



Your Local Suburb Guide



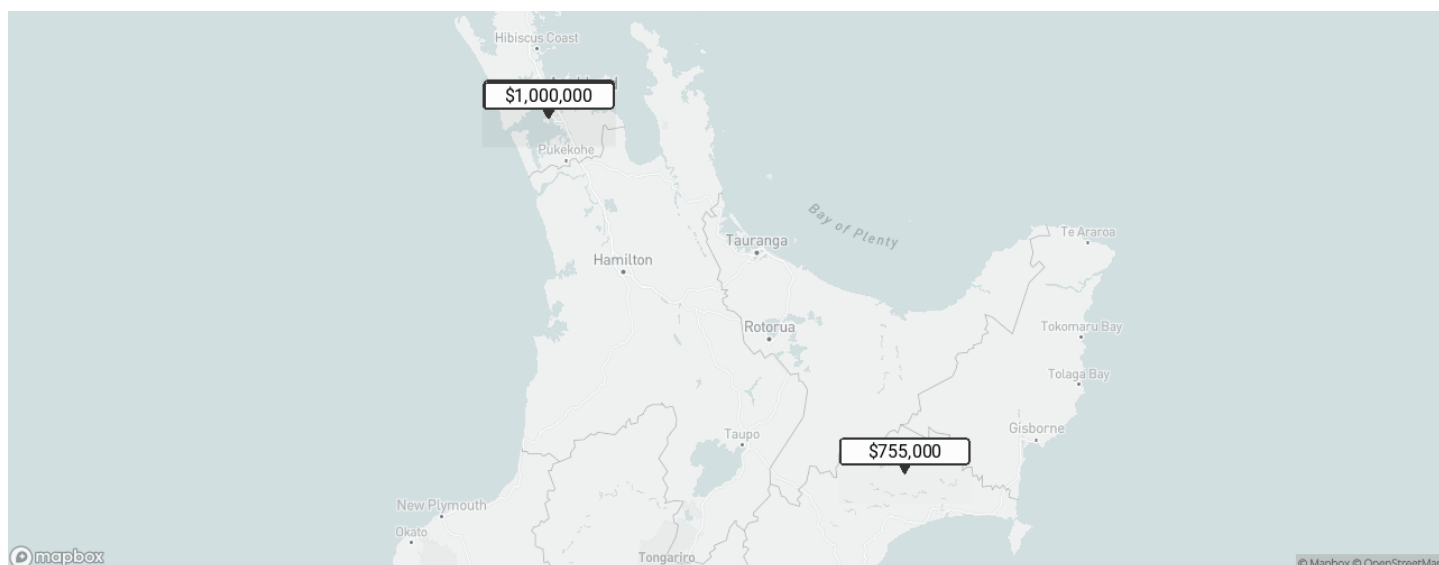
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What's happening in your local market? MANGERE BRIDGE

Recent Sales across all agent brands



Market Snapshot



80

Total
Sales



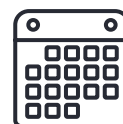
\$1,179,000

Median
Sales Price



-0.9%

Monthly Increase
In Median Price



40

Median
Days To Sell

Rental Snapshot



\$640

Median Asking
Weekly Rent



2.8%

Rental
Yield



156

Number
Of Rentals

Overview

Mangere Bridge, Auckland has seen property prices increase 30.9% over the past three years and decrease by -9.3% in the last 12 months.

If you'd bought a home three years ago in Mangere Bridge, Auckland you'd have paid \$901,000 in 2020, while in 2023 the same property now costs \$1,179,000.

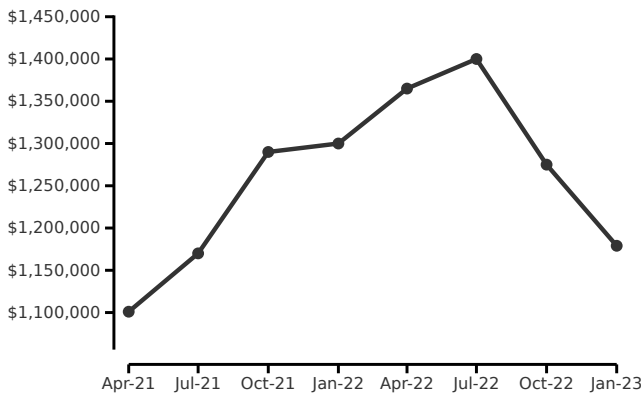


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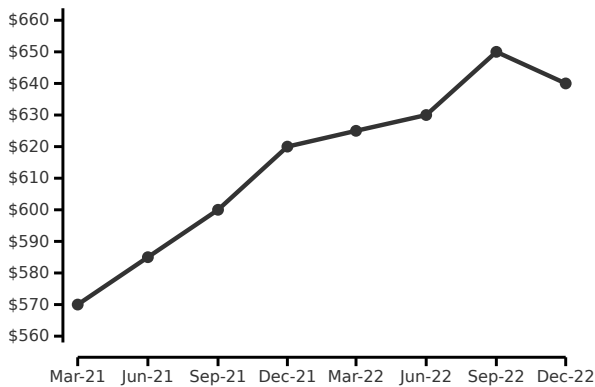
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Median Sales Price



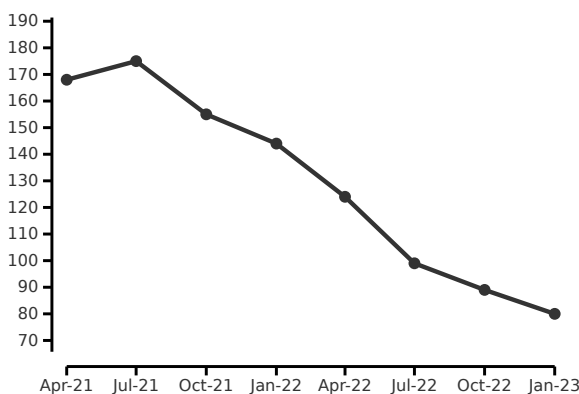
Median Rent



Suburb Comparison Median Sales Price

Favona	\$900,000
Onehunga	\$1,060,000
Hillsborough	\$1,355,000
Mangere	\$980,000

Number of Properties Sold



What's happening in our market?

Property has not performed well in Mangere Bridge, Auckland with prices declining -9.3% over the past 12 months.

Sales and rentals

There have been 80 properties sold in Mangere Bridge, Auckland over the past 12 months, totalling \$103.23m.

Homes are currently selling slower than last year at 40 days on market, compared to 29 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$640 a week.

When you calculate that against the current median sales price, the rental return is currently 2.8%.

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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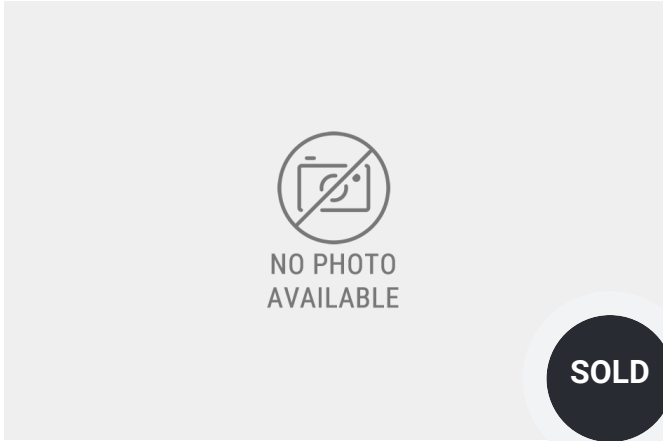
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Recent Sales across all agent brands

MANGERE BRIDGE



20 Dunstall Place
Section: 665 m²

\$1,097,500

16 Dec 2022
Building: 100 m²

3 Bed 1 Bath 2 Car



60A Crawford Avenue
Section: 458 m²

\$930,000

15 Dec 2022
Building: 163 m²

3 Bed 2 Bath 2 Car



38 Kapuka Road
Section: 675 m²

\$1,112,000

13 Dec 2022
Building: 110 m²

3 Bed 1 Bath 2 Car



2 / 67 Crawford Avenue
Section: NAM²

\$885,000

13 Dec 2022
Building: 160 m²

5 Bed 2 Bath 1 Car



1 / 65 Mountain Road
Section: 1025 m²

\$755,000

09 Dec 2022
Building: NAM²

2 Bed 1 Bath 1 Car



1 / 23 Miller Road
Section: NAM²

\$1,000,000

28 Nov 2022
Building: 80 m²

3 Bed 1 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 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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