

AUGUST 2025

Winter may be chilly, but the property market is slowly warming up! It's been a busier season than usual, and our team has been right in the thick of it. We've seen some fantastic results across the board, with many of our listings selling successfully - including one recent auction that attracted five keen bidders and created plenty of excitement on the day.

While we are definitely not in "boom" mode, there's an increased buzz in the air. We're seeing more activity from both buyers and sellers, adding some positive momentum to the market. If you've been thinking about making a move - whether upsizing, downsizing, or exploring investment opportunities - now could be the perfect time to explore your options.

Our team is always here to help. Whether you would like a fresh market update or a no-obligation appraisal of your home — we are happy to provide the information you need to make confident decisions for your next step.

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NICE SURPRISE

We're thrilled to share that our team is currently sitting in third place across the company for the year so far.

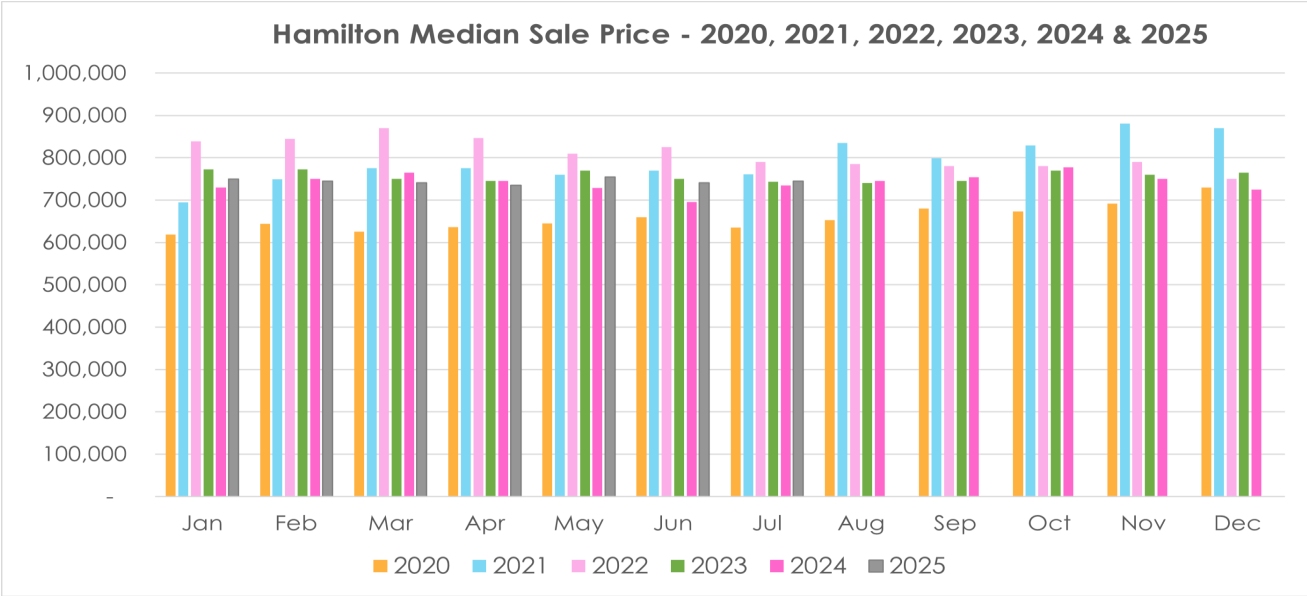
This milestone is only possible because of you — our incredible clients, friends, and supporters who trust us with your homes and refer us to others. Your confidence in our team is much appreciated, and we couldn't do it without you.

From all of us, **thank you** for helping make this such a fantastic year already!

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SALES STATISTICS



Hamilton's median sale price reached its peak in the post-Covid market through to 2022, before adjusting and stabilising across 2023 to 2025 in the mid \$700,000's. This trend has been influenced by lower interest rates, tighter lending conditions, and a more balanced level of supply and demand.



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LUGTONS ROUND THE BRIDGES 2025

Join us for this exciting Hamilton event! Take advantage of the **Super Saver offer**. Register online before **31st August** to enjoy discounted rates - \$30 adult, \$15 for under 16s, seniors (65 and over) and community services card holders. Kids Challenge is \$10. Choose to do the 6km, 12km course - walk or run or the have your kids join the fun with the Grassroots Trust Kids Challenge. Prices change on 1st September to \$48, \$25 and \$15 respectively, so get in early and save!

<https://roundthebridges.co.nz/entry-info/>



RATEABLE VALUATIONS

You may have noticed that the new property valuations have been released — and for many homeowners, they've dropped significantly. Some of these figures are fairly accurate, while others have fallen more than we would expect. If you'd like to discuss your new valuation or get a realistic, up-to-date assessment of your property's worth in today's market, our team is here to help. Feel free to call us anytime.

Kind regards

Terry Ryan

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