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The Auckland property market continues to boom with more homes selling way above their government valuation.

Our Harcourts office has just experienced our busiest October in years with pre-auction offers becoming commonplace. Several listings have received offers within 3 or 4 days of going to market and brought forward auctions are frequent with buyers fuelled by the lowest interest rates in 90 years and the fear of missing out as prices continue to increase.

Here are a few hints on inexpensive ways to add value to your home:

Paint your front door. It's amazing what a difference a good first impression makes, and a fresh coat of paint will make your home look more modern and fresher.

New shower head and toilet seats. Simple changes but so often overlooked. You can buy new showerheads and toilet seats for a relatively small cost and instantly make your bathroom appear more modern without taking on a full renovation.

New kitchen cupboard handles. Most kitchen cupboard handles are a standard size and you can buy new, modern handles at large hardware stores quite cheaply.

Invest in storage solutions. You will be blown away by how much value you can add just by de-cluttering. Effective storage clears floor space, making your home feel bigger and more spacious.

Find more sun. One of the most important property features is a sunny aspect. With that in mind, are there trees on your property stopping your home from getting as much sun as it should? If so, give them a healthy trim to maximise your sunshine.

If you or anyone you know are thinking of selling soon or in the New Year and would like a free appraisal or a chat about anything property related, please do not hesitate to contact me.

I will be working through the Christmas season (which is traditionally often quiet) but with no overseas travel this year it may well be an excellent time to list your home.