

HAMILTON RESIDENTIAL MARKET REPORT

FEBRUARY 2018



NUMBER OF SALES JAN 2018 **162**

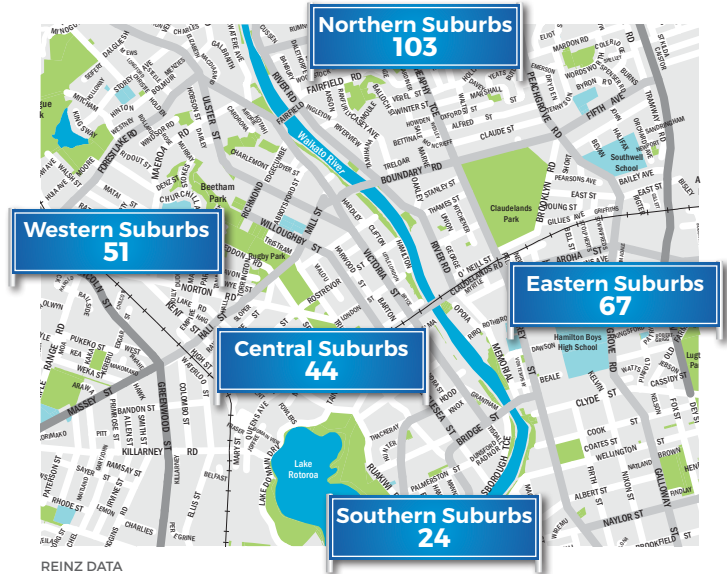


NUMBER OF SALES FEB 2017 **262**

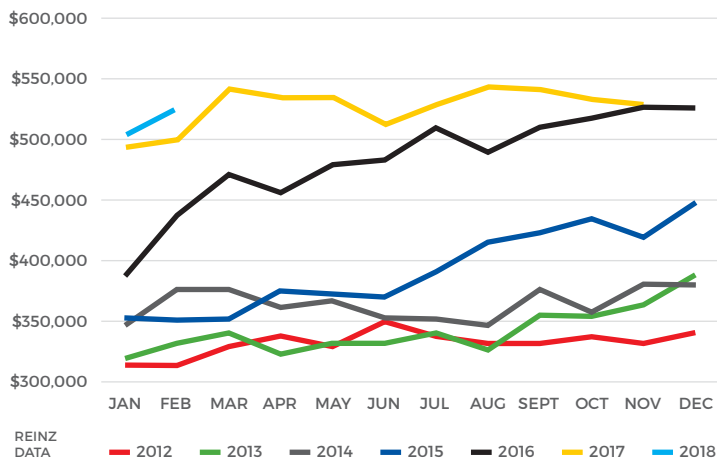


*REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES **END OF FEB ADVERTISED REALESTATE.CO.NZ

SALES BY FOCUS AREA



MEDIAN PRICE RANGE



"Prices in most brackets remained stable as volume surged during February."

Jo Harris
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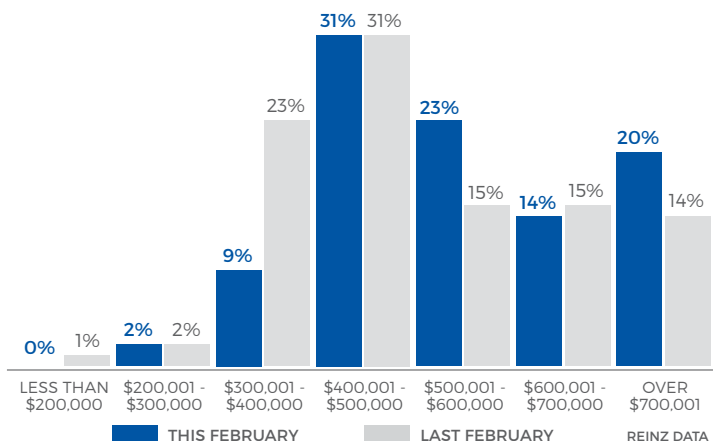
MEDIAN SALE PRICE FEB 2018
\$520,000

MEDIAN SALE PRICE JAN 2018
\$505,000

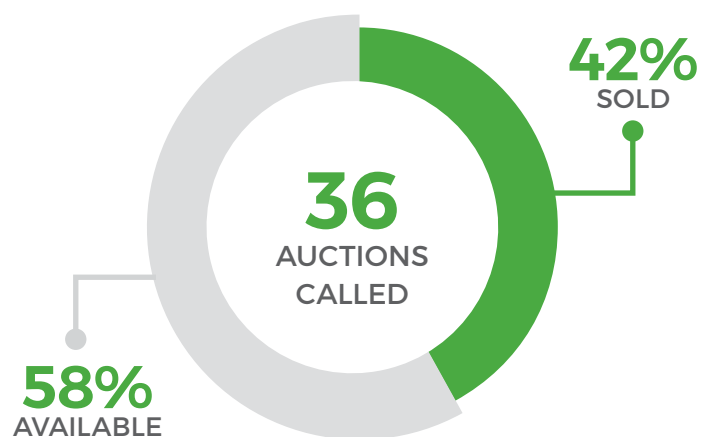
MEDIAN SALE PRICE FEB 2017
\$500,000

REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES

PRICE BRACKET BREAKDOWN



LODGE AUCTION CLEARANCE RATES



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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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MARCH 2018 UPDATE

Hi All,

Haven't we noticed a change in season! Although we are lucky enough to still enjoy many outdoor activities, concerts, school gala's, fun runs and triathlons which are scheduled throughout our beautiful country. I hope you can take advantage of what remains of the summer to attend some of these notable events!

The market has continued through into February with a lot of activity, many properties are still seeing multiple offers showing there remains a high demand for property in the Waikato region. We are still experiencing a shortage of affordable homes for first home buyers and with a busy market there is competition for suitable properties. There are no apparent signs of any change coming at this point and the demand for buying the right property is likely to remain all through Autumn. Compared to February 2017 the median price is up 11% and up 3% from January 2018 and the current days to sell of 43 days is considerably less than the 10-year average for February which is 57 days. The level of properties available for sale currently sits at 14 weeks, 1 week less than February 2017. When it comes down to it, generally we are experiencing a shortage of properties on the market. So, if you are thinking of selling your home or an investment property phone me to discuss your options, I'd be honoured to assist you.

Keep smiling and stay safe! Cheers Jo Harris

OUR CURRENT LISTINGS

	<p>Spacious Huntington Family Home! This expansive home would suit a large or multi-generational family. Located in sought after Huntington, zoned for Hukanui School and ...</p> <p>Huntington 28 Palliser Drive Auction</p> <p>Listed 10th Mar LF07110</p>		<p>New Build</p> <p>Saint Andrews 1/9 Heath Street \$499,000</p> <p>2 Bedrooms 2 Bathroom</p>
	<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</p> <p>Listed 24th Feb LF07102</p>		<p>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 ...</p> <p>Chartwell 64 Snell Drive \$459,000</p> <p>Listed 24th Nov 17 LF07045</p> <p>3 Bedrooms 1 Bathroom</p>
	<p>TIMELESSLY EXCLUSIVE! It is our pleasure to present this quality home at its exclusive address. From the moment you walk in the ...</p> <p>Queenwood 1049 River Road \$2,100,000</p> <p>LF06955</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 \$629,000</p> <p>Listed 24th Feb LF07103</p> <p>3 Bedrooms 2 Bathrooms</p>

COMING TO THE MARKET

14 Hastings Place, fantastic Lake location, 3 bedrooms, 2 bathrooms, 2 living, internal access double garaging.

12 MacCallum Court, cul-de-sac street, 4 bedrooms, 2 bathrooms, 2 living, Double internal access garage.

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

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- ✓ You can trust me with your home
- ✓ We genuinely care
- ✓ Customer satisfaction
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