

Merry
CHRISTMAS
HAPPY NEW YEAR

RayWhite

DEC 2024-JAN 2025

PROPERTY ON THE MOVE

How to Get Your Property Ready to Sell in the Height of Summer

Summer is a prime time to sell property in New Zealand, with longer days, warm weather, and plenty of motivated buyers.

To make the most of the summer selling season, you'll want your home to stand out so here's how to prepare your property for selling this summer.

Street Appeal is Key

First impressions matter, and summer is the perfect time to showcase your home's exterior. Tidy up the garden—mow the lawns, trim hedges, and pull any weeds.

Add fresh flowers or vibrant potted plants for a pop of colour. Pressure-wash driveways, pathways, and decks to give them a clean, fresh look. A well-kept exterior invites buyers in before they've even stepped through the door.

Keep it Cool and Comfortable

New Zealand summers can get hot, so make sure your home feels cool and inviting during viewings. Open windows early to let in fresh air, and close blinds or curtains to block the midday heat.

If you have air conditioning, use it to maintain a pleasant temperature. Offering a cool drink, like iced water or lemonade, can leave a positive impression and encourage buyers to linger.

Highlight Outdoor Living

Kiwis love outdoor spaces, and summer is the best time to showcase them. Set up your deck, patio, or backyard with outdoor furniture to highlight alfresco dining or relaxing areas.

Add shade with an umbrella or pergola, and ensure BBQ spaces look clean and inviting. Even smaller outdoor areas can be styled to show their potential, giving buyers a real sense of summer living.

Declutter and Brighten

Clear away excess items to create a clean, open space. Maximise natural light by pulling back curtains and cleaning windows inside and out. Add light summer touches like fresh flowers, linen throws, or colourful cushions to make the home feel bright and airy.

A well-presented, summer-ready property will not only attract more buyers but leave a lasting impression, increasing your chances of a faster sale and the best possible result.

RECENTLY LISTED!



14 HILL CRESCENT Papakura

3 bed, 1 bath, classic well-maintained brick home on 1067m² garden paradise

DEADLINE SALE 29 JAN 2025



16 EMMERDALE AVE Papakura

3 bed, 2 bath, brick & tile home with double garaging on 359m² fully fenced site.

DEADLINE SALE 29 JAN 2025



17 WERI ROAD Karakā/Drury

3 bed, 2 bath, 4 year old GJ Gardner built brick & weatherboard home with 2x garaging on 320m²

OFFERS OVER \$949,000 SOUGHT

JUST SOLD



15 ZABELL CRESCENT Takanini

4 bed, 2 bath, brick & tile, 2x garaging. One of the better ones.

SOLD FOR ASKING \$995,000



49 LOTHIAN BRAE Wattle Downs

4 bed, 2 bath, brick & tile, 2x garaging. Stunning home.

SOLD AT AUCTION \$1,190,000



74 JUDGE RICHARDSON DRV Drury

5 bed, 3 bath, brick & tile, 5x garaging on 1.94 Ha lifestyle

SOLD BY NEG FOR \$2,185,000

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LOCAL REAL ESTATE SUBURB TRENDS

Month	Median	Average	Sold	Days	Highest\$	Lowest\$
KARAKA Incl Lakes & Harbourside						
Nov 23	\$971,000	\$1,121,500	16	34	\$2,520,000	\$685,000
NOV 24	\$1,200,000	\$1,414,000	19	81	\$3,300,000	\$800,000
PAHUREHURE						
Nov 23	\$1,035,000	\$1,126,000	5	27	\$1,520,000	\$985,000
NOV 24	\$930,000	\$905,944	8	53	\$1,350,000	\$575,000
PAPAKURA SUBURB						
Nov 23	\$760,000	\$829,224	59	35	\$3,825,000	\$435,000
NOV 24	\$720,800	\$748,077	51	62	\$1,200,000	\$505,000
OPAHEKE						
Nov 23	\$970,000	\$971,400	10	31	\$1,525,000	\$574,000
NOV 24	\$850,000	\$917,682	11	56	\$1,600,000	\$640,000
ROSEHILL Incl Parkhaven Estate						
Nov 23	\$938,000	\$886,383	3	56	\$1,030,000	\$691,150
NOV 24	\$977,500	\$1,070,000	4	61	\$1,600,000	\$725,000
TAKANINI Incl Longford Park & Conifer Grove						
Nov 23	\$985,000	\$979,827	25	42	\$1,445,000	\$541,000
NOV 24	\$831,250	\$935,321	24	55	\$2,150,000	\$290,000
WATTLE DOWNS						
Nov 23	\$905,000	\$971,308	13	33	\$1,270,000	\$615,000
NOV 24	\$810,500	\$872,200	10	38	\$1,300,000	\$610,000
THE GARDENS						
Nov 23	\$1,191,500	\$1,191,500	2	22	\$1,373,000	\$1,010,000
NOV 24	\$1,167,500	\$1,167,500	2	54	\$1,175,000	\$1,160,000
PAPAKURA WIDER DISTRICT						
Nov 23	\$860,000	\$903,294	121	36	\$3,825,000	\$435,000
NOV 24	\$825,000	\$933,858	113	54	\$3,300,000	\$505,000

CURRENT BANK LENDING RATES

Bank	Floating	1 year	2 year	5 year
ANZ	7.39%	5.79%	5.59%	6.19%
ASB	7.39%	5.79%	5.49%	5.79%
BNZ	7.44%	5.79%	5.59%	5.89%
Kiwibank	7.25%	5.79%	5.59%	5.89%
TSB	7.39%	5.69%	5.59%	5.69%
Westpac	7.39%	5.79%	5.49%	5.59%
Best Rate	6.95% Co-operative Bank	5.49% Heartland	5.39% Heartland	5.49% Bank of China,

Info from mortgagerates.co.nz as at 18 Dec 2024. Red equals increased rate, Black equals the same rate, Green equals reduced rate (compared to last month) In no way is this display to be taken as an endorsement of any of these Banks

REINZ -NOVEMBER 2024 PROPERTY REPORT

National Highlights

7,233

TOTAL PROPERTIES SOLD

▲ 10.8% year-on-year

\$795,000

NZ MEDIAN SALE PRICE

▶ 0% Static compared to last year

▶ 0% Static compared with Oct 2024

42

NZ MEDIAN DAYS TO SELL

▼ Up 4 days year-on-year

Median House Prices

\$1,038,000

AUCKLAND MEDIAN SALE PRICE

▼ Down 1.2% year-on-year



Warren, Phillipa &
James

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