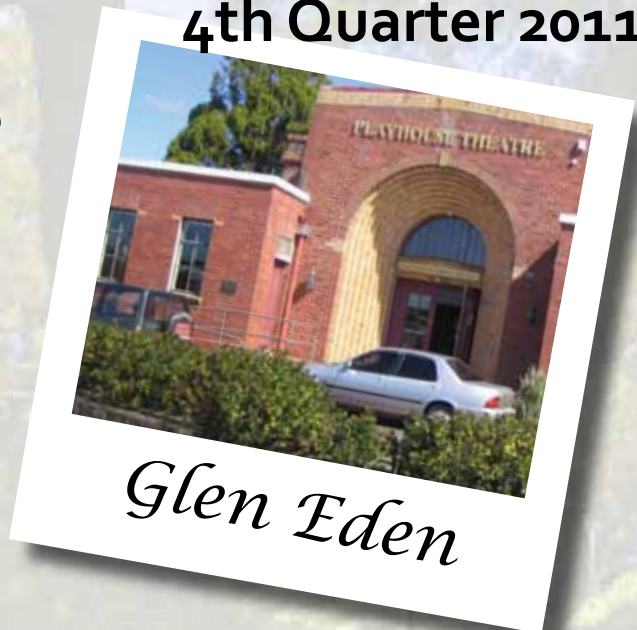


Real Estate Market Update

Every year we make New Year's resolutions – eat healthier, exercise more, spend more time with the family. What resolutions did you make? If you decided 2012 is going to be the year you're going to relocate somewhere warm and tropical, low maintenance or upgrade to something more luxurious– then you'll be pleased to hear the Auckland real estate market is gradually improving. This is driven by a continued shortage of listings and low interest rates. It seems home owners harbour persistent reservations that optimism in the housing market may be short lived due to the debt crisis in Europe, the US markets and the impending rebuild of Christchurch, but at this stage it doesn't appear to be affecting the New Zealand economy. Financial forecasters predicted 2012 would see an increase of 2% in the Official Cash Rate; this percentage has now been reduced to 1.4. November 2011 saw new high record median house prices in the Auckland region and it was expected to continue in December. However December came and most parts of Auckland city experienced a reduction in prices, except for Waitakere City, who experienced a noticeable increase. It's impossible to predict what the rest of 2012 will hold without having psychic powers, so you'd be well advised to take advantage of a buoyant West Auckland market place while you have the chance.



Market Stats for Your Area

Less than \$300,000	2010	2011
Number of properties	4731	4731
Number of sales	25	22
Median Sale Price	\$265,000	\$260,000
Median Days to Sell	35	27



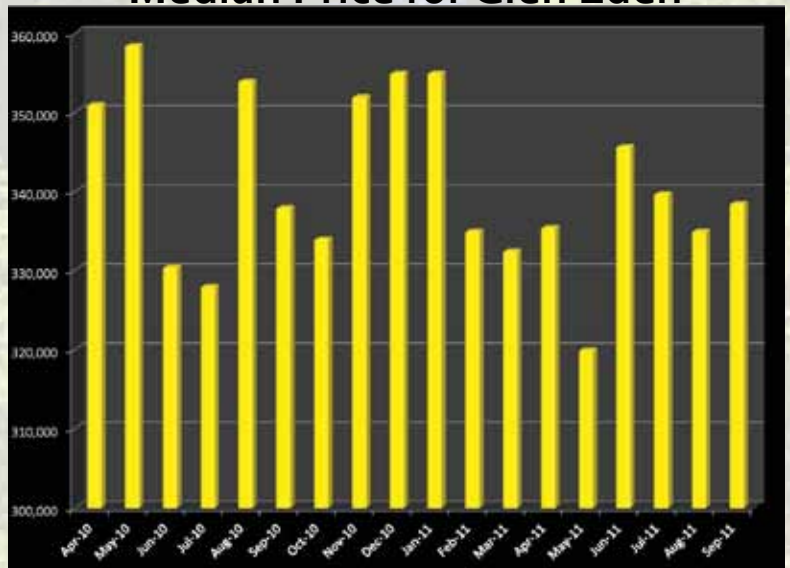
What's On...

Music in Parks 2012 - Summer Sounds, Mon 6 Feb '12, 2:00pm–6:00pm, Henderson Park, Wilsher Cres, Auckland.

The launch of Summer Sounds comes by way of The Black Seeds. Having carved out their reputation through platinum selling albums their fusion of big-beat funk, dub, soul, and afro-beat, mixed with vintage roots-reggae will make for an unforgettable concert. Supported by Henderson's own dDub and Sassy and the Pocketbook. Free admission.

Relay For Life, Auckland, 24 March 2012 – 25 March 2012. Teams of ten or more get together and do a walk/run relay in support of people in our community who have had experience with cancer. All levels of fitness are encouraged to join in to walk, run or support from your very own campsite. There is entertainment, spot prizes, big breakfast, themed teams and lots of energy! Join up now, become part of this wonderful event and help raise funds and awareness for The Cancer Society. Teams of ten: \$200.00 Buy Tickets – 093080494

Median Price for Glen Eden



NB: Market statistics based on settled sales recorded with REINZ during the prescribed period. We have in preparing this document used our best endeavors to ensure the accuracy of all the information provided. We accept no liability or responsibility for any errors or inaccuracies and recommend that all recipients make their own enquiries to verify any information given.

Ray White Glen Eden Proudly Supports



What Our Clients Say...

If you are looking to sell or perhaps purchase your next dream home you can not walk past the services delivered by Ray White Glen Eden. They recently closed a deal for me on two sections in West Auckland. The sections had great views however access was not as easy as developers hoped and it proved tough to negotiate the right price with the right terms. We had three previous deals fall through but no matter what, Ray White Glen Eden kept us positive, kept bringing us contracts and kept negotiating until the deal was on the table was palatable by all. They were able to deliver signed deals with no advertising which means they have a key network. Their connections, tenacity and desire to make sure we were informed every step of the way was tremendous. They had to touch sensitive GST issues and found a way to make

sure this was complete with simplicity and excellent communication. Did I mention we are located in a different country and all of the sale and pre/post work was completely remotely? If you want results, make sure you give Ray White Glen Eden the opportunity. Thanks,
Veronica

We recently sold our property in Lucinda Place, Glen Eden. We chose Ray White Glen Eden as our agency. We decided to go to auction and the team did a great job of promoting our property with excellent photographs etc. Our property was sold in only 4 weeks and an excellent result was achieved. We can highly recommend the Ray White Glen Eden sales team for a very professional and stress free sale.
AR & RA Austin

RENT YOUR HOME WITH THE DREAM TEAM!

Supreme Property Management is a division of Ray White Glen Eden and located at 66 Glenmall Place.

**Competitive rates • Friendly approachable service • Go beyond the call of duty
Debbie or Karen (09) 813 6690**



SUPREME
PROPERTY MANAGEMENT



Recent Sales in Your Precinct

NB: This market report may include properties sold by Ray White Glen Eden and other agents in the area.



3 1 1
13 Adam Sunde Pl
\$270,000 GV: \$290,000



3 1 1
12 Albionvale Rd
\$275,000 GV: \$290,000



2 1 1
126 Glendale Rd
\$275,000 GV: \$285,000



3 1 1
42A Maywood Cres
\$295,000 GV: \$280,000



4 3 2
58 Millan Drive
\$298,000 GV: \$435,000



3 1 1
179 Solar Road
\$270,000 GV: \$241,500



3 2 2
13 Albionvale Road
\$260,000 GV: \$260,000



3 2 2
17 Albionvale Road
\$260,000 GV: \$260,000

09 813 6690
www.rwgleneden.co.nz



Ray White Glen Eden boasts a close knit team of dynamic sales agents committed to securing you the best price the market has to offer. With innovative marketing strategies and the backing of a household name, there's only one name when it comes to listing your property.

Ray White Western Realty Ltd Licensed (REAA2008) 66 Glenmall Place Glen Eden 0602