

...a word from



Haze



**first
national**
REAL ESTATE

Let's talk shop!

Kia Ora,

Let's quickly talk some Real Estate. Let's get you on the property ladder!

The REINZ statistics were recently released online, with this comes some interesting statistics for us to consider before buying.

The average property in June 2017 sold for \$260,000; however, the amount of dwellings that sold during that month were only 7. That's half of what was seen in August 2016 and 4 less than June 2016.

The average amount of time it's taking to sell a property now sits at 42 days.

On the West coast, Ahipara is seeing some strong section sales these last few months with an average section sale price of \$59,000. Numbers for June 2017 saw 3 sections sell, May saw 6 and April saw 8. That's a total of 17 sections in 3 months!

These are strong numbers for Ahipara. I believe it's reflective of our buyers who are buying based on the lifestyle. We saw a significant investor boom in 2016 as pre-existing investors sold off stock and budding investors added to their portfolio, now I believe we are seeing purchases driven by a motivated buyer looking at a change of lifestyle.

It's also interesting to note that in 2016 the amount of residential sales was 139. In comparison to other years, we saw 42 annual sales in 2010 and 106 in the peak of 2007.

Up to the date of 31 May 2017 the amount of residential sales sits at 46, compare this with 2016, where the amount of sales by May 31 was 51.

To summarize this information one can definitely come to the conclusion that the amount of stock available to buyers was and possibly still is consistent / in excess of amounts in the peak of 2007.

In terms of price, the medians have been rising steadily off the ripple of the Auckland housing boom; however, I believe what we're seeing now in terms of longer marketing strategies for properties and cautious buyer's is reflective of the new lending restrictions put in place which has significantly slowed Auckland's price growth and has a "knock-on" affect to the regions.

On the bright side the restrictions have also enabled buyers to browse their options and not need to rush into a purchase in comparison to last year where we witnessed a number of multi-offers from desperate buyers.

I'm still confident that this market is the best market we've seen in years and if you're looking at cashing up on your property now is the time to do it!



114 Matthews Ave, Kaitia

Sturdy brick property, good investment or first-home.

Price on Application



8/53 South Road, Kaitia

Low-maintenance, 15 year old unit on South Road in a small local village of houses.

Recently replaced solar heating means you'll save \$\$\$ on power all year round!

For Sale: \$269,000



Hukatere Road, Pukenui

Modern 4 bedroom property in the perfect area. Great buy if you're looking for a lifestyle change where the beach is within driving distance in both directions.

For Sale: \$495,000



1314 Oruru Road, Peria

Spacious 2 bedroom barn style home. Rural life style with plenty of outdoor space for various activities. Property will need a bit of TLC; however, opportunity is enormous!

For Sale: \$479,000