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ART DECO DELIGHT ON THE BAY

24 Wharfedale Street, Macandrew Bay

Fogarty Flier // Peninsula Property Focus – March 2018

Welcome

Welcome to the March edition of my regular newsletter, keeping you up to date with the Peninsula and Dunedin property market.

We continue to see a very strong increase in prices in Otago, as reported in the Real Estate Institute of New Zealand January 2018 market commentary. Figures released show

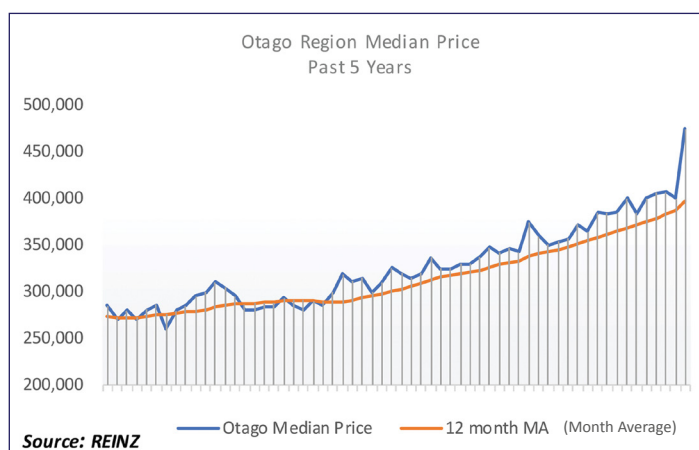
the median price in Dunedin City increased from \$326,000 in January 2017 to \$365,000 in January 2018. The number of properties sold also increased from 125 to 133. We are still in a strong "sellers market", with many more buyers than sellers continuing to put upward pressure on prices.

On the Peninsula, I have had multiple

offer situations on almost all of my recent sales, resulting in some excellent prices for vendors – often 40% or more above the rateable value of the property. Once again, good presentation and strong marketing are the keys to obtaining a good result.

I have a large database of active buyers looking for both homes and land on the Peninsula, so can often achieve a good result for my vendors very soon after listing. Don't hesitate to give me a call, if you would like a no obligation market appraisal of your property or just a friendly chat about what might add value, before you put your home on the market.

Kind regards,
Terry Fogarty



Feature Listing

3 1 1 + OSP



Macandrew Bay 24 Wharfedale Street

Deadline Sale

Closing 4pm Tuesday 20th March 2018, at our Dunedin office (prior offers considered)

If you are looking for a recently renovated three bedroom home, with a well-landscaped garden close to the excellent school, shops, beach and waterfront in popular Macandrew Bay, then this may be the one. 110m² three bedroom, one bathroom home all on one level, with a good sized garage/workshop space underneath. Lovely bay views and all-day sunshine.

Current Listings



3 1 1 + OSP

Green Island 53 District Road
Deadline Sale



2 1 OSP

Harwood 46 Tidewater Drive
\$175,000



400m²

Broad Bay Lot 1, 7 King George St
\$150,000



1150m²

Portobello 228 Harington Pt Rd
\$240,000

Recently Sold



Company Bay 18 Castlewood Rd
\$500,000



The Cove 277/278 Portobello Rd
\$550,000



Broad Bay 52 Oxley Crescent
\$413,750



Company Bay 110 Mission Cove
\$850,000

January

(REINZ Market Report
February 2018)

Median Days
on Market

44

Median
Sale Price

\$365K

Number
of Sales

133