



MOUNT ROSKILL

27 Feb 2023

Your Local Suburb Guide



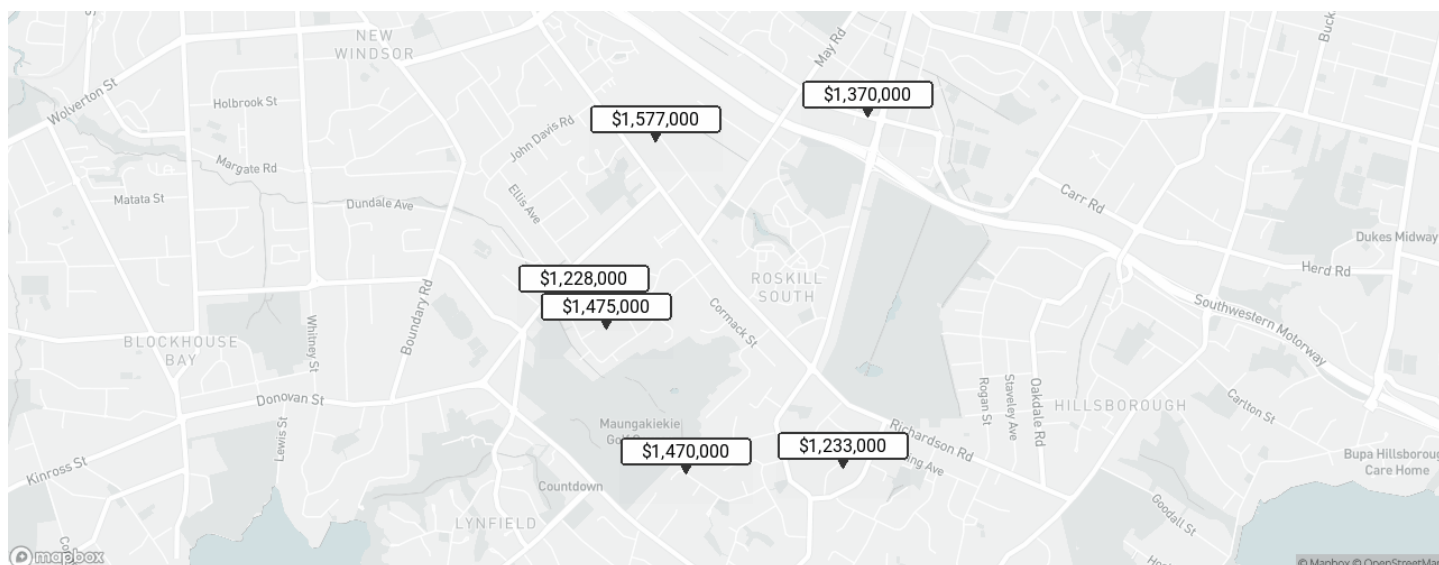
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What's happening in your local market? MOUNT ROSKILL

Recent Sales across all agent brands



Market Snapshot



209

Total
Sales



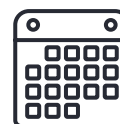
\$1,198,000

Median
Sales Price



-0.6%

Monthly Increase
In Median Price



39

Median
Days To Sell

Rental Snapshot



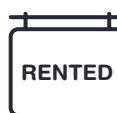
\$640

Median Asking
Weekly Rent



2.8%

Rental
Yield



1023

Number
Of Rentals

Overview

Mount Roskill, Auckland has seen property prices increase 29.4% over the past three years and decrease by -7.9% in the last 12 months.

If you'd bought a home three years ago in Mount Roskill, Auckland you'd have paid \$926,000 in 2020, while in 2023 the same property now costs \$1,198,000.

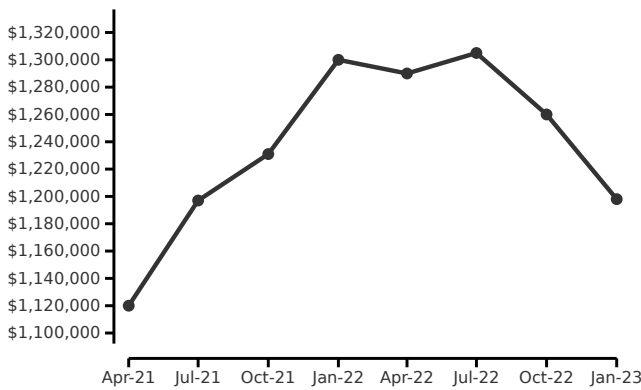


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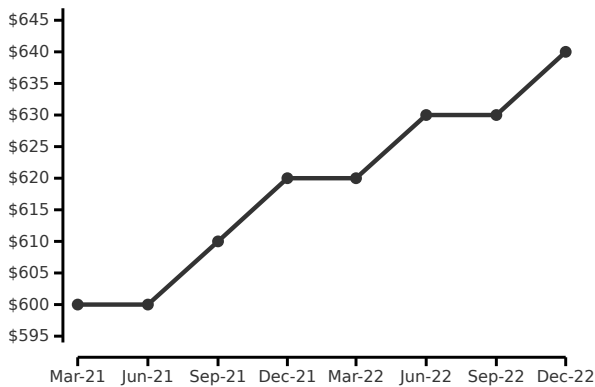
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Median Sales Price



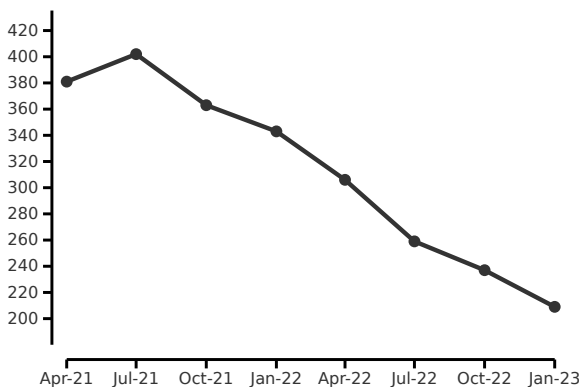
Median Rent



Suburb Comparison Median Sales Price

Hillsborough	\$1,355,000
Three Kings	\$1,260,000
Lynfield	\$1,288,000

Number of Properties Sold



What's happening in our market?

Property has not performed well in Mount Roskill, Auckland with prices declining -7.9% over the past 12 months.

Sales and rentals

There have been 209 properties sold in Mount Roskill, Auckland over the past 12 months, totalling \$254.21m.

Homes are currently selling slower than last year at 39 days on market, compared to 35 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$640 a week.

When you calculate that against the current median sales price, the rental return is currently 2.8%.

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 ROSKILL



28 Denbigh Avenue
Section: 326 m²
\$1,370,000
4 Bed 3 Bath 2 Car

23 Jan 2023

Building: NAm²



46A Marion Avenue
Section: 383 m²
\$1,577,000
5 Bed 4 Bath 2 Car

01 Jan 2023

Building: NAm²



85 Webster Avenue
Section: 855 m²
\$1,228,000
3 Bed 1 Bath 2 Car

21 Dec 2022

Building: 130 m²



49C Penney Avenue
Section: 529 m²
\$1,475,000
5 Bed 3 Bath 1 Car

21 Dec 2022

Building: 251 m²



51 Stranolar Drive
Section: 657 m²
\$1,470,000
4 Bed 2 Bath 1 Car

16 Dec 2022

Building: NAm²



16 Revel Avenue
Section: 330 m²
\$1,233,000
4 Bed 3 Bath 2 Car

09 Dec 2022

Building: 193 m²



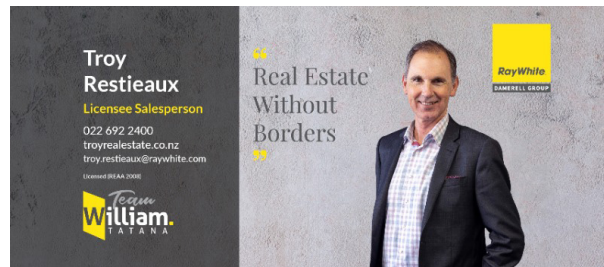
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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