

HAMILTON RESIDENTIAL MARKET REPORT

MARCH 2018



NUMBER OF SALES FEB 2018 **289**

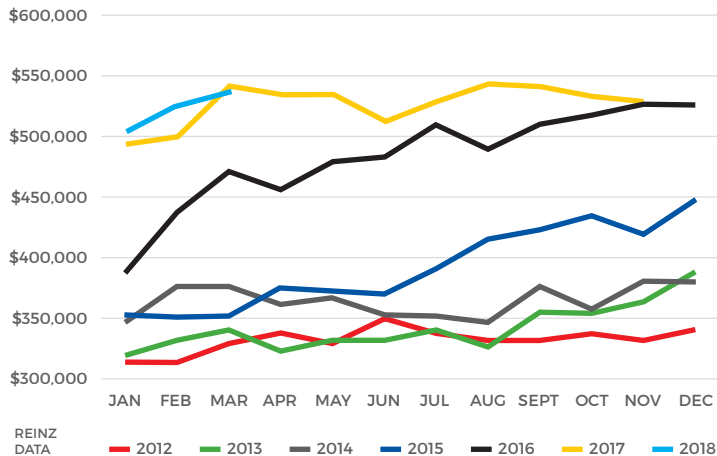


NUMBER OF SALES MAR 2017 **337**

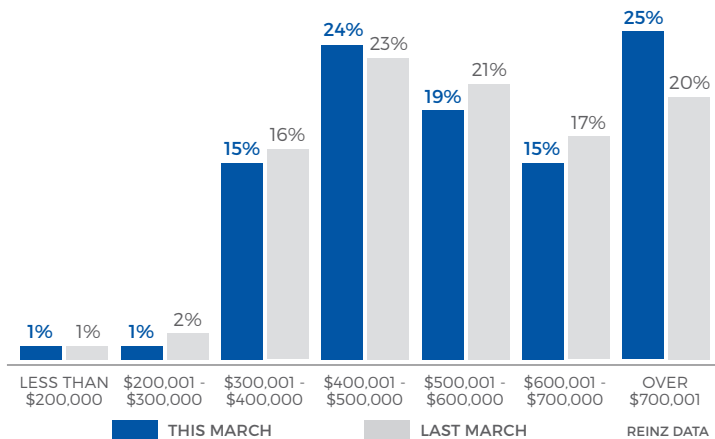


*REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES **END OF MAR ADVERTISED REALESTATE.CO.NZ

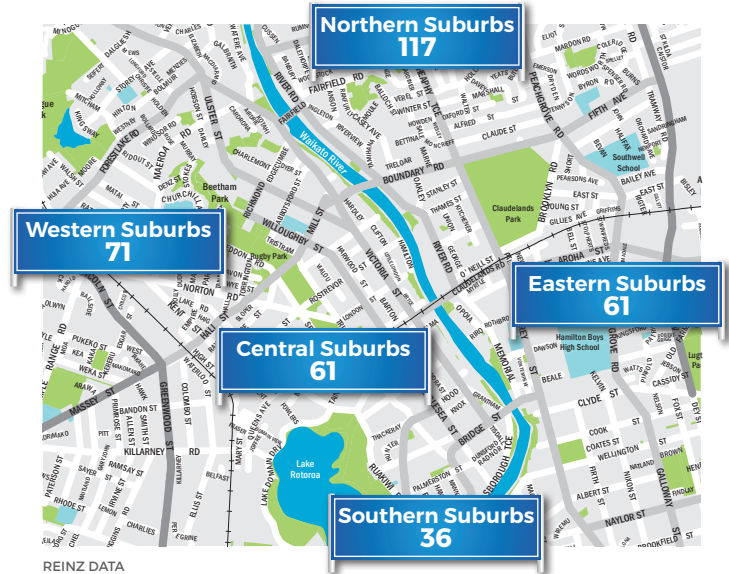
MEDIAN PRICE RANGE



PRICE BRACKET BREAKDOWN



SALES BY FOCUS AREA



"Market conditions are changing, swinging in favour of sellers as competition between buyers heats up."

Jo Harris
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E joh@lodge.co.nz

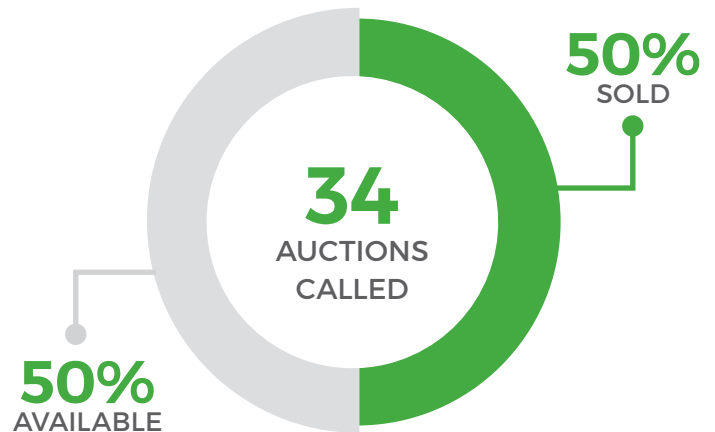
MEDIAN SALE PRICE MAR 2018
\$535,000

MEDIAN SALE PRICE FEB 2018
\$520,000

MEDIAN SALE PRICE MAR 2017
\$540,750

REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES

LODGE AUCTION CLEARANCE RATES



NOBODY KNOWS HAMILTON LIKE US
LODGE.CO.NZ

Lodge
Real Estate
REAA 2008

The information contained in this report comes from various industry sources. Prospective purchasers should not be confined to the contents of the material herein and should make their own inquiries to satisfy themselves on the accuracy of all aspects.



Jo Harris & Co.

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APRIL 2018 UPDATE

Hi All,

Welcome to the start of the new financial year and new season weather wise, hasn't it cooled down. In regard to the market there is still significant local interest from first home buyers across the Waikato region, however, for many, prices are still forcing first home buyers to wait. On top of that, there has also been a shortage of lower priced properties, which are usually sought after by people trying to get a foot into the market or for a second home. Well marketed properties are achieving good results and we are still seeing good auction turnouts and results. There are a significant number of multi offers coming through. While interest rates remain attractive and with continuing interest from Auckland buyers, there is no indication that the market will change over the coming months. Compared to what we expect when moving from February to March, the observed increase in median price from \$522,000 in Feb to \$535,000 in March and the observed increase in sales count was slightly larger than expected at 18% and days to sell decreased 7 days. The current Days to Sell of 36 days across the Waikato is less than the 10-year average for March which is 46 days. The level of inventory available for sale currently sits at 15 weeks, the same as in March 2017.

If you are considering selling your home or an investment property or of course buying please phone me to discuss your options, I can provide you with a free market appraisal of your property and I'd be honoured to assist you with any real estate needs that you require. Keep smiling and stay well with the change of season! Cheers Jo Harris

OUR CURRENT LISTINGS

 <p>Affordable Woodstock School Zone Are you looking to secure a home in the Woodstock School Zone? If so, check out this tidy two bedroom ...</p> <p>Fairfield 19C Tranmere Road \$399,000 Listed 24th Feb LF07102</p> <p>2 Bedrooms 1 Bathroom</p> <p>Lodge Real Estate</p>	 <p>CENTRAL LOCK UP & LEAVE This well-appointed three bedroom, two bathroom townhouse with a double internal access garage is ready for its new owner. Situated ...</p> <p>Hamilton Central 7D Clifton Road \$599,000 Listed 24th Feb LF07103</p> <p>3 Bedrooms 2 Bathrooms</p> <p>Lodge Real Estate</p>
 <p>New Brick In St Andrews! ACT FAST, 3 already sold, this one won't last... Brand new planned to be ready just after Easter for its ...</p> <p>Saint Andrews 1, 9 Heath Street \$499,000 Listed 21st Mar LF07123</p> <p>2 Bedrooms 2 Bathrooms</p> <p>Lodge Real Estate</p>	 <p>Pukete Gem! Welcome to this fantastic family home in Pukete, positioned in a quiet cul-de-sac. You will enjoy and benefit from the ...</p> <p>Pukete 33 Matipo Crescent \$549,000 Listed 14th Apr LF07143</p> <p>3 Bedrooms 1 Bathroom</p> <p>Lodge Real Estate</p> <p>UNDER OFFER</p>
 <p>WHEN LOCATION COUNTS! Want to be located a short walk to Innes Common and ...</p> <p>SOLD</p> <p>Hamilton Lake 14 Hastings Place \$649,000 Listed 5th Apr LF07138</p> <p>3 Bedrooms 2 Bathrooms</p> <p>Lodge Real Estate</p>	

LODGE ANNUAL AWARDS - Saturday 14th April 2018

I am very excited to be in the Top 10 Residential Salesperson for the 2nd year and to have achieved Gold Club Status for 4 consecutive years.

I would like to thank all my past and present clients for their support!

To view all listings, go to: www.realestate.co.nz/profile/agent/229382

Take the stress away, deal with Jo Harris to sell your home!

- ✓ Honesty & integrity
- ✓ Proven results
- ✓ You can trust me with your home
- ✓ We genuinely care
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- ✓ Committed to getting the best result for you

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