HelenShaw.



Scan to visit my website for local Real Estate information
www.helenshaw.co.nz

5 Star Service Star Rating

M: 021 743 536 | **E**: helen.shaw@harcourts.co.nz | www.helenshaw.co.nz

Market Update.

As we move towards the New Year buyer activity is still steady. We are seeing a market that feels increasingly balanced, with buyers becoming more decisive while sellers are gaining greater understanding of market conditions. There is still plenty of choice for buyers, but quality homes that are well-presented, realistically priced and offer the right combination of location, lifestyle and school zone are continuing to attract strong attention. For sellers, the key remains getting the fundamentals right - price, presentation and marketing. Homes that are positioned correctly from day one are giving themselves the best opportunity to create competition and achieve a strong result. We are currently working with a strong pool of quality buyers looking across a broad range of North Shore homes.

If you're considering a move later in the year or the beginning of next year, it's worth having a conversation early. No pressure - just a clear picture of what your home could be worth in today's market, what buyers are looking for and the different marketing options available to you. If you're looking to buy, we have access to a range of opportunities both on and off the market. If you're searching for a particular home on the North Shore, get in touch and we can let you know what may be coming up that could suit.

Scan to read my Rate My Agent reviews

NEW BUYING OPPORTUNITIES.

Our live auction platform is a great way to see how we conduct our auctions.
https://www.cooperandco.co.nz/live-auctions/











HS. Helen Shaw.

Harcourts Cooper & Co



SOLD $950,000. Forrest Hill



SOLD $1,220,000. Sunnynook



SOLD $623,000. Milford



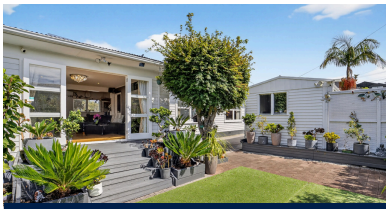
SOLD $2,150,000. Milford



SOLD $1,275,000. Mairangi Bay



SOLD $1,185,500. Milford



SOLD $1,270,800. Milford



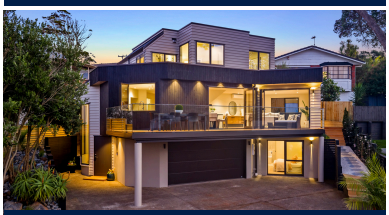
SOLD $2,425,000. Milford



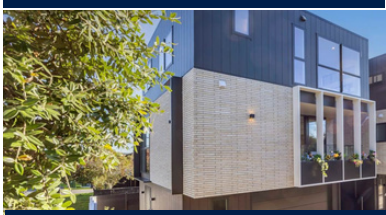
SOLD $1,431,000. Sunnynook



SOLD $1,757,500. Milford



SOLD $2,150,000. Castor Bay



SOLD. Takapuna



SOLD $1,321,000. Mairangi Bay



SOLD $1,485,000. Belmont



SOLD $1,318,000. Browns Bay



SOLD $590,000. Milford



SOLD $1,428,000. Mairangi Bay



SOLD $2,980,000. Milford



SOLD. Forrest Hill



SOLD $1,295,500. Forrest Hill

Median Sales Results For The Last Three Months.

SUBURB	JULY 2026	NO. OF SALES	DAYS TO SELL	AUGUST 2026	NO. OF SALES	DAYS TO SELL	SEPTEMBER 2026	NO. OF SALES	DAYS TO SELL
Albany	$825,000	5	90	$1,050,000	11	74	$840,000	7	115
Browns Bay	$1,200,000	25	55	$1,023,000	13	44	$1,240,000	13	65
Forrest Hill	$1,267,000	10	49	$1,160,000	9	93	$1,202,000	7	42
Glenfield	$950,000	26	77	$940,000	20	57	$860,000	19	53
Hillcrest	$1,125,000	15	38	$1,250,000	10	61	$1,170,000	10	53
Mairangi Bay	$1,560,000	11	43	$1,285,000	9	40	$1,325,000	8	48
Milford	$1,900,000	11	47	$2,602,000	7	45	$1,250,000	14	40
Sunnynook	$1,305,000	7	43	**	4	**	$1,172,000	6	24
Takapuna	$1,179,000	9	60	$1,100,000	12	55	$1,065,000	9	72
Torbay	$1,145,000	19	59	$1,070,000	11	58	$1,185,000	12	35

Statistics sourced from the Real Estate Institute of New Zealand. No responsibility taken for its accuracy.
**Insufficient sales data or no sales data available from REINZ.

HS. Helen Shaw. (BSc, MSc)

Harcourts Cooper & Co
Licensed Agent REAA 2008