

mre property market

report

with Tony Ebert

current indices

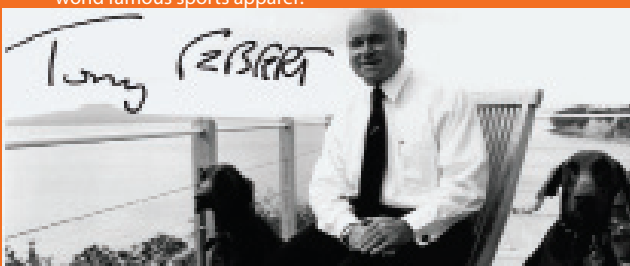
- We're over it. OECD (organization for Economic Co operation & Development) says growth will resume this year (Business Herald June 09)
- Recent economic indicators in N.Z have continued to strike a note of Cautious Optimism. (Westpac July 08. Annual Inflation @ 1.6% (ANZ July 09)
- Big Banks feel the pressure of the High Court ruling against the BNZ \$654million and the IRD say the four big Australian Banks owe a total of \$2.4billion - that would be nice for our country. (Weekend Herald July 09)
- Businesses confidence have rebounded strongly from worst ever levels - from its lowest score of 65% expecting general business conduction to deteriorate to only 25% in the June Quarter. (Herald July 09 - Business NZ Institute for Economic research)
- Ignore the Asian (in particular) Chinese & Korean community as investors and business owners to your peril. At a recent sale of shops in the Lincoln North Shopping Center (Auckland) the Asian community purchased every single shop (over \$30million invested)
- China's economy continues to expand GDP 7.9% in the second quarter after a 6.1% gain in the previous 3 months (NAB July 09 & Business Herald July 09)
- Visitor arrivals up 1% in June (141,900). May 2009 saw a net gain of 11,202 permanent and long term stayers with more to come to our paradise.

housing – better news continues

- The housing market held on to it's recent recovery over June. Sales have lifted 40% of the lows recorded last year. North Shore Sales volumes seem to have stabilised over the last 3 months 424, 459, 433, 396. All signs point to a level winter selling, then steady improvement in spring to summer.
- Fire Sales & development companies in liquidation lead to a clear out of apartments at bargain prices - then the shortage will come.

global

- Watch out for Peter Jackson's (Producer) next movie - District 9 set in South Africa's shanty town.
- Congratulations to the Masterton Syndicate "Irish Luck" winning \$36million in our record lotto jackpot win.
- Can our Rugby jersey icon Canterbury Survive? Who will make the world famous sports apparel?



current marketing environment

June Sales	June'09	June'08	June'07
New Zealand			
Volume	6,040	4,305	7,474
Median sell price	\$340,000	\$340,000	\$347,500
Auckland			
Volume	2,032	1,466	2,687
Median sell price	\$435,000	\$435,000	\$445,000
North Shore			
Volume	396	271	435
Value of sales	\$228,846,850	\$154,806,138	\$279,953,502
Median list price	\$535,000	\$530,000	\$540,000
Median sell price	\$523,250	\$510,000	\$539,000
Median days to sell	32	49	27
Milford/Takapuna			
Volume	32	27	50
Value of sales	\$ 23,938,200	\$ 20,997,000	\$49,788,500
Median list price	\$ 587,500	\$ 735,000	\$ 645,000
Median sell price	\$ 576,000	\$ 730,000	\$ 645,000
Median days to sell	39	50	34
East Coast Bays			
Volume	114	77	132
Value of sales	\$ 65,264,088	\$ 42,073,500	\$ 85,960,400
Median list price	\$ 539,000	\$ 515,000	\$ 578,500
Median sell price	\$522,750	\$ 495,000	\$ 571,000
Median days to sell	29	47	24
Albany (including Greenhithe)			
Volume	73	53	70
Value of sales	\$ 47,405,150	\$ 31,572,000	\$ 43,348,588
Median list price	\$ 599,000	\$ 630,000	\$ 648,000
Median sell price	\$ 598,100	\$588,000	\$ 635,000
Median days to sell	29	52	28
Birkenhead			
Volume	67	33	55
Value of sales	\$ 36,219,999	\$ 18,769,500	\$ 31,042,000
Median list price	\$ 523,500	\$ 550,000	\$ 532,500
Median sell price	\$ 521,500	\$ 525,000	\$ 532500
Median days to sell	31	62	25

north shore rental statistics

June Rentals	No. Rented	Median Price	Price Range
Takapuna/Milford			
2009			
Two Bedrooms	30	\$400 pw	\$330 - \$450
Three Bedrooms	13	\$500 pw	\$445 - \$630
Four Bedrooms	0		
2008			
Two Bedrooms	28	\$367 pw	\$320 - \$525
Three Bedrooms	11	\$525 pw	\$460 - \$775
East Coast Bays			
2009			
Two Bedrooms	19	\$350 pw	\$320 - \$377
Three Bedrooms	19	\$450 pw	\$422 - \$495
Four Bedrooms	22	\$567 pw	\$525 - \$650
2008			
Two Bedrooms	26	\$362 pw	\$340 - \$400
Three Bedrooms	35	\$490 pw	\$442 - \$540
Four Bedrooms	20	\$517 pw	\$485 - \$622

Market rent medians, compared to last month have slightly fallen overall in the East Coast Bays and Takapuna/Milford area. However we are seeing more activity from tenants looking for both short and long term tenancies. Many of the short term tenancies are due to people not able to find properties to buy in the current market. Owners are more inclined to rent their properties rather than selling at this point of time but this will likely change in spring. For a professional Property Management service call David on 489 0076 or 021 249 0062.