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Rod Frank & Samantha Frank - Sales Representatives

TEAM ROD FRANK

SUMMER REAL ESTATE GUIDE



“THE WORLD’S
NICEST SALES TEAM”

905-575-9262 TEAMRODFRANK.COM

CALL US FOR MORE INFO ON OUR FREE POUND OF CHICKEN WINGS PROMO

RODFRANKTEAM@GMAIL.COM

RE/MAX ESCARPMENT FRANK REALTY, BROKERAGE NOT INTENDED TO SOLICIT PROPERTIES FOR SALE OR BUYERS UNDER CONTRACT.

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THANK YOU TO EVERYONE WHO CAME OUT TO OUR SUMMER CLIENT EVENT AT T.B MCQUESTEN PARK.
FOLLOW US @TEAMRODFRANK TO FIND OUT WHEN OUR NEXT CLIENT EVENT IS.

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Happy Summer food lovers. I know you have the grill fired but it's still nice to get out on the town and have a great meal and enjoy some Hamilton night-life.

This was a special night for me. I had my brother Sonny (Sanford), my sister Rochelle, and my mom Pat (92) out for dinner, just the four of us. I can't remember the last time it was just the four of us out. It was a great time, and the food and service were also great, which made the entire evening a more successful outing.

We started with Oysters, Raspberry Point, I think. They were excellent, nice and cold and came with lemon, horseradish, red wine vinegar, and a hot sauce. I really like oysters, and these ones were super fresh and tasty. For our mains, I had the lamb chops roasted rosemary lamb chops with lemon & garlic braised rapini \$40 half / \$76 ful. I ordered the half rack, and it was plenty; the rapini was superb. My brother and mom had the lobster ravioli pasta pillows filled with lobster, leeks, sautéed onions, confit garlic and ricotta cheese, served in a lobster rosé sauce \$27. They both enjoyed it very much, of course, I tried some - a little cheesy for me, but excellent. My sister had the sea bass pan roasted Cyprian fillet with zucchini, preserved chilies, olive oil & herbs \$29. She loves fish and thought they did a wonderful job. I, of course, tried a small piece and thought it was very good.

We shared a dessert, strawberry champagne cheese-cake, vanilla cheesecake marbled with strawberry baked atop a chocolate cookie graham \$10. It was really good. The older I get, the more I enjoy a nice dessert. Our waiter Chris made our meal most enjoyable. He brought us extra bread and was quite funny. The ambiance was excellent and the prices were reasonable.

A strong recommendation for Lobby. Check it out. We loved it, and I'm sure you will too!!!

Eat well, live well – Rod Frank.



ROD'S RESTAURANT REVIEW

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Rod Frank - Team Leader



ROD'S MARKET MINUTE

Good news is on the horizon! That is my biggest take-away for analyzing the current market and what's to come. The last two years were tough years for the Hamilton Real Estate Market. They were unstable & unpredictable. The height of the Market in January-March 2022 was astonishing. The rest of 2022 was met with seven interest rate announcements all increases and seeing our market plummet in average pricing down 20% in property value; December 2022 was the lowest part of the market. Since then 2023 had a mix of increases and holds in the interest rates announcements, seeing our market appreciate 5% up in property value and then drop 5% back down by the end of 2023 and inventory was still 30 plus days on market, creating a very balanced market-place and in some pockets a buyers' market!

2024 and Beyond: Since September 2023 The Bank of Canada has held its interest rate with the most recent June 2024 Announcement actually lowering the rate a .25% down! A lot of the inventory that had been lingering on the market has now moved. Days on market each month are doing well with June average days on market being 25, that accounts for usually two to three weeks engaging with the market and then 5 banking days conditionally sold on a buyers' financing and home inspection- a very healthy, predictable market!

We've now appreciated 4% in property value for 2024 and the good news is the rates are definitely coming down more and with it you'll see property value appreciate even more! With a stable market this is a great time for first time buyers to start exploring options; rates will come down and it's a great time to get in when you can possibly get a better deal on the price of the home. For boomers it's an easier time to analyze purchases, knowing that your home value is remaining stable when you shop and go about your buy and sell transaction. For the up-sizing families, you'll have more homes to choose from and a bigger buyer pool on the product you'll be selling. Whichever group you're in- I would love to hear from you!

If you have any questions on the market feel free to ring or email me.

Enjoy the Summer weather! - Rod

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MEET ROSSANO BONITO
SALES REPRESENTATIVE

rossano@teamrodfrank.com

Ross's journey in real estate is marked by a rare blend of artistic vision, technical expertise, and a customer-centric approach, making him a standout in the industry and an exceptional choice for those seeking a tailored real estate experience.

MEET ASHLEY MORGAN
SALES REPRESENTATIVE

ashley@teamrodfrank.com

Ashley Morgan is a kind-hearted, friendly, hard-working, and loyal person with a good sense of humour! Ashley makes it a point to show her clients who she is in every interaction. Her motivated and energetic nature will ensure that she will pull out all the stops to ensure you get the home you love.

LEARN MORE / JOIN OUR TEAM AT TEAMRODFRANK.COM

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JUST LISTED \$799,900
105 EAST 13TH ST, HAMILTON



JUST LISTED \$2,289,900
399 OLD BROCK RD, FLAMBOROUGH



JUST LISTED \$949,900
10 MARISA CRT, HAMILTON



JUST LISTED \$1,749,900
113 MILLER DR, ANCASTER



JUST LISTED \$1,249,900
664 RIDGE RD, STONEY CREEK



JUST LISTED \$2,499,900
22 SPENCERCREEK DR, FLAMBOROUGH



JUST LISTED \$1,549,900
718 RYMAL RD E, HAMILTON



JUST LISTED \$1,099,900
3324 HOMESTEAD DR, MOUNT HOPE



JUST LISTED \$1,899,900
157 TERENCE PARK DR, ANCASTER

TRF FEATURED LISTINGS
WE KNOW HAMILTON.

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JUST LISTED \$3,089,987
149 ROSEMARY LANE, ANCASTER



JUST LISTED \$974,900
195 WILSON ST W #6, ANCASTER



JUST LISTED \$644,900
25 EAST 24TH ST, HAMILTON



JUST LISTED \$899,900
27 SEVEN OAKS DR, HAMILTON



JUST LISTED \$1,299,900
9 SUGARBERRY, STONEY CREEK



JUST LISTED \$819,900
33 CLINE AVE S, HAMILTON

MARKET UPDATE

HAMILTON JUNE 2024

AVG Sale Price: \$831,190 (0%)
New Listings: 1264 (8%)
Number of Sales: 495 (-25%)

ANCASTER JUNE 2024

AVG Sale Price: \$1,299,920 (10%)
New Listings: 104 (-9%)
Number of Sales: 39 (-11%)

CALEDONIA JUNE 2024

AVG Sale Price: \$814,375 (1%)
New Listings: 43 (30%)
Number of Sales: 16 (-38%)

GLANBROOK JUNE 2024

AVG Sale Price: \$953,154 (6%)
New Listings: 86 (15%)
Number of Sales: 30 (-38%)

DUNDAS JUNE 2024

AVG Sale Price: \$902,617 (-7%)
New Listings: 41 (5%)
Number of Sales: 30 (3%)

STONEY CREEK JUNE 2024

AVG Sale Price: \$817,345 (-4%)
New Listings: 214 (5%)
Number of Sales: 86 (-25%)

For 36 years, **Team Rod Frank** has been Hamilton's most trusted real estate experts. Known for providing friendly, award-winning service, our knowledgeable and experienced agents have delivered remarkable results for thousands of homeowners. Our team is committed to going above and beyond to help buyers and sellers get the absolute most from their real estate experiences.



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SALES REPRESENTATIVE



SAMANTHA FRANK
SALES REPRESENTATIVE



JOE GENOVESE
SALES REPRESENTATIVE



JEFF FRANK
SALES REPRESENTATIVE



BEN FRANK
BROKER OF RECORD



JOSEPH GIOVINAZZO
SALES REPRESENTATIVE



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JENNIFER BRANCO
ADMINISTRATIVE ASSISTANT



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ROSSANO BONITO
SALES REPRESENTATIVE



PAUL STROME
SALES REPRESENTATIVE

WE ARE HIRING.

With over 35+ years in Hamilton; we are always excited to expand our family and share our knowledge and love for the Hamilton market. **Contact us today!**



WE KNOW HAMILTON.
WE GREW UP HERE.

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