

HAMILTON RESIDENTIAL MARKET REPORT

JULY 2018

SALES DATA

NUMBER OF SALES*
256

8%
LAST MONTH

4%
SAME MONTH LAST YEAR

NUMBER OF SALES
JUNE 2018
235

NUMBER OF SALES
JULY 2017
247

LISTING DATA

NUMBER OF PROPERTIES FOR SALE**
649

4%
LAST MONTH

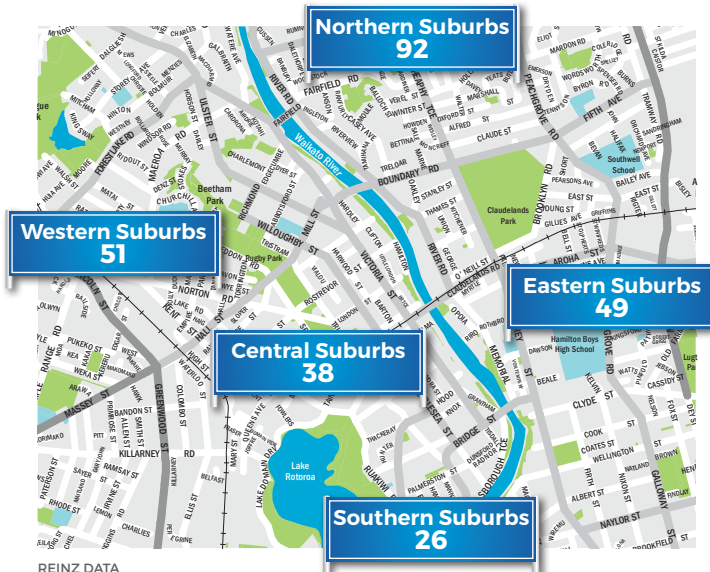
6%
SAME MONTH LAST YEAR

PROPERTIES FOR SALE
JUNE 2018
676

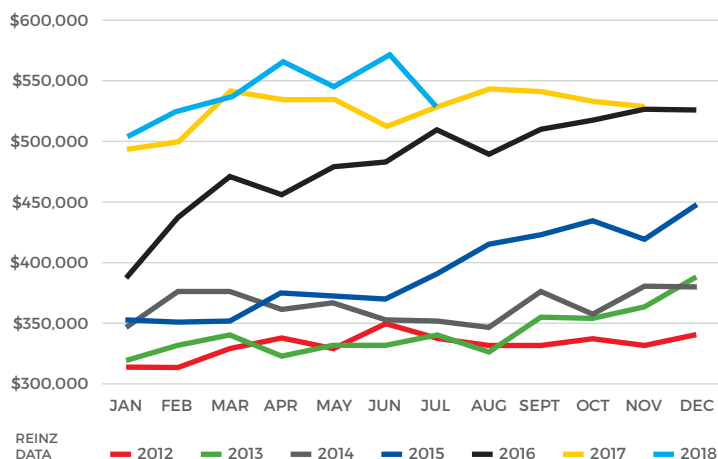
PROPERTIES FOR SALE
JULY 2017
691

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

SALES BY FOCUS AREA



MEDIAN PRICE RANGE



"A severe shortage of properties for sale is placing upward pressure on prices and restricting sales".

Jo Harris
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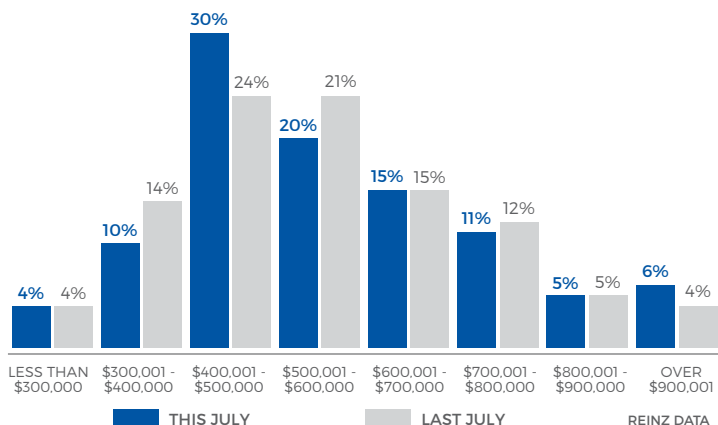
MEDIAN SALE PRICE JULY 2018
\$530,000

MEDIAN SALE PRICE JUNE 2018
\$567,000

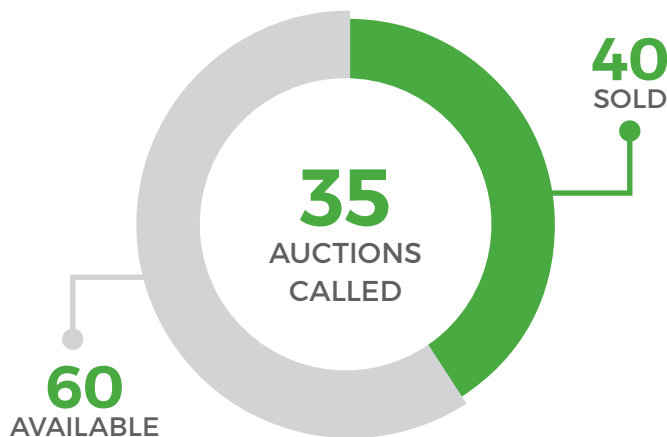
MEDIAN SALE PRICE JULY 2017
\$531,600

REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES

PRICE BRACKET BREAKDOWN



LODGE AUCTION CLEARANCE RATES



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Lodge
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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.



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AUGUST 2018 UPDATE

We hope you and your family are all well and are enjoying the early blossoms on the trees. We are all looking forward to some warmer weather. Very excited to be ranked fifth overall in the company for Sales Performance to the end of July 2018. Hamilton residential sales for July remained subdued largely due to a lack of properties for sale rather than a lack of interest from buyers. Only 256 homes changed hands, 4% up on July 2017. However, the number of properties available for sale at the beginning of the month was 6% lower than last July. Salespeople report appraisal numbers across the company were strong which points to more choices available for buyers in the coming spring months. The median price pulled back sharply to \$530,000 due largely to greater availability of property in the \$300,000 - \$400,000 category skewing sales. Demand is expected to remain strong throughout the spring although it is unclear what effect the recently passed Overseas Amendment Bill will have.

We look forward to helping you with your sales and purchases over the coming months of both Residential and Lifestyle properties. Take care; from the Jo Harris & Co. Team @ Lodge.

OUR CURRENT LISTINGS

 <p>Investment - Guaranteed Income Hnz Lease</p> <p>8 Thomas Road, Huntington Negotiation</p> <p>LF07256 13th Aug</p>	 <p>Pukete Stunner!</p> <p>38 Tupelo Street, Pukete \$679,000</p> <p>LF07253 2nd Aug</p>
 <p>Brand New For You!</p> <p>Lot 3, 1 River Elm, Flagstaff \$765,000</p> <p>LF07221 26th Jun</p>	 <p>It's all here</p> <p>13 Lavender Way, Huntington \$769,000</p> <p>LF07226 7th Jul</p>
 <p>Calling All First Home Buyers!</p> <p>17 Lickfold Lane, Pukete \$459,000</p> <p>LF07216 11th Jul</p> <p>Under Offer</p>	 <p>Pukete Paradise</p> <p>57 Balmerino Crescent, Pukete \$549,000</p> <p>LF07159 17th May</p> <p>SOLD</p>

Coming to Market Soon:

Saint Andrews; 2 Bedroom, Brick Home.

Morrinsville, Brand New Brick, 4 Bedrooms, 2 Bathrooms, 2 Living, Double Garage.

Thinking of selling your Residential Home, Lifestyle 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

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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