

HAMILTON RESIDENTIAL MARKET REPORT

AUGUST 2018

SALES DATA

NUMBER OF SALES*
271

6%
LAST MONTH

6%
SAME MONTH LAST YEAR

NUMBER OF SALES
JULY 2018
256

NUMBER OF SALES
AUGUST 2017
255

LISTING DATA

NUMBER OF PROPERTIES FOR SALE**
631

3%
LAST MONTH

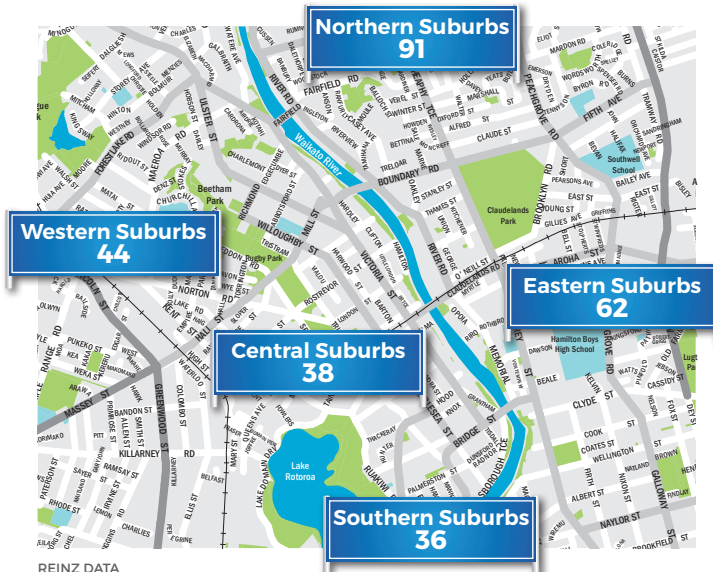
9%
SAME MONTH LAST YEAR

PROPERTIES FOR SALE
JULY 2018
648

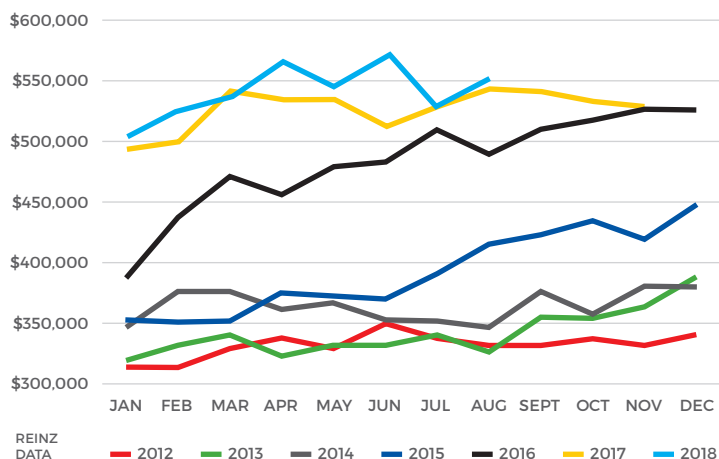
PROPERTIES FOR SALE
AUGUST 2017
691

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

SALES BY FOCUS AREA



MEDIAN PRICE RANGE



"Strong interest in the upper quartile resulted in a bounce of the median price".

Jo Harris
M 027 551 3552
E joh@lodge.co.nz

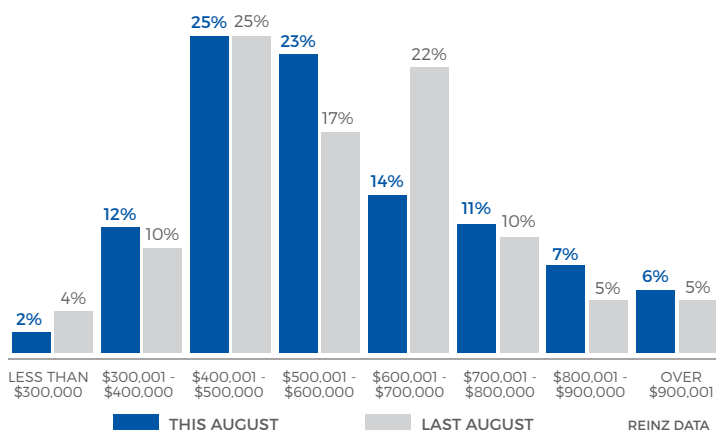
MEDIAN SALE PRICE AUGUST 2018
\$551,000

MEDIAN SALE PRICE JULY 2018
\$530,000

MEDIAN SALE PRICE AUGUST 2017
\$546,500

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 & Lifestyle Sales

M 027 551 3552

joh@lodge.co.nz

www.facebook.com/joharrisatlodge

www.joharris.co.nz

Stephen Wang

Residential Sales

M 021 292 1969

stephenw@lodge.co.nz

SEPTEMBER 2018 UPDATE

Hi all, isn't the Spring weather starting to kick in! We are taking advantage of the opportunity to get out into the garden and get rid of all those Winter Weeds. Looking forward to getting the Summer veggie garden planted, we need those new potatoes ready for Christmas Day!

In the market news, Hamilton residential property sales continued to be constrained by lack of available houses to sell rather than demand throughout August. A total of 271 homes changed hand during the month. Transactions were up on both June and July sales due to an increase in the number of properties entering the market. New listings increased 10% in August over July. It is evident that houses in the upper quartile continue to experience price gains. This is not necessarily true of properties in other price sectors which appear to have hit a ceiling presently. The median price bounced back to \$551,000 and time on market fell to 31 days reflecting the keenness of buyers to secure property new to market. Auctions remain well attended with clearance rates improving. There have been several vendors who are the beneficiaries of some exceptional results due to well thought out marketing campaigns. We look forward to assisting you with your Real Estate needs over the coming months. Take care; from Jo, Stephen & Nic of the Jo Harris & Co. Team @ Lodge.

OUR CURRENT LISTINGS

	<p>Reap the Rewards in Rototuna!</p> <p>282 Thomas Road, Rototuna Auction</p> <p>LF07280 6th Sep</p> <p>Lodge</p>		<p>Fabulous on Pharo.</p> <p>24 Pharo Place, Ngaruawahia</p> <p>\$589,000</p>
	<p>Brand New For You!</p> <p>Lot 3, 1 River Elm, Flagstaff \$765,000</p> <p>LF07221 26th Jun</p> <p>Under Offer</p> <p>Lodge</p>		<p>Pukete Stunner!</p> <p>38 Tupelo Street, Pukete \$679,000</p> <p>LF07253 2nd Aug</p> <p>Under Offer</p> <p>Lodge</p>
	<p>Calling All First Home Buyers!</p> <p>17 Lickfold Lane, Pukete \$459,000</p> <p>LF07216 11th Jul</p> <p>SOLD</p> <p>Lodge</p>		<p>Investment - Guaranteed Income Hnz Lease</p> <p>8 Thomas Road, Huntington Negotiation</p> <p>LF07256 13th Aug</p> <p>SOLD</p> <p>Lodge</p>

Coming to Market Soon:

23rd October, Pukete; 4 Bedrooms, 3 Bathrooms, 2 Living, Brick Home with Amazing Views.

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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