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NOVEMBER 2018 UPDATE

Hi All

Welcome to our last market update for 2018, we look forward to keeping you informed during 2019. Have a wonderful and safe time with family and friends over the holiday season. Safe travels! Our last auction date for the year is the 19th of December, it is still very busy leading into Christmas so don't delay, call us if you are wanting to sell or buy in 2018.

"The number of residential homes sold across Hamilton rebounded strongly during October with the city recording 300 properties sold for a record equalling \$565,000 median price. Days on market fell below 30 days for the first time in 24 months reflecting the improvement in buyer urgency. Much of the increase in sales can be attributed to the large increase in houses available for sale which rose from 631 properties at the start of September to 811 by mid-November. This increase in available properties helped satisfy buyers frustrated by a lack of choice. However, it has also eased the upward price pressure which was threatening to impact the market. It is evident that sellers with unrealistic expectations are missing their opportunity to shift. Auctions continue to be well supported with multi bidders producing some surprisingly good results." Happy Holidays; from Jo, Stephen & Nic of the Jo Harris & Co. Team @ Lodge.

OUR CURRENT LISTINGS



Great Pukete Option!

41 Balmerino Crescent, Pukete
Auction

LF07338 27th Oct

3
1



☆ save



Affordable Brick

36A Anthony Crescent, Bader
\$309,000

LF07350 16th Nov

2
1



☆ save



An Absolute Stunner!

22 Wisteria Place, Flagstaff
Auction

LF07322 18th Oct

4
2



☆ save

SOLD



Expect To Be Surprised!

5 Ngaio Place, Pukete
Auction

LF07330 18th Oct

4
3



☆ save

SOLD



No Photo
Available

Affordable Brick In Zone!

2 Bdrm, Brick & Aluminium, Aberdeen
School Zone

38B Hazelwood Avenue, Dinsdale
\$399,000



In The Zone!

21 Boundary Road, Claudelands
\$519,000

LF07310 12th Oct

4
1



☆ save



First Home In Aberdeen Zone!

3 Millar Place, Newton
\$475,000

LF07327 18th Oct

3
1



☆ save

SOLD



What An Opportunity!

19 Elliot Street, Enderley
\$409,000

LF07311 12th Oct

3
1



☆ save

SOLD



Have a Happy and Safe Festive
Season with your Family and
Friends!

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

- ✓ Honesty & integrity
- ✓ Proven results
- ✓ You can trust us 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.

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

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HAMILTON RESIDENTIAL MARKET REPORT

OCTOBER 2018

SALES DATA

NUMBER OF SALES*
299

22%
LAST MONTH

28%
SAME MONTH
LAST YEAR

NUMBER OF SALES
SEPTEMBER 2018
245

NUMBER OF SALES
OCTOBER 2017
235

LISTING DATA

NUMBER OF PROPERTIES
FOR SALE**
726

12%
LAST MONTH

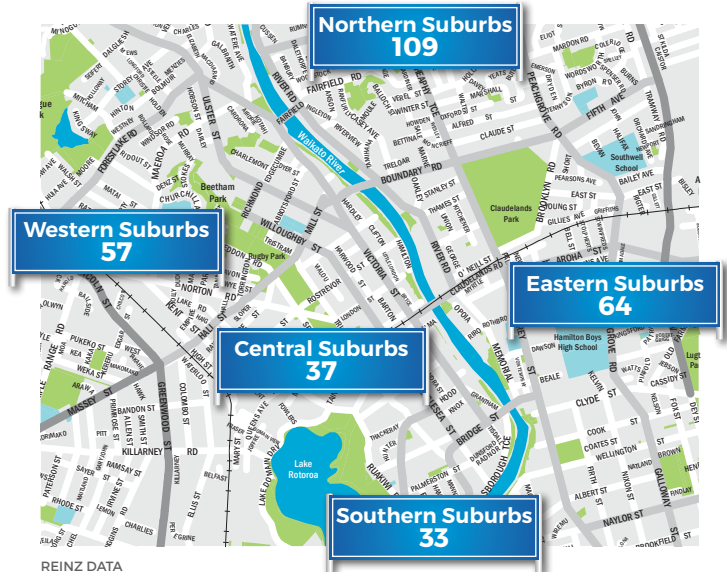
5%
SAME MONTH
LAST YEAR

PROPERTIES FOR SALE
SEPTEMBER 2018
677

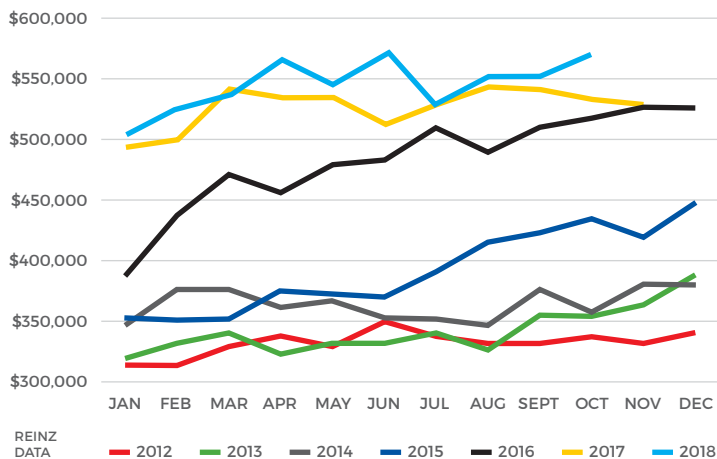
PROPERTIES FOR SALE
OCTOBER 2017
765

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

SALES BY FOCUS AREA



MEDIAN PRICE RANGE



A surge in the number of properties available for sale has encouraged buyers to make decision.

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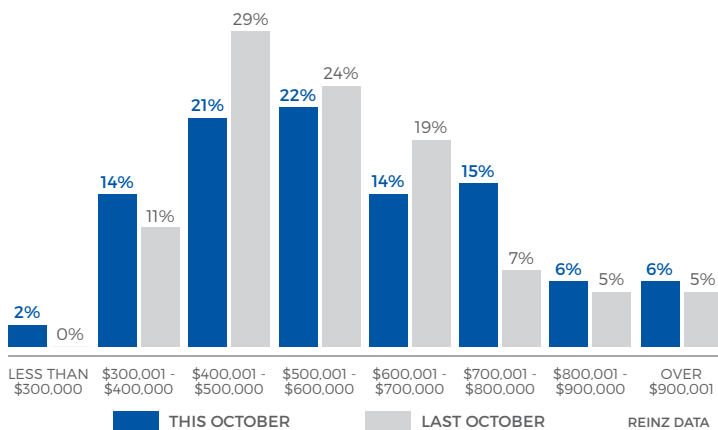
MEDIAN SALE
PRICE OCT 2018
\$565,000

MEDIAN SALE
PRICE SEPT 2018
\$551,500

MEDIAN SALE
PRICE OCT 2017
\$535,000

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.