

Lugton's

Est 1955

Licensed Real Estate Agent

Your Home Is Worth More
With Lugton's



WIN THE TRIP OF A LIFETIME

Lugton's will make some lucky Seller's dreams come true in February by giving away a \$20,000 Travel Voucher. Imagine where you would go and the fun experiences you could have! The choice is yours. All you have to do is list your property for sale with Lugton's in November, December or January to have an excellent chance of winning this great escape.

A promotional graphic for a \$20,000 trip giveaway. The background is a collage of four travel destinations: Disneyland (top left), Paris (top right), Egypt (bottom left), and Greece (bottom right). In the center, there is a white box containing the Lugton's logo, the text "\$20K TRIP OF A LIFETIME GIVEAWAY", and the website "lugtons.co.nz" and Facebook page "facebook/lugtons". The words "Disneyland?", "Paris?", "Egypt?", and "Greece?" are written in a white, cursive font over their respective images.

Very minimal conditions apply so phone me to see how easy it is to qualify or check out lugtons.co.nz to find out more. Take advantage of the current favourable selling window and have the bonus of potentially winning this fantastic prize.

LUGTON'S ROUND THE BRIDGES - Sunday 19 November

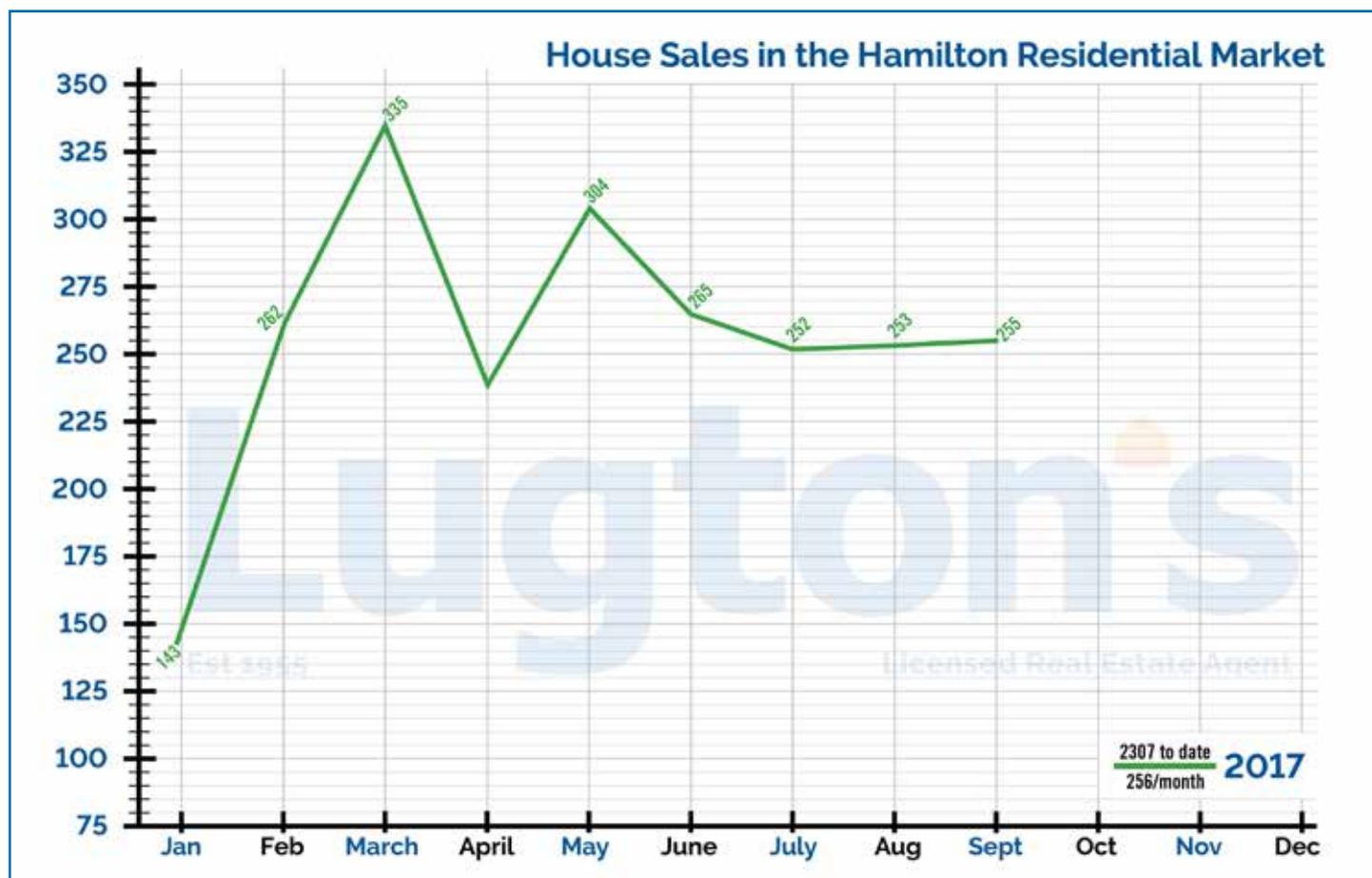
This iconic Hamilton family event is only three weeks away now. Have you entered yet? There are the options of either a 6km or 12km run or walk. Or a 2km childrens fun run. All the proceeds go to charity and it will be a fantastic day out enjoying Hamilton's lovely gardens and river perimeter scenery.

Lugton's are very proud to support this longstanding community event and will be participating and out in force on the day. We would love to see you enjoying the picturesque route and visiting us at the Lugton's Marquee at the finish line – Garden Place. Come and visit us post run and have your photo taken and you will go into **the draw to win a \$500 Rebel Sports Voucher.**

Show your support and get behind the Lugton's Round The Bridges 2017!

WHAT'S HAPPENING WITH THE MARKET POST ELECTION?

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 large decisions. Residential sales volumes in Hamilton throughout June to September were very steady shown by the graph below.



House prices too have been very level throughout all of 2017 with the Median Sale Price sitting around the early to mid \$500,000s for many months now. The short term outlook is more of the same with respect to steady prices; although we anticipate sales volumes will lift between 10-20% in the next few months. Available stock for sale has been quite restrained for much of this year but a strong flow of new properties in September and October should translate into higher sales volumes.

WHAT'S YOUR PROPERTY WORTH?

Wondering what equity you have in your property in the current market? Now would be a great time to get a fresh market update to help aid your decision making as we head into 2018. A No Obligation appraisal is as simple as giving me a phone call to organise.

Selling conditions are still favourable with strong pre-Christmas buyer enquiry and more options coming onto market if you were looking to make a move. Plus you could take advantage of Lugton's Trip of a Lifetime Giveaway!

Look forward to your call.

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