

What's happening in Ellerslie

Welcome to the Ellerslie Monthly Update for March

Auckland's property market transformation has brought significant changes to Ellerslie, igniting a surge of interest among local residents eager to assess the current value of their homes. Comparing the first quarters of 2023 and 2024 reveals a resilient market adapting to new dynamics. In Q1 2023, Ellerslie boasted an average sale price of \$1,133,369 with 40 properties sold, showcasing robust buyer interest and stable pricing. While Q1 2024 saw a slight shift with an average price of \$1,131,712 for 26 sales, extending the days on the market to 53 days, the market demonstrated unwavering strength. The positive movement in the rateable value difference from -16.12% in 2023 to -12.5% in 2024 signals growing market confidence. Notably, three-bedroom homes continued to dominate sales figures in both years. March 2024 saw 12 sales in Ellerslie, with an average price of \$1,032,542 and 41 days on the market, reflecting a positive trajectory. The increased property listings in Auckland, mirrored in Ellerslie, have empowered buyers with more options, fostering competition and driving market dynamics forward. Overall, the market momentum in Ellerslie suggests a promising outlook for residents and potential buyers.



Debbie Gordon
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**Your
Ellerslie
Specialist**

My team and I will be conducting an initiative called the **Ellerslie Drive** over the next 3 weeks. We will be offering our expert opinion on your home value and the appraisal will only take approximately 10 minutes of your time. As a homeowner an updated house value may also assist you in refinancing your home, or ensuring your home is adequately insured.

How do you participate?

Contact **Debbie Gordon** directly on 021 207 3139 or (09) 579 1081. Alternatively, you can send me an email to d.gordon@barfoot.co.nz.

we will then schedule you at a time that suits you.

| Real Estate Institute of New Zealand | | | | | | |
|---|----------------------|-----------|------------|-----------|-----|-----|
| Ellerslie Sales for the Month of March 2024 | | | | | | |
| No | Street | Suburb | Sale Price | Sale Date | DTS | Brm |
| 18 | Walpole Street | Ellerslie | 1,665,000 | 27-Mar-24 | 49 | 3 |
| 1/28 | Findlay Street | Ellerslie | 1,010,000 | 15-Mar-24 | 31 | 3 |
| 28 Y | Wilkinson Road | Ellerslie | 493,000 | 15-Mar-24 | 57 | 2 |
| 17/8 | Eaglehurst Road | Ellerslie | 840,000 | 15-Mar-24 | 39 | 3 |
| 922/20 | Park Avenue | Ellerslie | 595,000 | 13-Mar-24 | 44 | 0 |
| 29 | Ballin Street | Ellerslie | 1,555,000 | 12-Mar-24 | 20 | 3 |
| 6 | Riccarton Way | Ellerslie | 840,000 | 8-Mar-24 | 222 | 3 |
| 3/10 | Robert Street | Ellerslie | 725,000 | 7-Mar-24 | 48 | 2 |
| 8 | Canterbury Park Lane | Ellerslie | 850,000 | 5-Mar-24 | 250 | 3 |
| 44/666B | Great South Road | Ellerslie | 1,355,000 | 4-Mar-24 | 1 | 2 |
| 80 | Celtic Crescent | Ellerslie | 1,650,000 | 4-Mar-24 | 92 | 4 |
| 1/267 | Main Highway | Ellerslie | 812,500 | 4-Mar-24 | 31 | 2 |

Warm Regards

Your Local Real Estate Agent
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