

What's happening in Ellerslie



Welcome to the Ellerslie Monthly Update for July 2024

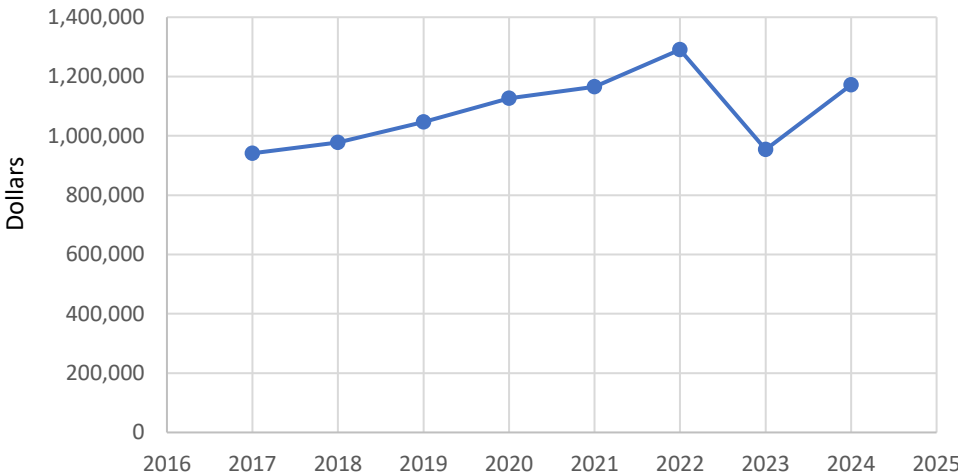
The month of July saw further interest rate reductions coupled with evolving financial market dynamics presenting opportunities for homeowners to leverage favourable conditions, optimize financial strategies, and make informed decisions to enhance their property investments.



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Your
Ellerslie
Specialist

Average Sale Price for the month of July



*All data referenced from Real Estate Institute of New Zealand

Ellerslie							
REINZ Statistics for Residential Sales							
No.	Street	Suburb	Sale Price	Sale Date	DTS	Valuation	Brms
11	Pohutukawa Place	Ellerslie	837,000	15-Jul-24	37	900,000	2
158 A	Ladies Mile	Ellerslie	1,850,000	10-Jul-24	174	2,800,000	4
41 A	Ballarat Street	Ellerslie	1,050,000	10-Jul-24	30	1,340,000	3
3/159	Celtic Crescent	Ellerslie	950,000	3-Jul-24	30	1,160,000	3
Average			1,171,750		67.8	1,550,000	

We have been busy providing appraisals, with homeowners weighing up their options. The market in Ellerslie is slowly stirring with 58 properties for sale – 28 of these being 3 bedroom plus. We are also now over the halfway mark of winter...roll on spring...first day being 23rd September.

Finally, this month I have included a section on Building Permits. With no notification required to be given to neighbours regarding residential developments, it is always good to know what's happening in your street or even next door to you. This section follows on the page over.

If you would like an updated Appraisal, please just call.

Have a great week.



Building Permits in your area*

Address	What it is	Resource (R) Submitted (S) Consented (C)
43-47 Amy Street	Kianga Ora – 8 x Two level duplexes	C
6 Arron Street	Kianga Ora - Early stages of planning design	
52 Celtic Crescent	3 x two storey dwellings	C – 20/6/24
127 Celtic Crescent	3 x two storey dwellings	R – 8/7/24
5 Ellerslie Park Road	4 new dwellings	R – 23/2/24
18 Gavin Street	3 new dwellings	R – 11/7/24
7B Hurst Street	Second dwelling on property	S – 22/6/23
23 Innisfree Place	3 new dwellings	R – 11/7/24
15 Konini Road	4 new dwellings	R – 11/4/24
166 Ladies Mile	4 storey Hotel (54 units)	S – 31/10/23
7 Lawry Street	Additional Dwelling	C – 20/2/24
3 Lonsdale Street	8 x two storey dwellings	S – 6/5/24
40a Michaels Avenue	3 x standalone dwellings	R – 14/9/23
12 Morrin Street	NHU	R – 12/10/23
53a Rockfield Road	3 dwellings	S – 17/6/24
2 Te Marama Road	3 x three storey dwellings	C – 20/4/23
7 Vause Street	5 standalone dwellings	S – 12/3/24
9 Walpole Street	5 terraced dwellings	S – 8/3/23

- Please note this information has been provided by a third party. Barfoot & Thompson do not warrant the accuracy, completeness or accuracy of this information.