

HAMILTON RESIDENTIAL MARKET REPORT

JANUARY 2018



NUMBER OF SALES DEC 2017 **268**

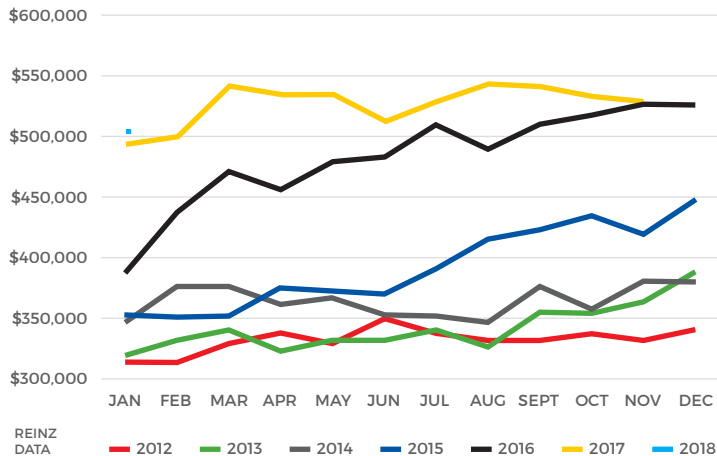


NUMBER OF SALES JAN 2017 **143**

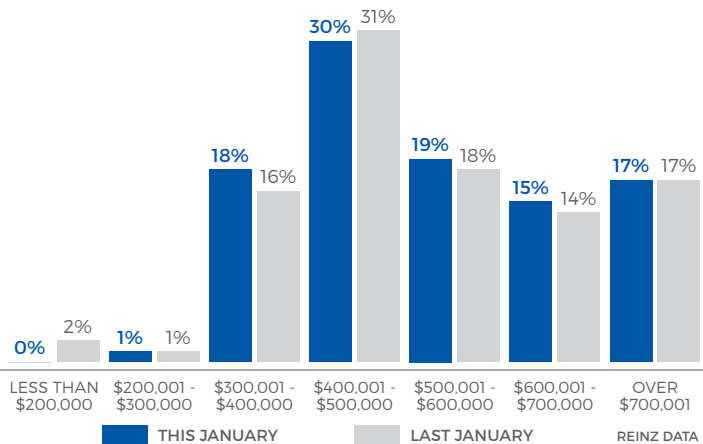


*REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES **END OF JAN ADVERTISED REALESTATE.CO.NZ

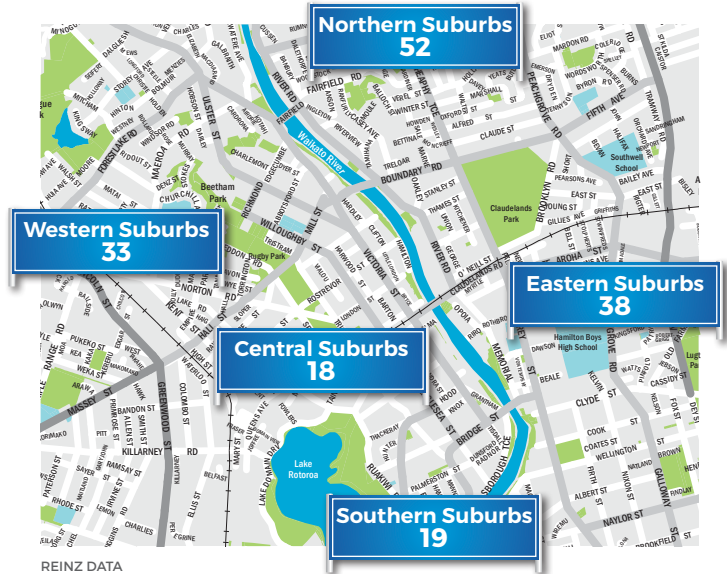
MEDIAN PRICE RANGE



PRICE BRACKET BREAKDOWN



SALES BY FOCUS AREA



"Good buyer interest early in January didn't reflect in sales numbers but expect February to be buoyant."

Jo Harris
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MEDIAN SALE PRICE JAN 2018
\$505,000

MEDIAN SALE PRICE DEC 2017
\$565,000

MEDIAN SALE PRICE JAN 2017
\$495,000

REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES

LODGE AUCTION CLEARANCE RATES



NOBODY KNOWS HAMILTON LIKE US
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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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FEBRUARY 2018 UPDATE

Hi There,

Hope you are all enjoying the warm weather we have been experiencing over the past month. Although Cyclone Gita did cause a bit of havoc over our beautiful country, I hope your friends and families escaped unscathed.

Stronger than usual buyer enquiry and open home throughout during January did not necessarily translate into sales during the month. A lack of appropriate properties for sale in the mid to upper end of the market was the primary reason for lacklustre sales with 163 homes sold across Hamilton. This was 14% up on January 2017 but well down on the three Januaries before that. The lack of higher value sales coupled with a surge in first home buyers, particularly evident in the Chartwell, Claudelands and Frankton suburbs, was reflected in the median pulling back to \$505,000 from \$565,000 in December. The skew in sales has released more buyers into the market as sellers become buyers. This will add impetus to the robust early year auction clearance rates. We expect the competition being experienced in rooms to become fiercer as the buyer pool swells. This could place mild upward pressure on prices in the near term. February is looking very strong with many properties going into multiple offers, some results exceeding vendors expectations. Call Jo today to discuss your Real Estate plan.

Keep smiling and stay safe!

Cheers Jo Harris

OUR CURRENT LISTINGS



Brick Investment

Are you looking to add to your portfolio or step into the property market? This 1980's two bedroom brick home ...

Nawton 21A Breckons Avenue
\$309,000

Listed 20th Feb LF07091

2 Bedrooms
1 Bathroom



Opportunity On 774m2 Section!

Are you looking for a freehold 774m2 section with a 3 bedroom home and a fairly new double sized garage, ...

Bader 68 Norrie Street
\$389,000

Listed 6th Feb LF07074

3 Bedrooms
1 Bathroom



Investor Alert!!

This two bedroom unit on a cross lease title, which is one of 4, is in a sought after Hamilton ...

Frankton 3/62 Norton Road
\$299,000

Listed 15th Dec 17 LF07055

2 Bedrooms
1 Bathroom



UPDATED First Home Buyer Or Investor?

This 1970's three bedroom family home is in a great location, just a 4-minute drive to Chartwell Shopping Centre and ...

Chartwell 64 Snell Drive
\$459,000

Listed 24th Nov 17 LF07045

3 Bedrooms
1 Bathroom



TIMELESSLY EXCLUSIVE!

It is our pleasure to present this quality home at its exclusive address. From the moment you walk in the ...

Queenwood 1049 River Road
\$2,100,000

LF06955

3 Bedrooms
2 Bathrooms



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 ...

Hamilton Central 7D Clifton Road
\$629,000

Listed 24th Feb LF07103

3 Bedrooms
2 Bathrooms



Affordable Woodstock School Zone

Are you looking to secure a home in the Woodstock School Zone? If so, check out this tidy two bedroom ...

Fairfield 19C Tranmere Road
\$399,000

Listed 24th Feb LF07102

2 Bedrooms
1 Bathroom



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

We are currently updating our database and would like to collect email addresses for all our clients. Please email me, joh@lodge.co.nz or head to our facebook page, [facebook.com/joharrisatlodge](https://www.facebook.com/joharrisatlodge) and send a message with your details.

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

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

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