



MANUKAU

20 Feb 2023

Your Local Suburb Guide

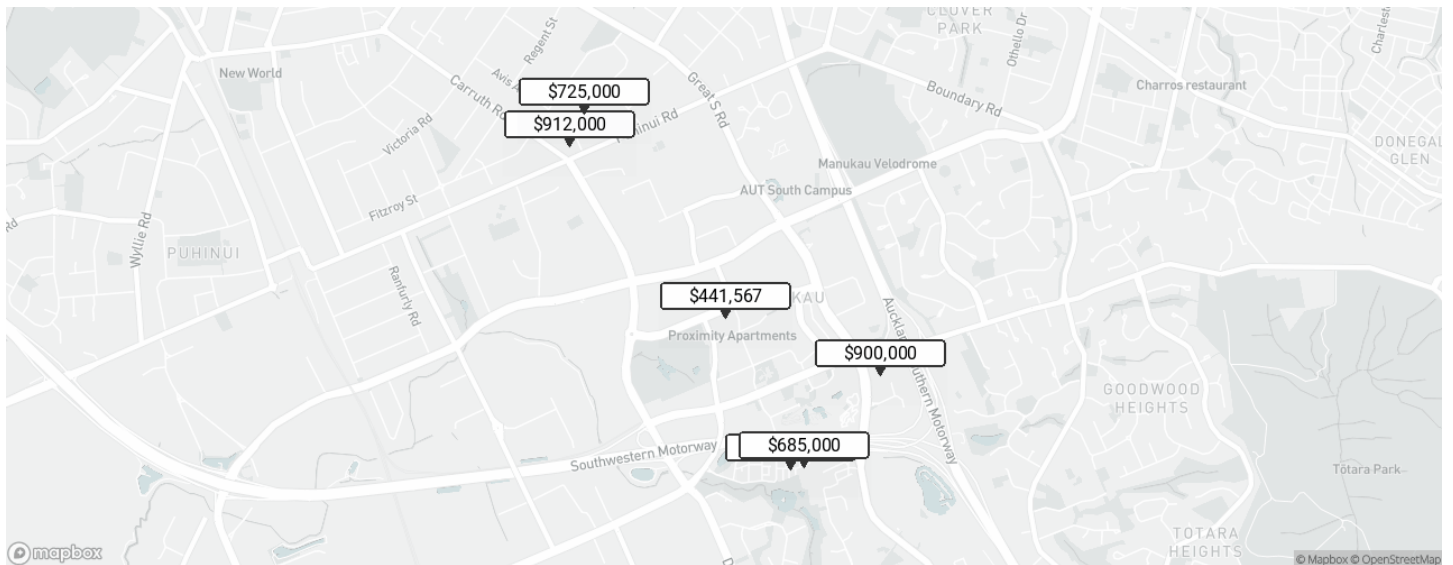


Troy Restieaux
Ray White Damerell Group Ltd
022 692 2400
troy.restieaux@raywhite.com • www.troyrealestate.co.nz

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Recent Sales across all agent brands



Market Snapshot



39

Total Sales



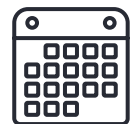
\$685,000

Median Sales Price



2.5%

Monthly Increase In Median Price



36

Median Days To Sell

Rental Snapshot



\$510

Median Asking Weekly Rent



4%

Rental Yield



300

Number Of Rentals

Overview

Manukau, Auckland has seen property prices increase 10.5% over the past three years and increase by 5.4% in the last 12 months.

If you'd bought a home three years ago in Manukau, Auckland you'd have paid \$620,000 in 2020, while in 2023 the same property now costs \$685,000.

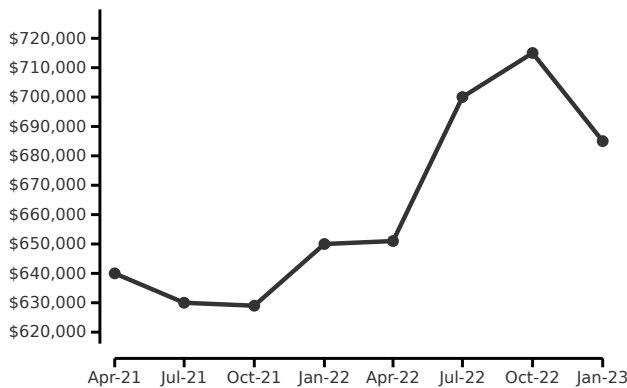


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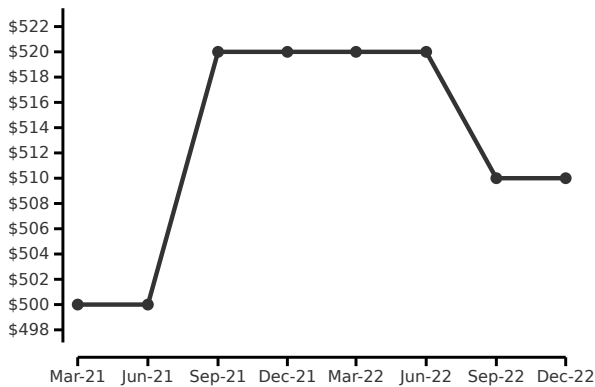
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Median Sales Price



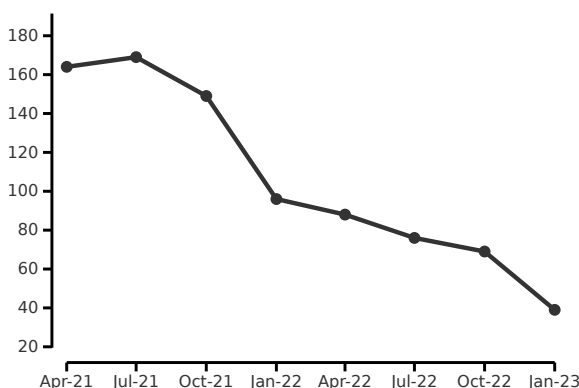
Median Rent



Suburb Comparison Median Sales Price

Clover Park	\$865,000
Goodwood Heights	\$1,107,000
Papatoetoe	\$902,000
Totara Heights	\$1,000,000
Wiri	\$825,000
Otara	\$780,000

Number of Properties Sold



What's happening in our market?

Property has performed strongly in Manukau, Auckland with prices growing 5.4% over the past 12 months.

If you're looking to buy in the area, the median sales price is currently \$685,000 compared to \$865,000 in nearby Clover Park and \$1,107,000 over in Goodwood Heights.

Sales and rentals

There have been 39 properties sold in Manukau, Auckland over the past 12 months, totalling \$28.49m. Homes are currently selling slower than last year at 36 days on market, compared to 33 days 12 months ago.

The rental market is weakening with a median asking rent currently of \$510 a week.

When you calculate that against the current median sales price, the rental return is currently 4.0%.

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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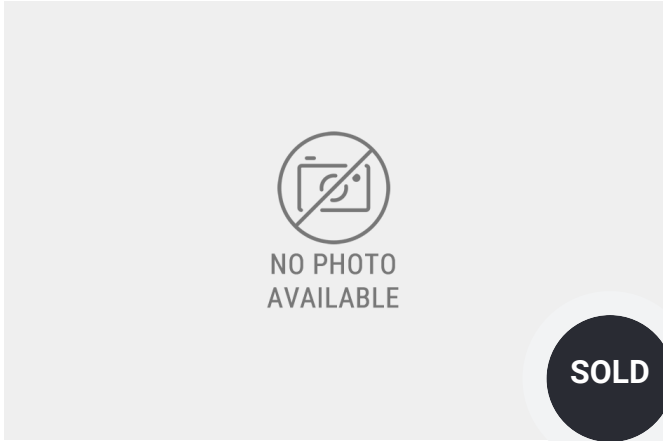
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Recent Sales across all agent brands

MANUKAU



16 / 18E Ronwood Avenue
Section: NAM²

\$441,567

24 Jan 2023
Building: 80 m²

2 Bed 2 Bath 1 Car



6 Brooks Way
Section: 398 m²

\$912,000

11 Dec 2022
Building: 130 m²

3 Bed 1 Car



1 / 1 Rito Place
Section: 897 m²

\$725,000

09 Dec 2022
Building: NAM²

2 Bed 1 Bath 1 Car

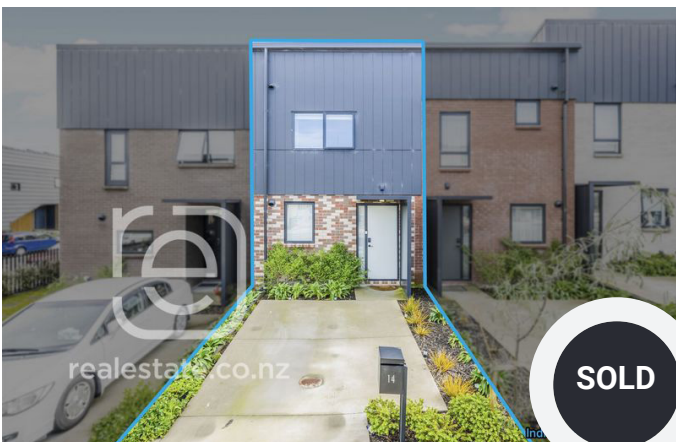


1408 / 8 Lakewood Court
Section: NAM²

\$900,000

08 Dec 2022
Building: 105 m²

3 Bed 2 Bath 2 Car



14 Tuhono Street
Section: NAM²

\$668,000

23 Nov 2022
Building: NAM²

3 Bed 1 Bath



36 Tuhono Street
Section: 69 m²

\$685,000

04 Nov 2022
Building: NAM²

3 Bed 1 Bath



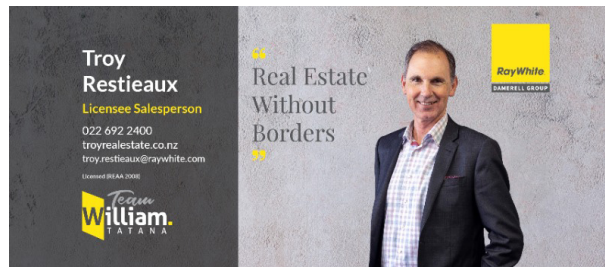
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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