



LIFESTYLE NEWS

November Newsletter, 2013

Welcome to our Spring 2013 Lifestyle Newsletter. We have been very lucky in Hawke's Bay with a mild winter and so far a good spring which is certainly helping our farmers still recovering from last season's drought.

It has been pretty much business as usual for the rural and lifestyle teams in Property Brokers. Buyers are active in the market place and purchase decisions are being made. I have noticed a lift in bare land sales which is also a good sign as people start to consider building as their preferred option.

The average of the median time to sell has been slowly tracking down which is a sign of the market improving. The last seven quarters: 158; 104; 114; 102; 106; 93 and 87 days respectively.



Here are the figures from REINZ statistics for the Hawke's Bay District for Lifestyle and Horticulture properties sold through Real Estate firms for the months of July, August and September 2013:

Total number sold	53
Total accumulated value	\$27,811,000
Average sale price achieved.....	\$524,736
Average of monthly median time on market	87 days

This year is looking like finishing pretty much in line with the last two years. 160 sales so far in nine months which averages out at 17 per month. The average sale price this year so far is \$568,193 which is up slightly on 2012 at \$550,072 but down on 2011 which was \$612,977.

For buying and selling of lifestyle property in Hawke's Bay please give me a call. Any leads and referrals are always appreciated.

Kind Regards,



SHAUN TONG
Lifestyle Specialist
Hawkes Bay

Office: 06 872 7037
Mobile: 0274 439 041
Email: shaunt@propertybrokers.co.nz

Website: www.shauntong.com

Accept challenges, so that you may feel the exhilaration of victory. - George S. Patton