

Auckland Housing Choice Slips to Lowest Level in Nearly Four Years

Choice at present in Auckland is severely restricted and Peter Thompson, Managing Director of Barfoot & Thompson said "Many current home owners appear to be putting off making decisions about property until they have a better feel for where the economy is heading."

At the end of June we had only 5067 properties on our books, the lowest number since August 2007.

Sales Volumes

Sales volumes for June increased across all focus areas when compared to the same month last year, with the exception of Pakuranga/Howick, where the number of sales fell 9%.

The areas showing the highest percentage increase in activity were Franklin Manakau (up 70% on last June), Rodney (up 68%) and

Central Auckland (up 64%). Sales in other focus areas were up by between 21 and 42%.

Although new listings were consistent with May and last June, the increase in sales has seen available listings at the end of the month dip to their lowest level in nearly four years, leaving buyers with restricted choice.

Sales for the year to June 2011 remain lower than for the year to June 2010 across all focus areas.

Average Sale Price by Focus Area

Although there was an overall easing of average prices by 1.6% on May and \$2000 on June last year, changes in individual focus areas range from a fall in average price of 19% (Rodney) to an increase of 22% (Pakuranga/Howick) on June last year.

(statistics and information sourced from Realestate.co.nz).

Auckland Stats

	Jul-10	Apr-11	May-11	Jun-11
Median List Price Auckland Dwelling	\$465,000	\$491,250	\$475,000	\$470,500
% change from previous month	0%	2.29%	-3.42%	-0.96%
Median Sale Price Auckland Dwelling	\$450,000	\$479,500	\$464,000	\$461,000
% change from previous month	0%	1.98%	-3.34%	-0.65%
Number of Sales Auckland Dwelling	1505	1854	2188	2096
% change from previous month	0%	-31.45%	15.27%	-4.39%

Remuera Stats

	Jul-10	Apr-11	May-11	Jun-11
Median Sale Price Remuera Dwelling	\$1,009,000	\$932,500	\$875,000	\$890,000
% change from previous month	0%	-4.02%	-6.57%	1.69%
Number of Day on Market Remuera Dwelling	42	29	50	35
% change from previous month	0%	-13.79%	42.00%	-42.86%
Number of Sales Remuera Dwelling	31	42	47	44
% change from previous month	0%	-61.90%	10.64%	-6.82%

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REMUERA CENTRAL NORTHERN SLOPES LISTING TO EARLY JUNE

Address	Company	List Price	CV
1/38 Benson Rd	Barfoot	Auction	\$450,000.00
7 Darwin Ln	Barfoot	\$6,500,000	\$1,950,000.00
28 Darwin Ln	Barfoots	Neg	\$3,250,000.00
14 Dempsey St	Harcourts	Auction	\$470,000.00
37 Entrican Ave	Harcourts	Neg	\$1,670,000.00
59B Lucerne Rd	Unlimited	Neg	\$1,580,000.00
108 Lucerne Rd	Barfoot	Neg	\$2,360,000.00
110A Lucerne Rd	Barfoot	Neg	\$1,820,000.00
18A Martin Ave	Ray White	Neg	\$1,460,000.00
10 Ngapuhi Rd	Barfoot	Auction	\$1,240,000.00
2/82 Ngapuhi Rd	Bayleys	Neg	
8/5 Orakei Rd	Bayleys	\$419,000	\$300,000.00
88 Orakei Rd	Boulgaris	\$1,350,000	\$1,220,000.00
181 Orakei Rd	Mike Pero	Neg	\$720,000.00
181A Orakei Rd	Barfoot	Neg	\$750,000.00
15 Tonks St	Bayleys	\$1,220,000	\$1,220,000.00
15 Upland Rd	Bayleys	Neg	\$1,290,000.00
22 Upland Rd	Bayleys	Neg	\$1,730,000.00
27 Upland Rd	Bayleys	Neg	\$2,570,000.00
154 Upland Rd	Ray White	Auction	\$1,580,000.00
128A Upland Rd	Harcourts	Neg	\$990,000.00
2/187 Upland Rd	Ray White	\$859,000	\$800,000.00
A1/190 Upland Rd	Harcourts	\$1,175,000	\$1,120,000.00
4 Woodley Ave	Bayleys	Neg	\$1,590,000.00

REMUERA CENTRAL NORTHERN SLOPES SALES TO MID JUNE 2011 SALES

Address	Sale Price	Sale Date	Type	Beds	Land Ares	Capital
40 Benson Rd	\$2,230,000	Apr-11	RD	4	1257	\$2,050,000
93 Lucerne Rd	\$2,100,000	May-11	RD	4	1011	\$2,070,000
138 Ngapuhi Rd	\$975,000	May-11	RH	4	849	\$880,000
14 Raumati Rd	\$1,129,000	Jun-11	RD	3	799	\$980,000
22A Upland Rd	\$3,380,000	Jun-11	RD	5	1326	\$3,560,000
27B Upland Rd	\$1,160,000	Jun-11	RD	0		\$1,410,000
27C Upland Rd	\$1,435,000	Mar-11	RD	5		\$1,550,000
38 Upland Rd	\$1,275,000	Jul-11	RD	3	653	\$1,480,000
192B Upland Rd	\$700,000	Jun-11	RD	3	779	\$980,000

JUST LISTED

4 MacMurray Road, Remuera

On approximately 766m2 (6a Zone: 1per 375m2) this 1920'2 bungalow features beautiful timber floors and a generous stud allowing good light and a spacious feel. Re-designed over the years for multiple uses but would easily revert back to family home. Double GZ. Possible commercial use.
Open Sat/Sun 1-1.30 Auction 10 August, (unless sold prior) City Rooms.



17 Rotomahana Terrace, Remuera

The owners have redesigned the living spaces of this family bungalow to maximize sun and space giving it a modern edge whilst retaining some of its character features. Beautifully presented with warm welcoming feel it offers comfortable living as is with plenty of opportunity to further enhance and add value. Essential viewing.
Open Sat/Sun 12-12.30 Auction 17 August, (unless sold prior) City Rooms.



Whilst we have taken all care in sourcing the information in our fact sheet we can take no responsibility for its accuracy.

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