



MASSEY

20 Feb 2023

Your Local Suburb Guide

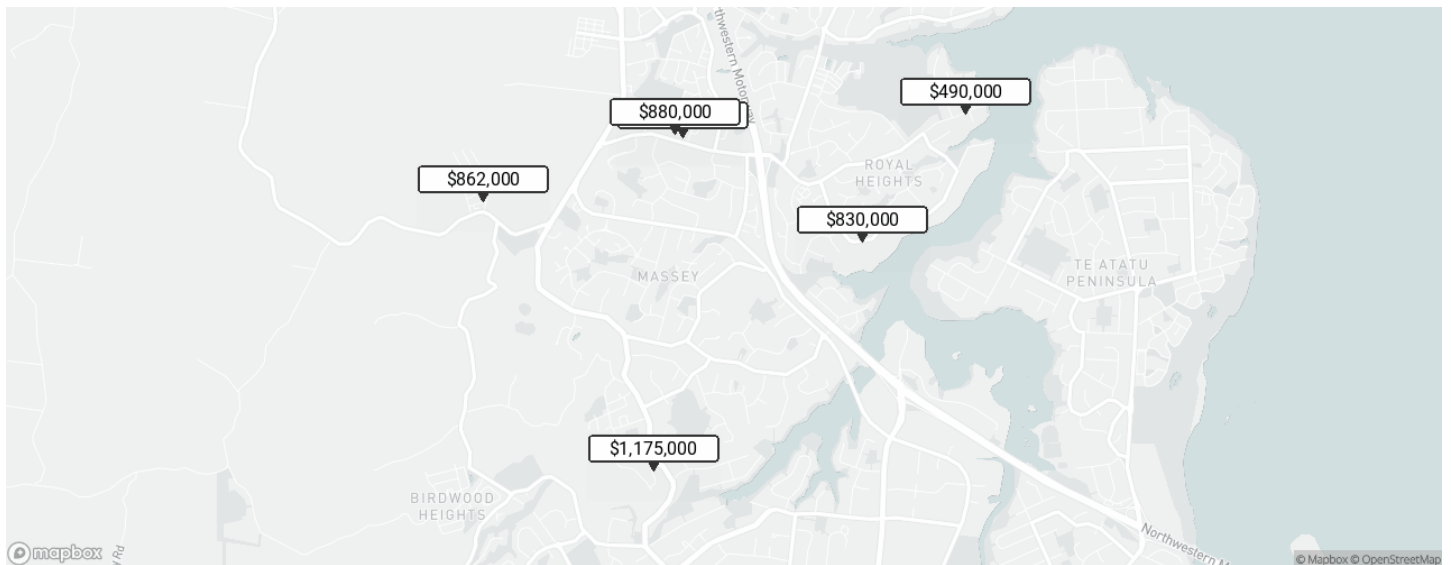


Troy Restieaux
Ray White Damerell Group Ltd
022 692 2400
troy.restieaux@raywhite.com • www.troyrealestate.co.nz

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Recent Sales across all agent brands



Market Snapshot



398

Total
Sales



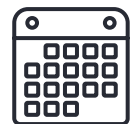
\$978,000

Median
Sales Price



-1.2%

Monthly Increase
In Median Price



41

Median
Days To Sell

Rental Snapshot



\$600

Median Asking
Weekly Rent



3.2%

Rental
Yield



669

Number
Of Rentals

Overview

Massey, Auckland has seen property prices increase 32.3% over the past three years and decrease by -4.1% in the last 12 months.

If you'd bought a home three years ago in Massey, Auckland you'd have paid \$739,000 in 2020, while in 2023 the same property now costs \$978,000.

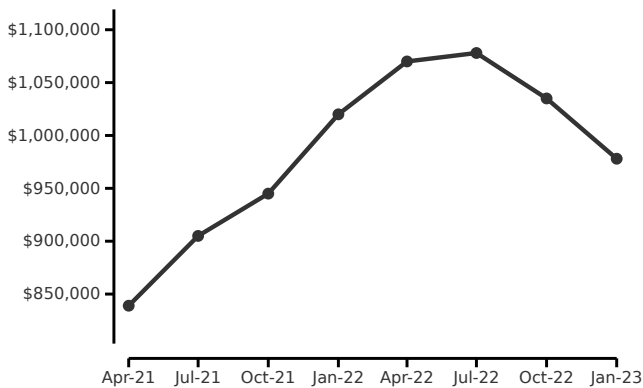


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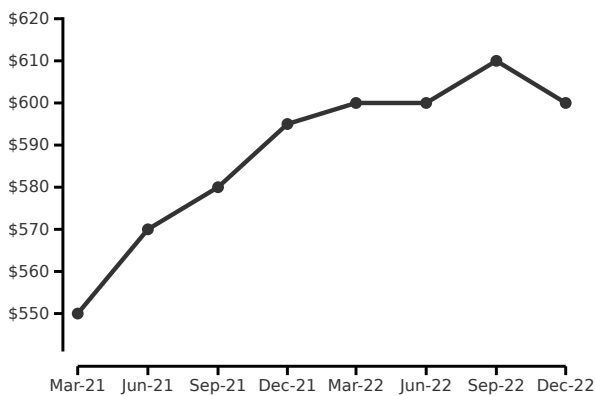
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022 692 2400 troy.restieaux@raywhite.com



Median Sales Price



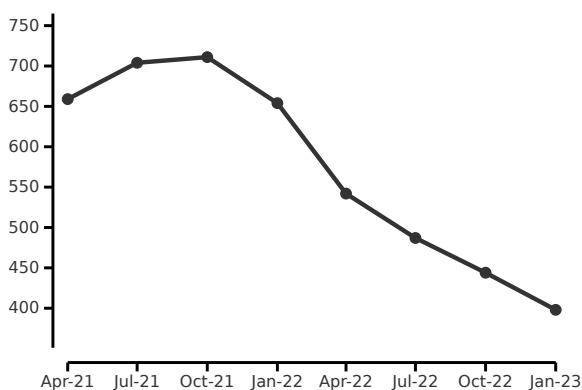
Median Rent



Suburb Comparison Median Sales Price

Westgate	\$959,000
Ranui	\$942,000
West Harbour	\$1,225,000
Te Atatu Peninsula	\$1,030,000
Taupaki	NA

Number of Properties Sold



What's happening in our market?

Property has not performed well in Massey, Auckland with prices declining -4.1% over the past 12 months. If you're looking to buy in the area, the median sales price is currently \$978,000 compared to \$959,000 in nearby Westgate and \$942,000 over in Ranui.

Sales and rentals

There have been 398 properties sold in Massey, Auckland over the past 12 months, totalling \$418.35m.

Homes are currently selling slower than last year at 41 days on market, compared to 27 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$600 a week.

When you calculate that against the current median sales price, the rental return is currently 3.2%.

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

MASSEY



2 Gordon Stanley Drive
Section: 827 m²

\$1,175,000

31 Jan 2023

Building: NAM²

4 Bed 2 Bath 2 Car



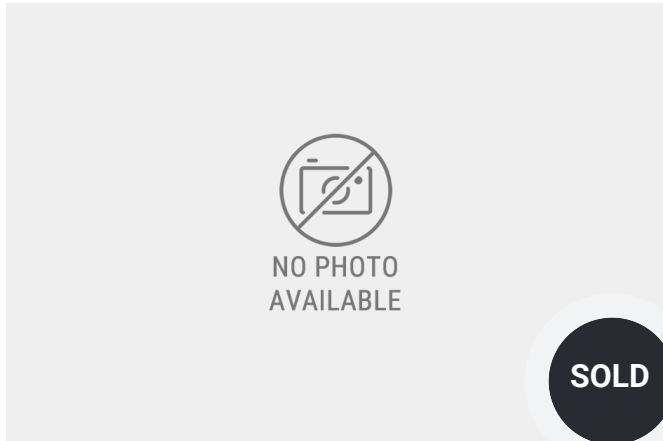
9 Paina Crescent
Section: 196 m²

\$855,000

31 Jan 2023

Building: 158 m²

3 Bed 2 Bath



66A Colwill Road
Section: NAM²

\$830,000

26 Jan 2023

Building: NAM²

3 Bed 1 Bath 1 Car



7 Impatiens Lane
Section: 131 m²

\$880,000

23 Jan 2023

Building: NAM²

3 Bed 2 Bath



1 / 350 Royal Road
Section: NAM²

\$490,000

23 Jan 2023

Building: 170 m²

3 Bed 1 Bath 2 Car



3 Biokovo ST
Section: 218 m²

\$862,000

31 Dec 2022

Building: 97 m²

3 Bed



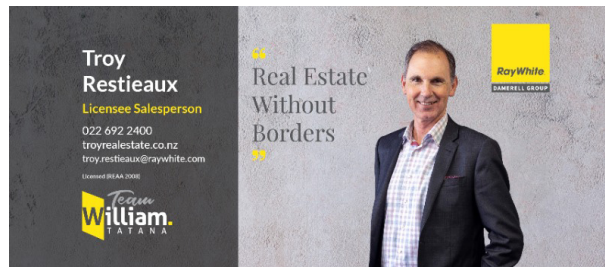
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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