REAL UPDATE

SPRING 2024



Spring has arrived in Tuatapere, bringing a sense of renewal, and it usually sees an increase in buyer interest. As the days grow longer and the landscape comes to life, it's a great time for those considering a change to experience the charm of Tuatapere.

For buyers looking for affordability and a laid-back lifestyle close to the sea and outdoor pursuits, now could be an ideal moment to explore the available properties.

The Tuatapere residential market has seen 8 sales so far this year, with prices ranging from \$235,000 to \$495,000 and a median sales price of \$275,000. February was particularly active with 5 sales, while July saw 2 properties sold. Currently, there are 9 residential properties and 2 sections available on the market.

With interest rates finally starting to decline, Tuatapere stands out as an affordable place to live, offering a unique blend of rural charm and easy access to outdoor pursuits. The town is ideally situated near the ocean and prime hunting areas, making it an attractive choice for those seeking a lifestyle closer to nature.

Robert

REAL UPDATE

PRING 2024

TUATAPERE Property Snapshot

Sales activity in Tuatapere has remained consistent, with 8 residential sales recorded to date in both 2023 and 2024. However, the median sales price has risen from \$255,000 in 2023 to \$275,000 in 2024, reflecting a 7.8% increase. This is notable given the national trend of declining median sales prices, highlighting Tuatapere's growing appeal and resilience in the current market.

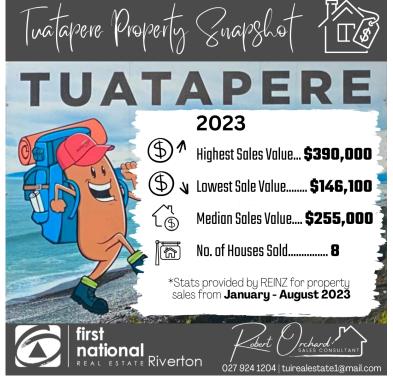
January - August 2024



January - August **2023**







SEPTEMBER

REAL UPDATE

SPRING 2024

SPRING CLEANING TIPS



As the seasons change and warmer weather arrives, it's the perfect time to tackle some essential spring cleaning tasks to refresh your home and prepare for the months ahead.

- Check for Weather Damage: Inspect for winter damage like leaks or wear on roofing and gutters. Clean gutters and downpipes to prevent blockages.
- Deep Clean Carpets and Upholstery: Freshen up your living spaces with a deep clean of carpets and upholstery, using a professional cleaner or machine.
- Tidy Gardens and Outdoor Areas: Clear fallen leaves, weeds, and debris from gardens and lawns. Prune plants to promote healthy growth.
- **Declutter Storage Spaces:** Organize closets, garages, and sheds. Donate or dispose of unneeded items for a more functional storage system.
- Clean Exterior Surfaces: Wash walls, decks, driveways, and windows to remove dirt, grime, and moss. Look for signs of wear or damage.
- Test Safety Devices: Check smoke alarms and carbon monoxide detectors.

 Replace batteries if needed and ensure all devices are working.
- **Review Emergency Preparedness:** Update your emergency kit and review your family's emergency plan. Ensure essentials like first aid supplies and a battery-powered radio are ready.



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I am offering a **FREE** House Price Check to update you on your home's value.

*This is a no obligation offer



CONTACT YOUR LOCAL, RESIDENT AGENT Robert Orchard, *Tuatapere*

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TUATAPERE LISTINGS



\$330,000

5 & 7 Clifden Highway, Tuatapere





FULLY RENOVATED - NEW NEW NEW

For Sale

View More



\$385,000 + GST if any

59 Main Road, Tuatapere







HOME AND INCOME OPPORTUNITY SOUTHERN SCENIC ROUTE

For Sale

View More



\$155,000

36 King Street, Tuatapere







DREAM BUILDING SITE

For Sale



I'm proud to support The Tuatapere Reserve Pest Control Group, who do incredible work in controlling pests and protecting our local environment.

To date, I have donated \$500 to this important cause, with \$100 from each property sale going directly to the group. Their efforts play a vital role in maintaining the health of our natural surroundings, and I'm honored to contribute to their ongoing success.