

Ray White.

# marketupdate

April 2012

Manukau

**011** sales  
in Mar 2012

prior month Feb 2012 / 5 sales

**120%** 

last year Mar 2011 / 9 sales

**22%** 

Buyers are out and about and keen to get into the market - first-time buyers, mid-life stage buyers and even investors. Their eagerness to buy matched to availability of attractive financial support is however not being met with a consistent and sufficient supply of new listings. This scenario continues to drive this sellers' market, where it is clear those homeowners who are putting their property on the market are expecting to see a higher sale price as flagged by this new record level of asking price in March.

Property sales are strong - 6,168 properties sold in February up 37% on a year ago.

The next 3 months will be crucial as property sales traditionally remain strong through the Autumn, and without the ability of the market to be re-supplied with new listings the outcome could be further rises in asking price and sale price or more significantly a stalling of the market as buyers become wary of a market getting out of reach of the majority of buyers.

Information has been sourced from realestate.co.nz

average price

**\$494,000**

**35%**

up on Feb 2012

**18%**

up on Mar 2011

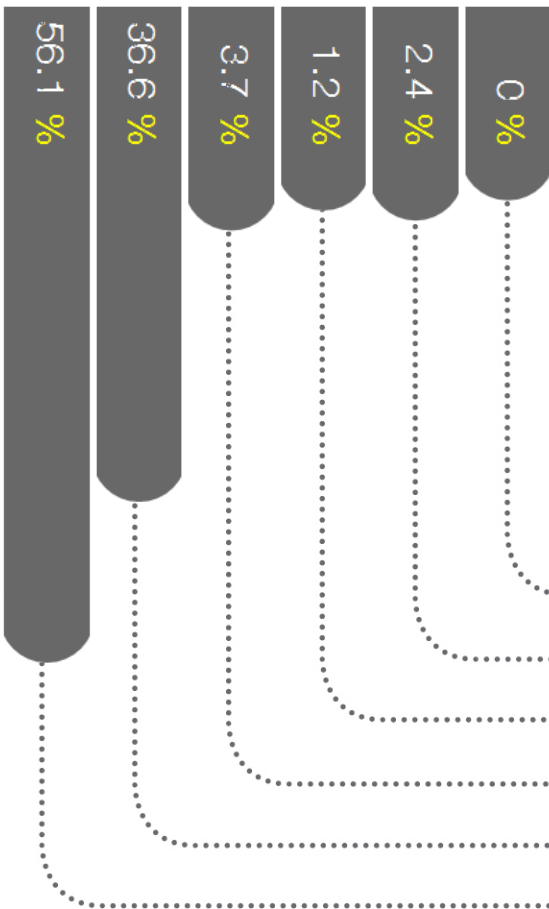
SOURCE: AU sales from Australian Property Monitors.  
NZ sales from Real Estate Institute of New Zealand.

Manukau

# 082 sales

12mths to Mar 2012

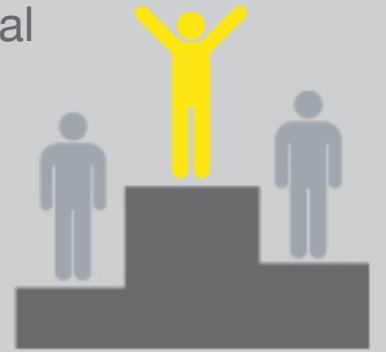
70%  
of sales were  
houses



## Top Sale Last Month

Manukau Central

Sold for  
\$1,470,000



more than \$1.5M

\$1.0M - \$1.5M

\$800k - \$1.0M

\$600k - \$800k

\$400k - \$600k

less than \$400k



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