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Real Estate with

Debbie White



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December 2012

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TARADALE 06 845 9101 CLIVE & COASTAL 06 872 6015 WAIPIKURAU 06 858 7280



Merry Christmas



From the desk of Debbie

Regional Summary Asking Price Expectations Nov 2012

Wishing you a cracker Christmas and a Safe and Happy New Year

I would like to thank all past, present and prospective clients and wish you all a wonderful Christmas.

Enjoy the festive season and have a "Prosperous and Happy New Year".

If you are considering selling or buying over the festive season, please call me your Real Estate professional.

Successfully selling Real Estate

Debbie White



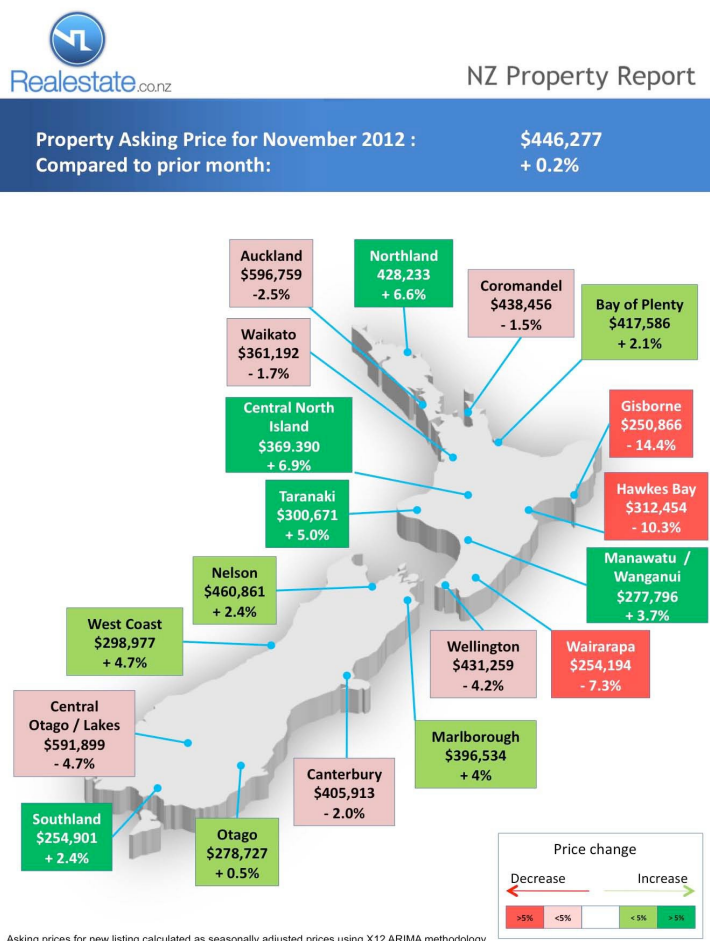


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The NBR Rich list considers Russian industrialist Alexander Abramov a Northlander, and as such he's now the country's wealthiest man. His \$40million home is currently being built near Whangarei—something he could afford to build 175 times.



Olly Newland — property expert and consultant, author and Authorised Financial Advisor. "The last 10 years have (literally) seen seismic shifts in the real estate market. With the boom and bust, the Global Financial Crisis, the collapse of finance companies, the Christchurch earthquake ... to name but a few. But one thing never changes with human nature: greed, fear, ambition, the quest for power and the need to own land. If you invest in property carefully, prudently, and with forethought - while keeping your hands clean at all times - you could do very well indeed"



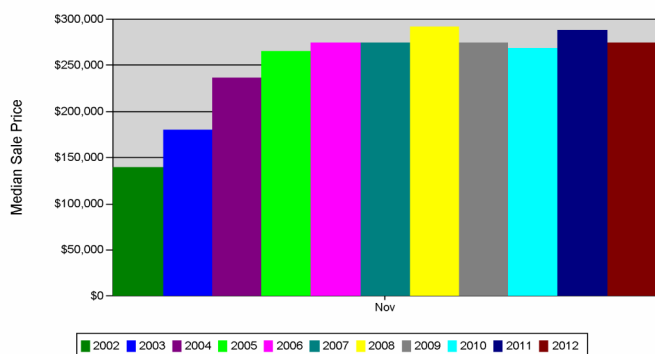
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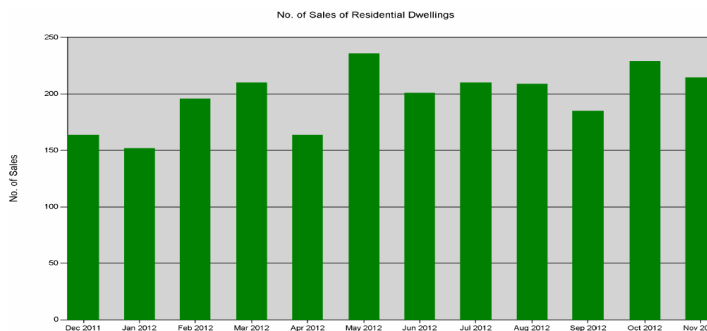


Real Estate with Debbie White

Median Sale Price for Dwellings in Hawkes Bay



Residential Monthly Sales Trends
Hawkes Bay, Dec 2011 - Nov 2012



Residential Sales by Suburb - Napier, Nov 2012

Ahuriri	2	Napier South	11
Awatoto	2	Onekawa	6
Bay View	6	Pirimai	5
Bluff Hill	3	Poraiti	1
Greenmeadows	13	Tamatea	7
Hospital Hill	4	Taradale	17
Marewa	6	Westshore	6

Residential Monthly Sales Trends - Napier, November 2012

Napier City		Dwellings (Incl Apts)	Apartments	Sections	
Number of Sales		90	2		
Value of Sales		29,991,862	425,000		
Median List Price		289,500	289,000		
Median Sell Price		288,500	212,500		
Median Days to Sell		39	66		
Median Valuation		282,500	382,500		
Freehold		77	1		
Leasehold		1			
Existing		72	2		
New		2			
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5+ Bedrooms
Dwellings	1	22	50	15	2
		Up to 400	400-800	800-1200	Over 1200
Land Area	18	45	13		

Commentary

The message coming from the property market is that buyers are out and about and are keen to get into the market. This eagerness to buy is matched by the availability of attractive mortgage packages, but is not being met with sufficient supply of new property listings, which is continuing to drive the current sellers market.

Inventory levels across the country remain low and the market remains a firm sellers market across 15 of NZ's 19 regions. Overall stocks of unsold homes fell to a 5 year low of 28.7 weeks of inventory (long term average = 39 weeks). Auckland was again the most affected by low inventory levels, with stocks of unsold homes falling to a new low of 15.5 weeks of inventory, well below the long term average of 31 weeks.

The REINZ Residential Market Statistics reports strong property sales with 6,640 properties sold in October, up 33% on a year ago, and yet listing flow is not matching with just a 1.5% year on year growth. This is why the inventory supply of the property on the market (as measured by rate of sale) has fallen 29% in the past year.

This is my last Newsletter for 2012. The next one will be ready in mid February. I'll take a short break over Christmas / New Year but if you have any real estate queries please call me. Have a great Christmas

Low Interest Rates Set for Medium Term

The NZ Institute for Economic Research says subdued inflation will keep the Reserve Bank's official cash rate on hold until at least 2014. It's latest quarterly forecasts say the recovery is *slow and patchy*, in fact the slowest in 80 years. The Institute expects growth over calendar 2012 to come in at 1.8% and trend slightly upwards to 2.1% next year.



Interested in receiving an appraisal of your property?

Give me a call to make a time

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