



ROYAL HEIGHTS - UPDATE

Our Real Estate Company Limited Licensed (REAA 2008)

August 2016



Ray White
Know How



CHANGING MARKET

So yes very wet and cold over the last few weeks. We are heading into spring. **Now** is the time to start organising for the sale process.

The market - well interesting times? Government hitting out at both councils re land and building processes and the investors due to the high percentage of properties being bought by the investment group.

Some media are pointing to 2017 to be the height of the current boom. Some saying buyers looking outside of Auckland due to competition and price concerns.

Could the Auckland property market be at a turning point?

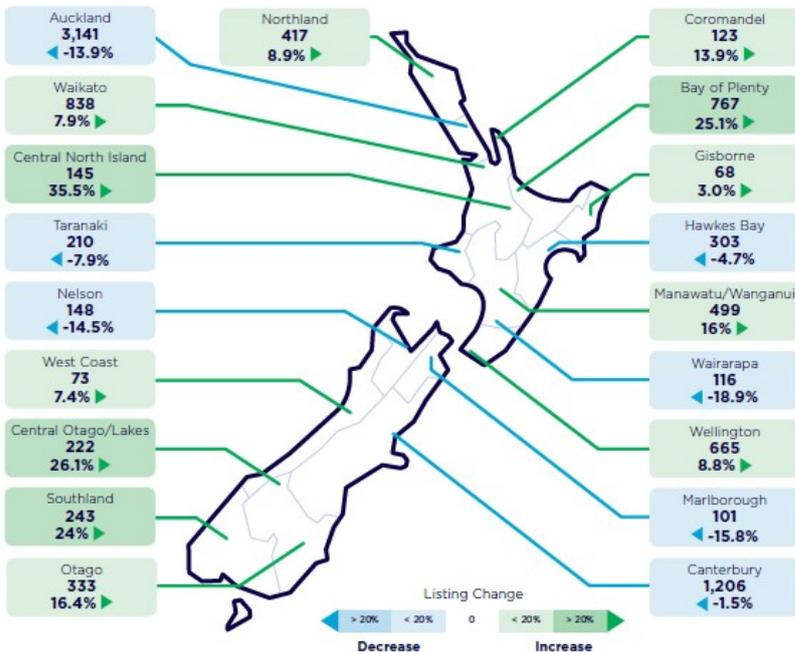
For a friendly, confidential chat about price, presentation and all things "house selling".

Call free today **0800 735 788**



Property new listings

New Property Listings for July 2016 **9,618**
Compared to July 2015 **-0.6%**



Actual data of new listings

NZ Herald 2/8/16

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Auckland property market could be at a 'turning point'

MSN Money website 2/8/16

Auckland's rampant property market appears to be coming off the boil as house hunters seek more affordable homes further afield.

The latest figures from Realestate.co.nz showed demand in Auckland was cooling, with 14 per cent fewer new listings and 10 per cent fewer website viewings in July compared to a year ago.

The average asking price in Auckland hit a fresh high of \$898,562 in July, an increase of 1.1 per cent on the previous month.

But the Auckland market could be hitting a turning point as buyers were increasingly unwilling, or unable, to pay such high prices, said Realestate.co.nz head of marketing Vanessa Taylor.

"I honestly believe that we've just got property fatigue. We've seen the continuing increase in prices in Auckland which is pushing the bottom end of the market out, the first home buyers and the first time investors and we're seeing them move to the other areas in New Zealand."

The national asking price fell by almost \$7000 in July, but demand rose 14.48 percent compared to a year ago with Waikato, Wellington, Marlborough, Canterbury and Otago all experiencing strong growth.

Website viewings for properties in Canterbury and Central Lakes/Otago rose 11 percent in the last year, Marlborough 19 percent and Wellington 22 percent.

SOME OF OUR RECENT LISTINGS



21 Bernleigh Tce, West Harbour

www.rwroyalheights/RYL21942



12 Saifish Drive, West Harbour

www.rwroyalheights/RYL21928



41 Rehia Road, Massey

www.rwroyalheights/RYL21931

WINTER BUGS



Soothing drinks for sore throats

Honey has long been used as a sore-throat remedy. It has antibacterial properties and also acts as a hypertonic osmotic, which means that it draws water out of inflamed tissue. This reduces swelling and discomfort. Add 2-3 teaspoons to a cup of hot water or herbal tea.

Hot lemon with honey can also relieve pain. Combine the juice of half a lemon with hot water and add 2 teaspoons of honey. You can add a tablespoon of brandy or whisky, too.