

AUGUST 2023

The residential market has been pleasantly surprising over the last few months with lower stock levels and an increase in buyer activity. This shift is likely due to interest rates settling down and first home buyers competing for homes.

Building has slowed down so with the increase in immigration, it looks like we are seeing a small change with some rebounds on property values. As a result, we have observed multiple offers becoming more common with one particular case where there was a significant price difference of nearly \$200,000 among competing offers.

if you are considering selling your property, the current market is very fickle so getting the price right is essential. Don't hesitate to contact us for assistance and guidance in navigating these market conditions.

INSIDE THIS ISSUE

New Team 1
 Team Co-ordinator 1
 Sales Statistics 2
 Lugton's Round the Bridges 2
 It's a Wrap 2

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NEW TEAM

Hopefully you have seen our recent advertising in the Waikato Times, Stuff and social media platforms. We are thrilled to announce that Heather Whyte and I have joined forces to help provide unparalleled support for all your real estate needs. Together, with Kirn Parmar and Teri Ardern, we form a dedicated and motivated sales team committed to providing you with a stress free real estate experience.

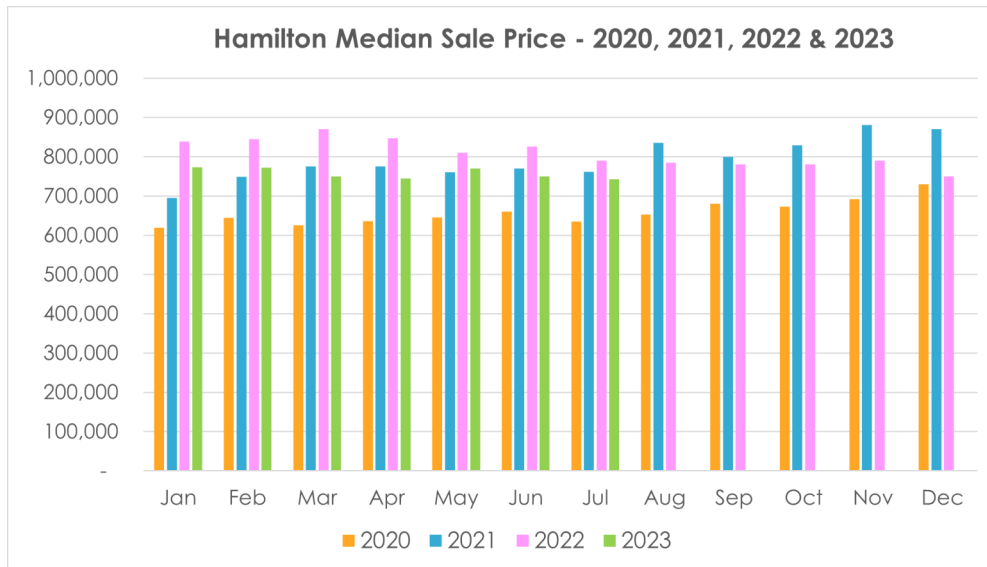
With years of combined knowledge and shared work ethics, we are well equipped to cater to your requirements and deliver exceptional results.



TEAM CO-ORDINATOR

Also, a huge welcome to Erin Enright to complete our team update. Erin has been with us for just over a fortnight and already is proving to be a valuable member to our team.

SALES STATISTICS



The median sale price decrease has slowed down considerably from last quarter. Total number of sales are up for the quarter, however July sales numbers have reduced to just below 200 for the month which is fairly typical for this time of year. Heading into spring we traditionally see a lift in listings and more activity.

Hamilton Median House Price

Apr-Jun 2023
\$755,000

↓
1.3%
FROM LAST QUARTER

↓
8.74%
SAME QUARTER LAST YEAR

Hamilton Total Number of Sales

Apr-Jun 2023
631

↑
16.64%
FROM LAST QUARTER
541

↑
5.52%
SAME QUARTER LAST YEAR
568



@terryryanrealestate



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LUGTONS ROUND THE BRIDGES 2023

Don't miss the opportunity to be part of this **H a m i l t o n** event! Sign up now and take advantage of the **Super Saver offer**. Register online before 31st August - \$25 adult, \$12 for under 20s, 65 and over and community services card holders. Choose to do the 6 or 12km course, walk or run.



IT'S A WRAP

With almost 50 years combined real estate expertise, our team is ready to assist in making your next move a truly rewarding experience. We are here to provide you with guidance and support you need to help you achieve your goals.

Don't hesitate to contact us anytime so that we can assist you in making informed decisions.

Kind regards

Contact Us

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