



Jo Harris & Co.
Jo Harris & Stephen Wang

Jo Harris

Residential & Lifestyle Sales

M 027 551 3552

joh@lodge.co.nz

www.facebook.com/joharrisatlodge

www.joharris.co.nz

Stephen Wang

Residential Sales

M 021 292 1969

stephenw@lodge.co.nz

MAY 2019 UPDATE

Hi All,

Welcome to winter! Haven't we experienced a change in the temperature over the past few weeks! I hope your winter sports got off to a great start. I have just spent 3 days in the Pureora Forest on a tramp with my son, what an amazing experience!

Market Report: In the past two years about 30% fewer homes were sold during April than during March. Whilst this seasonal pull back was experienced this year the fall was only 5%. In addition, the median price for April was \$569,000 compared to March's near record median of \$575,000. This gives a good indication of the confidence buyers have in the Hamilton market. Median days to sell remained at 31 days and the number of properties for sale, 899, gives the market about 3.4 months of houses to sell. Typically, this represents a balanced market in which prices remain relatively stable. Auction clearance rates remain high for properties above \$700,000 but are mixed below this threshold.

RESIDENTIAL TENANCIES (HEALTHY HOMES STANDARDS) REGULATIONS 2019

On Monday 13 May 2019, it was announced by the Deputy Prime Minister that the Residential Tenancies (Healthy Homes Standards) Regulations 2019 had been signed off. The standards outline the minimum requirements for heating, insulation, ventilation, moisture and drainage and draught stopping in rental properties and will become law from 1 July 2019. The final Healthy Homes Standards have been released on Thursday, 16 May 2019. Since the announcement, further clarification has been provided in that from 1 July 2020, landlords will be required to provide additional details in their new or renewed tenancy agreements on how their property meets the standards. This will enable tenants and landlords to be aware of the standards before compliance is required from 1 July 2021.

If you are wanting any other information regarding anything Real Estate, please call us, 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 - More listings to come, they can be viewed 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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Real Estate
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HAMILTON RESIDENTIAL MARKET REPORT

MAY 2019

SALES DATA

NUMBER OF SALES*
266

6%
LAST MONTH

15%
SAME MONTH
LAST YEAR

NUMBER OF SALES
MARCH 2019
282

NUMBER OF SALES
APRIL 2018
232

LISTING DATA

NUMBER OF PROPERTIES
FOR SALE**
853

5%
LAST MONTH

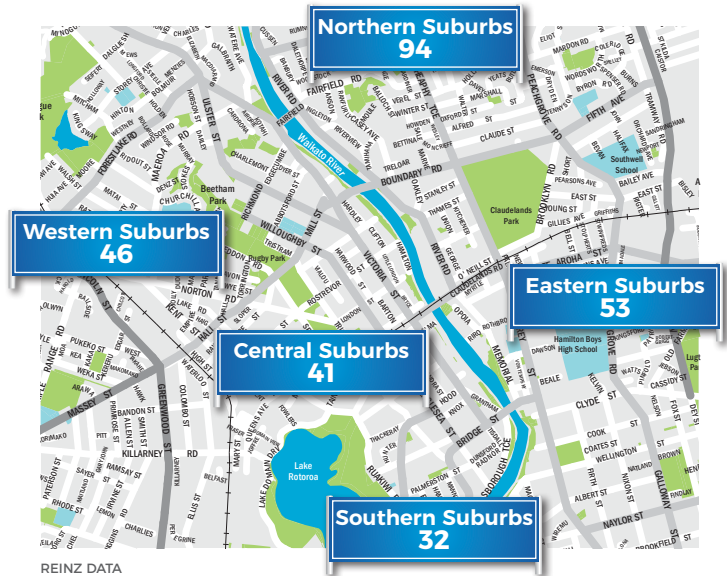
9%
SAME MONTH
LAST YEAR

PROPERTIES FOR SALE
APRIL 2019
899

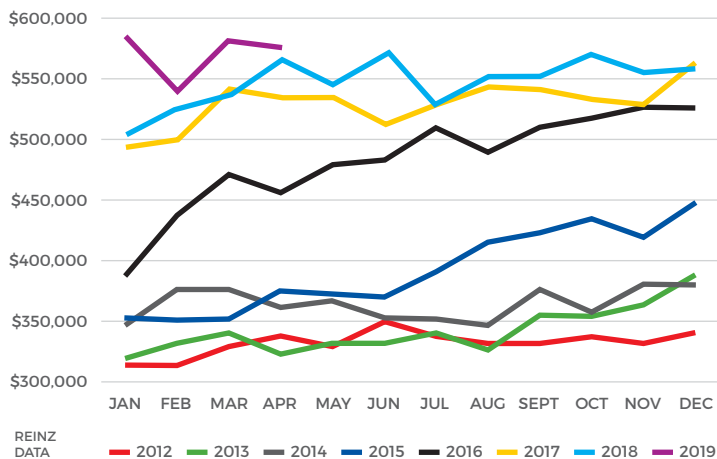
PROPERTIES FOR SALE
MAY 2018
783

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

SALES BY FOCUS AREA



MEDIAN PRICE RANGE



Jo Harris, Residential Sales
M 027 551 3552
E joh@lodge.co.nz

"Continued growth within
Hamilton is fuelling
demand for city housing"



Stephen Wang, Residential Sales
M 021 292 1969
E stephenw@lodge.co.nz

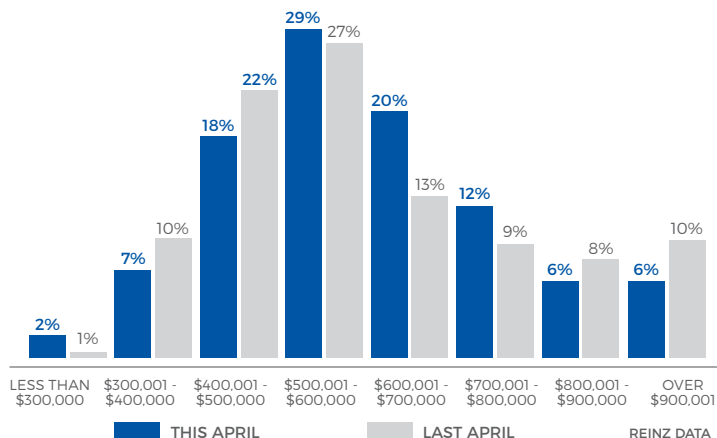
MEDIAN SALE
PRICE APR 2019
\$569,000

MEDIAN SALE
PRICE MAR 2019
\$575,000

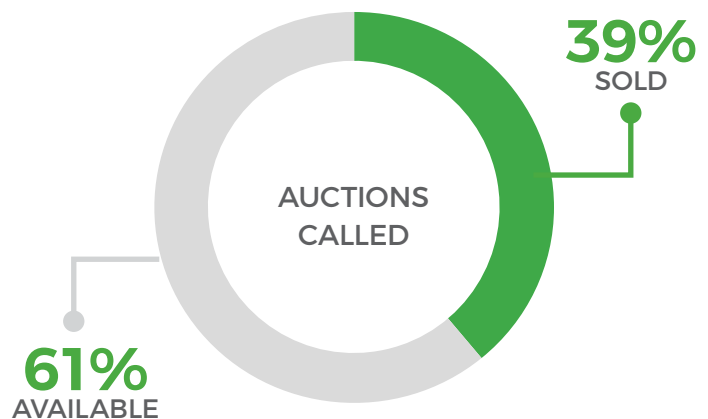
MEDIAN SALE
PRICE APR 2018
\$562,000

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.