



This is Property Brokers' Country!

LIFESTYLE NEWS

August Newsletter, 2007

Welcome to our Winter 2007 Lifestyle Newsletter.

We certainly have had our share of extremes the past few months with the scorched dry paddocks of the long summer and more recently flooding in rural areas of Maraekakaho, Okawa and Puketapu. Driving around in recent days looking at the damage caused, our thoughts go out to those affected.

On the Real Estate front, business is still steady despite the continuing interest rate rises and high New Zealand dollar. We have a number of properties looking to come onto the market in Spring and there are still unsatisfied buyers and new ones almost every day making enquiries searching for their lifestyle dream.

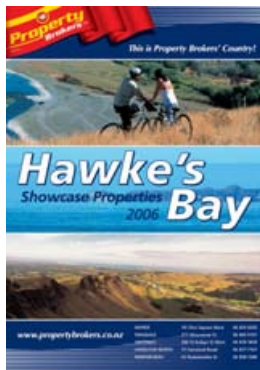
This year will be the 10th year that Property Brokers is represented at the Auckland Home Show. Every year we have a large stand and showcase a selection of properties from each region in Property Brokers Country.

Figures from REINZ statistics for the Hawke's Bay District for Lifestyle and Horticulture properties sold through Real Estate firms for the months of April, May and June 2007:

Total number sold	74
Total accumulated value	\$45,109,000
Average sale price achieved.....	\$609,581
Average of monthly median time on market	96 days

The average price has dropped considerably back to levels calculated in late 2005 which is most likely due to the slower turnover in the higher price brackets experienced in recent months. From the three month total of 74 sales, only six were over \$1 million and 12 over \$800,000.

The volume of sales is consistent with the last three quarters and the average of the monthly median time on the market also remains pretty steady at around three months.



For those who have received this newsletter or only the last couple, previous editions can be forwarded if you are interested.

For buying and selling of lifestyle property in Hawke's Bay please remember to ask people to give me a call.

Kind Regards,



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**"Dream as if you'll live forever,
Live as if you'll die tomorrow"**

Author Unknown