MOUNT ALBERT

25 Jan 2022

Your Local Suburb Guide

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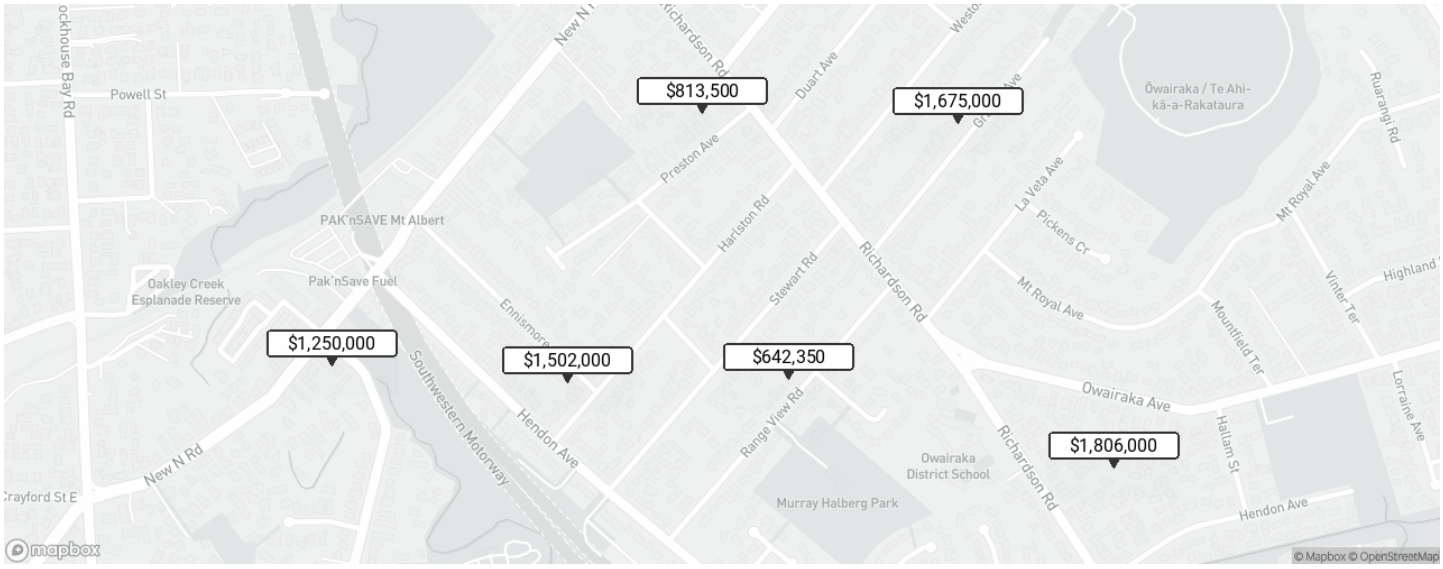
What's happening in your **local market?** **MOUNT ALBERT**

Recent Sales across all agent brands



Market Snapshot

262
Total Sales

$1,600,000
Median Sales Price

4.9%
Monthly Increase In Median Price

33
Median Days To Sell

Rental Snapshot

$550
Median Asking Weekly Rent

1.9%
Rental Yield

771
Number Of Rentals

Overview

Mount Albert, Auckland has seen property prices increase 73.9% over the past three years and increase by 41.5% in the last 12 months.

If you'd bought a home three years ago in Mount Albert, Auckland you'd have paid $920,000 in 2018, while in 2022 the same property now costs $1,600,000.

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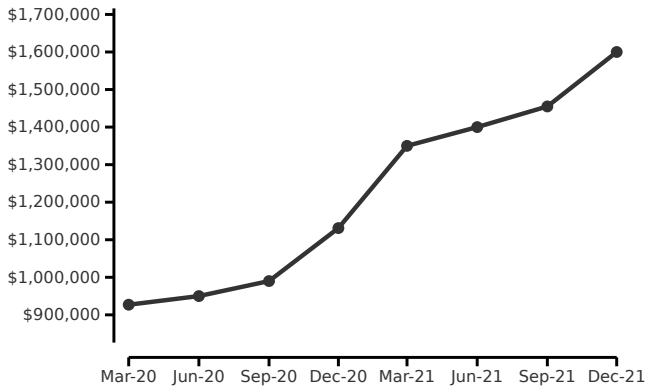
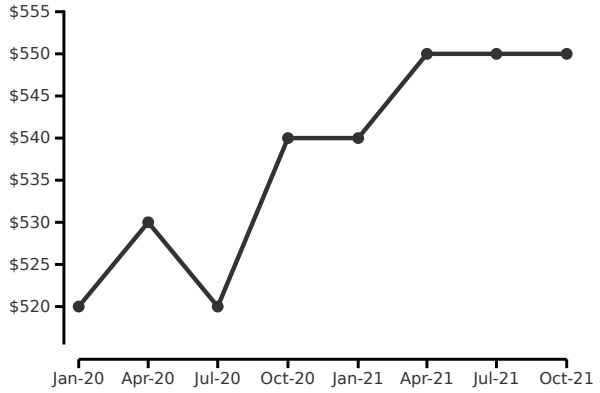
Market Performance

MOUNT ALBERT

Median Sales Price



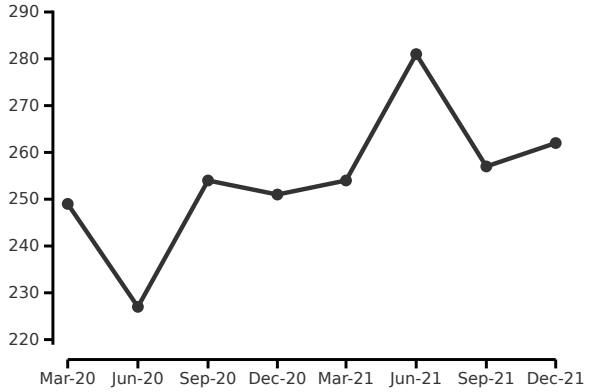
Median Rent



Suburb Comparison Median Sales Price

Morningside	$1,425,000
Sandringham	$1,575,000
Waterview	$1,369,000
	$1,283,000
New Windsor	$1,397,000
Point Chevalier	$1,900,000

Number of Properties Sold



What's happening in our market?

Property has performed strongly in Mount Albert, Auckland with prices growing 41.5% over the past 12 months.
If you're looking to buy in the area, the median sales price is currently $1,600,000 compared to $1,425,000 in nearby Morningside and $1,575,000 over in Sandringham.
The top price achieved for Mount Albert, Auckland over the past 3 months has been 59 Lloyd Avenue in October, which sold for $2,975,000.
The most affordable Mount Albert, Auckland property to sell for the same time period was 2 / 1148B New North Road which went for just $520,000 on 13 October.

Sales and rentals

There have been 262 properties sold in Mount Albert, Auckland over the past 12 months, totalling $426.92m.
Homes are currently selling slower than last year at 33 days on market, compared to 33 days 12 months ago.
The rental market is performing well with a median asking rent currently of $550 a week.
When you calculate that against the current median sales price, the rental return is currently 1.9%.

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

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Recent Sales across all agent brands

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24 Grande Avenue — 09 Dec 2021
Section: 766 m² — Building: NAm²
$1,675,000 — 3 Bed 2 Bath 2 Car

102A Owairaka Avenue — 26 Nov 2021
Section: 319 m² — Building: NAm²
$1,806,000 — 4 Bed 2 Bath 1 Car

2 / 1 Preston Avenue — 26 Nov 2021
Section: 769 m² — Building: NAm²
$813,500 — 2 Bed 1 Bath 1 Car

35 Ennismore Road — 26 Nov 2021
Section: 662 m² — Building: NAm²
$1,502,000 — 4 Bed 1 Bath 1 Car

2 / 27 Range View Road — 26 Nov 2021
Section: 839 m² — Building: NAm²
$642,350 — 2 Bed 1 Bath

1D Bollard Avenue — 22 Nov 2021
Section: 160 m² — Building: NAm²
$1,250,000 — 4 Bed 3 Bath 2 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 Dec 2021, and for rental statistics up to 31 Oct 2021. Listings photos sourced from Realestate.co.nz.

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