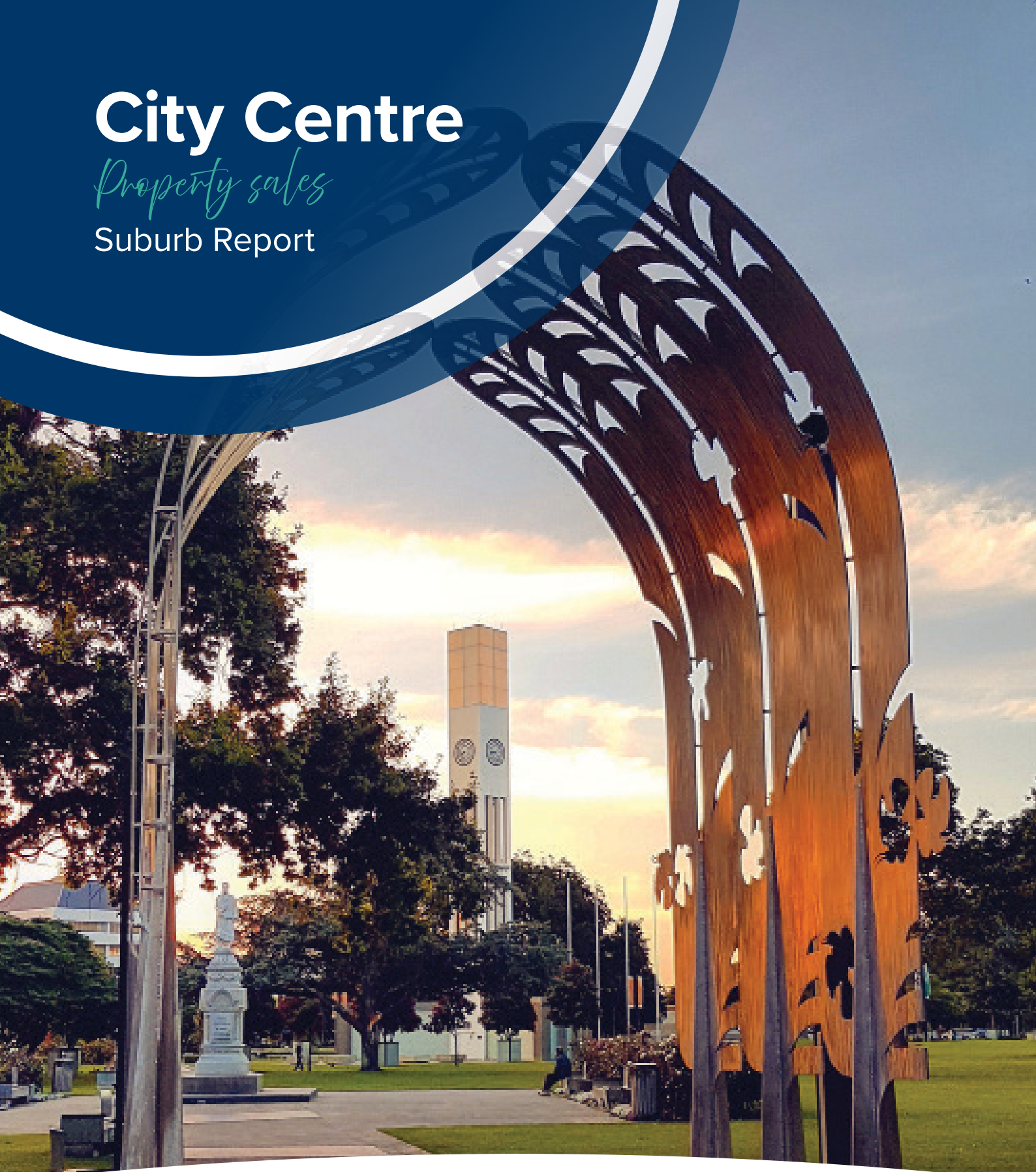


City Centre

Property sales

Suburb Report



Welcome!

Welcome to our update on the City Centre suburb in Palmerston North! We hope this analysis of recently sold properties and the current market data helps you as a property owner or potential purchaser.

City Centre continues to be a popular area for buyers and there has been some fantastic sales results in the area recently. You'll see from our market snapshot that sale prices on average are down 0% over last year and only down 6% in the last three years.

If you're interested in this area, or you'd just like more information on recent sales or market statistics then please give us a call, we're always happy to have a no-obligation chat about

anything property related! Alternatively, pop into our office on Broadway Avenue for a chat. If you are thinking of selling your current home then do give us a call for a free market appraisal to see how the value of your home stacks up, you might be pleasantly surprised!



Why work with us?

Integrity is not just a part of our name; it forms the foundation of every action we take. As a local family-owned and run company, we stand behind everything we do.

We provide competitive commission rates, an unwavering service guarantee, and a

dedicated team committed to guiding you through every step of the process. You're in good company, with Watson Integrity.

WATSON INTEGRITY SOLD PROPERTIES:



STATISTICS BASED ON REINZ DATA FROM THE PREVIOUS 12 MONTHS AS OF 29 NOV 2024



Median Sale Price



Days to Sell



Property Sales

Sale Price Trends:



Over The Last Year



Over The Last 3 Years

RECENT SOLD PROPERTIES IN CITY CENTRE:

Address	Property Features	Sold Date	Rateable Value	Sale Price
27 Brightwater Tce	2 2	Nov-24	\$720,000	\$520,000
294 Grey Street	4 1	Nov-24	\$710,000	\$634,000
49 Kettle Avenue	3 1	Nov-24	\$755,000	\$650,000
51 Burns Avenue	4 1	Nov-24	\$665,000	\$505,000
11 A Belvedere Cres	3 2	Nov-24	\$900,000	\$806,000
19 Annandale Avenue	2 1	Nov-24	\$640,000	\$535,000
1/494 Ferguson Street	19 1	Nov-24	\$1,650,000	\$1,125,000
27 Parkland Crescent	4 1	Nov-24	\$980,000	\$760,000
12 Colorado Crescent	4 2	Nov-24	\$820,000	\$715,000
168 A Te Awe Awe St	4 2	Nov-24	\$1,000,000	\$805,000
22 A Moerangi Street	3 1	Nov-24	\$805,000	\$760,000
5 Edgecombe Court	2 1	Nov-24	\$620,000	\$505,000

YOU'RE IN **GOOD COMPANY**



City Centre

Suburb Report

Location

Homes within close distance of the square in Palmerston North are particularly sought after. Close proximity to the majority of the city's amenities will ensure continuing interest in these areas.

Property near this central location is also very appealing to property investors as a popular area for rental accommodation.

Points of Interest

- Accessibility to the Plaza and Shopping Areas
- Ability to walk into the city
- Supermarket shopping
- Downtown Cinemas
- Live Theatres

Schools

- Russell Street School
- PNBHS

Parks and Reserves

- Milverton Park
- The Square Gardens and Lawns
- Campbell Street Park



WIN | One of 10 MASSIVE Christmas Hams!

The Watson Integrity family are spreading the Christmas cheer and giving away 10 MASSIVE Christmas hams to local families across all our branches! Nominate someone you'd like to surprise this Christmas and you and the person you nominate will go into the draw to win a Christmas ham worth \$150.

TO ENTER: Scan the QR Code or go directly to the online form at watsonrealestate.nz/christmas



Entries close on Thursday 12th December 2024 and winners will be notified by phone.