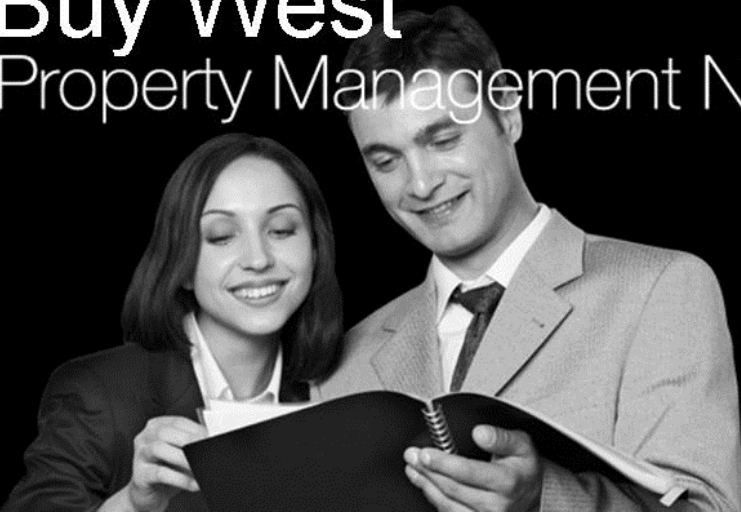


Buy West Property Management News



Ray White™

Real Estate Market News

Spring always promises a pickup in the Real Estate Market. This year it's been a little late coming, perhaps due to the Rugby World Cup, but it's finally here.

The last three or four weeks have been very busy with lots of new listings and lots of buyers. It looks very likely that this momentum will carry through to Christmas.

First home buyers with pre-approved finance are particularly active and very ready to buy. Investors are still hanging back - If this is you, my advice is: if you don't buy now, be prepared to pay more next year.

Interest rates remain very low and the banks are very competitive offering some terrific deals.

If Buying: Be prepared to make your offer quickly. Multiple offers are becoming common again so you may not have a few days to think about your decision. If it feels right then go for it.

With the banks offering great deals, be sure to use the services of a mortgage broker so you know what's available. It could save you thousands.

If Selling: This year is rapidly coming to a close but there is still time to sell before Christmas. If you need some advice, contact us, we can refer you to one of our experienced colleagues in our sales department.



At Ray White, we understand the importance of a "home", which is why we're proud to sponsor Ronald McDonald House – New Zealand's "home away from home" for the families of children requiring specialist medical care.

Buy West Property Management

We wish all our clients a Merry Christmas and Prosperous New Year.

Our office will be closing at midday on 23/12/11 and will re-open at 9am 04/01/2012. For emergencies during this time, please contact your Property Manager on their mobile phone.

All staff contact details are on www.buywest.co.nz

The Team



Buy West Property Management Team: Natalie McKeown, Diane Low, Mohijit Sengupta, Patricia Dick, Terrence Lum, Jeff Reid, Jenny Orerel, Nancy Collis.

Contact us: PH: 09 8342850

Email: rentals@buywest.co.nz

Or visit us at:

www.buywest.co.nz









LoanMarket
home finance brokers

Did you know we have our very own in-house finance brokers? As they work in the same office it makes it easy to co-ordinate everything and they understand our clients needs. Contact us for more information.

News from Buy West Property Management



Investment opportunities – find further updates at www.buywest.co.nz/6190/Investment-Buys

	<p>So Much to Offer. www.buywest.co.nz/tet21696 If you are looking for a three bedroom home with added features like two bathrooms & toilets (one ensuite), heat pump, HRV, heat/light/fan in bathroom, exhaust fans in both toilets, rangehood, free standing gas top and electric oven, dish washer, renovated kitchen with fresh paint, extra entertaining space on the covered deck, and a separate laundry, this is the place! The carport is close to the house and there is off street parking for a further 1-2 cars and with the addition of gates this section would be safe & secure for children. Nestled down the drive away from the road - it is private and quiet. Easy care living so you can relax and enjoy life. Make sure you view at the Open Homes or phone for an appointment at a time to suit.</p>																																																			
	<p>A Renovators Dream! Sunny, Elevated & Close to Amenities! www.buywest.co.nz/tet21701 The bedrooms, bathroom and separate toilet are all down one North and East-facing wing while spacious, sunny separate living situated North of the kitchen-dining, allows you to relax and entertain without waking family/flatmates. Sunny decking off the living room links the pet and child-friendly section and raised gardens, while single basement garaging provides storage not usually available in this price bracket!</p>																																																			
	<p>2004 Sovereign Home. www.buywest.co.nz/tet21550 Featuring two living areas (one per floor), beaut indoor-outdoor flow onto covered decks, a great level back yard (with sauna-house & vege patch) and roomy storage, there's convenience and value on offer here that is hard to beat! Separate the children from yourselves when it suits, while enjoying your family time as well. Or work from home with studio and office space accessed straight from front door entry, keeping your home separate.</p>																																																			
	<p>First Home Buyers & Investors Must View! www.buywest.co.nz/tet21632 Offering a well maintained 3 bedroom home with bathroom, separate toilet and open plan living. The courtyard is gated and fully fenced, secure for your children and pets to play. There is a carport to park your car and this home comes with a current rental appraisal of \$335 - \$355 per week. Located in a No Exit street. Close to schools, shops and public transport. Priced to sell. Call Iqbal today on 834 2846 for an inspection.</p>																																																			
	<p>CIRCLE THIS ONE - 6.89% RETURN! www.buywest.co.nz/tet21653 Simply sit back and harvest the return from this fantastic investment property. Already tenanted with a weekly rental of \$330, makes this a smart investment. The home itself is in good condition throughout and features 3 decent sized bedrooms, along with a spacious open plan living area. Complete with a carport, this property is only a short drive to the Lincoln Road, Westgate & Westfield Shopping Centres. This little beauty is going to be hard to beat, so don't waste time, call me today.</p>																																																			
	<p>For Investors Only! www.buywest.co.nz/tet21714 Check the potential out here. Four bedroom home with two bathrooms and two lounges with great views over the Henderson Valley with a semi detached two bedroom fully self contained council approved unit. The house is currently under rented at \$350 per week it needs to be redecorated but has the potential to be rented at \$480 to \$500 per week the unit is very tidy and rented at \$280 per week. The potential return and the opportunity to improve makes this a great investment. For further details phone me today.</p>																																																			
<p>TIP FOR THE HOLIDAYS:</p> <p>Under the Residential Tenancies Act if a landlord is out of New Zealand for 21 days or more, they must appoint an agent. No one can contract out of the law and there are tariffs imposed for doing so.</p> <p>If you know someone with rental properties that is intending to leave NZ for 21 days or more, please get them to contact us as soon as possible.</p>	<table border="1"> <thead> <tr> <th>House Sales</th> <th>Oct-10</th> <th>Aug-11</th> <th>Sep-11</th> <th>Oct-11</th> </tr> </thead> <tbody> <tr> <td>Median sale price</td> <td>375,000</td> <td>382,250</td> <td>390,000</td> <td>411,000</td> </tr> <tr> <td>Median days on market</td> <td>36</td> <td>33</td> <td>29</td> <td>31</td> </tr> <tr> <td>No. sales</td> <td>184</td> <td>265</td> <td>242</td> <td>260</td> </tr> <tr> <th>Interest Rates</th> <td>6.25%</td> <td>5.75%</td> <td>5.75%</td> <td>5.75%</td> </tr> <tr> <th>Avg Rent/Wk</th> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 bedroom</td> <td>240</td> <td>240</td> <td>245</td> <td>260</td> </tr> <tr> <td>2 bedroom</td> <td>295</td> <td>310</td> <td>305</td> <td>325</td> </tr> <tr> <td>3 bedroom</td> <td>365</td> <td>375</td> <td>380</td> <td>375</td> </tr> <tr> <td>4 bedroom</td> <td>465</td> <td>460</td> <td>500</td> <td>480</td> </tr> </tbody> </table>	House Sales	Oct-10	Aug-11	Sep-11	Oct-11	Median sale price	375,000	382,250	390,000	411,000	Median days on market	36	33	29	31	No. sales	184	265	242	260	Interest Rates	6.25%	5.75%	5.75%	5.75%	Avg Rent/Wk					1 bedroom	240	240	245	260	2 bedroom	295	310	305	325	3 bedroom	365	375	380	375	4 bedroom	465	460	500	480	<p><i>This newsletter was brought to you by Buy West Property Management. We do our best to keep all clients up-to-date and informed. If you have any questions, we will be happy to help, just give us a call!</i></p>
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