



NEW LYNN

03 Nov 2022

Your Local Suburb Guide

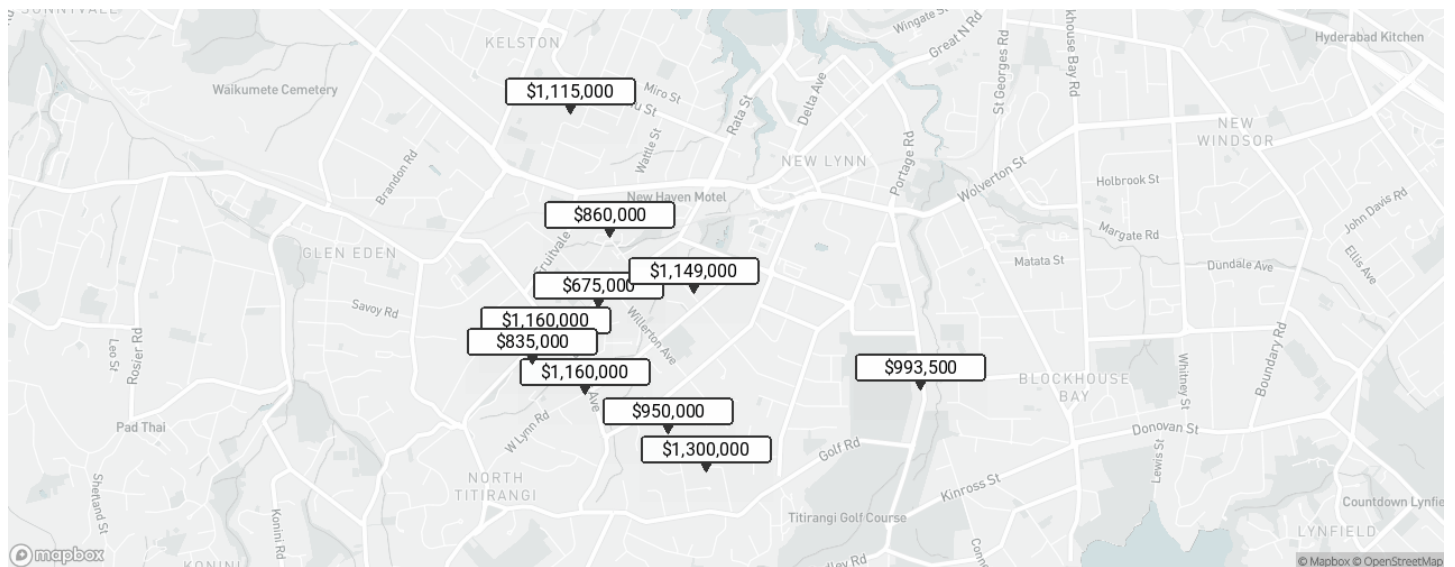


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Recent Sales across all agent brands



Market Snapshot



320

Total Sales



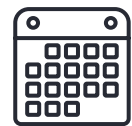
\$912,000

Median Sales Price



3.6%

Monthly Increase In Median Price



38

Median Days To Sell

Rental Snapshot



\$553

Median Asking Weekly Rent



3.3%

Rental Yield



792

Number Of Rentals

Overview

New Lynn, Auckland has seen property prices increase 31.2% over the past three years and increase by 1.9% in the last 12 months.

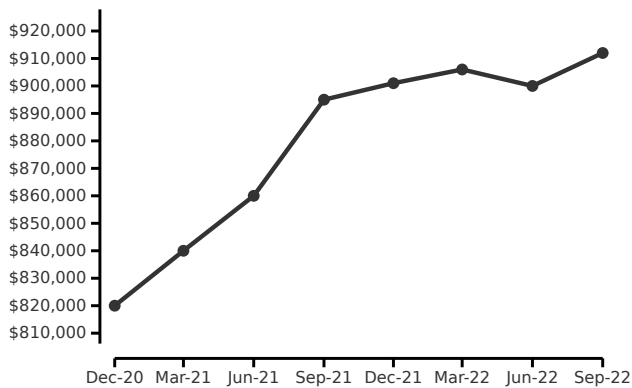
If you'd bought a home three years ago in New Lynn, Auckland you'd have paid \$695,000 in 2019, while in 2022 the same property now costs \$912,000.



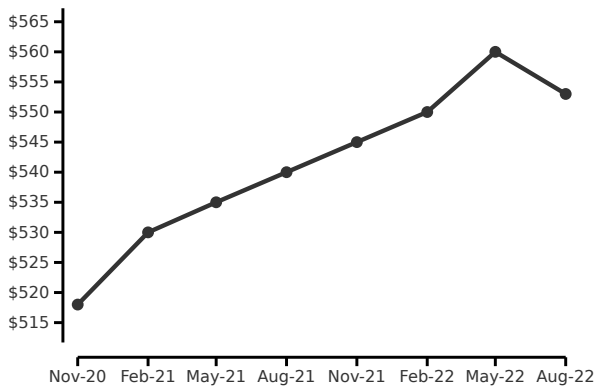
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Median Sales Price



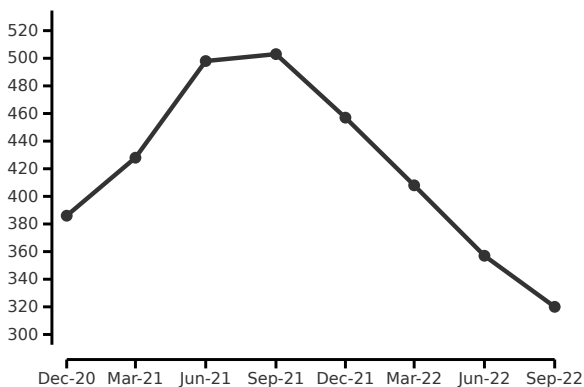
Median Rent



Suburb Comparison Median Sales Price

Green Bay	\$1,242,500
Kelston	\$995,000
Blockhouse Bay	\$1,320,000
Avondale	\$1,065,000

Number of Properties Sold



What's happening in our market?

Property has increased in New Lynn, Auckland with prices growing 1.9% over the past 12 months. If you're looking to buy in the area, the median sales price is currently \$912,000 compared to \$1,242,500 in nearby Green Bay and \$995,000 over in Kelston.

Sales and rentals

There have been 320 properties sold in New Lynn, Auckland over the past 12 months, totalling \$313.36m.

Homes are currently selling slower than last year at 38 days on market, compared to 29 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$553 a week.

When you calculate that against the current median sales price, the rental return is currently 3.3%.

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

NEW LYNN



1 / 96 Titirangi Road
Section: NAM²
\$675,000
05 Oct 2022
Building: 80 m²
2 Bed 1 Bath 1 Car



30 Mason Street
Section: 822 m²
\$1,300,000
01 Oct 2022
Building: 123 m²
4 Bed 2 Bath 1 Car



140 Titirangi Road
Section: 600 m²
\$1,160,000
28 Sep 2022
Building: NAM²
4 Bed 2 Bath 1 Car



4A Riverview Road
Section: 511 m²
\$1,115,000
23 Sep 2022
Building: 144 m²
4 Bed 2 Bath 1 Car



135 Seabrook Avenue
Section: 816 m²
\$1,160,000
22 Sep 2022
Building: 100 m²
2 Bed 1 Bath 1 Car



145 Portage Road
Section: 510 m²
\$993,500
21 Sep 2022
Building: 90 m²
3 Bed 1 Bath 1 Car

Recent Sales across all agent brands

NEW LYNN



26 Gardner Avenue
Section: NAM²

\$1,149,000

19 Sep 2022
Building: 100 m²

3 Bed 1 Bath 1 Car



2 / 16 Arahoe Road
Section: 2189 m²

\$950,000

16 Sep 2022
Building: NAM²

3 Bed 1 Bath 1 Car



1 / 160A Titirangi Road
Section: NAM²

\$835,000

16 Sep 2022
Building: 160 m²

3 Bed 1 Bath 1 Car



9 Stolford Crescent
Section: 350 m²

\$860,000

13 Sep 2022
Building: NAM²

4 Bed 2 Bath 2 Car



11 Korowha Place
Section: 144 m²

\$945,000

13 Sep 2022
Building: NAM²

3 Bed 1 Bath 1 Car



1 / 86 Lynwood Road
Section: 1101 m²

\$920,000

08 Sep 2022
Building: NAM²

3 Bed 2 Bath 1 Car



2 / 169 Titirangi Road

08 Sep 2022

Section: 1 m²

Building: 160 m²

\$1,020,750

3 Bed 2 Bath 2 Car



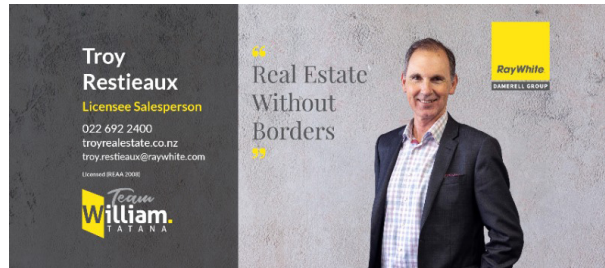
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 30 Sep 2022, and for rental statistics up to 31 Aug 2022. Listings photos sourced from Realestate.co.nz.

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