



Dairy Flat News

MAY 2024

New Zealand

Sotheby's
INTERNATIONAL REALTY

Hello!

Hope all of you have been handling the change in weather well. This time round in the newsletter I'll be speaking about three focuses surrounding Dairy Flat - Notice of Requirements, Market Supply, Development Interest we are aware of.

Notice of Requirement, for all those that suffer from the impact of NoR on their property it is worth having a conversation with us to discuss your options given the negative impact this seems to currently hold. I currently have a few owners who we are helping navigate through this process to a promising opportunity. If you are or close to Retirement Age or believe you are suffering Hardship based on the NoR's position then you in particular is who we would love to speak with, there are opportunities at your disposal you may not be aware of.

Market Supply is crushing us in Dairy Flat, at the peak around early May we had 86 listings online on TradeMe alone. As I write this today we are at 77. Better but not great, a lot of these came on around February - standard Summer Surge however, far more than usual. As if everyone who had waited the last year came on all at the same time. Unfortunately, with the soft market we face a lot of people have sat idle while listings trickled upwards and a lack of sales on the board which we can see in the stats we provide weekly to our Vendors, Monthly to our database and Bi-Monthly to our readers here. Now good news, Winter is quiet for new listings and as some sales hopefully hit the board before Spring we should get to a more reasonable level of property available. Additionally, Dairy Flat properties offer significant differences and there are buyers still out there willing to take action in the right circumstances. The more unique the better.

Development Interest, we have had some big developers come in recently back to Future Urban, one of our properties is under contract with one of these parties. We have as some of you are aware through personal correspondence another large development buyer approaching large parcels or groups. Along with this one of my buying contacts has just sold their property to a designating authority for a very good level. All hopefully signs of things brewing.

We hope this information is helpful and wish you all the best over these colder months, for more details on anything mentioned above, feel free to give us a call.

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CO2
Assessment
PENDING

Featured Listings

410 Bawden Road, Dairy Flat

nzsothebysrealty.com/NLA00196

4 bed | 3 bath

Floor: 387 sqm Land: 2.31 ha



220 Postman Road, Dairy Flat

nzsothebysrealty.com/NLA00197

7 bed | 3 bath

Floor: 250 sqm Land: 2.29 ha



853B Dairy Flat Hwy, Dairy Flat

nzsothebysrealty.com/NLA00376

3 bed | 2 bath

Land: 2.17 ha Floor: 209 sqm



40 O'Brien Road, Coatesville

nzsothebysrealty.com/NLA00203

5 bed | 3 bath

Land: 1.25 ha Floor: 160 sqm



337 Postman Road, Dairy Flat

nzsothebysrealty.com/NLA00410

8 bed | 3.5 bath

Land: 4.07 ha Floor: 156 sqm



Goodland Country Estate

Market Breakdown

2017 - 2024

64.138M **20**

Total Sales Volume

Sales

\$5.8M

Highest sale price

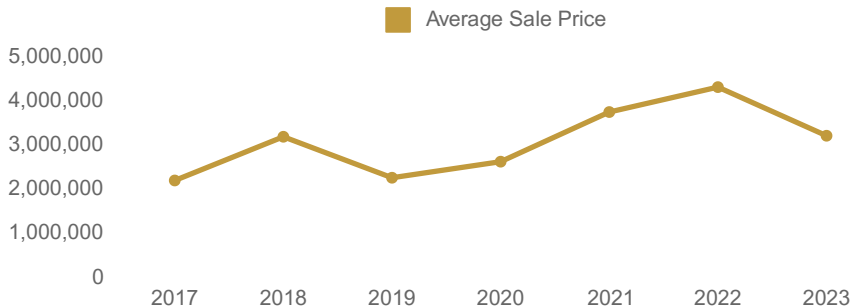
\$3.206M

Average sale price

53

Average Days to Sell

YEARLY TREND



The Real Estate Institute of New Zealand (REINZ) says that April 2024 data shows sales activity lifting in almost all regions of NZ compared to stormaffected April 2023, and year-on-year pricing edging up, continuing a trend seen in recent months.

Goodland Country Estate Sales Map



2017 - 2023 Sales Breakdown

ADDRESS	SALE PRICE	VALUATION	SALE DATE	DAYS TO SELL	LAND AREA	FLOOR AREA
143 Goodland Drive, Dairy Flat	\$1,943,000	\$1,600,000	31 Mar 2017	34	4089 sqm	414 sqm
26 Langford Place, Dairy Flat	\$2,421,000	\$2,200,000	13 Nov 2017	50	2516 sqm	640 sqm
22 Lynwood Grove, Dairy Flat	\$2,200,000	\$2,150,000	19 Dec 2017	46	2898 sqm	448 sqm
29 Langford Place, Dairy Flat	\$2,790,000		3 Apr 2018	43	2803 sqm	295 sqm
43 Langford Place, Dairy Flat	\$3,120,000	\$2,925,000	15 May 2018		2760 sqm	350 sqm
133 Goodland Drive, Dairy Flat	\$3,621,000	\$3,050,000	31 May 2018	31	4708 sqm	555 sqm
10 Whiteways Drive, Dairy Flat	\$2,250,000	\$1,825,000	29 Aug 2019		2751 sqm	314 sqm
62 Goodland Drive, Dairy Flat	\$2,250,000	\$2,125,000	9 Feb 2020	97	3114 sqm	400 sqm
24 Goodland Drive, Dairy Flat	\$2,320,000	\$2,425,000	11 Feb 2020	136	2361 sqm	467 sqm
26 Langford Place, Dairy Flat	\$3,270,000	\$2,975,000	5 Nov 2020	29	2516 sqm	640 sqm
9 Goodland Drive, Dairy Flat	\$3,300,000	\$2,900,000	9 Jan 2021		3032 sqm	443 sqm
70 Goodland Drive, Dairy Flat	\$3,033,000	\$2,325,000	31 Mar 2021	13	3166 sqm	355 sqm
26 Lynwood Grove, Dairy Flat	\$4,800,000	\$4,200,000	28 Apr 2021	40	3030 sqm	531 sqm
33 Whiteways Drive, Dairy Flat	\$2,800,000	\$2,025,000	23 May 2021		2503 sqm	375 sqm
36 Whiteways Drive, Dairy Flat	\$3,100,000	\$3,100,000	22 Oct 2021		2257 sqm	403 sqm
133 Goodland Drive, Dairy Flat	\$5,800,000	\$3,050,000	29 Oct 2021	49	4708 sqm	555 sqm
23 Whiteways Drive, Dairy Flat	\$3,320,000	\$2,400,000	22 Dec 2021	28	3096 sqm	438 sqm
5 Kingscliff Rise, Dairy Flat	\$4,200,000	\$3,250,000	9 Feb 2022	49	3469 sqm	529 sqm
86 Goodland Drive, Dairy Flat	\$4,400,000	\$2,900,000	25 Aug 2022	141	3662 sqm	405 sqm
24 Lynwood Grove, Dairy Flat	\$3,200,000	\$2,925,000	6 Jul 2023	13	2698 sqm	470 sqm



“From the very start, Matt kept us well informed and provided professional advice throughout so that we could make the most informed decision to suit our needs. We really appreciated Matt’s flexibility and were impressed how he was able to work around our busy working schedules with very early morning starts and late nights to get documents signed in time. If you are looking for a super friendly and approachable agent to make selling your property a stress-free experience Matt cannot come recommended enough!”

- Chris & Jessica

Recently Sold

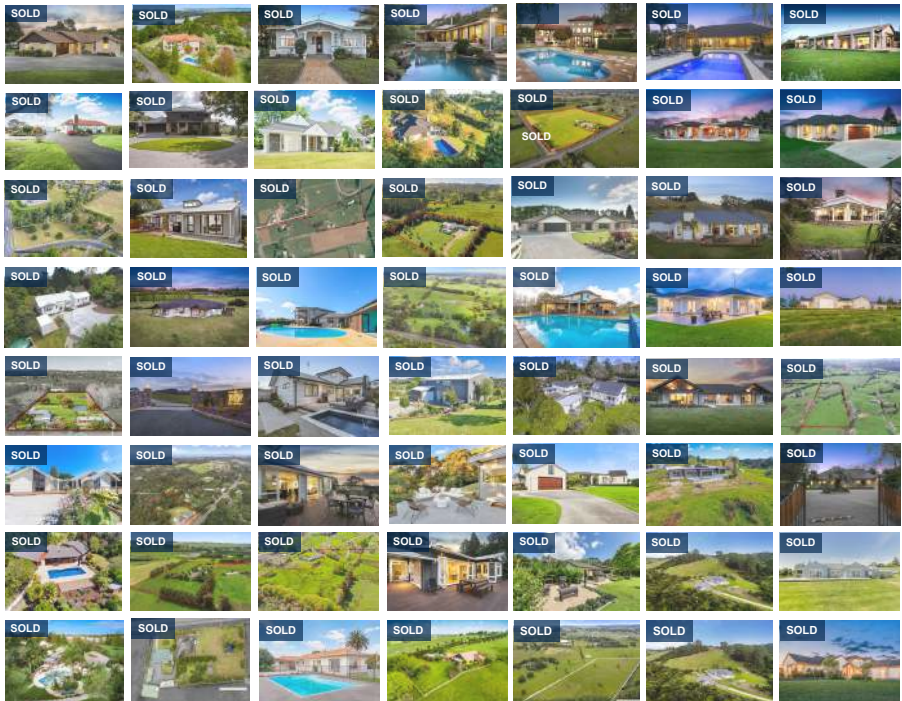


68 Tender Road, Dairy Flat



107 Deep Creek Road, Torbay

Previously Sold



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