

The top-selling streets in Auckland

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North Shore suburbs took the lion's share of the 2012 list but do not feature on this year's hot list



Hillsborough Rd resident Ziggy Robinson was surprised to learn his street has had the most house sales in Auckland in the past year. Photo / NZ Herald

With 38 homes sold in the past year, Hillsborough Rd has seen more buyers come and go than any other street in Auckland.

And residents suspect it may be the noise that's driving people away.

Seven streets located past the city's western fringe feature on a list of the top 10 biggest-selling residential roads, when apartments are taken out of the equation.

Although the Lynfield/Hillsborough spot is a long stretch of road — about 5.7km — the sales still represented 8 per cent of the street's 451 houses, according to CoreLogic figures provided to the *Herald* for the 12 months to December 31.

The median sales price for the street was \$645,000, just above the Real Estate Institute's most recent total Auckland median of \$637,000.

Two properties on the street sold twice last year and saw rapid increases in price in a matter of months.

Number 184b sold for \$540,000 in March, and \$640,000 in August — a \$100,000 profit in five months. The 1970s three-bedroom weatherboard had a council value of \$500,000.

Number 96 sold for \$597,000 in July, and \$662,000 in November, a profit of \$65,000 in four months. The 1940s three-bedroom concrete home had a CV of \$460,000.

The road is home to several amenities, including Countdown supermarket, Pizza Hut, Waikowhai Primary School, Hillsborough Pre-School, Monte Cecilia School and the Maungakiekie Golf Club. It has a walkway leading onto the Manukau Coastal Walkway.

Resident Zilly Robinson, 22, moved onto the street about 10 weeks ago with his fiancée Becca Meadows, 22. They had previously lived in Hamilton and Mr Robinson said the noisy road was taking some getting used to.

"It's really, really loud. We can't hear the noise from our bedroom, but you can when you're sitting in the lounge." But the area was close to Unitec, where he studied contemporary dance.

I don't think people would see West Auckland and think of it as the poor cousin any longer.

Hayden Duncan, Harcourts chief executive

He was surprised to hear it was the top-selling street as house prices in the suburb and wider Auckland were "getting ridiculous".

His neighbour, who did not want to be named, is selling her three-bedroom 1950 weatherboard where she has lived for the past eight years.

She was moving to a "nicer house" in Browns Bay and was looking forward to getting away from the noise.

When the Herald last asked for the list of top-selling streets in 2012, North Shore suburbs dominated with Glenfield's Manuka Rd at the top after 45 sales in the previous 12 months. Only one western suburb featured.

This year, no North Shore suburbs featured.

Papakura street Old Wairoa Rd and two in Takanini were the only spots outside the western rim. There were four Massey streets, one in Glen Eden and one in Avondale.

Massey's 5.4km-long Don Buck Rd was second on the list with 37 sales, or 8 per cent of its 456 homes.

The street on the list that would have noticed the biggest shift in neighbours was Takanini's small Popokatea Drive, with almost 50 per cent of its 52 homes sold.

Harcourts chief executive Hayden Duncan said the number of available properties in central Auckland and on the North Shore was drying up.

"When you compare it to the markets that were seeing the volumes of transactions two years ago or five years ago, quite a lot of that was based on infill housing, where you look at the North Shore, the inner-city suburbs, there's not a great deal of opportunity for infill housing, like there is in West Auckland.

"I don't think people would see West Auckland and think of it as the poor cousin any longer," Mr Duncan said.

With apartments, the top 10 biggest-selling streets are all in central Auckland or the nearby Grafton, with Hobson St at the top with 197 sales.

Other streets included Nelson St, Queen St, Wakefield St and Albert St

Hobson St also topped the list in 2012 and the other streets were also all on the list.

When looking at the whole country, the latest figures showed Papamoa Beach Rd in Papamoa, Tauranga, tops the list after 56 sales, although the road is 10.3km long with 753 homes. The only other non-Auckland road on the nationwide list, is Ocean Beach Rd in Mt Maunganui.

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