



Your Local Suburb Guide

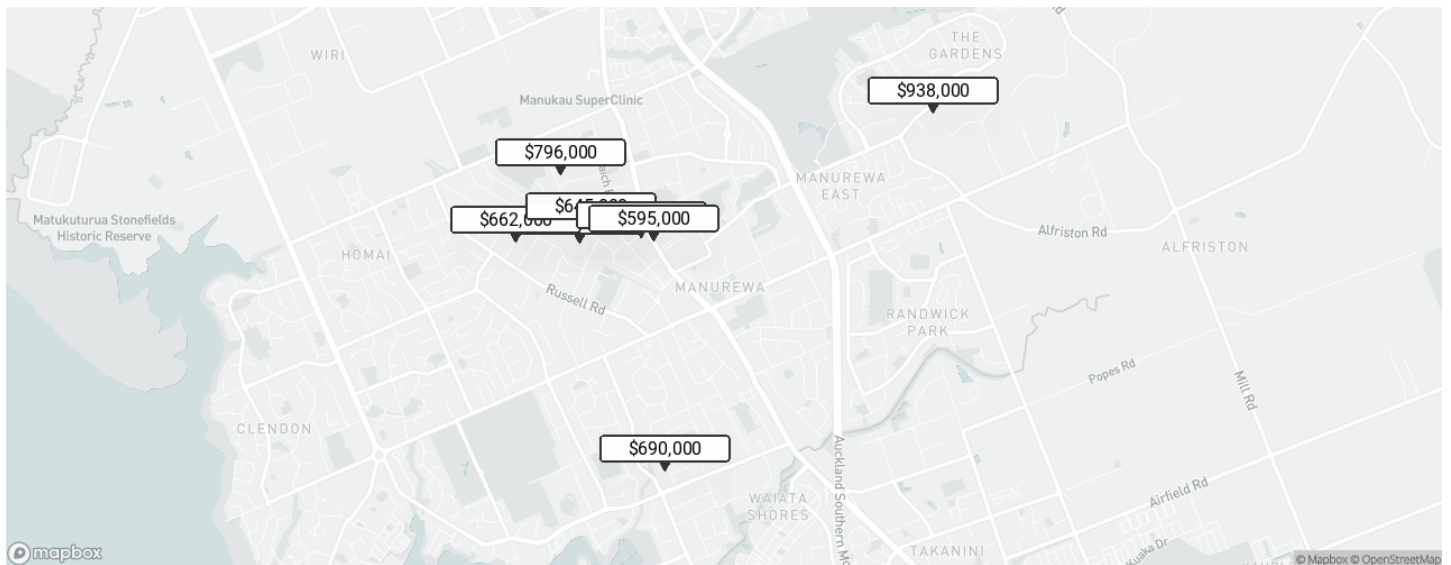


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Recent Sales across all agent brands



Market Snapshot



374

Total Sales



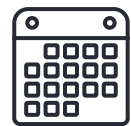
\$861,000

Median Sales Price



-1.1%

Monthly Increase In Median Price



37

Median Days To Sell

Rental Snapshot



\$600

Median Asking Weekly Rent



3.6%

Rental Yield



1200

Number Of Rentals

Overview

Manurewa, Auckland has seen property prices increase 33.5% over the past three years and decrease by -8.5% in the last 12 months.

If you'd bought a home three years ago in Manurewa, Auckland you'd have paid \$645,000 in 2020, while in 2023 the same property now costs \$861,000.

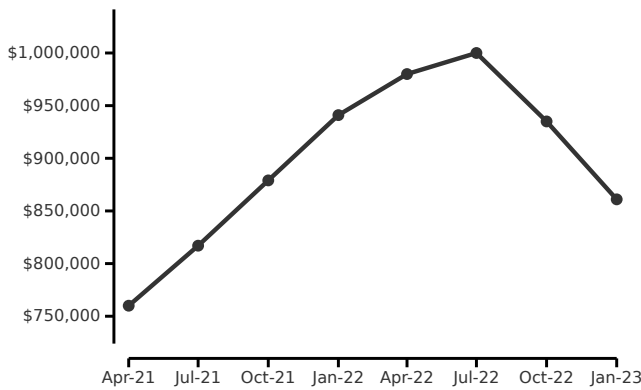


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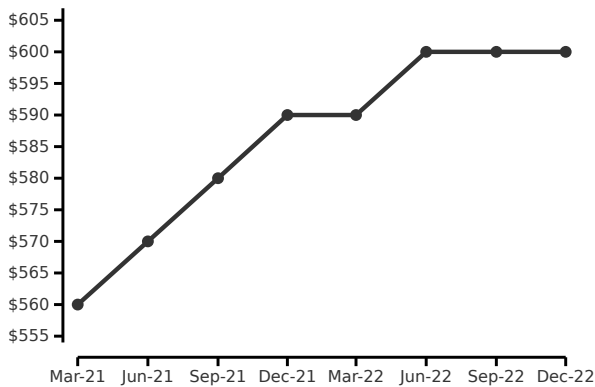
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Median Sales Price



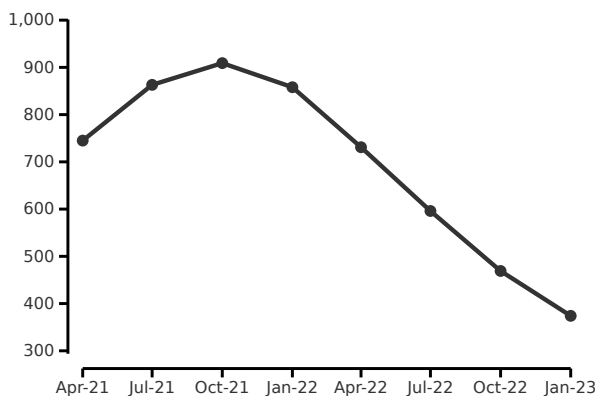
Median Rent



Suburb Comparison Median Sales Price

Manurewa East	\$843,000
Randwick Park	\$838,500
Totara Heights	\$1,000,000
Clendon Park	\$730,000
Wattle Downs	\$1,164,000
Weymouth	\$850,000

Number of Properties Sold



What's happening in our market?

Property has not performed well in Manurewa, Auckland with prices declining -8.5% over the past 12 months.

If you're looking to buy in the area, the median sales price is currently \$861,000 compared to \$843,000 in nearby Manurewa East and \$838,500 over in Randwick Park.

Sales and rentals

There have been 374 properties sold in Manurewa, Auckland over the past 12 months, totalling \$336.24m.

Homes are currently selling slower than last year at 37 days on market, compared to 28 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$600 a week.

When you calculate that against the current median sales price, the rental return is currently 3.6%.

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

MANUREWA

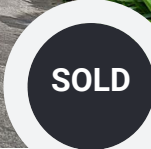


22A Jellicoe Road
Section: 966 m²

\$845,000

31 Jan 2023
Building: 115 m²

4 Bed 1 Bath 2 Car

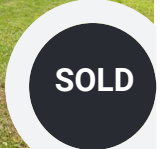


1 / 14 Kent Road
Section: 920 m²

\$662,000

27 Jan 2023
Building: NAm²

4 Bed 1 Bath 1 Car



1 / 18 Ruth Street
Section: NAm²

\$645,000

27 Jan 2023
Building: 60 m²

2 Bed 1 Bath 1 Car

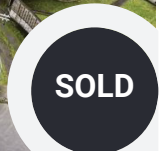


18 Boon Street
Section: 885 m²

\$690,000

25 Jan 2023
Building: NAm²

3 Bed 1 Bath 1 Car

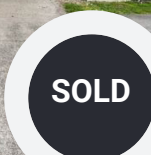


1 Corin Avenue
Section: 207 m²

\$677,500

20 Jan 2023
Building: NAm²

2 Bed 1 Bath 1 Car



2 Richard Halse Drive
Section: 400 m²

\$938,000

20 Jan 2023
Building: 148 m²

4 Bed 2 Bath 2 Car



Recent Sales across all agent brands

MANUREWA



32B Martin Road
Section: NAm²

\$796,000

19 Jan 2023
Building: 110 m²

3 Bed 1 Bath 1 Car



3 / 124 Great South Road
Section: NAm²

\$595,000

09 Jan 2023
Building: 62 m²

2 Bed 1 Bath 1 Car



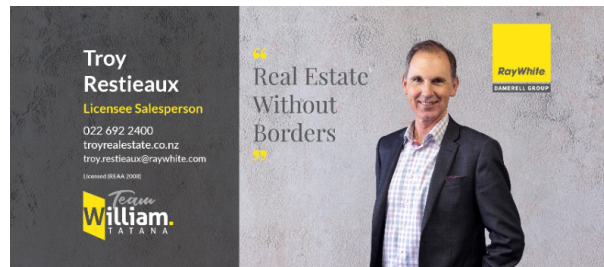
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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