



May 2011



*Our commitment is your key
to success*



Gerard & Karin Charteris
Residential Sales & Marketing

DDI: 215 4393

Mob: (021)996622

Fax: 524 1962

E: gerard.charteris@clear.net.nz

www.gerardcharteris.com

Auckland's property market moving forward:

The April sales figures for Barfoot & Thompson show that the record prices achieved in March have depth. The average price of \$581,190 in March, a record, was always recognised as a one-off occurrence" said Peter Thompson, Managing Director of Barfoot & Thompson.

However, with April's average price of \$544,975 being close to \$3,500 above that for April last year it shows there is forward momentum in the property market. It is the highest average price Barfoot & Thompson has ever achieved in an April month. So far, in each of the four months of this year, the average price achieved has exceeded that

for it's comparative month of the previous year. There was also some positive movement in the top end of the market. This segment remains particularly strong and a third of all the homes sold by Barfoot & Thompson had values exceeding \$750,000. We sold 52 homes over \$1 million, 8 more than in April last year.

(Barfoot & Thompson News)

NUMBER OF SALES

	Apr-11	Apr-10	12 months to Apr-11	12 months to Apr-10
Central Auckland	11	21	280	317
Central Suburbs	124	156	1584	1919
Eastern Suburbs	102	75	922	1079

AVERAGE PRICE

	Apr-11	Apr-10	12 months to Apr-11	12 months to Apr-10
Central Auckland	\$330,182	\$224,786	\$270,040	\$241,018
Central Suburbs	\$680,558	\$612,031	\$605,786	\$590,551
Eastern Suburbs	\$765,578	\$769,752	\$758,577	\$782,675

After 22 years in the family this 4 bedroom bungalow is finally for sale. On the high side of leafy Ngapuhi Road it is beautifully elevated to capture the sun. There is a double bedroom with WC and storage at entry level, perfect for on-site office or guests. There are three more bedrooms and 2 bathrooms upstairs, as well as media/sun room, lounge, open plan kitchen and dining opening outdoors. Handy to Meadowbank primary, Little Rangitoto Reserve, Upland Rd Village and Benson Road shops, its location is perfect for all the family. *Auction June 1. Barfoot & Thompson rooms.*

Open: Sat/Sun: 11-11.30 Call us today for information!

**10 Ngapuhi Road,
Remuera**



Whilst we have taken all care in sourcing the information in our fact sheet we can take no responsibility for its accuracy.

Barfoot & Thompson
Since 1923 MREINZ

REMUERA CENTRAL NORTHERN SLOPES END APRIL 2011 LISTINGS

Address	Company	List	CV	Address	Company	List	CV
9 Ara St	Ray White	Auction	\$1,390,00	5 Ngapuhi Rd	Bayleys	Auction	\$1,040,00
40 Benson Rd	Barfoot	Auction	\$2,050,00	10 Ngapuhi Rd	Barfoot	Auction	\$1,240,00
52 Benson Rd	Sothebys	Neg	\$2,350,00	14 Ngapuhi Rd	Barfoot	\$1,700,000	\$1,340,00
77D Benson Rd	Kellands	\$1,095,000	\$1,120,00	15 Ngapuhi Rd	Wrightson	\$309,000	\$780,000
103 Benson Rd	Barfoot	\$2,795,000	\$3,020,00	77A Ngapuhi Rd	Unlimited	\$769,000	\$800,000
6C Brookland Pl	Barfoot	Auction	\$560,000	138 Ngapuhi Rd	Private Sale	\$995,000	\$880,000
7 Darwin Ln	Barfoot	\$6,500,000	\$1,950,00	8/5 Orakei Rd	Private	\$429,000	\$300,000
28 Darwin Ln	Ray White	Neg	\$3,250,00	4A/11 Orakei Rd	Unlimited	\$895,000	\$850,000
4A Dempsey St	Barfoot	Auction	\$640,000	70 Orakei Rd	Barfoot	Neg	\$1,600,00
18 Entrican Ave	Ray White	Neg	\$1,980,00	88 Orakei Rd	Boulgaris	\$1,220,000	\$1,220,00
37 Entrican Ave	Harcourts	Neg	\$1,670,00	107A Orakei Rd	Barfoot	Auction	\$1,810,00
59B Lucerne Rd	Unlimited	Neg	\$1,580,00	181 Orakei Rd	Barfoot	Neg	\$720,000
76 Lucerne Rd	Sotheby's	Neg	\$1,090,00	181A Orakei Rd	Barfoot	Neg	\$750,000
76A Lucerne Rd	Sotheby's	Neg	\$3,410,00	38A Ranui Rd	Harcourts	\$2,395,000	\$1,570,00
76J Lucerne Rd	Unlimited	Neg	\$1,460,00	15 Tonks St	Bayleys	\$1,430,000	\$1,220,00
93 Lucerne Rd	Bayleys	Auction	\$2,070,00	15 Upland Rd	Bayleys	Auction	\$1,290,00
108 Lucerne Rd	Barfoot	Neg	\$2,360,00	27B Upland Rd	Ray White	\$1,300,000	\$1,410,00
110 Lucerne Rd	Unlimited	Neg	\$3,690,00	86 Upland Rd	Ray White	Neg	\$1,170,00
110A Lucerne Rd	Barfoot	Neg	\$1,820,00	128A Upland Rd	Barfoot	\$1,090,000	\$990,000
14 Martin Ave	Bayleys	Auction	\$1,760,00	1/174 Upland Rd	Bayleys	Auction	\$1,005,00
18A Martin Ave	Ray White	Neg	\$1,460,00	192B Upland Rd	LJ Hooker	Neg	\$980,000
2/27 Martin Ave	Private	Neg	\$990,000	14C Ventnor Rd	Ray White	\$2,200,000	\$3,300,00

REMUERA CENTRAL NORTHERN SLOPES END APRIL 2011 SALES

Address	Sale Price	Sale Dat	Land Area	Cv	Address	Sale Price	Sale Dat	Land Area	Cv
11 Dell Ave	\$820,000	Apr-	1/2 793	\$820,000	3A/11 Orakei Rd	\$915,000	Feb-	1/4	\$775,000
19 Lucerne Rd	\$1,050,000	Apr-	1/2 1009	\$940,000	28 Orakei Rd	\$1,800,000	Feb-	1085	\$2,080,00
6 Ngapuhi Rd	\$870,000	Mar-	523	\$900,000	26 Upland Rd	\$2,600,000	Feb-	961	\$1,740,00
38 Ngapuhi Rd	\$1,200,000	Apr-	811	\$1,180,00	B3/190 Upland Rd	\$1,111,000	Apr-	1/3	\$1,370,00
2/63Ngapuhi Rd	\$640,000	Apr-	0	\$1,500,00					
2/5 Orakei Rd	\$408,000	Feb-	1/10	\$295,000					

Whilst we have taken all care in sourcing the Information in our fact sheet we can take no responsibility for its accuracy.

Join us on Facebook and help us make our community a vibrant, friendly and informative one.



We have recently set up a **facebook** page for Gerard & Karin Charteris. We intend for this to be a community page and invite you to join us. Click on our **facebook** link on our web home page to join and post news and information about our neighbourhood which would be helpful to new and existing members of our community.

Web Address www.gerardcharteris.com

