



Newsletter Summer 2016 - 1010 Victoria Street - Ph: 07 838 3800 Fax: 07 838 2765 Email: admin@lugtons.co.nz

HAMILTON - how long will prices keep rising?

2015 certainly saw a huge lift in prices for Hamilton Residential property. The Median Price has lifted 18% in 12 months as shown below.

Dec 2014	Median Price	\$380,000
Dec 2015	Median Price	\$449,500

The Auckland market demonstrated a levelling of prices at the end of 2015. When will Hamilton and Tauranga, who were flooded with Auckland buyers last year, follow suit? There is a lag time between the Auckland market and the nearby regions but nevertheless Hamilton traditionally follows similar patterns. The shortage of available homes for sale in Hamilton at present, coupled with continued strong demand makes a levelling of prices in the next few months unlikely. But speculating past winter this year is certainly crystal ball gazing and only time will tell. Potential sellers should certainly capitalise on the current market conditions, rather than delay coming to market, as they are about as favourable as they get.

UPDATED RATINGS VALUATIONS

Hamilton Rating Valuations are assessed every three years and the latest values came into effect 1 September 2015. Many homeowners were very surprised at the significant rise in their home's valuation. Some residential suburbs increased more than others as shown below.

Suburb	% CV Change	Average CV
Flagstaff/Harrowfield/Huntington/Rototuna	32.5%	\$579,998
Glenview	31.4%	\$397,542
St Andrews	30.4%	\$483,441
Rotokauri/Flagstaff North	28.5%	\$633,488
Melville	28.2%	\$341,736
Pukete	27.8%	\$441,870
Nawton	26.8%	\$341,985
Claudelands/Ham East	26.7%	\$418,670
Hillcrest/Silverdale	26.5%	\$429,414
Fairfield/Woodstock	26.3%	\$373,468
Chartwell/Chedworth	26.2%	\$452,797
Dinsdale	25.3%	\$411,271
Maeroa	23.2%	\$388,558
Beerescourt	22.8%	\$450,171
Frankton	18.6%	\$311,820
CBD	2.2%	\$390,354

It isn't surprising that the newer North Eastern suburbs led the charge with all the growth there and Glenview closely followed, helped by new residential subdivisions around Peacocks Road.

Central Office

[see over](#) ▶▶

1010 Victoria Street, Hamilton

Phone: 07 838 3800 Fax: 07 838 2765 Email: admin@lugtons.co.nz We're Lugton's. We're locals.



A photo of the Lugton's team at Lake Rotoroa

LUGTON'S GAZEBO



Don't forget the Lugton's gazebo available for school fairs, sports and community events at no cost. If an outdoor event you are involved in could utilise this 6m x 3m handy shelter, don't hesitate to contact me to book it. We would love it to be utilised out in the community.

WHAT'S YOUR PROPERTY WORTH AT PRESENT?

The Hamilton and Cambridge markets have experienced some significant price lifts in 2015, most notably in the last nine months. Now is a great time to get a Lugton's Market Update to see where your property sits in terms of price. You may be very pleasantly surprised at the equity you have built up in your property(s). You may be in the perfect position to purchase an investment property or two as a result of your improved financial position? But if you don't enquire you'll never know.

It's as simple as giving me a quick call to arrange a free, no obligation market appraisal of your property(s). I would only be too happy to be of service so don't delay, call today!

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