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Real Estate Without Borders



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# THE GARDENS

20 Feb 2023

## Your Local Suburb Guide



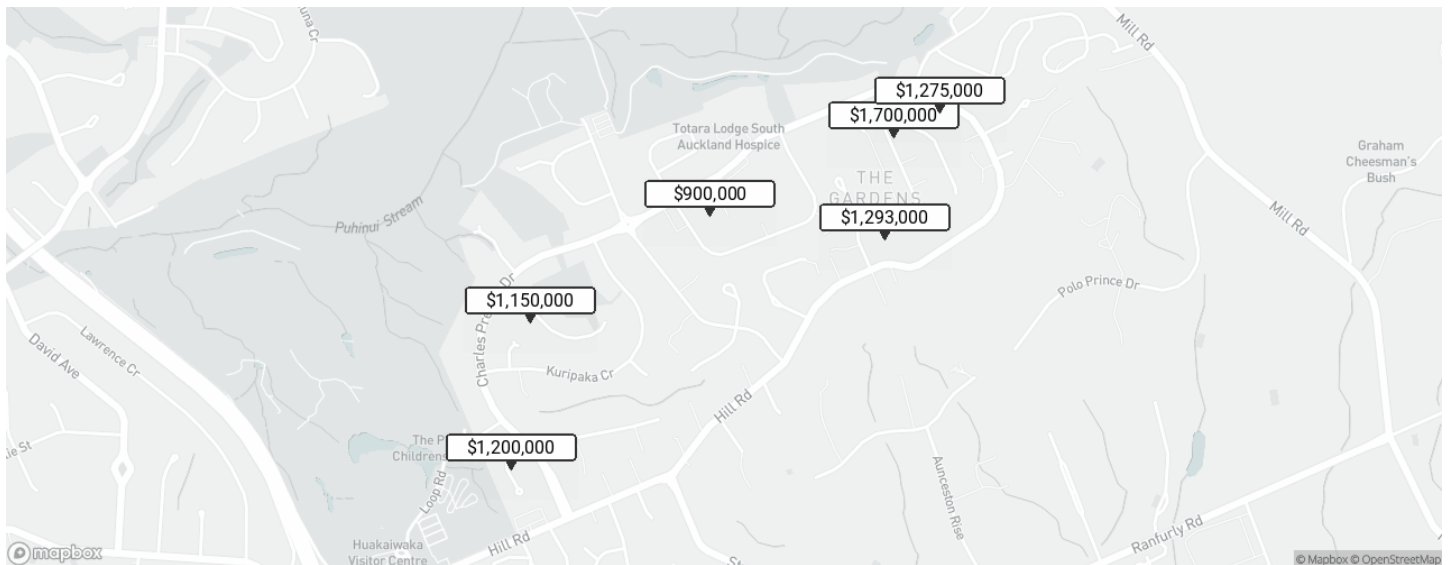
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## Recent Sales across all agent brands



## Market Snapshot



**37**

Total Sales



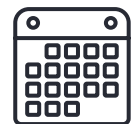
**\$1,396,900**

Median Sales Price



**0%**

Monthly Increase In Median Price



**46**

Median Days To Sell

## Rental Snapshot



**\$745**

Median Asking Weekly Rent



**2.8%**

Rental Yield



**69**

Number Of Rentals

## Overview

The Gardens, Auckland has seen property prices increase 43.9% over the past three years and increase by 0.5% in the last 12 months.

If you'd bought a home three years ago in The Gardens, Auckland you'd have paid \$971,000 in 2020, while in 2023 the same property now costs \$1,396,900.



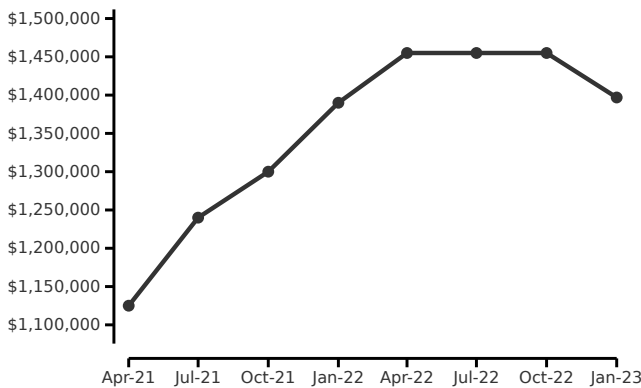
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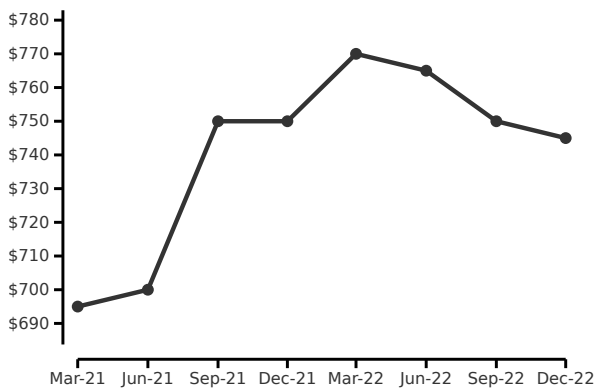
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## Median Sales Price



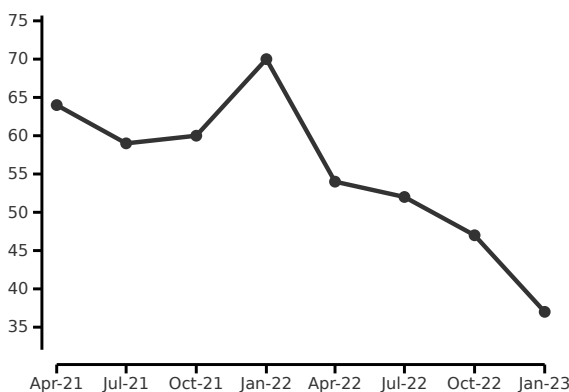
## Median Rent



## Suburb Comparison Median Sales Price

Totara Heights	\$1,000,000
Goodwood Heights	\$1,107,000
Totara Park	NA
Randwick Park	\$838,500
Manurewa East	\$843,000
Alfriston	\$791,000

## Number of Properties Sold



## What's happening in our market?

Property has increased in The Gardens, Auckland with prices growing 0.5% over the past 12 months. If you're looking to buy in the area, the median sales price is currently \$1,396,900 compared to \$1,000,000 in nearby Totara Heights and \$1,107,000 over in Goodwood Heights.

## Sales and rentals

There have been 37 properties sold in The Gardens, Auckland over the past 12 months, totalling \$54.94m. Homes are currently selling slower than last year at 46 days on market, compared to 33 days 12 months ago.

The rental market is weakening with a median asking rent currently of \$745 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

# THE GARDENS



9 Peretao Rise  
Section: 750 m<sup>2</sup>  
**\$1,150,000**  
4 Bed 2 Bath 2 Car

31 Jan 2023

Building: NAM<sup>2</sup>



8 Byblos Place  
Section: 683 m<sup>2</sup>  
**\$1,700,000**  
6 Bed 3 Bath 3 Car

27 Jan 2023

Building: NAM<sup>2</sup>



10 Mount Lebanon Crescent  
Section: 410 m<sup>2</sup>  
**\$900,000**  
3 Bed 2 Bath 2 Car

18 Dec 2022

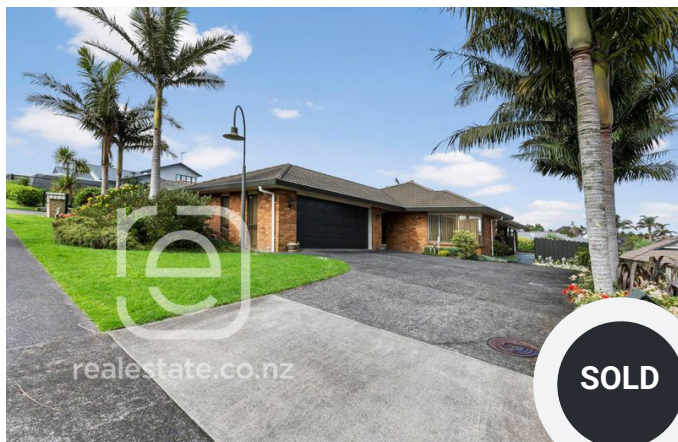
Building: 152 m<sup>2</sup>



4 Larkspur Court  
Section: 767 m<sup>2</sup>  
**\$1,200,000**  
4 Bed 2 Bath 2 Car

06 Dec 2022

Building: 230 m<sup>2</sup>



308 Hill Road  
Section: 664 m<sup>2</sup>  
**\$1,275,000**  
4 Bed 2 Bath 2 Car

18 Nov 2022

Building: NAM<sup>2</sup>



5 Beirut Court  
Section: 501 m<sup>2</sup>  
**\$1,293,000**  
4 Bed 3 Bath 2 Car

07 Nov 2022

Building: 226 m<sup>2</sup>



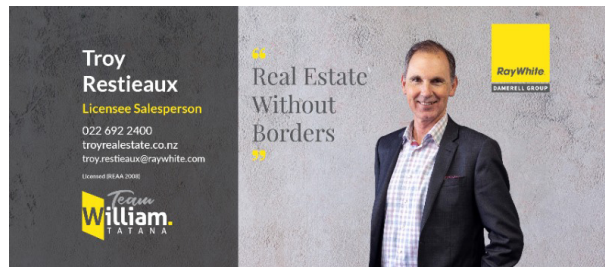
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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