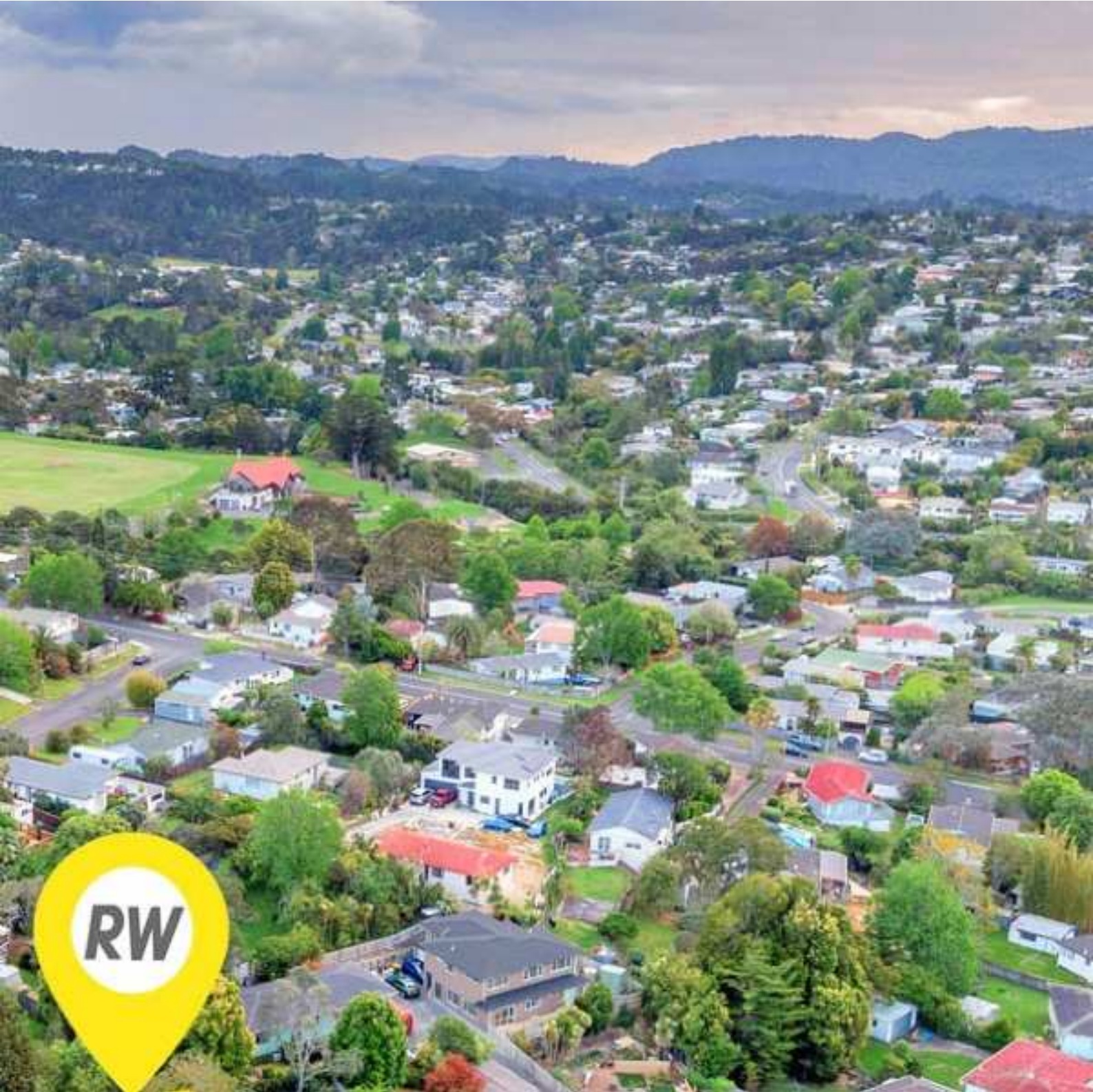




GLEN EDEN

27 Feb 2023

Your Local Suburb Guide

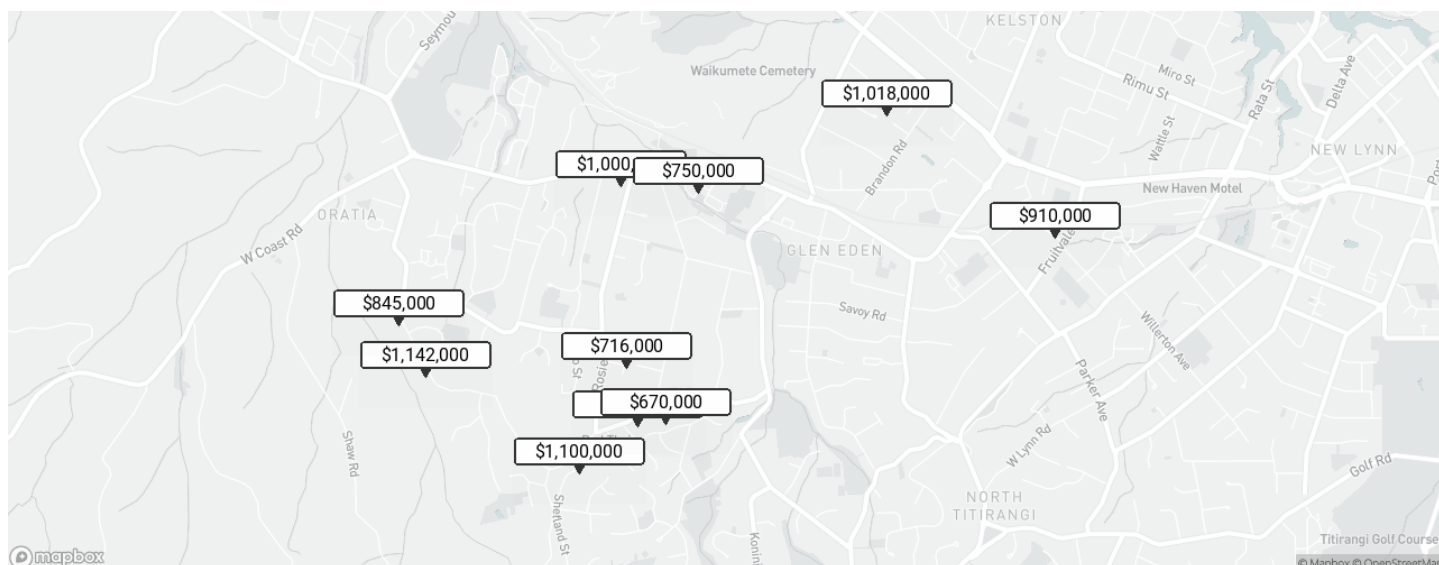


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Recent Sales across all agent brands



Market Snapshot



323

Total Sales



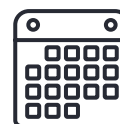
\$870,000

Median Sales Price



-0.5%

Monthly Increase In Median Price



45

Median Days To Sell

Rental Snapshot



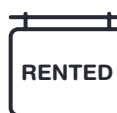
\$580

Median Asking Weekly Rent



3.4%

Rental Yield



918

Number Of Rentals

Overview

Glen Eden, Auckland has seen property prices increase 25.2% over the past three years and decrease by -7.0% in the last 12 months.

If you'd bought a home three years ago in Glen Eden, Auckland you'd have paid \$695,000 in 2020, while in 2023 the same property now costs \$870,000.

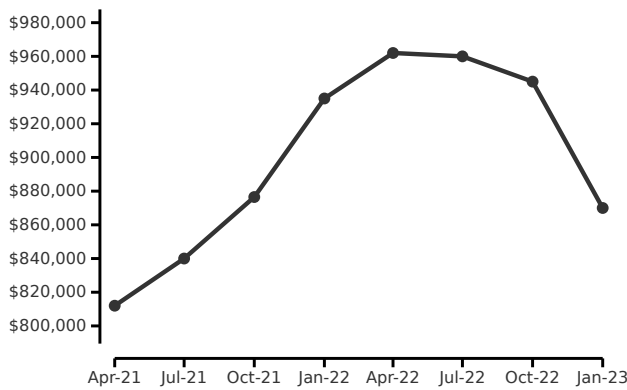


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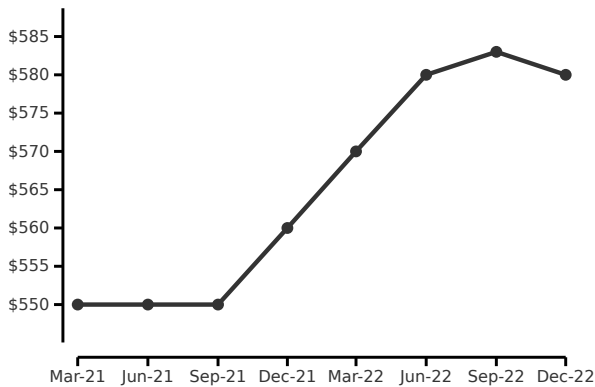
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Median Sales Price



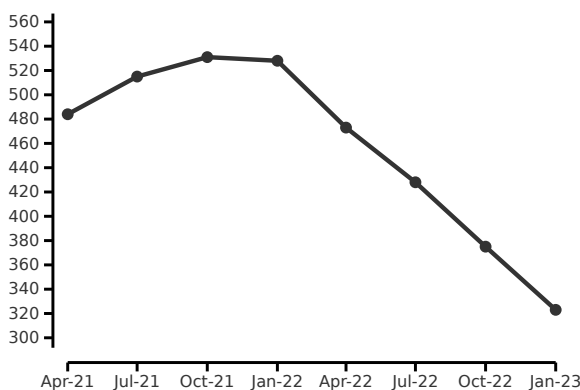
Median Rent



Suburb Comparison Median Sales Price

Sunnyvale	\$929,000
Kelston	\$975,000
Glendene	\$997,000
New Lynn	\$837,250
Titirangi	\$1,175,000
Oratia	\$1,100,000

Number of Properties Sold



What's happening in our market?

Property has not performed well in Glen Eden, Auckland with prices declining -7.0% over the past 12 months.

If you're looking to buy in the area, the median sales price is currently \$870,000 compared to \$929,000 in nearby Sunnyvale and \$975,000 over in Kelston.

Sales and rentals

There have been 323 properties sold in Glen Eden, Auckland over the past 12 months, totalling \$303.71m.

Homes are currently selling slower than last year at 45 days on market, compared to 34 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$580 a week.

When you calculate that against the current median sales price, the rental return is currently 3.4%.

Why are these stats so important?

The default period for data capture in this report is 12 months unless otherwise stated and the report uses median prices which is the 'middle' price of a dataset captured over time. Medians are regarded statistically as more reliable than an average as it is not skewed by pricing extremes. It is always valuable to look at the types of properties that are selling in the suburb to get an understanding of the quality of homes and their features that are selling at different price points.

What's my property worth?

The information provided in this report is general in nature. Growth rates are provided for guidance and based on the historical performance of the suburb and are not a guarantee of future performance. To understand what your property is worth, don't hesitate to get in touch for a free appraisal so that we can discuss how the market's current performance is specifically relevant to your home.



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Recent Sales across all agent brands

GLEN EDEN



37 Morihana Close
Section: 166 m²
\$716,000
27 Jan 2023
Building: NAM²
2 Bed



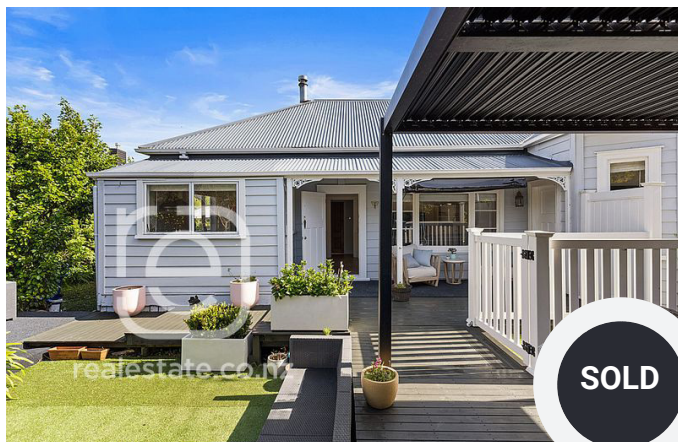
84A Glengarry Road
Section: 529 m²
\$915,000
25 Jan 2023
Building: NAM²
3 Bed 1 Bath 1 Car



1 / 3 Rosier Road
Section: NAM²
\$1,000,000
20 Jan 2023
Building: 170 m²
4 Bed 2 Bath 2 Car



56 Tahi Terrace
Section: 792 m²
\$910,000
20 Jan 2023
Building: 80 m²
3 Bed 1 Bath 1 Car



20 Shetland Street
Section: 856 m²
\$1,100,000
16 Jan 2023
Building: 171 m²
6 Bed 2 Bath



19 Glucina Place
Section: 996 m²
\$1,018,000
11 Jan 2023
Building: NAM²
4 Bed 2 Bath 2 Car

Recent Sales across all agent brands

GLEN EDEN



2 / 23A Nandana Drive
Section: NAM²

\$670,000

23 Dec 2022

Building: 70 m²

2 Bed 1 Bath 1 Car



34 Barnea Circle
Section: 154 m²

\$750,000

19 Dec 2022

Building: 112 m²

3 Bed 1 Bath 1 Car



206 Glengarry Road
Section: NAM²

\$1,142,000

16 Dec 2022

Building: NAM²

2 Bath 2 Car



244 Glengarry Road
Section: 832 m²

\$845,000

16 Dec 2022

Building: 110 m²

4 Bed 1 Bath 1 Car



1 / 93 Woodglan Road
Section: 725 m²

\$638,888

15 Dec 2022

Building: NAM²

3 Bed 2 Bath 1 Car



2A Puketitiro Street
Section: 1146 m²

\$985,000

14 Dec 2022

Building: NAM²

3 Bed 1 Bath 2 Car

Recent Sales across all agent brands

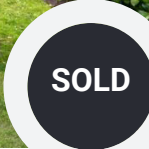
GLEN EDEN



42 Brunner Road
Section: NAM²

\$765,000

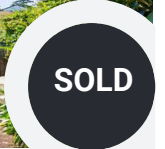
13 Dec 2022
Building: NAM²
3 Bed 1 Bath 1 Car



29C Rua Road
Section: NAM²

\$815,000

13 Dec 2022
Building: 134 m²
4 Bed 2 Bath 1 Car



2A Puketitiro Street
Section: NAM²

\$985,000

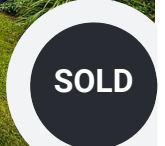
09 Dec 2022
Building: 120 m²
3 Bed 1 Bath 2 Car



149D Glengarry Road
Section: NAM²

\$1,130,000

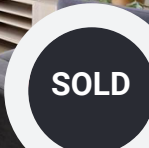
07 Dec 2022
Building: 180 m²
4 Bed 1 Bath 2 Car



51 Albionvale Road
Section: 140 m²

\$655,000

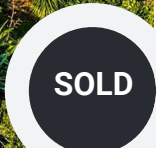
06 Dec 2022
Building: NAM²
3 Bed 1 Bath 1 Car



79A Pleasant Road
Section: 1517 m²

\$1,400,000

06 Dec 2022
Building: 270 m²
4 Bed 2 Bath 2 Car





232 Clayburn RD
Section: NAm²

06 Dec 2022
Building: 74 m²

\$710,000

2 Bed 1 Car



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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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