

# Suburb Performance Reports



Benefit From Unique Property  
And Suburb Data Trends

... brings you powerful, easy-to-use software to help you find, analyse, research and track investment property more successfully.

#### REAL ESTATE INVESTAR'S ALL-IN-ONE PROPERTY INVESTMENT SOLUTION

**Pro Membership**



#### **Investar Search**

Instantly find investment property that matches your strategy and buying rules.



#### **My Valuer**

Accurately estimate the value of any residential property and view on the market and sales history for better negotiation.



#### **My Research**

Research the investment performance trends of every suburb with the latest data at your fingertips.



#### **Property Analyser**

Analyse your property investments; create 10-year cash flow and capital growth forecasts to be 100% confident in each decision you make.



#### **Property Analyser**

Track your property portfolio data and get access to market values, capital growth, income, expenses and cash flow in real time.



#### **Xero**

Integrate your property portfolio with Xero and get real-time pulse on your cash flow and investments.

## ABOUT THIS REPORT

This report was produced using live on the market rental and sales listing data.

We have maximised accuracy by only publishing those suburb results with high enough data sample sizes.





This data is also calculated at both a dwelling type and bedroom number level.

This increases its relevance for investors, but it also means it will vary from commonly published house and unit median yields that include all bedrooms as consolidated median yield results.

This report is designed to illustrate potential opportunities, but

You should always conduct additional due diligence to verify the sustainable rental income on any specific property and take into account factors such as vacancy rates and changes in rental income seasonally.

You should always conduct additional due diligence on any property and the suburb it is located in to ensure it meets your investment criteria.

Indicator	Legend
	No Change in Rank from previous month
	Rank has moved up in list from previous month
	Rank has moved down in list from previous month
	Rank has moved up sufficiently to be included in this top x list from previous month
	This item had no rank last month: e.g. - there were insufficient listings last month to record a valid statistic - the list item is new



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# Top 50 Yielding Suburbs New Zealand

## National Report

Rank	Suburb	State	Dwelling Type	Bed-rooms	Median Price	Median Rent	
					Current	Current	Yield
	1	GRAFTON	AUCKLAND	Unit	3	\$204,000	\$885 22.55%
▼	2	FRANKTON	OTAGO	Unit	Studio & 1	\$339,000	\$570 8.74%
▼	3	WELLINGTON CENTRAL	WELLINGTON	Unit	Studio & 1	\$345,000	\$480 7.23%
▼	4	AUCKLAND CENTRAL	AUCKLAND	Unit	Studio & 1	\$339,000	\$450 6.90%
▼	5	APPLEBY	SOUTHLAND	House	3	\$372,500	\$490 6.84%
▼	6	THORNDON	WELLINGTON	Unit	2	\$495,000	\$650 6.82%
	7	NORTH DUNEDIN	OTAGO	House	5	\$730,000	\$950 6.76%
▼	8	RAUMANGA	NORTHLAND	House	3	\$464,500	\$590 6.60%
	9	TRENTHAM	WELLINGTON	unit	2	\$395,000	\$495 6.51%
	10	MARAENUI	HAWKES BAY	House	3	\$495,000	\$620 6.51%
▼	11	CASTLECLIFF	MANAWATU-WANGANUI	House	3	\$416,000	\$520 6.50%
▼	12	GEORGETOWN	SOUTHLAND	House	3	\$392,000	\$490 6.50%
▼	13	SOUTH DUNEDIN	OTAGO	house	3	\$440,000	\$550 6.50%
▼	14	STRATHERN	SOUTHLAND	House	3	\$410,000	\$510 6.46%
	15	MANUKAU	AUCKLAND	Unit	Studio & 1	\$367,000	\$450 6.37%
▼	16	GONVILLE	MANAWATU-WANGANUI	House	3	\$449,000	\$540 6.25%
	17	SOUTH DUNEDIN	OTAGO	House	2	\$420,000	\$500 6.19%
▼	18	PARNELL	AUCKLAND	Unit	Studio & 1	\$449,000	\$535 6.19%
🇳🇿	19	SAINT KILDA	OTAGO	House	2	\$439,000	\$520 6.15%
	20	WESTERN HEIGHTS	BAY OF PLENTY	House	3	\$507,000	\$600 6.15%
▼	21	FLAXMERE	HAWKES BAY	House	3	\$490,000	\$580 6.15%
▼	22	KINGSWELL	SOUTHLAND	House	3	\$422,500	\$500 6.15%
▼	23	MANUKAU	AUCKLAND	Unit	2	\$519,000	\$610 6.11%
▼	24	HEIDELBERG	SOUTHLAND	House	3	\$429,000	\$500 6.06%
▼	25	SAINT KILDA	OTAGO	House	3	\$510,000	\$595 6.06%




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Rank	Suburb	State	Dwelling Type	Bed-rooms	Median Price	Median Rent	
					Current	Current	Yield
	26 NEWMARKET	AUCKLAND	Unit	Studio & 1	\$425,000	\$495	6.05%
	27 LINWOOD	CANTERBURY	Unit	2	\$389,000	\$450	6.01%
	28 GRAFTON	AUCKLAND	Unit	Studio & 1	\$427,500	\$490	5.96%
	29 GRASMERE	SOUTHLAND	House	3	\$475,000	\$545	5.96%
	30 AUCKLAND CENTRAL	AUCKLAND	Unit	3	\$799,000	\$915	5.95%
	31 WHANGANUI EAST	MANAWATU-WANGANUI	house	3	\$469,000	\$535	5.93%
	32 WESTBROOK	MANAWATU-WANGANUI	House	3	\$505,000	\$570	5.86%
	33 CHRISTCHURCH CENTRAL	CANTERBURY	Unit	Studio & 1	\$399,000	\$450	5.86%
	34 MANGAKAKAHI	BAY OF PLENTY	house	3	\$535,000	\$600	5.83%
	35 MAYFAIR	HAWKES BAY	House	3	\$579,000	\$650	5.83%
	36 TAWHERO	MANAWATU-WANGANUI	House	3	\$499,000	\$560	5.83%
	37 MANGAPAPA	GISBORNE	House	3	\$629,000	\$700	5.78%
	38 MAREWA	HAWKES BAY	House	3	\$585,000	\$650	5.77%
	39 HIGHBURY	MANAWATU-WANGANUI	House	3	\$522,000	\$580	5.77%
	40 WAINUIOMATA	WELLINGTON	Townhouse	2	\$539,000	\$595	5.74%
	41 ARAMOHO	MANAWATU-WANGANUI	House	3	\$465,000	\$510	5.70%
	42 AUCKLAND CENTRAL	AUCKLAND	Unit	2	\$539,000	\$590	5.69%
	43 WOOLSTON	CANTERBURY	Unit	2	\$449,000	\$490	5.67%
	44 WAINONI	CANTERBURY	house	3	\$534,000	\$580	5.64%
	45 ONEKAWA	HAWKES BAY	House	3	\$617,000	\$670	5.64%
	46 GLENGARRY	SOUTHLAND	House	3	\$454,000	\$490	5.61%
	47 NEWFIELD	SOUTHLAND	House	3	\$469,000	\$505	5.59%
	48 GREEN ISLAND	OTAGO	House	3	\$549,000	\$590	5.58%
	49 TAINUI	OTAGO	house	3	\$560,000	\$600	5.57%
	50 SPOTSWOOD	TARANAKI	House	3	\$570,000	\$610	5.56%



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# Additional Resources



- [Invest better with a Real Estate Investar Pro Membership](#)
- [Get a Free 30-Minute Personalised Demo with Your Chosen Suburbs and Investment Strategy](#)
- [Improve Your Investing Knowledge with Our Blog Articles](#)

We hope you find this information helpful!