



Your Local Suburb Guide

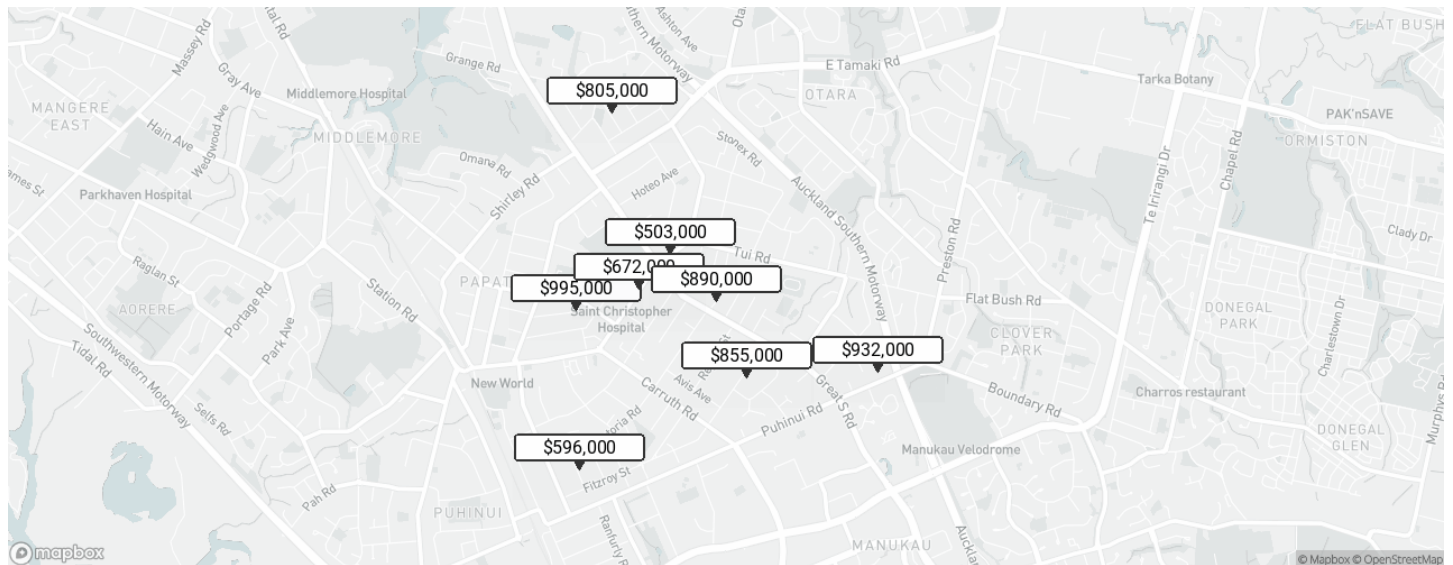


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Recent Sales across all agent brands



Market Snapshot



542

Total Sales



\$902,000

Median Sales Price



-1.3%

Monthly Increase In Median Price



39

Median Days To Sell

Rental Snapshot



\$575

Median Asking Weekly Rent



3.3%

Rental Yield



1566

Number Of Rentals

Overview

Papatoetoe, Auckland has seen property prices increase 27.9% over the past three years and decrease by -3.0% in the last 12 months.

If you'd bought a home three years ago in Papatoetoe, Auckland you'd have paid \$705,000 in 2020, while in 2023 the same property now costs \$902,000.

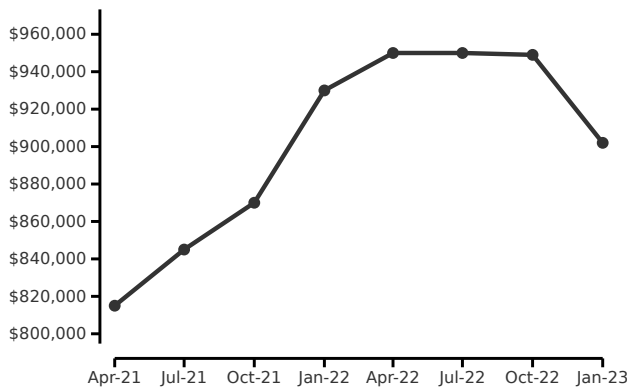


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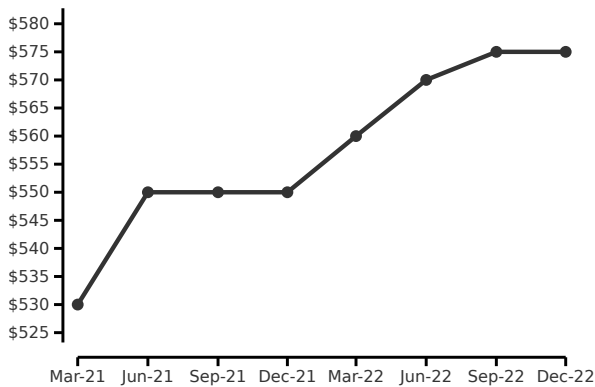
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Median Sales Price



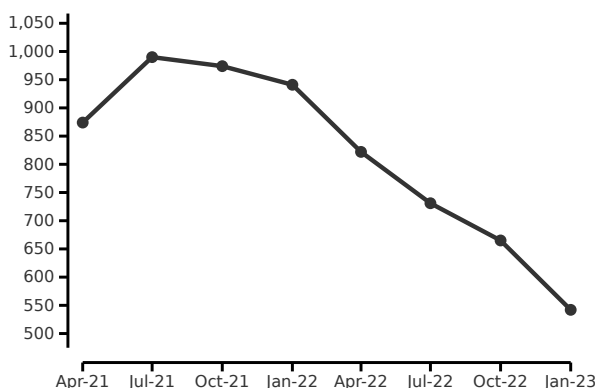
Median Rent



Suburb Comparison Median Sales Price

Manukau	\$685,000
Otara	\$780,000
Mangere East	\$895,000
Wiri	\$825,000

Number of Properties Sold



What's happening in our market?

Property has not performed well in Papatoetoe, Auckland with prices declining -3.0% over the past 12 months.

Sales and rentals

There have been 542 properties sold in Papatoetoe, Auckland over the past 12 months, totalling \$539.97m.

Homes are currently selling slower than last year at 39 days on market, compared to 31 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$575 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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PAPATOETOE

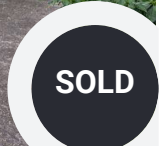


2 / 15 Hayward Road
Section: NAM²

\$596,000

03 Feb 2023
Building: 110 m²

2 Bed 1 Bath 1 Car

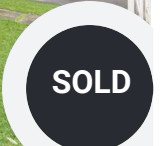


33A Wentworth Avenue
Section: 400 m²

\$995,000

27 Jan 2023
Building: NAM²

3 Bed 1 Bath 2 Car



51 Allenby Road
Section: 524 m²

\$855,000

27 Jan 2023
Building: NAM²

3 Bed 1 Bath 2 Car

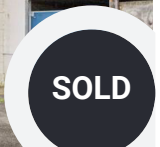


54B Kautami Avenue
Section: 809 m²

\$805,000

25 Jan 2023
Building: NAM²

5 Bed 2 Bath 1 Car

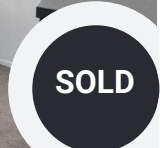


37B Esperanto Road
Section: 188 m²

\$932,000

19 Jan 2023
Building: NAM²

4 Bed 4 Bath 1 Car

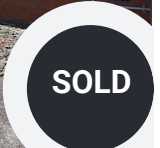


3 / 34 Tui Road
Section: NAM²

\$503,000

19 Jan 2023
Building: 70 m²

2 Bed 1 Bath 1 Car





1 / 248 Saint George Street
Section: 1014 m²

\$672,000

16 Jan 2023
Building: NAm²

2 Bed 1 Bath 1 Car



2 / 10 Mangarata Avenue
Section: NAm²

\$890,000

13 Jan 2023
Building: 140 m²

3 Bed 2 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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