

LIVING A WORKING IN YOUR NEIGHBOURHOOD

Our perspective on real estate



Our commitment is your key to success



Gerard & Karin Charteris
Residential Sales & Marketing



June 2010

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Auckland: June 2010:

Property prices based on the stratified pricing model remained stable in May at \$481,225—this level has been consistent around the \$480,000 mark foremost of this year. Compared to 2009 prices are up 3.7%.



Property sales remained flat on a seasonally adjusted basis with 1,664 in May as compared to 1,665 in April. Sales for the first 5 months of 2010 reflect a 5% lower level than the same period on 2009.

Inventory of houses on the market fell slightly in May from the April peak of 41 weeks of sale to 38 weeks this continues to be slightly ahead of the long term average in the region of 32 weeks.

In overall terms the property market across Auckland continues to be steady, certainly a more robust level of activity compared to other regions of the country.

The graphs can be maximised for easy reading on our link www.gerardcharteris.com/Sales & Listings/Remuera Sales tabs.



WE are back & ready to do business!

We have recently taken time off to recharge our batteries and visited the Arab sates of Lebanon, Syria, Abu Dhabi and state of Israel. It was a truly fascinating and enlightening visit that has made us even more grateful for the opportunity to live in the beautiful clean, green New Zealand. However, in spite of being very different cultures the one unifying

element seems to be the genuine friendliness of all we met. The war torn city of Beirut and unsettled states of Israel all have an enormous story to tell particularly in regard to the person in street who without exception insisted that each just want to live their lives in peace and unity and that the constant threat of war simply serves to install fear amongst those inside and prejudice amongst those outside their respective countries. On one particular day we sat in the streets talking and sharing Arabic coffee with a Christian Palestinian, Moslem and Israeli Jew, each respecting and cherishing the other as friends and allies. Such is the lesson of the common folk.

We look forward to assisting you in your real estate needs –contact us for your property appraisal .

If you are thinking of buying or selling contact us for an obligation free appraisal:

DD 524 1653 Mob (021)996622 Check www.gerardcharteris.com for our profile and feature properties.

Barfoot & Thompson
Since 1923 MREINZ

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CENTRAL REMUERA MID JUNE LISTINGS

Address	Company	List	Capital	Address	Company	List	Capital
		Price	Value			Price	Value
2/4 Benson Rd	Barfoot	Neg	\$970,000	103 Lucerne Rd	Barfoot	\$1,395,000	\$1,300,000
1/38 Benson Rd	Barfoot	Neg	\$450,000	110 Lucerne Rd	Unlimited	Neg	\$3,690,000
52 Benson Rd	Bayleys	Neg	\$2,350,000	15A Martin Ave	Bayleys	\$1,100,000	\$1,040,000
1,2,3/75 Benson Rd	Bayleys	\$1,250,000	\$245,000	18A Martin Ave	Harcourts	Neg	\$1,460,000
85A Benson Rd	Ray White	Neg	\$1,590,000	2/5 Orakei Rd	Barfoot	\$438,000	\$295,000
9 Darwin Ln	Ray White	Neg	\$2,300,000	25 Orakei Rd	Ray White	Neg	\$1,490,000
28 Darwin Ln	Ray White	Neg	\$3,250,000	60A Orakei Rd	Ray White	Neg	\$1,580,000
40 Dell Ave	Harcourts	Neg	\$1,470,000	99 Orakei Rd	Unlimited	Auction 1/7/10	\$1,470,000
5 Homai St	Bayleys	Neg	\$1,450,000	181 Orakei Rd	Barfoot	Neg	\$720,000
2/3 Lucerne Rd	Homesell	\$465,000	\$445,000	184 Orakei Rd	Bayleys	Neg	\$2,990,000
39 Lucerne Rd	Bayleys	Neg	\$1,270,000	27 Upland Rd	Unlimited	Neg	\$2,570,000
44 Lucerne Rd	Barfoot	\$1,560,000	\$1,380,000	78 Upland Rd	Barfoot	Neg	\$3,370,000
59B Lucerne Rd	Unlimited	Neg	\$1,580,000	B2/190 Upland Rd	Barfoot	Neg	\$1,220,000
91 Lucerne Rd	Unlimited	\$1,049,000	\$1,130,000	14A Ventnor Rd	Ray White	Neg	

CENTRAL REMUERA MID JUNE SALES

Address	Property	Sale Date	Sale Price	Capital Value	Bed	Land Area
	Type					
25 Benson Rd	RD	May-10	\$1,600,000	\$1,430,000	4	623
73B Benson Rd	RD	Jun-10	\$840,000	\$810,000	3	0
11 Brookland Pl	RD	Jun-10	\$1,090,000	\$860,000	4	895
8 Dell Ave	RD	May-10	\$1,285,000	\$1,320,000	4	737
2/12 Kitirawa Rd	RD	Mar-10	\$940,000	\$1,010,000	2	0
1/27 Lucerne Rd	RF	May-10	\$415,000	\$395,000	2	1/2 842
156C Orakei Rd	RD	May-10	\$880,000	\$800,000	2	366
190 Orakei Rd	RD	May-10	\$1,445,000	\$1,430,000	4	824
44 Ranui Rd	RD	May-10	\$2,115,000	\$2,760,000	5	957
196 Upland Rd	RD	Apr-10	\$1,580,000	\$1,630,000	3	736
5/198 Upland Rd	RF	May-10	\$40,200	\$400,000	2	1/6 1558

Check our website www.gerardcharteris.com for full details of sales in Remuera on a month by month basis in 2008; 2009; to mid June 2010. Choose street or price i.e. Sales & Listing or Remuera Sales tabs. While all care has been taken in the compilation of



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