

The PROPERTY REPORT

2012 BOOM PREDICTED

This was the heading for an article I read in the New Zealand Property Investor magazine. The publishers of the magazine propose to help kiwi property investors make better investment decisions. They have credibility, with thousands of New Zealanders having benefited from their advice. Time will tell whether this verdict is correct.

There are so many authors writing about real estate; I found a story on this blog: www.lindaturnerintorealestate.wordpress.com

Linda is one of the successful agents in our Wainuiomata office and qualified to write on many subjects. Her blog has a little bit on real estate. This is what she wrote about the market in April.

It has been reported that property values have remained relatively stable at a national level. It has also been shown that values have had a slight recovery in Auckland and Wellington, offsetting the continued declines in provincial and rural areas.

First home buyers are back looking in the more affordable areas, however many buyers remain non-committal, knowing there is limited competition and that values are not expected to rise significantly in the short term. Good

quality properties in the 'right' area continue to attract interest and sell at the value expected.

Quotable Value's Residential Price Index for March shows that property values in the Wellington region have decreased by 2.9% over the past year. This is despite lower interest rates and greater affordability.

QV have said, "agents have indicated there is a good level of interest in the low to medium sectors of the market. Buyers are still non-committal, in the knowledge there is limited competition. There have been examples of multiple offer situations resulting in premium prices."

We expect the market to carry on much the same over the winter months, even though winter is traditionally perceived as a poor time to sell. It is recommended that new listings coming into the market get their price for their property correct at the time of listing and the days of 'Vendor Price' are long over.

Thanks Linda for the reality check - there is still time to get in before the boom!

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visit www.redcoats.co.nz
to view previous property reports

Hutt Valley Rental Statistics

Rental Returns for March 2011

| | BEDROOMS | MEDIAN RENT | RENT RANGE LOWEST - HIGHEST | % CHANGE FROM MAR 10 | NO. LET |
|---------------------|----------|-------------|--------------------------------|-------------------------|------------|
| Northern Lower Hutt | 1 | \$151 | \$120 - \$177 | -17% | 16 |
| | 2 | \$280 | \$250 - \$306 | 5% | 33 |
| | 3 | \$350 | \$310 - \$383 | 7% | 43 |
| | 4 | \$402 | \$380 - \$480 | -4% | 14 |
| Southern Lower Hutt | 1 | \$210 | \$190 - \$235 | 5% | 26 |
| | 2 | \$300 | \$260 - \$348 | 1% | 63 |
| | 3 | \$420 | \$372 - \$467 | 5% | 48 |
| | 4 | \$500 | \$442 - \$546 | 1% | 15 |
| Wainuiomata | 1 | n/a | n/a | n/a | 0 |
| | 2 | \$210 | \$197 - \$246 | n/a | 5 |
| | 3 | \$292 | \$280 - \$330 | -2% | 22 |
| | 4 | n/a | n/a | n/a | 0 |
| Upper Hutt | 1 | n/a | n/a | n/a | 0 |
| | 2 | \$220 | \$205 - \$228 | -8% | 7 |
| | 3 | \$290 | \$270 - \$300 | -3% | 18 |
| | 4 | \$347 | \$325 - \$475 | 0% | 6 |

Median - the middle value when all of the data is placed in order of value.

Source - Sales Statistics: REINZ website and Professionals Hutt City Ltd MREINZ records. These statistics are for residential dwellings and do not include sections.

Source - Rental Statistics: Tenancy Services Bond Centre. These statistics are derived from information gathered from bonds lodged at the Department of Building and Housing.

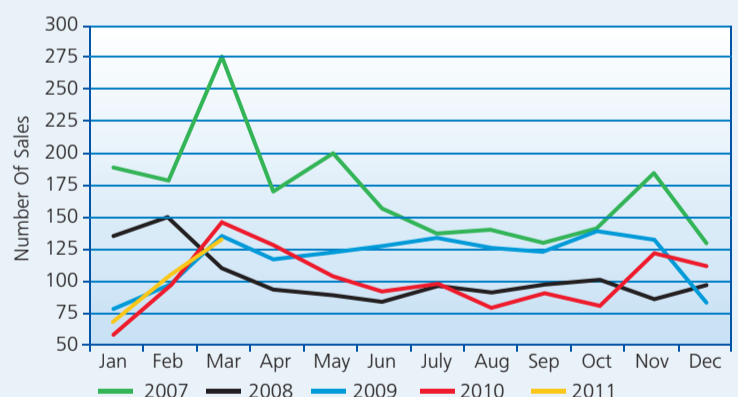
Lower Hutt Sales Statistics

January - March 2011

| SUBURBS | MEDIAN SALE PRICE (\$) | MEDIAN SALE PRICE % CHANGE | | NUMBER OF SALES | VS LAST YEAR | MEDIAN DAYS TO SELL | VS LAST YEAR |
|-------------------|------------------------|----------------------------|---------|-----------------|--------------|---------------------|--------------|
| | | 1 YEAR | 3 YEARS | | | | |
| Alicetown | 427,500 | 2 | -9 | 6 | ↓ | 66 | ↑ |
| Avalon | 292,500 | -23 | -29 | 14 | ↑ | 30 | ↓ |
| Belmont | 361,000 | -9 | -28 | 13 | ↑ | 111 | ↑ |
| Boulcott | 450,000 | -25 | 4 | 5 | → | 81 | ↑ |
| Central Hutt | 533,000 | 42 | 12 | 19 | ↑ | 51 | ↑ |
| Eastbourne & Bays | 590,000 | -9 | -6 | 27 | ↑ | 89 | ↑ |
| Fairfield | 401,000 | 0 | -5 | 6 | ↓ | 95.5 | ↑ |
| Harbourview | 495,000 | 85 | -10 | 5 | ↑ | 63 | ↑ |
| Kelson | 348,400 | -10 | 6 | 10 | ↑ | 37 | ↑ |
| Korokoro | 365,000 | 1 | -16 | 4 | → | 47 | ↑ |
| Manor Park | 400,000 | - | - | - | - | - | - |
| Maungaraki | 384,500 | -4 | -6 | 10 | ↓ | 31 | ↓ |
| Moera | 325,000 | 5 | 3 | 5 | → | 21 | ↓ |
| Naenae | 233,500 | -10 | -15 | 16 | ↓ | 50 | ↑ |
| Normandale | 410,000 | 3 | 7 | 10 | ↑ | 50 | ↑ |
| Park Ave | 365,000 | -16 | 9 | 5 | ↑ | 29 | ↓ |
| Petone | 465,000 | 8 | 4 | 19 | ↓ | 31 | ↑ |
| Stokes Valley | 288,500 | 1 | -2 | 24 | ↓ | 33.5 | ↓ |
| Taita | 237,000 | -9 | -12 | 14 | ↑ | 47.5 | ↑ |
| Tirohanga | 585,000 | - | - | - | - | - | - |
| Wainuiomata | 229,000 | -1 | -6 | 44 | ↓ | 31 | ↓ |
| Waiwhetu | 360,000 | 0 | 16 | 12 | ↓ | 31 | ↑ |
| Waterloo | 440,000 | 14 | 13 | 9 | ↓ | 25 | ↓ |
| Woburn | 750,000 | -12 | 48 | 19 | ↑ | 38 | ↑ |

*For accuracy purposes, suburbs with less than five sales in the period have been excluded from this analysis.

Lower Hutt Residential Property Sales



Regional Round Up

January - March 2011

| SUBURBS | MEDIAN SALE PRICE (\$) | MEDIAN SALE PRICE % CHANGE | | NUMBER OF SALES | VS LAST YEAR | MEDIAN DAYS TO SELL | VS LAST YEAR |
|--------------------|------------------------|----------------------------|---------|-----------------|--------------|---------------------|--------------|
| | | 1 YEAR | 3 YEARS | | | | |
| Lower Hutt | 361,400 | 6 | 10 | 47 | ↓ | 302 | ↑ |
| Upper Hutt | 305,000 | -3 | -8 | 51 | ↓ | 165 | ↑ |
| Porirua | 425,000 | 1 | 16 | 62 | ↓ | 149 | ↑ |
| Wellington | 478,500 | 1 | 4 | 31 | ↓ | 682 | ↑ |
| MAIN CITIES | | | | | | | |
| Auckland | 505,000 | -3 | 11 | 34 | ↓ | 1747 | ↑ |
| Hamilton | 315,000 | -2 | -7 | 50 | ↓ | 453 | ↑ |
| Christchurch | 324,000 | 0 | -1 | 46 | ↓ | 687 | ↑ |
| Dunedin | 235,000 | -4 | -6 | 48 | ↓ | 480 | ↑ |

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