



TERRY RYAN
REALTORS

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

Opening Doors ...

EASTER 2018

The real estate market has been steady this year with prices quite stable though we are still seeing good competition on certain properties. We have been very busy with a number of our listings having either sold or with contracts on them. The investment sector has been slightly quieter but this has been replaced with a higher number of first home buyers which is good to see. Interest rates are remaining steady too so this is helping the stability of the market. If you are thinking of making a move, I don't think you can pick a better time.



WE'VE MOVED!

It's been a long time coming but we have finally moved to new fresh premises next to the Wayward Pigeon establishment on the round-about connecting Wairere Drive, Gordonton Road and Crosby Roads. It's a far cry from our previous building with all the mod cons, window screens and easy access and parking. (Hopefully there's not too much temptation next door.) If you happen to be passing by, feel free to call in for a coffee and chat anytime .



2b Gordonton Road

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ALWAYS THE BEST RESULT FOR YOU

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SALES STATISTICS

HAMILTON RESIDENTIAL SALES		
	NUMBER OF SALES	MEDIAN PRICE
Dec 2017	267	\$565,000
Jan 2018	159	\$500,000
Feb 2018	287	\$520,000
Feb 2017	262	\$500,000

The median price dropped quite remarkably in January but this was because the December sales included some very high priced sales which has resulted in a spike in the market. March is looking good although I've noticed buyers are taking a little longer to choose the right home for them.

EASTER & DAYLIGHT SAVING

After our fantastic summer, it could take a bit of getting used to some cooler days ahead. I hope you're able to take a break over Easter and remember to put your clocks back this Sunday 1st April. (No April fools!)



**See how your property compares on today's market...
Contact us for a free property appraisal.**

REFERRALS - LISTINGS & BUYERS

There is nothing we enjoy more than rewarding people for referrals for both buyers and sellers. We can follow up any leads you may have so a quick phone call or email can result in a nice bonus for you. After a busy February and March, we are low on listings again so if you, or anyone you know would like a current appraisal to see how your property compares in today's market, please contact us anytime.

NEW LUGTON'S WEBSITE

Lugton's are working on a new website to be up and running this coming month. I've heard it's going to be very impressive so keep a look out for it. All our listings are on our own website with a link through to the Lugton's website to offer more details and photos available to view. Check out our website - www.terryryan.co.nz

Best regards


Terry Ryan


Bruce Fitness


Graeme Rowe