



This is Property Brokers' Country!

LIFESTYLE NEWS

August Newsletter, 2009

Welcome to our Winter 2009 Lifestyle Newsletter.

As we experience the colder months of the year in Hawke's Bay the market is showing definite signs of increased activity and a larger number of transactions which is good news for all concerned. Over the last six months I have sold 16 properties ranging from cheaper bare land sections to over \$1 million lifestyles.

Auckland Home Show

This year will be the 12th 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, and later at the Hawkes Bay A&P Show.

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 2009:

Total number sold	53
Total accumulated value	\$31,053,334
Average sale price achieved.....	\$585,912
Average of monthly median time on market	194 days

The most notable statistic here is the increase in the number of properties sold to 53 which is well up on the last four seasons newsletter figures.

Winter 2008	45 sales
Spring 2008	46 sales
Summer 2009	37 sales
Autumn 2009	34 sales

It would appear the tables have turned and the market is starting to recover. The next period as we come into spring will be governed by supply and demand. Already the number of properties available for sale is starting to decline so buyers may start to experience a faster more competitive market.



For buying and selling of lifestyle property in Hawke's Bay please give me a call or visit my new website and send an email. I provide honest and up to date advice.

Kind Regards,



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"It is not the strongest of the species that survive, nor the most intelligent, but the one most responsive to change"
Charles Darwin