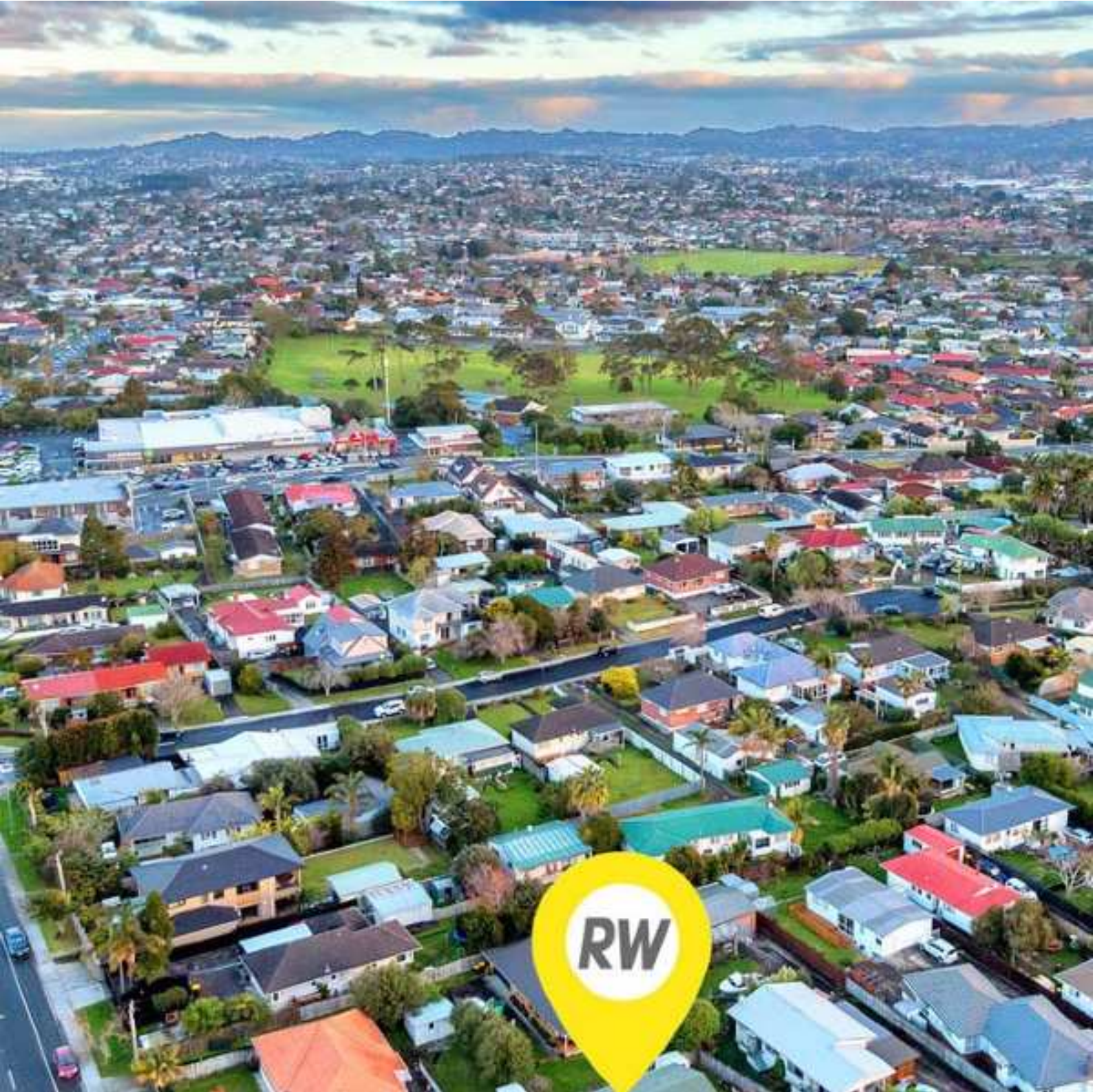




Your Local Suburb Guide



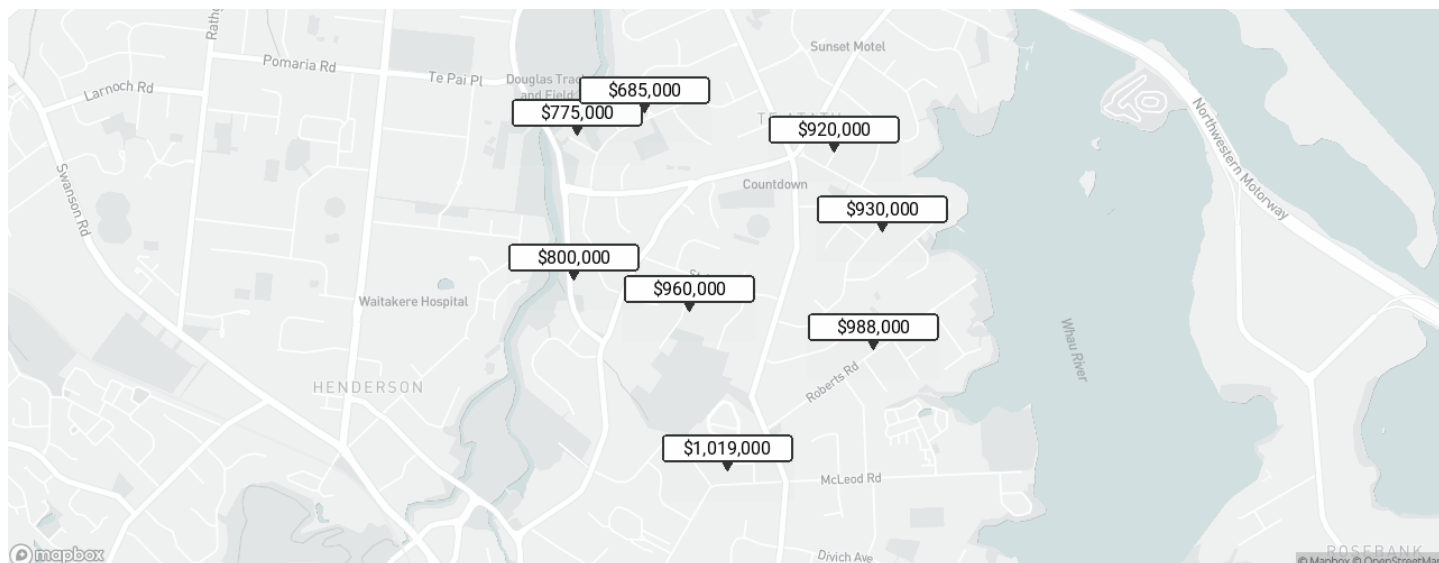
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What's happening in your local market? TE ATATU SOUTH

Recent Sales across all agent brands



Market Snapshot



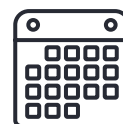
215
Total
Sales



\$980,000
Median
Sales Price



-4.3%
Monthly Increase
In Median Price



43
Median
Days To Sell

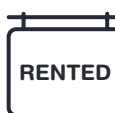
Rental Snapshot



\$595
Median Asking
Weekly Rent



3%
Rental
Yield



423
Number
Of Rentals

Overview

Te Atatu South, Auckland has seen property prices increase 25.8% over the past three years and decrease by -0.9% in the last 12 months.

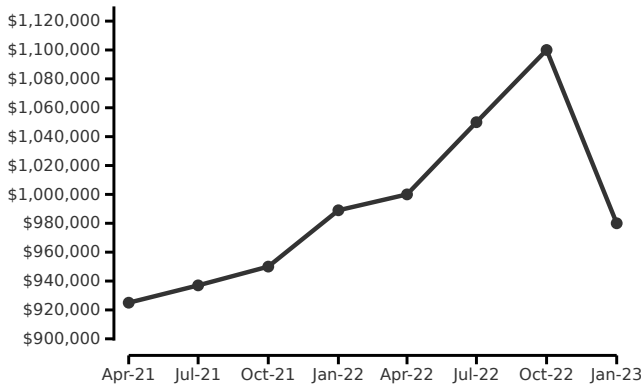
If you'd bought a home three years ago in Te Atatu South, Auckland you'd have paid \$779,000 in 2020, while in 2023 the same property now costs \$980,000.



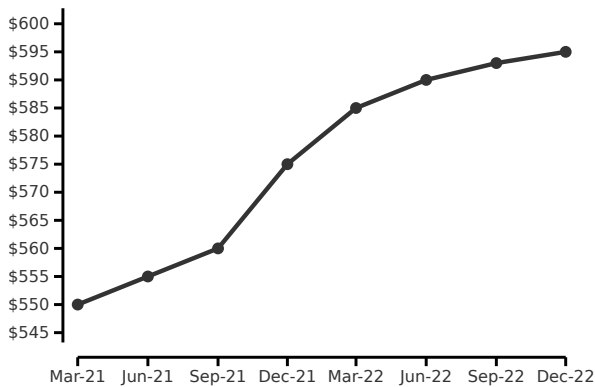
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Median Sales Price



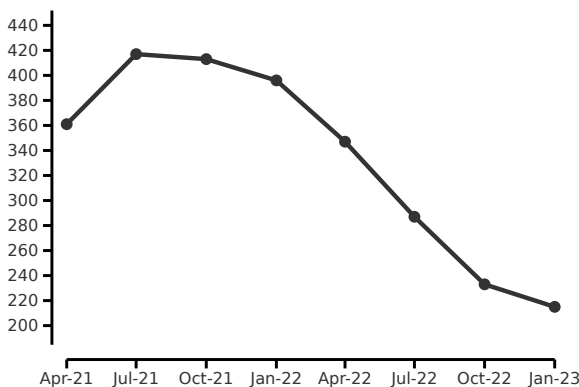
Median Rent



Suburb Comparison Median Sales Price

Glendene	\$997,000
Henderson	\$933,100
Te Atatu Peninsula	\$1,030,000
Sunnyvale	\$929,000
Kelston	\$975,000

Number of Properties Sold



What's happening in our market?

Property has not performed well in Te Atatu South, Auckland with prices declining -0.9% over the past 12 months.

Sales and rentals

There have been 215 properties sold in Te Atatu South, Auckland over the past 12 months, totalling \$226.07m.

Homes are currently selling slower than last year at 43 days on market, compared to 28 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$595 a week.

When you calculate that against the current median sales price, the rental return is currently 3.0%.

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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Recent Sales across all agent brands

TE ATATU SOUTH



67B Tiroroa Avenue

24 Jan 2023

Section: 159 m²

Building: NAM²

\$930,000

4 Bed 3 Bath



41 Central Park Drive

24 Jan 2023

Section: NAM²

Building: NAM²

\$800,000

3 Bed 2 Bath 1 Car



7A Coletta Lane

12 Jan 2023

Section: 526 m²

Building: 95 m²

\$775,000

4 Bed 1 Bath



14 Merlot Way

12 Jan 2023

Section: 359 m²

Building: NAM²

\$1,019,000

4 Bed 2 Bath 2 Car



14A Kirrie Avenue

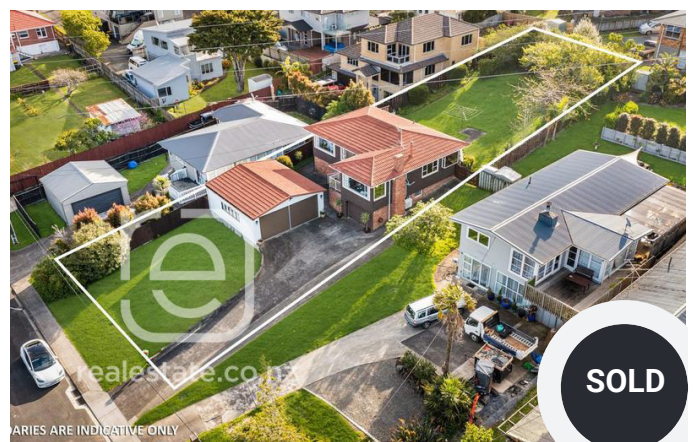
10 Jan 2023

Section: 215 m²

Building: NAM²

\$960,000

3 Bed 2 Bath 2 Car



4 Merville Avenue

22 Dec 2022

Section: NAM²

Building: 130 m²

\$920,000

3 Bed 1 Bath 3 Car



1 / 57 Amberley Avenue
Section: NAm²

\$685,000

22 Dec 2022
Building: 70 m²
2 Bed 1 Bath 1 Car



52A Roberts Road
Section: NAm²

\$988,000

21 Dec 2022
Building: 170 m²
4 Bed 4 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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