

Market Update

Regional Commentary

Waikato's median price decreased by 3.4% year-on-year to \$749,000.

"First-home buyers, owner-occupiers, and holiday home buyers were all active in the region, with Taupo seeing some investor activity as well.

Vendor expectations varied, with some setting prices in anticipation of market growth, and others keeping their expectations realistic to meet the current market. There were stronger viewing numbers at open homes in many areas, compared with usual January levels, with some holidaymakers from elsewhere viewing properties. Auctions were quiet but attendance improved later in the month.

Interest rates, lending restrictions, the cost of living, and high levels of listings are influencing market sentiment, with local agents reporting that some buyers are cautiously watching interest rate movements and lending criteria closely before committing. Local agents report that confidence is improving, and they predict that the market will remain steady, with buyer demand increasing over the next few months."

Jen Baird
REINZ CEO

Median Sale Price



\$749,000

January 2025

\$725,000

December 2024

3.3%



\$775,000

January 2024

3.4%



Number of Sales



473

345
January 2024

Median Days to Sell



59

54
January 2024

| Area | Hamilton | Putaruru/ Tirau/Arapuni | Tokoroa | Cambridge | Te Awamutu | Huntly |
|---------------------|-----------|----------------------------|-----------|-------------|------------|-----------|
| Median Sale Price | \$750,000 | \$520,000 | \$351,500 | \$1,015,000 | \$630,000 | \$497,500 |
| Number of Sales | 177 | 6 | 11 | 18 | 10 | 4 |
| Median Days to Sell | 45 | 51 | 58 | 86 | 135 | 90 |

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