

Harcourts Property Focus.

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Yes, **winter** is a good time to sell your home!



The standard response when you're thinking about selling your home but are not sure when, is "sell in spring". And there's plenty of truth in that as warmer, drier weather and post-winter itchy feet drive potential buyers out to open homes.

But life doesn't (and shouldn't) stop for winter. People still need to move, whether it be for new jobs, for family reasons or just those itchy feet. So, no matter what the season, there are some distinct positives to selling your property in winter.

For a start, there's a lot of people who stick to the "list in spring" rule, which means if you proceed in winter, you have less competition from other sellers in the market at the same time.

And while there does tend to be slightly fewer buyers in the market, those that are making the effort to get out and about house shopping at open homes on cold, wet days tend to be more focused and motivated to buy, as they have 'a reason for the season.'

Dispelling the 'meth myth' for home buyers

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There has been a lot of debate over the recent report on safe levels of methamphetamine contamination.

The May 2018 report from the office of the prime minister's chief science

advisor, Professor Sir Peter Gluckman, found there was no evidence of adverse health effects from third-hand exposure to methamphetamine smoke residue on household surfaces.

The advice which followed, is that Real estate agents must tell prospective house buyers if a property has

methamphetamine contamination of 15 micrograms per 100cm² or above, says the Real Estate Authority (REA).

REA chief executive Kevin Lampen-Smith says methamphetamine contamination of 15 micrograms per 100cm² or above will now be considered a property defect that must be disclosed to potential buyers.

Dispelling the ‘meth myth’ for home buyers **cont'd**

Lampen-Smith says people looking to buy property should visit settled.govt.nz to learn more, and always ask the real estate agent if they are concerned about methamphetamine contamination.

“We strongly encourage people to ask lots of questions when buying a property. If you are worried about potential methamphetamine

contamination because you suspect the property was used as a meth lab, ask your lawyer to include a satisfactory meth test as a condition of your offer.”

Real estate agents are not obligated to disclose confirmed results below 15 micrograms per 100cm² unless they are asked.



Did you know?

Harcourts has been voted New Zealand’s Most Trusted real estate brand in the Reader’s Digest Most Trusted brands survey for the **sixth year in a row.**

