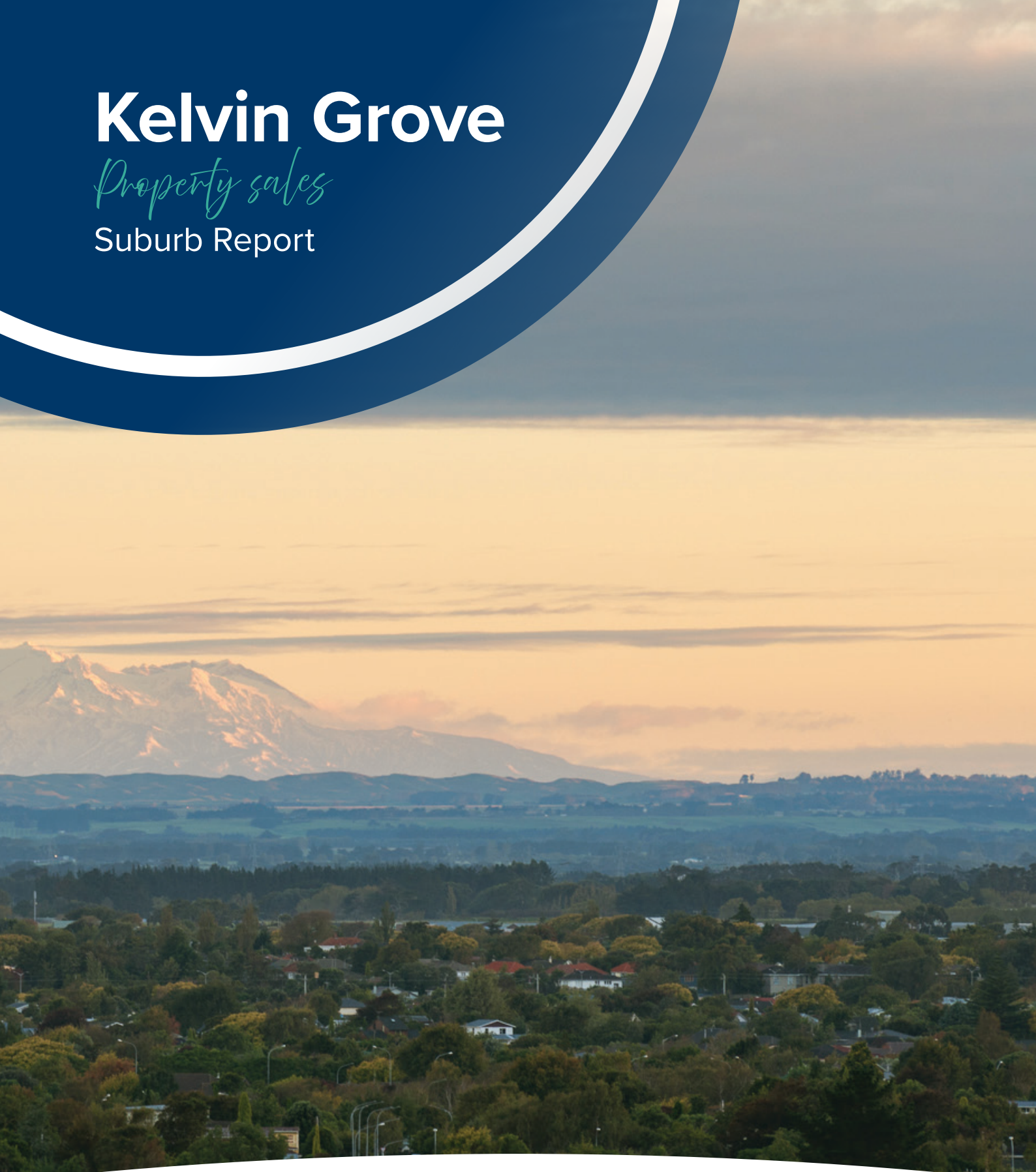


Kelvin Grove

Property sales

Suburb Report



watson
INTEGRITY

Welcome!

Welcome to our update on the Kelvin Grove suburb in Palmerston North! We hope this analysis of recently sold properties and the current market data helps you as a property owner or potential purchaser.

Kelvin Grove continues to be a popular area for buyers and there has been some fantastic sales results in the area recently. You'll see from our market snapshot that sale prices on average are only down 1% over last year and only down 6% in the last three years!

If you're interested in this area, or you'd just like more information on recent sales or market statistics then please give us a call, we're always happy to have a no-obligation chat about

anything property related! Alternatively, pop into our office on Broadway Avenue for a chat.

If you are thinking of selling your current home then do give us a call for a free market appraisal to see how the value of your home stacks up, you might be pleasantly surprised!



Why work with us?

Integrity is not just a part of our name; it forms the foundation of every action we take. As a local family-owned and run company, we stand behind everything we do.

We provide competitive commission rates, an unwavering service guarantee, and a dedicated team committed to guiding you through every step of the process. You're in good company, with Watson Integrity.

WATSON INTEGRITY SOLD PROPERTIES:



STATISTICS BASED ON REINZ DATA FROM THE PREVIOUS 12 MONTHS AS OF 29 NOV 2024



\$770k

Median Sale Price



31

Days to Sell



140

Property Sales

Sale Price Trends:



Over The Last Year



Over The Last 3 Years

RECENT SOLD PROPERTIES IN KELVIN GROVE:

Address	Property Features	Sold Date	Rateable Value	Sale Price
112 B Roberts Line	3 2	Nov-24	\$890,000	\$810,000
45 Liberty Grove	4 2	Nov-24	\$1,005,000	\$950,000
67 A Parnell Heights	4 2	Nov-24	\$965,000	\$870,000
17 Perrin Place	4 2	Nov-24	\$880,000	\$775,000
65 Hartwell Drive	5 2	Nov-24	\$1,580,000	\$1,450,000
21 Kaimanawa Street	3 1	Nov-24	\$630,000	\$545,000
30 Kelvin Grove Road	4 1	Nov-24	\$630,000	\$544,000
103 James Line	4 1	Oct-24	\$965,000	\$850,000
151 James Line	3 2	Oct-24	\$940,000	\$852,000
49 Branigan Parade	4 2	Oct-24	\$935,000	\$815,000
35 Chestnut Close	4 2	Oct-24	\$955,000	\$850,000
23 Walnut Grove	4 2	Oct-24	\$940,000	\$870,000

YOU'RE IN **GOOD COMPANY**



Kelvin Grove

Suburb Report

Location

It is bounded on the North by the North Island Main Trunk Railway, Manawatu District and Milson, on the West by Palmerston North – Gisborne Line and Roslyn, the South by the Manawatu River and the East by James Line, and Whakarongo. Kelvin Grove has been the fastest growing area in the city with a multitude of new homes built in recent times. It has been earmarked for further future development by the Palmerston North City Council.

Points of Interest

- Distribution Centre and Industrial Area
- Peppertree Rest Home
- Milife Kelvin Grove
- Kelvin Grove Cemetery
- Countdown Supermarket
- Kelvin Grove Community Centre

Schools

- Cornerstone Christian School
- Whakarongo School
- Roslyn Primary School

Parks and Reserves

- Kaimanawa Park
- Celaeno Park
- Kelvin Grove Park
- Linklater Block
- Schnell Reserve
- Robert Reserve

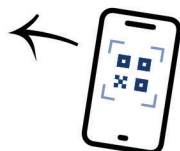


WIN

One of 10 MASSIVE Christmas Hams!

The Watson Integrity family are spreading the Christmas cheer and giving away 10 MASSIVE Christmas hams to local families across all our branches! Nominate someone you'd like to surprise this Christmas and you and the person you nominate will go into the draw to win a Christmas ham worth \$150.

TO ENTER: Scan the QR Code or go directly to the online form at watsonrealestate.nz/christmas



Entries close on Thursday 12th December 2024 and winners will be notified by phone.

watson
INTEGRITY