



Your Local Suburb Guide



Recent Sales across all agent brands



Market Snapshot



26
Total
Sales



\$1,350,000
Median
Sales Price



-1.4%
Monthly Increase
In Median Price



38
Median
Days To Sell

Rental Snapshot



\$620
Median Asking
Weekly Rent



2.4%
Rental
Yield



249
Number
Of Rentals

Overview

Kingsland, Auckland has seen property prices increase 12.5% over the past three years and increase by 3.9% in the last 12 months.

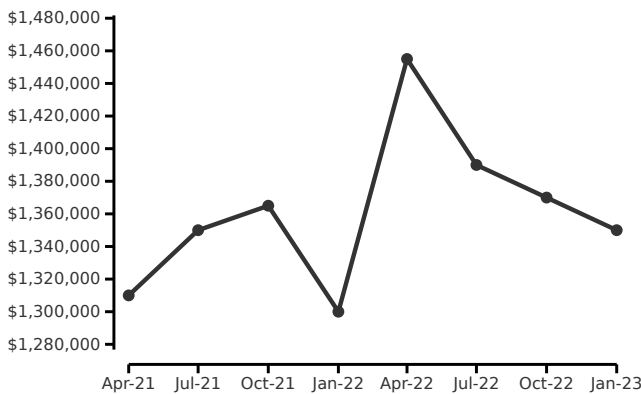
If you'd bought a home three years ago in Kingsland, Auckland you'd have paid \$1,200,000 in 2020, while in 2023 the same property now costs \$1,350,000.



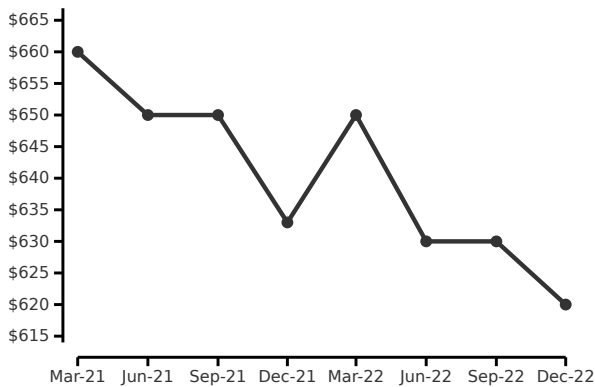
Troy Restieaux
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Median Sales Price



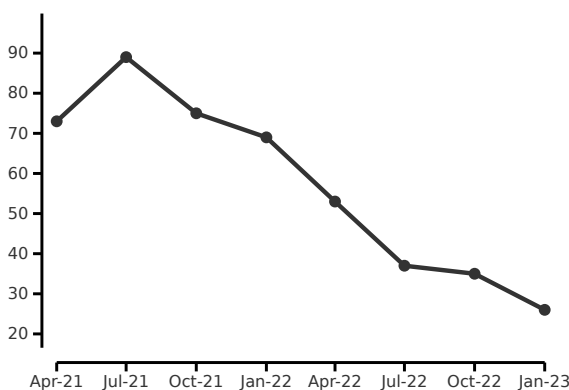
Median Rent



Suburb Comparison Median Sales Price

Grey Lynn	\$1,700,000
Morningside	\$1,482,000
Eden Terrace	\$802,000
Mount Eden	\$1,690,000
Freemans Bay	\$2,112,500
Grafton	\$780,000

Number of Properties Sold



What's happening in our market?

Property has performed strongly in Kingsland, Auckland with prices growing 3.9% over the past 12 months.

If you're looking to buy in the area, the median sales price is currently \$1,350,000 compared to \$1,700,000 in nearby Grey Lynn and \$1,482,000 over in Morningside.

Sales and rentals

There have been 26 properties sold in Kingsland, Auckland over the past 12 months, totalling \$38.33m. Homes are currently selling slower than last year at 38 days on market, compared to 31 days 12 months ago.

The rental market is weakening with a median asking rent currently of \$620 a week.

When you calculate that against the current median sales price, the rental return is currently 2.4%.

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

KINGSLAND



20 Alexander Street

30 Nov 2022

Section: 338 m²

Building: 72 m²

\$1,340,000

2 Bed 1 Bath 1 Car



29B New Bond Street

21 Nov 2022

Section: NAm²

Building: 80 m²

\$982,500

3 Bed 1 Bath



68 Third Avenue

09 Nov 2022

Section: 669 m²

Building: 94 m²

\$1,491,500

3 Bed 1 Bath



107 / 8 Kingsland Terrace

12 Oct 2022

Section: NAm²

Building: 50 m²

\$680,000

1 Bed 1 Bath 1 Car



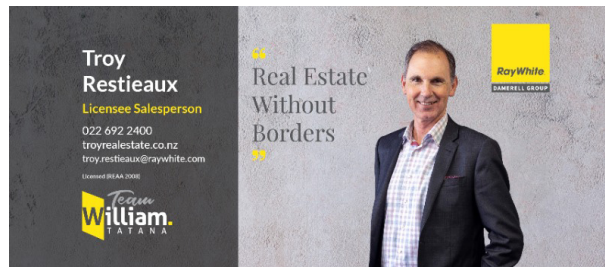
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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