

## Auckland Median House Values by Suburb

The median estimated current value for 2, 3, 4, and 5+ bedroom houses in each Auckland suburb is shown in the table below.

The median house value is calculated using our E-Valuer to estimate the current market value of each house in the suburb as at December 2010`. This is not the median sales price.

E-Valuer is our automated valuation model that uses recent sales of comparable houses in the nearby area to estimate the current market value of a specific house. Being an automated valuation model, E-Valuer cannot account for unique characteristics of individual houses, so the estimated value may differ from the actual value a house may sell for. However, over a large number of houses these differences tend to even out.

In some suburbs there are insufficient houses in some bedroom groups, or insufficient houses where an E-Valuer is available. In these cases the median value is not shown. Flats and apartments are excluded.

These values should not be taken to represent the estimated current market value of an individual house in an area, as values can vary around the median. To get an estimate of the current market value for your house you can purchase a full E-Valuer report, or get a full market valuation from a QV Valuer.

City	Suburb	2 brms	3 brms	4 brms	5+ brms
North Shore City	Albany		594,000	643,000	762,000
	Albany Heights			662,000	710,000
	Bayswater	540,000	611,500	784,000	
	Bayview	380,000	404,000	489,000	520,500
	Beach Haven	369,000	403,000	530,000	586,500
	Belmont	509,000	594,000	713,000	837,000
	Birkdale	369,000	395,000	448,000	462,000
	Birkenhead	434,500	510,000	610,000	758,000
	Browns Bay	455,000	515,000	615,000	690,000
	Campbells Bay		694,500	855,000	998,000
	Castor Bay	721,000	752,000	846,000	1,004,500
	Chatswood		578,000	624,000	719,000
	Devonport	728,000	822,000	1,040,000	1,187,500
	Fairview Heights		525,000	653,000	745,000
	Forrest Hill	460,500	524,000	640,500	687,000
	Glenfield	395,000	427,000	495,000	524,000
	Greenhithe		622,000	673,000	807,000
	Hauraki	578,000	669,000	809,000	912,000
	Hillcrest	444,000	503,000	594,000	648,000
	Long Bay				
	Lucas Heights			763,000	
	Mairangi Bay	597,000	643,000	709,000	791,000
	Milford	516,500	603,000	753,000	918,000
	Murrays Bay	480,000	600,000	695,500	876,000
	Narrow Neck	581,000	713,000	902,000	
	Northcote	426,000	518,000	624,000	698,000
	Northcote Point	602,500	676,500	809,000	
	Northcross	439,000	473,500	577,000	723,000
	Okura				
	Oteha		525,000	590,000	706,000
	Paremoremo		626,000	676,000	
	Pinehill		515,000	614,000	772,000
	Rosedale			634,000	
Rothsay Bay	510,000	622,000	741,000	816,000	

City	Suburb	2 brms	3 brms	4 brms	5+ brms
	Schnapper Rock		494,500	769,000	822,500
	Stanley Point		836,000	1,040,000	
	Sunnynook	411,500	460,000	513,000	
	Takapuna	630,000	714,000	1,111,500	1,392,000
	Torbay	455,000	499,000	597,000	649,000
	Totara Vale	403,000	436,000	496,000	502,000
	Unsworth Heights	382,000	464,000	590,000	651,500
	Waiake		578,500	728,000	831,000
	Wairau Valley				
	Windsor Park		510,000	636,000	775,000
Waitakere City	Anawhata				
	Bethells Beach				
	Cornwallis				
	Glen Eden	306,000	348,000	407,000	419,000
	Glendene	323,000	353,000	417,000	463,000
	Green Bay	386,000	426,000	475,000	
	Henderson	298,500	353,000	490,000	549,000
	Henderson Valley	409,000	470,000	529,000	
	Herald Island				
	Hobsonville		500,000	620,500	
	Huia	364,500	422,000		
	Karekare				
	Kelston	307,000	353,000	390,500	
	Laingholm	378,000	448,000	499,000	
	Massey	302,000	335,000	421,000	446,000
	New Lynn	348,000	382,000	434,000	462,500
	Oratia		492,000	572,000	
	Parau		421,000	505,000	
	Piha				
	Ranui	252,000	293,000	391,000	423,000
	Sunnyvale	292,000	350,500	408,000	
	Swanson	350,000	407,000	462,500	504,000
	Te Atatu Peninsula	367,000	426,000	504,000	621,000
	Te Atatu South	330,000	381,000	475,000	541,000
	Titirangi	404,000	464,000	564,000	650,000
	Waiatarua		515,000	610,000	
	Waitakere		398,000		
West Harbour	315,000	395,000	617,000	701,500	
Whenuapai	423,000	470,000	588,000		
Auckland City	Auckland Central				
	Avondale	376,000	404,000	458,000	482,000
	Blockhouse Bay	411,000	455,000	515,000	551,000
	Eden Terrace	611,000	651,500		
	Ellerslie	456,000	529,000	627,000	685,000
	Epsom	703,000	856,000	1,075,500	1,265,000
	Freemans Bay	766,500	854,000	1,089,000	
	Glen Innes	360,000	404,000	506,000	567,000
	Glendowie	713,000	680,000	814,000	886,000
	Grafton				
	Great Barrier Island (Aotea Island)				
	Greenlane	564,000	644,000	788,000	935,500
	Grey Lynn	671,000	761,000	874,000	912,500
	Herne Bay	1,088,000	1,261,000	1,690,500	1,954,000
	Hillsborough	462,000	524,000	611,000	630,000
	Kingsland	605,000	620,500	662,000	
	Kohimarama	712,000	813,000	990,000	1,126,500

City	Suburb	2 brms	3 brms	4 brms	5+ brms
	Lynfield	419,000	452,000	556,000	580,500
	Meadowbank	523,000	604,000	756,000	841,000
	Mission Bay	767,000	865,000	1,188,000	1,330,500
	Mount Albert	521,000	610,000	718,000	800,000
	Mount Eden	698,000	800,000	949,000	1,090,000
	Mount Roskill	396,000	456,000	541,000	593,000
	Mount Wellington	346,000	384,000	453,000	510,000
	New Windsor	411,000	436,000	477,000	506,500
	Newmarket				
	Omiha	396,000	482,000		
	One Tree Hill	490,500	561,000	654,500	
	Onehunga	437,000	525,000	608,000	661,000
	Oneroa	483,000	621,500	798,000	
	Onetangi	416,000	498,000	681,500	
	Orakei	666,000	746,000	851,000	1,112,000
	Ostend	385,000	456,000	585,500	
	Otahuhu	295,000	317,000	355,000	383,000
	Palm Beach	608,000	732,000		
	Panmure	355,000	406,000	477,500	517,500
	Parnell	909,000	1,008,000	1,196,500	
	Penrose	419,000	490,000		
	Ponsonby	753,000	905,000	1,079,000	1,096,000
	Point Chevalier	611,000	694,000	802,000	855,000
	Point England	356,000	386,000	470,000	
	Rakino Island				
	Remuera	677,000	839,000	1,203,000	1,512,000
	Royal Oak	464,000	616,000	745,000	796,000
	Sandringham	544,000	620,000	701,000	730,000
	Saint Heliers	697,500	771,500	996,000	1,141,000
	Saint Johns	546,000	592,000	796,000	832,500
	Saint Marys Bay	953,500	1,169,000	1,399,000	1,655,500
	Surfdale	392,000	466,000	562,000	
	Three Kings	460,000	562,000	608,000	
	Waiheke Island	534,000	636,000		
	Waterview	407,000	475,000	551,000	
	Western Springs	604,000	678,000	766,000	
	Westmere	764,000	826,000	960,000	1,065,000
Manukau City	Alfriston				
	Ardmore				
	Beachlands	443,500	525,000	618,000	738,000
	Botany Downs	497,000	506,000	540,000	583,000
	Bucklands Beach	599,000	538,000	644,000	731,000
	Burswood		466,000	536,000	
	Clendon Park	228,000	252,000	312,000	
	Clevedon		587,500		
	Clover Park	281,000	299,000	337,000	431,000
	Cockle Bay	576,000	594,000	670,000	763,000
	Dannemora		545,000	668,000	763,000
	East Tamaki		506,000	562,000	647,500
	East Tamaki Heights		539,000	626,000	764,000
	Eastern Beach		810,000	840,000	880,500
	Farm Cove		650,500	693,000	770,500
	Favona	270,500	270,000	338,000	376,000
	Flat Bush	340,000	404,000	583,000	670,000
	Golflands	460,000	535,000	594,000	663,000

City	Suburb	2 brms	3 brms	4 brms	5+ brms
	Goodwood Heights		396,000	525,000	639,500
	Half Moon Bay	425,000	550,000	642,000	822,000
	Highland Park	446,000	462,000	540,000	594,500
	Howick	465,500	494,000	554,000	616,000
	Huntington Park		530,000	551,000	
	Kawakawa Bay	527,500	593,000		
	Mangere	262,000	270,000	345,500	345,000
	Mangere Bridge	392,000	415,000	494,000	520,000
	Mangere East	267,000	276,000	286,000	294,000
	Manukau		407,000	431,500	
	Manurewa	262,000	281,000	350,000	412,000
	Manurewa East	261,000	305,000	328,500	
	Maratai	475,000	541,000	599,000	
	Mellons Bay	616,000	660,000	732,000	790,000
	Northpark	547,000	546,000	616,000	699,000
	Ore Point	307,000	321,000		
	Otara	245,000	252,000	260,000	271,000
	Pakuranga	423,500	443,000	508,000	597,000
	Pakuranga Heights	435,000	439,000	480,000	514,000
	Papatoetoe	338,000	355,000	421,000	475,000
	Randwick Park	230,000	281,000	400,000	
	Shamrock Park			713,000	
	Shelly Park	558,500	593,000	683,500	747,500
	Somerville		551,000	637,000	734,000
	Sunnyhills		588,000	650,000	733,000
	The Gardens		550,000	587,000	645,000
	Totara Heights	428,500	412,000	510,000	588,000
	Totara Park				
	Wattle Downs	319,000	365,000	500,000	546,500
	Weymouth	246,500	292,000	343,000	379,000
	Whitford				
	Wiri	257,000	257,000	257,000	
Papakura District	Conifer Grove	288,000	431,000	535,000	625,000
	Drury				
	Hunua				
	Karaka		598,000	640,500	713,000
	Opapeke	283,000	345,000	417,000	435,500
	Pahurehure	291,000	399,000	462,000	486,000
	Papakura	265,000	297,000	357,000	390,000
	Ramarama				
	Red Hill	216,000	267,000	417,500	
	Rosehill	267,000	291,000	475,000	
	Takanini	241,000	308,000	444,000	461,500

Source PropertyIQ