



Jo Harris & Co.

www.joharris.co.nz
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JULY 2019 UPDATE

Hi All,

We would like you to join our team in celebrating, we are very excited to have achieved 5th place for residential and 8th place for the group (which includes Residential, Commercial & Cambridge) at the Lodge quarterly awards last week. A huge thanks to the team as well as the wider Lodge Team and a very special thanks to our clients for your continued support, without you we could not have achieved these results!

In the residential property market; Hamilton showed no signs of the abatement commented in the media throughout June. The only factor impeding sales was the lack of properties to sell as 271 houses were sold across the city for the month which started with a lacklustre 750 homes on offer. During the first five months of the year first home buyers had enjoyed an investor hiatus as the uncertainty of healthy homes and capital gains tax quashed investor demand. However, June experienced the return of investors and placed upward price pressure on the market under \$600,000. This will drive the market above \$600,000 during July and August as first home sellers are released. The market above \$1 million continued to be buoyant with more buyers than sellers driving some unexpected results.

If you are requiring any assistance regarding anything Real Estate, please call us, we offer friendly advice for free!

From Jo, Stephen, Dave & Nichola of the Jo Harris & Co. Team @Lodge.

OUR LISTINGS



5 Te Tiireke Drive, Glenview, By Neg



105 Hare Puke Drive, Flagstaff, By Neg



60/2 Queenwood Avenue, \$769,000



60/4 Queenwood Avenue, \$779,000



38 Waikato Esplanade, Ngaruawahia, \$489,000



13a Bankwood Road, Chartwell \$629,000



57 Forest Lake Road, Forest Lake, \$619,000



10A Lewis Street, Glenview, \$429,000



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!

For fantastic service with great results, call us today!

- ✓ Honesty & integrity
- ✓ We genuinely care

- ✓ Proven results
- ✓ Customer satisfaction

- ✓ You can trust us with your home
- ✓ Committed to getting the best result for you

Stephen Wang

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Jo Harris

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Lodge
Real Estate
REAA 2008

HAMILTON RESIDENTIAL MARKET REPORT

JULY 2019

SALES DATA

NUMBER OF SALES
JUNE*
260

21%
LAST MONTH

10%
SAME MONTH
LAST YEAR

NUMBER OF SALES
MAY 2019
331

NUMBER OF SALES
JUNE 2018
237

LISTING DATA

NUMBER OF PROPERTIES
FOR SALE
JUNE**
751

6%
LAST MONTH

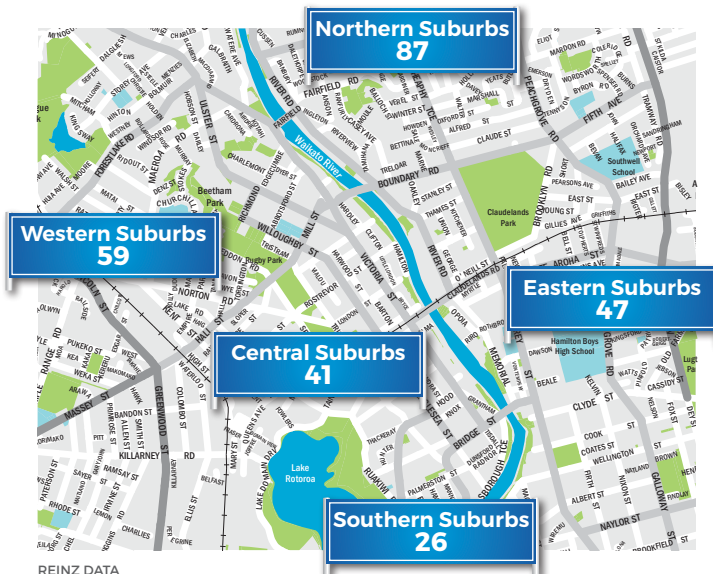
11%
SAME MONTH
LAST YEAR

PROPERTIES FOR SALE
MAY 2019
853

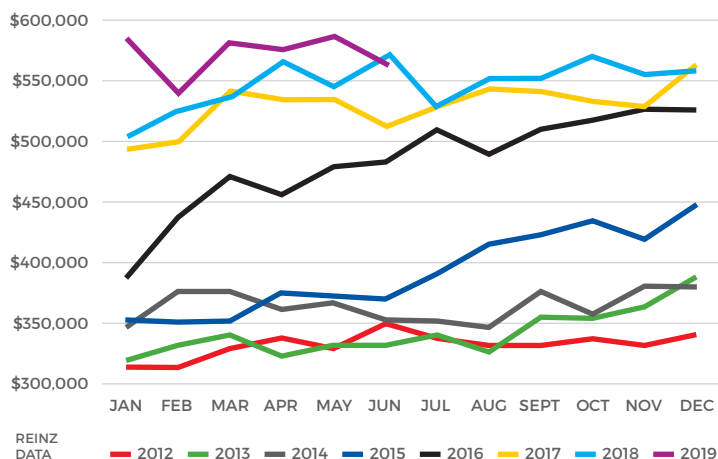
PROPERTIES FOR SALE
JUNE 2018
676

*REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES **END OF JUNE 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

"The number of properties available for sale is declining rapidly which is placing upward pressure on prices."

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

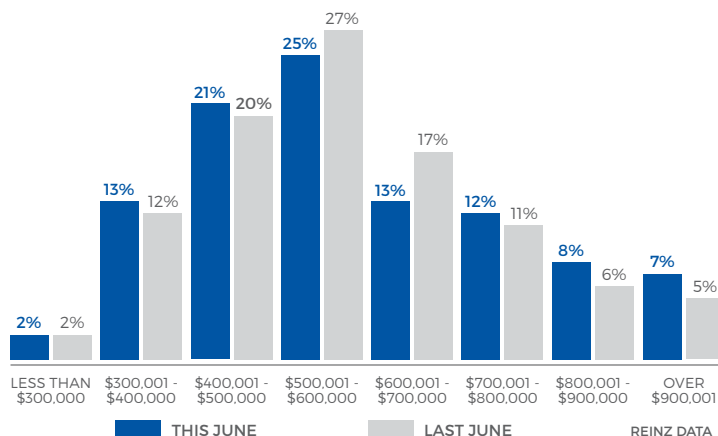
MEDIAN SALE
PRICE JUNE 2019
\$560,000

MEDIAN SALE
PRICE MAY 2019
\$580,000

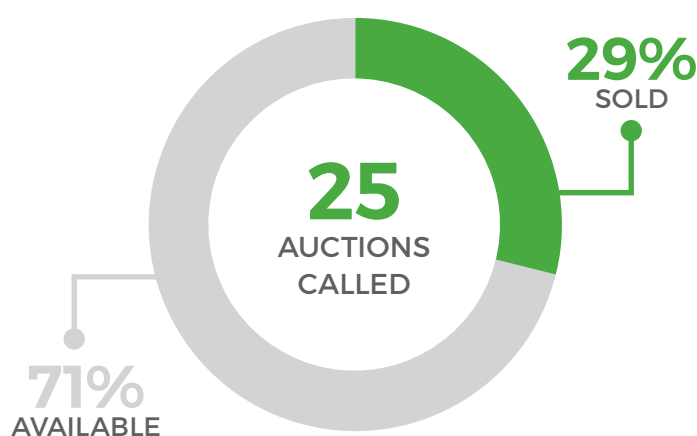
MEDIAN SALE
PRICE JUNE 2018
\$567,000

REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES

PRICE BRACKET BREAKDOWN



LODGE AUCTION CLEARANCE RATES



NOBODY KNOWS HAMILTON LIKE US
LODGE.CO.NZ

Lodge
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.