

Market Review

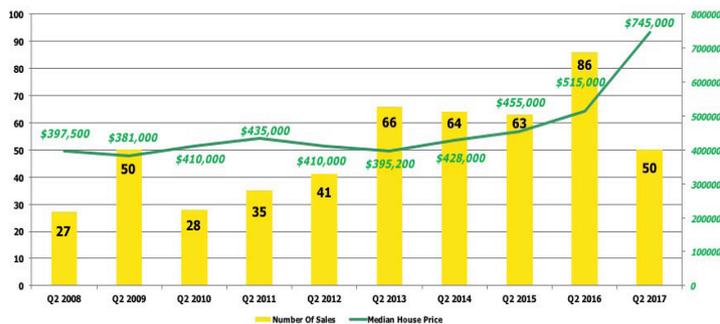
Whangamata 2nd Quarter 2017

RayWhite

Whangamata's Market Overview for April - June 2017

Whangamata is still feeling the supply pinch, with a significant decline in housing stock available for purchase. The number of sales for the second quarter of 2017 was therefore down compared to the previous years but its Median House Price skyrocketed to an extraordinary \$745,000, which represents a substantial 45% increase from last year's second quarter (see graph below).

In total 50 properties, 5 of them being sections, sold from April to June 2017 (13 in April, 18 in May, and 19 in June) opposed to 86 properties (12 sections) in 2016. The total value of sales decreased from \$45,775,800 in 2016 to \$38,951,989 in this year's second quarter.



(Graph above: Whangamata's Number of Sales & Median House Price over 10 years - Q2 2008 to Q2 2017)

In the last three months only 2 properties (these were sections) sold for under \$350,000 (15 in Q2 2016); only 1 in the \$350K - 450K price bracket (24 in Q2 2016); 13 between \$451K and 600K (26 in Q2 2016); 15 in the \$601K - \$800K price range (13 in Q2 2016), and 19 sales were recorded for over \$800,000 (8 in Q2 2016), with 10 of them for over a million dollars (4 in Q2 2016).

There obviously have been large value increases in the top end of the market as local and out of town cash buyers, not affected by LVRs (Reserve Bank loan-to-value ratio restrictions), continue to move or invest in Whangamata.

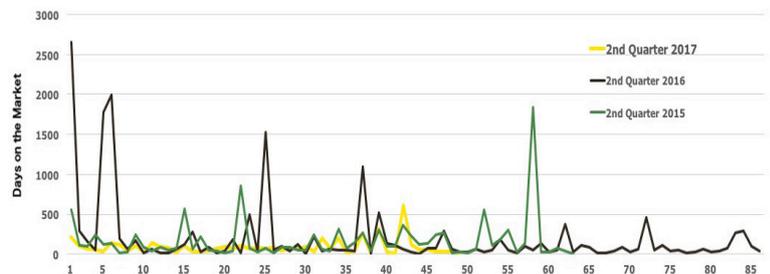
However, things have slowed down undeniably and the uncertainty of the upcoming general election results is reflecting in the behaviour of sellers & buyers. ■

“Days on the market” are dwindling

First impressions matter in real estate – whether it relates to street appeal, price or how long a home has been on the market. The latter, which is referred to as ‘days on market’ (DOM), can have a huge impact on how buyers perceive a property and serves as a key metric in housing market analysis.

We've talked about the definition of 'Days on Market' (DOM) before but simply put, it's a measure of how many days a home takes to sell. The faster properties sell (and the lower the DOM), is an indication housing is strong, supply is tight and conditions are those of a seller's market. Higher DOM tends to suggest a buyer's market.

In Whangamata's second quarter of 2017 we've certainly experienced a severe shortage of listings, which reflects in the overall very low number of days on the market (see yellow graph to the right).



Compared to the previous two years (see brown & green graphs) it took considerably less days to sell as visible in the diagram. The average DOM for the sold properties in Q2 2017 was 92 opposed to 195 in 2016, which is a remarkable drop of 53%, and 169 in 2015. In Q2 2014 it took on average 305 days to sell and 370 in Q2 2013 (not shown in the graph). ■

(Graph above: Whangamata's 'Days on the market' in order of transaction except properties, which list dates weren't provided in the stats)

Sold Properties in Whangamata from April - June 2017

April 2017

100B Mooloo Cres	\$1,665,000
3/111 Hunt Road	\$1,450,000
103 Casement Rd	\$550,000
427A Linton Cres	\$535,000
105A Tirohanga Dr	\$440,000
115 Hunt Road	\$2,020,000
135 Everitt Cres	\$563,000
218B Leander Rd	\$495,000
108B Diana Ave	\$1,155,000
102 Rutherford Rd	\$785,000
136 Mayfair Ave	\$728,000
209 Bellona Rd	\$850,000
311 Linton Cres	\$725,000

May 2017

111B Diana Ave	\$790,000
158 Tirohanga Dr	\$870,000
116A Tui Road	\$457,500
208 Otahu Road	\$580,000
207B Linton Cres	\$525,000
200B Philomel Rd	\$675,000
105 Ngati Porou Pl	\$467,500
103 Te Tutu Street	\$735,000
107 Barbara Ave	\$745,000

200 Aickin Road	\$737,000
101 Island View Rd	\$1,035,000
1101A Port Road	\$1,250,000
18/135 Waireka Pl	\$250,000
482 Tairua Road	\$602,000
208A Patuwai Dr	\$565,000
408 Ocean Road	\$640,000
218B Casement Rd	\$635,000
521A Ocean Rd	\$1,022,489

June 2017

215 Tukere Drive	\$830,000
1004A Port Road	\$925,000
116 Patuwai Drive	\$1,205,000
103B Barbara Ave	\$530,000
3/117 Esplanade Dr	\$1,170,000
623A Harbour View Rd	\$836,000
118 Mayfair Ave	\$790,000
211B Barrowclough Rd	\$865,000
147B Sharyn Place	\$485,000
100A Hilton Drive	\$520,000

315 Given Ave	\$875,000
115 Ngati Porou Pl	\$250,000
108 Fernleigh Glade	\$870,000
216A Tuck Road	\$1,007,000
216B Tuck Road	\$493,000
102 Kotuku Street	\$650,000
304 Linton Cres	\$805,000
117 Weka Street	\$630,000
516 Otahu Road	\$673,500

NB: Market statistics based on unconditional sales recorded with Property Smarts Data and collected from local real estate businesses during the prescribed period and as available on the date of publication. The above stated sales were made by ALL agencies in Whangamata - NOT just by Ray White. We have in preparing this document used our best endeavors to ensure the accuracy of all the information provided. We accept no liability or responsibility for any errors or inaccuracies and recommend that all recipients make their own enquiries to verify any information given. The information contained in this material is also not intended to form professional legal advice or legal opinion. Readers are advised to obtain their own specific legal advice.