



**SUNNYVALE**

27 Feb 2023

# Your Local Suburb Guide



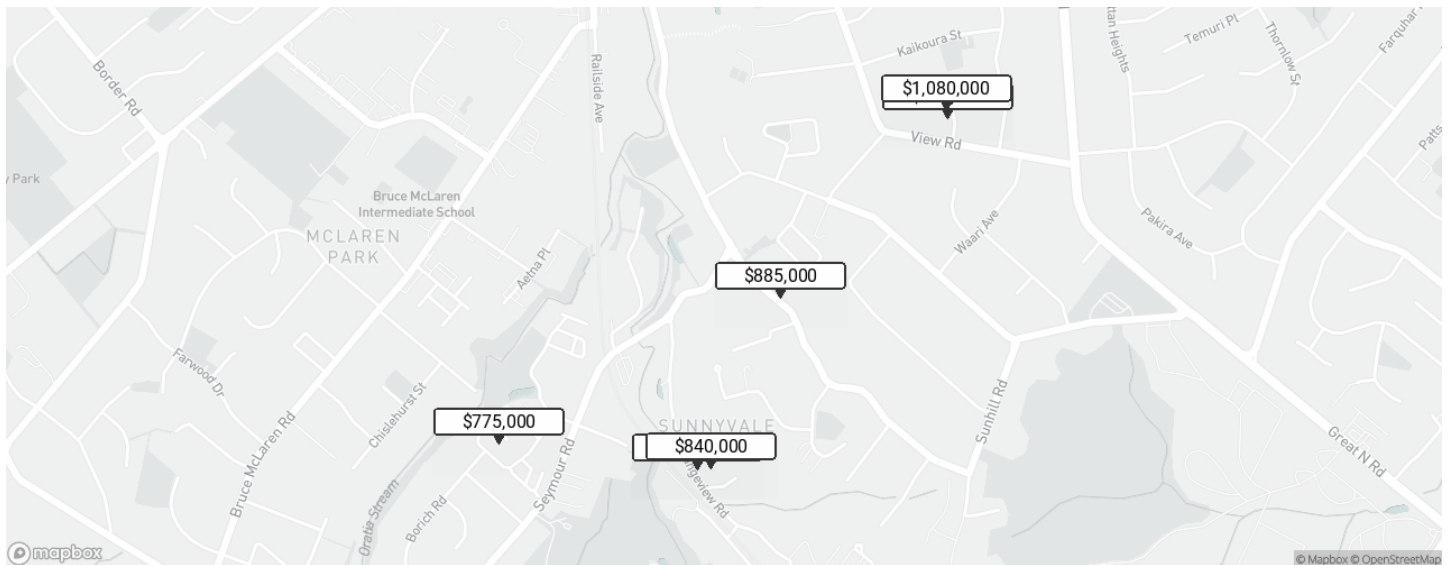
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## Recent Sales across all agent brands



## Market Snapshot



**74**

Total  
Sales



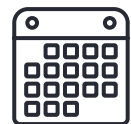
**\$929,000**

Median  
Sales Price



**-0.1%**

Monthly Increase  
In Median Price



**41**

Median  
Days To Sell

## Rental Snapshot



**\$580**

Median Asking  
Weekly Rent



**3.2%**

Rental  
Yield



**207**

Number  
Of Rentals

## Overview

Sunnyvale, Auckland has seen property prices increase 34.4% over the past three years and decrease by -2.2% in the last 12 months.

If you'd bought a home three years ago in Sunnyvale, Auckland you'd have paid \$691,000 in 2020, while in 2023 the same property now costs \$929,000.

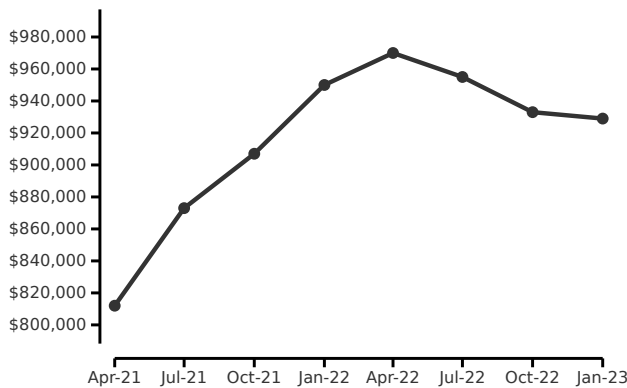


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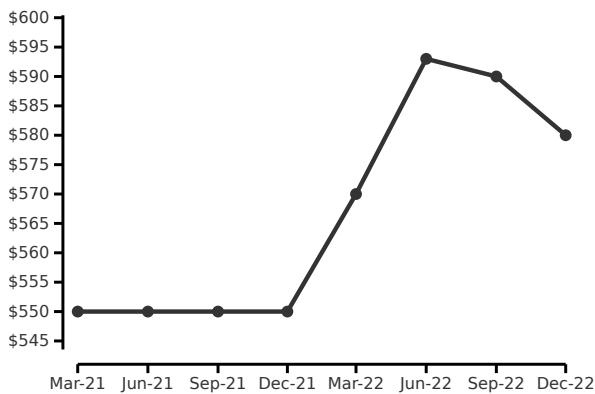
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## Median Sales Price



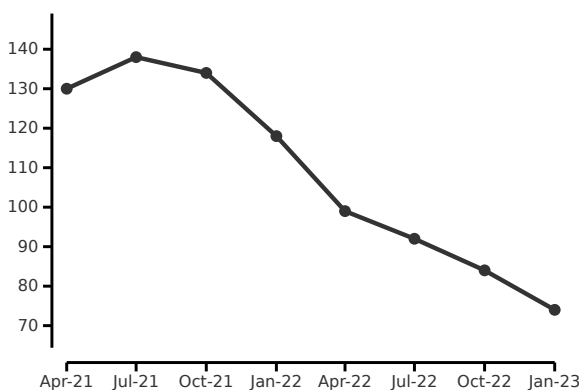
## Median Rent



## Suburb Comparison Median Sales Price

Glen Eden	\$870,000
Glendene	\$997,000
Henderson	\$933,100
Kelston	\$975,000
Te Atatu South	\$980,000
Oratia	\$1,100,000

## Number of Properties Sold



## What's happening in our market?

Property has not performed well in Sunnyvale, Auckland with prices declining -2.2% over the past 12 months.

If you're looking to buy in the area, the median sales price is currently \$929,000 compared to \$870,000 in nearby Glen Eden and \$997,000 over in Glendene.

## Sales and rentals

There have been 74 properties sold in Sunnyvale, Auckland over the past 12 months, totalling \$72.6m. Homes are currently selling slower than last year at 41 days on market, compared to 28 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$580 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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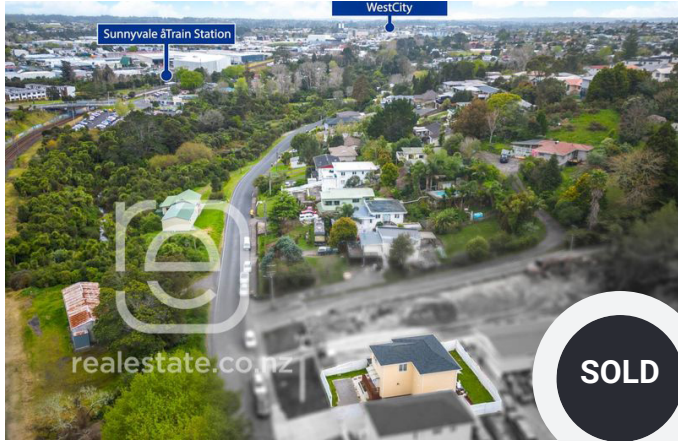
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# Recent Sales across all agent brands

# SUNNYVALE



45 Rangeview Road  
Section: NAM<sup>2</sup>

**\$882,000**

23 Jan 2023  
Building: NAM<sup>2</sup>

3 Bed 2 Bath



6 Gaede Terrace  
Section: NAM<sup>2</sup>

**\$635,000**

17 Jan 2023  
Building: 65 m<sup>2</sup>

2 Bed 1 Bath 1 Car



5 Charta Place  
Section: 197 m<sup>2</sup>

**\$775,000**

14 Dec 2022  
Building: NAM<sup>2</sup>

3 Bed 1 Bath 1 Car



45B Rangeview Road  
Section: 378 m<sup>2</sup>

**\$840,000**

08 Dec 2022  
Building: 96 m<sup>2</sup>

3 Bed 3 Bath



8 Gaede Terrace  
Section: 878 m<sup>2</sup>

**\$1,080,000**

24 Nov 2022  
Building: NAM<sup>2</sup>

6 Bed 1 Bath 2 Car



36 Sunnyside Road  
Section: 1017 m<sup>2</sup>

**\$885,000**

24 Nov 2022  
Building: NAM<sup>2</sup>

3 Bed 1 Bath 1 Car



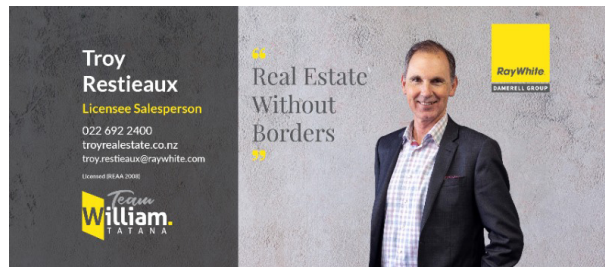
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Statistics shown are for a rolling 12 month period up to the end of the month. This report includes sales statistics up to 31 Jan 2023, and for rental statistics up to 31 Dec 2022. Listings photos sourced from Realestate.co.nz.

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