



RANDWICK PARK

20 Feb 2023

Your Local Suburb Guide



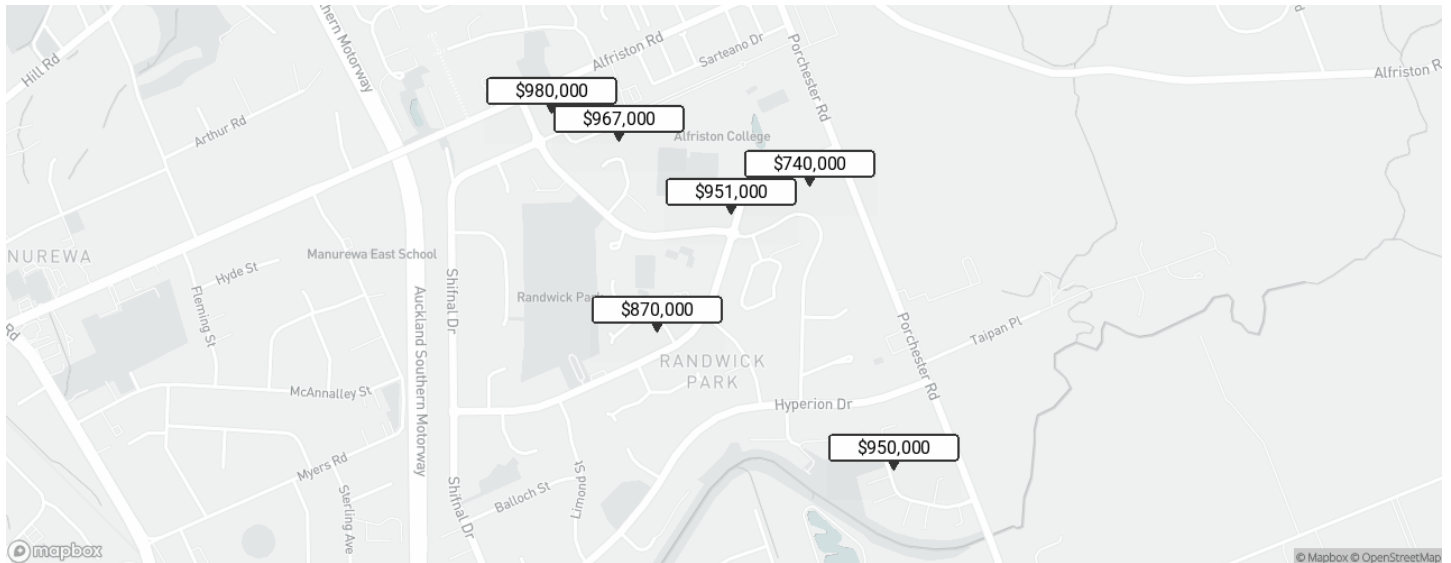
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What's happening in your local market? **RANDWICK PARK**

Recent Sales across all agent brands



Market Snapshot



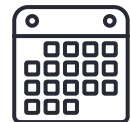
62
Total
Sales



\$838,500
Median
Sales Price



1.6%
Monthly Increase
In Median Price



36
Median
Days To Sell

Rental Snapshot



\$620
Median Asking
Weekly Rent



3.9%
Rental
Yield



141
Number
Of Rentals

Overview

Randwick Park, Auckland has seen property prices increase 43.1% over the past three years and decrease by -1.4% in the last 12 months.

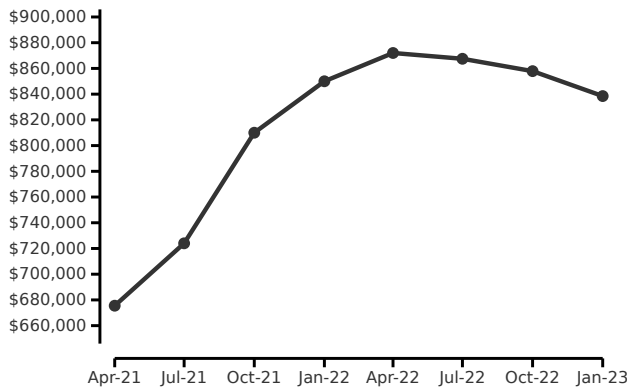
If you'd bought a home three years ago in Randwick Park, Auckland you'd have paid \$586,000 in 2020, while in 2023 the same property now costs \$838,500.



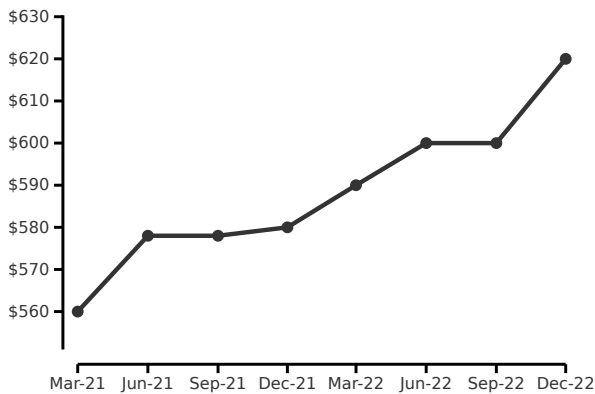
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Median Sales Price



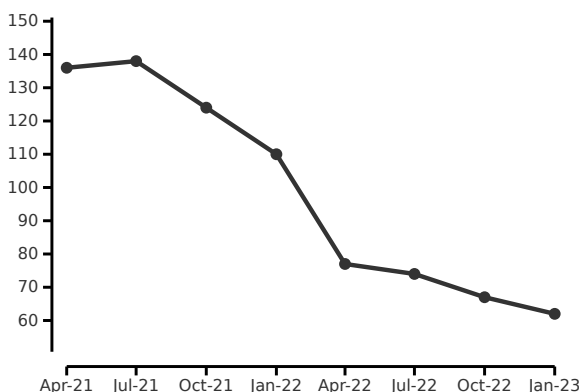
Median Rent



Suburb Comparison Median Sales Price

Manurewa East	\$843,000
Takanini	\$970,000
Manurewa	\$861,000
The Gardens	\$1,396,900
Alfriston	\$791,000
Conifer Grove	\$1,150,000

Number of Properties Sold



What's happening in our market?

Property has not performed well in Randwick Park, Auckland with prices declining -1.4% over the past 12 months.

If you're looking to buy in the area, the median sales price is currently \$838,500 compared to \$843,000 in nearby Manurewa East and \$970,000 over in Takanini.

Sales and rentals

There have been 62 properties sold in Randwick Park, Auckland over the past 12 months, totalling \$50.97m. Homes are currently selling slower than last year at 36 days on market, compared to 28 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$620 a week.

When you calculate that against the current median sales price, the rental return is currently 3.9%.

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

RANDWICK PARK



6 Randwick Place
Section: 544 m²

\$870,000

25 Jan 2023
Building: NAm²
3 Bed 1 Bath 2 Car



6 Sonterra Close
Section: 578 m²

\$980,000

11 Jan 2023
Building: NAm²
4 Bed 2 Bath 2 Car



41 Sheriff Place
Section: 456 m²

\$950,000

09 Dec 2022
Building: NAm²
3 Bed 2 Bath 2 Car



21 Villino Place
Section: 554 m²

\$967,000

26 Nov 2022
Building: 166 m²
4 Bed 3 Bath 2 Car



119 Riverton Drive
Section: 512 m²

\$740,000

22 Nov 2022
Building: 110 m²
3 Bed 1 Bath 1 Car



86 Riverton Drive
Section: 500 m²

\$951,000

18 Nov 2022
Building: 139 m²
3 Bed 2 Bath 2 Car



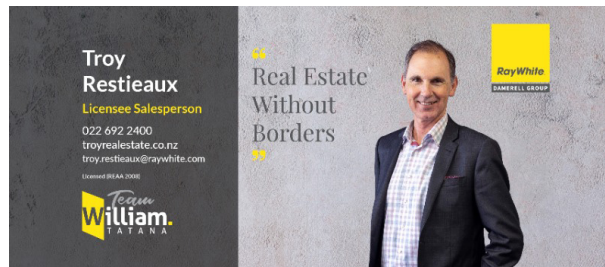
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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