

SEPTEMBER

REAL
ESTATE

UPDATE

SPRING 2024



TUATAPERE MARKET UPDATE

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

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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

Tuatapere Property Snapshot 

TUATAPERE

2024

-  Highest Sales Value... **\$495,000**
-  Lowest Sale Value..... **\$235,000**
-  Median Sales Value.... **\$275,000**
-  No. of Houses Sold..... **8**

*Stats provided by REINZ for property sales from **January - August 2024**



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Tuatapere Property Snapshot 

TUATAPERE

2023

-  Highest Sales Value... **\$390,000**
-  Lowest Sale Value..... **\$146,100**
-  Median Sales Value.... **\$255,000**
-  No. of Houses Sold..... **8**

*Stats provided by REINZ for property sales from **January - August 2023**



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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.

- 1 Check for Weather Damage:** Inspect for winter damage like leaks or wear on roofing and gutters. Clean gutters and downpipes to prevent blockages.
- 2 Deep Clean Carpets and Upholstery:** Freshen up your living spaces with a deep clean of carpets and upholstery, using a professional cleaner or machine.
- 3 Tidy Gardens and Outdoor Areas:** Clear fallen leaves, weeds, and debris from gardens and lawns. Prune plants to promote healthy growth.
- 4 Declutter Storage Spaces:** Organize closets, garages, and sheds. Donate or dispose of unneeded items for a more functional storage system.
- 5 Clean Exterior Surfaces:** Wash walls, decks, driveways, and windows to remove dirt, grime, and moss. Look for signs of wear or damage.
- 6 Test Safety Devices:** Check smoke alarms and carbon monoxide detectors. Replace batteries if needed and ensure all devices are working.
- 7 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.

GIVEAWAY!

WIN A LOAD OF FIREWOOD



WINNER WILL BE
ANNOUNCED ON

01 11 24

ENTER ONLINE: <https://shorturl.at/d2Z8k>



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CHECK MY HOUSE PRICE

When did you last have a House Price Check on your home?

As a home owner, it is always important to stay up-to-date on what your home is worth.

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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CHECK OUT MY CURRENT

TUATAPERE LISTINGS



\$330,000

5 & 7 Clifden Highway, Tuatapere

 3  1  1

FULLY RENOVATED - NEW NEW NEW

For Sale

[View More](#)



\$385,000 + GST if any

59 Main Road, Tuatapere

 3  1  2

**HOME AND INCOME OPPORTUNITY
SOUTHERN SCENIC ROUTE**

For Sale

[View More](#)



\$155,000

36 King Street, Tuatapere

 -  -  -

DREAM BUILDING SITE

For Sale

Sponsor of:



The Tuatapere Reserve Pest Control Group

For every house I
sell, I'll **DONATE**
\$100 to the group



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Robert Orchard
027 924 1204



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.