



GREEN BAY

27 Feb 2023

Your Local Suburb Guide

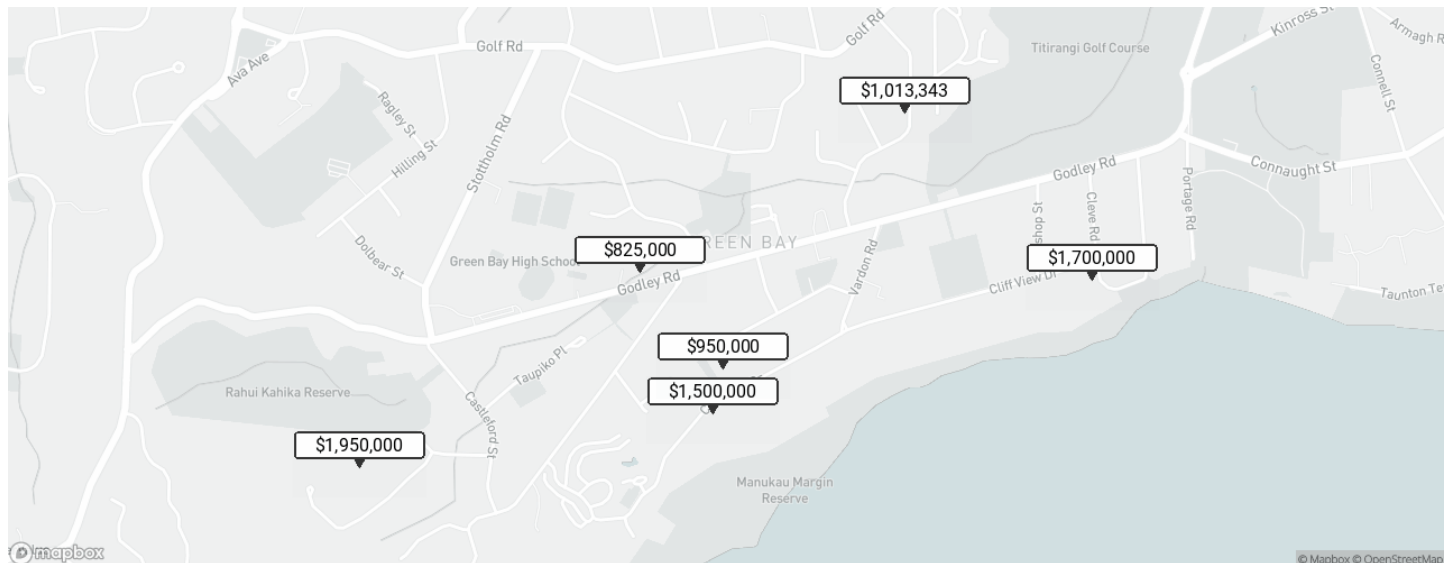


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Recent Sales across all agent brands



Market Snapshot



51

Total Sales



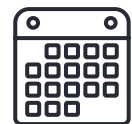
\$1,156,500

Median Sales Price



-3.6%

Monthly Increase In Median Price



43

Median Days To Sell

Rental Snapshot



\$640

Median Asking Weekly Rent



2.8%

Rental Yield



87

Number Of Rentals

Overview

Green Bay, Auckland has seen property prices increase 26.0% over the past three years and decrease by -11.0% in the last 12 months.

If you'd bought a home three years ago in Green Bay, Auckland you'd have paid \$918,000 in 2020, while in 2023 the same property now costs \$1,156,500.

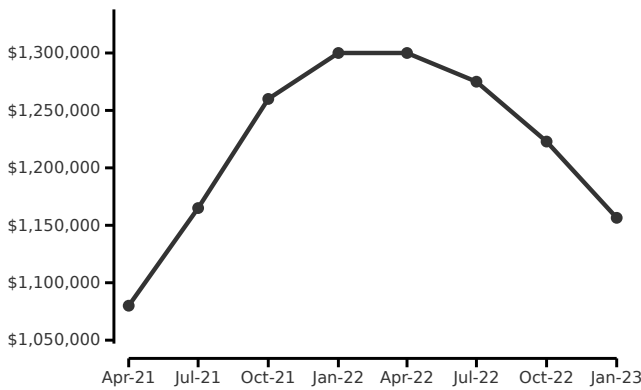


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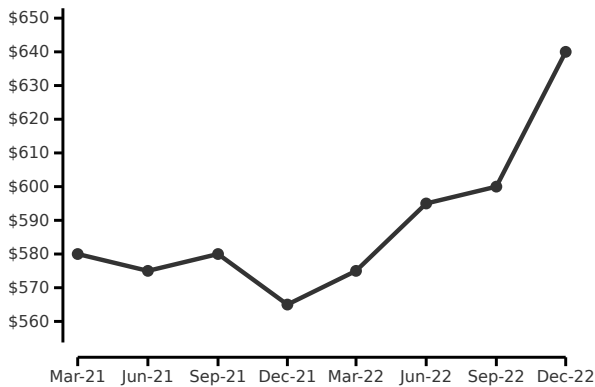
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Median Sales Price



Median Rent

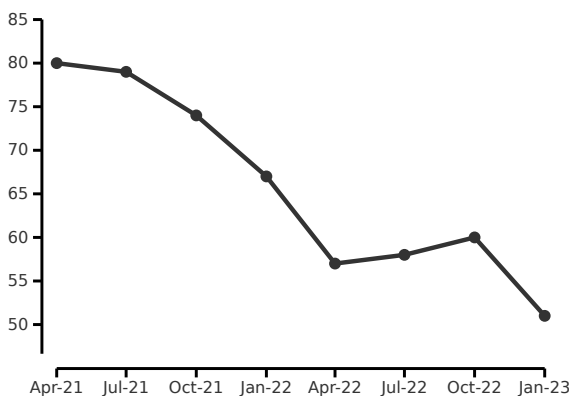


Suburb Comparison Median Sales Price

New Lynn

\$837,250

Number of Properties Sold



What's happening in our market?

Property has not performed well in Green Bay, Auckland with prices declining -11.0% over the past 12 months.

Sales and rentals

There have been 51 properties sold in Green Bay, Auckland over the past 12 months, totalling \$61.2m. Homes are currently selling slower than last year at 43 days on market, compared to 30 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$640 a week. When you calculate that against the current median sales price, the rental return is currently 2.8%.

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

GREEN BAY



2 / 127 Godley Road
Section: NAM²
\$825,000
17 Jan 2023
Building: NAM²
4 Bed 1 Bath 1 Car



168 Cliff View Drive
Section: 450 m²
\$1,500,000
21 Dec 2022
Building: 222 m²
4 Bed 3 Bath 2 Car



2 / 30 Barron Drive
Section: 1189 m²
\$950,000
14 Dec 2022
Building: NAM²
3 Bed 2 Bath 1 Car



29 Taupo Street
Section: 675 m²
\$1,013,343
12 Dec 2022
Building: 130 m²
3 Bed 1 Bath 1 Car



17 Cleve Road
Section: 880 m²
\$1,700,000
10 Dec 2022
Building: 313 m²
5 Bed 5 Bath 3 Car



57 Staincross Street
Section: 2044 m²
\$1,950,000
23 Nov 2022
Building: 276 m²
5 Bed 4 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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