

The PROPERTY REPORT

Proud To Promote Lower Hutt

I'm sure you've heard the slogan: Lower Hutt is a great place to live, work and play. I have to say, I completely agree with this. Having raised 3 children here, owning a local business, and getting the opportunity to take the boat out on the harbour on a lazy Sunday afternoon proves to me that Lower Hutt has what it takes to be a great city.

But don't take my word for it. Ask any of the 80 employees that work here at Professionals about why they choose to base their lives in Lower Hutt. Just the other day, my PA was explaining how she and her family moved specifically to Lower Hutt from America after months of extensive research. Out of all the places in New Zealand they could have chosen, they decided on Lower Hutt for the same reasons that I love it here.

Professionals Hutt City are proud to promote our city and promote it we do! On a local scale, we're members of the Hutt Valley Chamber of Commerce and actively contribute to the promotion of local events. Nationally, we find being part of the Professionals Group vital when it comes to networking across New Zealand and even Australia as we tout Lower Hutt as a fantastic place to live. As members of FIABCI, the International Real Estate Federation, we have contacts in over 60 countries around the world.

In addition, we've spent years wooing developers, asking them to invest millions in our city. And it has finally paid off as Lower Hutt now has its first luxury apartment complex due for completion late next year. Not that we're going to stop promoting Hutt City. Why would we when a considerable number of properties we sell are to buyers



who choose to move to Lower Hutt? No, instead, we're gearing up to make sure we catch the attention of any immigrants coming to this region.

We have recently taken out a full page ad in Destination Hutt City, which has had 17,000 copies delivered to Wellington's Northern suburbs and 17,500 copies delivered to Upper Hutt. We have extra copies available from our office. If you have contacts or your business has contacts with anyone who may be considering moving here, we will gladly pass a copy of this very informative publication on.

John Ross
Professionals Hutt City



Focus on ... Central Hutt

October 2006 - September 2007

	MEDIAN SALE PRICE	NUMBER OF SALES	MEDIAN DAYS TO SELL
October 2006	\$569,000	7	31
November 2006	\$442,500	8	22
December 2006	\$490,000	5	45
January 2007	\$475,000	7	35
February 2007	\$472,500	12	79
March 2007	\$440,000	9	33
April 2007	\$435,000	11	11
May 2007	\$470,000	11	23
June 2007	\$516,125	12	29
July 2007	\$468,000	7	37
August 2007	\$613,000	7	28
September 2007	\$765,000	6	29



Median - the middle value when all of the data is placed in order of value. The median is a better indicator of value in the middle of the range than the average figure, as the average can be influenced by 1 or 2 extremely high or low values.

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

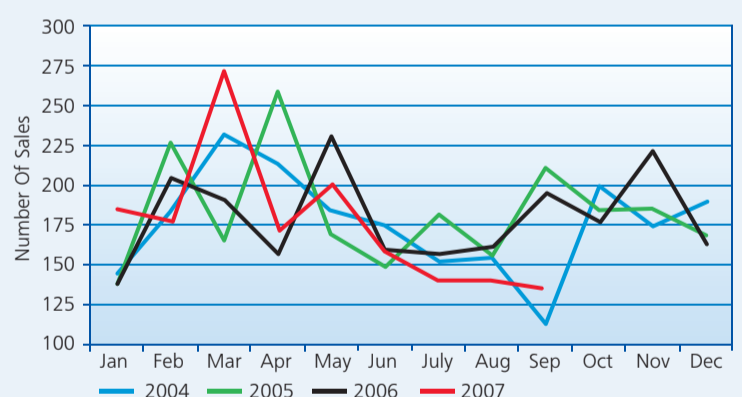
Lower Hutt Statistics

July - September 2007

SUBURBS	MEDIAN SALE PRICE	NUMBER OF SALES	VS LAST YEAR	MEDIAN DAYS TO SELL	VS LAST YEAR	MEDIAN SALE % CHANGE 1 YEAR	3 YEARS
Alicetown	\$453,750	10	↓	35	↑	9%	82%
Avalon	\$330,000	22	→	36	↑	-3%	24%
Belmont	\$647,500	10	↓	31	↑	69%	129%
Boulcott	\$465,000	5	↓	42	↑	24%	*
Central Hutt	\$604,000	20	↓	31	↑	46%	94%
Eastbourne & Bays	\$646,000	16	↓	46	↓	17%	25%
Fairfield	\$425,000	15	↓	33	↑	2%	45%
Harbourview*	-	-	-	-	-	-	-
Kelson	\$350,000	12	↑	26	↑	7%	41%
Korokoro*	-	-	-	-	-	-	-
Manor Park*	-	-	-	-	-	-	-
Maungaraki	\$359,750	14	↓	26	↑	-6%	31%
Moera	\$149,000	5	↓	10	↓	-49%	-30%
Naenae	\$283,750	34	↓	24	↑	17%	67%
Normandale	\$402,000	7	↓	46	↑	-1%	38%
Park Ave	\$420,500	10	↑	61	↑	-3%	39%
Petone	\$412,500	31	↑	30	↑	15%	43%
Stokes Valley	\$295,500	46	↓	29	↑	21%	72%
Taita	\$268,750	16	↓	33	↑	9%	58%
Tirohanga	\$655,000	6	→	25	↓	-17%	82%
Wainuiomata	\$255,000	75	↓	29	↑	21%	85%
Waiwhetu	\$343,000	19	↓	40	↑	2%	35%
Waterloo	\$445,000	20	↓	31	↑	27%	60%
Woburn	\$703,000	14	↑	29	↑	17%	58%

*For accuracy purposes, suburbs with less than 5 sales in the period have been excluded from this analysis.

Lower Hutt Residential Property Sales



Regional Round Up

July - September 2007

OUR REGION	MEDIAN SALE PRICE	NUMBER OF SALES	VS LAST YEAR	MEDIAN DAYS TO SELL	VS LAST YEAR	MEDIAN SALE % CHANGE 1 YEAR	3 YEARS
Lower Hutt	\$330,000	415	↓	30	↑	10%	38%
Upper Hutt	\$346,500	200	↓	29	↑	19%	70%
Porirua	\$381,000	157	↓	35	↑	19%	52%
Wellington	\$444,000	817	↓	26	↑	6%	33%

MAIN CITIES	MEDIAN SALE PRICE	NUMBER OF SALES	VS LAST YEAR	MEDIAN DAYS TO SELL	VS LAST YEAR	MEDIAN SALE % CHANGE 1 YEAR	3 YEARS
Auckland	\$485,000	2,167	↓	29	↓	13%	28%
Hamilton	\$293,000	792	↓	28	↓	-2%	30%
Christchurch	\$329,000	1,783	↓	28	↓	14%	39%
Dunedin	\$227,000	633	↓	27	→	-5%	23%

you get **more** with professionals hutt city!



Professionals

hutt city limited MREINZ