

NIGELS NEWS

March 2024



Hi Everyone!

Changeable weather for the first part of Autumn, seems to be normal with the leaves starting to fall and it still being hot one minute then chilling off a bit in the breeze. Been thinking of planting my vegetable garden but have held off even after the rain as the soil is still so dry. Will wait a little longer before starting that going again, but whenever, it provides well for most of the year. Feijoas will be plentiful along with limes in my garden next - I look forward to those, hope I did enough this year to avoid the nuisance Guava moth with spraying a few times during the season, will know the result in due time. Just finishing off my potatoes I grew, first dug early November, and the tomatoes have been great but coming to an end now. They always taste better when you have grown them yourself for sure.

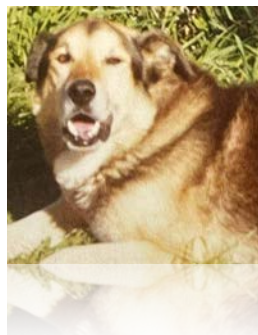
In the Real Estate world, we have certainly seen a spike in listings on the North Shore. Last week it had jumped from 1400 to over 1700 listings, this being in the vicinity of being normal prior to covid times. Still seeing a number of country properties becoming available in the higher end rather than the lower end, so we will need to see just how things progress over the next few months. The good thing is we are still getting people ringing and enquiring on most properties. The investor market might start again with the government allowing interest to be deducted once more, so we await to see if that makes a difference to what has been a quiet time for them. Interest rates were held by the Reserve Bank and some banks have been in competition and have dropped their rates ever so slightly.

The Real Estate Institute of New Zealand (REINZ) released data showing there were 91 fewer lifestyle property sales (-7.2%) for the three months ended January 2024 than in the three months ended December 2023. Overall, there were 1,166 lifestyle property sales in the three months ended January 2024, an increase from the 1,127 lifestyle property sales for the three months ended January 2023 (+3.5%), and 1,257 lifestyle property sales for the three months ended December 2023. Just thought some of you might be interested in reading this. If you look at the statistics this month the sales are still slow, none in Dairy Flat at all in this last period.

I have included my daughter's advert on the back of here as she has helped me for many years with my layout and I have seen some of her satisfied customer's comments and success of what she did for them. Can't help myself but give you an opportunity to contact here if you were thinking of doing anything brand/logo/design related like this as she is very creative.

FARM DOG TYKE....

Upon the cows all arriving at the shed to be milked, he would come into a room we had in the cool, when he was young, but soon he was listening to when the gate at the front of the cows opened, and as the cows were leaving, he started to bark so the next row would fill up, jolly smart. Wasn't long before we didn't need to use the backing gate as he would just stay behind them, and the cows would walk into the shed with him barking. Worked brilliantly as everyone knew what to do and seldom did we need to get out of the pit during milking.



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NIGEL'S CURRENT LISTINGS



90 Cedar Terrace, Stanmore Bay

Price on Application

SANTO VISTA ESTATE + MODERN JETTY/ PONTON!

Living on the waterfront doesn't get much better than this. Strategically located and elevated with tremendous views across its 2.6-hectare/6.5-acre estate.

3 bedrooms, 3 bathrooms (including two ensuites), 2 living areas, plus a separate legal self-contained one-bedroom sleep-out set aside from the main residence, separate double garages plus workshop and a standalone converted shed space completes the picture. There is also a private Water Bore onsite for the non-stop water supply. Access is off Cedar Terrace up a long sweeping driveway where the residence sits in an idyllic elevated and private location. The view of the Weiti River is simply magnificent. A very rare find indeed!

Allow me to help your business or brand to grow, generate revenue and connect with your audience

For more information contact
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Understand
your brand

Refresh
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your brand

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Recent Sales Statistics in Our Local Area

ALBANY HEIGHTS BARE LAND

4027m², sold for \$1,450,000

COATESVILLE BARE LAND

1.54ha, sold for \$1,600,000

COATESVILLE LIFESTYLE

1.02ha and 5.70ha, 4bd, 5bds averaged \$4,778,125

LUCAS HEIGHTS LIFESTYLE

8094m², 4 bedrooms, sold for \$1,455,000

PAREMOREMO LIFESTYLE

4980m², 4 bedrooms, sold for \$3,060,000

WAITOKI LIFESTYLE

1.01ha, 4 bedrooms sold for \$2,350,000

Joke of the Day

A man is flying in a hot-air balloon and realizes he is lost. He reduces height and spots a man below. He lowers the balloon farther and shouts, "Excuse me! Can you tell me where I am?" The man below says: "Yes, you're in a hot-air balloon, hovering 30 feet above this field." "You must be an engineer," says the balloonist. "I am," replies the man. "How did you know?" "Well," says the balloonist, "everything you have told me is technically correct, but it's no use to anyone." The man below says, "You must be in management." "I am," replies the balloonist, "but how did you know?" "Well," says the man, "you don't know where you are or where you're going, but you expect me to be able to help. You're in the same position you were before we met, but now it's my fault."

Disclaimer: While every effort has been made to ensure the true and correct information is portrayed in this newsletter at time of printing, it is suggested for legal purposes that you complete your own due diligence on any subject mentioned. The views mentioned here are of personal opinion by the author only, given in good faith, and to be used as a generic overview of the current local property market.

Call me today to discuss any of your property requirements 021 434 917