



**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 ...

## NOVEMBER 2017

Even with the change in seasons and government, life goes on and so does the real estate market. The market has been steady but we have noticed a few more listings to choose from which opens the door for those looking to trade up or down.

My team has been busy with both listings and buyers and our auction results have been exceptional considering the market which has eased a little due to bank restrictions. We are still seeing multi offers on properties though they seem to be selling for more realistic prices now.



### LUGTON'S ROUND THE BRIDGES

Lugton's are proud sponsors of this event and most of our team is participating in this fabulous annual event being held on Sunday 19th

November. You have options to run or walk the 6km or 12km course. The event starts at 8:30am with the Grassroots Trust 2km Kids challenge and then following onto the 6km and 12km events starting at 10am. We would love to see you enjoying the picturesque route and visiting us at the Lugton's marquee at the finish line in Garden Place. Come and visit us after the run and have your photo taken to go into the draw to win a **\$500 Rebel Sports voucher**.



#### INSIDE THIS ISSUE

Lugton's Round the Bridges ....	1
Sales Statistics .....	2
Trip of a lifetime .....	2
Facebook Blog .....	2
Real Estate Awards .....	2

#### CONTACT DETAILS

- Terry Ryan  
M 021 909 978  
E terry.ryan@lugtons.co.nz
- Bruce Fitness  
M 021 666 122  
E bruce.fitness@lugtons.co.nz
- Graeme Rowe  
M 027 443 3156  
E graeme.rowe@lugtons.co.nz
- Pietta Barnett  
M 027 811 4914  
E pietta.barnett@lugtons.co.nz



**TERRY RYAN**  
REALTORS

**Lugton's**

ALWAYS THE BEST RESULT FOR YOU

P 07 855 0550 | E terry.ryan@lugtons.co.nz | www.terryryan.co.nz

## SALES STATISTICS

HAMILTON RESIDENTIAL SALES			
Jul 2017	Aug 2017	Sep 2017	Sep 2016
<b>NUMBER OF SALES</b>			
250	253	254	304
<b>MEDIAN PRICE</b>			
531,600	546,500	542,500	510,750

The traditional Spring surge in listing activity came a little later this year, probably due in part to the distraction of a close election deferring some of the population from making decisions. Residential sales volumes in Hamilton July through September were very steady along with house prices with the median sale price in the mid \$500,000s.

## TRIP OF A LIFETIME

Even more incentive to list your property with Lugton's is that we are giving away a \$20,000 travel voucher to a destination of your choice. All you have to do is list your property for sale with Lugton's in either November, December or January and you go in to the draw for an excellent chance of winning this great travel escape.



*We love referrals... so if you know of someone selling or buying, give us a call and we'll make it worth your while.*

## INSTAGRAM & FACEBOOK

It's great to see so many of you interacting on our Facebook page which has really taken off. With Pietta's expertise, we are keeping everyone up to date on new listings, auctions and real estate tips on a regular basis. We would love to connect with you via our social media.



Facebook

Just search:

**Terry Ryan - Lugton's Real Estate** and give us a 



Instagram

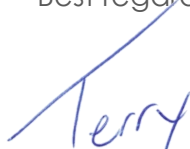
Just search:

<https://www.instagram.com/terryryanrealtors/> and give us a follow.

## APPRAISAL UPDATES

Hard to believe it's only 6 weeks until Christmas. There is still time for an appraisal if you want an update before the new year starts. With all the media focus on real estate you may want to get an idea on what your home is currently worth. Just give us a call or email me and we can be around in no time. As mentioned above, if you are thinking about selling, why not get in the draw for this fantastic prize. See the blog on our website for more details - [www.terryryan.co.nz](http://www.terryryan.co.nz)

Best regards



Terry Ryan



Bruce Fitness



Graeme Rowe



Pietta Barnett



**TERRY RYAN**  
REALTORS

**Lugton's**



**M** 021 909 978 | [www.terryryan.co.nz](http://www.terryryan.co.nz)  
**E** [terry.ryan@lugtons.co.nz](mailto:terry.ryan@lugtons.co.nz)