

mre property market

report

with Tony Ebert

current indices

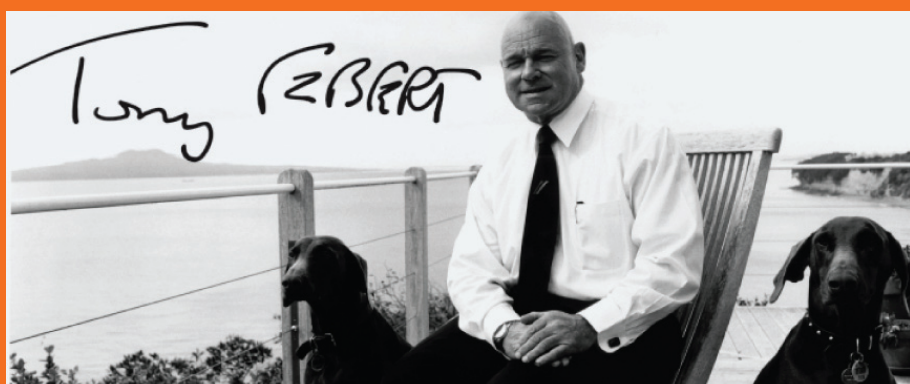
- Migration plus - N.Z annual permanent and long term arrival gain was 14,500 in the July 2009 year. *(Statistics New Zealand)*
- More visitor arrivals from Australia up 20% and down from Japan, Korea and China. *(Statistics New Zealand)*
- Australia economic data is very strong which will help New Zealand's recovery. *(BNZ Weekly)*
- Optimists dominate - business confidence up to a record level of 42% positive about the economy over the coming twelve months *(BNZ Weekly)*
- National Bank reporting similar positive moves. Retail sales hold ground in June, following a gain of 1.20% in the previous 2 months. *(Business Outlook)*
- NZ is faring better through the global crisis than many of it's trading partners - our high dollar value is therefore expected against some currencies. *(ASB)*

housing – better news again!

- NZ's overall sales up from July 08 year 4,489 to July 09 year 6,014. Will it continue? probably, why?
 - A. Low interest rates
 - B. Increase in population
 - C. Lack of new construction of homes. New consents in June year 2009 at 14,175 compared to consent numbers at the start of 2008 year at 25,000.
 - D. Collapse of finance companies means money for speculative building is much harder to find.
 - E. General recession moved to recovery stage *(Sources: Westpac, BNZ, ASB, REINZ)*

global

- Recovery now - not recession - thank heavens. *(OECD)*
- The ANZAC Cabinet - NZ & Australian government looking at ways to further enhance our two countries growth, our special bond is very good for us both.



current marketing environment

July Sales	July '09	July '08	July'07
New Zealand			
Volume	6,014	4,489	6,660
Median sell price	\$340,000	\$340,000	\$345,000
Auckland			
Volume	2,024	1,411	2,446
Median sell price	\$440,000	\$421,000	\$445,000
North Shore			
Volume	400	230	395
Value of sales	\$234,241,479	\$128,443,122	\$264,279,123
Median list price	\$549,000	\$503,750	\$555,000
Median sell price	\$535,000	\$483,500	\$555,000
Median days to sell	30	49	29
Milford/Takapuna			
Volume	56	28	48
Value of sales	\$ 41,056,500	\$ 20,841,000	\$44,374,888
Median list price	\$ 640,500	\$ 527,500	\$ 644,500
Median sell price	\$ 634,000	\$ 479,800	\$ 630,000
Median days to sell	30	44	27
East Coast Bays			
Volume	120	79	112
Value of sales	\$ 68,569,118	\$ 44,443,660	\$ 82,216,738
Median list price	\$ 538,250	\$ 523,000	\$ 579,000
Median sell price	\$ 533,250	\$ 507,000	\$ 571,000
Median days to sell	33	45	28
Albany (including Greenhithe)			
Volume	77	31	55
Value of sales	\$ 46,320,458	\$ 20,527,300	\$ 38,497,800
Median list price	\$ 599,000	\$ 699,000	\$ 715,000
Median sell price	\$ 590,000	\$ 655,000	\$ 695,000
Median days to sell	23	77	28
Birkenhead			
Volume	43	24	55
Value of sales	\$ 26,322,103	\$ 12,911,500	\$ 31,540,312
Median list price	\$ 587,000	\$ 539,500	\$ 590,000
Median sell price	\$ 566,748	\$ 525,000	\$ 580,000
Median days to sell	29	47	33

north shore rental statistics

July Rentals	No. Rented	Median Price	Price Range
Takapuna/Milford			
2009	Two Bedrooms	27	\$400 pw \$341 - \$507
	Three Bedrooms	21	\$500 pw \$400 - \$600
	Four Bedrooms	9	\$600 pw \$582 - \$731
2008	Two Bedrooms	22	\$427 pw \$350 - \$535
	Three Bedrooms	14	\$567 pw \$470 - \$600
East Coast Bays			
2009	Two Bedrooms	25	\$350 pw \$318 - \$380
	Three Bedrooms	28	\$482 pw \$430 - \$525
	Four Bedrooms	12	\$520 pw \$497 - \$577
2008	Two Bedrooms	18	\$335 pw \$290 - \$375
	Three Bedrooms	22	\$467 pw \$425 - \$600
Four Bedrooms	13	\$580 pw \$517 - \$613	

Enquiry into the rental market has remained steady across all price sectors in the last few weeks, with a high demand for one or two bedroom homes. If you are looking for high quality tenants for your home or would like further information on what your home is worth as a rental please contact Jessica on 021 916699.