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WHANGANUI AND RUAPEHU

for sellers in our region, particularly as a high proportion of these prospective buyers are making a move from more expensive urban areas and setting down roots, realising that their money goes further here in Whanganui.

Affordability remains a key leveraging opportunity. For homeowners considering a sale who purchased before the last market peak, prices in some areas are up nearly 30

percent on pre-pandemic levels.

These fundamentals provide an excellent platform for well-positioned homeowners who decide to sell in the current climate.

If this is something you're interested in exploring, our regional residential sales experts will relish the opportunity to explain how Bayleys can do it better, so please do give us a call.

\$475,000

median sale value January 2023

-12%

y/y

-8%

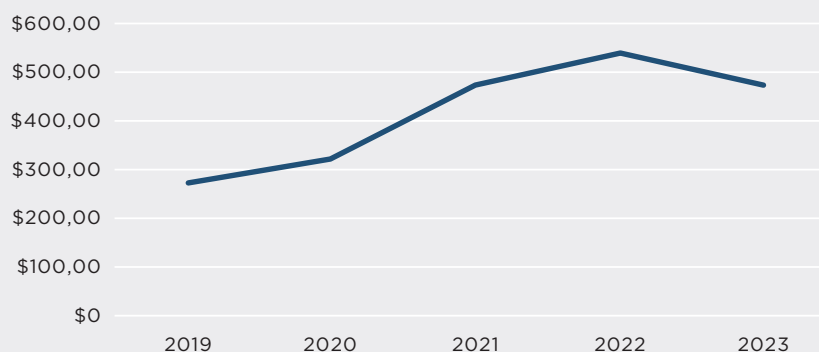
volume y/y

Our region continues to outperform the rest of the country in terms of residential sales activity and recent sale results, with early indications that the regression rate has started to slow.

Bayleys salespeople across the Whanganui District are seeing greater interest in our listings and buyers with a more decisive attitude toward their purchasing intentions. Quality properties in desirable locations continue to sell well, as do investment-style properties that have been brought up to Healthy Home Standards and are ready to rent immediately.

The recent resurgence in buyer activity at the lower end of the market, particularly from first home purchasers, has boosted confidence

MEDIAN SALES VALUES WHANGANUI RESIDENTIAL FIVE YEARS TO JANUARY 2023



Source: REINZ unconditional sales data