

### Regional Commentary

The most active buyer groups were owner-occupiers, first home buyers, and families looking to upsize.

Vendor expectations were realistic, with most listing their properties closer to market value. Attendance at open homes increased over September. However, well-priced new listings get the most attention. Activity in the auction room for Whangarei increased with more bidders, more sales under the hammer and more attendees.

Increased confidence among buyers and vendors, increased sales, and strong listing numbers influenced market sentiment. However, some buyers are concerned about overpaying. Local agents predict a slow recovery over the coming months. They suggest that confidence will continue to grow if prices stay steady, and so will the number of buyers who want to make an offer.

**Jen Baird**  
REINZ CEO

### Median Sale Price



**\$670,000**

September 2024

**\$705,000**

September 2023

-5%

**\$620,000**

August 2024

-8.1%

### Number of Sales



**139**

171

September 2023

-18.7%

### Median Days to Sell



**71**

80

September 2023

-11.2%

Area	Whangarei District	Kamo	Tikipunga	Maunu	Raumanga	Onerahi
Median Sale Price	\$672,500	\$682,500	\$587,500	\$537,500	\$432,500	\$632,500
Number of Sales	111	14	11	4	2	8
Median Days to Sell	72	74	48	107.5	69.5	78

\*Statistical Information Derived from The Real Estate Institute of New Zealand. Realty Services Ltd/EVES Realty Ltd 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 Realty Services Ltd/EVES Realty Ltd and its contractors/employees do not accept any responsibility to any person for the accuracy of the information herein.