



**Jo Harris & Co.**  
Jo Harris & Stephen Wang

**Jo Harris**

Residential & Lifestyle Sales

M 027 551 3552

[joh@lodge.co.nz](mailto:joh@lodge.co.nz)

[www.facebook.com/joharrisatlodge](http://www.facebook.com/joharrisatlodge)

[www.joharris.co.nz](http://www.joharris.co.nz)

**Stephen Wang**

Residential Sales

M 021 292 1969

[stephenw@lodge.co.nz](mailto:stephenw@lodge.co.nz)

## JUNE 2019 UPDATE

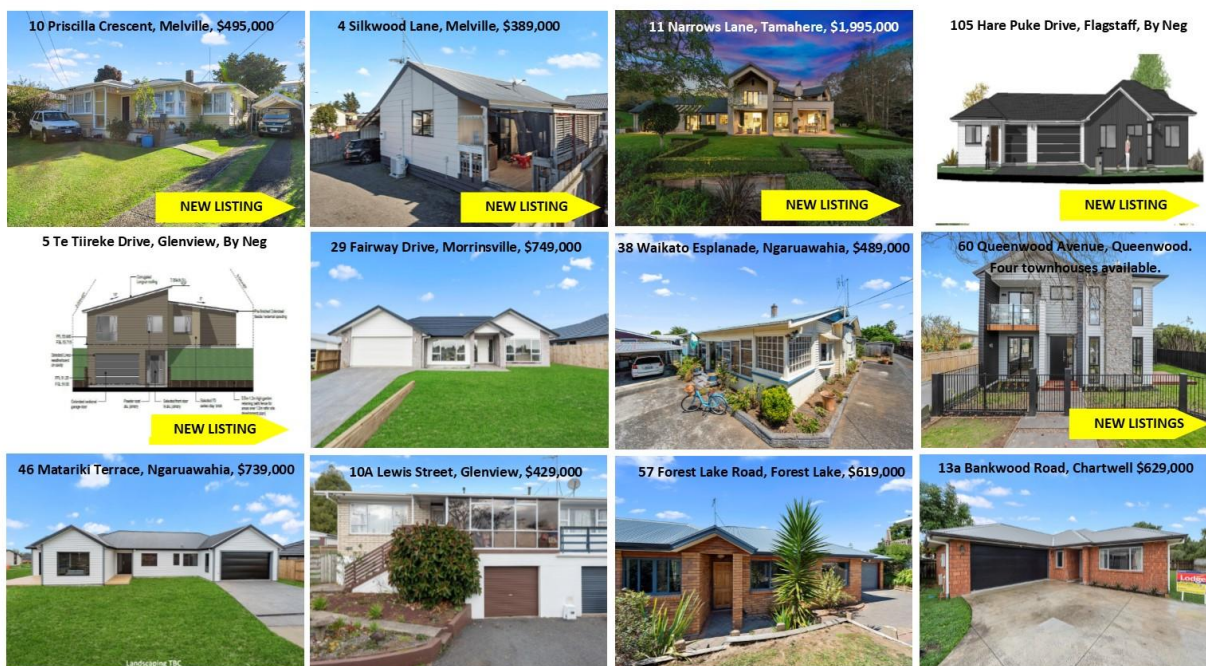
Hi All,

Welcome to our mid-year update, we are well into winter now with our shortest day nearly upon us. We hope you are coping with the cooler weather. There is a lot happening in Hamilton at the moment from a Commercial, Industry & Residential aspect which we believe is going to have a positive impact on the housing market. It's also what people are saying is the best time to purchase investment properties with the lowest interest rates, the lowest vacancies and the highest rents. Have a safe month. Here is the latest market report:

Investors re-entered the market during May sending demand for Hamilton property higher. The REINZ reported 331 house sales across the city during May, up 24% on April and 10% up on May 2018. The number of houses available for sale in Hamilton has plummeted falling from 900 properties being advertised on realestate.co.nz at the beginning of April to 776 by mid-June. Consequently, prices are under pressure to rise. The median hit a record \$580,000 in May and is expected to continue to head north as competition for property heats up. Auction clearance rates have been surprisingly low. However, the number of properties being sold in competition within a few days of auction suggests the marketing is attracting the buyers, but buyer urgency has not been present. We expect that to change. As more buyers miss out in competition, we anticipate witnessing some surprising results in rooms over the coming weeks.

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](http://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  
REAA 2008

# HAMILTON RESIDENTIAL MARKET REPORT

## JUNE 2019

### SALES DATA

NUMBER OF SALES\*  
**331**

**24%**  
LAST MONTH

**10%**  
SAME MONTH LAST YEAR

NUMBER OF SALES  
APRIL 2019  
**266**

NUMBER OF SALES  
MAY 2018  
**302**

### LISTING DATA

NUMBER OF PROPERTIES FOR SALE\*\*  
**853**

**5%**  
LAST MONTH

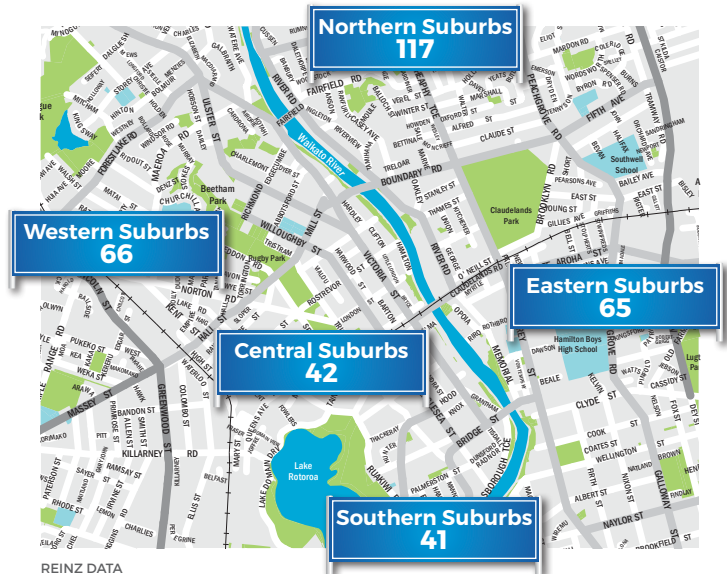
**9%**  
SAME MONTH LAST YEAR

PROPERTIES FOR SALE  
APRIL 2019  
**899**

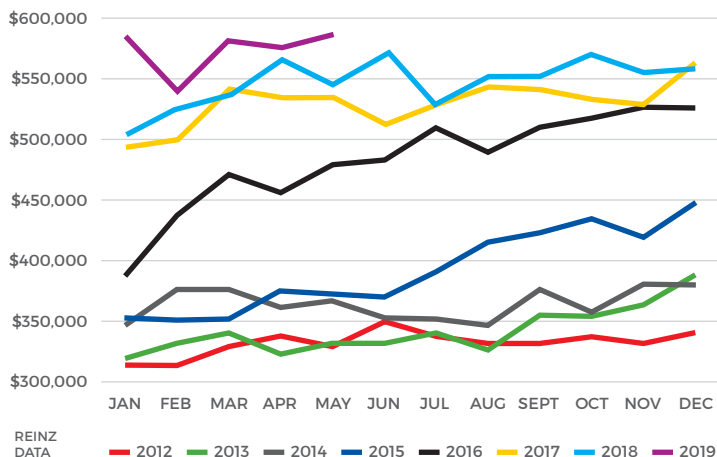
PROPERTIES FOR SALE  
MAY 2018  
**783**

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

### SALES BY FOCUS AREA



### MEDIAN PRICE RANGE



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

"Investors have re-entered the market increasing demand at a time when the number of houses available is decreasing. Higher prices are inevitable."

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

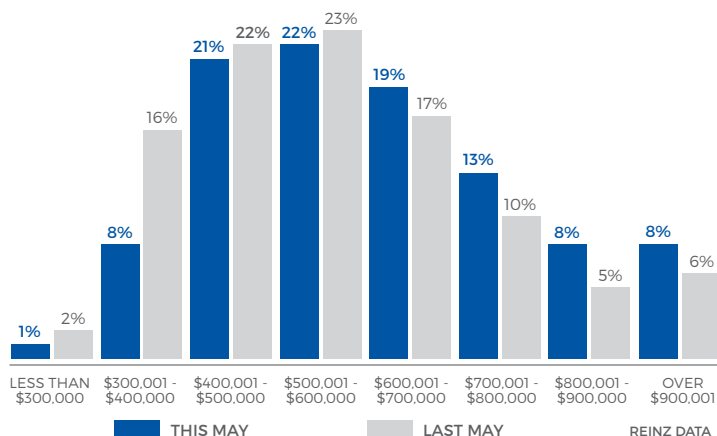
MEDIAN SALE PRICE MAY 2019  
**\$580,000**

MEDIAN SALE PRICE APR 2019  
**\$569,000**

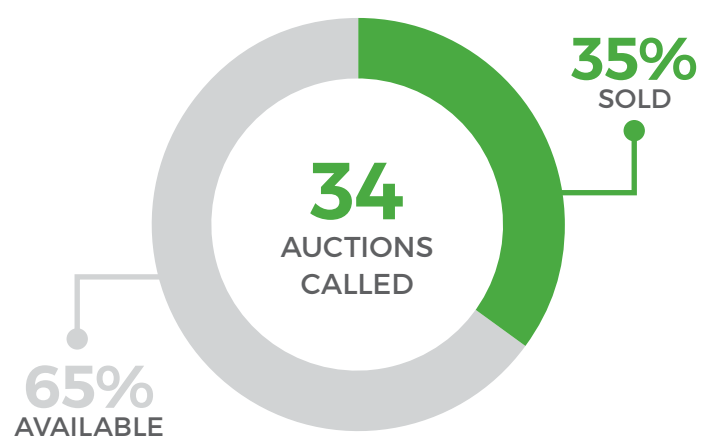
MEDIAN SALE PRICE MAY 2018  
**\$545,000**

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.