

# LIFESTYLE NEWS

## May Newsletter, 2009

Welcome to our Autumn Lifestyle Newsletter.

Property Brokers has once again been involved in The Relay for Life held at the Tareha Reserve in March and was sponsored and attended by all the Property Brokers Hawke's Bay branches. The Havelock North, Hastings and Rural teams raised over \$23,000 for the Hawke's Bay Cancer Society, mostly raised through hosting a charity auction some weeks prior, held in the atrium of The Opera House in Hastings. Our thanks again to those who donated items for this worthwhile cause and to those that came to the auction and enjoyed the evening.

The volume of sales remains well down on previous years and the average median time to sell has increased again which has been caused by a number of buyers sitting back with a wait and see approach.

The real anomaly from the statistics calculated in this newsletter is the average price which has risen dramatically due to a larger than normal number of sales in excess of \$1 million. Of the 34 sales recorded, 7 totalled over \$14 million and the remaining 27 sales averaged around \$514,000.



This year the Small Block Field day was cancelled by the Regional Council due to the economic climate and management making the decision not to commit the many hours taken to organise. I have subsequently received notification that the A&P Society will take up the challenge and organise a modified version of the Small Block Field day in 2010 which is good news.

For buying and selling of lifestyle property in Hawkes Bay give me a call. Any referrals are very much appreciated.

Activity in the Lifestyle market within Hawkes Bay is still steady with well priced property selling in a relatively short timeframe. We have an excellent selection of homes and bare land available for sale throughout the Bay with a number of genuine vendors ready to meet the market and move on with their future plans.

Kind Regards,

Figures from REINZ statistics for the Hawke's Bay District for Lifestyle and Horticulture properties sold through Real Estate firms for the months of January, February and March 2009:




**SHAUN TONG**  
Lifestyle Specialist  
Hawkes Bay

Total number sold.....	34
Total accumulated value.....	\$28,645,875
Average sale price achieved.....	\$842,525
Average of monthly median time on market.....	154 days

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*"What lies behind us and what lies before us are tiny matters compared to what lies within us."* Oliver Wendell Holmes