



TITIRANGI

21 Feb 2023

Your Local Suburb Guide

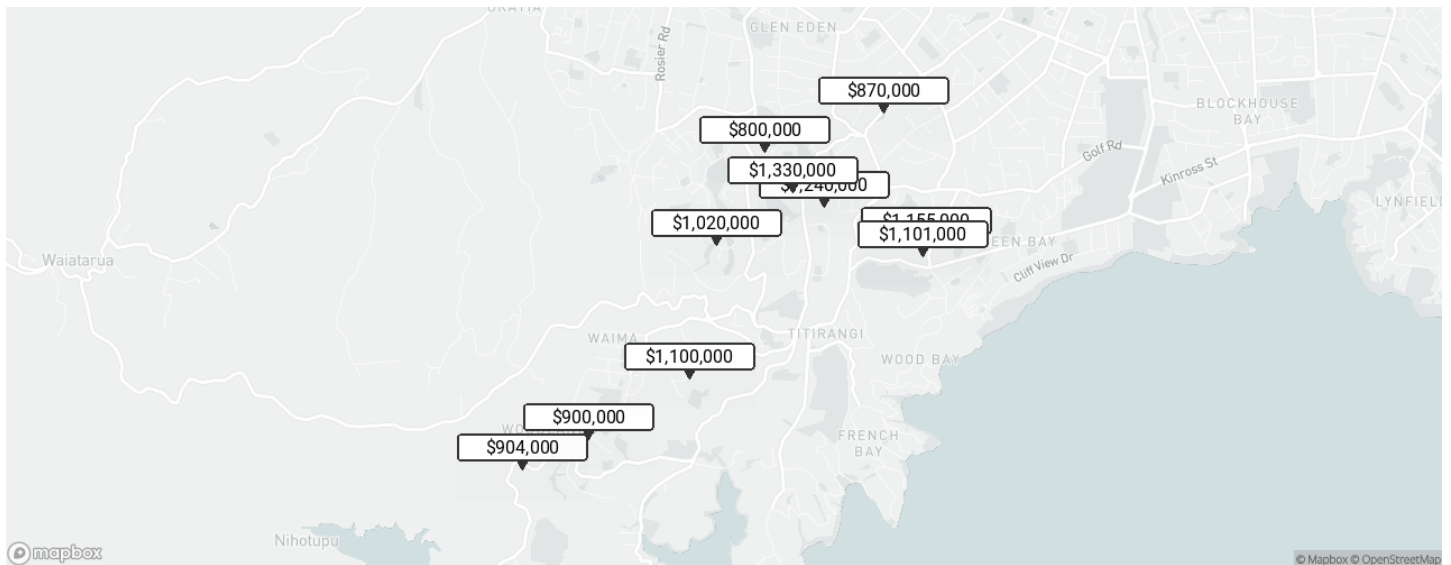


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Recent Sales across all agent brands



Market Snapshot



174

Total Sales



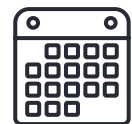
\$1,175,000

Median Sales Price



-1.2%

Monthly Increase In Median Price



45

Median Days To Sell

Rental Snapshot



\$650

Median Asking Weekly Rent



2.8%

Rental Yield



213

Number Of Rentals

Overview

Titirangi, Auckland has seen property prices increase 33.5% over the past three years and decrease by -10.3% in the last 12 months.

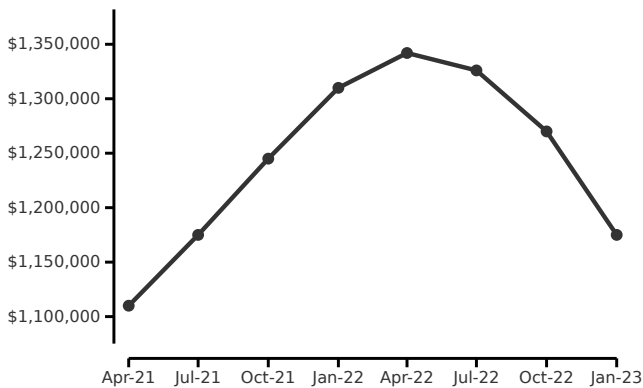
If you'd bought a home three years ago in Titirangi, Auckland you'd have paid \$880,000 in 2020, while in 2023 the same property now costs \$1,175,000.



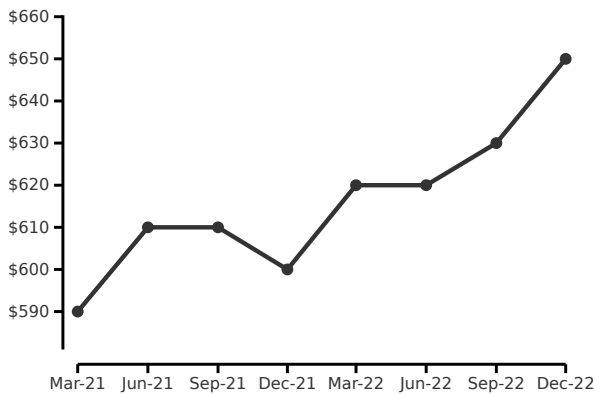
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Median Sales Price

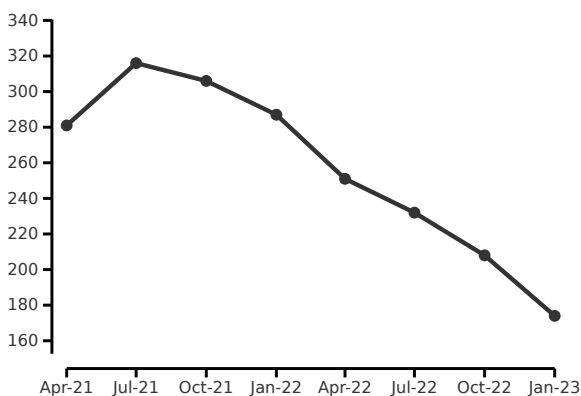


Median Rent



Suburb Comparison Median Sales Price

Number of Properties Sold



What's happening in our market?

Property has not performed well in Titirangi, Auckland with prices declining -10.3% over the past 12 months.

Sales and rentals

There have been 174 properties sold in Titirangi, Auckland over the past 12 months, totalling \$226.3m. Homes are currently selling slower than last year at 45 days on market, compared to 34 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$650 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

TITIRANGI



45 Chamari Close

Section: 669 m²

\$1,240,000

20 Jan 2023

Building: 240 m²

4 Bed 3 Bath 2 Car



193 Titirangi Road

Section: 355 m²

\$870,000

20 Dec 2022

Building: NAm²

3 Bed 1 Bath 2 Car



360 Huia Road

Section: 1115 m²

\$904,000

20 Dec 2022

Building: NAm²

3 Bed 1 Bath



26 Sylvan Valley Avenue

Section: 850 m²

\$900,000

19 Dec 2022

Building: NAm²

4 Bed 1 Bath 4 Car



71A Stottholm Road

Section: NAm²

\$1,155,000

15 Dec 2022

Building: -2 m²

4 Bed 2 Bath 2 Car



13 Lacebark Court

Section: 405 m²

\$800,000

13 Dec 2022

Building: 90 m²

3 Bed 1 Bath 2 Car

Recent Sales across all agent brands

TITIRANGI



5 Kaurilands Road
Section: 994 m²

\$1,330,000

11 Dec 2022
Building: 177 m²

5 Bed 2 Bath 2 Car



4 Dolbear Street
Section: 688 m²

\$1,101,000

09 Dec 2022
Building: NAm²

3 Bed 1 Bath 1 Car



44 Wirihana Road
Section: NAm²

\$1,020,000

07 Dec 2022
Building: 160 m²

3 Bed 1 Bath 2 Car



24 Tainui Road
Section: 1065 m²

\$1,100,000

07 Dec 2022
Building: NAm²

4 Bed 2 Bath 1 Car



151 Scenic Drive
Section: NAm²

\$1,125,000

02 Dec 2022
Building: 140 m²

3 Bed 2 Bath 2 Car



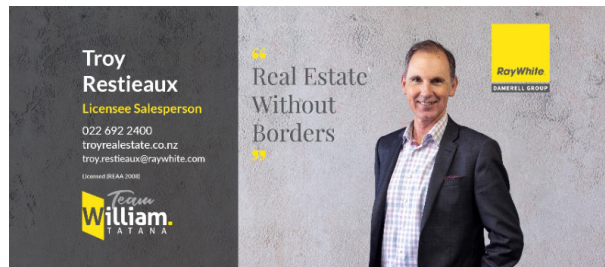
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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