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MARCH 2019 UPDATE

Hi All, our thoughts go out to all those affected by New Zealand's darkest day.

Wow aren't our mornings becoming darker, just over two weeks until daylight saving finishes and we will be well and truly heading into the winter months. Hope you are looking forward to the winter sports season, getting the family together to be involved and support each other. Don't forget there are only 103 days remaining until the insulation regulations become enforced on 1st July.

"February house sales in Hamilton rebounded after the holiday season lull. The REINZ reported 248 dwellings transacted during the period, well up on January's sales but down slightly on February last year. The median price fell to \$540,000 as first home buyers flocked to the market taking advantage of the Reserve Bank's relaxation of rules. We expect the median price to rebound during March as the upper quartile of the market has been particularly active. The number of properties available for sale has ballooned, from 700 properties at the start of February to 877 properties at the time of writing. This has the potential to subdue prices. However, market evidence gives no suggestions of this happening anytime soon as competitive bidding in auctions has produced some upside surprises for vendors." If you are thinking of buying please see our listings below, we may have just what you are looking for. If there are any questions you have regarding anything Real Estate please give us a call to discuss, we offer friendly advice for free! From Jo, Stephen & Nic of the Jo Harris & Co. Team @ Lodge.

OUR LISTINGS



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

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**.

NOBODY KNOWS HAMILTON LIKE US
LODGE.CO.NZ

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Real Estate
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HAMILTON RESIDENTIAL MARKET REPORT

MARCH 2019

SALES DATA

NUMBER OF SALES*
248

64%
LAST MONTH

14%
SAME MONTH
LAST YEAR

NUMBER OF SALES
JANUARY 2019
151

NUMBER OF SALES
FEBRUARY 2018
289

LISTING DATA

NUMBER OF PROPERTIES
FOR SALE**
808

15%
LAST MONTH

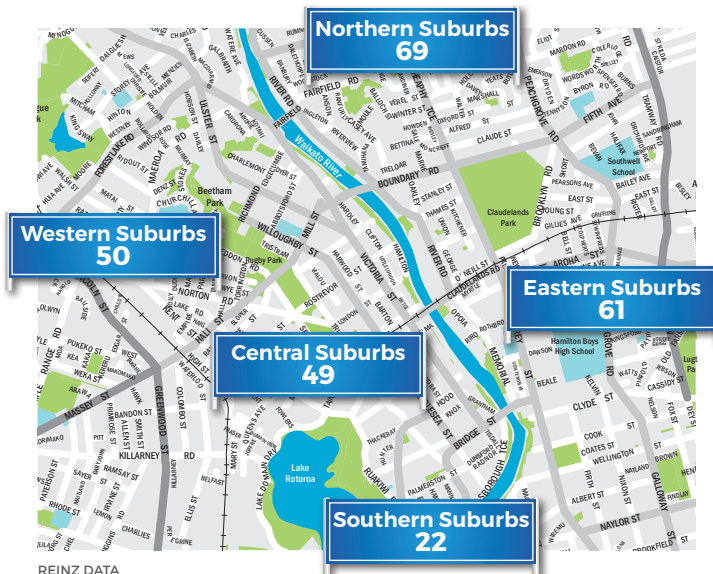
2%
SAME MONTH
LAST YEAR

PROPERTIES FOR SALE
JANUARY 2019
700

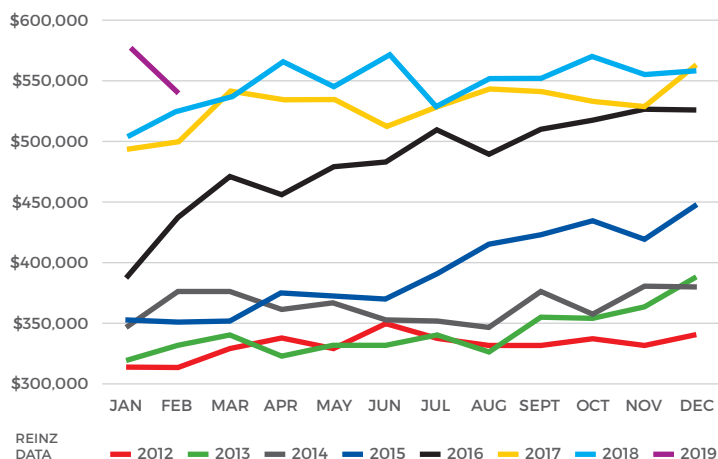
PROPERTIES FOR SALE
FEBRUARY 2018
792

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

SALES BY FOCUS AREA



MEDIAN PRICE RANGE



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"First home buyers charged into the market during February with a surge in sales under \$500,000."



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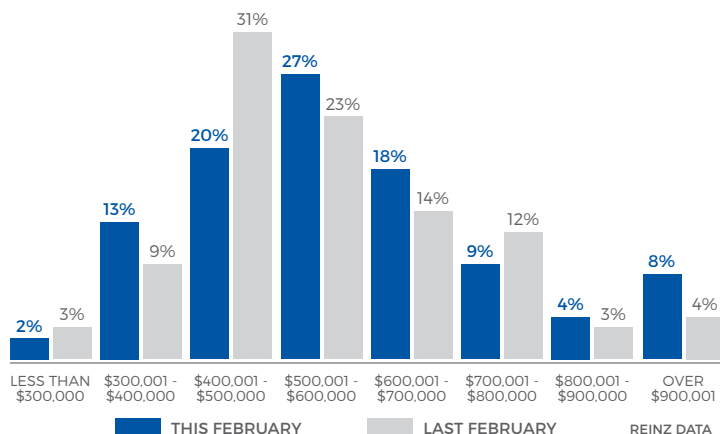
MEDIAN SALE
PRICE FEB 2019
\$545,500

MEDIAN SALE
PRICE JAN 2019
\$579,000

MEDIAN SALE
PRICE FEB 2018
\$520,000

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.