



RURAL & LIFESTYLE SPECIALIST
Avram Deitch
 HAWKE'S BAY

hawkesbaylifestyle.com

LIFESTYLE NEWS

Winter Edition | July 2021

Welcome to our Winter Newsletter



So far, our classic Hawke's Bay winter has been a mixture of warm sunny days, colder evenings and little rain, which means drought conditions similar to last year have prevailed into June and the incoming signs of rain are a welcomed relief.

In the 3 months since our last newsletter, we have had 18 sales - 6 of which were sold to out-of-town buyers looking to either relocate to Hawke's Bay or are returnees from other parts of the country and overseas. The balance of local buyers is still strong, and a contingent of out of area buyers means that competition remains high as we enter the colder months of the year.

At the time of writing this, there are 63 listings for the whole of the region, including Wairoa and CHB. Looking at just Napier and Hastings there are 39 listings in total, and the Herald is reporting that nationally, Real Estate listings overall are down 30% from last year, the second time in recorded history there are less than 15,000 listings nationally.

Here are the figures from REINZ statistics for the Hawke's Bay District for Lifestyle and Horticulture properties sold for the months of March, April and May.

Total Sold:	72
Total Accumulated Value:	\$105,320,891
Average Sale Price:	\$1,462,790
Average monthly median time on market:	40 days

Compared to the previous 3 months, there were 7 less sales but the average price increased by a whopping \$242,672!

With a large number of buyers and limited listings, we can likely expect to see this trend continuing through the winter and considerations to sell during this 'quiet period' could be a way to take advantage of the current trends before we see an uplift in listings coming into Spring.

If you are thinking of selling or know someone who is, please get in touch. All referrals are welcomed.

Kind regards,

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