



Edinburgh Realty

Licensed under the Real Estate Agents Act 2008



The original "Fogarty Flier" was a bicycle designed and built by a cousin of mine, Jack Fogarty, who was a competition cyclist and had a successful retail business in Cargills Corner for many years.

The Fogarty Flier Update

October 2016

Welcome

Welcome to the October edition of my regular newsletter keeping you up to date with the latest news and views on the property market in Dunedin.

The strong sellers market we are in has continued to gain strength in Dunedin City during August 2016 according to the latest data from the Real Estate Institute of New Zealand (REINZ). There were 192 dwellings sold that month at an average sale price of \$325,000 and a median of just 19 days to sell. The median government valuation was \$245,000 for these dwellings, which shows property is selling (on average) for 32.6% more than GV. I have noticed an increasing number of multiple offer situations on our new listings, often after just the first weekend of open homes, showing the large number of buyers out there desperately seeking their next home.

The greatest demand is for properties up to \$400,000 and these are showing the largest difference between sale price and rateable value. As always however, well presented homes attract the most interest, while those with outstanding maintenance can take much longer to sell and achieve less than what their vendors had hoped for.

I have a large database of buyers looking for both homes and land on the Peninsula, so can often achieve a good result for my vendors very soon after listing.

Kind regards,
Terry Fogarty



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Current Listings

For Sale



For Sale



For Sale



Broad Bay 69 Oxley Crescent
\$299,000

Broad Bay 67A Oxley Crescent
\$149,000

For Sale



For Sale



Harwood 46 Tidewater Drive
By negotiation

Broad Bay 61 Oxley Crescent
\$95,000



St Clair 22 Wilson Avenue 4 2 1 + OSP

Deadline Sale

Closing 4pm Wednesday 26th October 2016, at our
Dunedin office (prior offers considered)

Quiet Listings

277/278 Portobello Road, The Cove – \$500,000
490 Harington Point Road – Negotiable over \$360,000

Contact Terry for
further details

Recently Sold



Broad Bay 37 Oxley Crescent
\$475,000

Vendor reference:

"You rock Terry Fogarty!", is what we exclaimed after our recent property sale. Our house had been on the market for 3 months with another agency and had attracted no serious bids. On our first open home weekend with Edinburgh Realty we had 3 parties clamouring to purchase the place. Terry organised improved photographs and invited all his fellow agents to visit. This resulted in helpful suggestions on how to present our home. He was continuously optimistic and jovial and offered a touch of "down homeness", bringing us fresh vegetables from his own garden! Thanks Terry and Edinburgh. PS... The house sold unconditionally for \$10,000 ABOVE the asking price.



Broad Bay 36 Frances Street
\$540,000



Portobello 63 Seaton Road
\$415,000



Opoho 15 Hatfield Street
\$415,650



Broad Bay 20 Clearwater Street
\$485,000



Thinking of selling? Call me today.

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