

The Rent Shop Ltd

Newsletter

October 2011

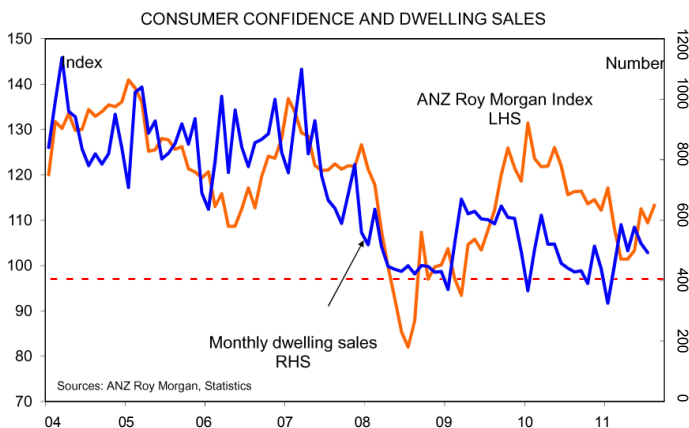
Business Time – at the RWC!

It would be fair to say that for many there is currently more interest in the business end of the Rugby World Cup than the office desk! Last month we said the market was "Poised to Pause" during the Cup however as statistics are reported a month behind we are yet to see if this is true. Interestingly the August results showed further improvement.

The NZ housing market for August 2011 showed 5192 sales, up 905 from August 2010 and up 264 from July 2011. The national median house price rose by \$5,000 to \$355,000 from August 2010. The national median days to sell improved by 3 days from 42 days in July to 39 in August 2011 (43 in August 2010). Auckland recorded the shortest days to sell at 33 days.

The real estate market appears to be fairly well balanced at present. Volumes are rising, listings are still in short supply and the number of days to sell is gently declining. Prices are not showing any significant movement in the statistics but we believe they are increasing in Auckland in response to supply and demand fundamentals.

The other significant influencing market factor is consumer confidence. The most up to date gauge of how consumers are feeling comes from the ANZ – Roy Morgan Consumer Confidence Survey – see graph below showing dwelling sales c.w. confidence.



While confidence has been mixed of late, it is being influenced by the uncertainty of the global economy and more importantly (for New Zealanders!) by the outcome of the Rugby World Cup which has just been shaken by the departure of our playmaker Dan Carter.

The All Blacks can still do it and if they do consumer confidence will rise for sure. One would hardly know that a General Election is also looming. For the moment let's continue to enjoy the pride and pleasure of hosting and cheering our team in the 2011 Rugby World Cup.

Go The All Blacks!
Cheers,

Warwick J James AREINZ

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Latest Investment Opportunities



- **Randwick Park, Manurewa**
- Four-bedroom family home
- Two bathrooms incl ensuite
- Solid brick & tile house
- Double garage + extra parking
- Fully fenced section

- **For sale at \$339,000**



- **Panmure**
- Three-bedroom family home
- Polished timber floors
- Solid weatherboard house
- Handy location in Panmure
- Immaculate condition

- **For sale at \$399,000**



- **The Gardens, Manurewa**
- Three-bedrooms plus study
- Two and a half bathrooms
- Only nine years old
- Brick and weatherboard
- Internal access double garage

- **For sale at \$429,000**

INVESTOR CASHING UP - 2 rental properties for sale

[Otahuhu \(click here\)](#) - Two bedroom unit \$249,000

[Manurewa \(click here\)](#) - Two bedroom unit \$225,000

Both currently tenanted. Buy one or buy both. Our investor vendor will look at all serious offers to clear both properties as a package deal. You need to contact me now for full details.

Contact our Investment Specialist:

Noel Avenell

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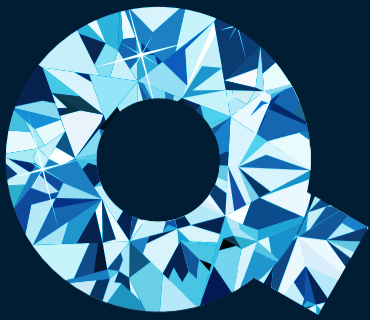
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