

4th Quarter 2022

RayWhite

What's happened in Whangamata?

The last 3 months of the year are usually when we see a flurry of activity leading into Christmas. However, last year was different with record low sales made in the final 3 months of the year. This has led to the lowest number of sales in a calendar year for over a decade. Continued negative market sentiment, increases in interest rates, and more and more options for buyers have resulted in buyers taking their time. It will be very interesting to see what 2023 brings. ■

Median House Price
for Q4 2022
\$1,105,000

32
sales
4th Quarter
2022

Total Value of Sales
for Q4 2022
\$40,729,203

8%
last quarter

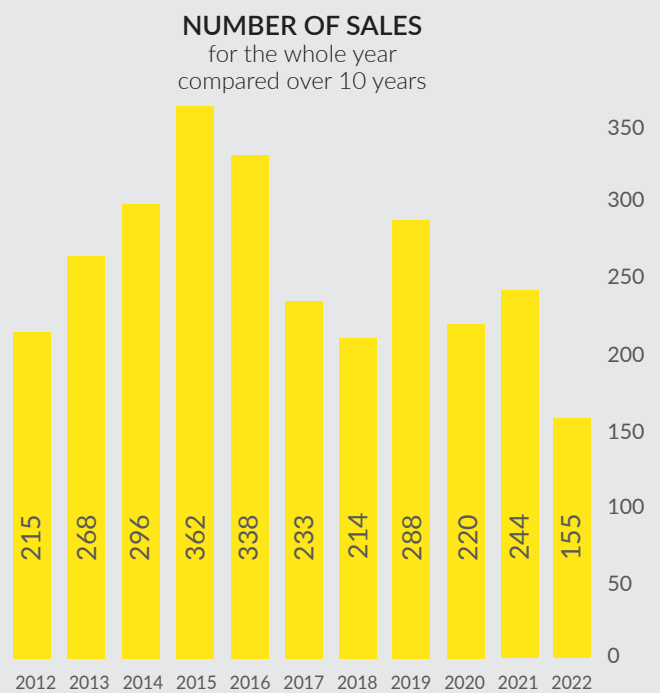
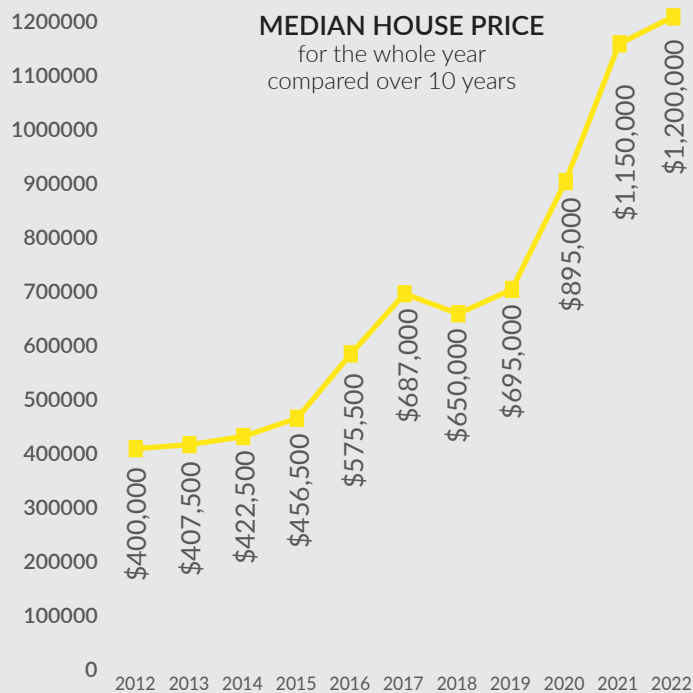
15%
same quarter
last year

33%
last quarter

41%
same quarter
last year

12%
last quarter

49%
same quarter
last year



Sold Properties in Whangamata from October - December 2022

October 2022

100 Pacific View Drive	\$1,600,000
105 B Leander Road	\$980,000
305 Papanui Road	\$1,250,000
127 Williamson Road	\$2,190,000
203 A Otahu Road	\$790,203
115 Seabreeze Lane	\$1,310,000
102 Bond Street	\$3,100,000
109 A Hunt Road	\$3,950,000
705 B Martyn Road	\$1,330,000
303 B Tamaki Road	\$1,110,000
111 Mayfair Avenue	\$1,100,000
19 Campbell Close	\$625,000
103 A Seaview Road	\$1,630,000
151 B Mayfair Avenue	\$855,000
101 Tukere Drive	\$950,000
101 Aberdeen Place	\$1,100,000
105 B Ocean Road	\$1,395,000

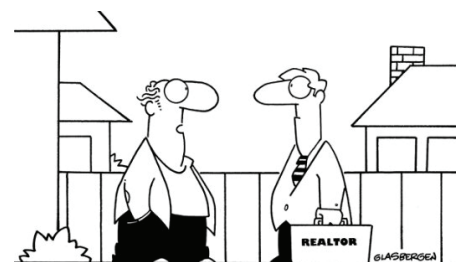
November 2022

104 Rangitua Street	\$930,000
225 B Chartwell Avenue	\$775,000
532 Otahu Road	\$1,810,000
113 A Otahu Road	\$687,000
7/315 Beverley Terrace	\$125,000
Lot 1 216 Otahu Road	\$655,000
118 Charleston Avenue	\$1,200,000
600 B Rutherford Road	\$1,600,000
211 A Williamson Road	\$1,420,000
102 A Ocean Road	\$822,000
228 Hauturu Street	\$1,260,000

December 2022

123 B Everitt Crescent	\$865,000
115 Brook Place	\$1,400,000
136 Isabel Street	\$1,050,000
104 Patiki Place	\$865,000

59%
of properties
sold for over a
million dollars



"We're asking for three million dollars, but if it doesn't sell quickly, we're willing to settle for forty thousand."

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.