



# Jo Harris & Co.

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## OCTOBER 2019 UPDATE

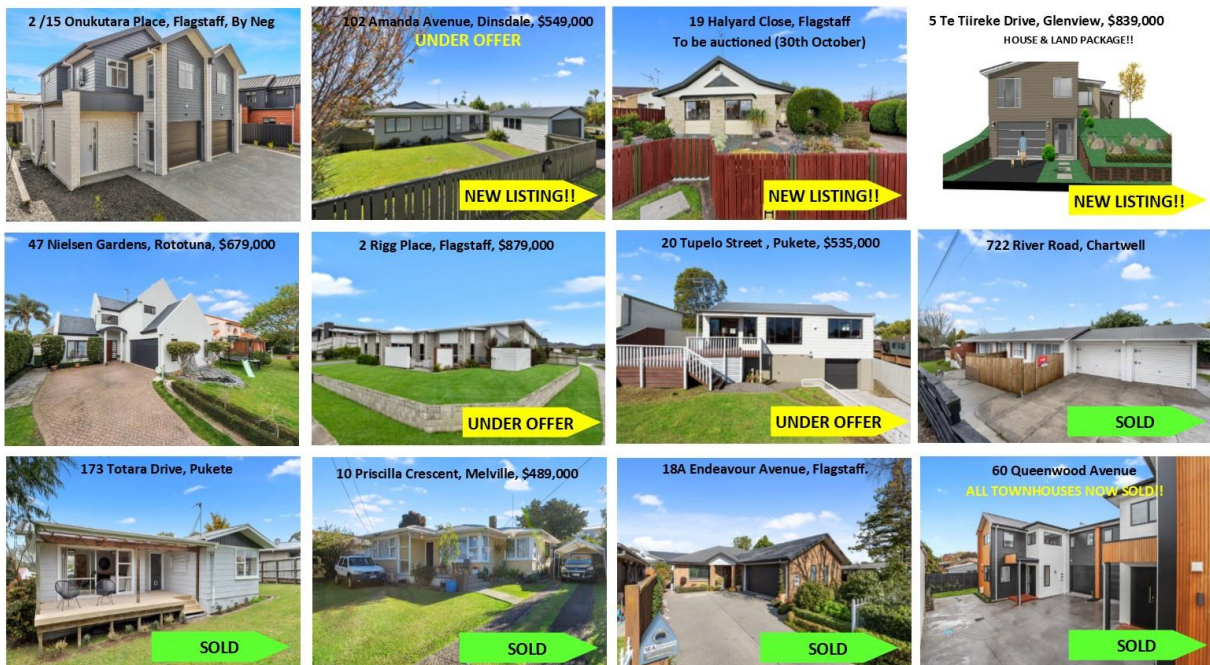
Hi there

Wow, we are already near the end of October!! An exciting and busy time of the year is to come, especially for the children with Halloween, Guy Fawkes, the end of the school year and Christmas!! As we approach this chaos, we think it's important to remember to take the time to add in some rest, relaxation and personal time for the adults in the family, take care of yourselves to enable you to be at your best for others.

Let us get down to the Real Estate news; As we forecast; the lack of houses for sale and strong demand, driven by population growth, combined to send the median price soaring to a new record high of \$597,000. The number of properties available constrained sales to 245 dwellings being transacted. Auction clearance rates topped 50% with some exceptional results for sellers. Buyer competition is expected to continue throughout the summer, which for sellers means careful consideration as to which method of sale will produce the best results for them.

We have some great new listings in the Flagstaff area and beyond, if you or anyone you know are looking for a brand new home built by award winning builders, we have listed Lots 7-13, 15 Onukutara Place, offering both townhouses and a standalone large home. Please do call if you have any questions or if you are requiring any 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](http://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

## OCTOBER 2019

### SALES DATA

NUMBER OF SALES  
IN SEPTEMBER\*\*  
**245**

**13%**  
LAST MONTH

**1%**  
SAME MONTH  
LAST YEAR

NUMBER OF SALES  
AUGUST 2019  
**280**

NUMBER OF SALES  
SEPTEMBER 2018  
**248**

### LISTING DATA

NUMBER OF PROPERTIES  
FOR SALE  
IN SEPTEMBER\*\*  
**637**

**14%**  
LAST MONTH

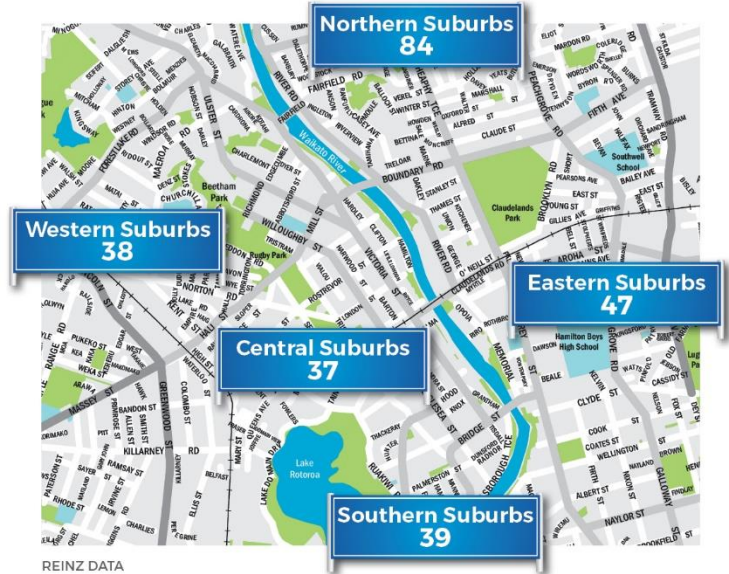
**6%**  
SAME MONTH  
LAST YEAR

PROPERTIES FOR SALE  
AUGUST 2019  
**557**

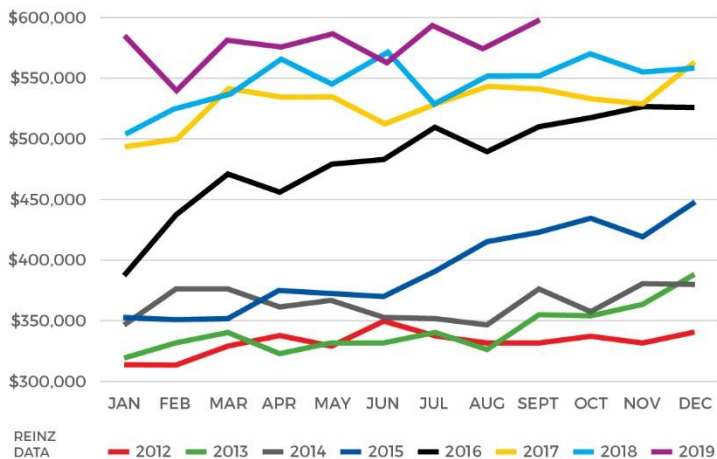
PROPERTIES FOR SALE  
SEPTEMBER 2018  
**676**

\*REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES \*\*END OF SEPTEMBER 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

"A new record median price for the city is due to stronger buyer competition."

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

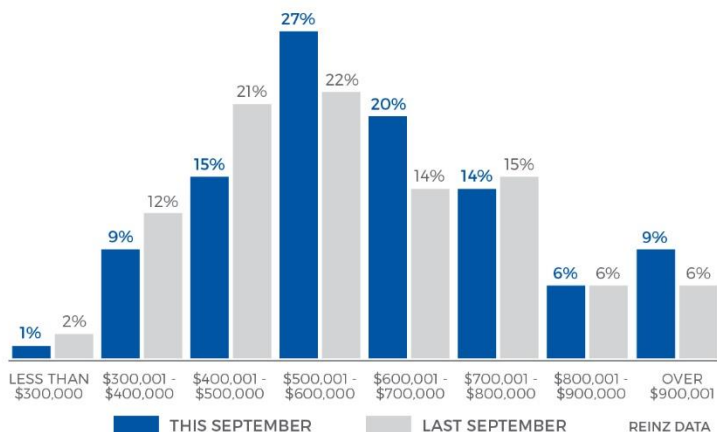
MEDIAN SALE  
PRICE SEPT 2019  
**\$597,000**

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

MEDIAN SALE  
PRICE SEPT 2018  
**\$549,000**

REINZ DATA FOR ALL HAMILTON AGENT SOLD HOUSES

### PRICE BRACKET BREAKDOWN



### LODGE AUCTION CLEARANCE RATES



**NOBODY KNOWS HAMILTON LIKE US**  
LODGE.CO.NZ

**Lodge**  
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.