

Marlborough Market Watch

Bringing you the latest news, facts and figures specific to your local market



What's been happening in Marlborough?

Activity in residential sales for Marlborough/Kaikoura is 68 sales compared to 85 sales in December.

There were 3 section sales for January, a big drop compared to the 24 sales recorded for December.

The average house price in Marlborough rose to \$393,500 in comparison to December's \$377,000.

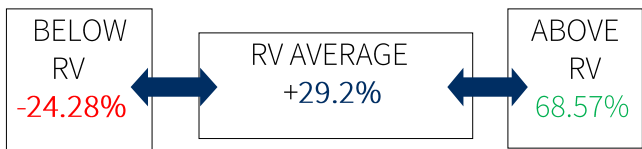
The median number of days to sell has remained steady with January taking 26 days compared to December's 24 days.

The total value of sales for January was \$29,693,300.

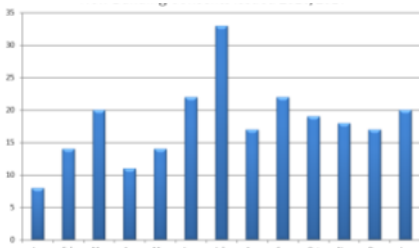
Compared to last year

	Jan 2017	Jan 2016
Total Sales	68	81
Value of Sales	\$29,693,300	\$30,104,900
Average List Price	\$399,000	\$343,000
Average Sale Price	\$393,500	\$340,000
Average Days to Sell	26	43

SALE PRICE TO RATEABLE VALUE RATIO January 2017



NEW BUILDING
CONSENTS
ISSUED
2016/2017



Commercial Roundup

There has been a strong start to 2017 with above normal enquiries for retail & industrial space. Industrial space to both lease and buy remains in short supply. Industrial zoned land is running out and if further land is not rezoned or made available in the near future this will add pressure to already low stocks. Recently the St Andrews property in Riverlands has been purchased for worker accommodation and an application for resource consent has been applied for to increase occupancy to 400 beds. This will go part way to ease the pressure on housing our RSE community. We have four new lease sites on Queen and Market Streets – Please contact Ross Ayson on 027 567 2249 for further details.

Mortgage Express Roundup

I have had many conversations around personal finances, what is consistent is the issue of short-term debt. In many instances short-term debt restricts my clients property purchase or financing to upgrade to their next home. It is easy to take up the many finance options offered and don't be fooled by "interest free" offers. In my opinion, there is no such thing as interest free. If you are considering home ownership or simply looking to improve your financial position, avoiding short-term debt is important. Short-term debt includes credit cards, personal loans, store cards and car loans. Short-term debt reduces your available surplus cash and is often the difference between being able to afford a home loan or not. If financial freedom is a goal, then make 2017 the year to reduce debt and avoid new debt. Avoid the temptation that comes from financing a new purchase (small or large). If you have a home loan and are thinking of upgrading in the future, plan to reduce your home loan to build equity. The banks have various tools to assist you with debt reduction. As everybody is different, not all tools work for everybody. Finally, find a balance between debt reduction, saving and good living, I believe this is the key to managing personal finances. A disclosure statement is available on request and free of charge.

Residential Sales (Marlborough)

Under \$300,000	14
Under \$400,000	20
Under \$500,000	7
Under \$600,000	11
Over \$600,000	9

Rural Sales (Marl, Kaik, Pict)

Lifestyle Block	5
Forestry	1
Arable	1
Grazing	2

Sales Overview (Marl, Kaik, Pict)

1 Bedroom	2
2 Bedroom	12
3 Bedroom	27
4 Bedroom	22
5 Bedroom +	5

Railway Cafe
ice creamery functions coffee roastery

579 4997
Blenheim Railway Station

**All You Can Eat Feast
for 2 people**

Reservation required

FREE Ice cream if you bring the flyer to the cafe

* Conditions apply, valid until Fri 31st March 2017

Working in your community and happy to bring you this offer from the Railway Cafe

**ONLY
\$50**