

EVES Whangarei City Market Update

March
2025

Regional Commentary

Owner-occupiers and first-home buyers were the most active in the market, with good enquiry levels from investors in Whangarei. Most vendors were realistic regarding their price expectations, but some buyers and sellers still harboured optimism and false expectations. Good numbers through new listing open homes, while buyers in Kerikeri opt for private appointments. Auction room attendee levels improve week by week, with few instances of post-auction negotiations. Market sentiment has shifted as the market appears steady, and buyers were eager to engage and motivated.

Local salespeople in Whangarei report large pools of conditional buyers seeking problem-free properties, making it easier to obtain finance and insurance. Local salespeople predict Northland will follow suit once Auckland's property market picks up. However, they state there won't be any price shift, as increased choice equals less pressure on buyers.

Rowan Dixon
REINZ Acting Chief Executive

Median Sales Price



\$620,000

March 2025

\$630,000

March 2024

1.58%

1.27%

\$628,000

February 2025

Number of Sales



91

58

March 2024

57%

Median Days to Sell







58

43

March 2024

35%

 Area	Whangarei Districts	Kamo	Tikipunga	Maunu	Onerahi	Raumanga
 Median Sale Price	\$735,000	\$750,000	\$585,000	\$930,000	\$630,000	\$435,000
 Number of Sales	143	13	12	9	11	11
 Median Days to Sell	57	58	23	56	62	69

*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.