



SPOTLIGHT ON COATESVILLE

Some 30 kilometres northwest of Central Auckland sits Coatesville, an upscale rural community that offers an incomparable blend of town access and country life. Properties here sold for an average \$3 million during September, reflecting piqued buyer interests in large lifestyle sites. Boasting a high proportion of modern architecturally designed homes, which contrast against original homesteads; the community, whilst having easy

access to amenities, enjoys a close-knit atmosphere serviced by treasured local cafes Black Cottage and Fernielea. Day trippers are once again flocking to its famed Sunday Farmer's Market, while biking and hiking in nearby Riverhead Forest or along Sanders Park and the Three Streams Reserve are best topped off with a cold beer at New Zealand's oldest riverside pub, the Riverhead Tavern. Properties listed for sale in Coatesville can be found on pages X-X.

NORTH

\$1,882,227

average sale value September 2022

-11%
y/y

-53%
volume y/y

WEST

\$1,445,000

average sale value September 2022

-9%
y/y

+133%
volume y/y

EAST

\$2,590,000

average sale value September 2022

+60%
y/y

-55%
volume y/y

SOUTH

\$3,480,200

average sale value September 2022

+120%
y/y

-62%
volume y/y

Source: REINZ unconditional sales data

Regional **view**
Auckland lifestyle



RAYMOND MOUNTFORT
REGIONAL GENERAL MANAGER
BAYLEYS LIFESTYLE

Recent sales data reflects volatility across the lifestyle market, and the continuing trend toward converting large tracts of land for residential development makes the data difficult to decipher.

Despite this, Bayleys salespeople report a steady level of interest from buyers across the region and an increase in expatriate enquiry for larger high-value homes on legacy **land holdings**.

Kiwis continue to romanticise lifestyle properties in the wake of the pandemic, and locations with a vibrant village atmosphere and strong transit connections continue to benefit from increased activity, especially as buyers emerge from their winter hibernation.

Over the next few months, there will be a lift in interest for waterfront properties as the Kiwi summer sees us fall in love with the beach, river and lake all over again. Activity in the sector is expected to support the residential sales sector to year-end, and for holiday house hunters our dedicated waterfront and lifestyle sales experts welcome the chance to connect you with your next dream property.

For sellers looking to take advantage of increasing interest levels, the end-of-year deadline is looming, and with global uncertainty ahead, it may just be the best time all year to make your move.

MARKET METRICS: AUCKLAND LIFESTYLE

\$1,873,300

AVERAGE SALE VALUE

4.346ha

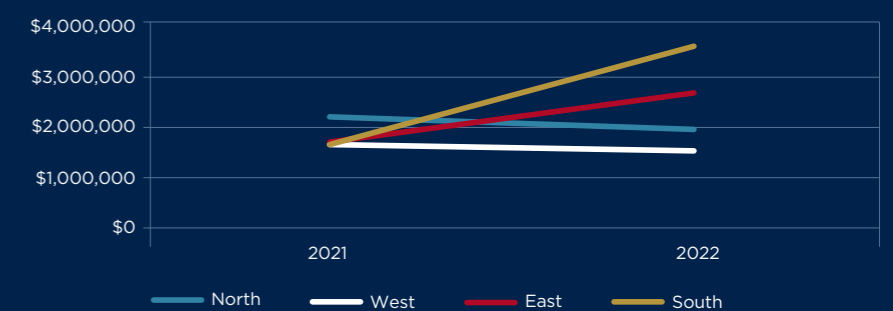
AVERAGE LAND SIZE

203

PROPERTIES SOLD

Source: REINZ unconditional sales data,
3 months to September 2022

AVERAGE SALE VALUE BY REGION AUCKLAND LIFESTYLE SEPTEMBER 2021 VS 2022



Source: REINZ unconditional sales data