



TERRY RYAN
REAL ESTATE

Awarded **#1 Lugton's Agent** for 2011/12/13/14
Awarded **#1 Lugton's Residential Agent** 2015/16
Awarded **#2 Lugton's Residential Agent** 2017/18/19



Merry Christmas

Hard to believe Christmas is just around the corner. As predicted last year, I thought the market would cool off this year, but didn't predict the sharp increase in interest rates.

Even with lower numbers in sales, I must say, myself and the team have been busy enough and have achieved some good results this year. On the flip side, there is finally a good selection of homes to choose from without the same competition as in previous months.

THANK YOU

As always, a huge thank you to all our loyal clients and referrals throughout the year. Our clients, many of which are family and friends, are what makes assisting you with your real estate business all that much more rewarding. The process of selling or purchasing your greatest assets needs to be hassle and stress free. We are a dedicated team to ensure your real estate business can be a positive experience.



While we're on the subject, we'd like to thank Emma for her contribution to our team over the past year. Emma is moving on to fill an administrative role at Lugton's. We will be recruiting a new team co-ordinator early in the New Year. If you know of anyone looking for a position for 30 hours a week and would be suitable, get them to contact us for further details.

CHRISTMAS 2022

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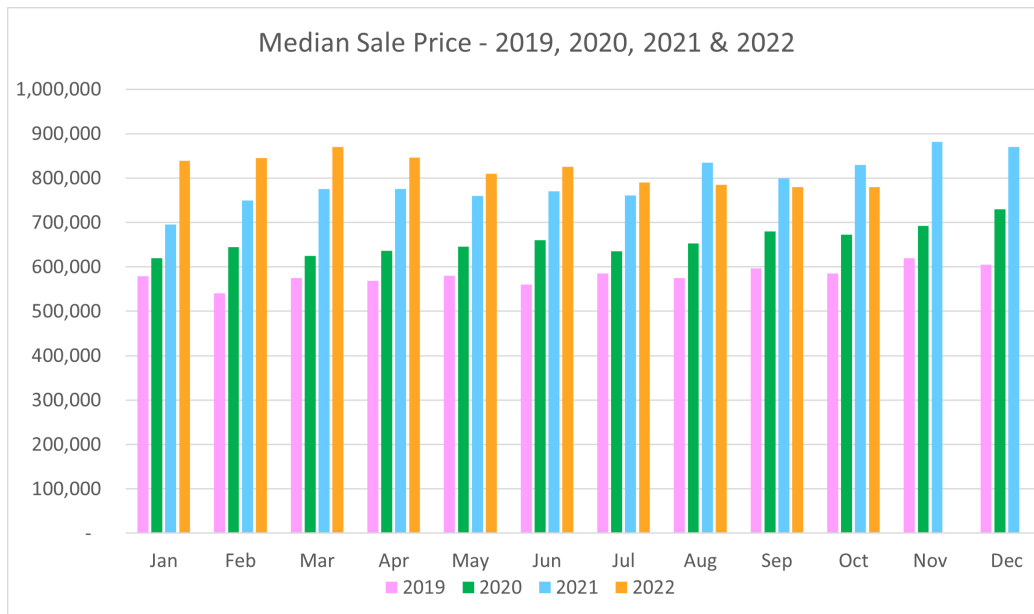


ALWAYS THE BEST RESULT FOR YOU

P 07 855 0550 | TerryRyanLugtonsRealEstate | www.terryryan.co.nz

SALES STATISTICS

As you can see, the median house price has dropped back to \$780,000 from the highs of 2021. There is definitely more affordable housing available with even the odd investor stepping back into the market. One thing I've learnt is that you can never predict when the market is at its peak or at its lowest.



MEDIAN HOUSE PRICE

**Hamilton
OCT 2022
\$780,000**


**NO CHANGE
FROM
SEP 2022**


**5.91%
FROM
OCT 2021**

Visit our **website** to view more details on our listings - www.terryryan.co.nz

MERRY CHRISTMAS

Wishing you all a Merry Christmas and safe and happy holiday season. We'll be having a short break to hopefully enjoy the sunshine and catch up with family and friends. We're only a phone call away if you need to reach out over this time. Please let us know if we can be of any assistance in 2023 for your real estate requirements.

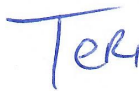
Best regards



Terry Ryan



Kirn Parmar



Teri Ardern



Emma Bland