

# Recent Sales

**RayWhite**

Subject property: 227 Huia Road, Titirangi, Auckland

Prepared on: 20 February 2023

The Real Estate Agents Act requires any recommendation to be supported by an analysis of sold properties that are deemed comparable. These sold comparable properties have been selected based on their geographical proximity, similarity of their attributes and time of sale.

<b>Sale Price</b>	\$579,000 to \$1,950,000	<b>Median</b>	\$1,265,000	<b>Mean</b>	\$1,363,428	For the property at the median, the sale price was 3.7% below CV.
<b>C.V</b>	\$1,100,000 to \$2,025,000	<b>Median</b>	\$1,225,000	<b>Mean</b>	\$1,371,428	

## 331 Huia Road, Titirangi, Auckland

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<b>Last Sold</b>	\$1,230,000 - 20 Jan 23
<b>Capital Value</b>	\$1,175,000 - 01 Jun 21
<b>Land Value</b>	\$450,000 - 01 Jun 21
<b>Improvements</b>	\$725,000
<b>Land Use</b>	Residence

<b>Land Area</b>	1,037 m <sup>2</sup>
<b>Floor Area</b>	196 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1970-1979

## 45 Chamari Close, Titirangi, Auckland

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<b>Last Sold</b>	\$1,240,000 - 20 Jan 23
<b>Capital Value</b>	\$1,475,000 - 01 Jun 21
<b>Land Value</b>	\$710,000 - 01 Jun 21
<b>Improvements</b>	\$765,000
<b>Land Use</b>	Residence

<b>Land Area</b>	669 m <sup>2</sup>
<b>Floor Area</b>	240 m <sup>2</sup>
<b>Roof</b>	Tile Profile
<b>Walls</b>	Mixed Material
<b>Building Age</b>	1990-1999

## 225B Victory Road, Laingholm, Auckland

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<b>Last Sold</b>	\$1,950,000 - 13 Jan 23
<b>Capital Value</b>	\$1,100,000 - 01 Jun 21
<b>Land Value</b>	\$650,000 - 01 Jun 21
<b>Improvements</b>	\$450,000
<b>Land Use</b>	Residence

<b>Land Area</b>	1,416 m <sup>2</sup>
<b>Floor Area</b>	200 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1970-1979

## 180 Carter Road, Oratia, Auckland

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<b>Last Sold</b>	\$1,265,000 - 20 Dec 22
<b>Capital Value</b>	\$1,400,000 - 01 Jun 21
<b>Land Value</b>	\$590,000 - 01 Jun 21
<b>Improvements</b>	\$810,000
<b>Land Use</b>	Residential

<b>Land Area</b>	2,023 m <sup>2</sup>
<b>Floor Area</b>	120 m <sup>2</sup>
<b>Roof</b>	Steel/G-Iron
<b>Walls</b>	Wood (incl Weatherboard)
<b>Building Age</b>	1990-1999

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## 5 Kaurilands Road, Titirangi, Auckland

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**Last Sold** \$1,330,000 - 11 Dec 22  
**Capital Value** \$1,225,000 - 01 Jun 21  
**Land Value** \$1,075,000 - 01 Jun 21  
**Improvements** \$150,000  
**Land Use** Residential

**Land Area** 994 m<sup>2</sup>  
**Floor Area** 177 m<sup>2</sup>  
**Roof** Steel/G-Iron  
**Walls** Wood (incl Weatherboard)  
**Building Age** 1950-1959

## 57 Staincross Street, Green Bay, Auckland

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**Last Sold** \$1,950,000 - 23 Nov 22  
**Capital Value** \$2,025,000 - 01 Jun 21  
**Land Value** \$930,000 - 01 Jun 21  
**Improvements** \$1,095,000  
**Land Use** Residential

**Land Area** 2,044 m<sup>2</sup>  
**Floor Area** 276 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Mixed Material  
**Building Age** 2000-2009

## 52 Rimutaka Place, Titirangi, Auckland

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**Last Sold** \$579,000 - 05 Mar 12  
**Capital Value** \$1,200,000 - 01 Jun 21  
**Land Value** \$460,000 - 01 Jun 21  
**Improvements** \$740,000  
**Land Use** Residence

**Land Area** 916 m<sup>2</sup>  
**Floor Area** 170 m<sup>2</sup>  
**Roof** Tile Profile  
**Walls** Mixed Material  
**Building Age** 1970-1979

This has an unrenovated bathroom/kitchen and has just sold for \$1,176,000.

# Residential Insights

**RayWhite**

Subject property: 227 Huia Road, Titirangi, Auckland

Prepared on: 20 February 2023

## Suburb: Titirangi

### Number of Sales



	Last 3 Months	Last 6 Months	Last 12 Months
Number of Sales	30	61	175
Percentage of Titirangi's Properties Sold	0.61%	1.23%	3.54%

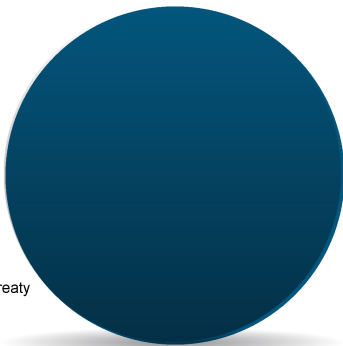
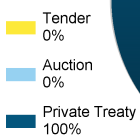
### Sale Performance



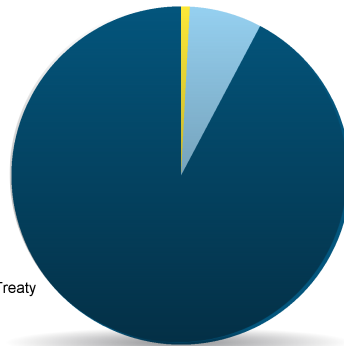
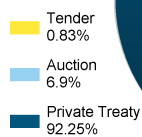
	January 2023	January 2022	% Change		Jan 2023
Median Days To Sell	68	41	▲ 66%	Average Valuation	\$
Median Sale Price	\$872,500	\$1,480,000	▼ 41%	Median List Price	NA

### Sale Types in January 2023

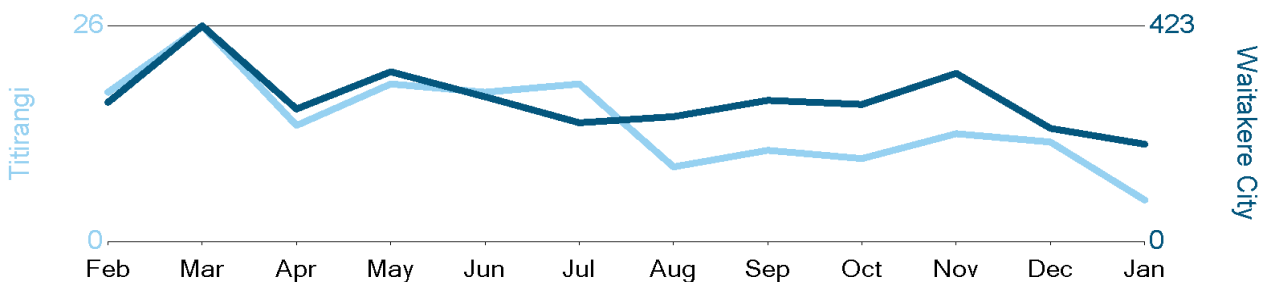
#### Titirangi



#### Auckland Super City



### Number of Sales/Month in Titirangi and Waitakere City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

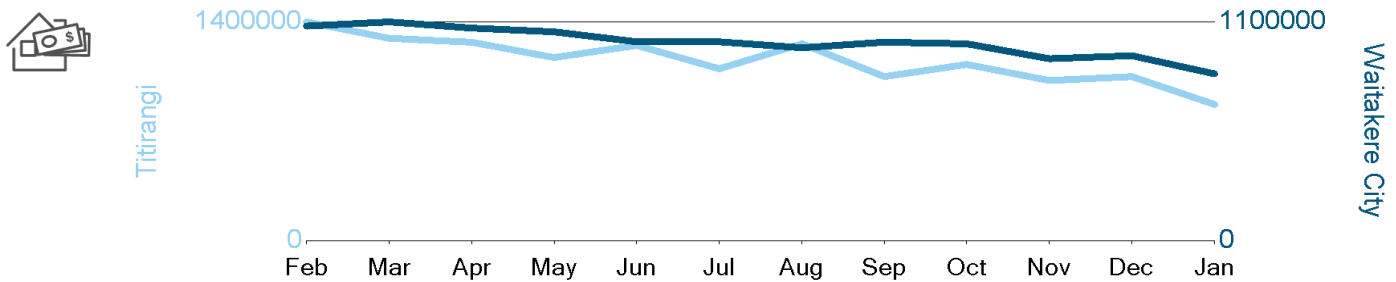
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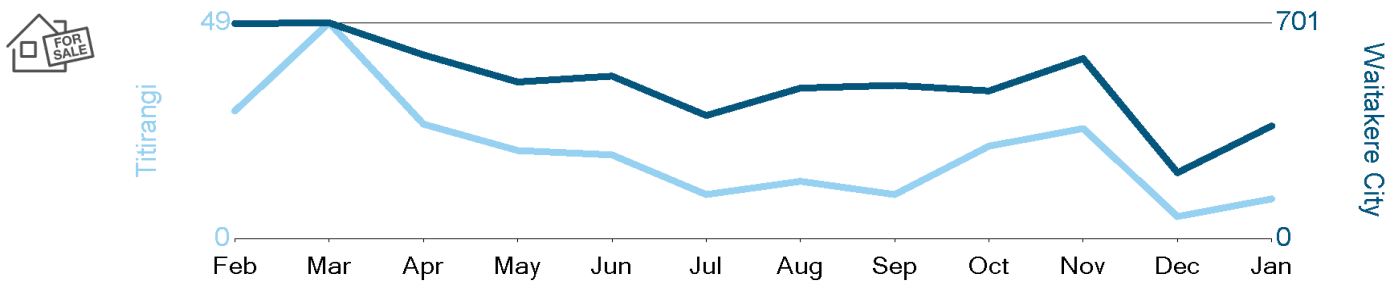
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## Median Sale Price in Titirangi and Waitakere City



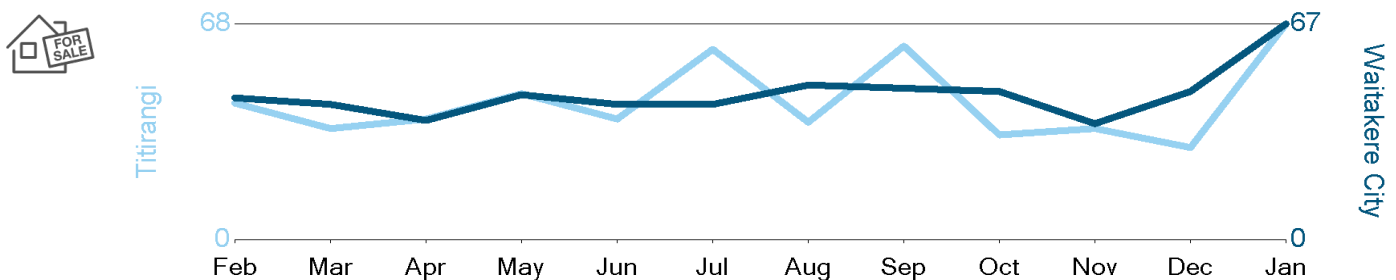
Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

## Number of Listings/Month in Titirangi and Waitakere City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd., Realestate.co.nz

## Median Days to Sell in Titirangi and Waitakere City



Sources: REINZ, Headway Systems Ltd., Custom Software Ltd.

# Residential Insights

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## Census Data for Titirangi

### Age Broad Levels



Age	Titirangi
0-14	20%
15-29	15%
30-49	27%
50-64	23%
65+	14%

### Family Type



Family Type	Titirangi
Couple (no kids)	27%
Couple (with kids)	65%
Solo parent	9%

### Ownership



Ownership	Titirangi
Own or Partly Own	65%
Held in a Family Trust	22%
Do not own and do not hold in a family trust	14%
Not elsewhere included*	0%

### Number of Bedrooms



Bedrooms	Titirangi
One bedroom	3%
Two bedrooms	13%
Three bedrooms	40%
Four bedrooms	32%
Five or more bedrooms	11%
Total dwellings stated	1404
Not elsewhere included*	0%

\* Not elsewhere included is used in some outputs for a combination of residuals, such as not stated, response outside scope, response unidentifiable, refused to answer, and don't know.

Data captured from New Zealand's 2018 Census of Population and Dwellings.