

SEPTEMBER

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UPDATE

SPRING 2024



RIVERTON MARKET UPDATE

Spring has arrived (although it still feels like winter), as we head into the longer days and signs of Spring are beginning to blossom! Which is a bit like the property market at present - there are shoots of optimism in the property market and a lot more positivity, than we have seen for many months. Read on for an update on what is happening in the market at present.

The property market in Riverton, has been slow but steady through the winter months. With ongoing economic uncertainty, many buyers and sellers have been hesitant to make moves and we saw very little activity during June and July. In August, with the slight drop in interest rates, was enough to spark some renewed activity with buyers, and we sense there is growing optimism in the market. We have not seen any great drop in house prices, but buyers are being picky and choosy and are keen to purchase the properties that are low maintenance and those not requiring work and they are happy to wait until the "right" property comes along. In this type of market, you must be priced to meet the market, or, all you are doing is making your competitors look good!

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UPDATE

SPRING 2024

continued...

As we head into spring and the warmer weather arrives, I expect the property market to pick up. We are busy appraising properties at the moment, so there will be new stock coming to market over the coming weeks, which always helps to bolster the market.

Lee-anne

Riverton Property Snapshot



Highest Sales Value **\$935,000**



Lowest Sale Value **\$355,000**



No. of Properties Sold **12**



Median Sales Value **\$532,500**



**first
national**
REAL ESTATE

Riverton

*Stats provided by
REINZ for WINTER
3 months June-August 2024
Residential house sales

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Prime your home for spring

Homeowners looking to sell this spring should consider several key strategies to ensure their property stands out and sells quickly. First, embrace the power of curb appeal. A well-maintained front garden, a freshly painted front door, and clear, welcoming pathways can make a powerful first impression. Spring blooms and a tidy lawn suggest a well-loved home, inviting potential buyers to envision themselves living there.



Inside, declutter and depersonalise each room to present a clean, spacious environment. This allows buyers to imagine their own belongings in the space without distraction. Enhancing natural light is crucial; open curtains, clean windows, and strategically place mirrors to reflect light, making your home feel brighter and more inviting.

Consider minor renovations that yield high returns. Updating fixtures in kitchens and bathrooms, applying a fresh coat of neutral paint, and replacing outdated carpets can dramatically improve the appeal of your home without substantial investment.

Finally, ensure your home smells fresh and inviting. The subtle aroma of baking or freshly brewed coffee during viewings can create a welcoming atmosphere that potential buyers find appealing. With these steps, your home will be poised for a swift and successful spring sale.

Do you need an appraisal?

Let us know and we'll show all the comparable recent sales near your home.

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ESTATE

UPDATE

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Designing homes for lifelong living



As our population ages, the importance of designing homes that can adapt to our changing needs becomes ever more pertinent. For many, the concept of 'aging in place' - remaining in one's home safely, independently, and comfortably, regardless of age, income, or ability level-has significant appeal. Here's how homeowners can incorporate accessibility into their home design, ensuring it remains a comfortable haven for years to come.

1. Open Floor Plans: An open floor plan not only creates a more spacious and inviting environment but also enhances mobility. Reducing clutter and obstacles allows for easier navigation, particularly for those who may eventually require the use of mobility aids such as walkers or wheelchairs. Consider wider doorways and hallways to accommodate increased accessibility needs.

2. No-Step Entry: One of the first steps in creating an accessible home is to eliminate any need for stepping over thresholds. A no-step entryway is crucial not only for wheelchair access but also for reducing the risk of falls. If modifications are needed, ramps should be installed where levels change inside and outside the home.

Continued...

3. Bathroom Modifications: The bathroom is often the first area that needs redesigning for aging in place. Walk-in showers with no curbs, equipped with grab bars and non-slip flooring, are essential. Consider higher toilets and under-sink clearance to accommodate seated users. These changes can significantly enhance safety and usability.

4. Lever Handles and Touchless Systems: As dexterity can diminish with age, lever door handles and faucets become preferable to knobs. Touchless faucets and lights, which operate with motion sensors, can also add convenience and prevent the strain of repetitive movements.

5. Adjustable Components: Incorporating adjustable systems in kitchens and bathrooms can cater to varying needs. Adjustable countertops and pull-down shelving put items within easy reach and can be adapted to the user's height and mobility levels. This adaptability makes daily tasks less strenuous and more enjoyable.

6. Lighting and Visibility: Good lighting is critical in preventing accidents and aiding those with deteriorating vision. Increase the amount of natural light in your home with larger windows, and consider brighter, non-glare artificial lighting in key areas like stairways, hallways, and task areas in the kitchen and bathroom. Also, use contrasting colour schemes to help visually delineate spaces.

7. Smart Home Technology: Leverage technology to enhance safety and convenience. Installations such as smart thermostats, security systems, and voice-controlled devices can provide comfort and peace of mind, allowing homeowners to manage their environment easily and maintain independence.

8. Outdoor Accessibility: Ensure that outdoor spaces are just as accessible. Smooth pathways, sturdy railings, and low-maintenance gardens allow for safe and enjoyable outdoor living, which is crucial for mental and physical well-being.

9. Future-proofing with Flexibility: When designing or remodelling, consider the flexibility of spaces to adapt to different life stages. A room on the ground floor can double as a bedroom if climbing stairs becomes challenging, and bathrooms can be equipped with reinforced walls to allow for easy grab bar installation later.

Creating a home that supports aging in place means considering how the space will function as needs evolve. Through thoughtful design and strategic modifications, homeowners can ensure their space not only meets their aesthetic preferences but also adapts to support them throughout different phases of life. This approach not only enhances quality of life but also adds to the home's marketability, appealing to a broader range of buyers in the future.

Check out our RECENT LISTINGS!



\$850,000

20 Milton Street, Riverton

4 2 2

A HOME WITH SOUL

For Sale



Offers over \$710,000

124 Rocks Highway, Riverton

2 1 1

WEE WATERFRONT GEM



For Sale \$585,000 + GST if any

32 Taramea Bay Road, Riverton

Riverton Investment Opportunity

For Sale

Land size 896sqm

Building size 220sqm

Price Reduced



Offers over \$340,000

28 Milton Street, Riverton

2 2 1

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