



Jo Harris & Co.

www.joharris.co.nz
facebook.com/joharrisatlodge

SEPTEMBER 2019 UPDATE

Hi all, welcome to our SPRING update!! Yes, we have seen the daffodils & freesia's in the garden already! Here's looking forward to some wonderful weather coming our way! We mentioned time and how it flies by last month; some events in life certainly make us think about how to not sweat the small things!! Useful advice to us all, not to take things for granted and to always be thankful 😊. Let us get down to the Real Estate news; we are certainly seeing Hamilton sales for August continued to be suppressed due to a lack of available property. If you are thinking of selling, now would be a great time to do so as there are a LOT of buyers around! For example, we had 60 groups through our 18A Endeavour Avenue listing in the first week of marketing!

There were 280 dwellings transacted across the city through agents, with a feature of the market being the number of properties which were sold in a multi-offer presentation. Auctions continued to perform well with a 55% clearance rate in our rooms and a total of 70% under contract by months end. Prices continued to edge higher although the median eased from \$590,000 to \$575,000 as the number of properties transacted under \$600,000 rose slightly. The number of properties available in Hamilton on realestate.co.nz fell to 557 by the beginning of September. A 16% drop from the previous month representing only two months stock at current volumes. This is giving a valuable window for sellers aiming to secure a premium before the market encounters the seasonal influx of available properties expected in October. If you are requiring any assistance regarding anything Real Estate, please call us, we offer friendly advice for free!

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

OUR LISTINGS



Follow us on Instagram: <https://instagram.com/joharrisco?igshid=ndlzftnurbpd>

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
021 292 1969
stephenw@lodge.co.nz



Jo Harris
027 551 3552
joh@lodge.co.nz



HAMILTON RESIDENTIAL MARKET REPORT

SEPTEMBER 2019

SALES DATA

NUMBER OF SALES IN AUGUST*

280

0%
LAST MONTH

3%
SAME MONTH LAST YEAR

NUMBER OF SALES JULY 2019
278

NUMBER OF SALES AUGUST 2018
271

LISTING DATA

NUMBER OF PROPERTIES FOR SALE IN AUGUST**

557

16%
LAST MONTH

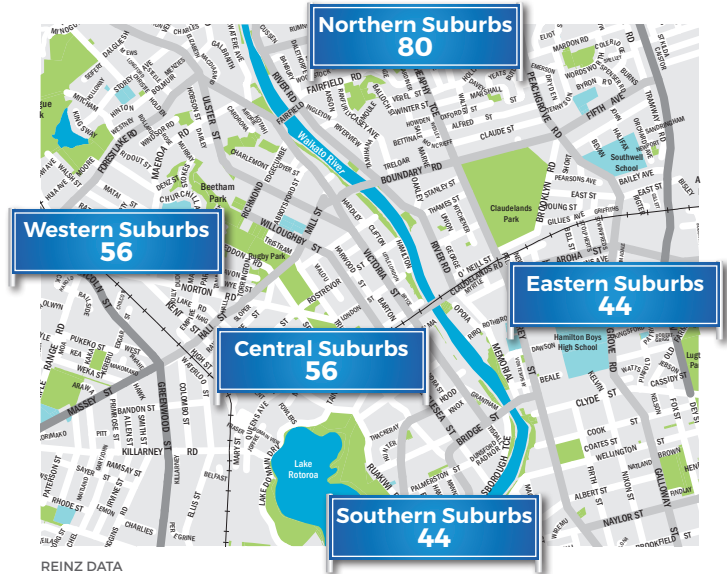
14%
SAME MONTH LAST YEAR

PROPERTIES FOR SALE JULY 2019
662

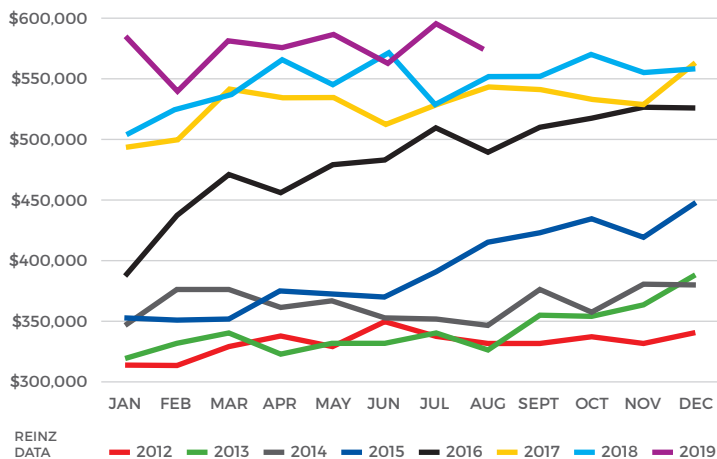
PROPERTIES FOR SALE AUGUST 2018
648

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

"Buyers continue to compete over property reflecting the strong economic growth of Hamilton."

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

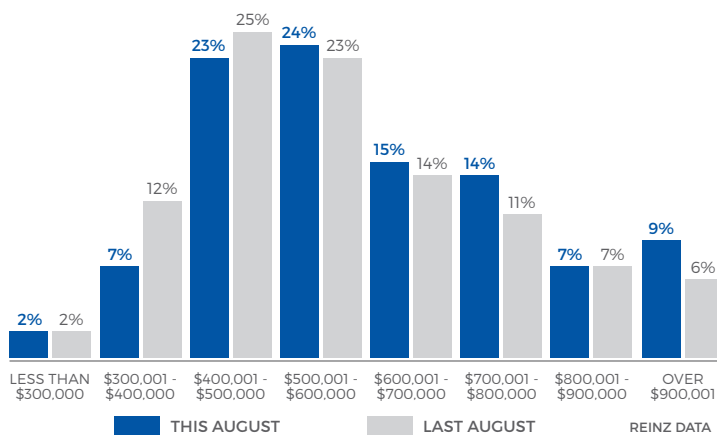
MEDIAN SALE PRICE AUG 2019
\$575,000

MEDIAN SALE PRICE JULY 2019
\$590,000

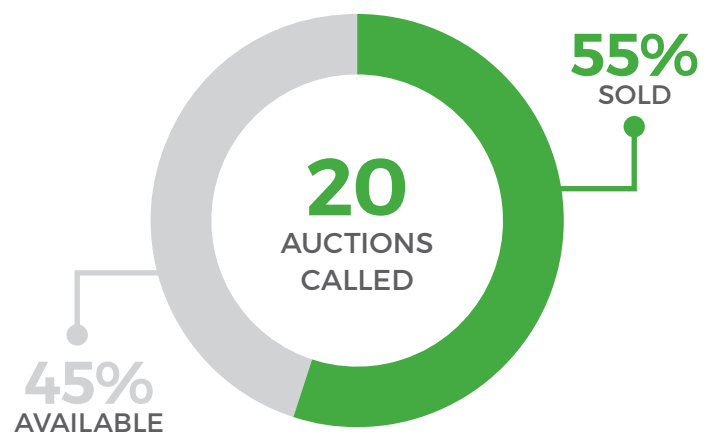
MEDIAN SALE PRICE AUG 2018
\$551,000

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.