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## OCTOBER 2018 UPDATE

Hi All

It's just 2 months until Christmas, what jobs to you need to do before then? Christmas Shopping, Plan & Book your Holiday, Sell Your Home or Investment Property? There is still time, so call us to discuss your options.

In the market news, property sales slowed during September as the effects of the lack of new property entering the market during July and August were felt. The REINZ reported 245 residential property sales across Hamilton down on August's 271. The median price held steady at \$551,500 with purchasers exercising restraint despite many properties selling in competition. The number of properties entering the market surged during September which improved purchasers' choice. By months end the number of homes available was up 7% on the start of the month. Auction clearance rates have improved since winter and competitive bidding has been a feature of early spring campaigns for the right properties with a strong promotional presence." Take care; from Jo, Stephen & Nic of the Jo Harris & Co. Team @ Lodge.

## OUR CURRENT LISTINGS

 <p><b>Look for brick and double glazing, this home is just four years old with internal access double gara...</b> 24 Pharo Place, Ngaruawahia \$589,000</p> <p>LF07304 26th Sep</p>	 <p><b>Secluded On Sequoia!</b> 12b Sequoia Place, Pukete Negotiation</p> <p>LF07320 10th Oct</p>
 <p><b>Move In To Morrow!</b> 30A Morrow Avenue, Saint Andrews \$415,000</p> <p>LF07306 10th Oct</p>	 <p><b>What An Opportunity!</b> 19 Elliot Street, Enderley \$409,000</p> <p>LF07311 12th Oct</p>
 <p><b>An Absolute Stunner!</b> 22 Wisteria Place, Flagstaff Auction</p> <p>LF07322 18th Oct</p>	 <p><b>First Home In Aberdeen Zone!</b> 3 Millar Place, Naviton \$475,000</p> <p>LF07327 18th Oct</p>
 <p><b>Expect To Be Surprised!</b> 5 Ngaio Place, Pukete Auction</p> <p>LF07330 18th Oct</p>	 <p><b>Pukete Pearler!</b> 61 Cullimore Street, Pukete Auction</p> <p>LF07323 18th Oct</p>
 <p><b>In The Zone!</b> 21 Boundary Road, Claudelands \$519,000</p> <p>LF07310 12th Oct</p>	 <p><b>Brand New For You!</b> Lot 3, 1 River Elm, Flagstaff \$765,000</p> <p>LF07221 26th Jun</p>

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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- ✓ Proven results
- ✓ You can trust me with your home
- ✓ We genuinely care
- ✓ Customer satisfaction
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Real Estate  
REAA 2008

# HAMILTON RESIDENTIAL MARKET REPORT

## SEPTEMBER 2018

### SALES DATA

NUMBER OF SALES\*  
**245**

**9.6%**  
LAST MONTH

**3.2%**  
SAME MONTH  
LAST YEAR

NUMBER OF SALES  
AUGUST 2018  
**271**

NUMBER OF SALES  
SEPTEMBER 2017  
**253**

### LISTING DATA

NUMBER OF PROPERTIES  
FOR SALE\*\*  
**673**

**7%**  
LAST MONTH

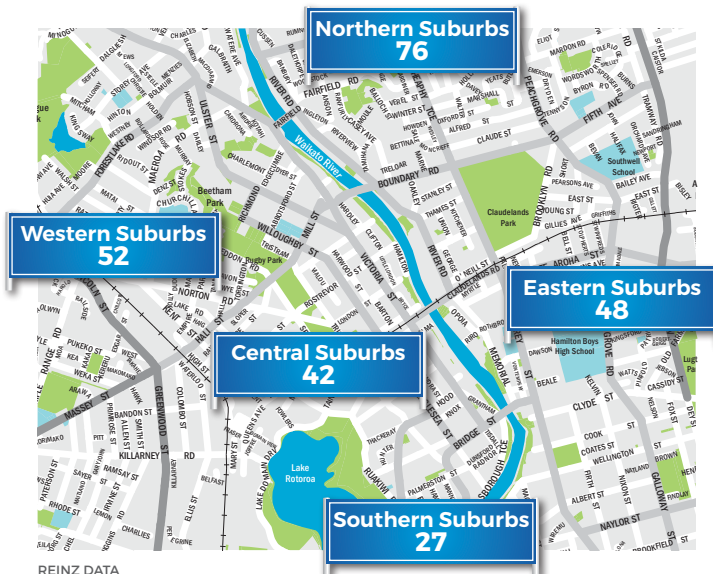
**3.4%**  
SAME MONTH  
LAST YEAR

PROPERTIES FOR SALE  
AUGUST 2018  
**631**

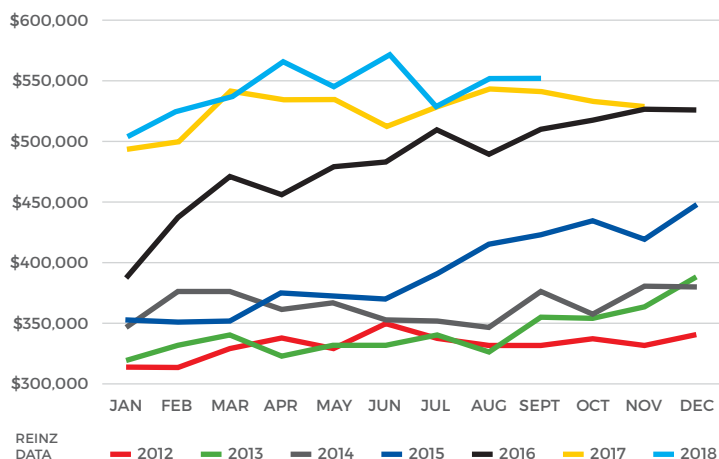
PROPERTIES FOR SALE  
SEPTEMBER 2017  
**697**

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

### SALES BY FOCUS AREA



### MEDIAN PRICE RANGE



Although sales were a little sluggish during September the market is now full of buyers heading into summer.

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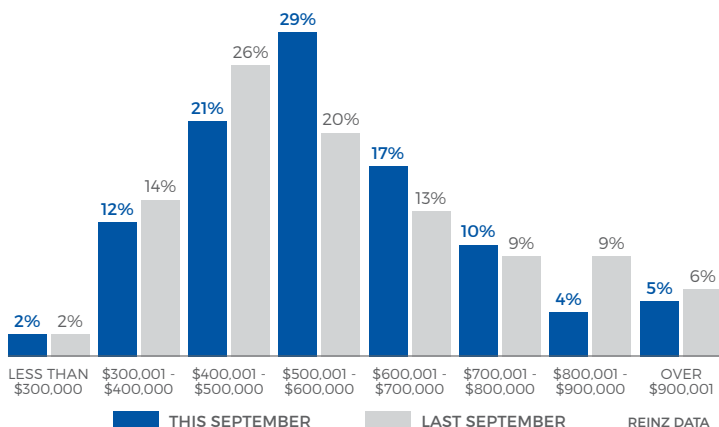
MEDIAN SALE  
PRICE SEPT 2018  
**\$551,500**

MEDIAN SALE  
PRICE AUG 2018  
**\$551,000**

MEDIAN SALE  
PRICE SEPT 2017  
**\$542,500**

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.