



BLOCKHOUSE BAY

14 Feb 2023

Your Local Suburb Guide



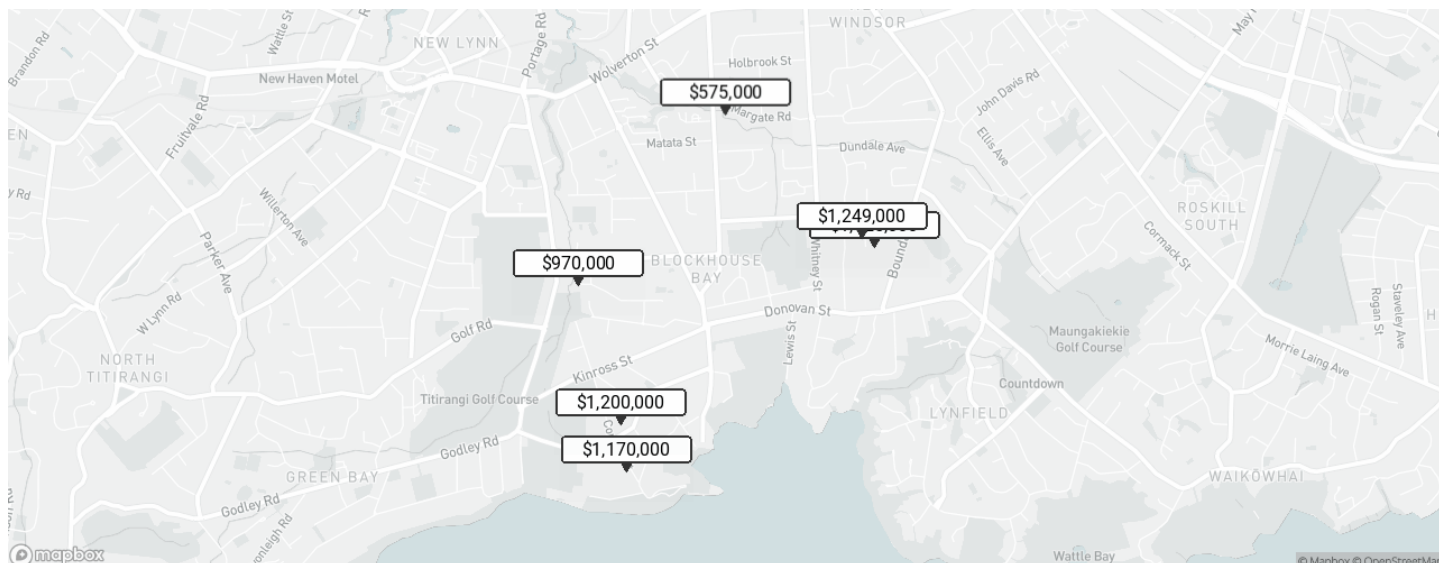
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What's happening in your local market? **BLOCKHOUSE BAY**

Recent Sales across all agent brands



Market Snapshot



146

Total
Sales



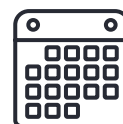
\$1,225,000

Median
Sales Price



-3.5%

Monthly Increase
In Median Price



40

Median
Days To Sell

Rental Snapshot



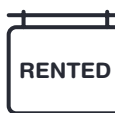
\$630

Median Asking
Weekly Rent



2.6%

Rental
Yield



462

Number
Of Rentals

Overview

Blockhouse Bay, Auckland has seen property prices increase 25.1% over the past three years and decrease by -9.9% in the last 12 months.

If you'd bought a home three years ago in Blockhouse Bay, Auckland you'd have paid \$979,000 in 2020, while in 2023 the same property now costs \$1,225,000.

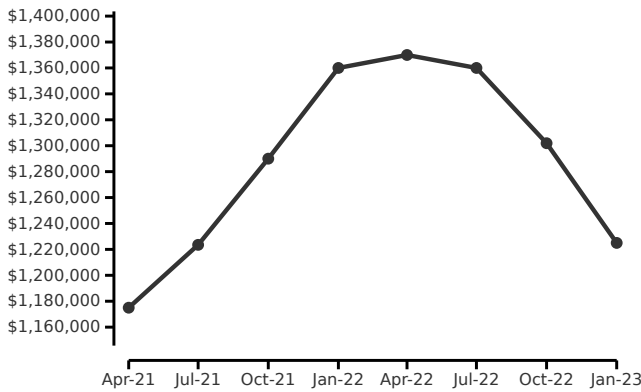


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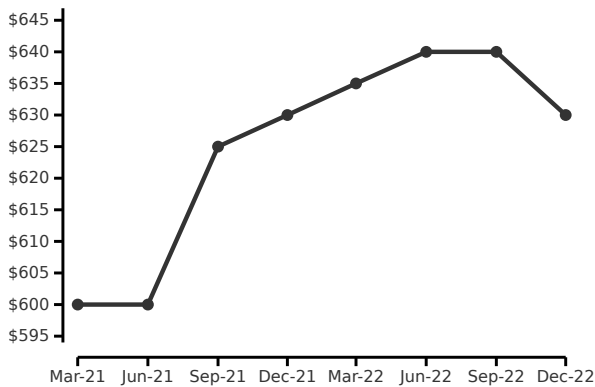
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Median Sales Price



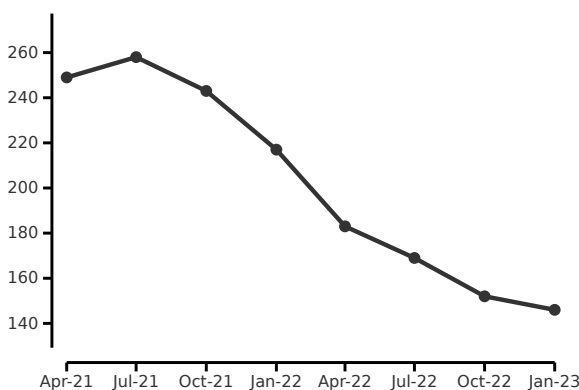
Median Rent



Suburb Comparison Median Sales Price

Lynfield \$1,288,000

Number of Properties Sold



What's happening in our market?

Property has not performed well in Blockhouse Bay, Auckland with prices declining -9.9% over the past 12 months.

Sales and rentals

There have been 146 properties sold in Blockhouse Bay, Auckland over the past 12 months, totalling \$177.89m.

Homes are currently selling slower than last year at 40 days on market, compared to 32 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$630 a week.

When you calculate that against the current median sales price, the rental return is currently 2.6%.

Why are these stats so important?

The default period for data capture in this report is 12 months unless otherwise stated and the report uses median prices which is the 'middle' price of a dataset captured over time. Medians are regarded statistically as more reliable than an average as it is not skewed by pricing extremes. It is always valuable to look at the types of properties that are selling in the suburb to get an understanding of the quality of homes and their features that are selling at different price points.

What's my property worth?

The information provided in this report is general in nature. Growth rates are provided for guidance and based on the historical performance of the suburb and are not a guarantee of future performance. To understand what your property is worth, don't hesitate to get in touch for a free appraisal so that we can discuss how the market's current performance is specifically relevant to your home.



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Recent Sales across all agent brands

BLOCKHOUSE BAY



5B Margate Road
Section: 228 m²

\$575,000

09 Jan 2023
Building: NAM²

2 Bed 1 Bath



34 Letterkenny Place
Section: 474 m²

\$1,525,000

20 Dec 2022
Building: NAM²

4 Bed 3 Bath 1 Car



133H Connell Street
Section: 360 m²

\$1,170,000

19 Dec 2022
Building: NAM²

5 Bed 3 Bath 2 Car



11 Letterkenny Place
Section: 688 m²

\$1,249,000

17 Dec 2022
Building: 131 m²

3 Bed 1 Bath 1 Car



70E Connell Street
Section: 183 m²

\$1,200,000

15 Dec 2022
Building: NAM²

4 Bed 3 Bath



7 Bellamy Place
Section: NAM²

\$970,000

10 Dec 2022
Building: 136 m²

3 Bed 1 Bath 2 Car



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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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