



This is Property Brokers' Country!

LIFESTYLE NEWS

February Newsletter 2008

Welcome to our Summer Lifestyle Newsletter. I trust you have enjoyed a sunny and relaxing Christmas break. We are already well into the New Year and the Rural Lifestyle team are planning their involvement in two regular community events.

First up is the Relay for Life on 23rd and 24th February, the annual fundraiser for the Cancer Society, being held again at Tareha Reserve in Guppy Road, Taradale. Property Brokers are the major sponsor for this event and we are hoping to raise a good sum for this worthy cause.

The team are again looking forward to taking part in the Lifestyle Block Field Day on 5 April at Waikoko Gardens, Hawkes Bay Showgrounds. This annual event has been held for 11 years now and approximately 60 companies exhibit, covering a wide range of goods and services and focusing on small rural properties. This is a non-profit event organized by the Hawkes Bay Regional Council, and we will be conducting an auction in the afternoon to raise funds for the Lowe Walker Helicopter. Please come along and say hi – we are in the large blue Property Brokers tent.



On the Real Estate front, with the help of Cheryl Scott who has been with me for almost one year now and my wife Mandy, I am currently marketing in excess of 40 lifestyle properties. With this volume of listings on offer, we now receive excellent buyer enquiry and have a large number of buyers on our database.

Figures from REINZ statistics for the Hawkes Bay District for Lifestyle and Horticulture properties sold through Real Estate firms for the months of October, November and December 2007:

Total number sold	54
Total accumulated value	\$39,832,250
Average sale price achieved.....	\$737,634
Average of monthly median time on market for Lifestyle only	98 days

The volume of sales is certainly well down on the same quarter last year. 74 sales versus 54 this period and interestingly the average sale price has moved up from the \$600,000 range into the \$700,000 bracket which is most likely due to a catch-up in sales of the higher value properties that were experiencing a slow turnover previously.

The next three months of activity in the lifestyle market will no doubt provide an indication if we are actually entering into a buyers market as has been predicted.

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

Kind Regards,



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“Think positive, your attitude will change your reality!”
Unknown