



**GREENLANE**

20 Feb 2023

# Your Local Suburb Guide

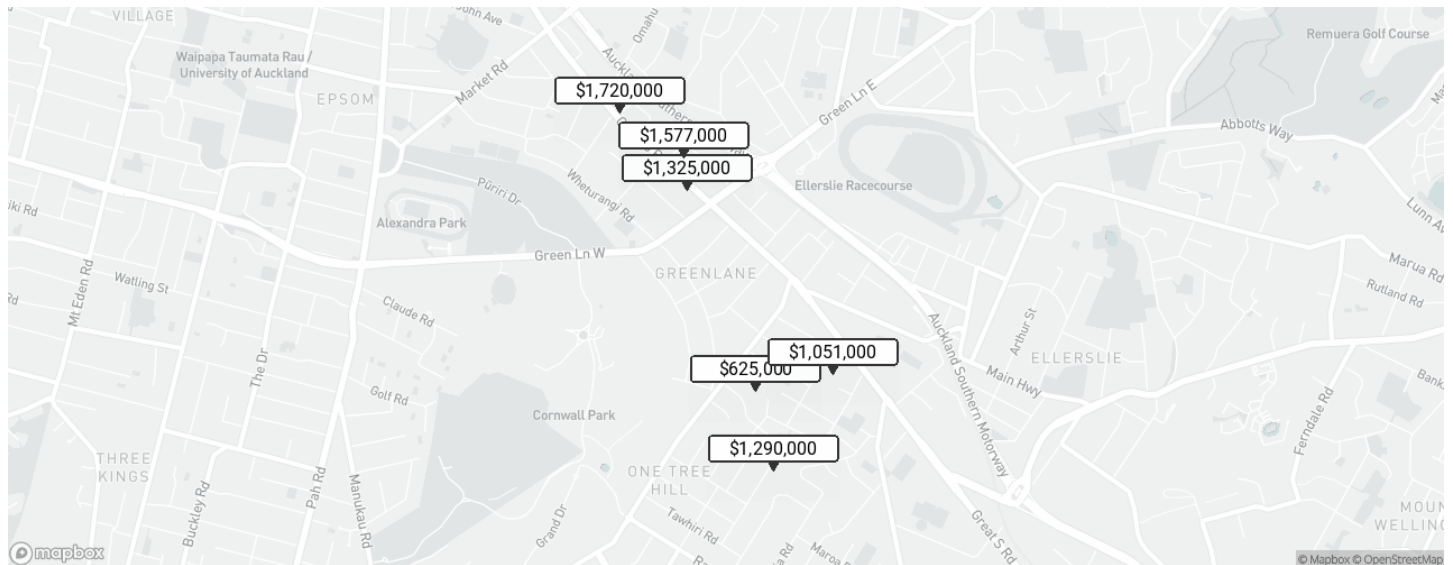


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## Recent Sales across all agent brands



## Market Snapshot



**73**

Total Sales



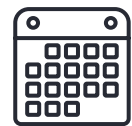
**\$1,630,000**

Median Sales Price



**0%**

Monthly Increase In Median Price



**37**

Median Days To Sell

## Rental Snapshot



**\$650**

Median Asking Weekly Rent



**2.1%**

Rental Yield



**510**

Number Of Rentals

## Overview

Greenlane, Auckland has seen property prices increase 25.4% over the past three years and decrease by -9.7% in the last 12 months.

If you'd bought a home three years ago in Greenlane, Auckland you'd have paid \$1,300,000 in 2020, while in 2023 the same property now costs \$1,630,000.

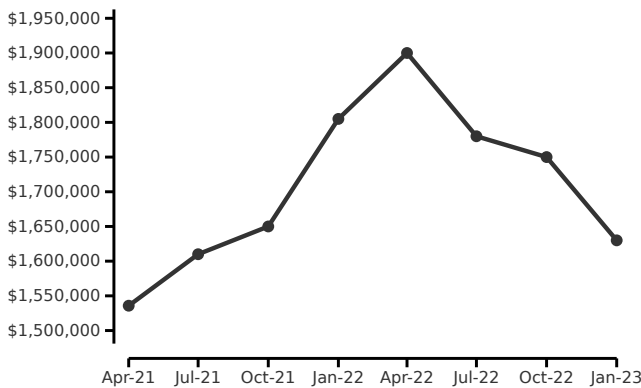


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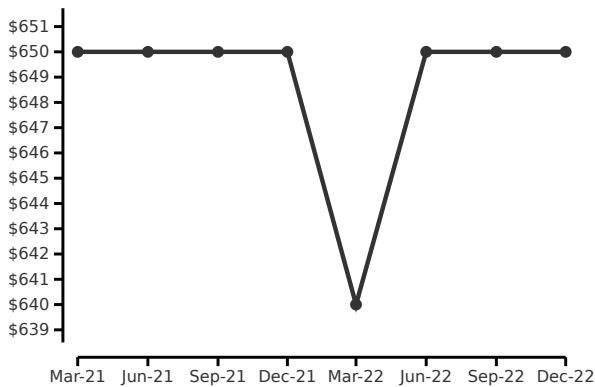
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## Median Sales Price



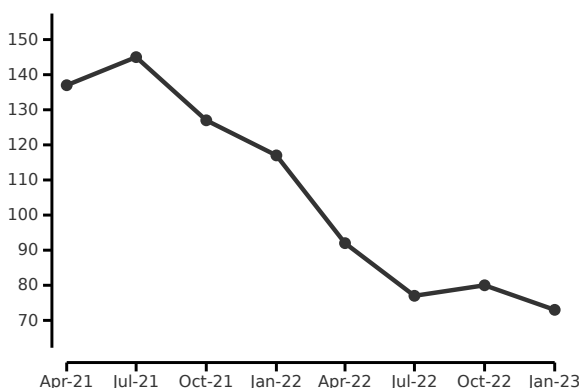
## Median Rent



## Suburb Comparison Median Sales Price

One Tree Hill	\$1,300,000
Ellerslie	\$1,160,000
Epsom	\$1,960,000
Remuera	\$2,400,000
Royal Oak	\$1,195,000
Onehunga	\$1,060,000

## Number of Properties Sold



## What's happening in our market?

Property has not performed well in Greenlane, Auckland with prices declining -9.7% over the past 12 months.

If you're looking to buy in the area, the median sales price is currently \$1,630,000 compared to \$1,300,000 in nearby One Tree Hill and \$1,160,000 over in Ellerslie.

## Sales and rentals

There have been 73 properties sold in Greenlane, Auckland over the past 12 months, totalling \$126.63m.

Homes are currently selling slower than last year at 37 days on market, compared to 33 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$650 a week.

When you calculate that against the current median sales price, the rental return is currently 2.1%.

## 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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6 / 9 August Place  
Section: NAM<sup>2</sup>

**\$625,000**

11 Jan 2023  
Building: NAM<sup>2</sup>

2 Bed 1 Bath

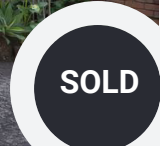


3 / 193 Great South Road  
Section: 928 m<sup>2</sup>

**\$1,325,000**

15 Dec 2022  
Building: NAM<sup>2</sup>

3 Bed 2 Bath 1 Car

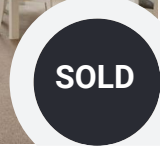


53 Te Kawa Road  
Section: 1637 m<sup>2</sup>

**\$1,290,000**

14 Dec 2022  
Building: NAM<sup>2</sup>

4 Bed 2 Bath

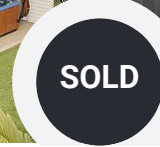


4 / 2 Otahuri Crescent  
Section: NAM<sup>2</sup>

**\$1,720,000**

13 Dec 2022  
Building: 240 m<sup>2</sup>

4 Bed 2 Bath 2 Car

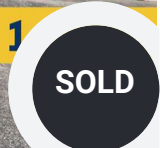


14B Garland Road  
Section: 961 m<sup>2</sup>

**\$1,051,000**

09 Dec 2022  
Building: NAM<sup>2</sup>

2 Bed 1 Bath 1 Car



19 Mapau Road  
Section: 2830 m<sup>2</sup>

**\$1,577,000**

01 Dec 2022  
Building: NAM<sup>2</sup>

4 Bed 2 Bath





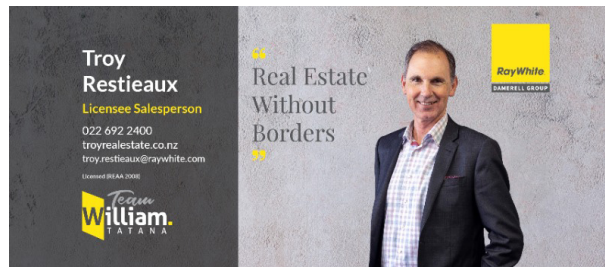
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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