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Real Estate with

**Debbie White**



Property Brokers Limited MREINZ  
Licensed under the Real Estate Agents Act 2008

**March 2015**

HASTINGS 06 878 3878 / NAPIER 06 834 4255 / TARADALE & GREENMEADOWS 06 845 9101  
HAVELOCK NORTH 06 877 7161 / CLIVE & COASTAL 06 872 6015 / WAIPIKURAU 06 858 7280

### From the desk of Debbie

#### Debbie's Feijoa Ice Cream

With the abundance of Feijoas around, try this easy recipe.

Mash 1 cup fruit and combine 1 cup sugar, leave overnight in the fridge. Beat 2 egg whites till stiff. Beat 600ml of cream till firm and whip 2 egg yolks. Combine all ingredients together and pour into a plastic ice cream container and freeze. Be sure to only mix in plastic not metal. This recipe can be also be used for boysenberries, kiwifruit and strawberries etc.



### Buying Your First Home

The website [www.sorted.co.nz](http://www.sorted.co.nz) has some very good information for those who are considering getting onto the property ladder. If you've already taken the first step you'll know that buying your first home takes careful planning



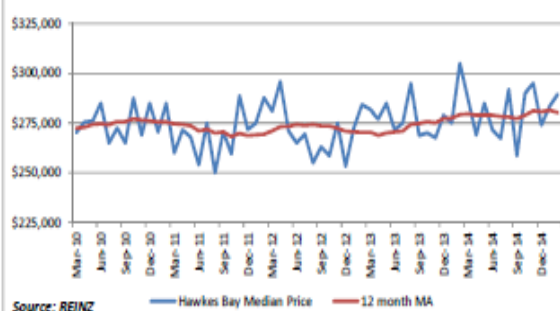
and, for most people, serious budgeting. Sorted's tips for first home buyers will help you plan for the total cost of buying a home, including your mortgage, insurance, legal fees and other costs. And keep in mind some help may be available from the Government and KiwiSaver. The article covers all of the important stuff such as saving for your deposit, choosing what and where to buy, getting a mortgage, moving-in costs, ongoing costs and where to go for help - all important but potentially scary stuff.

### Easter is Just Around the Corner

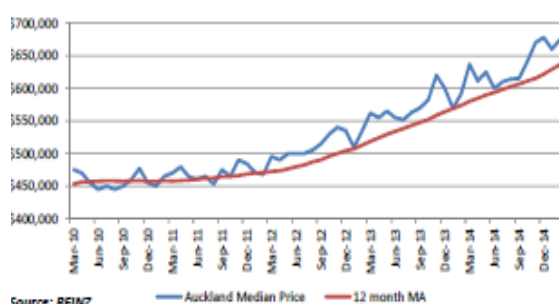
Real Estate Agencies are not covered under the Shop Trading Hours Repeal Act 1990 and hence are not subject to the restricted trading hours during the Easter break. Although, while strictly the legal position allows it, Property Brokers has taken into account the special nature of Easter Sunday and will not be conducting open homes on that day. In the majority of cases Easter Sunday Open Homes will be brought forward a day to Saturday April 4th. We hope this won't be an inconvenience.



**Hawkes Bay Region Median Price**  
Past 5 Years



**Auckland Region Median Price**  
Past 5 Years



### Up and Away

Just in case you were worried that Auckland's house prices were slowing down. They appear not to be. The red line indicates the moving average price.



# Real estate with Debbie White

Napier Sales February 2015	Dwellings (Incl Apartments)	Apartments	Sections												
Number of Sales	98	2	1												
Value of Sales	\$33,956,000	\$515,000	\$195,000												
Median List Price	\$319,000	\$298,000	\$195,000												
Median Sell Price	\$325,000	\$257,500	\$195,000												
Median Days to Sell	51	114	793												
Median Govt Valuation	\$315,000	\$235,000	\$0												
Freehold	83	1	1												
Leasehold	2	0	0												
Existing	98	2	1												
New	0	0	0												
Bedrooms															
	<table><tr><td>1 Bdrm</td><td>2 Bdrms</td><td>3 Bdrms</td><td>4 Bdrms</td><td>5 Bdrms +</td></tr><tr><td>0</td><td>20</td><td>54</td><td>21</td><td>3</td></tr></table>					1 Bdrm	2 Bdrms	3 Bdrms	4 Bdrms	5 Bdrms +	0	20	54	21	3
	1 Bdrm	2 Bdrms	3 Bdrms	4 Bdrms	5 Bdrms +										
0	20	54	21	3											
Land Area (sq. m.)															
	<table><tr><td>Up to 400</td><td>400 - 800</td><td>800 - 1,200</td><td>Over 1200</td></tr><tr><td>17</td><td>56</td><td>13</td><td>4</td></tr></table>					Up to 400	400 - 800	800 - 1,200	Over 1200	17	56	13	4		
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## February 2015 - The Analysis

- Sales volumes in Napier rose by 49% compared to January
- Sales volumes in Napier rose by 15% compared to a year ago
- The median house price in Napier was down 4% compared to January
- The median house price in Napier fell by around 4% compared to a year ago
- The number of days to sell fell by 1 day across Hawkes Bay compared to January
- The number of days to sell fell by 11 days across Hawkes Bay compared to a year ago

## Property of the Week

### 18 Howard Road, Taradale



- ◇ 3 Bedroom House
- ◇ 1 Bedroom Cottage
- ◇ Returns \$620 p.w.
- ◇ RV \$360,000



**Tenders Close 2pm,  
6th May 2015**

**Call Debbie  
027 440 7607**



## Debbie White

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## Interested in getting an appraisal on your home?

Appraisals by a licensed real estate agent are a great way to give you a good idea what your home is currently worth, what other properties are for sale in your area and what has sold recently. Call me to make a time.

[www.propertybrokers.co.nz](http://www.propertybrokers.co.nz)

[www.debbiewhite.co.nz](http://www.debbiewhite.co.nz)



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