



Property Update

Tawa to Pukerua Bay

04 237 5314

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CALL OR EMAIL FOR YOUR LOCAL AREA PROPERTY REPORT

How accurate are those online home valuations?

In a recent edition of their website newsletter 'REDnews', Westpac NZ gave an insight into online property valuations.

A house's worth generally depends on its location, size, and basic features. That's what an online valuation calculator uses to figure out what it's worth, alongside council information and sales of similar houses.

But these online valuations can be inaccurate, which has the potential to cause frustration for both buyers and sellers. There are several reasons for these inaccuracies:

- First, the online tools don't see inside your house. A house might be in perfect condition or extremely run-down – the computer model can't tell that.
- Second, sales data is based on settled sales, and it usually takes around three months to settle once the price is agreed. Sometimes the market can move in three months, so the data becomes out of date. Council Valuations (CVs) are also a big data point, and these can move around or be out of date too.
- Third, humans aren't always rational – we often buy houses based on emotion, resulting in prices driven up by FOMO or bidding wars. Even registered valuers can

provide very different prices for individual homes. There's no way to be certain about what a specific house will sell for, because people are unpredictable.

Why is my home valuation wrong?

Your online valuation is more likely to be off the mark if:

- Your home is unique or unusual compared to nearby houses. For instance, it might be very large, designed by a famous architect, or include a minor dwelling. You'll get a more accurate valuation if your property is like the neighbours' – an apartment, one of a block of townhouses, or part of a relatively new subdivision.
- There haven't been many sales in your suburb recently or there aren't many houses in your area. This means the algorithm doesn't have much recent data to draw on. Lots of sales means more data, which leads to greater accuracy.
- The market is moving fast, so prices are changing before settled sales prices catch up. This can go in either direction, but it's more common in a hot market. A

flat market like we've had recently gives more accurate prices.

- You've added features, but the online valuation tool is not aware of them. An extra bedroom, for example, won't be recognised by the online tools until the council updates its records.

How far off could my online valuation be?

Online valuation tools use the same information, so they tend to produce clustered results.

Homes.co.nz provide useful information on their accuracy:

- Small areas have lower accuracy, with a median error rate of up to 14% (November 2025).
- Accuracy is higher in the cities, but higher prices also mean that small inaccuracies by percentage are more significant in actual dollars.
- In most districts, at least 80% of valuations are within 20% of the sale price, but that's still a lot of wriggle room.

Get to know your market for the most accurate pricing

The best way to accurately price a house is to understand your local market. By viewing homes and then tracking their sale price, you will soon start to get a feel for what makes a house appealing to buyers and what direction prices are trending.

That will give you the extra information to more accurately price your own offer on a house or know what your home will likely sell for. www.westpac.co.nz

Prevention of mould in rental properties

Rental homes need to be free from mould and dampness before being rented out. During a tenancy, tenants need to keep the house well-aired and remove any mould straight away.

What the landlord should do to prevent mould

Dampness is often from external sources. Check that gutters are clear, and that downpipes and drainage are working.

Under the healthy homes' standards, landlords will need to make sure their rental properties have efficient drainage for the removal of storm water, surface water and ground water. The drainage system must include gutters, downpipes and drains for the removal of water from the roof.

If the rental property has an enclosed subfloor, a ground moisture barrier must be installed if it is reasonably practicable to do so. Landlords are not required to install alternative moisture barriers where installation of a polythene barrier isn't



reasonably practicable in the subfloor area.

What the tenant should do to prevent mould

Once you move in, you need to keep the house clean and tidy. This includes keeping it in a condition that doesn't encourage mould and damp. A well-aired, ventilated house is crucial to prevent mould.

You're most likely to have problems with damp and mould in autumn and winter. A dry, well-aired home is easier to heat and healthier for you and your family.

Open windows and doors whenever you can and open the curtains during the day.

Activities like cooking, bathing or drying clothes create moisture. To remove this from the house, open windows and use any extractor fans. www.tenancy.govt.nz

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Recent Tawa to Kapiti Residential Property Sales

Street	Area	Beds	Floor m ²	Land m ²	Sold	RV	Street	Area	Beds	Floor m ²	Land m ²	Sold	RV
John Burke Drive	Aotea	4	186	500	\$1,200,000	\$1,170,000	Matai Road	Raumati Beach	4	210	903	\$843,000	\$780,000
Wairau Lane	Aotea	3	179	582	\$1,127,000	\$1,150,000	Tui Road	Raumati Beach	4	142	935	\$860,000	\$840,000
Fiordland Place	Aotea	4	222	626	\$1,065,000	\$1,080,000	Tiromoana Road	Raumati South	3	170	1620	\$1,120,000	\$1,330,000
Queen Charlotte Drive	Aotea	3	214	662	\$1,605,000	\$1,330,000	Raroa Terrace	Tawa	3	106	250	\$810,000	\$820,000
Desert Gold Street	Ascot Park	3	120	529	\$665,000	\$590,000	Newnham Court	Tawa	4	190	572	\$1,010,000	\$930,000
Warspite Avenue	Ascot Park	3	90	577	\$636,500	\$680,000	Bishops Glen	Tawa	3	195	581	\$935,000	\$930,000
Northumberland Street	Cannons Creek	3	94	640	\$360,000	\$560,000	Redwood Avenue	Tawa	3	150	607	\$875,000	\$940,000
Aparangi Crescent	Elsdon	3	120	728	\$544,000	\$690,000	Taylor Terrace	Tawa	3	120	650	\$660,000	\$710,000
Koreke Close	Kenepuru	3	151	208	\$850,000	\$900,000	Davidson Crescent	Tawa	3	98	674	\$715,000	\$700,000
Koreke Close	Kenepuru	3	118	222	\$850,000	\$800,000	Kereru Bend	Tawa	4	140	696	\$740,000	\$705,000
Waerenga Road	Otaki	3	100	652	\$610,000	\$550,000	Redwood Avenue	Tawa	4	190	699	\$814,000	\$830,000
Freemans Road	Otaki	3	140	894	\$650,000	\$580,000	Kereru Bend	Tawa	3	213	810	\$900,000	\$930,000
Westpeak Way	Otaki	4	230	1155	\$900,000	\$830,000	Handyside Street	Tawa	3	100	830	\$780,000	\$740,000
Waerenga Road	Otaki	4	110	1256	\$695,000	\$700,000	Handyside Street	Tawa	3	125	868	\$921,000	\$830,000
Oriwa Crescent	Otaki	3	230	1285	\$790,000	\$830,000	Pembroke Street	Tawa	4	210	890	\$875,000	\$860,000
Marine Parade	Otaki Beach	2	70	507	\$650,000	\$620,000	Handyside Street	Tawa	5	180	900	\$835,000	\$800,000
Hewson Crescent	Otaki Beach	2	65	519	\$405,000	\$445,000	Fyvie Avenue	Tawa	3	250	911	\$780,000	\$910,000
Toi Street	Otaki Beach	3	160	582	\$545,000	\$600,000	Florio Terrace	Tawa	3	100	1348	\$780,000	\$800,000
Scott Avenue	Otaki Beach	2	119	587	\$587,500	\$580,000	State Highway 1	Te Horo	3	100	2341	\$705,000	\$700,000
Tilley Road	Paekakariki	2	64	511	\$510,000	\$600,000	Main Road	Titahi Bay	3	90	279	\$730,000	\$870,000
The Parade	Paekakariki	3	124	809	\$1,420,000	\$1,210,000	Mana Avenue	Titahi Bay	3	127	407	\$737,500	\$780,000
The Parade	Paekakariki	3	130	1035	\$1,180,000	\$1,180,000	Matatiro Street	Titahi Bay	3	110	446	\$750,000	\$680,000
Tweed Road	Papakowhai	3	240	513	\$920,000	\$910,000	Arene Grove	Titahi Bay	3	124	572	\$630,000	\$580,000
Thurso Grove	Papakowhai	4	200	543	\$830,000	\$900,000	Dimock Street	Titahi Bay	3	100	592	\$645,000	\$710,000
Eskdale Road	Papakowhai	5	220	597	\$1,080,000	\$950,000	Spur Grove	Titahi Bay	2	100	727	\$390,000	\$610,000
Jade Lane	Paraparaumu	3	170	290	\$835,000	\$850,000	Pikarere Street	Titahi Bay	3	121	1329	\$710,000	\$750,000
Langdale Avenue	Paraparaumu	3	140	402	\$732,500	\$720,000	Mahia Lane	Waikanae	3	172	502	\$895,000	\$880,000
Realm Drive	Paraparaumu	3	146	491	\$770,000	\$720,000	Kakariki Grove	Waikanae	4	232	531	\$1,278,000	\$1,200,000
Milne Drive	Paraparaumu	4	210	761	\$1,300,000	\$1,230,000	Kaiwaru Place	Waikanae	2	139	577	\$885,000	\$800,000
Kaitawa Crescent	Paraparaumu	4	124	809	\$820,000	\$690,000	Hurunui Street	Waikanae	3	160	674	\$780,000	\$840,000
Aorangi Road	Paraparaumu	3	143	818	\$820,000	\$750,000	Sylvan Avenue	Waikanae	3	140	809	\$806,023	\$750,000
Cascade Way	Paraparaumu	4	235	1017	\$1,203,000	\$1,030,000	Paretai Grove	Waikanae	2	110	811	\$680,000	\$620,000
Crown Hill	Paraparaumu	4	197	1121	\$915,000	\$850,000	Nimmo Avenue West	Waikanae	3	200	837	\$865,000	\$820,000
Nathan Avenue	Paraparaumu	3	140	350	\$950,000	\$920,000	Ngarara Road	Waikanae	3	200	842	\$943,000	\$880,000
Mazengarb Road	Paraparaumu	3	170	450	\$770,000	\$760,000	Hurworth Grove	Waikanae	3	139	859	\$800,000	\$760,000
Martin Road	Paraparaumu	4	290	495	\$1,300,000	\$1,100,000	Kakariki Grove	Waikanae	4	220	883	\$915,000	\$880,000
Manhattan Court	Paraparaumu	3	190	531	\$938,000	\$860,000	Millvale Street	Waikanae	3	220	993	\$1,200,000	\$820,000
Guildford Drive	Paraparaumu	3	190	562	\$902,500	\$810,000	Matipo Street	Waikanae	4	190	1007	\$1,232,500	\$1,000,000
Nathan Avenue	Paraparaumu	4	250	618	\$910,000	\$880,000	Te Moana Road	Waikanae	3	144	1012	\$870,000	\$810,000
Golf Road	Paraparaumu	3	167	648	\$1,275,000	\$1,120,000	Winara Avenue	Waikanae	3	190	1012	\$880,000	\$930,000
Leigh Place	Paraparaumu	4	220	673	\$1,125,000	\$960,000	Karu Crescent	Waikanae	3	130	1022	\$824,000	\$690,000
Taranui Way	Paraparaumu	4	257	691	\$1,600,000	\$1,460,000	Kotare Street	Waikanae	2	110	1086	\$750,000	\$830,000
Gray Avenue	Paraparaumu	4	152	715	\$675,000	\$650,000	Maple Lane	Waikanae	3	220	1277	\$1,140,000	\$1,020,000
Consort Close	Paraparaumu	4	220	766	\$1,065,000	\$930,000	Seddon Street	Waikanae	4	281	1332	\$1,250,000	\$1,500,000
Whyte Street	Paraparaumu	4	180	797	\$878,000	\$800,000	Ferndale Drive	Waikanae	3	200	1412	\$1,555,000	\$1,180,000
San Priamo Place	Paraparaumu	5	262	885	\$1,375,000	\$1,350,000	Goldie Place	Waikanae	2	95	636	\$795,000	\$665,000
Donovan Road	Paraparaumu	4	210	918	\$880,000	\$820,000	Titoki Road	Waikanae	3	98	657	\$723,000	\$780,000
Oakwood Grove	Paraparaumu	4	320	1116	\$1,200,000	\$1,130,000	Weggerly Drive	Waikanae	3	186	716	\$890,000	\$800,000
Mana Esplanade	Paremata	2	74	303	\$550,000	\$790,000	Waiheke Street	Waikanae	3	140	726	\$990,000	\$870,000
Marina View	Paremata	3	170	436	\$940,000	\$850,000	Tutere Street	Waikanae	4	240	749	\$1,630,000	\$1,470,000
Mana View Road	Paremata	3	115	503	\$930,000	\$880,000	Weggerly Drive	Waikanae	4	234	757	\$1,400,000	\$1,150,000
Bayview Road	Paremata	4	140	554	\$840,000	\$840,000	Weggerly Drive	Waikanae	4	258	877	\$1,230,000	\$990,000
Paremata Crescent	Paremata	3	70	582	\$735,000	\$800,000	Kawau Grove	Waikanae	3	140	889	\$1,165,000	\$970,000
Paremata Drive	Paremata	3	160	694	\$910,000	\$890,000	Marewa Place	Waikanae	3	199	958	\$1,010,000	\$1,030,000
Whitianga View	Paremata	5	143	1009	\$977,000	\$1,010,000	Arahura Crescent	Waitangirua	3	100	574	\$563,000	\$570,000
Steyne Avenue	Plimmerton	4	180	574	\$1,280,000	\$1,500,000	Holystone Road	Whitby	3	103	285	\$740,000	\$830,000
Gordon Road	Plimmerton	3	164	767	\$940,000	\$990,000	Holystone Road	Whitby	3	134	351	\$830,000	\$900,000
Motuhara Road	Plimmerton	4	230	1632	\$1,326,000	\$1,330,000	Moonsail Drive	Whitby	4	155	442	\$925,000	\$890,000
Raroa Place	Pukerua Bay	3	95	984	\$705,000	\$710,000	Spinnaker Drive	Whitby	3	160	593	\$861,000	\$780,000
Maher Place	Ranui	4	130	732	\$580,000	\$580,000	Albatross Close	Whitby	3	160	615	\$800,000	\$800,000
Arawhata Street	Ranui	4	184	918	\$916,000	\$850,000	Staithe Drive North	Whitby	3	180	633	\$685,000	\$780,000
Gear Terrace	Ranui	4	120	972	\$420,000	\$590,000	The Anchorage	Whitby	5	311	645	\$800,000	\$990,000
Chew Place	Ranui	3	93	1103	\$545,000	\$540,000	Endeavour Drive	Whitby	4	235	680	\$1,450,250	\$1,530,000
Kowhai Grove	Raumati Beach	3	180	469	\$850,000	\$800,000	Capstan Lane	Whitby	5	230	683	\$800,000	\$910,000
Avion Terrace	Raumati Beach	3	234	668	\$630,000	\$900,000	Flotilla Place	Whitby	4	191	700	\$980,000	\$1,100,000
Tui Road	Raumati Beach	3	180	809	\$918,000	\$740,000	Bosun Terrace	Whitby	4	220	819	\$965,000	\$1,010,000
Raumati Road	Raumati Beach	3	170	845	\$750,000	\$780,000							

This sampling of recent sales was extracted from data compiled by The Real Estate Institute of NZ and represents sales from all real estate companies in the area and not just Ray White. For privacy purposes no street numbers are published here.