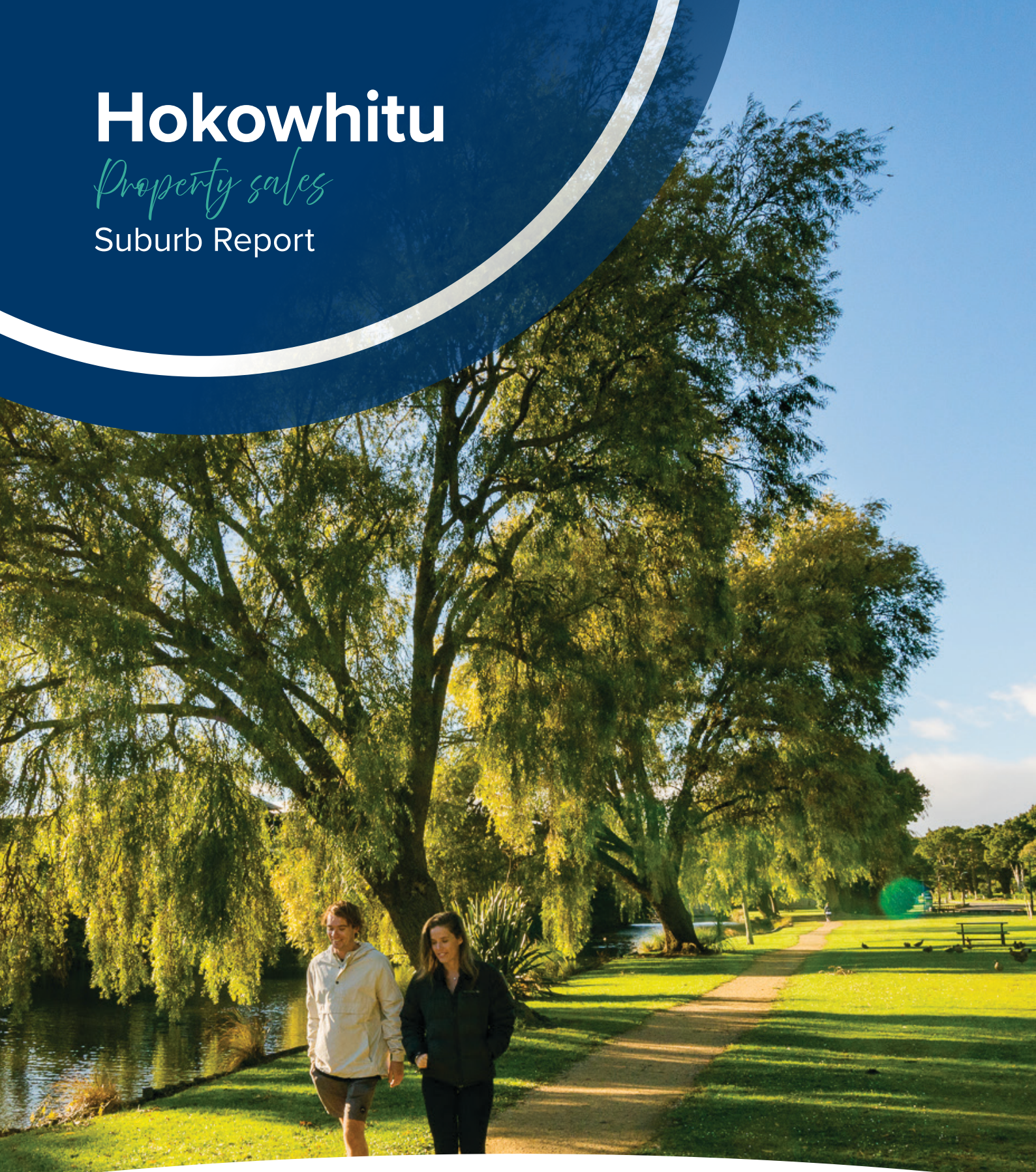


# Hokowhitu

*Property sales*

Suburb Report



watson  
INTEGRITY

# Welcome!

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Welcome to our update on the Hokowhitu suburb in Palmerston North! We hope this analysis of recently sold properties and the current market data helps you as a property owner or potential purchaser.

Hokowhitu continues to be a popular area for buyers and there has been some fantastic sales results in the area recently. You'll see from our market snapshot that sale prices on average are only down 4% over last year and down 1% in the last three years.

If you're interested in this area, or you'd just like more information on recent sales or market statistics then please give us a call, we're always happy to have a no-obligation chat about

anything property related! Alternatively, pop into our office on Broadway Avenue for a chat.

If you are thinking of selling your current home then do give us a call for a free market appraisal to see how the value of your home stacks up, you might be pleasantly surprised!



## Why work with us?

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Integrity is not just a part of our name; it forms the foundation of every action we take. As a local family-owned and run company, we stand behind everything we do.

We provide competitive commission rates, an unwavering service guarantee, and a

dedicated team committed to guiding you through every step of the process. You're in good company, with Watson Integrity.

### WATSON INTEGRITY SOLD PROPERTIES:



STATISTICS BASED ON REINZ DATA FROM THE PREVIOUS 12 MONTHS AS OF 29 NOV 2024



\$770k

Median Sale Price



48

Days to Sell



153

Property Sales

Sale Price Trends:



Over The Last Year



Over The Last 3 Years

RECENT SOLD PROPERTIES IN HOKOWHITU:

Address	Property Features	Sold Date	Rateable Value	Sale Price
26 Manapouri Cres	5  3	Nov-24	\$1,140,000	\$1,120,000
36 B Lincoln Terrace	3  2	Nov-24	\$1,410,000	\$1,340,000
168 A Te Awe Awe St	4  2	Nov-24	\$1,000,000	\$805,000
179 A Victoria Avenue	3  2	Nov-24	\$835,000	\$685,000
65 Collingwood St	4  3	Nov-24	\$1,050,000	\$905,000
10 Dorset Crescent	3  1	Nov-24	\$700,000	\$565,000
234 Victoria Avenue	3  2	Nov-24	\$850,000	\$752,000
3 Moana Street	4  1	Nov-24	\$800,000	\$646,000
9 Anderson Street	2  1	Nov-24	\$610,000	\$450,000
4 Chilton Grove	3  2	Nov-24	\$940,000	\$845,000
146C Victoria Avenue	2  1	Nov-24	\$530,000	\$425,000
34 Ihaka Street	5  3	Oct-24	\$1,800,000	\$1,750,000

YOU'RE IN **GOOD COMPANY**



# Hokowhitu

## Suburb Report

### Location

Long regarded as the top suburb to purchase a home in Palmerston North, the Hokowhitu suburb approaches the CBD on one side and the Manawatu River on the other. Built on generally flat land, the suburb has been subject to a great deal of infill housing over recent years. Therefore we see a large mixture of properties either being well over 100 years old or ultra-modern and everything in-between.

### Points of Interest

- Sunday Farmers Market (3rd Sunday of each Month)
- Hokowhitu Lagoon
- Manawatu Golf Course
- Popular shopping centre on Albert Street
- Fat Farmer Restaurant
- Hokowhitu Bowling Club

### Schools

- Hokowhitu Primary School
- Winchester Primary School
- St James School
- Girls High School
- College St Normal

### Parks and Reserves

- Hokowhitu Domain
- Milverton Park
- Centennial Drive Reserve
- Jickell Street Reserve
- River Walkway



# WIN | One of 10 MASSIVE Christmas Hams!

The Watson Integrity family are spreading the Christmas cheer and giving away 10 MASSIVE Christmas hams to local families across all our branches! Nominate someone you'd like to surprise this Christmas and you and the person you nominate will go into the draw to win a Christmas ham worth \$150.

TO ENTER: Scan the QR Code or go directly to the online form at [watsonrealestate.nz/christmas](https://www.watsonrealestate.nz/christmas)



Entries close on Thursday 12th December 2024 and winners will be notified by phone.