



Orewa	Sale Price	CV	Difference	% Change
Tawa Place	\$1,171,000.00	\$1,350,000.00	-\$179,000	-13%
Roberta Crescent	\$970,000.00	\$980,000.00	-\$10,000	-1%
Hibiscus Coast HWay	\$865,000.00	\$900,000.00	-\$35,000	-4%
Godfrey Drive	\$1,090,000.00	\$1,100,000.00	-\$10,000	-1%
Florence Avenue	\$770,000.00	\$800,000.00	-\$30,000	-4%
Davey Crescent	\$1,400,000.00	\$590,000.00	\$810,000	137%
Panorama Heights	\$925,000.00	\$970,000.00	-\$45,000	-5%
Florence Avenue	\$870,000.00	\$950,000.00	-\$80,000	-8%
Centreway Road	\$790,000.00	\$850,000.00	-\$60,000	-7%
Settlers Grove	\$1,200,000.00	\$1,150,000.00	\$50,000	4%
Bine Crescent	\$1,155,000.00	\$1,225,000.00	-\$70,000	-6%
Kath Hopper Drive	\$1,006,000.00	\$990,000.00	\$16,000	2%
Eaves Bush Parade	\$1,250,000.00	\$1,330,000.00	-\$80,000	-6%
Godfrey Drive	\$1,200,000.00	\$1,250,000.00	-\$50,000	-4%
Godfrey Drive	\$1,245,000.00	\$1,275,000.00	-\$30,000	-2%
Tauranga Place	\$970,000.00	\$1,075,000.00	-\$105,000	-10%
Maire Road	\$1,070,000.00	\$1,325,000.00	-\$255,000	-19%
Maygrove Drive	\$1,040,000.00	\$1,075,000.00	-\$35,000	-3%
Kath Hopper Drive	\$1,100,000.00	\$1,025,000.00	\$75,000	7%
Roberta Crescent	\$851,000.00	\$870,000.00	-\$19,000	-2%
Millennial Way	\$768,500.00	\$770,000.00	-\$1,500	0%
Lakeside Drive	\$1,300,000.00	\$1,250,000.00	\$50,000	4%
Waru Nui Court	\$878,500.00	\$940,000.00	-\$61,500	-7%
Rakau Views	\$905,000.00	\$990,000.00	-\$85,000	-9%
Fern Court	\$1,250,000.00	\$1,250,000.00	\$0	0%
Bine Crescent	\$450,000.00	\$560,000.00	-\$110,000	-20%
West Hoe Heights	\$1,755,000.00	\$2,000,000.00	-\$245,000	-12%
Panorama Heights	\$912,000.00	\$950,000.00	-\$38,000	-4%
Hibiscus Coast HWay	\$730,000.00	\$730,000.00	\$0	0%
Weiti Road	\$895,000.00	\$880,000.00	\$15,000	2%
Puriri Avenue	\$755,000.00	\$740,000.00	\$15,000	2%
Forest Glen	\$1,000,000.00	\$990,000.00	\$10,000	1%
Tamariki Avenue	\$380,000.00	\$430,000.00	-\$50,000	-12%
Maka Terrace	\$1,200,000.00	\$1,200,000.00	\$0	0%
Parkside Drive	\$780,000.00	\$830,000.00	-\$50,000	-6%
Tamariki Avenue	\$712,000.00	\$690,000.00	\$22,000	3%
Milton Road	\$1,080,000.00	\$1,025,000.00	\$55,000	5%
Red Beach	Sale Price	CV	Difference	% Change
Gilshennan Valley	\$552,500.00	\$690,000.00	-\$137,500.00	-20%
Pohutukawa Avenue	\$1,350,000.00	\$1,475,000.00	-\$125,000.00	-8%
Hibiscus Coast HWay	\$630,000.00	\$640,000.00	-\$10,000.00	-2%
Symes Drive	\$530,000.00	\$620,000.00	-\$90,000.00	-15%
Barnacle Rise	\$988,800.00	\$990,000.00	-\$1,200.00	0%
Jelas Road	\$925,000.00	\$990,000.00	-\$65,000.00	-7%
Loretta Place	\$843,800.00	\$910,000.00	-\$66,200.00	-7%
Rosario Crescent	\$725,000.00	\$780,000.00	-\$55,000.00	-7%
Bay Street	\$700,000.00	\$690,000.00	\$10,000.00	1%
Whangaparaoa Road	\$840,000.00	\$800,000.00	\$40,000.00	5%
Kukuwai Avenue	\$1,083,000.00	\$1,125,000.00	-\$42,000.00	-4%
Marellen Drive	\$822,000.00	\$850,000.00	-\$28,000.00	-3%

Stillwater	Sale Price	CV	Difference	% Change
No recorded sales				
Hatfields Beach	Sale Price	CV	Difference	% Change
Hammond Avenue	\$917,000.00	\$870,000.00	\$47,000.00	5%
Otanerua Road	\$918,000.00	\$1,000,000.00	-\$82,000.00	-8%
Hillcrest Road	\$950,000.00	\$1,200,000.00	-\$250,000.00	-21%
Hillcrest Road	\$1,725,000.00	\$1,350,000.00	\$375,000.00	28%
Total	Number of sales Number sales below CV % of sales below CV Av difference between sale and CV			53 38 72% -\$20,677

Key

Sold below GV in red;

Black = above or equal to G.V;

Blue is for sections

Please note, while all care has been taken in the preparation of the above statistical assessments they are only intended as an overview of the current market in relation to Government valuations.

Sales listed above have been achieved by several different Real Estate Agencies across the Region.

Source: REINZ