	-16.90%
12	Edgar Pearce Place	1,650,000	11-Sep-23	17	1,450,000	3	200,000	13.79%
2/47	Drake Street	1,250,000	11-Sep-23		1,200,000		50,000	4.17%
35	Drake Street	1,135,000	8-Sep-23		1,200,000		-65,000	-5.42%
8	Cosy Place	1,610,000	7-Sep-23	14	1,675,000	3	-65,000	-3.88%
4/112	Moore Street	803,500	7-Sep-23	59	820,000	2	-16,500	-2.01%
140 C	Wellington Street	1,150,000	6-Sep-23	25	1,150,000	3	0	0.00%
8	Baird Street	1,900,000	1-Sep-23	136	2,100,000	0	-200,000	-9.52%
September Average Total		1,313,313		86	1,349,375		-36,063	-2.67%