

## January 2021

### Median Sales Prices

### Sales Numbers

	Median Sales Prices			Sales Numbers		
	2020	2021	Variance %	2020	2021	Variance %
<b>Hibiscus Coast</b> (Silverdale - Hatfields)	\$859,000	\$930,000	<b>8%</b>	47	96	<b>104%</b>
<b>Rodney West</b>	\$977,500	\$1,070,000	<b>9%</b>	28	5	<b>-82%</b>
<b>East Coast Bays</b>	\$1,100,000	\$1,566,250	<b>42%</b>	42	5	<b>-88%</b>
<b>Albany</b>	\$646,500	\$1,036,500	<b>60%</b>	22	59	<b>168%</b>
<b>Glenfield</b>	\$878,000	\$996,000	<b>13%</b>	30	88	<b>193%</b>
<b>Takapuna / Milford</b>	\$1,111,000	\$1,281,000	<b>15%</b>	26	54	<b>108%</b>
<b>Devonport</b>	\$1,449,000	\$1,850,000	<b>28%</b>	17	34	<b>100%</b>
<b>Birkenhead</b>	\$805,000	\$1,290,000	<b>60%</b>	19	80	<b>321%</b>
<b>Upper Harbour</b>	\$1,030,000	\$1,090,000	<b>6%</b>	41	76	<b>85%</b>
<b>Henderson</b>	\$820,000	\$1,090,000	<b>33%</b>	39	82	<b>110%</b>
<b>Te Atatu South / Glendene</b>	\$863,500	\$910,000	<b>5%</b>	19	50	<b>163%</b>
<b>Glen Eden / Sunnyvale / Oratia</b>	\$757,500	\$802,500	<b>6%</b>	38	64	<b>68%</b>
<b>Titirangi / Langholm</b>	\$837,000	\$1,100,000	<b>31%</b>	20	38	<b>90%</b>
<b>Avondale / Waterview</b>	\$919,000	\$987,000	<b>7%</b>	17	41	<b>141%</b>
<b>Pt Chevalier / Western Springs</b>	\$1,550,000	\$1,420,000	<b>-8%</b>	4	19	<b>375%</b>
<b>Mt Albert / Sandringham</b>	\$815,000	\$1,760,000	<b>116%</b>	27	53	<b>96%</b>
<b>Mt Eden / Epsom</b>	\$1,795,000	\$1,300,000	<b>-28%</b>	21	71	<b>238%</b>
<b>Eden Terrace / Grafton</b>	\$790,000	\$625,000	<b>-21%</b>	7	25	<b>257%</b>
<b>Ponsonby / Grey Lynn / Westmere</b>	\$1,345,000	\$1,600,000	<b>19%</b>	17	60	<b>253%</b>
<b>City Centre</b>	\$440,000	\$680,000	<b>55%</b>	37	80	<b>116%</b>
<b>City Bays</b> (Mission Bay - St Heliers)	\$1,150,000	\$1,925,000	<b>67%</b>	9	32	<b>256%</b>
<b>Mt Roskill / Lynfield</b>	\$997,500	\$1,108,000	<b>11%</b>	19	38	<b>100%</b>
<b>Onehunga / Penrose</b>	\$730,000	\$1,000,000	<b>37%</b>	17	39	<b>129%</b>
<b>Ellerslie / Panmure</b>	-	\$1,410,000	-	5	34	<b>580%</b>
<b>Remuera / Parnell</b>	\$1,218,550	\$1,535,000	<b>26%</b>	32	79	<b>147%</b>
<b>Mt Wellington / Stonefields</b>	\$981,444	\$1,135,000	<b>16%</b>	27	70	<b>159%</b>
<b>Eastern Suburbs</b>	\$950,000	\$1,230,000	<b>29%</b>	15	86	<b>473%</b>
<b>Eastern Beaches</b>	\$1,050,000	\$1,389,000	<b>32%</b>	27	107	<b>296%</b>
<b>Dannimora / Clover Park / Flat Bush</b>	\$1,110,000	\$1,123,500	<b>1%</b>	40	75	<b>88%</b>
<b>Manukau</b>	\$588,000	\$985,000	<b>68%</b>	5	72	<b>1340%</b>
<b>Papatoetoe</b>	\$745,000	\$739,000	<b>-1%</b>	22	82	<b>273%</b>
<b>Manurewa</b>	\$710,000	\$800,000	<b>13%</b>	36	83	<b>131%</b>
<b>Papakura</b>	\$726,250	\$875,500	<b>21%</b>	92	192	<b>109%</b>
<b>Auckland</b>	\$875,000	\$1,000,000	<b>14%</b>	1295	3219	<b>149%</b>
<b>New Zealand</b>	<b>\$615,000</b>	<b>\$730,300</b>	<b>19%</b>	<b>4603</b>	<b>8935</b>	<b>94%</b>