

NORTHERN SUBURBS PROPERTY REPORT

Welcome to the August Northern Suburbs Report!!

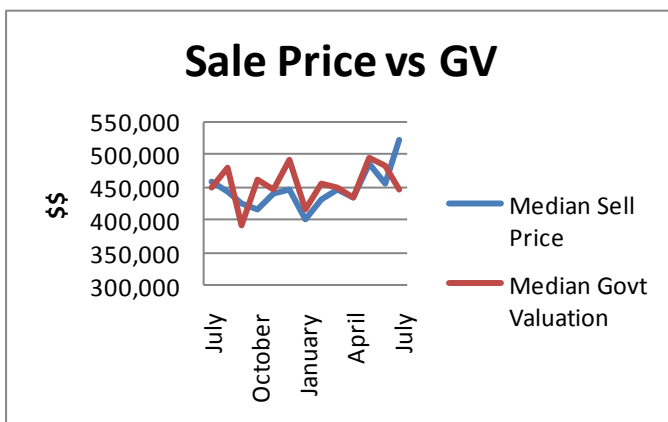
After a turbulent 18 months, the North Wellington property market has seen a sharp increase in buyers coming into the market meaning an increase in median sale price.

STORIES FROM THE COAL FACE

Properties are flying out the door. Shall I say, properties that are priced and marketed correctly are flying out the door. One property was on for a week and had 10 offers. Another had only been on a couple of days before the offers flooded in. Now is a great time to sell your property as buyers and sellers are meeting the market.

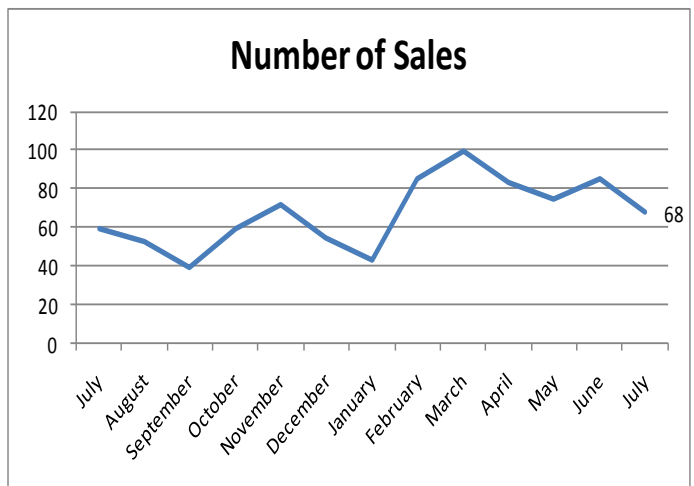
HOW ARE PRICES COMPARED TO G.V.?

As you can see from the graph, buyers do tend to use GV when they are looking at how much to offer for a property. For the first time median sale price has increased above G.V. This may mean it is an excellent time to sell.



How Many Sales?

The number of sales has decreased in the last month. This may in part explain the buyer frenzy as people are desperate to get into the Northern Suburbs. We will see this increase steadily as spring approaches, so if you want to beat the crowd call/email me now for a no hassle price appraisal.



HOW LONG TO SELL?

The median days on the market for July 2009 was only 25. This is record breaking as in July 2008 it was 58.

**CHECK OUT LEONIESNOOK.COM
FOR MORE DETAILS**

FOR RECENT SALES PLEASE SEE OVERLEAF

NORTHERN SUBURBS PROPERTY REPORT

A sample of Northern Suburbs Recent Sales from www.reinz.co.nz:

If you have any questions or need any advice please do not hesitate to call me. I am always happy to talk property.

# Street	Suburb	Sale Price	BRM	Land	G.V.
54 Mark Ave	Paparangi	392000		3 556	370000
6 Hollydale Gr	Churton Park	294500		3	305000
34 Branscombe St	Johnsonville	413500		4 460	415000
4 Hillview Cres	Paparangi	420000		4 498	465000
41 Winsley Tce	Churton Park	637500		4 1055	635000
1 Tolhurst St	Johnsonville	495080		3 527	480000
F2-30 Arapiko St	Johnsonville	226500		2	240000
24 Phillips St	Johnsonville	372000		3 398	375000
22 Comber Pl	Johnsonville	570000		3 522	520000
32 Hollies Cres	Johnsonville	470000		4 1086	420000
7 Link Rd	Newlands	285000		3 526	300000
11 Lyndfield Lane	Newlands	371000		3 640	375000
32 Mark Ave	Paparangi	380000		3 488	370000
133 Newlands Rd	Newlands	430000		4 735	410000
5 Old Coach Rd	Johnsonville	470000		4 658	440000
46 Sheridan Tce	Johnsonville	394500		3 704	400000

FOR MORE DETAILS CHECK OUT MY WEBSITE AT
WWW.LEONIESNOOK.COM

For Updates to Your Mobile:
<http://twitter.com/LeonieSnook>