

# Who's Moving

APRIL 2008

Welcome back to Steve Koerber's Southern Remuera real estate bible. The monthly newsletter that gives you an accurate picture of the real estate market in your neighbourhood, showing all listings, sales, CVs and a graphic illustration of who is "doing the business". The picture this month is one of more listings and fewer sales. A year ago this newsletter featured fewer listings and a whopping 24 sales. How things have changed! This market is one in which real sellers will sell and all others will be left on the shelf (or re-appear in the listing column of this newsletter for many more months). Have a great month and remember – MY SIGNS ARE EVERYWHERE!

## What's For Sale

|                         |             |                                |                          |             |                                |
|-------------------------|-------------|--------------------------------|--------------------------|-------------|--------------------------------|
| 19 Armadale Rd          | \$1,995,000 | <b>Barfoot &amp; Thompson</b>  | 1A/519 Remuera Rd        | \$1,975,000 | <b>Barfoot &amp; Thompson</b>  |
| 30B Armadale Rd         | \$1,075,000 | <b>Barfoot &amp; Thompson</b>  | 2B/519 Remuera Rd        | \$2,150,000 | <b>Barfoot &amp; Thompson</b>  |
| 50 Armadale Road        | Neg         | <b>Barfoot &amp; Thompson</b>  | 42 Richard Farrell Ave   | Neg         | <b>Barfoot &amp; Thompson*</b> |
| 17 Avice St             | \$1,780,000 | <b>Barfoot &amp; Thompson</b>  | 52A St Vincent Ave       | \$1,398,000 | <b>Barfoot &amp; Thompson</b>  |
| 2/17 Clonbern Road      | \$695,000   | <b>Barfoot &amp; Thompson*</b> | 79 St Vincent Ave        | Neg         | <b>Barfoot &amp; Thompson</b>  |
| 80 Clonbern Rd          | CV\$870,000 | <b>Barfoot &amp; Thompson</b>  | 34B Armadale Rd          | Tender      | Ray White                      |
| 1/2 Cotter Ave          | \$949,000   | <b>Barfoot &amp; Thompson</b>  | 15A Dromorne Rd          | Neg         | Ray White                      |
| 1/8 Cotter Ave          | \$739,000   | <b>Barfoot &amp; Thompson</b>  | 1/20 Green Lane East     | Neg         | Ray White                      |
| 10A Dromorne Rd         | \$1,500,000 | <b>Barfoot &amp; Thompson*</b> | 1/231B Remuera Rd        | Neg         | Ray White                      |
| 15/31 Green Lane East   | \$565,000   | <b>Barfoot &amp; Thompson</b>  | 10/261 Remuera Rd        | \$875,000   | Ray White                      |
| 43B Green Lane East     | Neg         | <b>Barfoot &amp; Thompson</b>  | 40 Armadale Rd           | Neg         | Bayleys                        |
| 87 Greenlane East       | \$1,850,000 | <b>Barfoot &amp; Thompson*</b> | 25 Lochiel Rd            | Auction     | Bayleys                        |
| 17A Hubert Henderson Pl | Neg         | <b>Barfoot &amp; Thompson</b>  | 19 Rotomahana Tce        | \$695,000   | Bayleys                        |
| 7/9 Lillington Rd       | Neg         | <b>Barfoot &amp; Thompson*</b> | 12 Ascot Ave             | \$1,395,000 | Harcourts                      |
| 17A Mainston Rd         | Neg         | <b>Barfoot &amp; Thompson</b>  | 20 Omaha Rd              | Neg         | Harcourts                      |
| 17E Mainston Rd         | Neg         | <b>Barfoot &amp; Thompson</b>  | 1/37 Richard Farrell Ave | Neg         | Harcourts                      |
| 46 Mainston Rd          | Neg         | <b>Barfoot &amp; Thompson</b>  | 15A Hubert Henderson Pl  | Neg         | UP                             |
| 13A Market Rd           | Neg         | <b>Barfoot &amp; Thompson</b>  | 47 Market Rd             | Neg         | UP                             |
| 35 Market Rd            | \$2,600,000 | <b>Barfoot &amp; Thompson</b>  | 20B Nordon Pl            | Auction     | UP*                            |
| 38 Ohinerau St          | Neg         | <b>Barfoot &amp; Thompson</b>  | 533-535 Remuera Rd       | Neg         | Boulgaris                      |
| 20/267 Remuera Rd       | \$89,000    | <b>Barfoot &amp; Thompson*</b> | 5A Ladies Mile           | Neg         | Century 21                     |
| 487 Remuera Rd          | Neg         | <b>Barfoot &amp; Thompson</b>  | 84 Clonbern Rd           | \$1,100,000 | Sandy Evans Realty             |
| GA/519 Remuera Rd       | \$1,865,000 | <b>Barfoot &amp; Thompson</b>  |                          |             |                                |

## What Sold In March 2008

CV = 2005 Capital Value

|                        |               |               |                                |
|------------------------|---------------|---------------|--------------------------------|
| 37A Ascot Ave          | CV\$340,000   | \$362,500     | <b>Barfoot &amp; Thompson</b>  |
| 6 Koangi St            | CV\$660,000   | \$undisclosed | <b>Barfoot &amp; Thompson*</b> |
| 1/26 Omaha Rd          | CV\$740,000   | \$740,000     | <b>Barfoot &amp; Thompson</b>  |
| 1B/519 Remuera Rd      | CV\$n/a       | \$1,800,000   | <b>Barfoot &amp; Thompson</b>  |
| 2/31 Ascot Ave         | CV\$390,000   | \$430,000     | Harcourts                      |
| 3B Richard Farrell Ave | CV\$460,000   | \$513,000     | Harcourts                      |
| 21 Omaha Rd            | CV\$1,380,000 | \$1,775,000   | Bayleys                        |
| 2/14 Nordon Pl         | CV\$n/a       | \$635,000     | UP                             |



**Steve Koerber**™

REMUERA'S HOUSE SOLD NAME

REMUERA SPECIALIST  
SINCE 1998

\*Denotes new listing last month. Please talk to Steve about listing your property for sale. Any buyer enquiry for B&T listings is referred to the listing agent.

All data is a result of Steve Koerber's extensive research. Accuracy is a priority, but cannot be guaranteed!.