

# HAMILTON RESIDENTIAL MARKET REPORT

## MAY 2018



NUMBER OF SALES APR 2018 **232**

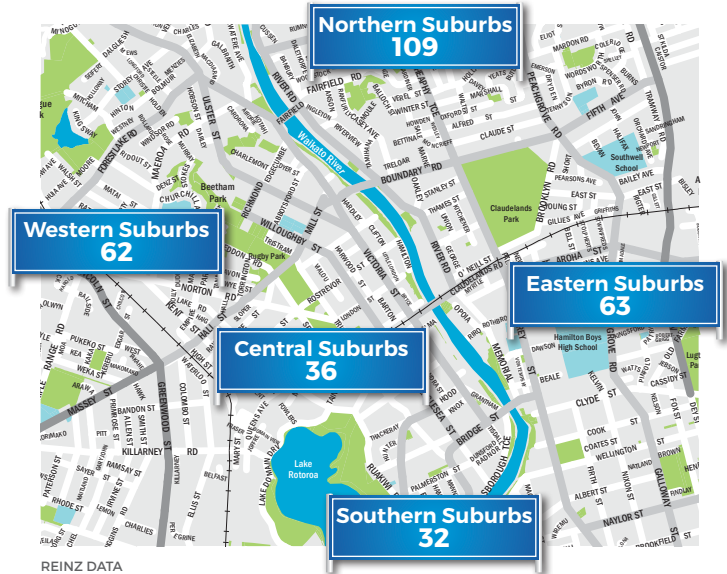


NUMBER OF SALES MAY 2017 **303**

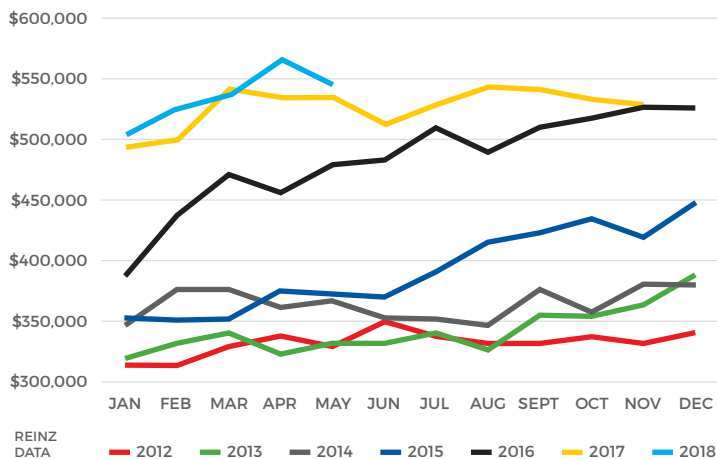


\*REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES \*\*END OF MAY ADVERTISED REALESTATE.CO.NZ

### SALES BY FOCUS AREA



### MEDIAN PRICE RANGE



"Rising demand and a drop in the number of properties available for sale is placing upward pressure on prices".

**Jo Harris**  
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E joh@lodge.co.nz

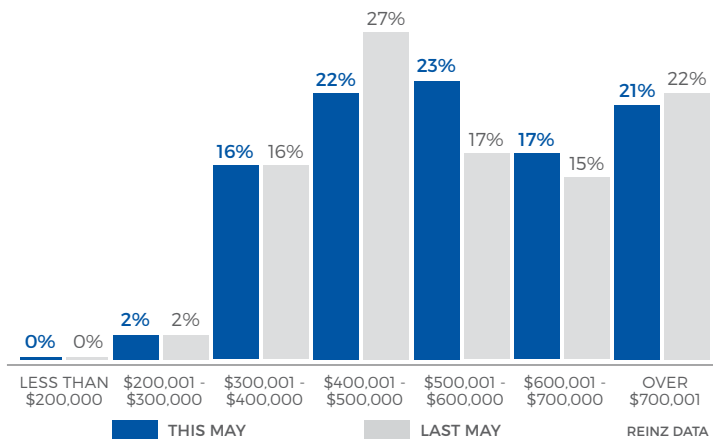
MEDIAN SALE PRICE MAY 2018  
**\$545,000**

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

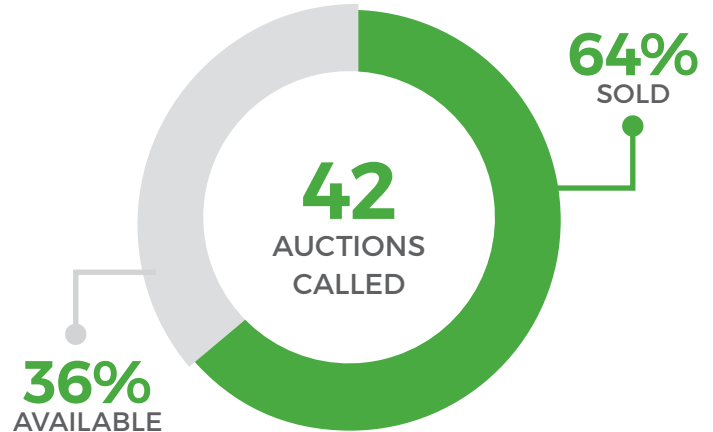
MEDIAN SALE PRICE MAY 2017  
**\$534,500**

REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES

### PRICE BRACKET BREAKDOWN



### 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.

## Jo Harris

Residential Sales

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## Stephen Wang

Residential Sales

M 021 292 1969





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## JUNE 2018 UPDATE

- Stephen Wang joined the team, if you require a Chinese speaking agent he is here to assist you.
- Anti-money laundering act changes expected to be announced 1<sup>st</sup> July. We hope to hold an information session later in July, please let us know if you would be interested in attending.
- Banks currently appear to be very stringent for lending.
- Home insulation starting to rise in price with the deadline of 1<sup>st</sup> July 2019. Make sure to use a reputable installer. Eco insulation would be my recommended choice.
- Government changes coming to stop negative gearing.
- Methamphetamine contamination changes, REA have stated any level above 15 micrograms per 100cm<sup>2</sup> is considered a property defect that must be disclosed to potential buyers.
- See back page for the latest market update from Lodge.
- Some of you will notice a change in delivery to email from post for this newsletter, if you would prefer email please contact us with your details.

Please feel free to call if you have any questions about the above bullet points. Have a safe month, enjoy the school holidays if you are getting away with family. Keep smiling and stay well! Cheers Jo and Stephen.

## OUR CURRENT LISTINGS

 <p><b>Beaut On Betley!</b></p> <p>19 Betley Crescent, Fairview Downs \$539,000</p> <p>LF07160 11th May</p>	 <p><b>Pukete Paradise</b></p> <p>57 Balmerino Crescent, Pukete \$569,000</p> <p>LF07159 17th May</p>
 <p><b>Affordable Brand New</b></p> <p>14 Teafeld Court, Rotorua \$689,000</p> <p>LF07155 Today</p>	 <p><b>CENTRAL LOCK UP &amp; LEAVE</b></p> <p><b>SOLD</b></p> <p>Hamilton Central 7D Clifton Road \$599,000</p> <p>Listed 24th Feb LF07103</p>

### Coming to the market:

**17 Lickfold Lane, \$459,000, 3 Bedrooms, 1 Bathroom, single garage, quiet Lane.**

**3/1 River Elm, 4 Bedrooms, 3 Bathrooms, Double I/A Garage.**

**House & Land Packages in Hamilton and Morrinsville.**

### Thinking of selling your home or investment property??

Call us to discuss your options and find out what your property is worth in the current market.

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

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

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

For fantastic service with great results, call **Jo Harris 027 551 3552**

**or Stephen Wang 021 292 1969 today.**



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