



RANUI

20 Feb 2023

Your Local Suburb Guide

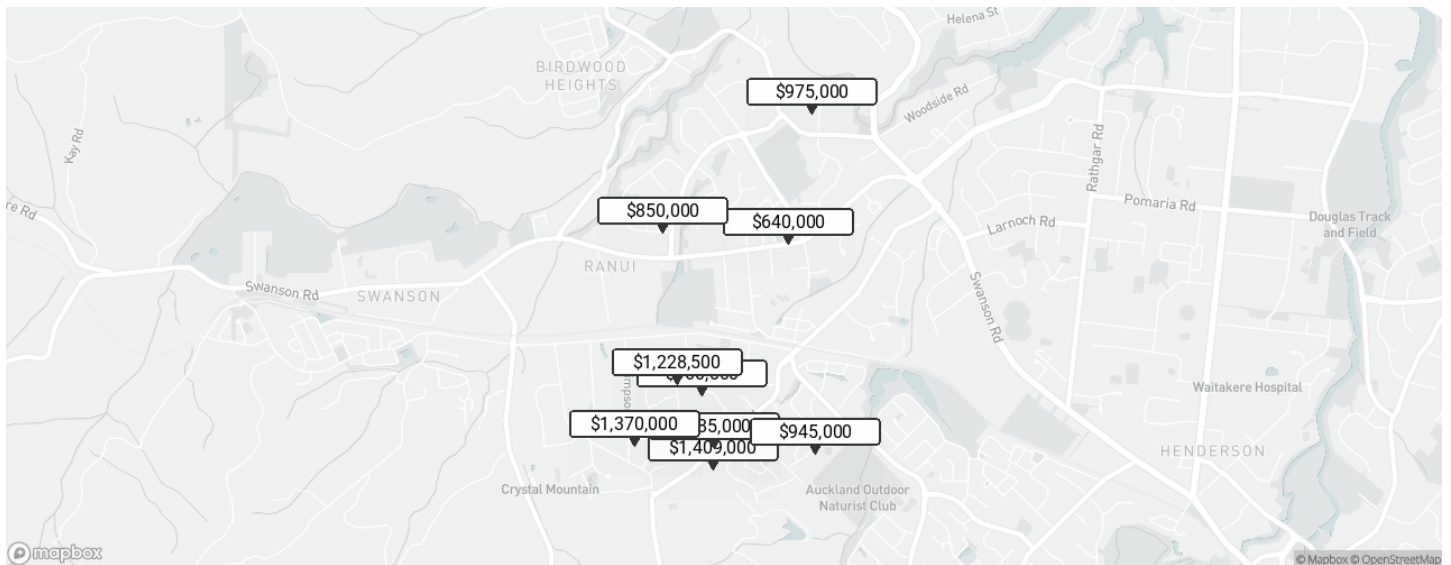


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Recent Sales across all agent brands



Market Snapshot



169

Total Sales



\$942,000

Median Sales Price



-0.8%

Monthly Increase In Median Price



46

Median Days To Sell

Rental Snapshot



\$585

Median Asking Weekly Rent



3.2%

Rental Yield



288

Number Of Rentals

Overview

Ranui, Auckland has seen property prices increase 37.5% over the past three years and decrease by -0.8% in the last 12 months.

If you'd bought a home three years ago in Ranui, Auckland you'd have paid \$685,000 in 2020, while in 2023 the same property now costs \$942,000.



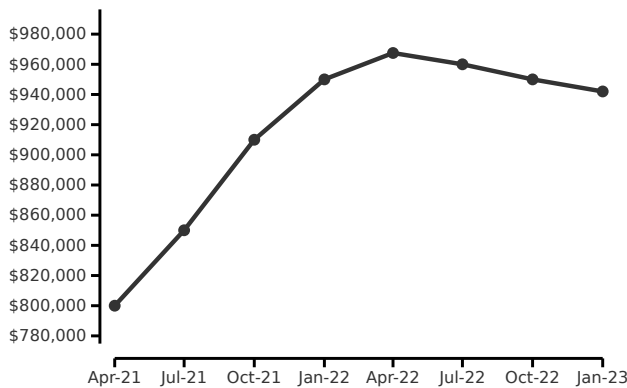
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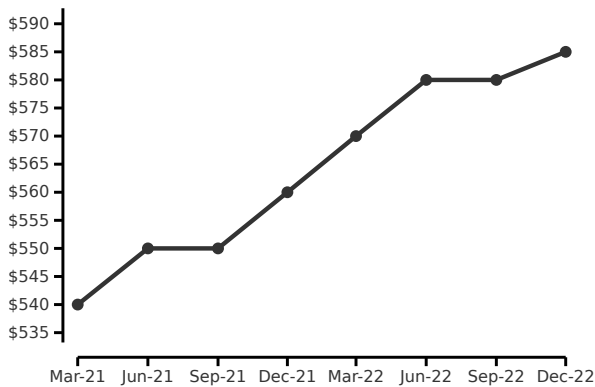
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Median Sales Price



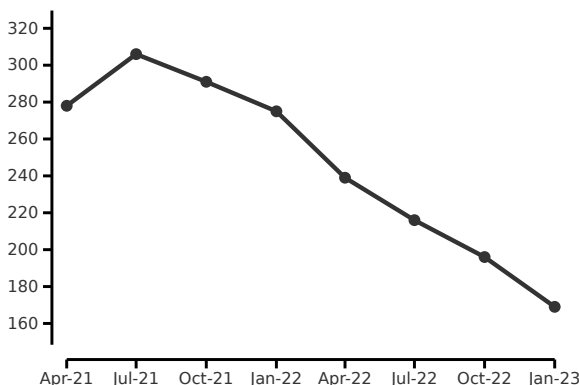
Median Rent



Suburb Comparison Median Sales Price

Henderson	\$933,100
Massey	\$978,000
Swanson	\$1,125,000
Te Atatu South	\$980,000
Sunnyvale	\$929,000
Te Atatu Peninsula	\$1,030,000

Number of Properties Sold



What's happening in our market?

Property has not performed well in Ranui, Auckland with prices declining -0.8% over the past 12 months. If you're looking to buy in the area, the median sales price is currently \$942,000 compared to \$933,100 in nearby Henderson and \$978,000 over in Massey.

Sales and rentals

There have been 169 properties sold in Ranui, Auckland over the past 12 months, totalling \$171.91m.

Homes are currently selling slower than last year at 46 days on market, compared to 28 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$585 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

RANUI



41 Ranui Avenue
Section: 868 m²

\$960,000

08 Feb 2023
Building: 130 m²

4 Bed 1 Bath 2 Car



16 / 379 Swanson Road
Section: NAm²

\$640,000

20 Jan 2023
Building: NAm²

2 Bed 1 Bath 1 Car



216C Metcalfe Road
Section: 503 m²

\$1,409,000

20 Jan 2023
Building: 316 m²

6 Bed 4 Bath 2 Car



197 Metcalfe Road
Section: 880 m²

\$985,000

18 Jan 2023
Building: NAm²

4 Bed 2 Bath 2 Car



40 Greenberry Drive
Section: 501 m²

\$945,000

12 Jan 2023
Building: 149 m²

3 Bed 2 Bath 2 Car



40 Cirrus Way
Section: 456 m²

\$1,228,500

10 Jan 2023
Building: NAm²

4 Bed 3 Bath 2 Car

Recent Sales across all agent brands

RANUI



3 Ulrich Drive
Section: 609 m²

\$850,000

06 Jan 2023
Building: 91 m²
3 Bed 1 Bath 1 Car



40 Cirrus Way
Section: NAm²

\$1,228,500

21 Dec 2022
Building: 235 m²
4 Bed 3 Bath 2 Car



17 Scarlet Drive
Section: 893 m²

\$975,000

20 Dec 2022
Building: NAm²
3 Bed 1 Bath 2 Car



1 Shibata Rise
Section: 520 m²

\$1,370,000

16 Dec 2022
Building: 225 m²
4 Bed 3 Bath 2 Car



64 Mili Way South
Section: 453 m²

\$975,000

16 Dec 2022
Building: 152 m²
4 Bed 2 Bath 2 Car



110K Metcalfe Road
Section: 419 m²

\$828,000

16 Dec 2022
Building: 110 m²
3 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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