



## Your Local Suburb Guide

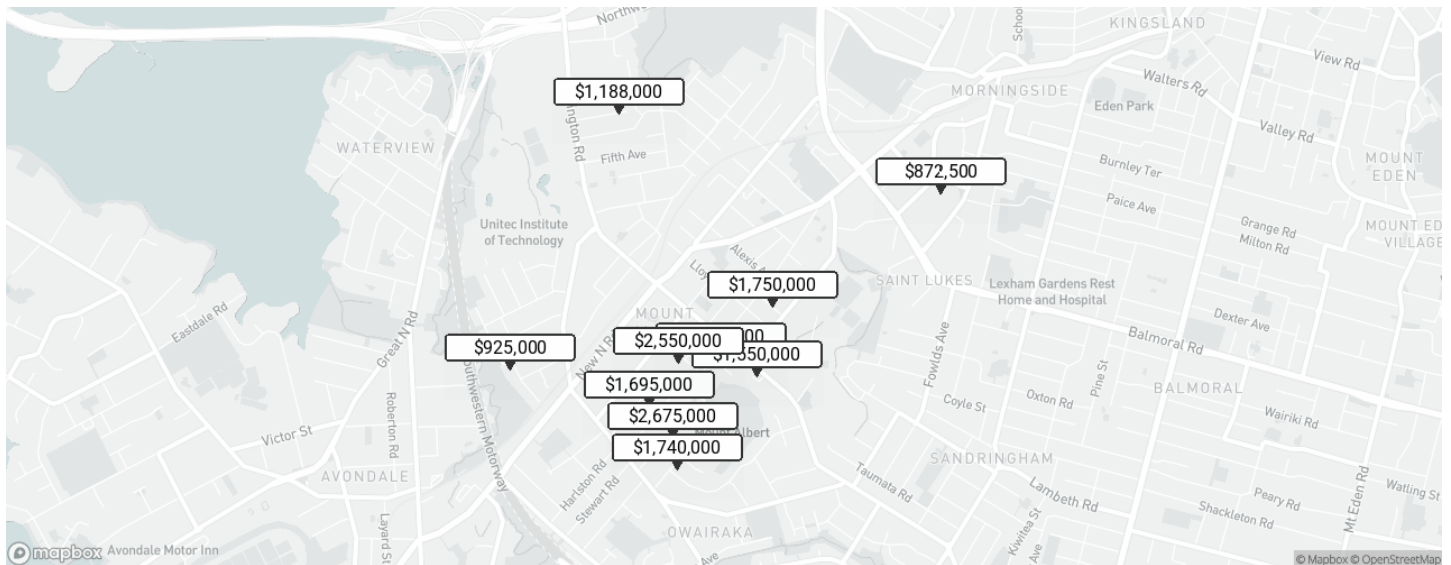


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## Recent Sales across all agent brands



## Market Snapshot



**188**

Total Sales



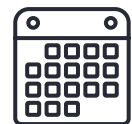
**\$1,280,000**

Median Sales Price



**-1.5%**

Monthly Increase In Median Price



**43**

Median Days To Sell

## Rental Snapshot



**\$560**

Median Asking Weekly Rent



**2.2%**

Rental Yield



**924**

Number Of Rentals

## Overview

Mount Albert, Auckland has seen property prices increase 34.7% over the past three years and decrease by -20.5% in the last 12 months.

If you'd bought a home three years ago in Mount Albert, Auckland you'd have paid \$950,000 in 2020, while in 2023 the same property now costs \$1,280,000.

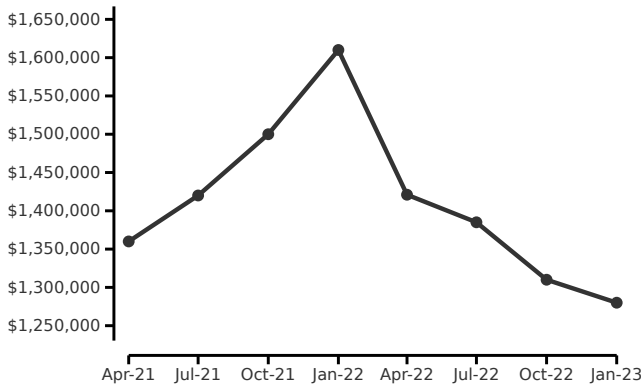


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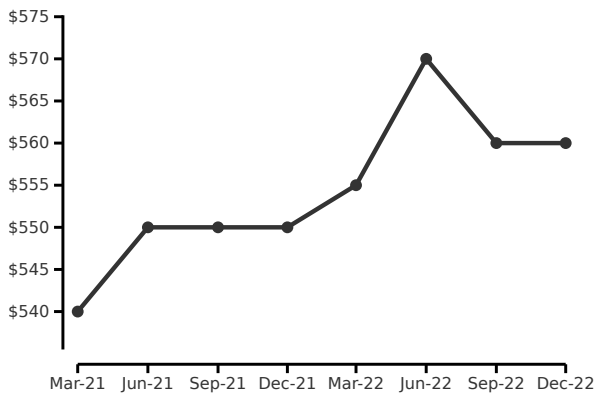
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## Median Sales Price



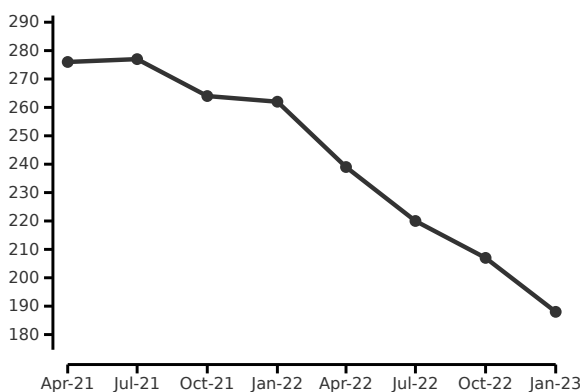
## Median Rent



## Suburb Comparison Median Sales Price

Morningside	\$1,482,000
Sandringham	\$1,285,000
Waterview	\$1,208,500
	\$1,062,000
New Windsor	\$1,100,000
Point Chevalier	\$1,750,000

## Number of Properties Sold



## What's happening in our market?

Property has not performed well in Mount Albert, Auckland with prices declining -20.5% over the past 12 months. If you're looking to buy in the area, the median sales price is currently \$1,280,000 compared to \$1,482,000 in nearby Morningside and \$1,285,000 over in Sandringham.

## Sales and rentals

There have been 188 properties sold in Mount Albert, Auckland over the past 12 months, totalling \$265.76m. Homes are currently selling slower than last year at 43 days on market, compared to 32 days 12 months ago. The rental market is performing well with a median asking rent currently of \$560 a week. When you calculate that against the current median sales price, the rental return is currently 2.2%.

## 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

# MOUNT ALBERT



4 Summit Drive  
Section: 698 m<sup>2</sup>

**\$2,410,000**

20 Jan 2023  
Building: 137 m<sup>2</sup>

4 Bed 2 Bath 1 Car



5 / 58 Taylors Road  
Section: NAM<sup>2</sup>

**\$872,500**

17 Jan 2023  
Building: 61 m<sup>2</sup>

2 Bed 1 Bath 1 Car



34C Harbutt Avenue  
Section: NAM<sup>2</sup>

**\$925,000**

16 Jan 2023  
Building: 141 m<sup>2</sup>

3 Bed 2 Bath 1 Car



3A Douglas Avenue  
Section: NAM<sup>2</sup>

**\$1,695,000**

22 Dec 2022  
Building: 202 m<sup>2</sup>

4 Bed 3 Bath 1 Car



34 Tasman Avenue  
Section: 343 m<sup>2</sup>

**\$1,188,000**

21 Dec 2022  
Building: 124 m<sup>2</sup>

4 Bed 2 Bath



27 Grande Avenue  
Section: 810 m<sup>2</sup>

**\$2,675,000**

21 Dec 2022  
Building: 202 m<sup>2</sup>

5 Bed 2 Bath 1 Car

# Recent Sales across all agent brands

# MOUNT ALBERT



6 Willis Street  
Section: 696 m<sup>2</sup>

**\$1,750,000**

16 Dec 2022  
Building: 181 m<sup>2</sup>

4 Bed 2 Bath 2 Car



65 Mount Albert Road  
Section: 519 m<sup>2</sup>

**\$1,550,000**

16 Dec 2022  
Building: 121 m<sup>2</sup>

3 Bed 1 Bath 1 Car



9 Stilwell Road  
Section: 974 m<sup>2</sup>

**\$2,550,000**

15 Dec 2022  
Building: NAm<sup>2</sup>

3 Bed 2 Bath 2 Car



13 La Veta Avenue  
Section: 696 m<sup>2</sup>

**\$1,740,000**

15 Dec 2022  
Building: 222 m<sup>2</sup>

4 Bed 3 Bath



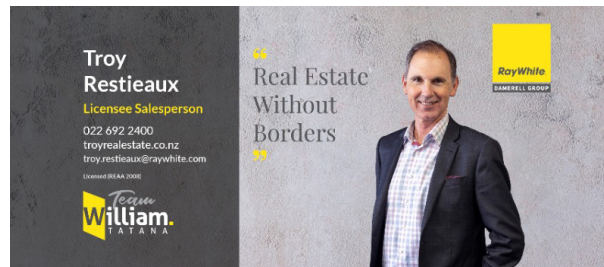
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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