

# Market Report

Ray White Golden Bay Spring 2014



## LAST QUARTERS SALES BY BILLY KERRISK



1062 Cwd-Bainham Road  
**SOLD WITH PRICE**  
Under contract in 48 days



73 Richmond Road  
**SOLD WITH PRICE**  
Under contract in 13 days



159 Cook Road, Bainham  
**SOLD WITH PRICE**  
Under contract in 92 days



1062 Cwd-Puoponga Rd  
**SOLD WITH PRICE**  
Under contract in 240 days



23 Wadsworth Street  
**SOLD AFTER DEADLINE**  
Under contract in 49 days



Lot 10, Matenga Road  
**SOLD WITH PRICE**  
Under contract in 132 days



50 Parapara Beach Road  
**SOLD WITH PRICE**  
Under contract in 87 days



50 Parapara Beach Road  
**SOLD WITH PRICE**  
Under contract in 1151 days



21 Falconer Road  
**SOLD WITH PRICE**  
Under contract in 16 days



2 Edinburgh Street  
**SOLD BY NEGOTIATION**  
Under contract in 3 days



59 Richmond Road  
**SOLD WITH PRICE**  
Under contract in 308 days



137 Commercial Street  
**SOLD WITH PRICE**  
Under contract in 4 days



308 Hamama Road  
**SOLD BY TENDER**  
Under contract in 35 days



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## Golden Bay

NB: Under Contract Days calculated from the start of the agency to date property went under contract.

Did you know **if you want to be living in your new home for Christmas you need to have the property under contract by the second week of October?**



A team of friendly volunteers will be outside Take Note Takaka on Friday 10 October and Saturday 11 October to raise money for the Pink Ribbon Appeal.

## MAKE SURE YOU DON'T MISS THE OPPORTUNITY TO GET YOUR RATEABLE VALUE RELATIVE TO YOUR MARKET VALUE!

New GVs are due to be released in December but now is the time. They are being mass appraised – all 24,000 Tasman properties.

**Have you renovated your place but your rating value is still the same?**

- If a building consent wasn't required then QV or the council won't know about those improvements
- Contact QV on 0800 787 284

It pays to have an accurate GV!



Whilst sales volume for this year remains remarkably low i.e.  $\frac{1}{4}$  of what it was 10 years ago, there is still strong demand for houses in town. One house in particular sold without even coming to the market. We encourage you that if you have a specific wish list make sure we know what it is. That way we can get in contact with you if or even before a suitable property comes to the market.

A handwritten signature in black ink, appearing to be 'Billy'.

## COULD YOU USE A MARQUEE FOR YOUR NEXT FUNCTION OR EVENT?

**3 x 4.5m Marquee available.**

**Contact the office to make your booking.**



## REINZ Nelson/Marlborough Region Analysis for August 2014

Real Estate Institute of New Zealand (REINZ) Chief Executive Helen O'Sullivan says, "The real estate market appears to be 'idling' as buyers and perhaps even more so, sellers, await the outcome of the September 20 election. Sales volumes are 7.0% down from July 2014, and are 16.3% down on 2013 levels. The upcoming election is not the only factor however, as this is the tenth consecutive month of sales volumes being below the prior year's levels."

"While LVR restrictions are still cited as being a significant factor, lack of listings continues to be an issue in most parts of the country, with low stock levels restricting buyer choice. All eyes are on listing numbers which would normally be increasing at this time of year, but which may be impacted by the timing of the general election."

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NB: This market report is confidential to you as a client of Ray White Golden Bay, and is not available to the general public. Market statistics are based on sales recorded with Property Guru and REINZ during the prescribed period. We have in preparing this document used our best endeavours to ensure the accuracy of all the information provided. We accept no liability or responsibility for any errors or inaccuracies and recommends that all recipients make their own enquiries to verify any information given.