



Talking Real Estate with Steve Slicker

Hi folks,

I have to confess to finding the last fortnight's media comments about the housing market fascinating, not least of all because it seems that the tide has turned and all appears well again now February statistics are out. The reason I find it so fascinating is that from real estate circles the market has bounced back considerably in February compared to January. Well I may not be the brightest button in the box but now is the time I start studying for a masters degree in stating the obvious.

I don't have any issues with a positive spin going on what really aren't great figures but while the market appears to be stabilising and more sales taking place it is important to remember this happens every year which is why I maintain that the best way to measure housing data is year on year. For example sales in Upper Hutt in February 09 totalled 54 compared to February 08s 97 again compared with Februarys 07s 114. This gives us a greater idea of true comparables.

What I have found encouraging is that the median sales price is only down a little from February 08. \$325,000 then to \$321,250 in Feb 09. These figures actually show a stability and hopefully show that we are near the end of the downward cycle.

It sounds sometimes that I've become a doom and gloom merchant myself, I can assure you that I haven't. I believe with the price falls that it is a great time to be a buyer but I also don't believe there is ever a bad time to buy property providing you look long term and not short term.

If you have any real estate enquiries or would like a free market appraisal, please contact me via email, steve@steveslicker.com or call me on 528 2422. If you would like to re read an old column you can find them on my website, www.steveslicker.com

Kind regards,

Steve Slicker

528 2422

0275 661 949