

## December 2020

Average of 6 Month Rolling Median Prices

	1 Bed			2 Bed			3 Bed			4 Bed		
	2019	2020	Variance %	2019	2020	Variance %	2019	2020	Variance %	2019	2020	Variance %
<b>Orewa</b> (Silverdale to Wellsford)	\$355	\$357	1%	\$478	\$486	2%	\$550	\$580	5%	\$671	\$690	3%
<b>Browns Bay / Torbay / Albany</b>	\$379	\$370	-2%	\$489	\$503	3%	\$617	\$626	1%	\$746	\$765	3%
<b>East Coast Bays</b>	\$339	\$434	28%	\$554	\$540	-3%	\$682	\$693	2%	\$796	\$850	7%
<b>Glenfield</b> (Sunnynook, Northcote, Birkdale)	\$364	\$369	1%	\$492	\$503	2%	\$588	\$601	2%	\$715	\$725	2%
<b>Birkenhead</b> (Northcote Point)	\$411	\$398	-3%	\$508	\$525	3%	\$671	\$688	3%	\$800	\$817	2%
<b>Takapuna / Milford</b>	\$484	\$498	3%	\$621	\$627	1%	\$736	\$734	0%	\$803	\$874	9%
<b>Devonport</b>	\$446	\$477	7%	\$580	\$561	-3%	\$755	\$768	2%	\$1,051	\$1,100	5%
<b>West Auckland</b> (Glendene, Glen Eden, Massey)	\$356	\$341	-4%	\$442	\$458	4%	\$529	\$553	4%	\$625	\$658	5%
<b>Te Atatu</b> (Westgate & West Harbour)	\$354	\$401	13%	\$487	\$485	0%	\$566	\$585	3%	\$707	\$712	1%
<b>Waterview</b> (Avondale & Titirangi)	\$338	\$307	-9%	\$474	\$485	2%	\$580	\$600	3%	\$679	\$706	4%
<b>City Centre</b> (Parnell, Grafton, Newton)	\$424	\$395	-7%	\$550	\$528	-4%	\$784	\$772	-1%	\$1,079	\$870	-19%
<b>Ponsonby</b> (St Marys & Herne Bay)	\$475	\$511	8%	\$699	\$692	-1%	\$903	\$949	5%	\$1,247	\$1,437	15%
<b>Grey Lynn / Westmere</b>	\$451	\$459	2%	\$687	\$663	-3%	\$868	\$852	-2%	\$1,018	\$1,065	5%
<b>Pt Chevalier / Mt Albert</b>	\$372	\$464	25%	\$503	\$560	11%	\$661	\$690	4%	\$800	\$854	7%
<b>Sandringham</b> (3 Kings, Hillsborough)	\$404	\$392	-3%	\$504	\$512	2%	\$623	\$670	8%	\$779	\$745	-4%
<b>Mt Roskill</b> (Owairaka, Lynfield)	\$351	\$348	-1%	\$478	\$497	4%	\$579	\$597	3%	\$707	\$737	4%
<b>Mt Eden</b> (Kingsland, Balmoral)	\$404	\$407	1%	\$563	\$576	2%	\$710	\$746	5%	\$860	\$908	6%
<b>Epsom</b> (Newmarket, Royal Oak North)	\$414	\$413	0%	\$563	\$548	-3%	\$731	\$693	-5%	\$933	\$880	-6%
<b>One Tree Hill / Ellerslie</b>	\$365	\$388	6%	\$513	\$517	1%	\$643	\$661	3%	\$766	\$699	-9%
<b>City Bays</b> (Mission Bay to St Heliers)	\$455	\$447	-2%	\$597	\$622	4%	\$770	\$830	8%	\$971	\$1,091	12%
<b>Remuera</b>	\$427	\$368	-14%	\$629	\$613	-3%	\$814	\$821	1%	\$1,011	\$1,110	10%
<b>Meadowbank</b> (Remuera South, Glendowie)	\$378	\$394	4%	\$517	\$537	4%	\$715	\$733	2%	\$885	\$960	8%
<b>Glen Innes / Panmure / Mt Wellington</b>	\$373	\$378	1%	\$480	\$495	3%	\$591	\$618	5%	\$781	\$738	-5%
<b>Howick</b> (Bucklands Beach, Botany)	\$395	\$400	1%	\$494	\$520	5%	\$618	\$642	4%	\$737	\$746	1%
<b>Pakuranga</b>	\$297	\$367	23%	\$474	\$481	2%	\$570	\$598	5%	\$677	\$700	3%
<b>Mangere / Otahuhu / Otara</b>	\$349	\$380	9%	\$437	\$457	5%	\$545	\$569	4%	\$613	\$644	5%
<b>Papatoetoe</b>	\$349	\$355	2%	\$463	\$482	4%	\$568	\$605	7%	\$632	\$685	8%
<b>Manukau/Manurewa</b>	\$373	\$403	8%	\$448	\$465	4%	\$547	\$570	4%	\$629	\$700	11%
<b>Papakura</b>	\$268	\$310	16%	\$433	\$451	4%	\$514	\$543	6%	\$606	\$654	8%
<b>Pukekohe</b> (Tuakau, Waiuku)	\$307	\$364	19%	\$399	\$406	2%	\$484	\$498	3%	\$575	\$589	2%

PLEASE NOTE: 1 & 4 bedroom rental prices can show high fluctuations due to the relatively small number of bonds received