



LESLEY BARR

A FRESH HONEST APPROACH TO REAL ESTATE



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Glenorchy

Hi there,

I hope this finds you well, enjoying the lovely crisp days, sure does beat the rain! Welcome to my November property update

“There is a definite wave of positivity and optimism to New Zealand’s property market. As we recover from a subdued market, October proved to be a more positive month, with increases in sales and in median prices. Salespeople are seeing more confidence among vendors and buyers now we’re into spring, and this shows signs of a busier market leading up to Christmas.

Owner-occupiers and first home buyers were the most active buyer groups for October, with overseas buyers slowly gaining momentum since the OCR reduction and potential review of the Overseas Investment Act.”

I presently have a couple of quiet listings::

- 115 Coll Street – two Bedrooms, one and half bathrooms on a super sunny 1150 sqm section. This property is currently under offer.
- 38 Birley Rise – two Bedrooms, one bathroom “Granny flat” with single garage and two x cabins. There is great potential to add value here, the existing dwelling is unfinished. Resource Consent in place for a substantial home.

Market Snapshot October 2024

THE FOLLOWING DATA IS BASED ON UNCONDITIONAL SALES IN THE WAKATIPU AREA



\$1,400,000

Median sale price for October 2024*



91

Number of sales in October 2024*



46

Median sale price for October 2024*

Disclaimer: Data sourced from REINZ. Data encompasses Queenstown and Arrowtown Wards.

*Source REINZ

For Sale	Sale method	Sale category	Floor area	Land area	
5 Pigeon Place, Glenorchy	\$440,000	Section	N/A	802sqm	
3 Butement Street, Glenorchy	\$745,000	Section	N/A	2,074sqm	
Dart River Island, Glenorchy	PBN	Land	N/A	20.8413ha	
Recent sales	Sale price	Sale date	Sale category	Floor area	Land area
8 Buckler Burn, Glenorchy	\$429,000	08 Nov 2024	Section	N/A	869sqm
106 Mull Street, Glenorchy	\$980,000	11 Oct 2024	Residence	124sqm	949sqm
Lot 28 Alfreds Terrace, Glenorchy	\$550,000	11 Oct 2024	Section	N/A	1,255sqm
20 Shiel Street, Glenorchy	\$420,000	02 Oct 2024	Section	N/A	903sqm
3 Lancaster Place, Glenorchy	\$1,030,000	13 Sep 2024	Residence	141sqm	1,022sqm



We have been working with GJ Gardner and have come up with three great designs to give you an idea as to what can be achieved on our sections. They represent great value for money covering Home and income, energy efficient and two dwelling builds. Please note this is simply a concept which GJ Gardner will work with, we are selling the land only. Please let me know if you have further questions and indicative pricing.

Please email me or scan this QR code before the 31st November if you would like to receive up to date market information or if you'd like a free, 100% no strings attached market appraisal of your property and you will go into the draw to win meal for Two at The Headwaters Eco Lodge, Glenorchy.

Feel free to get in touch for honest advice on any real estate matter. I am here to help.

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