

Your Local Suburb Guide



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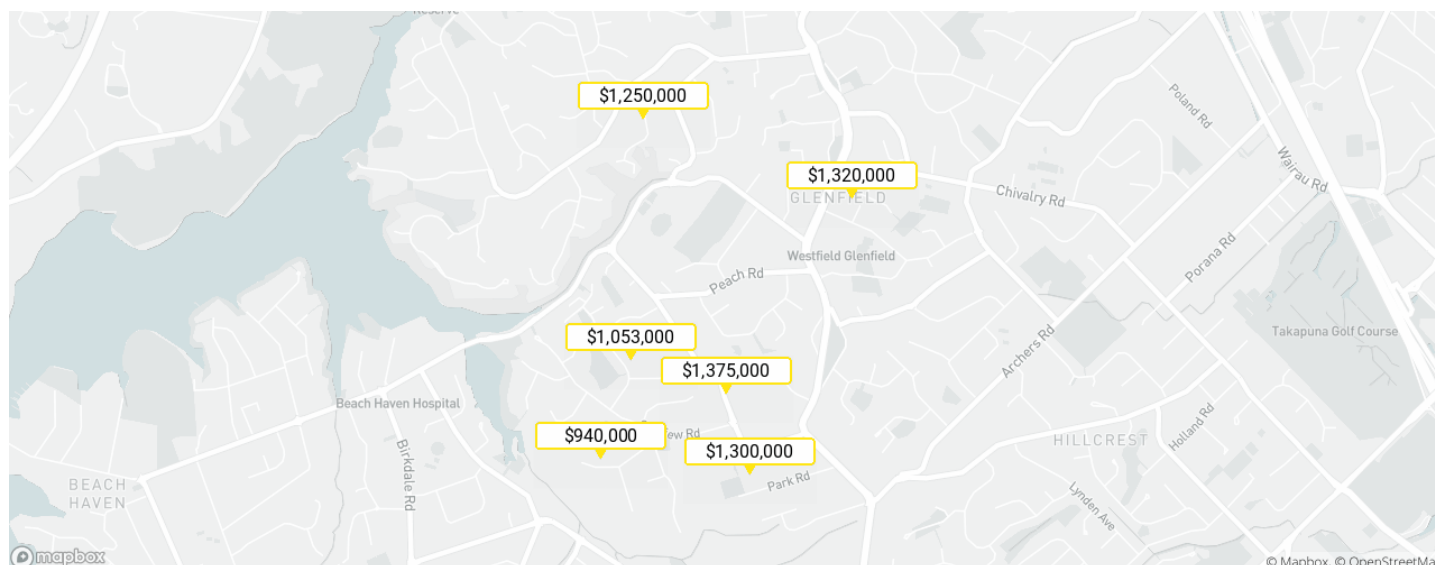
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What's happening in your **local market?**

GLENFIELD

Recent Sales across all agent brands



Market Snapshot



454

Total
Sales



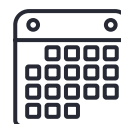
\$1,038,000

Median
Sales Price



2.6%

Monthly Increase
In Median Price



30

Median
Days To Sell

Rental Snapshot



\$590

Median Asking
Weekly Rent



3%

Rental
Yield



708

Number
Of Rentals

Overview

Glenfield, Auckland has seen property prices increase 22.1% over the past three years and increase by 19.3% in the last 12 months.

If you'd bought a home three years ago in Glenfield, Auckland you'd have paid \$850,000 in 2018, while in 2021 the same property now costs \$1,038,000.



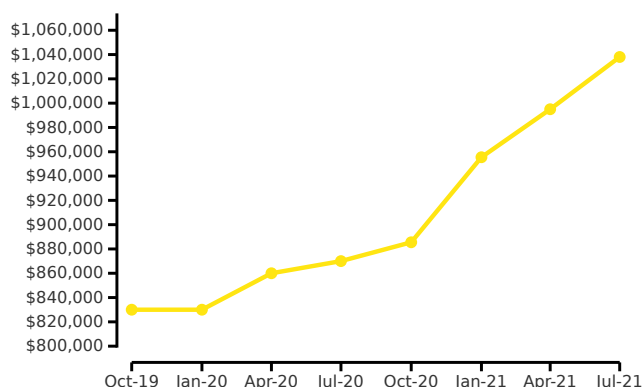
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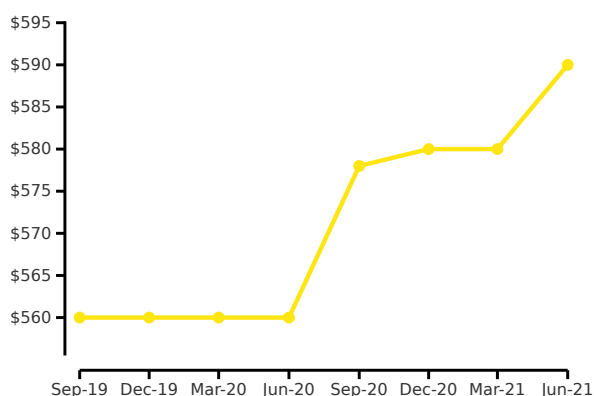
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Median Sales Price



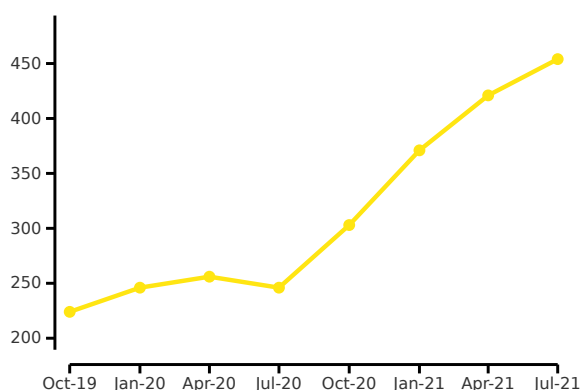
Median Rent



Suburb Comparison Median Sales Price

Bayview	\$980,000
Hillcrest	\$1,242,000
Wairau Valley	\$978,000
Birkdale	\$965,000
Totara Vale	\$982,000
Birkenhead	\$1,277,745

Number of Properties Sold



What's happening in our market?

Property has performed strongly in Glenfield, Auckland with prices growing 19.3% over the past 12 months.

If you're looking to buy in the area, the median sales price is currently \$1,038,000 compared to \$980,000 in nearby Bayview and \$1,242,000 over in Hillcrest.

The top price achieved for Glenfield, Auckland over the past 3 months has been 320 Wairau Road in July, which sold for \$1,850,000.

The most affordable Glenfield, Auckland property to sell for the same time period was 2 / 34 Mayfield Road which went for just \$675,000 on 28 June.

Sales and rentals

There have been 454 properties sold in Glenfield, Auckland over the past 12 months, totalling \$494.43m.

Homes are currently selling faster than last year at 30 days on market, compared to 33 days 12 months ago.

The rental market is performing well with a median asking rent currently of \$590 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?

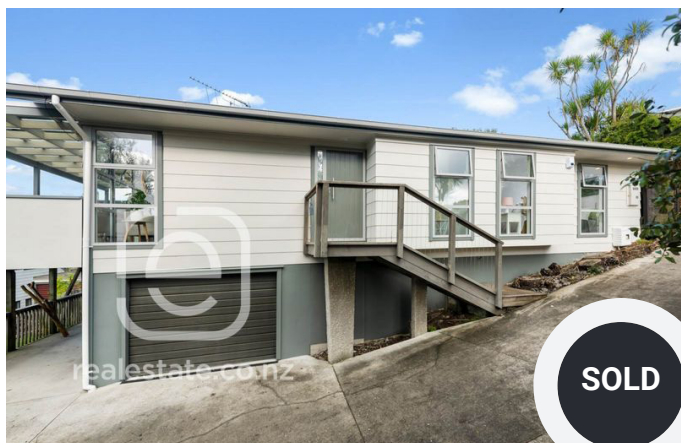
The information provided in this report is general in nature. Growth rates are provided for guidance and based on the historical performance of the suburb and are not a guarantee of future performance. To understand what your property is worth, don't hesitate to get in touch for a free appraisal so that we can discuss how the market's current performance is specifically relevant to your home.

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36 Tamahere Drive

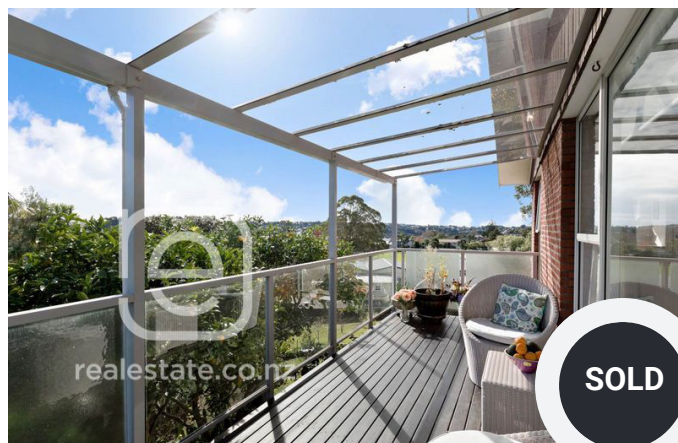
28 Jul 2021

Section: 579 m²

Building: NAm²

\$1,053,000

3 Bed 1 Bath 1 Car



1 / 29 Valley View Road

26 Jul 2021

Section: 978 m²

Building: NAm²

\$940,000

2 Bed 2 Bath 3 Car



40A Roberts Road

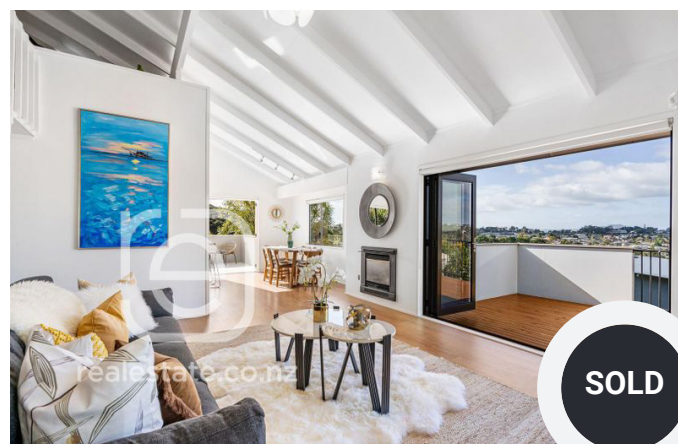
14 Jul 2021

Section: 342 m²

Building: 169 m²

\$1,300,000

4 Bed 2 Bath 3 Car



17 Noeleen Street

13 Jul 2021

Section: 497 m²

Building: NAm²

\$1,250,000

4 Bed 2 Bath 4 Car



9 Camelot Place

13 Jul 2021

Section: 675 m²

Building: NAm²

\$1,320,000

4 Bed 2 Bath 3 Car



33A Stanley Road

08 Jul 2021

Section: NAm²

Building: 150 m²

\$1,375,000

4 Bed 2 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 Jul 2021, and for rental statistics up to 30 Jun 2021. Listings photos sourced from Realestate.co.nz.

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