



Your Local Suburb Guide



Auction

3 2 2 673 L

- Beautifully presented with timeless kitchen and gorgeous gravel back yard, open plan living & living, master bedroom with door, stunning views. Main floor.
- Greatly, the entire floor has a two-way master bedroom & well appointed ensuite bathroom.
- To the rear of the home there is a sleep out, summer shade, garden with well paved and a generous flat lawn.
- Waterview Primary school is an ultra short distance as well as the local playground and the Murrumbidgee river.

4pm Wed 9th December 2020
 Separate Room Furniture
 unless stated

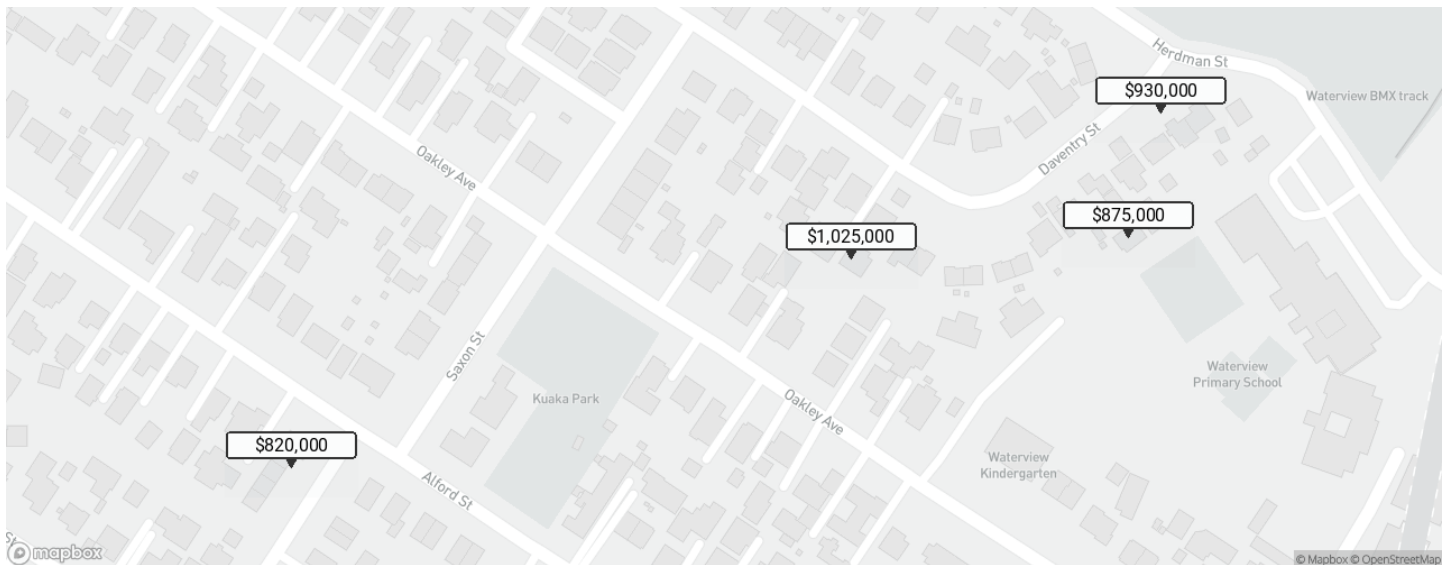
View

View by Open Homes & View

- Troy Restieaux**
0226922400
- William Tatana**
0223410870

rwponsonby.co.nz/PON283

Recent Sales across all agent brands



Market Snapshot



32

Total Sales



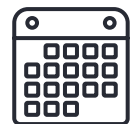
\$1,208,500

Median Sales Price



0.2%

Monthly Increase In Median Price



52

Median Days To Sell

Rental Snapshot



\$620

Median Asking Weekly Rent



2.7%

Rental Yield



114

Number Of Rentals

Overview

Waterview, Auckland has seen property prices increase 27.2% over the past three years and decrease by -11.7% in the last 12 months.

If you'd bought a home three years ago in Waterview, Auckland you'd have paid \$950,000 in 2020, while in 2023 the same property now costs \$1,208,500.

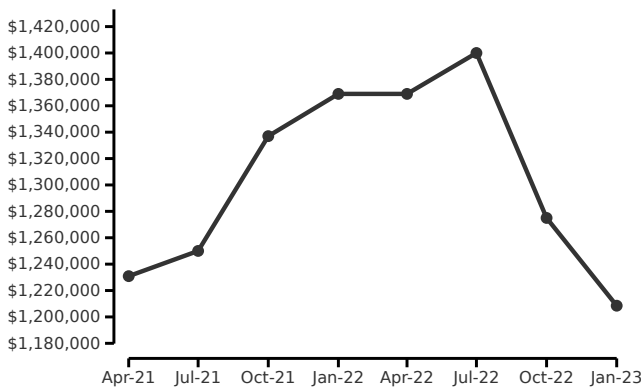


Troy Restieaux

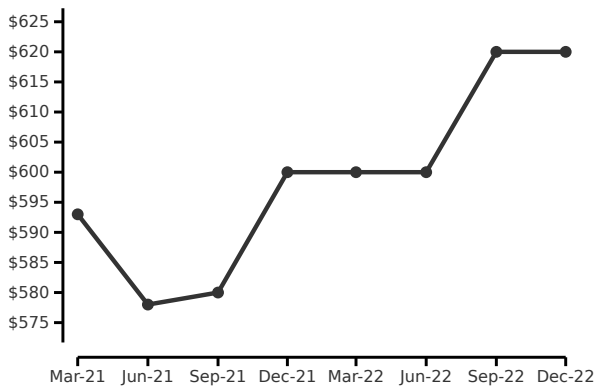
Ray White Damerell Group Ltd
022 692 2400 troy.restieaux@raywhite.com



Median Sales Price



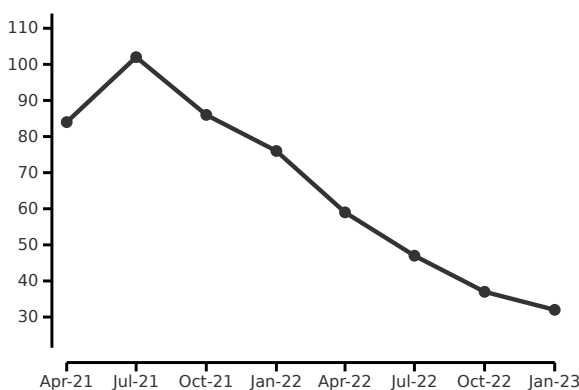
Median Rent



Suburb Comparison Median Sales Price

Avondale	\$970,000
Point Chevalier	\$1,750,000
Mount Albert	\$1,280,000
Morningside	\$1,482,000
New Windsor	\$1,100,000

Number of Properties Sold



What's happening in our market?

Property has not performed well in Waterview, Auckland with prices declining -11.7% over the past 12 months.

If you're looking to buy in the area, the median sales price is currently \$1,208,500 compared to \$970,000 in nearby Avondale and \$1,750,000 over in Point Chevalier.

Sales and rentals

There have been 32 properties sold in Waterview, Auckland over the past 12 months, totalling \$39.06m. Homes are currently selling slower than last year at 52 days on market, compared to 28 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$620 a week.

When you calculate that against the current median sales price, the rental return is currently 2.7%.

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

WATERVIEW



17 Saxon Street
Section: NAm²

\$820,000

07 Oct 2022
Building: 102 m²

2 Bed 1 Bath 1 Car



28A Daventry Street
Section: NAm²

\$1,025,000

21 Sep 2022
Building: 112 m²

2 Bed 1 Bath 1 Car



10C Daventry Street
Section: NAm²

\$875,000

07 Sep 2022
Building: NAm²

2 Bed 1 Bath



4 Daventry Street
Section: 440 m²

\$930,000

02 Sep 2022
Building: 80 m²

2 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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