TERRY RYAN &
HEATHER WHYTE
REAL ESTATE

Lugtons

# OPENING DOORS newsletter

# CHRISTMAS 2025

It's great to see the end of winter which seemed to last forever. With warmer weather finally here and interest rates easing, we're starting to notice a positive shift in the market.

Our team has been very busy over the past few weeks with a number of new listings and some strong sales results. As we head into the final weeks before Christmas break, if you are thinking about buying, now is an excellent time. Interest rates are very low, and there is still a good selection of homes available.

Speaking of interest rates, the recent drop has brought them back toward some of the lowest levels since Covid 19. With attractive long-term rates and a correction in house prices, we believe it's as good a time as any to purchase a home or investment property.

## CHRISTMAS 2025

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## THANK YOU

Once again, we want to extend a heartfelt thank you to everyone who has chosen our team to help sell or purchase their home, as well as those who continue to refer us to friends and family. Your trust and support play such a big part in our success, and we genuinely appreciate it.

This year we've received an overwhelming number of positive survey responses and Google reviews, and we can't express how much it means to our whole team. Your feedback not only helps us but also makes the work we do every day even more enjoyable. We're truly grateful to work with such fantastic clients.

## LOOKING AHEAD

We've noticed increased competition in the auction rooms over the past month, with Lugton's success rate sitting at around 40%. If you are considering selling your property in the coming months, feel free to get in touch with us for an appraisal and some free, no-obligation advice. We expect buyer activity to strengthen further next year, and summer is always a great time to sell - so don't hesitate to give us a call anytime.

# **BERRY** CHRISTMAS SPRITZ

A light and refreshing cocktail for a warm Kiwi Christmas

## Ingredients

60ml vodka or gin
90ml cranberry juice
30ml lime juice
Lemonade or Sparkling water
Ice, fresh berries and mint

## Method

- Fill a tall glass with ice
- Add vodka, cranberry and lime juice
- Top with lemonade or sparkling water
- Stir gently and garnish with berries and mint

### Non-Alcoholic Version

- Replace vodka/gin for 60ml Elderflower cordial or apple juice
- Add cranberry and lime juice
- Top with lemonade or sparkling water
- Stir gently and garnish with berries and mint

**Just as festive and zero alcohol!**

# **CHRISTMAS** DONATION

For those expecting a Christmas treat enclosed, our apologies. With the rising cost of postage, we've chosen again this year to make a donation to **The Serve**, a local charity doing great work in our community. You can learn more about their mission at: www.theserve.org.nz
If you have any suggestions for next year's donation, we'd love to hear from you - please feel free to email us with your ideas.

THE SERVE
Kia Pakari te Hapori

**@team_terryryan_heatherwhyte**

**@TerryRyanLugtonsRealEstate**

# Merry Christmas

As the year comes to a close, we hope you're able to take a well-earned break and enjoy some quality time with family and friends. It's the perfect chance to relax, recharge, and make the most of the festive season. Whether you're heading away or simply unwinding at home, we wish you a Merry Christmas and a holiday season filled with fun, laughter, and great memories.

Thank you for your continued trust and support throughout the year. From all of us, here's to an amazing summer and a wonderful year ahead.

Kind regards

Terry Ryan — Heather Whyte — Brooklyn Hayde — Blake Agnew

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