



Your Local Suburb Guide

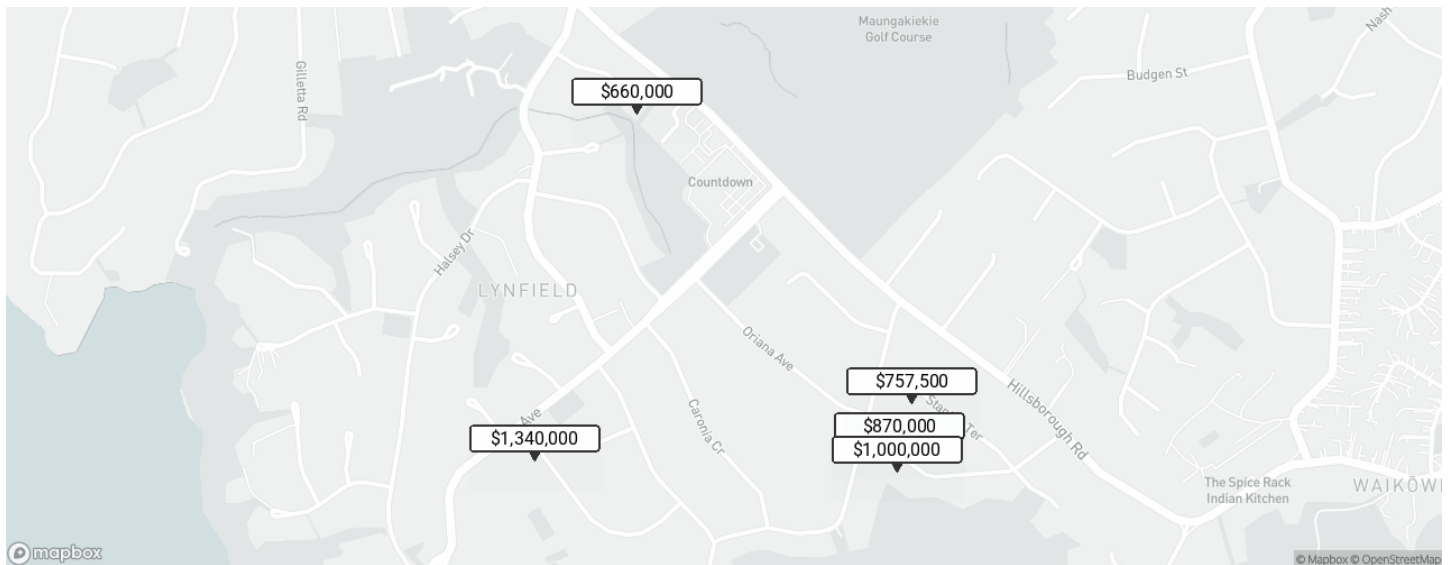


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Recent Sales across all agent brands



Market Snapshot



33

Total Sales



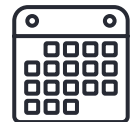
\$1,288,000

Median Sales Price



-5.9%

Monthly Increase In Median Price



44

Median Days To Sell

Rental Snapshot



\$628

Median Asking Weekly Rent



2.4%

Rental Yield



141

Number Of Rentals

Overview

Lynfield, Auckland has seen property prices increase 34.2% over the past three years and decrease by -8.0% in the last 12 months.

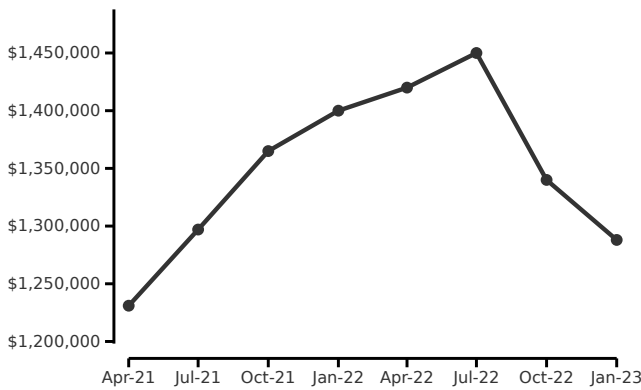
If you'd bought a home three years ago in Lynfield, Auckland you'd have paid \$960,000 in 2020, while in 2023 the same property now costs \$1,288,000.



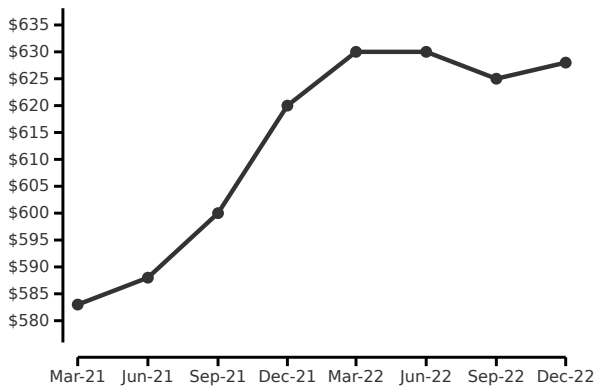
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Median Sales Price

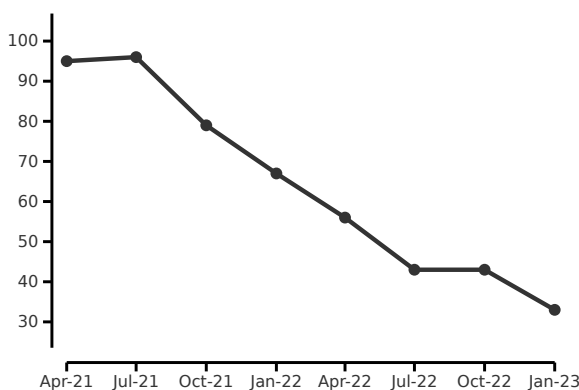


Median Rent



Suburb Comparison Median Sales Price

Number of Properties Sold



What's happening in our market?

Property has not performed well in Lynfield, Auckland with prices declining -8.0% over the past 12 months.

Sales and rentals

There have been 33 properties sold in Lynfield, Auckland over the past 12 months, totalling \$44.61m. Homes are currently selling slower than last year at 44 days on market, compared to 31 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$628 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

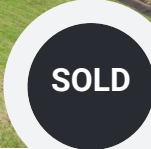
LYNFIELD



25 James Tyler Crescent
Section: 648 m²

\$870,000

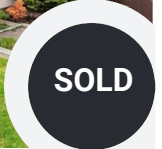
28 Sep 2022
Building: NAm²
2 Bed 1 Bath 1 Car



38A James Tyler Cres
Section: NAm²

\$1,000,000

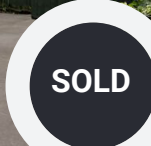
08 Sep 2022
Building: 243 m²
4 Bed 1 Car



3A Stanton Terrace
Section: 882 m²

\$757,500

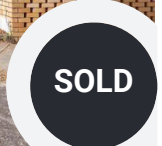
30 Aug 2022
Building: NAm²
2 Bed 1 Bath 1 Car



2 / 20 Orcades Place
Section: 885 m²

\$660,000

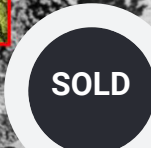
09 Aug 2022
Building: NAm²
2 Bed 1 Bath



5 Athenic Avenue
Section: 736 m²

\$1,340,000

03 Aug 2022
Building: NAm²
3 Bed 1 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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