



Jo Harris & Co.

www.joharris.co.nz
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NOVEMBER 2019 UPDATE

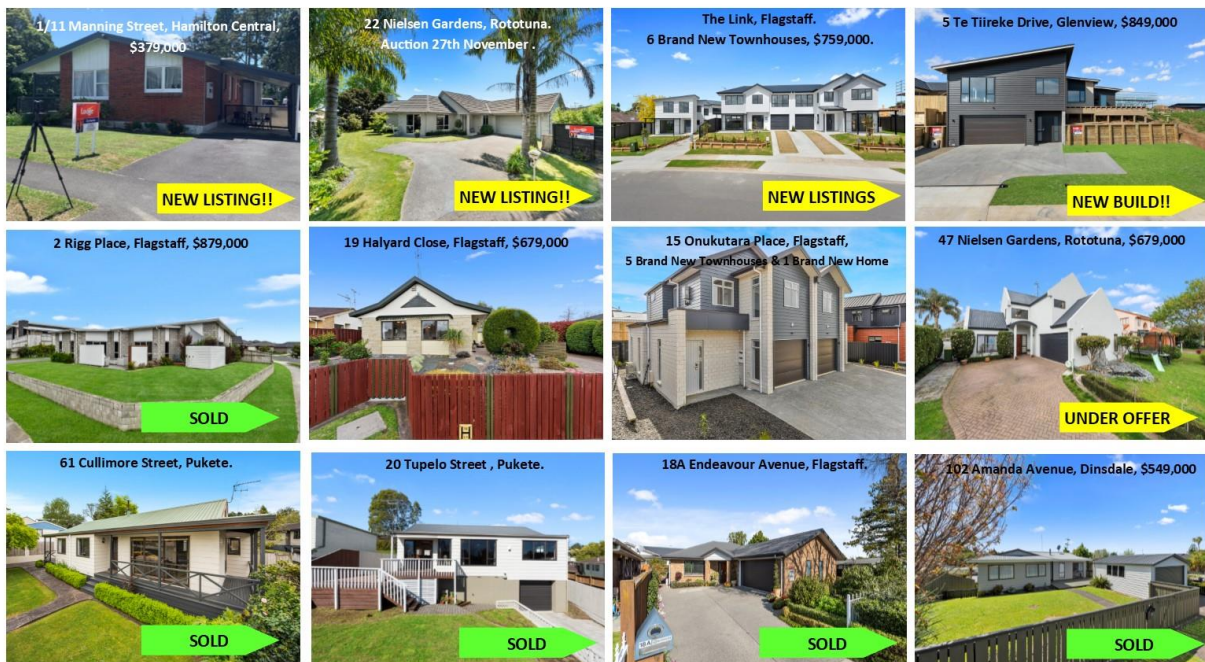
Hi there

Can you believe this is our last update for the year! We are on the home straight towards the Festive Season, we're certainly looking forward to dusting off the Christmas decorations, getting them on the tree, spending time with our families and enjoying some relaxation time over the holiday period. We hope you and your families have a wonderful, safe Christmas and New Year holiday period!

In Real Estate news: sales of Hamilton residential property surged during October as an influx of spring listings was met by strong buyer demand. A total of 314 dwellings were transacted by agents during October, 28% up on the 245 homes sold during September. A total of 709 properties have entered the market during spring (realestate.co.nz), well down on the 790 for the same period last year. However, with multiple offers being presented on properties (22 offers on a Western Heights house) the number of properties available for sale is stagnant. This is causing upward price pressure and we expect this to be the theme throughout the summer. We have many buyers around at the moment so if you are thinking of selling your home or investment property now would be an ideal time to call us to discuss and arrange a no obligation free market appraisal of your property, we look forward to hearing from you. Please do call if you have any other questions or if you are requiring some assistance regarding anything else Real Estate, 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



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HAMILTON RESIDENTIAL MARKET REPORT

NOVEMBER 2019

SALES DATA

NUMBER OF SALES IN OCTOBER*
314

28%
LAST MONTH

5%
SAME MONTH LAST YEAR

NUMBER OF SALES SEPTEMBER 2019
245

NUMBER OF SALES OCTOBER 2018
299

LISTING DATA

NUMBER OF PROPERTIES FOR SALE IN OCTOBER**
658

3%
LAST MONTH

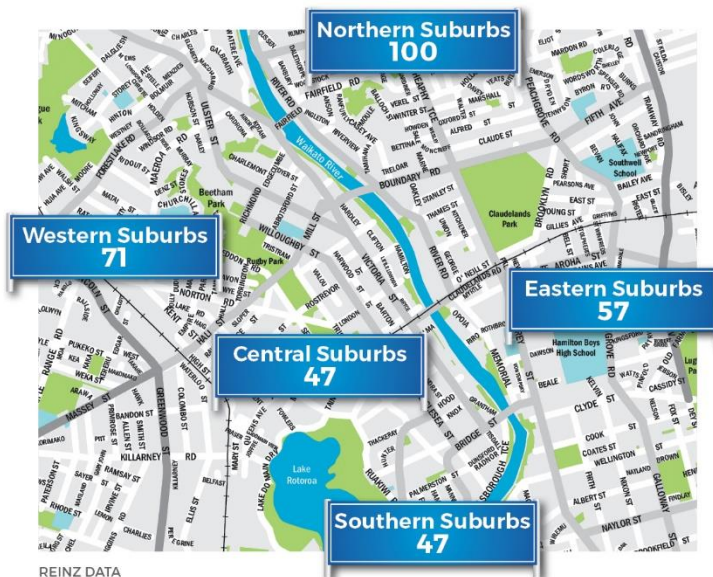
9%
SAME MONTH LAST YEAR

PROPERTIES FOR SALE SEPTEMBER 2019
637

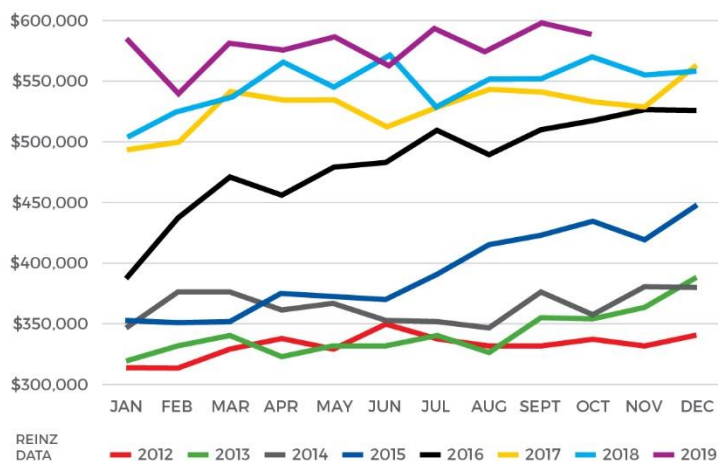
PROPERTIES FOR SALE OCTOBER 2018
726

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

SALES BY FOCUS AREA



MEDIAN PRICE RANGE



Jo Harris, Residential & Lifestyle Sales
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“Strong competition across all segments of the market is helping to drive prices higher.”

Stephen Wang, Residential Sales
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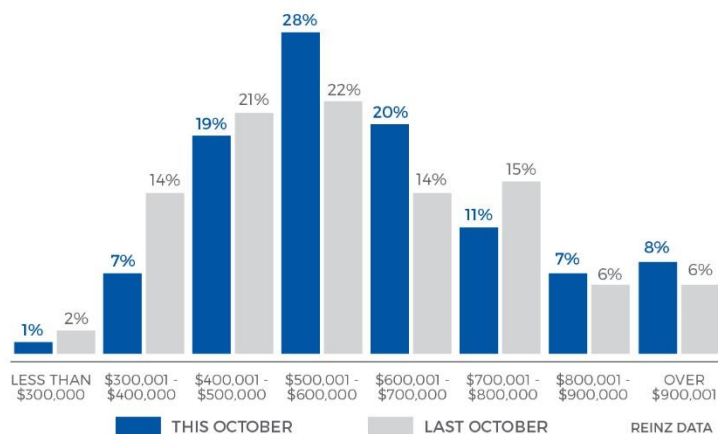
MEDIAN SALE PRICE OCT 2019
\$585,000

MEDIAN SALE PRICE SEPT 2019
\$595,000

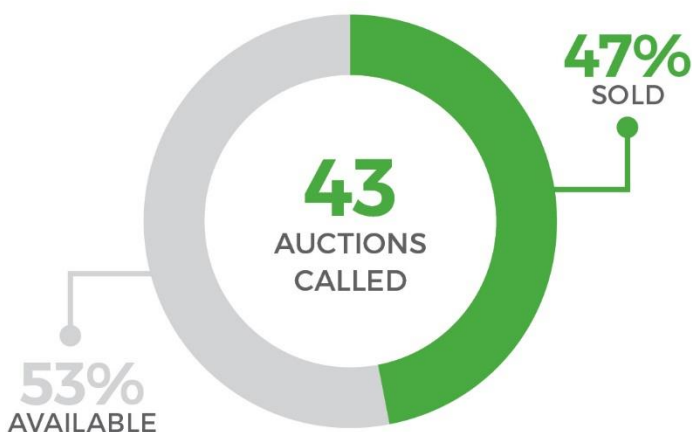
MEDIAN SALE PRICE OCT 2018
\$565,000

REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES

PRICE BRACKET BREAKDOWN



LODGE AUCTION CLEARANCE RATES



NOBODY KNOWS HAMILTON LIKE US
LODGE.CO.NZ

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REAL ESTATE

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.