



*Our commitment is your key
to success*



Gerard & Karin Charteris
Residential Sales & Marketing

DD: 215 4393

Mob: (021)996622

Fax: 524 1962 email:

gerard.charteris@clear.net.nz

www.gerardcharteris.com

Turning Point in Auckland Market as Listing Shortage Pushes Local Market to Favour Sellers.

	Mar-11	Apr-11	May-11
Property Asking Price (truncated mean)	\$421,940	\$429,249	\$414,308
% change from previous month	+0%	+2%	-4%
% change from prior 3 months	+2%	+3%	-2%
Number of New Listings			
	12,247	10,181	9,898
% change from previous month	+8%	-17%	-3%
% change from the same month last year	-15%	-17%	-16%
Inventory - Number of weeks			
	52.9	53.1	47.0
% change from previous month	+9%	+1%	-12%
% change from the same month last year	+5%	+4%	-1%

The prolonged sluggishness of new property listings, which has been evident for nearly 2 years, has at last seen a tip in the balance of the property market from favouring buyers to favouring sellers. At least that is now being seen in two of the major markets around the country – Auckland and Queenstown lakes.

The Auckland market which saw strong late summer property sales has now as a consequence of these sales matched to the slow flow of new listings, seen inventory levels below long term average. At the end of May the inventory of unsold houses on the market fell to 30 weeks as compared to the long term average of 34 weeks. The last time this level was seen was at the end of 2009.

The asking price expectation of the new listings coming onto the market in May fell back from the peak seen in April. Historically there is always an adjustment seen at this time of year. The seasonally adjusted asking price fell 2% nationally and that was reflected right across the regions indicating that the market still senses no significant property price inflation as yet with new-to-the-market vendors pricing to attract buyers who are still small in number across the regions. (*statistics and information sourced from Realestate.co.nz*).

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

Licensed under the Real Estate Agents Act 2008

REMUERA CENTRAL NORTHERN SLOPES LISTING TO EARLY JUNE 2011

Address	Company	List Price	CV	Address	Company	List Price	CV
40 Benson Rd	Barfoot	\$2,300,000	\$2,050,000	121 Orakei Rd	Harcourts	Auct	\$1,170,000
103 Benson Rd	Harcourts	\$2,795,000	\$3,020,000	163 Orakei Rd	Barfoot	Auct	\$1,150,000
7 Darwin Ln	Barfoot	\$6,500,000	\$1,950,000	181 Orakei Rd	Mike Pero	Auct	\$720,000
28 Darwin Ln	Harcourts	Neg	\$3,250,000	181A Orakei Rd	Mike Pero	Auct	\$750,000
37 Entrican Ave	Harcourts	Neg	\$1,670,000	15 Upland Rd	Bayleys	Neg	\$1,290,000
1/23 Lucerne Rd	Private	\$535,000	\$475,000	27B Upland Rd	Boulgaris	\$1,380,000	\$1,410,000
59B Lucerne Rd	Unlimited	Neg	\$1,580,000	22A Upland Rd	Bayleys	Neg	\$3,560,000
108 Lucerne Rd	Barfoot	Neg	\$2,360,000	27 Upland Rd	Bayleys	Neg	\$2,570,000
110A Lucerne Rd	Barfoot	Neg	\$1,820,000	38 Upland Rd	Bayleys	Auct	\$1,480,000
18A Martin Ave	Ray White	Neg	\$1,460,000	119A Upland Rd	Unlimited	\$995,000	\$710,000
8/5 Orakei Rd	Private	\$419,000	\$300,000	128A Upland Rd	Property Asia	\$1,090,000	\$990,000
1/38 Orakei Rd	Harcourts	Neg	\$620,000	154 Upland Rd	Ray White	\$1,580,000	\$1,580,000
88 Orakei Rd	Boulgaris	Auct	\$1,220,000	180 Upland Rd	Private	Neg	\$1,070,000
107A Orakei Rd	Unlimited	Auct	\$1,810,000	A1/190 Upland Rd	Harcourts	\$1,175,000	\$1,120,000

REMUERA CENTRAL NORTHERN SLOPES SALES TO END MAY 2011

Address	Sale Price	Sale	Land	Capital	Address	Sale Price	Sale	Land	Capital
		Date	Area				Date	Area	
4 Ara St	\$1,775,000	May-11	731	\$1,420,000	7 Ngapuhi Rd	\$960,000	Mar-11	1/3 Sh 1735	\$960,000
9 Ara St	\$1,565,000	Jun-11	698	\$1,390,000	14 Ngapuhi Rd	\$1,350,000	Jun-11		\$1,340,000
39 Benson Rd	\$1,152,000	Mar-11	715	\$950,000	47 Ngapuhi Rd	\$946,500	Apr-11	434	\$720,000
52 Benson Rd	\$2,100,000	May-11	1504	\$2,350,000	54 Ngapuhi Rd	\$1,125,000	Apr-11	1087	\$1,150,000
80 Benson Rd	\$882,000	Apr-11	612	\$840,000	77A Ngapuhi Rd	\$720,000	May-11	1/3 Sh 1113	\$800,000
8A Crown Lane	\$1,785,000	Mar-11		\$1,800,000	102 Orakei Rd	\$1,000,000	Apr-11	607	\$870,000
40 Dell Ave	\$1,820,000	Apr-11	625	\$1,470,000	156 Orakei Rd	\$790,000	Apr-11	310	\$390,000
1C Homai St	\$717,000	Mar-11	26	\$610,000	20 Ranui Rd	\$1,575,000	Apr-11	672	\$1,380,000
93 Lucerne Rd	\$2,100,000	May-11	1012	\$2,070,000	38A Ranui Rd	\$1,900,000	Apr-11	601	\$1,570,000
117 Lucerne Rd	\$865,000	Apr-11	1/2 Sh 1012	\$660,000	86 Upland Rd	\$1,300,300	May-11	784	\$1,170,000
14 Martin Ave	\$1,875,000	May-11	872	\$1,760,000	180 Upland Rd	\$1,171,000	Apr-11		\$1,070,000
5 Ngapuhi Rd	\$1,055,000	May-11	1/3 Sh 1735	\$1,040,000					

Check our website www.gerardcharteris.com for full details of sales in Remuera on a month by month basis 2008, 2009, 2010 to May 2011. Choose street or price i.e. Sales & Listing or Remuera Sales tabs. Also, you can join us on our **facebook** link and post news and information about our neighbourhood which would be helpful to new and existing members of our vibrant community.

While all care has been taken in the compilation of the brochure & web site—accuracy cannot be guaranteed.

