

# HAMILTON RESIDENTIAL MARKET REPORT

## APRIL 2018



NUMBER OF SALES MAR 2018 **349**



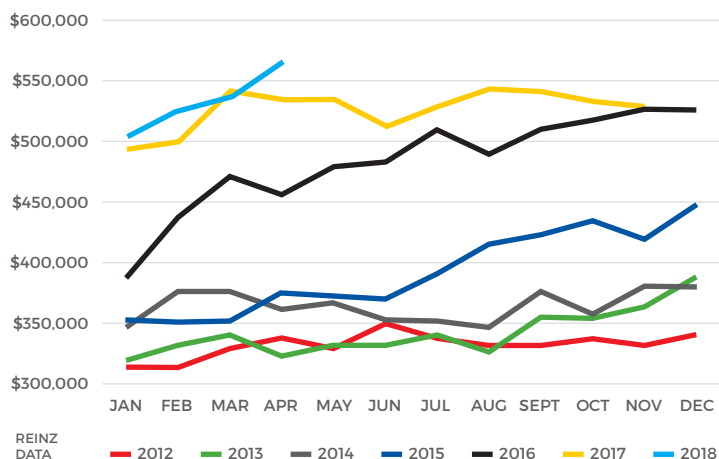
NUMBER OF SALES APR 2017 **240**



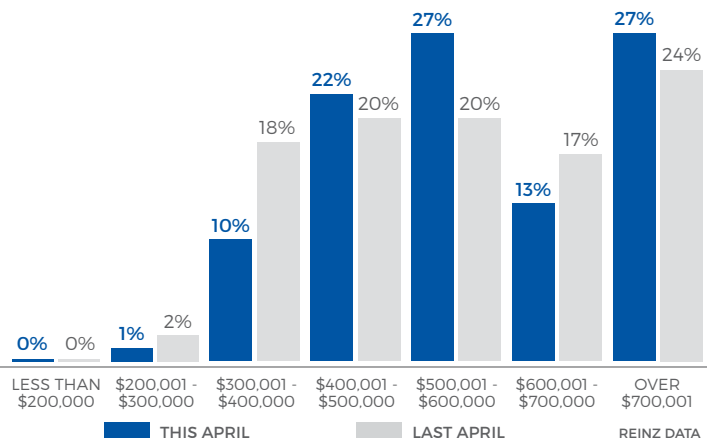
\*REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES

\*\*END OF APR ADVERTISED REALESTATE.CO.NZ

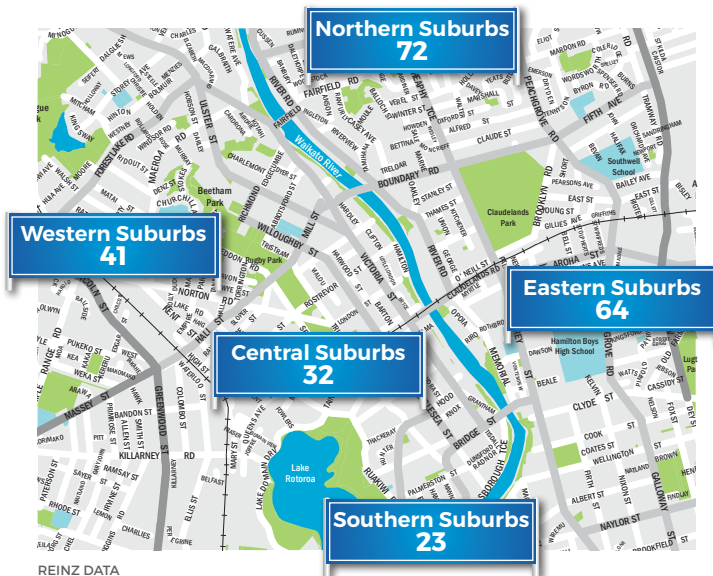
### MEDIAN PRICE RANGE



### PRICE BRACKET BREAKDOWN



### SALES BY FOCUS AREA



"The median sale price has surged reflecting the confidence buyers have in the Hamilton market."

**Jo Harris**  
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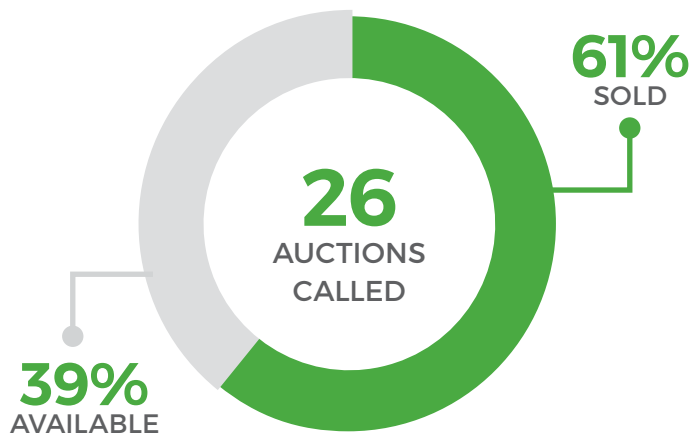
MEDIAN SALE PRICE APR 2018  
**\$562,000**

MEDIAN SALE PRICE MAR 2018  
**\$535,000**

MEDIAN SALE PRICE APR 2017  
**\$535,000**

REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES

### LODGE AUCTION CLEARANCE RATES



**NOBODY KNOWS HAMILTON LIKE US**  
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Real Estate  
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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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## MAY 2018 UPDATE






**Hi All,** I hope you have had a safe month and have enjoyed the start of your Winter sports if you are partaking.

There are mixed reports in the media currently around the state of the property market. I have been very busy this month selling to first home buyers and investors seem to be back on the scene as well. Many well-presented properties are going into competition, achieving good results for the owners. The new Labour Government have extended the Bright Line Test from 2 years to 5 years for any property purchased on or after the 28<sup>th</sup> of March 2018. Special note, this also applies to your own home if you buy and sell more than three houses within the 5 years (exact details to be confirmed by your accountant).

This month we had a significant increase in the median sale price to \$562,000 from \$535,000 in March. The number of sales did reduce to 232 in April from 349 in March, however we would expect this with holidays falling in April and we had a 61% success rate in our auction clearance rates. We are currently short of homes particularly in the first home buyer level and other levels. Do not wait until Spring and end up in competition with all the other sellers.

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! Cheers Jo Harris

## OUR CURRENT LISTINGS

 <p><b>BEAUT ON BETLEY!</b></p> <p>This 3-bedroom brick home has been lovingly renovated by the owners, including a new kitchen with modern appliances and timber ...</p> <p>Fairview Downs 19 Betley Crescent <b>\$539,000</b></p> <p>Listed 11th May LF07160</p> <p><b>Lodge</b> Real Estate</p> <p>13 ★</p>	 <p><b>CENTRAL LOCK UP &amp; LEAVE</b></p> <p>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 <b>\$599,000</b></p> <p>Listed 24th Feb LF07103</p> <p><b>Lodge</b> Real Estate</p> <p>13 ★</p>
 <p><b>New Brick In St Andrews!</b></p> <p>ACT FAST. 3 already sold, this one won't last. Brand ...</p> <p><b>SOLD</b></p> <p>Saint Andrews 1, 9 Heath Street <b>\$499,000</b></p> <p>Listed 21st Mar LF07123</p> <p><b>Lodge</b> Real Estate</p> <p>6 ★</p>	 <p><b>Pukete Gem!</b></p> <p>Welcome to this fantastic family home in Pukete, ...</p> <p><b>SOLD</b></p> <p>Pukete 33 Matipo Crescent <b>\$549,000</b></p> <p>Listed 14th Apr LF07143</p> <p><b>Lodge</b> Real Estate</p> <p>14 ★</p>
 <p><b>PERFECT PUKETE POSITION!</b></p> <p>Now is your chance to own this charming home. With wide appeal to Empty Nesters, DIYers or Downsizers. Step inside ...</p> <p>Pukete 142A Totara Drive <b>\$439,000</b></p> <p>Listed 11th May LF07162</p> <p><b>UNDER OFFER</b></p> <p><b>Lodge</b> Real Estate</p> <p>12 ★</p>	

**New to the market:**  
**2/50 Banbury Crescent, Brand New, \$599,000, 3 Bedrooms, 2 Bathrooms, single internal access garage.**

To view all listings, go to: [www.realestate.co.nz/profile/agent/229382](http://www.realestate.co.nz/profile/agent/229382)

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