

**Northland Commentary**

Owner-occupiers and first-home buyers were the most active buyer groups in Northland in January. Most vendors are aware of market conditions and set realistic price expectations, some adjusted their expectations to meet the market, and some held firm on their original expectations. Open home attendance varied, with properties that are well-priced or new to the market drawing more interest. There were good levels attendance at some auctions, but other auctions saw the majority passed in.

Market sentiment was more positive, with buyers showing more confidence thanks to lower interest rates, more listings to choose from, and pricing remaining steady. These factors are contributing to a lack of urgency among buyers, although enquiry levels are good. Local agents predict that activity may slowly start to improve over the next few months.

Jen Baird  
CEO, REINZ

**Median Sales Price**



**\$610,000**

January 2025

**\$700,000**

January 2024



**\$625,000**

December 2024



**Number of Sales**

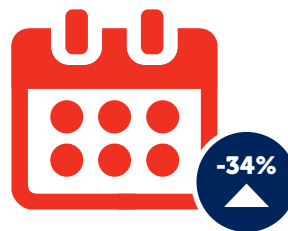


**43**

**30**

January 2024

**Median Days to Sell**



**42**

**64**

January 2024

Area	Whangarei District	Kamo	Tikipunga	Maunu	Onerahi	Raumanga
Median Sale Price	\$750,000	\$605,000	\$528,000	\$785,000	\$625,000	\$497,500
Number of Sales	77	7	6	7	4	2
Median Days to Sell	57	29	45	62	32	97

\*Statistical Information Derived from The Real Estate Institute of New Zealand. Eren Limited and any contractor/employee is merely passing over the information. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Eren Limited and its contractors/employees do not accept any responsibility to any person for the accuracy of the information herein.