



TE ATATU Homeowner

With Diane Stevenson & Team

Create Calm in the Chaos

The toddler is screaming down the house, you're late for work, there's no milk and another lockdown looms...but it's not too late to make today your best day ever.

In her award-winning book, *Buy the Damn Dress* – love your life, one delicious decision at a time – Monica Moore has timely advice for those affected by the stresses of Covid.

Claim Your Power – Make Today Your Best Day Ever

It might sound a stretch fanciful when times are tough, but when you determine to make today your best ever it's highly likely you'll find meaning and success, no matter what. The events of the day will no longer control you. You control them. How?

Respond, Rather Than React

We are born to react with fight, flight, freeze or fawn. There are times we need these reactions – when the bear is coming at you there's no time to think!

"Responding" however is your learned ability to stop, think and act appropriately. It takes conscious effort, and practice. If you're not happy with how you respond to problems, here's how to change that.

Dig Deep & Find Your Values

What's most important to you? Life values are things like family, honesty and hard work. Write down your top five. Then, write down the activities you focused on yesterday. Do they align with your values?

If the toddler is screaming, and you value family, heading out to buy milk then going to work is caring for the needs of your little one. That's living your values. Solving that problem is one small step to achieving your life goals. Take a deep breath, smile and carry on. You're doing the right thing!

☝ Each problem solved moves you one step closer to achieving your life goals. ☝

If however your activities do not align with your values, then those are *not* your values. Either accept that they are different, or re-align your activities to fit. When you consciously live by your values you'll find calm, even in chaos.

Monica Moore and her colleagues from Organised Chaos are available as professional speakers for corporate and fundraising events. For more tips visit monicamoore.net/shop/buy-the-damn-dress.



For Sale

1/26A Woodglen Road, Glen Eden

Calling all first home buyers, downsizers and investors, this charming 1920s bungalow should be first on your list to view.



For Sale

20 Preston Avenue, Henderson

This home will elevate the temperatures of all those with 'first home fever', sure to tick all your boxes, with the icing on the cake being the location.

Act Now to Sell Before Christmas

Time is running out to sell, settle and move before the holidays but if you're quick, we can still make it happen.

No one can predict what conditions will be like next year but we can tell you, with one hundred percent certainty, that right now is a very, very good time to sell.

Lockdown has only served to increase the level of urgency from buyers, already frustrated by lack of choice, and the continued (very real) fear of missing out. ▶



Choose Ray White Te Atatu for impartial advice, expert marketing knowledge and determination to get the best price for your home.

Ray White Te Atatu

Phone 09 834 6789

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Looking for an agent?

Choose carefully. Even in a hot market, selling for the best possible price the market has to offer does not happen automatically.

It requires an agent with a proven marketing strategy that focuses on:

- ✓ getting as many potential buyers through the door as possible;
- ✓ strong follow up with buyers;
- ✓ expert negotiation.

A one size marketing plan does not fit all. Different horses for different courses.

Your location. The type of home. The condition it is in. The likely buyer-type. How soon you need to move. All these factors feed into a tailored marketing plan designed to achieve the best price possible, in a reasonable timeframe.

Worried about alert level changes?

The real estate industry has adapted. Lockdowns don't stop us. You can still buy, sell and settle.

Technology allows us to run virtual appraisals, viewings and auctions and to negotiate and sign sale and purchase agreements remotely. So even if things change we can forge ahead (or simply put things on hold, if that's your preference).

If you want to sell before Christmas, call us today. Even if you want to just dip your toes in the water and get an idea of how much your home could be worth, we're happy to send you an estimate, along with a list of recent sales in the area.

Call us today for friendly real estate advice. We're happy to help anytime.

Real Estate Market Trends

	Sep-20	Jul-21	Aug-21	Sep-21
Waitakere City				
Median \$	885,000	1,100,000	1,120,000	1,100,000
# Sales	426	441	391	259
Median Days	32	21	28	38
Te Atatu Peninsula				
Median \$	1,080,000	1,296,500	1,675,000	1,500,000
# Sales	37	27	26	17
Te Atatu South				
Median \$	635,000	920,000	850,000	1,091,000
# Sales	39	49	28	20

Source: REINZ



63 Waipani Road, Te Atatu Peninsula
Congratulations – SOLD!

QUOTE: "A bend in the road is not the end of the road – unless you fail to make the turn." – Helen Keller



Just for a Laugh

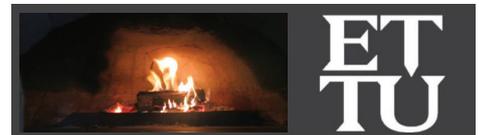
One day, a young girl walking through a park hears a faint, "Help me, help me."

Following the sound to a nearby bush she spies a little green frog trapped under a log. The girl moves the log and picks up the frog.

"Oh, thank you, thank you," says the frog. "Take me home and put me on your pillow. In the morning I'll be a handsome prince."

So the girl takes the frog home, puts him on her pillow and, lo and behold, there in the morning is a handsome prince.

Don't believe this story? Neither did her mother!



ENTER THE DRAW TO WIN!

Want to wine and dine at Et Tu Bistro? (value \$60.00)

Question: What do you get if you freeze water?

Phone, text or email your answer to 021 960 309 or win@buywest.co.nz. Include your name, email, address and best contact number.

Best of luck!

Closes 12 November 2021

Winner of previous draw: Lisa Nolan



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RayWhite