



# Regional view Auckland lifestyle

## SPOTLIGHT ON KARAKA

Positioned just 25 minutes drive south of Auckland's CBD, Karaka is a popular lifestyle destination that combines the tranquillity of country living with the convenience of urban accessibility. A haven for horse lovers given the community's strong equestrian background, green pastures are flanked by rolling hillsides and a picturesque landscape is maximised by hiking

trails, cycleways, golf courses and the Auckland Botanic Gardens. Properties here net a median sale price of \$2.07 million currently and are predominantly occupied by families and long-time residents attracted by schooling options and the best blend of Auckland's rural/urban offerings.

Properties listed for sale in Karaka can be found on pages X-X.

### NORTH

**\$1,914,222**

average sale value March 2023

**-16%**

y/y

**0%**

volume y/y

### WEST

**\$2,018,500**

average sale value March 2023

**-45%**

y/y

**-67%**

volume y/y

### EAST

**\$2,081,273**

average sale value March 2023

**-16%**

y/y

**-35%**

volume y/y

### SOUTH

**\$1,701,589**

average sale value March 2023

**-13%**

y/y

**-51%**

volume y/y

Source: REINZ unconditional sales data



**RAYMOND MOUNTFORT**  
REGIONAL GENERAL MANAGER  
BAYLEYS LIFESTYLE

In line with the broader residential sales market, the lifestyle sector has not been immune to the economic cycle. However, encouraging signs are appearing, with buyer activity picking up in recent weeks.

Properties are spending longer on the market before selling. Reflective of a combination of buyer hesitation and sellers increasingly engaging in negotiations.

Prime properties in the Golden Triangle economic hub between Auckland, Hamilton and Tauranga continue to net the highest prices per hectare, given relative accessibility and local investment. Our dedicated lifestyle sales team is fortunate to hold some quality listings in this area.

These properties present excellent buying opportunities for those engaged with the market. As with every market cycle, there's an abundance of potential, and our team is observing the encouraging effect of the current environment on a new wave of lifestyle property ownership.

Looking to the months ahead, we expect sentiment to rise slowly and steadily, although the economic climate will remain front-and-centre, dictating purchasing decision-making. For those considering their options, our team welcomes your enquiry on any of our listings or if you'd like more information about the lifestyle market more specifically.

### MARKET METRICS: AUCKLAND LIFESTYLE

**\$2,004,748**

AVERAGE SALE VALUE

**2.25ha**

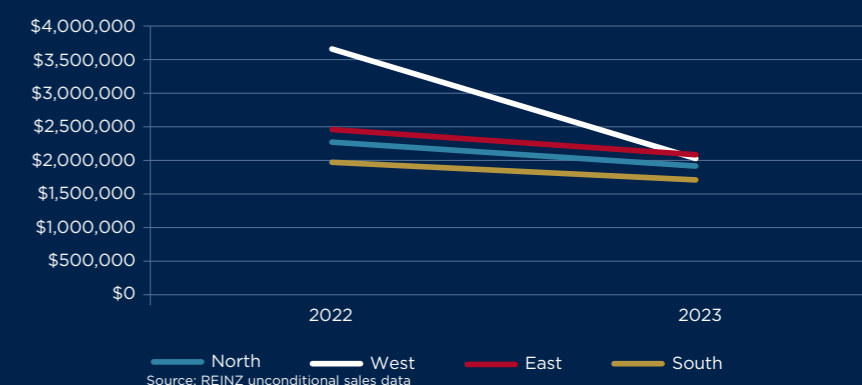
AVERAGE LAND SIZE

**142**

PROPERTIES SOLD

Source: REINZ unconditional sales data,  
3 months to March 2023

### AVERAGE SALE VALUE BY REGION AUCKLAND LIFESTYLE MARCH 2022 VS 2023



Source: REINZ unconditional sales data