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Real Estate with

Debbie White



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May 2012

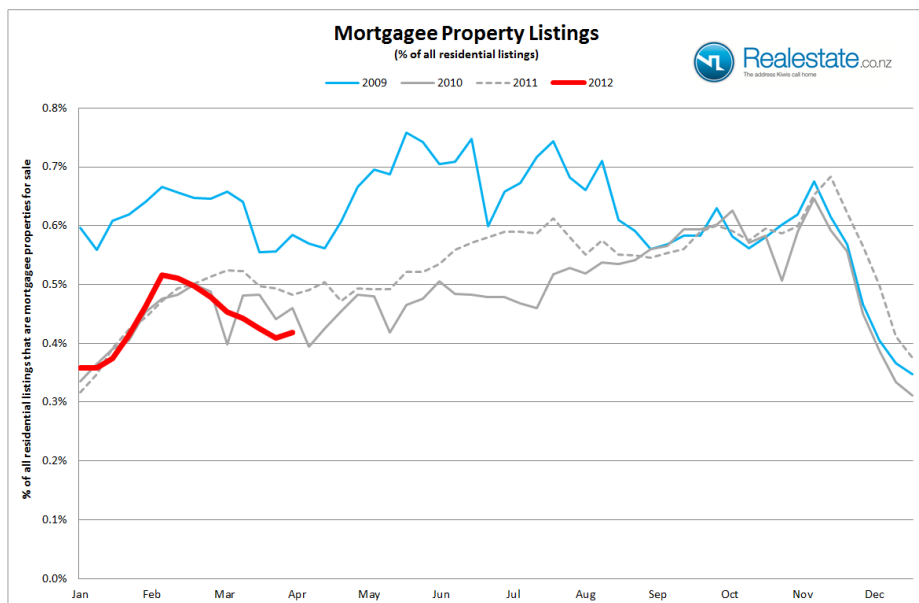
HASTINGS 06 878 3878 HAVELOCK NORTH 06 877 7161 NAPIER 06 834 4255
TARADALE 06 845 9101 CLIVE & COASTAL 06 872 6015 WAIPUKURAU 06 858 7280

From the desk of Debbie



Time is running out! If your home is on leasehold land and you're thinking about freeholding it you may need to get the ball rolling if you intend taking advantage of the Hawke's Bay Regional Council's current discount offer. The offer is due to end on June 30th. Just to re-cap, if you're an owner/occupier you may be eligible for a discount of 17.5%. If you're an investor it's 10%.

You don't need to have completed the transaction by June 30th - so long as you've got the process underway you'll be in. Your first step is to call HBRC on 835 9200. Of course, there's no obligation to freehold residential sections. Those preferring to remain with the status quo are free to do so



Mortgage listings continue to ease

The number of mortgagee properties in NZ remains relatively low when judged against the property market in general. At no time in the past 5 years has the number of mortgagee properties on the market in NZ ever exceeded 1% of all properties being marketed – at its worst mortgagee properties represented just 1 in 132 of the properties on the market. Compare that to the US where the story a year ago from [Bloomberg](#) showed 3 million homes foreclosed since the start of the crisis. The graph above shows matching week by week for the past 5 years the % of mortgagee listings of the total of all listings.

Local Property Report



Taradale sales for March

The median sale price for Taradale properties in March of this year was \$351,000. Nineteen properties sold and they took on average 32 days to sell

Greenmeadows sales for March

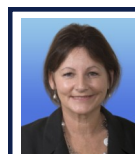
The median sale price for Greenmeadows properties in March of this year was \$360,000. Nine properties sold and they took on average 42 days to sell

Napier sales for March

The median sale price for all Napier properties in March of this year was \$308,000. Ninety properties sold and they took on average 63 days to sell

Regionally and Nationally

The median sale price for all Hawke's Bay properties in March of this year was \$281,000, while the national median sale price reached a new record high of \$370,000, driven unsurprisingly by Auckland where the median now stands at \$495,000



Debbie White
RESIDENTIAL CONSULTANT
Office 06 845 9101
Home 06 844 7477
Mobile 027 440 7607
debbie@propertybrokers.co.nz

www.propertybrokers.co.nz



NZ Realtors
Network LTD

Real estate with Debbie White

HAWKES BAY RESIDENTIAL RENTAL REVIEW

NAPIER CENTRAL				NAPIER SOUTH				TARADALE			
ONE	\$ 235	\$195 - \$262	12	ONE			0	ONE			0
TWO	\$ 250	\$220 - \$300	26	TWO	\$ 240	\$221 - \$267	19	TWO	\$ 240	\$230 - \$253	15
THREE	\$ 340	\$305 - \$413	19	THREE	\$ 290	\$276 - \$316	35	THREE	\$ 330	\$310 - \$350	21
FOUR			0	FOUR			0	FOUR			0
ONE	\$ 192	\$160 - \$285	18	ONE	\$ 175	\$162 - \$252	7	ONE	\$ 165	\$118 - \$217	5
TWO	\$ 250	\$230 - \$270	30	TWO	\$ 240	\$220 - \$250	27	TWO	\$ 240	\$230 - \$265	18
THREE	\$ 320	\$300 - \$362	25	THREE	\$ 300	\$270 - \$322	33	THREE	\$ 315	\$296 - \$347	31
FOUR	\$ 362	\$287 - \$450	8	FOUR			0	FOUR	\$ 385	\$357 - \$410	9



We've recently received a report on median rental prices for Taradale, Napier Central and Napier South. There are a couple of points to bear in mind as you analyze the tables:

The unshaded figures are for March 2012. The shaded figures are for March 2011. The left column indicates the number of bedrooms. The next column shows the median rental price. The next column indicates the price range for that type of rental (note that these are the upper and lower quartile figures which eliminate extreme rental prices). The final column indicates how many properties were let during March

Property of the Week



- ◇ 3 Bedrooms
- ◇ Separate Study
- ◇ Open plan living
- ◇ Expansive decking
- ◇ Private, landscaped 715m² section
- ◇ Be quick to view

16A Addison Street, Onekawa
Open Home Sunday 1.15pm-1.45pm
Auction 1pm, 6th June 2012

From BNZ's Tony Alexander

With the underlying doubts about labour and housing markets in the United States, and weakness which forced the Reserve Bank of Australia to ease monetary policy again last week, it is unsurprisingly that the NZ dollar remains strong. We look less bad than the rest. That is the case even though the employment data released in NZ last week show jobs growth slowing to 0.2% in the past three months from 0.3% in the three months before that and 0.4% before that.

WHAT'S ON IN MAY

HBS Bank Hawks v Auckland Pirates

Saturday 12th May 7.00pm at Pettigrew Green Arena

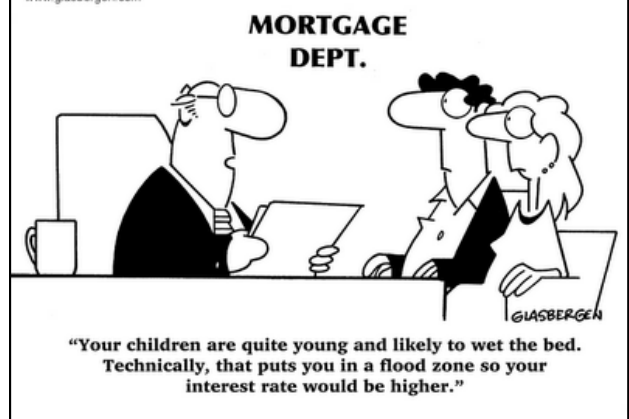
New Zealand's Got Talent - Napier 2012

Monday May 21st 4pm - 10pm at the Napier War Memorial Conference Centre

Hawkes Bay Better Home & Living Show

Friday May 25th - Sunday May 27th, Pettigrew Green Arena

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新西兰房地产在线 Chinese speakers are now able to view all property listings of Realestate.co.nz in their first language at a new web site (www.hougarden.com) dedicated to translating details about New Zealand homes for sale into Mandarin.

Alistair Helm, CEO of Realestate.co.nz, says over 30 per cent of all views of properties on Realestate.co.nz already come from international visitors, with a growing interest from China. However, up until now it has been more difficult for these visitors to appreciate the listings' detail as opposed to visitors from Australia, UK and USA

Interested in receiving an appraisal of your property? Give me a call to make a time

Debbie White

RESIDENTIAL CONSULTANT

Office 06 845 9101

Home 06 844 7477

Mob 027 440 7607

Email debbie@propertybrokers.co.nz

