

Market Report

Ray White Golden Bay December 2013

Photograph by Cory Griffiths email=photopianz@gmail.com

LAST QUARTERS SALES BY BILLY KERRISK



Aaron Creek Rd Upper Takaka
SOLD WITH PRICE
Under contract in 26 days



1194 Collingwood-Puponga Rd
DEADLINE SALE
Under contract in 10 days



167 One Spec Road , Kotinga
SOLD WITH PRICE
Under contract in 61 days



201 Packard Road, Takaka
SOLD BY DEADLINE
Under contract in 2 days



64 Beach Road, Collingwood
SOLD AFTER TENDER
Under contract in 59 days



844 Long Plain Road
SOLD WITH PRICE
Under contract in 6 days



117 Rangihaeata Road
SOLD WITH PRICE
Under contract in 160 days



8 Bishop Road, Parapara
SOLD WITH PRICE



22 Bush Road, Pakawau
SOLD BY DEADLINE
Under contract in 48 days



221 Patons Rock Beach Road
SOLD BY TENDER
Under contract in 59 days

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Ray White™

Golden Bay

NB: Under Contract Days calculated from date of first ad to date property went under contract.

Did you know that in the Golden Bay area in the last year 89 residential properties were sold. Ray White sold 35 of them.

* Based on sales from 1 January 2013 to 31 December 2013. Stats Sourced From www.REINZ.co.nz



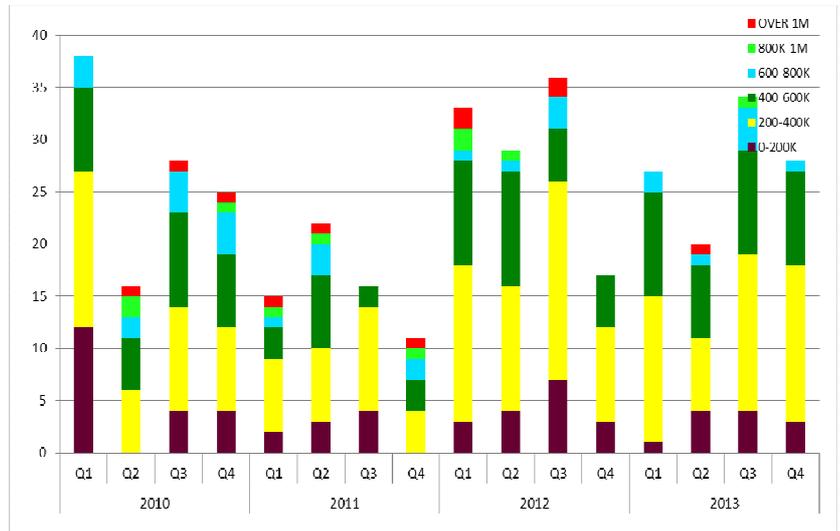
The last quarter of 2013 (Oct-Dec) saw 28 sales in Golden Bay, this is a substantial increase, 164% to the 17 sold for the same period in 2012.

Out there in the marketplace properties listed to meet the current market e.g. By Deadline, or priced below competitors, are seeing good interest from buyers with multiple offers in some cases. We had four of our listings go under contract within the first week of marketing which is a welcome change!.

We continue to list an average of 4 properties per month and currently I am inundated with appraisal requests which bodes well for 2014.

I continue to field a host of enquiries about real estate matters here and around the country, if you have any questions at all please do give me a call or pop in. I love to help.

GOLDEN BAY RURAL AND RESIDENTIAL SALES 2010-2013



Welcome to Kim & Nina

Kim Moir has joined our team as Office Administrator – you will see Kim in the office Monday to Friday.

Nina Griffith has also joined our team part time and is in the office on Wednesday & Friday. Nina's main role is marketing and database management.

We look forward to meeting you.

REINZ Nelson/Marlborough Region Analysis for December 2013

The median price increased by \$15,000 (+4.3%) compared to December 2012 to reach a new record high. Prices jumped in Motueka, although increases across the rest of the region were more modest. Compared to November the median price rose by \$7,950 (+2.2%) with prices falling Richmond and Nelson City, but rising elsewhere.

Sales volume compared to November rose 2.3% with an 11% increase in Nelson, but falls across the rest of the region. Compared to December 2012 sales volumes fell 5%, with sales down across most of the region, although volumes were steady in Motueka. The number of days to sell eased by one day compared to November, from 34 days in November to 35 days in December. Compared to December 2012 the number of days to sell was steady at 35 days. Over the past 10 years the average number of days to sell in December across the region has been 37 days. REINZ Chief Executive, Helen O'Sullivan noted that "the Nelson/Marlborough region is continuing to see an uplift in the median price and relatively strong volumes compared to the rest of the country. Market activity was stronger in December than November with more listings and a rise in the numbers attending open homes."

The median price trend is now steady, although the volume trend continues to ease. The days to sell trend continues to improve more strongly. The overall trend for the region is now steady.

Other relevant information from REINZ:

- 5,688 houses sold in December 2013, down 1.1% on December 2012
- New median high price for New Zealand at \$427,000; \$2,000 (+0.5%) above the previous record high set in November
- Nelson/Marlborough reached new high median prices;
- More than 1 in 5 sales were by auction in the 12 months to December 2013 (NZ wide)

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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.