



MOUNT EDEN

20 Feb 2023

Your Local Suburb Guide

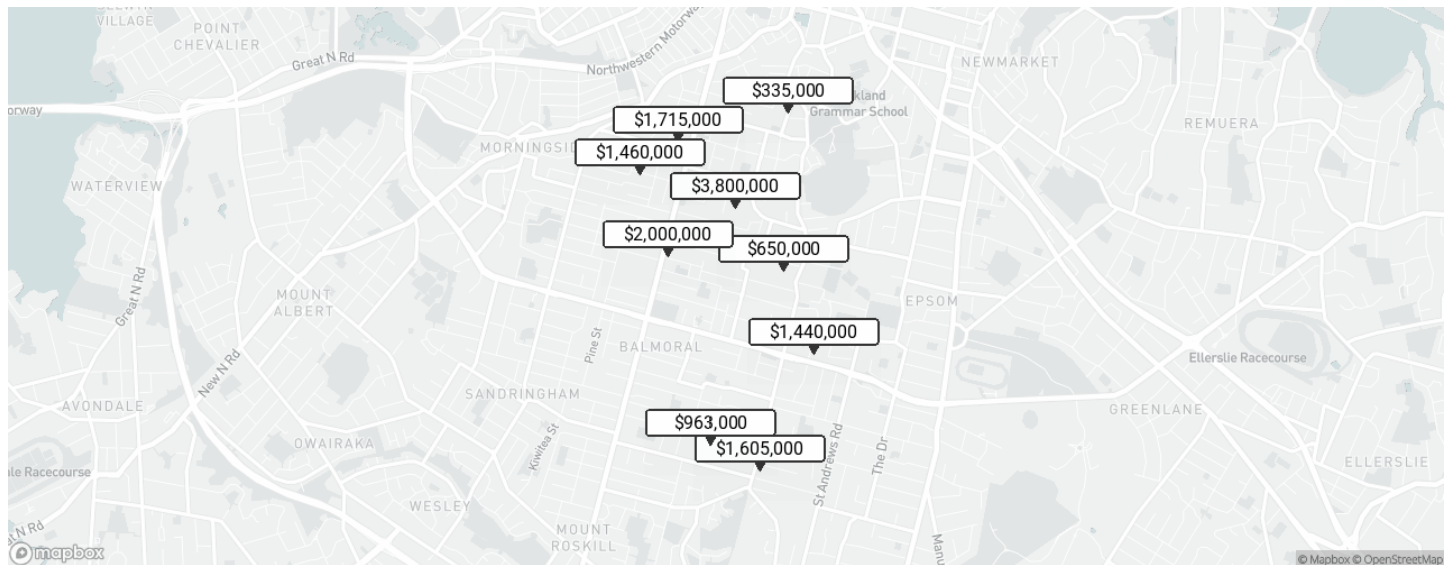


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Recent Sales across all agent brands



Market Snapshot



222

Total Sales



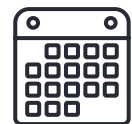
\$1,690,000

Median Sales Price



-1.4%

Monthly Increase In Median Price



44

Median Days To Sell

Rental Snapshot



\$550

Median Asking Weekly Rent



1.7%

Rental Yield



1464

Number Of Rentals

Overview

Mount Eden, Auckland has seen property prices increase 72.5% over the past three years and increase by 10.8% in the last 12 months.

If you'd bought a home three years ago in Mount Eden, Auckland you'd have paid \$980,000 in 2020, while in 2023 the same property now costs \$1,690,000.

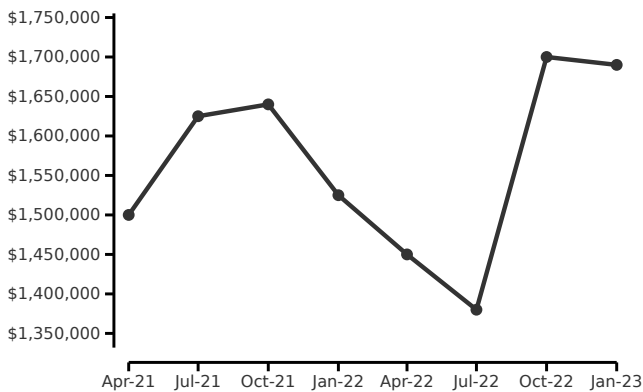


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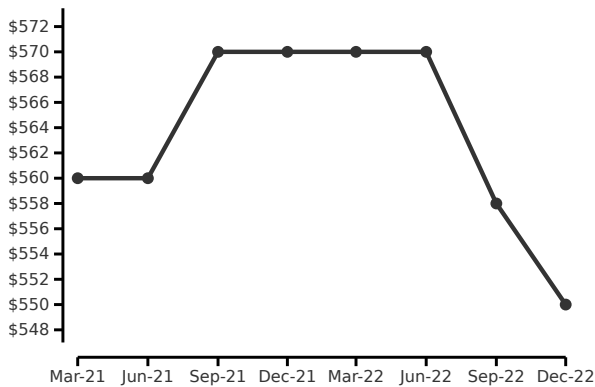
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Median Sales Price



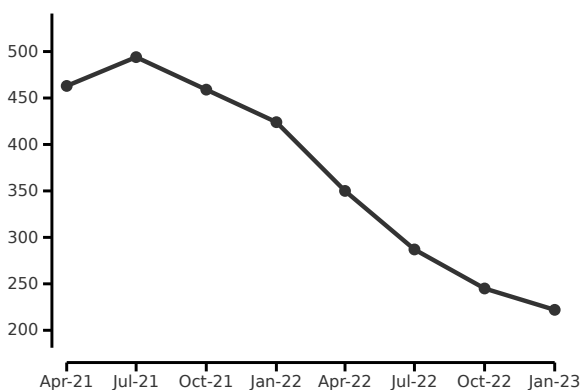
Median Rent



Suburb Comparison Median Sales Price

Sandringham	\$1,285,000
Epsom	\$1,960,000
Kingsland	\$1,350,000
Eden Terrace	\$802,000
Morningside	\$1,482,000
Grafton	\$780,000

Number of Properties Sold



What's happening in our market?

Property has performed strongly in Mount Eden, Auckland with prices growing 10.8% over the past 12 months.

If you're looking to buy in the area, the median sales price is currently \$1,690,000 compared to \$1,285,000 in nearby Sandringham and \$1,960,000 over in Epsom.

Sales and rentals

There have been 222 properties sold in Mount Eden, Auckland over the past 12 months, totalling \$404.19m.

Homes are currently selling slower than last year at 44 days on market, compared to 35 days 12 months ago.

The rental market is weakening 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 1.7%.

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 EDEN



1B Rahiri Road
Section: 86 m²

\$1,605,000

16 Jan 2023
Building: NAM²
4 Bed 3 Bath 2 Car



2 / 38 Shackleton Road
Section: 1 m²

\$963,000

09 Jan 2023
Building: 130 m²
3 Bed 1 Bath 1 Car



7 / 9A Esplanade Road
Section: NAM²

\$335,000

23 Dec 2022
Building: 41 m²
1 Bed 1 Bath



23 Pentland Avenue
Section: 506 m²

\$3,800,000

16 Dec 2022
Building: NAM²
4 Bed 3 Bath



12 Onslow Road
Section: 690 m²

\$1,715,000

15 Dec 2022
Building: NAM²
3 Bed 1 Bath 1 Car



2 / 16A Grange Road
Section: NAM²

\$650,000

14 Dec 2022
Building: 82 m²
2 Bed 1 Bath 2 Car



513 / 428 Dominion Road
Section: NAM²

\$2,000,000

09 Dec 2022

Building: NAM²

3 Bed 3 Bath 2 Car



3 / 6 Penrhyn Road
Section: 2161 m²

\$1,440,000

09 Dec 2022

Building: NAM²

3 Bed 2 Bath 1 Car



25 Bellwood Avenue
Section: 607 m²

\$1,460,000

07 Dec 2022

Building: 79 m²

2 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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