



## my Residential

The residential market benefitted from positive sale volumes towards the later half of 2012, this following the improvements experienced within the first half of 2012.

Napier in particular benefitted from strong sale volumes in October and November before tapering off during December.

Hastings has generally experienced consistent sales volumes through the later half of 2012 albeit reducing slightly in December. The sales volumes still being improved overall on previous periods.

The market remains well informed with improved positivity through many residential sub sectors including first home buyers, investors and developers.

Banks continue to compete aggressively for percentage share of the home loan market with mortgage interest rates remaining at low levels.

The official cash rate was unchanged in December remaining at 2.5%. The Reserve bank stating "economic growth has slowed in recent months and has been accompanied by low inflation and rising unemployment. However, over the next two years, growth is expected to accelerate to between 2.5 and 3.0 percent per annum".

### Napier

The median sale price in Napier increased August through October before reducing slightly in November and then increasing again in December. Sale volumes increased substantially in October to 105 sales from 77 in September 2012 before reducing to 90 sales in November and 67 sales in December. Overall the volume levels being generally improved on those of 2011.

### Hastings

The Hastings market consolidated towards the second half of 2012 with 86 recorded sales in October, increasing to 88 sales in November before reducing to 68 sales in December. Following the peak of April 2012 the median sale price generally reduced through the later half of 2012 reaching \$220,500 in October before increasing to \$286,500 in November and then reducing to \$249,000 in December.

## my Commercial/Industrial

Existing and proposed commercial property developments continue to provide positive momentum for the commercial sectors. Napier especially has a number of developments including a proposed staged redevelopment of 'Pak

N Save' supermarket in Tamatea, the proposed twenty one unit apartment complex for Marine Parade and current redevelopment of former 'Cosmopolitan club' on Marine Parade into high grade office space with subsequent redevelopment of surrounding buildings pending. These developments combined with other building conversions and developments within Carlyle Street, Taradale, Ahuriri and Hawkes Bay Airport Business Park are improving the availability of high quality commercial accommodation within Napier.

Commercial redevelopment is currently more subdued within Hastings however the recent retail conversions of the former 'Farmers' and 'Mitre 10' stores have added to quality mid size retail space while the redevelopment of the former 'Power Board' premises will provide further office accommodation.

The commercial sales market has remained stable albeit based on limited transactions. Recent sales include:

- 33 Carlyle Street Corner redevelopment site sold August 2012 for \$310,000. Equates to overall rate of \$1,033 per square metre.
- 43 Thackeray Street A corner site with two fully leased bulk retail buildings and car parking to rear. Sold September 2012 for \$1,600,000 plus GST equating to a net yield of 8.56%.
- 1/68 Dunlop Road Owner/occupied modern industrial unit with residential accommodation being located within a multi unit development. Sold \$350,000 plus GST in October 2012 indicating a potential net market yield of 8.13%.
- 165 Main Road, Clive A mixed use property comprising three bedroom bungalow at rear with former workshop and service station to front. Sold vacant August 2012 for \$411,000.
- 5 Carlyle Street Modern building with planned office conversion. Sold vacant in November 2012 for \$450,000; reflecting potential net market yield of 8.98%.

## my Rent

New leasing activity for both industrial and office accommodation has remained at a steady rate.

The gap between first and secondary grade accommodation continues to widen with steady demand and rent levels for modern space versus more limited demand and reducing rent levels for older accommodation.

There remains significant vacant space across many of the property sectors within both Napier and Hastings.



**Welcome** to the Summer 2013 Bounce! This is a classic Hawkes Bay summer, with some classic hot 30 degree plus days, and lots of beach and pool time for the kids!

The My Valuer team are working double time to build our profile in the local market. We have been operating for less than 3 years, and appreciate the support you continue to give us. We have three fully registered and very experienced valuers covering all of Hawkes Bay.

We are looking forward to seeing Hawkes Bay prosper in 2013. There are some exciting developments proposed, and new opportunities opening up.

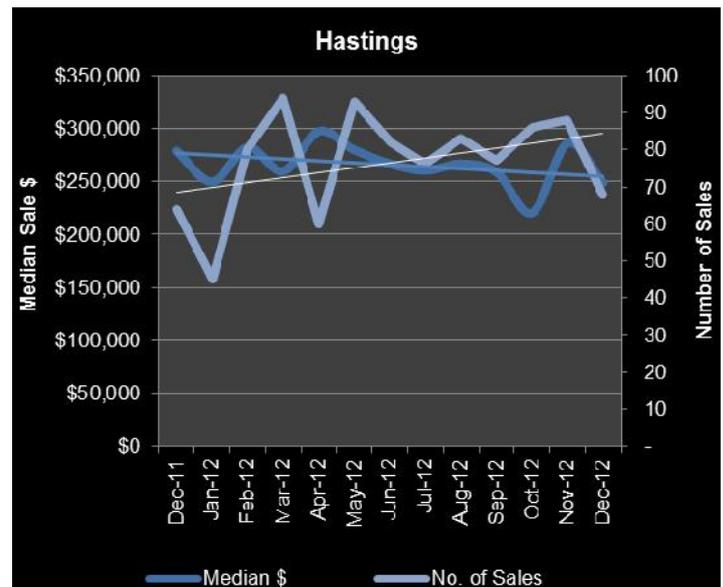
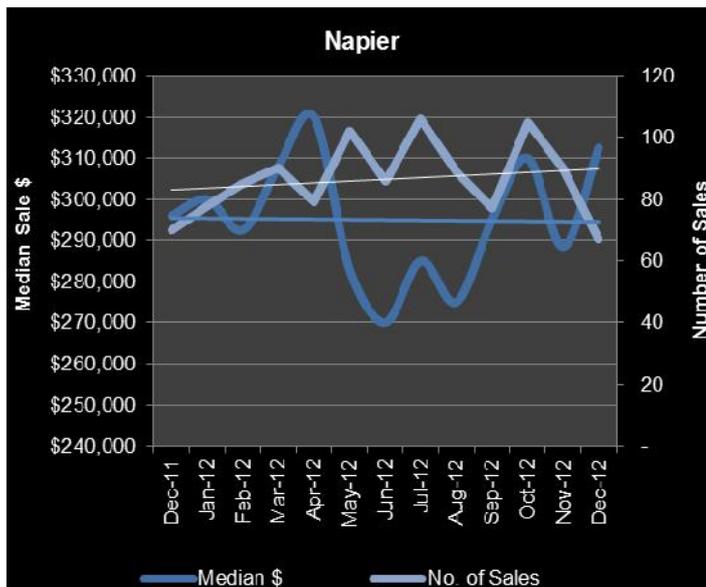
Photo: L to R -Andrew White, Paul Bibby and Allister Mckenzie.

## my Performers

Napier			
December-12			
Suburb	Dwellings Sold	Median \$	Days to sell
Taradale	17	\$399,000	37
Greenmeadows	9	\$438,000	22
Napier South	8	\$259,000	64
Marewa	6	\$233,500	40
Tamatea	6	\$263,750	47

Hastings			
December-12			
Suburb	Dwellings Sold	Median \$	Days to Sell
Havelock North	16	\$432,000	40
Flaxmere	14	\$131,500	35
Mahora	7	\$195,000	49
St Leonards	6	\$308,500	48
Mayfair	5	\$239,000	17

## my Research: Median Sale Price relative to Number of Sales

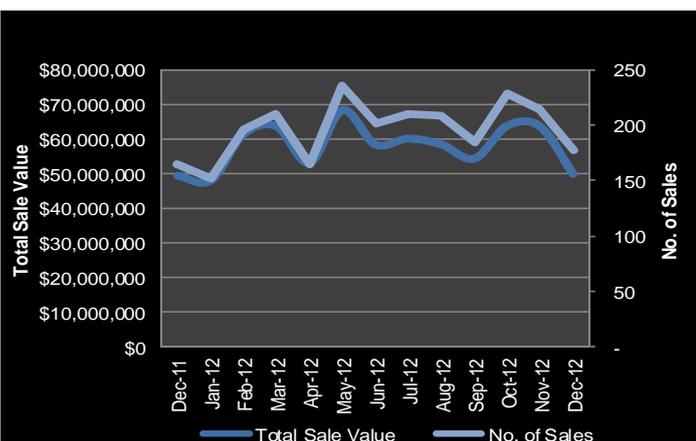


Napier - sale volumes in the later of 2012 followed the improving trend experienced during the first half of the year with the overall annual volumes being a substantial improvement on 2011. May, July and October were particularly strong months having an excess of 100 sales each month; however a significant decline in sales volume occurred in December, down to 67 sales. The median sale price fluctuated slightly on a month by month base however remained steady overall when comparing the twelve months to December 2012 with the same period in 2011.

Hastings - Sale activity steadied through the later half of 2012 with an average of 80 sales per month for the six months to December. The median sale price continues to fluctuate although showed consistency when comparing the twelve months to December 2012 with the same period in 2011.

Hawkes Bay Region - October and November were strong months across the region with good sale volumes and overall total sale value. However December saw a 18% decline in sale volumes compared to November across the region. The total sales averaged \$58,580,296 per month through 2012 reaching \$63,586,378 in November 2012 before reducing to \$49,897,710 in December.

## my Total Value of House Sales in HB



## my Outlook

The cautious recovery in the Hawkes Bay property market continues with improved confidence within many market sectors.

Number of properties for sale on Trade Me (Jan 2013):

Napier: 777 properties

Hastings: 673 properties

## my Plug!

**My Valuer** leading the way

COMMERCIAL - INDUSTRIAL - RESIDENTIAL - LIFESTYLE

E-mail: [info@myvaluer.net.nz](mailto:info@myvaluer.net.nz)

Ph: 06-835-3350