

...a word from



Haze



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REAL ESTATE

FIRST NATIONAL KAITAIA | NEWSLETTER APRIL 2015

Residential Medians

Zone: Kaitaia & Far North		03/2015			
	Dwellings (Incl Apts)	Apartments	Sections		
Number of Sales	12	0	1		
Value of Sales	\$2,113,500	\$0	\$49,000		
Median List Price	\$135,000	\$0	\$59,000		
Median Sell Price	\$167,000	\$0	\$49,000		
Median Days to Sell	86	0	155		
Median Govt Valuation	\$142,000	\$0	\$94,000		
Freehold	11	0	1		
Leasehold	0	0	0		
Existing	12	0	1		
New	0	0	0		
	1 Bdrm 2 Bdrms 3 Bdrms 4 Bdrms 5 Bdrms +				
Bedrooms	0	4	8	0	0
	Up to 400 400 - 800 800 - 1,200 Over 1200				
Land Area (sq. m.)	2	3	4	2	

Supplied by: Hazely Windelborn
Moving Realty Limited t/a, MREINZ
Phone: 021 955 716

Report for Far North District
In Kaitaia
Properties sold from Mar 2015 to Mar 2015

Street	Suburb	Sale Price	Bedrooms	Valuation	Sale Date
89 South Rd	Kaitaia	\$ 169,000	3	\$ 160,000	24 March 2015
14 Matilda Pl	Kaitaia	\$ 174,000	3	\$ 190,000	06 March 2015
43 Donald Rd	Kaitaia	\$ 130,000	3	\$ 124,000	03 March 2015
2 Lake Rd	Kaitaia	\$ 73,000	2	\$ 109,000	27 February 2015
59 Grigg St	Kaitaia	\$ 49,000	0	\$ 94,000	11 February 2015
6 Tahuna Rd	Kaitaia	\$ 165,000	2	\$ 100,000	10 February 2015
87 South Rd	Kaitaia	\$ 197,500	3	\$ 180,000	05 February 2015
14 Archibald St	Kaitaia	\$ 113,000	3	\$ 119,000	03 February 2015

Despite numerous reports across the country of increasing values and increased volume of sales, Kaitaia remains stagnant. Much like the census telling us we were one of only two regions in New Zealand with negative growth our housing market is telling a similar story at the moment. March yielded 8 sales in 2015 with only one less sale recorded for the same period in 2014. With an average house price of 167,000 in March 2015 compared to \$157,000 in the same period 12 months ago it is hardly the same headlines you have been reading about across wider New Zealand. A total of 89 sales in the Kaitaia area took place over the 12 months year ending March 2014 up only 5 to 94 year ending March 2015. – Although there definitely feels like more positivity in the housing market Kaitaia vendors have to realise there are very limited numbers of buyers in the market at any one time, especially when the average number of days it takes to sell a property in the Far North is currently 86 compared to an Auckland market which almost 1/3rd that at 31days.

With no growth in Kaitaia vendors only have to look at the numbers to realise that our prices are not rising like the rest of the country. It is a concern for many sellers in the current market who are looking at moving away and wanting to use the proceeds of the sale of their property to buy in another market. Even if our prices do start to rise a little over the next 3 months (86 days to sell) if the region they are moving to is only growing at 5% that is quite a bit more money you are needing to borrow in order to buy the same property.

Source: REINZ website

Hazely Windelborn
Sales Consultant

PRISTINE PRESENTATION



Just add furniture! All the work has been done. 3 bedrooms with invalids shower and 2 toilets. A good deck to the rear built around the spa pool to kick back, relax and unwind. Situated in a good location only 5 minutes walk to town. Motivated vendors invite you to inspect. Call me for a viewing.

Price \$205,000 + GST if any. FNK11342



LARGE HOLIDAY/FAMILY HOME IN AHIPARA

This large 312m² home is perfectly situated to encapture the beautiful views and yet only 200 paces from the golden sand of Ahipara Beach. The lower level features a single garage with internal access and a 3 bedroom self contained unit all presented nicely. Walking upstairs, a tidy modern kitchen with conservatory open plan lounge and 2 more rooms opening out to the north facing deck. A low maintenance 664m² property with motivated vendors wanting you to come and take a look..

TENDER closes Wednesday the 17th of June 2015 at 12 noon. FNK11336



SOLD



SOLD



SOLD



SOLD



SOLD



SOLD

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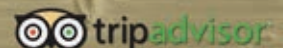


BUSHMANS HUT

RESTAURANT · BAR

EAT | DRINK | SOCIALISE

Kaitaia's early gum-digging settlers sheltered from the unpredictable Far North climate in their small huts to enjoy food and rest at the end of a hard day's work. We've continued that ritual at the Bushman's Hut, providing a touch more comfort, a locally inspired menu & an inviting atmosphere.



bushmans-hut.co.nz | 5 Bank St, Kaitaia | (09) 408 4320

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