

# Market Snapshot - April 2024

Provided by Ray White New Plymouth

## Total Sales by Quarter

|           | 2024/23 | 2023/22 | 2022/21 |
|-----------|---------|---------|---------|
| Mar - May | —       | 176     | 214     |
| Jun - Aug | 174     | 198     | 216     |
| Sep - Nov | 183     | 183     | 204     |
| Dec - Feb | 168     | 146     | 191     |

## Median House Sale Price

**\$719,000**

▲ 2.7% change vs. last year

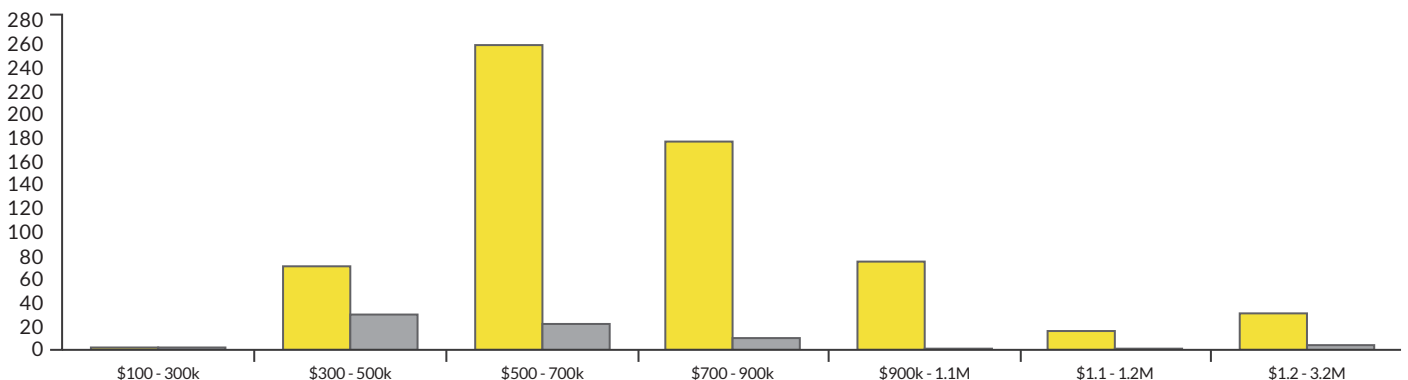
## Median Unit Sale Price

**\$542,500**

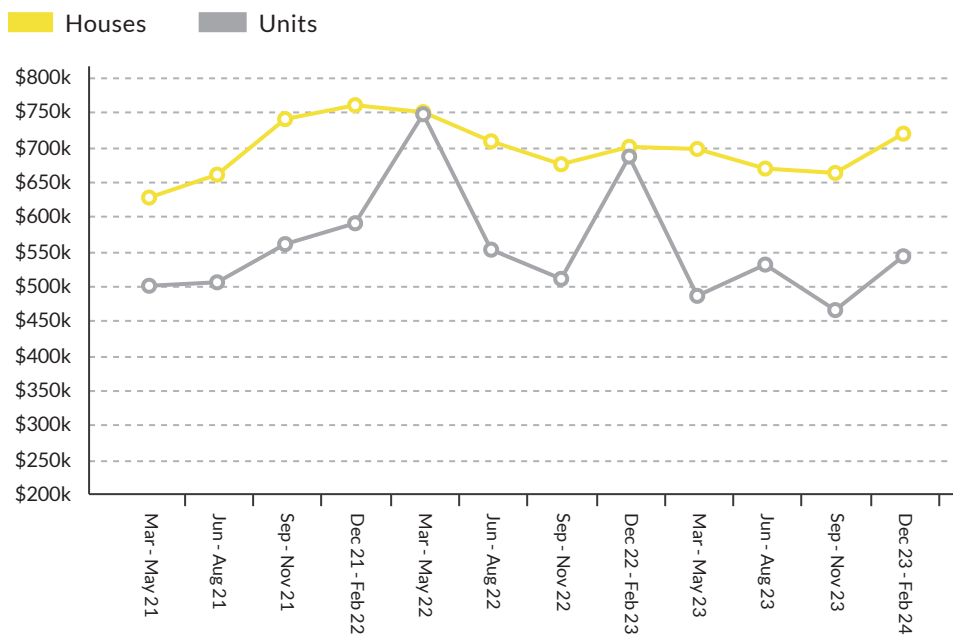
▼ -20.9% change vs. last year

## Sales By Price Range (Mar 2023 - Feb 2024)

■ Houses ■ Units



## Sold Median Price Trend



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## Recent Market Sales in Fitzroy, Bell Block, Ferndale, Lynmouth, New Plymouth, Blagdon, Brooklands, Frankleigh Park, Glen Avon, Mangorei, Vogelstown, Lower Vogelstown, Upper Vogelstown, Waiwhakaiho, Welbourn, Whalers Gate, Highlands Park, Hurdon, Spotswood, Marfell and Westown

| Address                       | Features | Property Type | Sold Price  | Sold Date   |
|-------------------------------|----------|---------------|-------------|-------------|
| 12 Marlin Terrace, Bell Block | 4 Beds   | House         | \$850,000   | 27 Mar 2024 |
| 65 Wallace Place, Westown     | 3 Beds   | House         | \$660,000   | 28 Mar 2024 |
| 41 Record Street, Fitzroy     | 2 Beds   | Unit          | \$505,000   | 29 Mar 2024 |
| 3 Wanaka Terrace, Bell Block  | 4 Beds   | House         | \$1,073,000 | 29 Mar 2024 |
| 5 Marlin Terrace, Bell Block  | 4 Beds   | House         | \$902,000   | 2 Apr 2024  |
| 43 Wallace Place, Westown     | 2 Beds   | Unit          | \$552,000   | 2 Apr 2024  |
| 2 Hood Place, Spotswood       | 3 Beds   | House         | \$596,000   | 2 Apr 2024  |
| 4 Poplar Grove, Whalers Gate  | 3 Beds   | House         | \$622,000   | 4 Apr 2024  |
| 27 Blagdon Road, Blagdon      | 3 Beds   | House         | \$355,000   | 4 Apr 2024  |
| 69 Wills Road, Bell Block     | 3 Beds   | House         | \$955,000   | 4 Apr 2024  |