

What's happening in Ellerslie

Welcome to the Ellerslie Monthly Update – June 2024

It's essential to acknowledge that while data provides valuable insights, interpreting it requires a critical lens. As we all know, the narrative goes beyond numerical figures; it encapsulates the dynamics of the real estate market impacted by various factors such as economic conditions, buyer sentiment, and local developments.

Historical residential sales data for Ellerslie in June reveals interesting trends over the past eight years. In 2017, there were 11 sales with an Average Selling Price (ASP) of \$1,139,436. Subsequent years saw fluctuations in both the number of sales and ASP, with notable increases and decreases.

In 2024, Ellerslie experienced a decrease in the number of sales, with six recorded transactions. Despite this, the ASP reached \$1,198,333, exceeding the ASP figures from 2017, 2019, and 2021. This fact, alone, highlights the positive growth trajectory in property values over the years, showcasing resilience in our Ellerslie's real estate market. *

In conclusion, I have just finished reading Morgan Housel's "The Psychology of Money". A great read and thoroughly recommended. Amongst the many take-aways I liked the following four:

1. The hardest financial skill is getting the goalpost to stop moving.
2. Social comparison is a problem.
3. "Enough" is not too little.
4. There are many things never worth risking no matter the potential gain.

Don't forget to give me a call for all things Real Estate. For anyone wishing to be included in the register of local trades, please drop me an email with your details.

Stay warm.

Have a great week.



Published: 17/7/24



Debbie Gordon
(021) 207 3139

Your
Ellerslie
Specialist

All data referenced from REINZ Data.

TO THE HOMEOWNER

Ellerslie							
REINZ Statistics for Residential Sales							
No.	Street	Suburb	Sale Price	Sale Date	DTS	Valuation	Brms
14	Marua Road	Ellerslie	1,100,000	27-Jun-24	30	1,625,000	3
6/8	Morrin Street	Ellerslie	745,000	12-Jun-24	76	920,000	2
80A & 80B/666B							
B	Great South Road	Ellerslie	1,335,000	12-Jun-24	0	1,335,000	2
12 B	Ellerslie Park Road	Ellerslie	1,900,000	12-Jun-24	37	1,925,000	4
Lot 5/18	Arron Street	Ellerslie	970,000	7-Jun-24	20	1,100,000	2
116 M	Michaels Avenue	Ellerslie	1,140,000	6-Jun-24	25	1,240,000	3
8	Arron Street	Ellerslie	1,337,000	14-May-24	35	1,400,000	3
21 A	Arron Street	Ellerslie	2,600,000	1-May-24	27	3,950,000	6
27 A	Arthur Street	Ellerslie	828,000	23-May-24	90	1,825,000	3
24 A	Ellerslie Park Road	Ellerslie	2,340,000	29-May-24	75	2,525,000	5
43	Gavin Street	Ellerslie	1,270,000	8-May-24	84	1,750,000	5
6/131	Ladies Mile	Ellerslie	779,000	28-May-24	51	840,000	2
48	Main Highway	Ellerslie	1,800,000	29-May-24	49	2,250,000	5
5 A	Te Marama Road	Ellerslie	1,558,900	22-May-24	28	1,825,000	4
4/20	Arron Street	Ellerslie	1,225,000	11-Apr-24	56	1,320,000	3
9/32 B	Ballarat Street	Ellerslie	720,000	26-Apr-24	50	830,000	2
1/16	Ballarat Street	Ellerslie	1,185,000	19-Apr-24	37	1,475,000	0
1	Ballin Street	Ellerslie	1,571,000	12-Apr-24	52	1,800,000	3
25/2	Cawley Street	Ellerslie	780,000	16-Apr-24	29	900,000	2
5/36	Eaglehurst Road	Ellerslie	1,200,000	12-Apr-24	29	1,350,000	3
1/13	Ellerslie Park Road	Ellerslie	1,120,000	4-Apr-24	37	1,180,000	3
29 B	Findlay Street	Ellerslie	1,032,000	3-Apr-24	13	1,250,000	4
35 A	Gavin Street	Ellerslie	1,180,000	16-Apr-24	36	1,350,000	3
1/13	Lonsdale Street	Ellerslie	1,300,000	17-Apr-24	51	1,360,000	3
172	Main Highway	Ellerslie	2,100,000	19-Apr-24	79	3,700,000	4
6A	Marei Road	Ellerslie	882,888	5-Apr-24	20	1,250,000	3
206/20 A	Pukerangi Crescent	Ellerslie	999,999	10-Apr-24	75	1,060,000	2
17/9	Ranier Street	Ellerslie	546,826	5-Apr-24	30	720,000	2
7	Umere Crescent	Ellerslie	1,960,000	10-Apr-24	48	2,300,000	5
19 A	Vause Street	Ellerslie	950,000	15-Apr-24	27	1,220,000	3