



This is Property Brokers' Country!

LIFESTYLE NEWS

August Newsletter, 2008

Welcome to our Winter 2008 Lifestyle Newsletter.

With the onset of winter we've had fantastic snow falls on the ranges and bitter cold days tempered with days of surprising warmth and sunshine. With the shortest day past we can look forward with anticipation to Spring in fact daffodils are already in bloom in sheltered spots.

On the Real Estate front, business for us is still steady, despite continuing media doom and gloom. Hopefully the recent lowering of the base interest rate will help with buyer confidence and we will see a lift in the number of sales made. There is still a number of excellent lifestyle properties available for sale and a large number very reasonably priced.

Auckland Home Show

This year will be the 11th 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.



A special glossy magazine is produced for the Show and we also have them displayed at the offices of Barfoot & Thompson throughout the Auckland region. Following on from the Auckland Home Show the same publication will be on display at the Wellington Home Show, Napier Home & Garden Show and later at the Hawkes Bay A&P Show.

Visit my new website shauntong.com

I have recently had built my own website which features 360 degree virtual photography for my vendors properties and a registered buyer login which provides buyers with extensive information on our listings and a comprehensive search and mapping function. Please have a look and I welcome your feedback. www.shauntong.com

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 2008:

Total number sold	45
Total accumulated value	\$29,856,064
Average sale price achieved.....	\$663,468
Average of monthly median time on market	106 days

The average price has dropped back to levels calculated in late 2007 which is no surprise. The most telling statistic is the volume of sales for the six months January through June. For 2007 the total was 162 compared with 2008 that had 90 sales recorded. A drop of 44%.



For buying and selling of lifestyle property in Hawke's Bay please remember to ask people to give me a call or visit my new website and send an email.

Kind Regards,



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"A man is not old until regrets start taking the place of dreams"
Author Unknown