

# Market Update

## Regional Commentary

Waikato’s median price decreased 5.2% year-on-year to \$725,000. Owner-occupiers, holiday home purchasers, first home buyers and investors were all active across the region, with an increase in developer enquiries in Hamilton.

Most vendors had realistic price expectations and were meeting market expectations, although others anticipated a significant market increase and held back on accepting offers or began to set higher expectations. Attendance at open homes remained steady, with holiday homes receiving higher attendee numbers.

In Hamilton and Taupo, local agents have observed a rise in the number of properties being auctioned, with increased attendance and a higher number of sales occurring at the auction. Market sentiment for December remained stable, showing improved positivity and confidence that resulted in consistent levels of enquiries. Although supply has increased, it has kept pace with the rising sales.

Local salespeople are cautiously predicting a busier year with gradually increasing sales. They hope that further interest rate reductions will boost buyer confidence and encourage more market activity.”

### Median Sale Price



**\$725,000**

December 2024

**\$747,000**

November 2024

2.9%

**\$765,000**

December 2023

5.2%

### Number of Sales



**590**

509  
December 2023

### Median Days to Sell



**46**

37  
December 2023

Area	Hamilton	Putaruru/ Tirau/Arapuni	Tokoroa	Cambridge	Te Awamutu	Huntly
Median Sale Price	\$725,000	\$540,000	\$400,000	\$1,010,000	\$645,000	\$725,000
Number of Sales	228	6	17	17	26	5
Median Days to Sell	41	55	39	32	42	29

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