



Greetings from Warwick Hobbs

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

Newsletter – October 2022

Greetings,

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

- **Median House Price:** \$601,001 (September 2021: \$630,000)
- **Median House Sales:** 135 (September 2021: 180)
- **Median Days to Sell:** 39 (September 2021: 37)

On 25th October, the number of listings available on Realestate.co.nz for Dunedin and greater Dunedin, amounted to 550. TradeMe.co.nz recorded 578 listings. These numbers have been inflated from the previous month, due to New Builds coming on to the market.

Jen Baird REINZ CEO reports: ‘The usual spring lift appears subdued in September, though agents report more first home buyers on the market, and increased attendance at open homes and auctions in some regions. The median property price shows a slight increase nationally.’

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. Quotable Value (QV) House Price Index for NZ, dated 13 October 2022: Latest housing figures mark NZ’s first annual decline since 2011.

<https://www.qv.co.nz/news/qv-house-price-index-september-2022-latest-housing-figures-mark-nzs-first-annual-decline-since-2011/>

3. Are You Thinking of Selling?

As there are only eight weeks to Christmas, I am now taking listings, so you hopefully can be in your new home by Christmas.

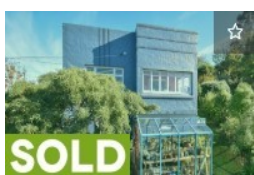
If you or a friend are considering the sale of a property, here is what we can offer you:

A professional market appraisal, professional photography, a photographic for sale signboard. The latest **TradeMe Gold Online Marketing Package**, plus social media postings, other online advertising for the marketing of your property, and more.

*Take advantage of my 19 years experience selling houses, as well as the great team at Lincoln Darling Realty. We may have a buyer for your house on our books already!

Contact me as soon as you can, to secure your property booking.

Here are my two latest sales; Forfar Street (\$606,000) and Font Street (\$550,000).



I Sell Houses!



With kind regards and best wishes.

Warwick Hobbs | Sales Consultant | Darling Realty Ltd

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

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Email: warwick@darlingrealty.co.nz **Websites:** warwickhobbs.nz darlingrealty.co.nz

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.

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.

What's your
property worth?
Book your free appraisal now by calling

Warwick Hobbs
027 226 6122
www.warwickhobbs.nz