



PAPAKURA

27 Feb 2023

Your Local Suburb Guide

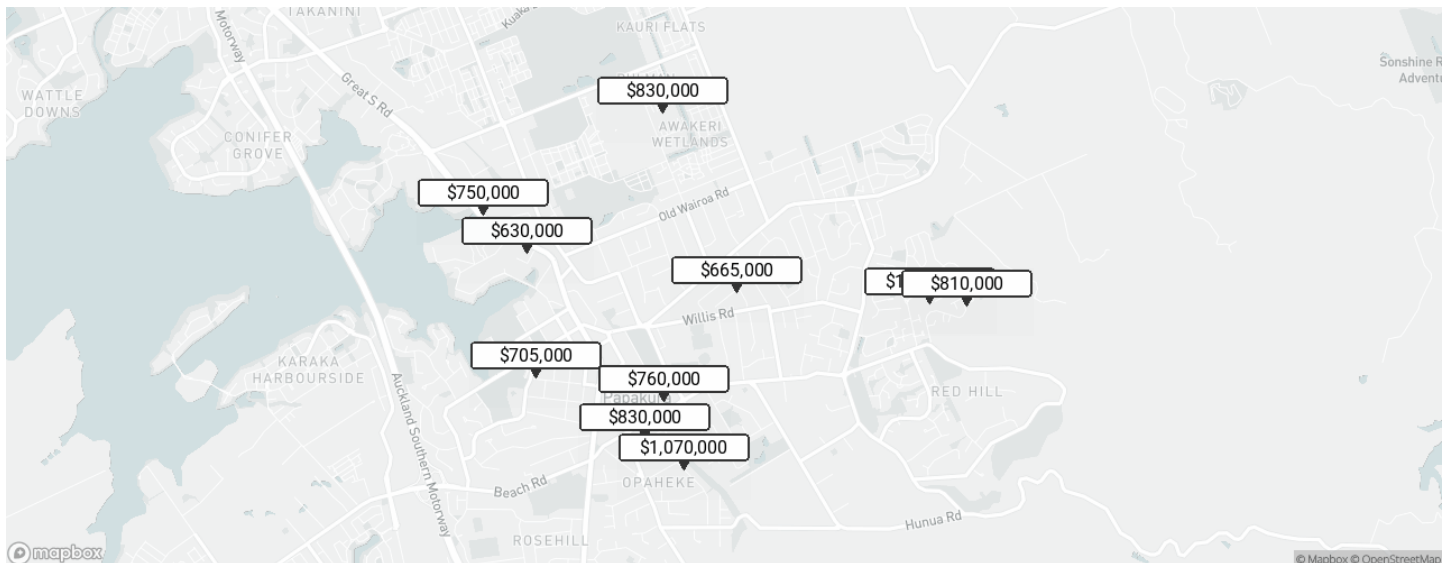


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Recent Sales across all agent brands



Market Snapshot



637

Total Sales



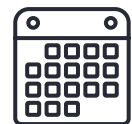
\$865,000

Median Sales Price



-0.5%

Monthly Increase In Median Price



41

Median Days To Sell

Rental Snapshot



\$595

Median Asking Weekly Rent



3.6%

Rental Yield



1014

Number Of Rentals

Overview

Papakura, Auckland has seen property prices increase 33.3% over the past three years and decrease by -0.4% in the last 12 months.

If you'd bought a home three years ago in Papakura, Auckland you'd have paid \$649,000 in 2020, while in 2023 the same property now costs \$865,000.



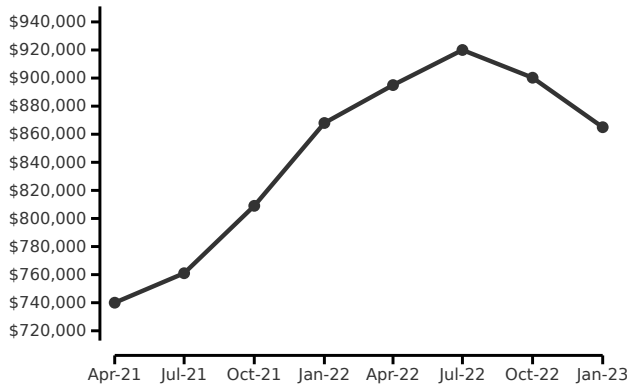
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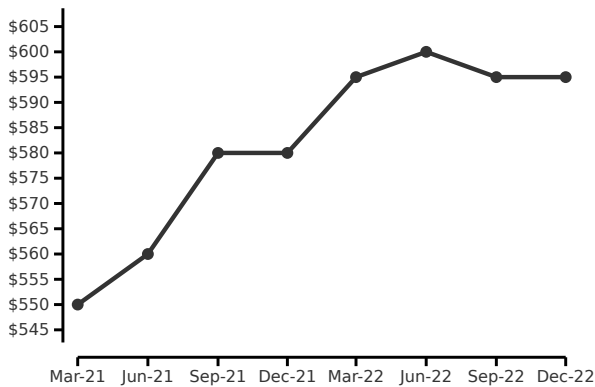
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Median Sales Price



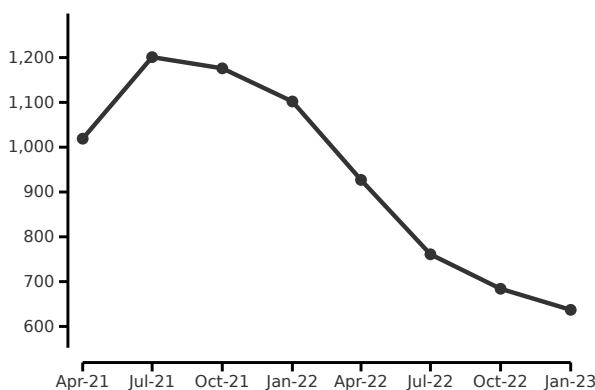
Median Rent



Suburb Comparison Median Sales Price

Red Hill	\$835,000
Ardmore	NA
Pahurehure	\$950,000
Opaheke	\$972,000
Rosehill	\$920,000
Takanini	\$970,000

Number of Properties Sold



What's happening in our market?

Property has not performed well in Papakura, Auckland with prices declining -0.4% over the past 12 months.

Sales and rentals

There have been 637 properties sold in Papakura, Auckland over the past 12 months, totalling \$567.61m.

Homes are currently selling slower than last year at 41 days on market, compared to 29 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$595 a week.

When you calculate that against the current median sales price, the rental return is currently 3.6%.

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

PAPAKURA



9 Combat Street
Section: NAm²

\$830,000

03 Feb 2023
Building: 100 m²

3 Bed 1 Bath



29 Keri Vista Rise
Section: 879 m²

\$1,370,000

03 Feb 2023
Building: 250 m²

6 Bed 3 Bath 2 Car

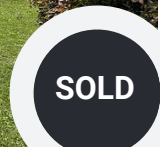


2 / 13 Cameron Street
Section: NAm²

\$665,000

02 Feb 2023
Building: 110 m²

3 Bed 1 Bath 2 Car



20B Crestview Rise
Section: 200 m²

\$810,000

26 Jan 2023
Building: 105 m²

3 Bed 2 Bath

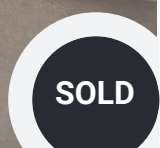


49A Great South Road
Section: 400 m²

\$630,000

25 Jan 2023
Building: NAm²

2 Bed 1 Bath



1 / 15 Onslow Road
Section: 1012 m²

\$760,000

23 Jan 2023
Building: 100 m²

4 Bed 1 Bath 1 Car



Recent Sales across all agent brands

PAPAKURA



18 Ray Small DR
Section: NAM²

\$705,000

19 Jan 2023
Building: 115 m²

2 Bed 2 Car

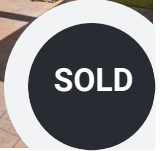


2 / 23 King Edward Avenue
Section: 1012 m²

\$830,000

18 Jan 2023
Building: NAM²

3 Bed 2 Bath 1 Car

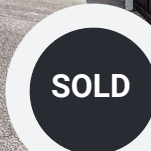


2 / 6 Great South Road
Section: NAM²

\$750,000

13 Jan 2023
Building: 100 m²

2 Bed 1 Bath 1 Car

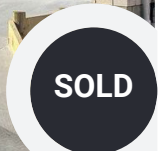


2 Greenhaven Avenue
Section: 402 m²

\$1,070,000

11 Jan 2023
Building: NAM²

4 Bed 2 Bath



32 Wellfield Drive
Section: 504 m²

\$1,084,500

11 Jan 2023
Building: NAM²

4 Bed 2 Bath 2 Car

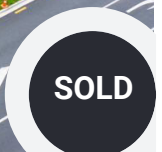


1 / 45 Grove Road
Section: NAM²

\$635,000

23 Dec 2022
Building: 110 m²

2 Bed 1 Bath 1 Car





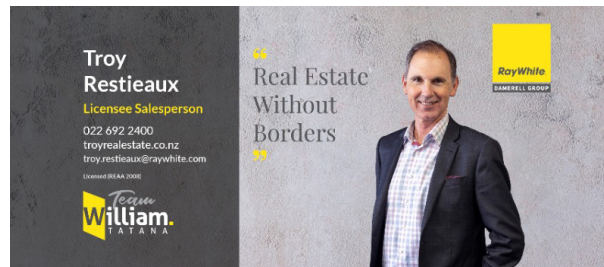
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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