



LESLEY BARR |

A FRESH HONEST APPROACH TO REAL ESTATE



📞 027 460 9783

📷 @lesley_barr_bayleys

🌐 bayleys.co.nz

Glenorchy

Season's Greetings!

I hope this message finds you well and that you're looking forward to a wonderful Christmas, whether it's a quiet, reflective time or a lively celebration. The heart of the season is about "who" we share it with, not "what" we do – a sentiment I hold dear.

Welcome to my December newsletter

"November brought encouraging signs for the property market, with increased buyer demand and fewer new listings. Summer is expected to bring the usual upswing in activity, with renewed confidence from buyers and sellers alike. Owner-occupiers and first-home buyers remain active, while ongoing OCR reductions could attract more investors. Open home attendance and auctions show steady interest, with many sellers achieving positive outcomes. Lenders and brokers are busy handling applications as buyers take advantage of recent rate reductions. Looking to 2025, the market is shaping up well for buyers and investors. If you're considering your next move or have questions about the market, I'd be happy to help.

Wishing you a joyful holiday season and a prosperous New Year!

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

Market Snapshot November 2024

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



\$1,412,500

Median sale price for November 2024*



102

Number of sales in November 2024*



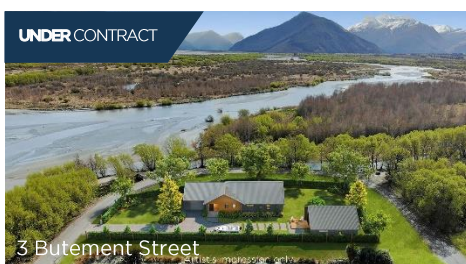
51

Median sale price for November 2024*

*Source REINZ

| For Sale | Sale method | Sale category | Floor area | Land area |
|------------------------------|-------------|-----------------|------------|-----------|
| 38 Birley Rise, Glenorchy | PBN | Rural lifestyle | 135m2 | 4.8839ha |
| 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 |
|----------------------------|------------|-------------|---------------|------------|-----------|
| 115 Coll Street, Glenorchy | \$875,000 | 03 Dec 2024 | Residence | 68sqm | 1157sqm |



Our collaboration with GJ Gardner worked a treat selling one section with another two under contract. I also had the pleasure of selling 115 Coll Street, which did not even get to the open market. I also have 38 Birley Rise as a "quiet listing" for now. Unless sold prior, this property will go to Auction in April. Please let me know if you would like more information re this great opportunity.

Please email me or scan this QR code before the 31st of December 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. You will be entered into the draw to win a meal for Two at The Headwaters Eco Lodge, Glenorchy.

Feel free to contact me for honest advice on any real estate matter. I am here to help.

Lesley Barr
027 460 9783
lesley.barr@bayleys.co.nz
www.lesleybarr.bayleys.co.nz
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