



Greetings from Warwick Hobbs

*Residential Sales Consultant
Lincoln Darling Realty Limited, Dunedin
(03) 4777-070 (027) 226-6122*

Newsletter – August 2022

Greetings

1. The Dunedin House Market. (Using REINZ July 2022 Statistics)

- **Median House Price:** \$600,000 (July 2021: \$655,000)
- **Median House Sales:** 142 (July 2021: 135)
- **Median Days to Sell:** 47 (July 2021: 29)

On 30 August, the number of listings available on Realestate.co.nz for Dunedin and greater Dunedin, are now down to 481. TradeMe.co.nz recorded 501 listings.

Jen Baird REINZ CEO reports: “Real estate markets are cyclical and after a period of strong upward movement, it is slowing. However, prices tend to decrease more slowly than they increase and after a period of stability, the market tends to regain momentum and median prices start their climb. We are in the easing part of the market cycle.”

Comment: We note that purchaser interest is increasing and well priced properties are selling.

Client testimonial ...

“We appreciated the wonderful speed at which you sold our house and of course the amazing price you achieved for us. Our very best wishes to you for the future.”

Annette & Kevin Reid

2. If You List Your Property with Warwick at Darling Realty:

You will qualify for the valuable **Trade Me Gold Marketing Package** which includes the following benefits:

- A 3-week *Premium Listing* (large advertisement at the top of the page), then it goes to a 1-week *Super Feature Listing*, then to a *Feature Listing*.
- The advertisement also gets boosted 3 times (ie bumped back up to the top of the feature listings). In short, your listing will stay close to the front pages of Trade Me Property.
- A *Feature Listing* will ensure your listing stands out. It will attract 39% more enquiries than a Base Listing, attract interest with 43% more listing page views than a Base Listing.
- A *Feature Listing* has a distinctive background and border, appears ahead of all Base Listings in search results, it is ordered by date featured, not by listed date, and lasts the lifetime of your marketing campaign.

A **Trade Me Gold Marketing Package** will help reduce the time your property is on the market.

With kind regards and best wishes.

Warwick Hobbs | Low Fee Sales Consultant | Darling Realty Ltd

"For reliable 'no pressure' service - that gets results!"

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Licensed under the Real Estate Agents Act 2008

Client testimonial ...

"Warwick, we want to 'Thank you' for successfully selling our property in South Dunedin. From the initial meeting we found you very professional and informative as this process was new to us. You immediately made us feel at ease and explained the process well. Your suggestions on advertising, pricing and open home structure were spot on and keeping us informed and updated after the open homes was appreciated. We appreciate you were transparent with us and with potential buyers which required extra work on your part and we are grateful for the hard work you put in. Many thanks."

Theresa, Cyril & Cameron H.

**What's your
property worth?**

Book your free appraisal now by calling

Warwick Hobbs
027 226 6122
www.warwickhobbs.nz

WHY SELL WITH **WARWICK HOBBS?**

- **Experience:** I have been selling real estate since 2002.
- **Ethics:** I will always treat you honestly and fairly.
- **Respect:** I will never pressure you into a decision you're not happy with. I work towards creating an environment of empathy and trust, enabling you to feel confident in making informed decisions.
- **Local Knowledge:** I am a local and have lived in Dunedin for over 40 years.
- **Flexibility:** I am not restricted to one suburb. I can operate successfully all over Dunedin City.
- **Teamwork:** I am part of a team of experienced sales consultants.
- **Advice:** I am happy to provide free market appraisals and free renovation advice.
- **Availability:** You can contact me between 8am and 9.00pm daily:
 - Direct Dial: [\(03\) 4777-070](tel:034777070)
 - Mobile: [\(027\) 226-6122](tel:0272266122)
 - Home: [\(03\) 477-2296](tel:034772296)
 - Email: warwick@darlingrealty.co.nz
- **Aims:** To obtain the best results for my clients and make the process as stress free as possible.
- **Commission Fees and Services:** The fees at Darling Realty are competitive and advertising is extensive. Our experience and expertise is broad, covering all aspects of the Real Estate industry. These include Residential Sales, Commercial Leasing and Sales, as well as Property Management.
- **The Successful Darling Realty Marketing Brand:** The Darling Realty brand has a growing market presence in the City and a great database of buyers in most areas in Dunedin. Darling Realty is a Dunedin owned Real Estate company. We offer nationwide and worldwide exposure on www.realestate.co.nz www.trademe.co.nz www.darlingrealty.co.nz www.warwickhobbs.nz as well as social media.

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