

We think you're going to feel
right at home in 2017

Happy New Year

from everyone at Ray White

In their annual summary released 11 January 2017, Quotable Value (QV) reported that the Auckland market has increased 12.2% year on year which is the slowest rate since January 2015. Home values in the Super City rose by 1.5% over the past three months. When adjusted for inflation, values rose 11.9% over the past year and are 62.4% above the previous peak of 2007. The average value for the Auckland Region is \$1,047,179.

QV National Spokesperson Andrea Rush said, "December saw a continuation of the trend of a slowing rate of value growth, activity and demand. This trend has been seen in many of the main centres since the introduction of the LVRs, which require a minimum 40% deposit for investment properties. This coupled with the annual Christmas holiday period slow-down has led to a decrease in values in some parts of Auckland, Hamilton and Christchurch since November."

| | 12 month change | Average Value |
|----------------------|-----------------|---------------|
| 1. Rodney | 15.6% | \$957,501 |
| 2. North Harbour | 12.4% | \$1,184,533 |
| 3. Onewa | 11.1% | \$975,593 |
| 4. Coastal | 12.1% | \$1,395,709 |
| 5. Waitakere | 12.4% | \$840,639 |
| 6. City - Central | 11.7% | \$1,062,115 |
| 7. City - South | 11.5% | \$1,104,779 |
| 8. City - East | 10.7% | \$1,520,349 |
| 9. City - Islands | 12.7% | \$1,021,594 |
| 10. Nth West Manukau | 15.4% | \$781,663 |
| 11. East Manukau | 13.7% | \$1,161,823 |
| 12. Manukau Central | 11.1% | \$688,248 |
| 13. Papakura | 13.3% | \$681,953 |
| 14. Franklin | 13.8% | \$659,906 |
| NEW ZEALAND | 12.5% | \$627,905 |

Dec 2016 Property Value Map



"A similar trend of plateauing/decreasing values was seen in the Auckland market over the 2015-16 summer period following the introduction of the (30%) LVRs for the Super City region only. In 2016, the Auckland market then picked up in March, which is usually the busiest month of the year, and it's possible we may see this happen again. However, if interest rates continue to rise during 2017 this may further reduce demand from investors and lead to a longer period of lower value growth."

Home values across the Auckland region overall have decreased slightly over the last month dropping by 0.4% as the impact of the new LVR restrictions take effect on the market and between November and December there has been a decrease in values in parts of the North Shore, Waitakere, Manukau and also in the former Auckland City Council eastern and southern suburbs.

QV Auckland General Manager, Jan O'Donoghue said, "Activity and demand in the Auckland residential property market has continued to slow during December as people appear to have decided to wait until after Christmas to enter the market. However, properties with sub-division potential (under the new Unitary Plan) are still selling well and achieving record prices."

"But any slow-down will be balanced by the fact the Auckland market is still being driven by strong net migration, relatively low interest rates and a lack of supply compared to the demand." *For the full report, go to QV.co.nz.*

Where ever the market goes in 2016, we at the Ray White Eastern Group are ready to help you with any real estate queries you have. Don't hesitate to call us.

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