

PROPERTY INVESTMENT UPDATE

ISSUE 65 | JUNE 2018



Edinburgh Realty

Licensed under the Real Estate Agents Act 2008



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Assisting vendors/investors since 2003

IMPORTANT DATES...



20 June 2018
First semester exams end



9 July 2018
Second semester begins



25 August 2018
Mid-semester break begins



3 September 2018
Second semester resumes

Welcome to our 65th investment update...

With limited space available due to strong listing/sales activity resulting in \$15.76 million from 25 sales compared to \$9.1 million from 12 sales in the same quarter last year, we'll stick to our knitting and briefly touch on market stats, market listings and have a look at who's selling and buying.

Property sales data is collected and published each month from 16 regions around the country to provide a nationwide overview broadly giving an indication of market direction. That direction is currently up in most regions although not all regions are singing from the same song sheet at any given time. Larger regions have a significant influence on national medians. For example while the current (month on month a year ago) national median sale price is \$550,000 up 1.9% from \$540,000, take out Auckland and it becomes \$460,000, up 5.7% from \$435,000. Does that mean your family home or investment in a particular street, in a particular suburb, in a particular town, in a particular region is possibly worth 5.7% (or 1.9%) more than it was in April 2017. It might be, but it's highly unlikely it might not be.

Property asking prices for marketing are primarily determined by looking at sales results for comparative properties close by and the experience/knowledge of the agent, in conjunction with vendors expectations. Even within a town/city some suburbs might be going sideways while other more popular areas are increasing. The Dunedin monthly median sale price is currently \$398,000, up 15% from \$345,000 in April 2017 and based on 197 sales, but that median price movement is the result of data from sales in 60+ suburbs - some more popular than others and featuring widely different stock and buyer interest.

In a market where listings are in short supply, one would expect prices to edge up. The Dunedin market is currently very short on listings to a point where last week the nine companies in the "Property Press" featured 35 listings citywide, 17% of all market listings across the "Property Press" and the Otago Daily Times lift out publication - "Properties Today" which featured 5 companies marketing 173 listings, 83% (of all listings for the week). Edinburgh featured 32% (66) of all listings across all 14 companies in both publications. With 208 properties marketed in the two publications (Dunedin City listings) and monthly sales of around 197, it is likely prices will either hold their own or edge up.

Marketing in local publications is an expensive business and while Edinburgh does, not all companies continually market all listings until they are sold. A quick check on company's websites showed that while 35 listings were featured in the "Property Press," (9 companies), 86 weren't. Similarly, while 173 were featured in "Properties Today" (5 companies), 23 weren't. There would normally be a small timing issue in under offer or sold properties being removed from websites. Still - at best only 305 listings in total available - less than two months stock.

This quarters sales breakdown. Of the 25 sales:

2 - Buyers were mums/dads, 2 - Owner-occupiers, 1 - Developer and 20 - Investors.

14 - Vendors came from Dunedin, 7 - South Island, 3 - Australia and 1 - North Island.

13 - Buyers were from Dunedin, 6 - South Island, 4 - North Island and 2 - Australia.

This pretty much lines up with business as usual, but never the less, a very busy quarter. On the supply and demand side we currently have many developers looking for Campus opportunities, plus mum/dads looking for some control over where their kids live next year. If you are thinking about selling and not sure whether you should sign a lease for next year, give us a call for a chat and we can assist with coal face feedback.

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SOLD SINCE LAST NEWSLETTER

\$15,764,000



4, 6, 8 ETHEL BENJAMIN PL, CAMPUS

🏠 18 🚿 18 🚗 OSP

SALE PRICE \$3,170,000
YIELD 8.6% gross
VENDOR Dunedin
PURCHASER Lawrence



61 DUKE ST, CAMPUS

🏠 28 🚿 5

SALE PRICE \$1,345,000
YIELD 14.4% gross
VENDOR Australia
PURCHASER Australia



488 LEITH ST, CAMPUS

Development of up to 22 room capable

SALE PRICE \$1,205,000
YIELD N/A
VENDOR Dunedin
PURCHASER Dunedin



176 MACANDREW RD, STH DUNEDIN

🏠 6 🚿 6

SALE PRICE \$980,000
YIELD 7%
VENDOR Dunedin
PURCHASER Australia



142 LONDON ST, CITY

🏠 8 🚿 3

SALE PRICE \$740,000
YIELD 7.8%
VENDOR Dunedin
PURCHASER Darfield



11 PARK ST, CAMPUS

🏠 8 🚿 2

SALE PRICE \$730,000
YIELD 7.5%
VENDOR Queenstown
PURCHASER Papakura



24/54 ANZAC AVE, CITY

🏠 5 🚿 2 🚗 OSP

SALE PRICE \$588,000
YIELD 6.2%
VENDOR Alexandra
PURCHASER Gore



787B GEORGE ST, CAMPUS

🏠 5 🚿 2

SALE PRICE \$565,000
YIELD 6.7%
VENDOR Oamaru
PURCHASER Dunedin



9 BISHOPS RD, CITY

🏠 3 🚿 3 🚗 OSP

SALE PRICE \$530,000
YIELD Vacant
VENDOR Dunedin
PURCHASER Cromwell



57 MORAY PL, CITY

🏠 5 🍳 2

SALE PRICE \$525,000
YIELD 7.1%
VENDOR Dunedin
PURCHASER Takaka



120 STAFFORD ST, CITY

🏠 12 🍳 4

SALE PRICE \$520,000
YIELD 10.75%
VENDOR Dunedin
PURCHASER Dunedin



4 HYDE ST, CAMPUS

🏠 5 🍳 1

SALE PRICE \$495,000
YIELD 7.4%
VENDOR Dunedin
PURCHASER Auckland



13 RUSSELL ST, CITY

🏠 9 🍳 3

SALE PRICE \$480,000
YIELD 14.3% gross
VENDOR Australia
PURCHASER Auckland



48A ELM ROW, CITY

🏠 3 🍳 2 🚗 OSP

SALE PRICE \$470,000
YIELD Vacant
VENDOR Dunedin
PURCHASER Cromwell



19 DUCHESS AVE, CITY

🏠 5 🍳 2 🚗 OSP

SALE PRICE \$415,000
YIELD 7.3%
VENDOR Wyndham
PURCHASER Dunedin



760E GEORGE ST, CAMPUS

🏠 2 🍳 1 🚗 OSP

SALE PRICE \$350,000
YIELD 4.8%
VENDOR Dunedin
PURCHASER Dunedin



151B CARGILL ST, CITY

🏠 2 🍳 1 🚗 1

SALE PRICE \$319,000
YIELD Vacant
VENDOR Auckland
PURCHASER Dunedin



3/63 ROYAL CRES, ST KILDA

🏠 2 🍳 1 🚗 OSP

SALE PRICE \$297,000
YIELD 6.7%
VENDOR Dunedin
PURCHASER Dunedin



80 STAFFORD ST, CITY

🏠 5 🚿 1 🚗 1

SALE PRICE \$265,000
YIELD 6.5%
VENDOR Nelson
PURCHASER Dunedin



45 SELWYN ST, N.E.V.

🏠 4 🚿 2

SALE PRICE \$260,000
YIELD 7.2%
VENDOR Oturehua
PURCHASER Dunedin



93H QUEEN ST, CAMPUS

🏠 2 🚿 1 🚗 OSP

SALE PRICE \$252,000
YIELD 6.1%
VENDOR Dunedin
PURCHASER Dunedin



27 NORMANBY ST, ST KILDA

🏠 3 🚿 1 🚗 OSP

SALE PRICE \$245,000
YIELD Vacant
VENDOR Dunedin
PURCHASER Dunedin



145C MELBOURNE ST, STH DUNEDIN

🏠 2 🚿 1 🚗 OSP

SALE PRICE \$202,000
YIELD 5.7%
VENDOR Australia
PURCHASER Dunedin



493F LEITH ST, CAMPUS

🏠 1 🚿 1

SALE PRICE \$183,000
YIELD 8%
VENDOR Christchurch
PURCHASER Lower Hutt

CURRENT LISTINGS



323 HIGH ST, CITY

🏠 11 🚿 5

Large multi-income investment
SALE PRICE By Negotiation
YIELD N/A
RENTAL \$1,901pw



25A LONDON ST, CITY

🏠 5 🚿 5 🚗 OSP

Superior Studio Accommodation
SALE PRICE \$920,000
YIELD Approx 7% nett (of costs)
RENTAL \$1,440pw



82 QUEEN ST, CAMPUS

🏠 14 🚿 3 🚗 6

Ripe for development
SALE PRICE Deadline Sale
YIELD N/A
RENTAL N/A



48 HERIOT ROW, CITY

🏠 7 🍳 2

Large character investment

SALE PRICE \$699,000

YIELD 7.2%

RENTAL \$973pw



13 HART ST, BELLEKNOWES

🏠 6 🍳 3 🚗 1

Investment or large family home

SALE PRICE Neg over \$695,000

YIELD 9.5% gross

RENTAL \$1,265pw



4 DUKE ST, CAMPUS

🏠 7 🍳 2

Superbly renovated Villa!

SALE PRICE \$659,000

YIELD 8% (2019)

RENTAL \$1,015pw



2 (A, B, C, D) FORTH ST, CAMPUS

🏠 6 🍳 2 🚗 OSP (each)

Superb purpose built investments

SALE PRICE \$659,000 each

YIELD 7.1% each (2019)

RENTAL \$900pw each (2019)



603 CASTLE ST, CAMPUS

🏠 6 🍳 1 🚗 OSP

Tidy Villa investment

SALE PRICE \$645,000

YIELD 7.2%

RENTAL \$894pw (2019)



466A LEITH ST, CAMPUS

🏠 6 🍳 2 🚗 OSP

Easy to rent

SALE PRICE By Negotiation

YIELD N/A

RENTAL \$888pw (2019)



328 HIGHGATE (390 STUART ST)

🏠 5 🍳 1 🚗 OSP

Investment or large family home

SALE PRICE Neg over \$595,000

YIELD 8.2% gross

RENTAL \$945pw



38 ST DAVID ST, CAMPUS

🏠 4 🍳 2 🚗 OSP

Prime development potential

SALE PRICE Deadline Sale

YIELD N/A

RENTAL \$600pw

PROPERTY WANTED



After recent sales, we currently have active buyers looking for one and two bedroom units within walking distance to campus. Up to \$350,000.

Mum and Dad investors currently looking for four/five bedroom flats in campus area for their children for 2019. Up to \$500,000.

We have many investors looking for modern purpose built flats. Campus/Central City areas. Open to price depending on the property.



21 CLARK ST, CITY

🏠 3 🍽️ 2 🚗 OSP

Inner City living!

SALE PRICE Neg over \$500,000

YIELD N/A

RENTAL \$540-\$570pw



40 MANOR PL, CITY

🏠 7 🍽️ 2 🚗 1+OSP

Large character investment

SALE PRICE \$525,000

YIELD 8.4%

RENTAL \$850pw (2017)



451 LEITH ST, CAMPUS

🏠 10 🍽️ 2 🚗 OSP

Campus cash cow

SALE PRICE Offers over \$470,000

YIELD 10% (after ground lease)

RENTAL \$1,300pw (2019)



63 OPOHO RD (7 & 8), N.E.V.

🏠 6 🍽️ 2 🚗 OSP (each unit)

Buy one or both!

SALE PRICE By Negotiation

YIELD N/A

RENTAL \$600pw & \$540pw



78, 78A, 78B GLADSTONE RD

🏠 3 🍽️ 1

Calling Developers and Investors!

SALE PRICE By Negotiation

YIELD N/A

RENTAL \$285pw



92 SOUTH RD, THE GLEN

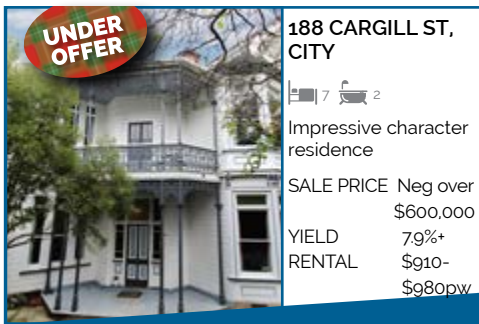
🏠 2 🍽️ 2 🚗 OSP

The perfect starter!

SALE PRICE \$275,000

YIELD 7.8%

RENTAL \$410pw



188 CARGILL ST, CITY

🏠 7 🍽️ 2

Impressive character residence

SALE PRICE Neg over \$600,000

YIELD 7.9%+

RENTAL \$910-\$980pw



139 ST DAVID ST, CAMPUS

🏠 4 🍽️ 1

Good Uni starter

SALE PRICE \$349,000

YIELD 7.2%

RENTAL \$480pw



559 GEORGE ST, CAMPUS

🏠 5 🍽️ 1

Development project

SALE PRICE \$349,000

YIELD 6.3%

RENTAL \$425pw



57 MALVERN ST, WOODHAUGH

🏠 4 🍽️ 1 🚗 1+OSP

Solid first home or investment!

SALE PRICE \$329,000

YIELD N/A

RENTAL \$400-\$440pw



5A RAMSAY ST, DALMORE

🏠 4 🍽️ 1 🚗 OSP

Low maintenance investment

SALE PRICE \$329,000

YIELD 7%

RENTAL \$440pw



2E FORTH ST, CAMPUS

🏠 6 🍽️ 2 🚗 OSP

Superb purpose built investment

SALE PRICE \$633,000

YIELD 6.9%

RENTAL \$840pw

With current listings greater than space available, please go to our website www.propertyinvestments.nz

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