



# Your Local Suburb Guide

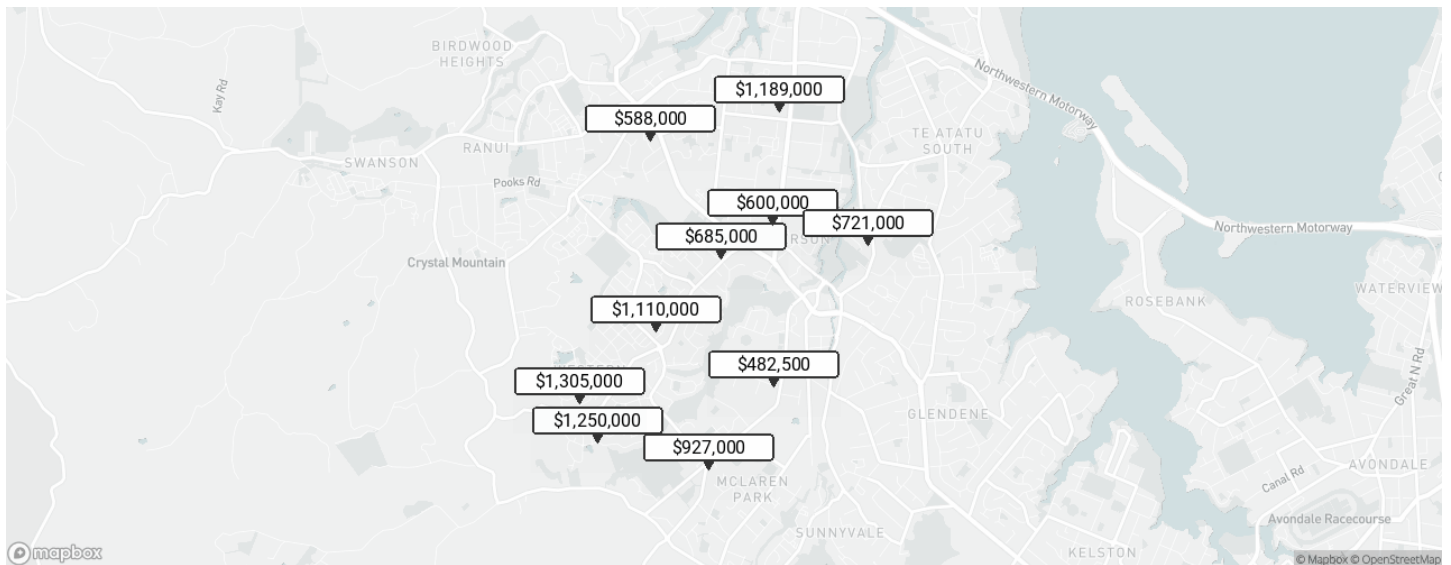


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## Recent Sales across all agent brands



## Market Snapshot



**612**

Total Sales



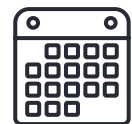
**\$973,000**

Median Sales Price



**0.5%**

Monthly Increase In Median Price



**33**

Median Days To Sell

## Rental Snapshot



**\$590**

Median Asking Weekly Rent



**3.2%**

Rental Yield



**840**

Number Of Rentals

## Overview

Henderson, Auckland has seen property prices increase 29.7% over the past three years and increase by 3.5% in the last 12 months.

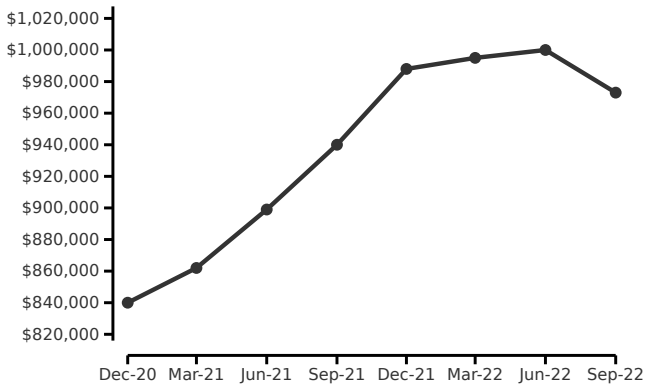
If you'd bought a home three years ago in Henderson, Auckland you'd have paid \$750,000 in 2019, while in 2022 the same property now costs \$973,000.



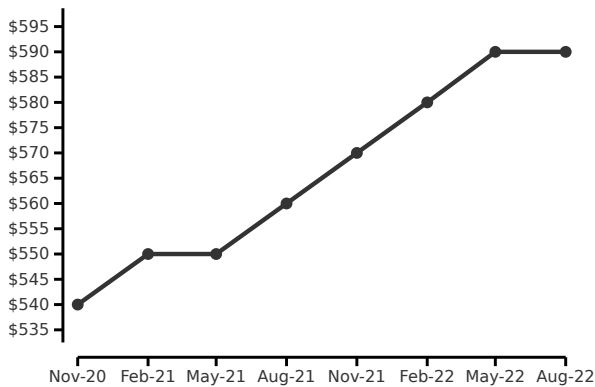
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## Median Sales Price



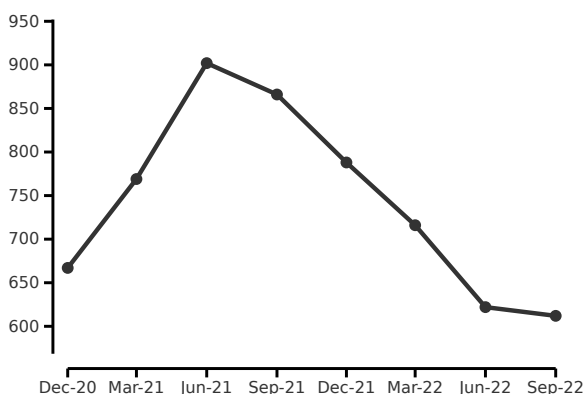
## Median Rent



## Suburb Comparison Median Sales Price

Sunnyvale	\$950,000
Te Atatu South	\$1,070,000
Ranui	\$960,000
Glendene	\$1,050,000
Glen Eden	\$959,000
Kelston	\$995,000

## Number of Properties Sold



## What's happening in our market?

Property has performed strongly in Henderson, Auckland with prices growing 3.5% over the past 12 months.

If you're looking to buy in the area, the median sales price is currently \$973,000 compared to \$950,000 in nearby Sunnyvale and \$1,070,000 over in Te Atatu South.

## Sales and rentals

There have been 612 properties sold in Henderson, Auckland over the past 12 months, totalling \$644.85m.

Homes are currently selling slower than last year at 33 days on market, compared to 25 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$590 a week.

When you calculate that against the current median sales price, the rental return is currently 3.2%.

## 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

# HENDERSON



1 / 7 Septimus Place  
Section: NAM<sup>2</sup>  
**\$685,000**  
18 Oct 2022  
Building: 130 m<sup>2</sup>  
3 Bed 1 Bath 1 Car



47 San Marino Drive West  
Section: 591 m<sup>2</sup>  
**\$1,250,000**  
10 Oct 2022  
Building: 182 m<sup>2</sup>  
4 Bed 2 Bath 2 Car



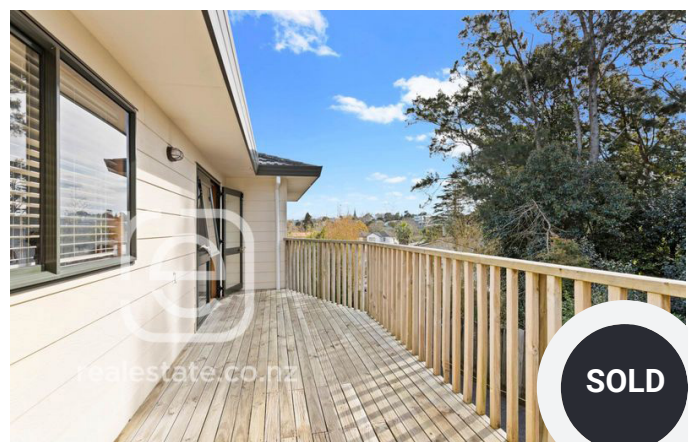
2 / 36A Lincoln Road  
Section: NAM<sup>2</sup>  
**\$600,000**  
07 Oct 2022  
Building: NAM<sup>2</sup>  
2 Bed 1 Bath 1 Car



5 Basra Drive  
Section: 423 m<sup>2</sup>  
**\$1,110,000**  
29 Sep 2022  
Building: NAM<sup>2</sup>  
3 Bed 2 Bath 2 Car



2 Forest Hill Road  
Section: 617 m<sup>2</sup>  
**\$927,000**  
29 Sep 2022  
Building: 98 m<sup>2</sup>  
3 Bed 1 Bath



1 / 96 Edmonton Road  
Section: 964 m<sup>2</sup>  
**\$721,000**  
28 Sep 2022  
Building: NAM<sup>2</sup>  
3 Bed 1 Bath 1 Car

# Recent Sales across all agent brands

# HENDERSON



17 Rakich Place  
Section: 180 m<sup>2</sup>

**\$588,000**

27 Sep 2022  
Building: NAM<sup>2</sup>  
3 Bed 1 Bath 1 Car



11A Poinsettia Place  
Section: 602 m<sup>2</sup>

**\$1,189,000**

27 Sep 2022  
Building: 172 m<sup>2</sup>  
4 Bed 2 Bath 2 Car



9 Tetbury Place  
Section: 600 m<sup>2</sup>

**\$1,305,000**

27 Sep 2022  
Building: NAM<sup>2</sup>  
5 Bed 2 Bath 2 Car



11 / 5 Keeling Road  
Section: NAM<sup>2</sup>

**\$482,500**

27 Sep 2022  
Building: NAM<sup>2</sup>  
2 Bed 1 Bath 1 Car



4 San Domingo Rise  
Section: 656 m<sup>2</sup>

**\$1,193,000**

23 Sep 2022  
Building: 198 m<sup>2</sup>  
4 Bed 2 Bath 2 Car



30 Fleetwood Drive  
Section: 699 m<sup>2</sup>

**\$1,302,000**

23 Sep 2022  
Building: NAM<sup>2</sup>  
3 Bed 2 Bath 2 Car

# Recent Sales across all agent brands

# HENDERSON



28 Riverpark Crescent  
Section: 675 m<sup>2</sup>

**\$960,000**

21 Sep 2022  
Building: 90 m<sup>2</sup>  
3 Bed 1 Bath 1 Car



233 Swanson Road  
Section: 838 m<sup>2</sup>

**\$1,080,000**

19 Sep 2022  
Building: NAm<sup>2</sup>  
4 Bed 1 Bath 1 Car



8 / 33 Swanson Road  
Section: NAm<sup>2</sup>

**\$703,000**

16 Sep 2022  
Building: 80 m<sup>2</sup>  
2 Bed 1 Bath 1 Car



21B Blacklock Avenue  
Section: 460 m<sup>2</sup>

**\$1,200,000**

14 Sep 2022  
Building: NAm<sup>2</sup>  
4 Bed 3 Bath 2 Car



3 Somerton Rise  
Section: 606 m<sup>2</sup>

**\$1,200,201**

14 Sep 2022  
Building: 209 m<sup>2</sup>  
4 Bed 2 Bath 2 Car



20 Tirohunga Drive  
Section: 610 m<sup>2</sup>

**\$1,285,000**

13 Sep 2022  
Building: 200 m<sup>2</sup>  
4 Bed 2 Bath 2 Car



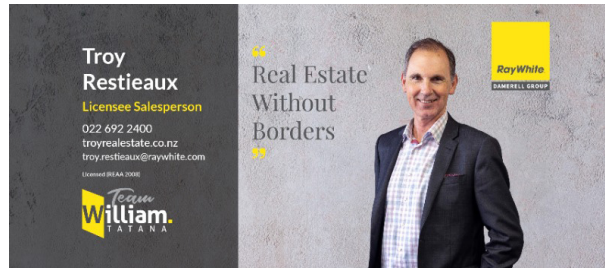
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 30 Sep 2022, and for rental statistics up to 31 Aug 2022. Listings photos sourced from Realestate.co.nz.

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