



Jack's Update

Well here we all are again at the end of another year, either thinking –

“I’m glad that is behind me” - “I hope next year will be better” OR

“What a great year this has been – Wonder what the next will bring”

What ever mindset you are in, be grateful everyday for the family, friends and good health. Something that has personally come to the fore front of my mind after a serious health issue this time last year which ended me up in hospital for a month and all of this year in recovery mode.

On the Real Estate side of life it has been business as usual and the team have a number of properties for sale. This year we have had three more residential agents join the team and a few changes in the very important administration team who support everyone in the office.

The Residential team have been busy throughout the year with the housing market still being strong and prices holding steady. The only changes there is the days on the market are longer compared to 18months ago.

Commercial property is still well sought after and you will notice that the retail area is as busy as ever with no empty shops to be seen. A new build is in progress on the corner of Broadway and Tainui Streets which will have 3 businesses operating from. A great enhancement on that corner from the old derelict building it has replaced.

Property Management have been very busy with their large portfolio of properties they manage. These properties include farm cottages that are occupied by either staff or other tenants being spare houses available. Gavin and the team do a great job keeping up with legislation requirements for rental properties which are constantly changing.

The Rural sector is very interesting this year with the banks being very conservative with their lending and wanting to reduce their rural portfolio in general, which in turn is putting a lot of pressure on some farmers. Dairy farms have sold this season and the prices have varied from \$50k to \$65k per hectare depending of course on the area and the infrastructure provided.

We currently have a good variety of farms for sale which vary from Chicken Farm enterprises, Supreme Grazing block on the edge of Matamata, along with an Equine Block. Our Dairy Farms vary from 50ha to 120, all in different areas and price brackets. So if you are looking for a new venture or an additional to add to your portfolio, then give me a call so I can fill you in on the details.

Our dedicated team are always looking to help you achieve the best result with the sale of your property, whether residential, lifestyle, rural or investment. For experience, enthusiasm -call anyone of our team.

We are proud of the fact we are all locals helping locals.

Meanwhile while you are contemplating your next step and wondering what next year will bring, enjoy your Christmas with family and friends. I hope you all get away for a well deserved break.

Personally Colleen and I are heading down to the South Island to catch up with some of the grandchildren and family down there. Apparently we have been told to pack our Puffer Jackets as the weather is still unpredictable down there, as it has been up in the North Is.

So 2020 is just around the corner as they say so celebrate in your own style and stay safe.

Regards

Jack

