



January/February 2015

5 Big Design Trends to Try Right Now

Every year home design trends come and go but it's never too late to try something new. Update your décor and impress your friends (and yourself) at the same time, by including some of this year's hottest design trends.

Florals: Florals are holding strong and continuing to be on-trend this year, but they're definitely growing in size. Now, pretty blooms, the bigger the better are a force to be reckoned with. What lovelier way to add some vibrant colour and bold patterns to your home than throw pillows, sheets or duvet covers with big bright florals. (Try to find some with radiant orchid for a double-dose of style.)

Blue & Blue: Black's younger, lighter cousin grey has certainly had its heyday, but this is the year for something far more dramatic. Black walls are en vogue—think entire living and dining rooms--but if you're not ready to go all in, try one accent wall or the always-in-style coupling with white. And when it comes to blue, think every shade--from lovely sky blue dishes displayed in your kitchen, to darker navy and white striped towels in your bathroom.

Vintage: Everything old is new again but the good news is mixing and matching is totally ok. A distressed old-trunk serving as a coffee table or impressive antique maps framed and hung on the walls, not only serve as beautiful, on-trend décor pieces, but add a lot of intrigue (and conversation starters) to the room.

Warm Metals: Especially in the kitchen. Seems grey isn't only taking a backseat in the living room, but in the kitchen this year as well. Warmer bronzes, golds and black are replacing sleek chrome and stainless steel when it comes to lighting and cabinetry accents. And if you're really looking to make a big splash, try some bronze sconces in the kitchen.

Migration boom continues housing market pressure

Migration produced a record gain of over 50,000 people for the 2014 year. This beats the previous record of 42,000 experienced in 2003, and is a strong driving factor behind the house price increases, especially in Auckland where many migrants settle.

One of the reasons for the increase is a large drop in the number of New Zealanders leaving for Australia. This has halved over the last two years, from 48,800 in 2012 to 23,700 in 2014, and is due to the job market in Australia looking worse, while prospects in New Zealand have picked up with growing job numbers and falling unemployment.

The majority of immigrants came from India, China, Britain and the Philippines during the year.

Forecasts from Westpac Bank assume that the 5000 monthly pace would continue for some time yet, pushing annual net immigration to an unprecedented peak of 60,000 later this year.

This means the pressure on the housing market will continue as the supply of new housing struggles to keep up with the demand.

As a result a new high in the national median house price was recorded in November of \$455,750 (REINZ), and is expected to be beaten again this year.

Based on these forecasts, investing in real estate remains a good bet.



Atawhai
Sold by Simon Collins



Fendalton, Christchurch
Sold by David Blackwell



Prebbleton, Christchurch
Sold By Tony Whalley



Rolleston, Sold by
Kerryn Allan & Russell Hume



St Clair, Dunedin
Sold by Mark Ford

1% Myths Exposed

Definition of 'Myth': "an invented story, idea, or concept"

Myth 1: "Total realty will sell my home for less."

THE TRUTH: The property market is different to most other markets. The buyers determine the price offered on your home, not your neighbour, lawyer, or real estate agent. With Total Realty's marketing methods, your property is exposed to all buyers in the market. Your Total Realty agent is committed to going the extra mile in order to achieve the best possible price for you. Because of this commitment we have to you, the majority of Total Realty's sales are the result of multiple offers made on the same property.

Brain Workout

Test your Sudoku Skills.

Level: **Medium**

"Check out our next issue for some serious brain teasers! Prizes for those who can crack them"

	3		7	9	2			1
		2		3	4			5
	8			6		9		2
								9
	4		2		7			6
8								
9		8		7				2
	1		9	2		3		
7			5	4	1			9

Positive Thinking As a Way of Life

With a positive attitude we experience pleasant and happy feelings. This brings brightness to the eyes, more energy, and happiness. Our whole being broadcasts good will, happiness and success. Even our health is affected in a beneficial way. We walk tall, our voice is more powerful, and our body language shows the way we feel.

Did You Know? Positive and negative thinking are contagious.

We affect, and are affected by the people we meet, in one way or another. This happens instinctively and on a subconscious level, through words, thoughts and feelings, and through body language.

Is it any wonder that we want to be around positive people, and prefer to avoid negative ones? People are more disposed to like us and help us, if we are positive. Negative thoughts, words and attitude, create negative and unhappy feelings, moods and behaviour.

There are practical steps you can make to change your thinking and achieve better health, relationships and life successes. More on this next month!



"Thinking of selling? Call me today!"

Rachael Cone, AREINZ
Business Owner / Principal
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M O'Conner

Stats

- FROM THE -

Street

Median Sale Prices

Dec 2014 (vs Dec 2013)

National (+5.3%)	\$450,000
Christchurch (+0%)	\$420,000
Rangiora (-7.9%)	\$387,000
Timaru (+1.7%)	\$280,000
Nelson (-3.7%)	\$350,000
Richmond (+7.7%)	\$490,250
Dunedin (-10.0%)	\$265,000

What people are saying about us.

"My experience with Total Realty from listing through to completion of sale was fantastic. I contacted them after being advised not to go to the 1 percenters by other agencies as apparently they would undersell our property to get a quick sale.

From the outset of our first meeting they committed to achieving a price we were happy with. They were a pleasure to deal with and delivered the promise every step of the way. Their approach put us at ease and took the stress out of the sale process. The price they achieved for us was significantly higher than what other agents had suggested we would get for our property. I would recommend Total Realty to anyone selling a property."