



**KELSTON**

02 Nov 2022

# Your Local Suburb Guide



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NEW ZEALAND

## Recent Sales across all agent brands



## Market Snapshot



**56**

Total Sales



**\$995,000**

Median Sales Price



**1.5%**

Monthly Increase In Median Price



**32**

Median Days To Sell

## Rental Snapshot



**\$585**

Median Asking Weekly Rent



**3.1%**

Rental Yield



**165**

Number Of Rentals

## Overview

Kelston, Auckland has seen property prices increase 34.5% over the past three years and increase by 14.8% in the last 12 months.

If you'd bought a home three years ago in Kelston, Auckland you'd have paid \$740,000 in 2019, while in 2022 the same property now costs \$995,000.



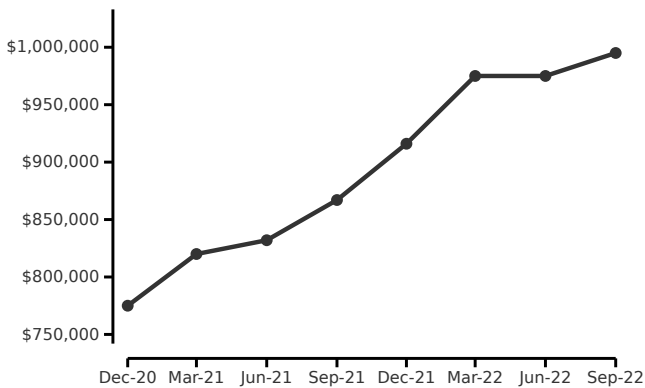
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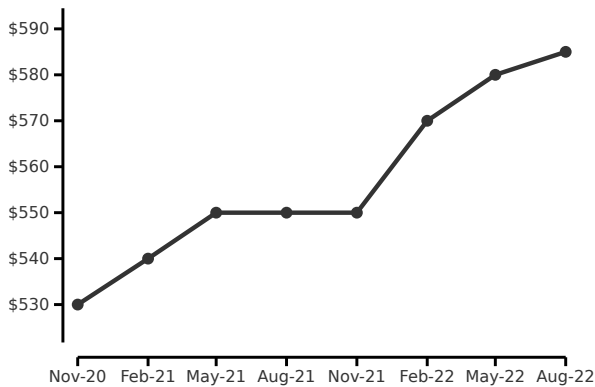




## Median Sales Price



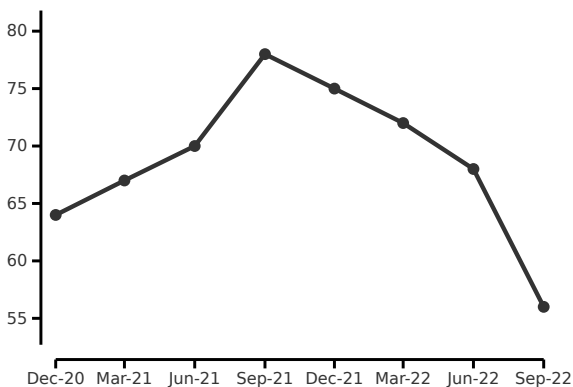
## Median Rent



## Suburb Comparison Median Sales Price

Glendene	\$1,050,000
New Lynn	\$912,000
Avondale	\$1,065,000
Glen Eden	\$959,000
Sunnyvale	\$950,000
Te Atatu South	\$1,070,000

## Number of Properties Sold



## What's happening in our market?

Property has performed strongly in Kelston, Auckland with prices growing 14.8% over the past 12 months. If you're looking to buy in the area, the median sales price is currently \$995,000 compared to \$1,050,000 in nearby Glendene and \$912,000 over in New Lynn.

## Sales and rentals

There have been 56 properties sold in Kelston, Auckland over the past 12 months, totalling \$59.57m. Homes are currently selling faster than last year at 32 days on market, compared to 34 days 12 months ago. The rental market is performing well with a median asking rent currently of \$585 a week. When you calculate that against the current median sales price, the rental return is currently 3.1%.

## 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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# Recent Sales across all agent brands

# KELSTON



3 / 11 Alston Avenue  
Section: NAm<sup>2</sup>

**\$480,000**

16 Sep 2022  
Building: NAm<sup>2</sup>  
2 Bed 1 Bath 1 Car



20 Saint Leonards Road  
Section: 356 m<sup>2</sup>

**\$845,000**

02 Sep 2022  
Building: 112 m<sup>2</sup>  
3 Bed 1 Bath 1 Car



36 Saint Leonards Road  
Section: NAm<sup>2</sup>

**\$550,000**

01 Sep 2022  
Building: 140 m<sup>2</sup>  
4 Bed 2 Bath 3 Car



22 Archibald Road  
Section: NAm<sup>2</sup>

**\$770,000**

30 Aug 2022  
Building: NAm<sup>2</sup>  
3 Bed 1 Bath



24 Laura Street  
Section: 690 m<sup>2</sup>

**\$980,000**

19 Aug 2022  
Building: 120 m<sup>2</sup>  
4 Bed 1 Bath 1 Car



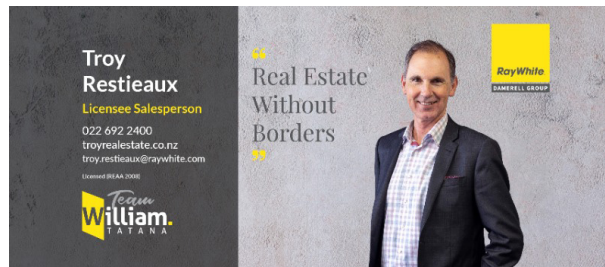
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 30 Sep 2022, and for rental statistics up to 31 Aug 2022. Listings photos sourced from Realestate.co.nz.

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