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## APRIL 2019 UPDATE

Hi All,

We would like you to join our team in celebrating! We achieved a fantastic result at the Lodge Annual Awards this month, 5<sup>th</sup> overall in Lodge sales (being 3<sup>rd</sup> for Residential sales). We are very proud of this achievement and would like to thank all our valued clients for their continued support.

Regarding the Real Estate market; "March experienced it's predictable sales upswing with the REINZ reporting 278 properties changed hands. The median price jumped to \$575,000 as with a surge in activity in the market above \$800,000. First home buyers were again active. Although investors have been absent from the market, we expect this may change after the Government's announcement rejecting the introduction of a capital gains tax. Predictably time on market fell to 33 days as new stock entering the market was met enthusiastically by buyers".

Our recipe of the month;

### FEIJOA CHICKEN CURRY

500 grams Skinless, Boneless Chicken cut into bite sized chunks

1 Large Red Capsicum, seeded and cubed

4 Large Ripe Feijoas, halved lengthwise and sliced

1 Tblsp each of; Curry Powder, Brown Sugar, Cornflour

2 Tblsp Oil

1 Medium Onion thinly sliced

1 Clove Garlic, crushed

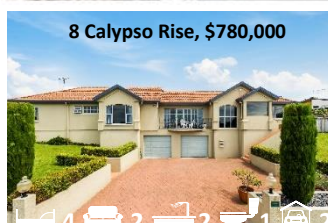
1 Cup Chicken Stock

**Method:** Heat half the oil in a non-stick pan and stir fry chicken for 3 to 4 minutes, remove from the pan. Heat the remaining oil and stir fry the capsicum, onion and garlic for 3-4 minutes until tender, season with salt & pepper. Return the chicken to the pan, stir in the cornflour and brown sugar into the stock and add to the chicken. Bring to a simmer, cover and cook for 20 minutes. Serve with rice.

Serves 4. The FEIJOA'S bring a sweet & sour character to this curry. ENJOY!

If you are thinking of buying please see our listings below, we may have just what you are looking for. Please call us regarding anything Real Estate, 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](http://www.realestate.co.nz/profile/agent/229382) - More listings to come this month, they can be view by following this link once they are online.

**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**.

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LODGE.CO.NZ

**Lodge**  
Real Estate  
REAA 2008

# HAMILTON RESIDENTIAL MARKET REPORT

## APRIL 2019

### SALES DATA

NUMBER OF SALES\*  
**282**

**11%**  
LAST MONTH

**19%**  
SAME MONTH  
LAST YEAR

NUMBER OF SALES  
FEBRUARY 2019  
**251**

NUMBER OF SALES  
MARCH 2018  
**349**

### LISTING DATA

NUMBER OF PROPERTIES  
FOR SALE\*\*  
**899**

**10%**  
LAST MONTH

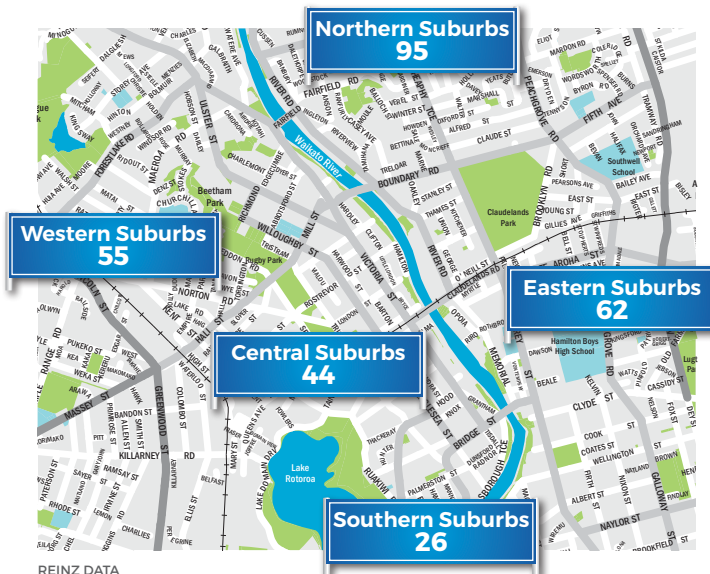
**12%**  
SAME MONTH  
LAST YEAR

PROPERTIES FOR SALE  
FEBRUARY 2019  
**808**

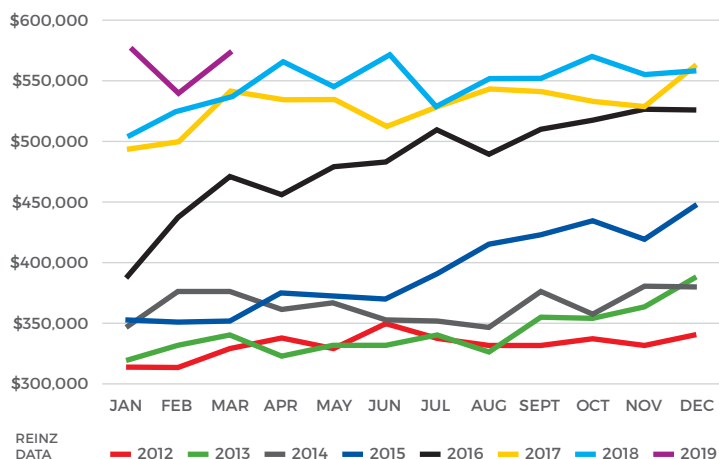
PROPERTIES FOR SALE  
MARCH 2018  
**793**

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

### SALES BY FOCUS AREA



### MEDIAN PRICE RANGE



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"The market is expected to see an upswing in activity as the Government has taken capital gains tax off the table."



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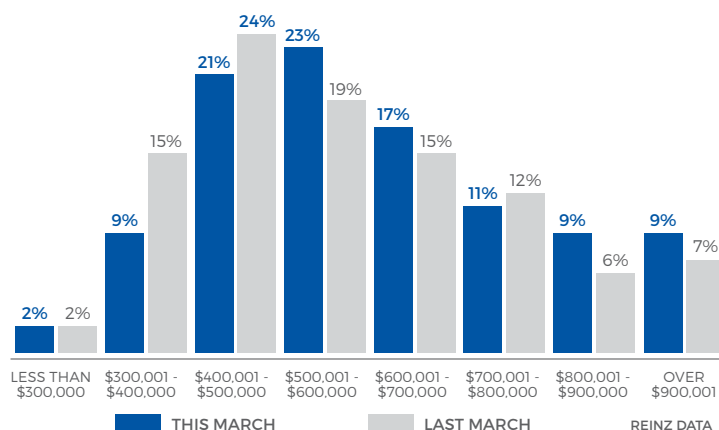
MEDIAN SALE  
PRICE MAR 2019  
**\$575,000**

MEDIAN SALE  
PRICE FEB 2019  
**\$545,500**

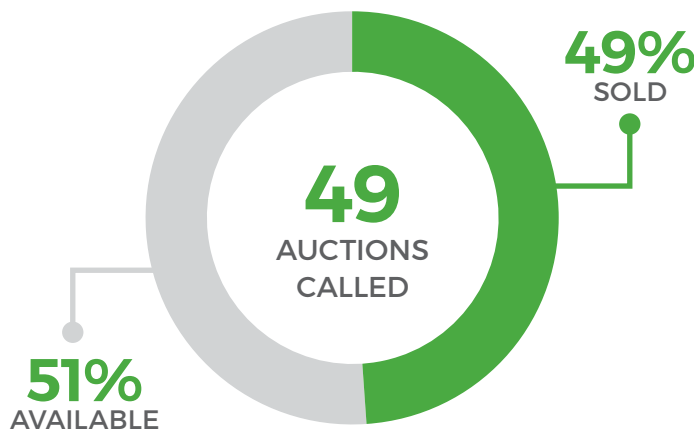
MEDIAN SALE  
PRICE MAR 2018  
**\$535,000**

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.