

# AUTUMN 2024 NEWSLETTER

Autumn days are upon bringing cooler nights- a bonus some would say bringing our attention back to daily matters – such as what's happening in the lifestyle market?

Firstly, let's take a specific area that is popular with lifestyle investors Highbrook subdivision Whatawhata. The median sale price long term – 2018 onwards shows a value increase over that period for the examples quoted.

Real estate data shows that the medium days to sell are around 65 days. My last 15 sales had a sale time of 35 days – contact me and I will tell you how to achieve a successful sale in that time frame.

These examples show Significant capital gain, especially for the Highbrook area, a reflection of the New Zealand way whereby the wealth of the family is tied up in property. incidentally, I sold the original subdivision on behalf of a Christchurch developer.

This then begs the question is now a good time to sell- surely never a better time given the above information reflects a steady increase in your property's value. Industry pundits are predicting a 6 % increase in value in the coming year.

My Recommendation is that if you are going to go to the market soon concentrate on the presentation inside and out – make it stand out from the opposition.

Most of you will know I've been in real estate for a while – 30 years in fact. I offer experience, Tenacity, and Honesty. I'm only a phone call or an email away why not contact me now. Please take note of my contact details.



**Murray Green**

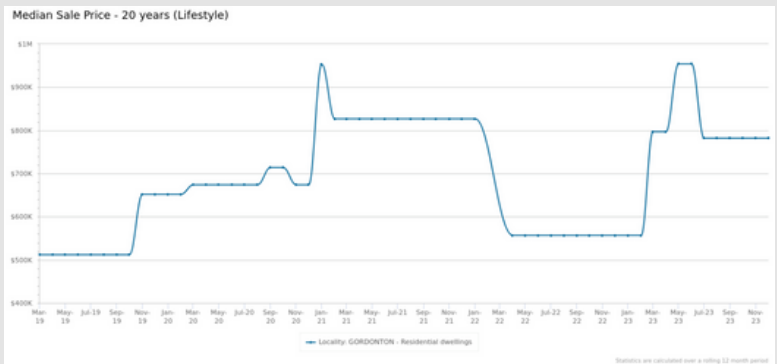
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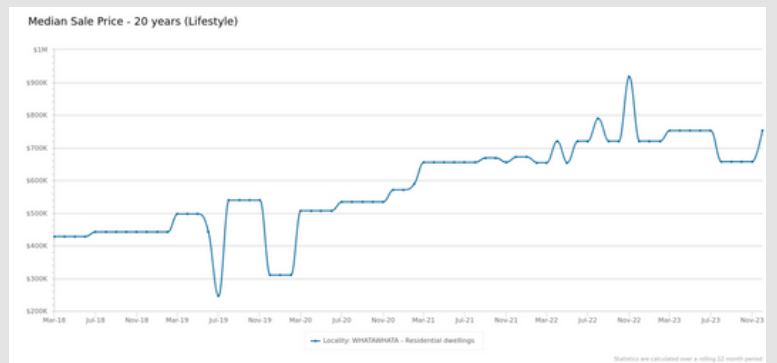
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## Gordonton | 44.5% Growth Value Increase



## Whatawhata | 83.5% Growth Value Increase



## Tamahere | 34.5% Growth Value Increase

