

The latest monthly QV House Price Index shows the Auckland market has increased 15.0% year on year and 5.8% over the past three months. Values here are now 88.7% higher than the previous peak of 2007. When adjusted for inflation values rose 14.5% over the past year and are 60.2% above the 2007 peak. The average value for the Auckland Region is \$1,031,253. Home values across the Auckland region have continued to rise over the past three months however there are early indications the rate of growth in the market is starting to slow in that the annual growth has slipped back 0.9% over the past month.

QV National Spokesperson Andrea Rush said, "We have seen a stabilisation of prices in parts of Auckland since the new LVR rules, requiring a 40% deposit from investors purchasing existing housing stock, were imposed."

"We are also seeing a shift in demand from the investor housing stock to properties with higher density development potential, which suggests some buyers may be getting the message that upward growth around existing town centres will eventually happen under the new unitary plan.

"Activity in the upper end of the market, above \$1.5 million, and in the new build market (where the 40% LVR doesn't apply), also remains strong and we continue to see strong value growth in this part of the market." *For the full report go to Qv.co.nz*

Eastern Beaches area figures for September 2016

These figures include all sales by all agencies for the suburbs of Bucklands Beach, Eastern Beach, Half Moon Bay, Howick, Cockle Bay, Shelly Park, Highland Park, Farm Cove, Sunnyhills, Pakuranga, Edgewater, Botany Downs, Northpark, Dannemora, East Tamaki, Flat Bush, Whitford, Beachlands & Maraetai.

	Sept 2016	Aug 2016	% change	Sept 2015	% change
Total number of sales	185	200	↓ 8%	266	↓ 30%
Average Price	1,174,000	1,135,000	↑ 3%	1,058,000	↑ 11%

Total sales for the 12 months to September 2016 for the Eastern Beaches

- 2395 sales, of which 86% were houses. The top sale in the area last month was in Cockle Bay, for a sale price of \$6,490,000.

Property Values -

Less than \$400,000	0.4%
\$400,000 - \$600,000	5.1%
\$600,000 - \$800,000	16.9%
\$800,000 - \$1,000,000	27.6%
\$1,000,000 - \$1,500,000	38.8%
More than \$1,500,000	11.1%



There is still time to list and sell, and or buy and move in, by Christmas. If you have any questions about selling, or buying, or the current real estate market, please don't hesitate to call us.

Mountfort Estate Agents Ltd Licensed (REAA 2008) - 6 local offices to serve you.

Howick
538 0688

Bucklands Beach
535 0858

Half Moon Bay
535 8128

Pakuranga
576 4099

Botany Town Centre
273 2228

Flat Bush
272 8023