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## FEBRUARY 2019 UPDATE

Hi there  
We hope you & your family have settled in to 2019, with everyone back to work and Study and your plans for the year are starting to take shape.  
Capital gains tax is currently a big discussion point, how this is going to be calculated has not yet been established. So, watch this space, we will keep you informed. Insulation – reminder; must be installed by the 1<sup>st</sup> of July 2019. There will be \$4000+ fines for non-compliance, tenants are aware and will test the waters.  
The surprise for the month of January was a spike in the median price to a record of \$579,000, traditionally the median price falls. A lack of available property in the lower quartile skewed sales shifting the median upwards. This was compounded by a 7% decrease in the number of properties entering the market compared to last January. By early February salespeople were reporting renewed energy in the market, and we expect slight upward price pressure as the number of buyers outpaces sellers. Savvy vendors have taken advantage and several of the properties in our auction room have experienced favourable price outcomes.  
Please feel free to give us a call for any friendly Real Estate advice, we would be happy to help you.  
From Jo, Stephen & Nic of the Jo Harris & Co. Team @ Lodge.

## OUR LISTINGS

### NEW, BRICK, TRIPLE GARAGING!

Listing: LF07388



#### 41 Fairway Drive, Morrinsville

Welcome to this stunning new home with triple car garaging! This four bedroom, two bathroom, two living new brick home is offering you more than you would expect. Featuring 2.7m high stud designed to provide an open, spacious environment...

4 | 2 | 1 | 2 | 3

**\$729,000**

Listing: LF07384

### FAMILY HOME IN-ZONE!



#### 368 Borman Road, Flagstaff

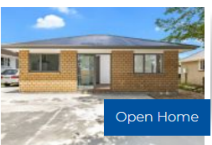
Have you made the decision over the holiday period to upgrade your home? If so, you need to call us today to arrange your viewing. This expansive family home built by Jennian Homes contains four spacious bedrooms, two bathrooms (master...

4 | 2 | 1 | 2 | 3

**\$845,000**

Listing: LF07374

### 6% PLUS RENT, POTENTIAL + RETURN



#### 1 Yeats Crescent, Fairfield

This great opportunity is yours! Welcome to this home and income on its own. Offering a 682m2 fenced corner section with a 2 bedrooms home has an open plan kitchen & dining with separate living. In addition, a brand new 2 bedrooms...

4 | 2 | 2

**\$599,000**

### QUARTER ACRE ON THE ESPLANADE!

Listing: LF07399



#### 38 Waikato Esplanade, Ngaruawahia

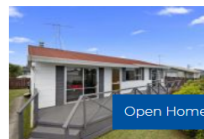
Welcome to this charming three-bedroom home, it's owner is leaving NZ so it's now ready for you to make yours. This home has large spaces for you to utilise with your family. The large kitchen, dining/family room with an office area...

3 | 1 | 1 | 2 | 1

**\$509,000**

Listing: LF07411

### YOUR ENTRY INTO THE PROPERTY MARKET!



#### 19a Breckons Avenue, Newton

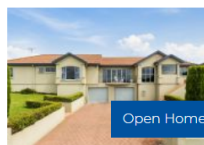
Looking for your first home or investment, don't go past this ideal option in Newton. You can enjoy the comforts of your own three bedroom insulated home with a wood burner in the lounge to keep you cosy in the winter months. The home...

3 | 1 | 1 | 1

**\$340,000**

Listing: LF07368

### STANDOUT ON CALYPSO RISE



#### 8 Calypso Rise, Flagstaff

Have you always wondered what was behind these doors? This expansive 230m2, elevated home sits on a 985m2 section, four bedrooms, two bathrooms (Master with ensuite and walk in robe) with two living and fantastic north facing outdoor...

4 | 2 | 1 | 2 | 2

**\$859,000**

### Coming to the Market:

- 11 Castleton Way, \$1.050 M, 5 bedrooms, 3 bathrooms, 2 living.
- 44 Cranbrook Place, \$749,000, 4 bedrooms, 2 bathrooms, brick.
- 26 & 26A Forsyth Street, Tender, 2 X 2-bedroom units, insulated.
- 47 Twickenham Place. price TBC. 3 bedrooms. 1 bathroom. brick.

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 the **Jo Harris & Co. team** to sell your home!

- |                          |   |
|--------------------------|---|
| ✓ Honesty & Integrity    | ✓ Customer satisfaction                               |
| ✓ We genuinely care      | ✓ You can trust us with your home                     |
| ✓ We have proven results | ✓ We are 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.

Keep a look out for our new Team ads featured on the right; these will be displayed at the local Chinese Supermarkets! →

**专业地产销售**

我们的专注  
确保了我们的成绩

Buying or Selling your properties  
without the Jo Harris & Co. Team  
is like 5G without Huawei!!

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**Lodge**  
Real Estate  
REAA 2008

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# HAMILTON RESIDENTIAL MARKET REPORT

## FEBRUARY 2019

### SALES DATA

NUMBER OF SALES\*  
**151**

**30%**  
LAST MONTH

**7%**  
SAME MONTH  
LAST YEAR

NUMBER OF SALES  
DECEMBER 2018  
**215**

NUMBER OF SALES  
JANUARY 2018  
**162**

### LISTING DATA

NUMBER OF PROPERTIES  
FOR SALE\*\*  
**675**

**0%**  
LAST MONTH

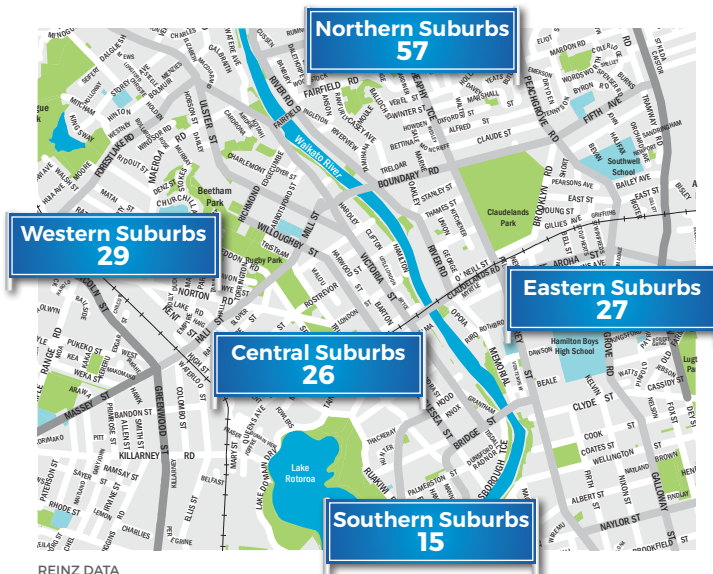
**6%**  
SAME MONTH  
LAST YEAR

PROPERTIES FOR SALE  
DECEMBER 2018  
**675**

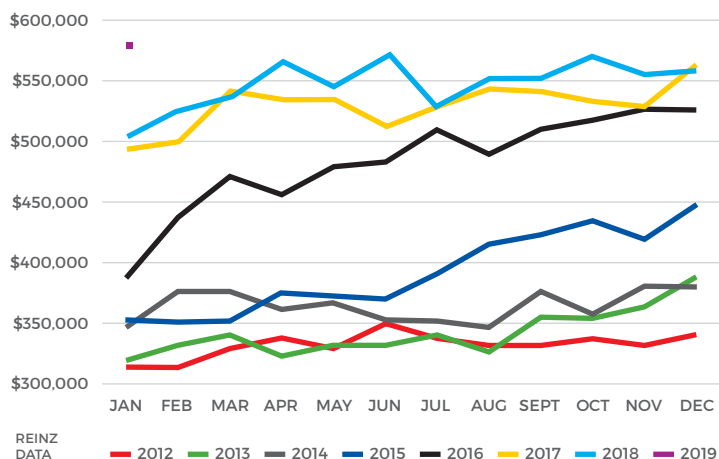
PROPERTIES FOR SALE  
JANUARY 2018  
**715**

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

### SALES BY FOCUS AREA



### MEDIAN PRICE RANGE



"The record median sale price reflects the confidence buyers have in Hamilton".

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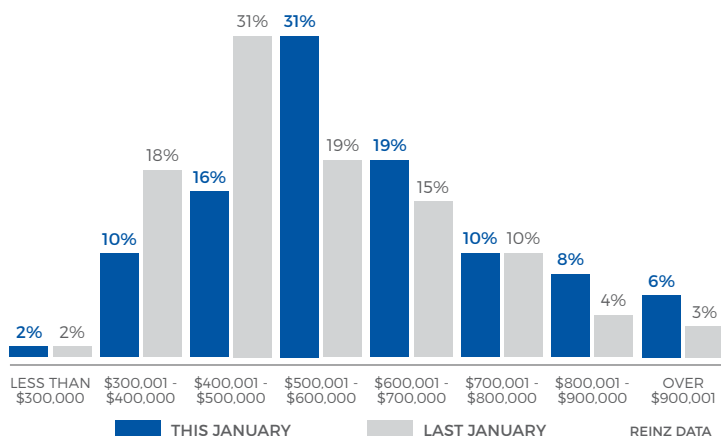
MEDIAN SALE  
PRICE JAN 2019  
**\$579,000**

MEDIAN SALE  
PRICE DEC 2018  
**\$560,000**

MEDIAN SALE  
PRICE JAN 2018  
**\$505,000**

REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES

### PRICE BRACKET BREAKDOWN



### LODGE AUCTION CLEARANCE RATES



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**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.