

The Rent Shop Ltd

Newsletter

November 2011

Phew! - Now Back To Work

We will all long recall the great sense of relief of our nation as the RWC final whistle blew!

What a wonderful boost for us all. I am hoping the 'overall' RWC outcomes will do for New Zealand what the 2000 Sydney Olympics did for Australia.

Last month we indicated the Auckland market was quietly advancing. The latest REINZ statistics for September 2011 released mid October confirms our view.

"The Auckland region recorded the 2nd strongest lift in the median price compared to August and the strongest lift compared to September 2010. Prices rose across the board with noticeable strength in Auckland City. Some higher value suburbs are experiencing strong lifts in prices, although not across the board. Volumes across the city have been slightly stronger than the national result compared to August and softer compared to September 2010. Anecdotal reports suggest that the Rugby World Cup has had some impact on open home attendance, but committed buyers still appear to be active. The days to sell measure has continued to improve with a further reduction of one day to 32 days in September, compared to 33 days in August, and 37 days in September 2010. Auckland's days to sell are now the shortest since December 2009."

Breakdown for the Auckland Region

| | Median | | Number Sold | | | |
|------------------------|------------------|------------------|------------------|--------------|--------------|--------------|
| | Sep-11 | Aug-11 | Sep-10 | Sep-11 | Aug-11 | Sep-10 |
| Rodney District | \$471,000 | \$437,500 | \$447,500 | 126 | 108 | 90 |
| North Shore City | \$557,000 | \$540,000 | \$530,000 | 365 | 377 | 304 |
| Waitakere City | \$390,000 | \$382,250 | \$380,000 | 236 | 256 | 198 |
| Auckland City | \$540,000 | \$480,000 | \$525,000 | 663 | 641 | 602 |
| Manukau City | \$470,000 | \$454,500 | \$420,000 | 363 | 350 | 362 |
| Outer Auckland | \$419,500 | \$400,000 | \$400,000 | 244 | 213 | 169 |
| Auckland Region | \$475,000 | \$453,000 | \$450,000 | 1,922 | 1,894 | 1,690 |
| | Vs... | Aug-11 | Sep-10 | Vs... | Aug-11 | Sep-10 |
| Rodney District | | 7.7% | 5.3% | | 16.7% | 40.0% |
| North Shore City | | 3.1% | 5.1% | | -3.2% | 20.1% |
| Waitakere City | | 2.0% | 2.6% | | -7.8% | 19.2% |
| Auckland City | | 12.5% | 2.9% | | 3.4% | 10.1% |
| Manukau City | | 3.4% | 11.9% | | 3.7% | 0.3% |
| Outer Auckland | | 4.9% | 4.9% | | 14.6% | 44.4% |
| Auckland Region | | 4.9% | 5.6% | | 1.5% | 13.7% |

I guess we won't really see the RWC confidence boost reflect until the New Year however in the meantime it is great to be able to get back into work with the satisfaction of the All Blacks have again won the William Webb Ellis Rugby World Cup.

Insulation Opportunity

There is currently an excellent opportunity for many property owners to insulate their property quite cost effectively. Homes built pre January 2000 are eligible for a government subsidy. If you have a tenant with a 'Community Services Card' there is a special offer still currently available for \$699.00. This is a great deal which covers both under floor and ceiling insulation.

To investigate further call your Property Manager or Ben Thomson on (09) 253 9310.

Cheers!

Warwick J James AREINZ

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Latest Investment Opportunities



- **Manurewa**
- Three-bedroom family home
- Covered deck area at rear
- Solid weatherboard house
- Garage, carport, extra parking
- Elevated section
- Overlooking park
- **For sale at \$325,000**



- **Ellerslie**
- Two-level family home
- 3 bedrooms + 2.5 bathrooms
- Totally re-clad in weatherboard
- All new windows & doors
- Quiet location in Ellerslie
- Virtually a brand new house
- **For sale at \$649,000**



- **Papatoetoe**
- Two-bedroom home
- Standalone cottage
- Very well maintained
- Fully fenced section
- Internal access single garage
- **For sale at \$275,000**

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:

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