



Property Brokers Limited MREINZ
Licensed under the Real Estate Agents Act 2008

February 2013

CLIVE 06 876 6016

HAVELOCK NORTH 06 877 7161

Auction raises over \$25,000

The 6th Annual Property Brokers Charity Auction to raise funds for the Hawkes Bay Cancer Society was held on February 14th. Three hundred people attended the event which saw nearly 50 items go under the hammer. It was a fabulous night, again strongly supported by many local businesses and individuals. Property Brokers Regional Manager Paul Whitaker was the 'Auctioneer Extraordinaire' and More FM's Waggs again MC'd the event. This year's auction brings the total money raised through the charity auction to over \$200,000, all of which is used locally to benefit those who are affected by cancer



From the desk of Pauline

Another fantastic total raised for the Hawkes Bay Cancer Society at our recent annual auction! I for one, did my part and successfully bid for 2 tickets to see the cricket at McLean Park on Wednesday hosted by ANZ in their hospitality marquee. Everything was perfect, the weather fabulous, and the worlds media there showing what a great place we live in. I even had my 5 seconds of fame, being on TV!

As you may already know, the Relay for Life is again being held at Farndon Park on 2nd March. The Property Brokers team will be there to support this worthy cause, we hope to see some of you, do come and say hello!

It's been a good start to the year with sales in the area, however we are experiencing shortages in some price points. We do have buyers waiting for suitable properties to come to the market. Please let me know if you are able to help.



More than 40,000 houses in New Zealand have a price tag of more than \$1 million, says Quotable Value, and almost three quarters of them are in Auckland. Auckland also dominated the list of streets with the highest median price, with eight of the top ten. Cremorne Street in Auckland city took top honours recording a median price of \$5.25m. Second was Stack Street in Auckland city with \$3.4m, and Audrey Road on the North Shore is third at \$3m. The two streets outside Auckland to feature in the top ten were Streamside Estate in Queenstown Lake District, at ninth with a median price of \$2.8m, and Breadalbane Place in the Whangarei District at tenth at \$2.7m. Other notable mentions outside Auckland include Carlton Gore Road, Oriental Bay - \$2.65m, Malaghans Ridge, Arrowtown - \$2.1m, Orchard Hill, Arrowtown - \$2m. QV says "it seems the elusiveness and exclusivity of being a million-dollar home owner is less than before". There was no ranking available for Clive.



BNZ's Chief Economist

Tony Alexander

Weekly Overview

If I Were A Borrower What Would I Do?

NZ's history is one of people generally under-predicting interest rate peaks. That is why even though one is paying more for it straight away, moving to a five year fixed interest rate may not be a bad idea for half of one's mortgage – simply as a hedging strategy rather than a cost minimising one

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**NZ Realtors
Network LTD**

Real estate with Pauline Phillips

Another one SOLD!

Sold in 3 weeks!



Let's make yours next!

Residential Sales - Hastings/Havelock, January 2013

	Dwellings		Sections	
Number of sales	64		4	
Value of sales	\$21,587,516		\$1,747,000	
Median list price	\$349,000		\$150,000	
Median sell price	\$315,000		\$150,500	
Median days to sell	55		5	
Median valuation	\$335,000		\$727,500	
Freehold	57		3	
Leasehold	0			
Bedrooms	2	3	4	5+
% of sales	10	32	19	3

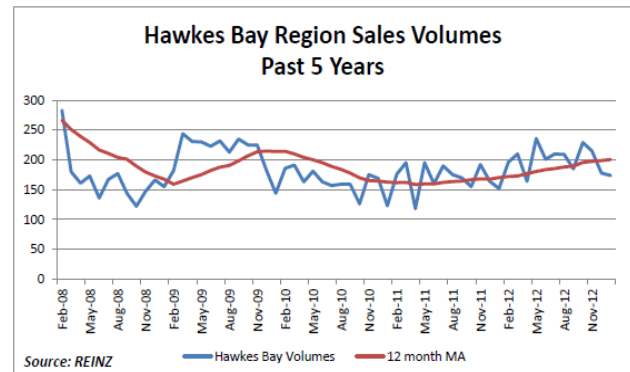
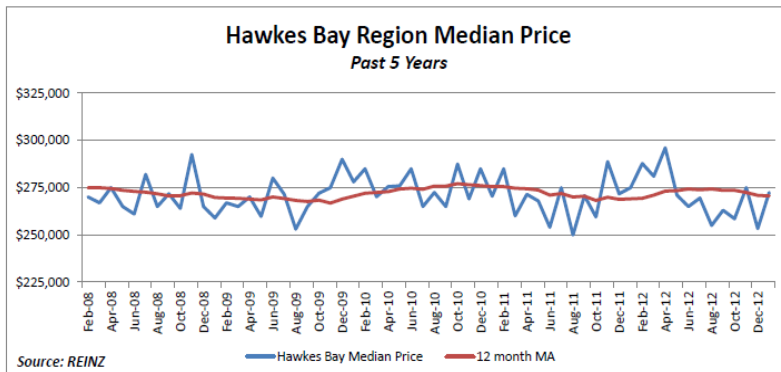
Hawkes Bay analysis - January 2013

Sales volumes in Hawkes Bay increased by 14.5% compared to a year ago, with a very large increase in Hastings. Compared to December, sales eased by just over 2% with a 15% increase in Napier not quite offsetting declines in other parts of the region.

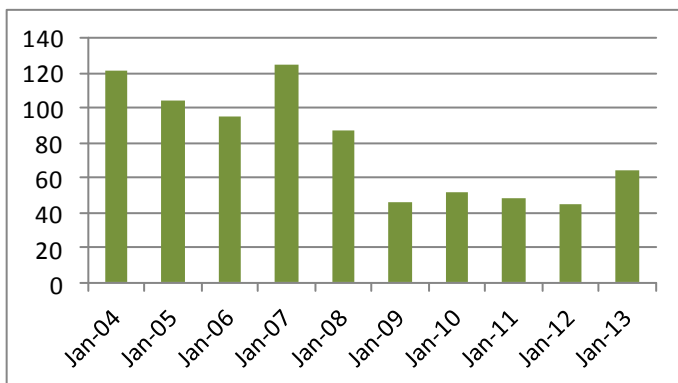
The median price increased by \$19,250 (+7.6%) compared to December, with prices in Hastings rising by more than a quarter. Compared to January 2012 the median price eased by \$2,500 (-0.9%) with prices again strongest in Hastings and falling elsewhere.

The median days to sell for Hawkes Bay eased by 18 days compared to December, from 42 days in December to 60 days in January, and also eased by three days compared to January 2012.

The sales volume trend has eased back and is now moving sideways. Overall the trend for the region is steady.



January sales for Hastings 2004 - 2013



Interested in receiving an appraisal of your property?

Give me a call to make a time

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