

# Your Local Suburb Guide

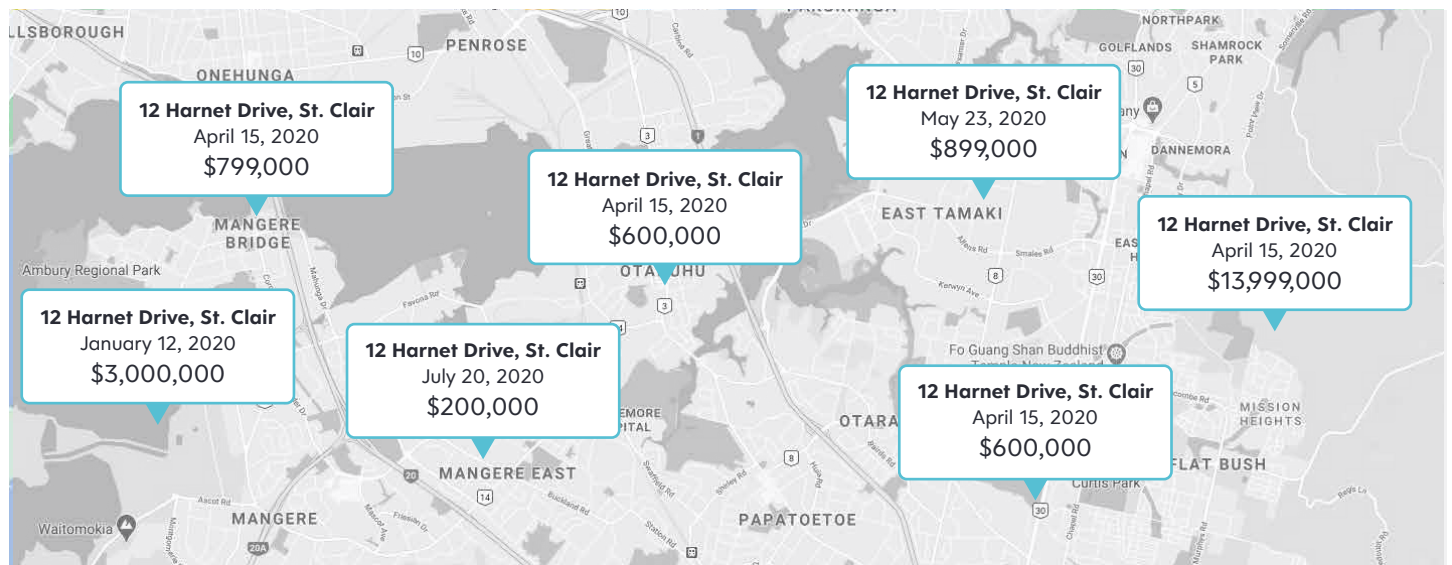




# What's happening in your local market?

NEWTOWN

## Recent Sales



## Market Snapshot\*



**737**

Total  
Sales



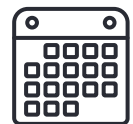
**\$1,050,000**

Median  
Sales Price



**2.6%**

Annual Increase  
In Median Price



**33**

Median  
Days To Sell

## Rental Snapshot



**\$600**

Median Asking  
Weekly Rent



**4.5%**

Rental  
Yield



**33**

Number  
Of Rentals



**2.6%**

5 Year Population  
Growth

## Overview

Newtown is a family friend suburb located 10km from the centre of Auckland that has enjoyed steady property price growth over the past five years of 12% per annum. If you'd bought a home five years ago in Newtown, you'd have paid just \$250,000 in 2015, while in 2020 the same property now costs \$550,000.

Most properties in Newtown house 2.3 people per

dwelling and the area has a significant European heritage with 25% of the population identifying as coming from the UK.

The population of Newtown is made up mainly of residents aged under the age of 50 and most have lived in the suburb for 9 years. The most popular professions in the area are construction, education and mining.

AGENT LOGO  
PLACEHOLDER

\*rental and sales based on a 12 month period\*\*

**Jillian Escudero**

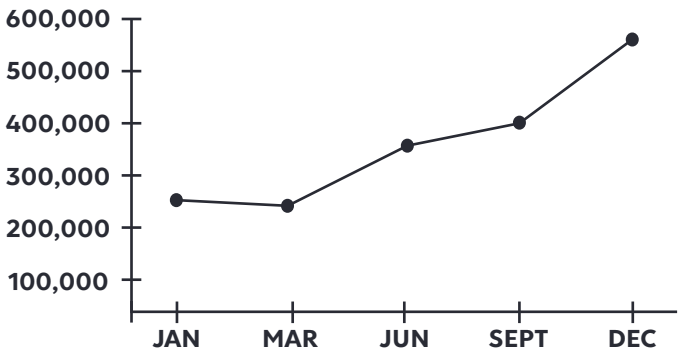
Homeprezzo Agent

0451 373 641

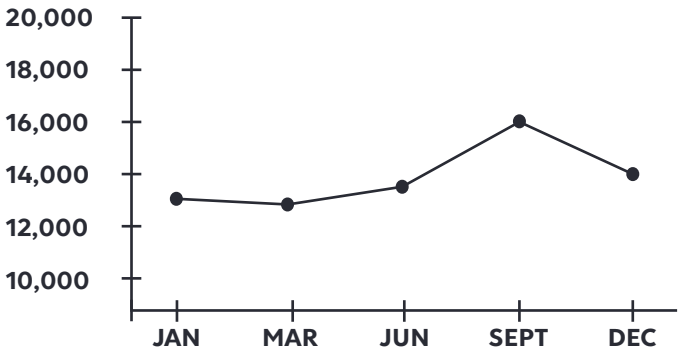
jescudero@homeprezzo.com.au



Median Sales Price



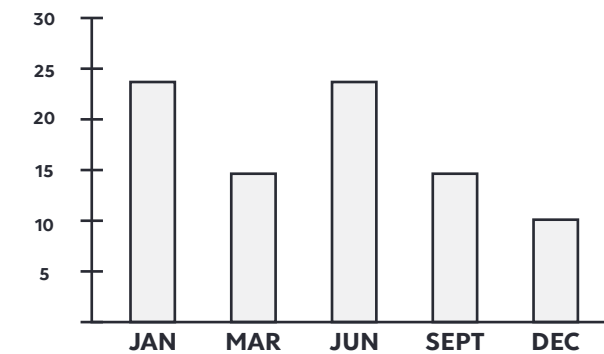
Median Rent Last



Median Price

Suburb 1	\$1,500,000
Suburb 2	\$1,030,000
Suburb 3	\$1,200,000
Suburb 4	\$899,000
Suburb 5	\$700,000
Suburb 6	\$1,299,000

Number of Properties Sold



What’s happening in our market?

Property has performed strongly in Newtown with prices growing 5% over the past 12 months. If you’re looking to buy in the area, the median sales price is currently \$550,000 and a typical home in the area is three bedroom.

The top price achieved for Newtown over the past 3 months has been 24 Smith St, which sold for \$765,000. The most affordable property in Newtown to sell for the same time period was 14 Jones Ave which went for just \$253,000.

Sales, listings and rentals

There are currently 25 listings for sale in Newtown which is 5 more than for the same time last year. Homes are currently selling quickly at 25 days on market and this compares to 30 days on market 12 months ago. There have been 42 properties sold in Newtown over the past 12 months while 5 of these sold over the past month.

The rental market is performing well with a median asking rent currently of \$600 a week. When you calculate that against the current median sales price, the rental return is currently 4.5%.

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\*

## NEWTOWN



**SOLD**

12 Harnet Drive, St. Clair

Aug 1, 2020

Section Size: 300sqm

House Size: 200sqm

**\$3,800,000**

3 BED | 2 BATH | 1 CAR



**SOLD**

12 Harnet Drive, St. Clair

Aug 1, 2020

Section Size: 300sqm

House Size: 200sqm

**\$750,000**

3 BED | 2 BATH | 1 CAR



**SOLD**

12 Harnet Drive, St. Clair

Aug 1, 2020

Section Size: 300sqm

House Size: 200sqm

**\$899,000**

3 BED | 2 BATH | 1 CAR



**SOLD**

12 Harnet Drive, St. Clair

Aug 1, 2020

Section Size: 300sqm

House Size: 200sqm

**\$12,000,000**

3 BED | 2 BATH | 1 CAR



**SOLD**

12 Harnet Drive, St. Clair

Aug 1, 2020

Section Size: 300sqm

House Size: 200sqm

**\$450 P/W**

3 BED | 2 BATH | 1 CAR



**SOLD**

12 Harnet Drive, St. Clair

Aug 1, 2020

Section Size: 300sqm

House Size: 200sqm

**\$720,000**

3 BED | 2 BATH | 1 CAR

AGENT LOGO  
PLACEHOLDER

\* Recent suburb sales across all agent brands

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**Brand Address**

**Brand Email**

**Brand Website**

**Brand Phone**

**Brand Socials**

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PLACEHOLDER**

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