

Market Update

Regional Commentary

Waikato's median price decreased by 2.7% year-on-year to \$730,000.

Owner-occupiers, particularly those looking for a holiday home and to upsize, and first home buyers. Investors were notably present, and developer enquiries increased.

Most vendor expectations met market expectations for newer listings, while there was a gap in some cases. Those who met market expectations realise the number of listings available and the competitive market to secure a sale. Open home attendance was steady, but it all came down to price point and property type.

Auction activity remained steady across the region. There was an increase in listings opting for auction as their sales

method. Attendance and activity in the auction room also increased, especially for well-priced properties performing well under the hammer.

Interest rates, insurance costs, affordability, cost-of-living pressures, lending criteria, the OCR announcement, and high levels of stock available influenced market sentiment. Local salespeople are cautiously optimistic that the market will stabilise over the next few months. Hopefully, as the economy settles, this may encourage those who held back from purchasing to commit.

REINZ

Median Sale Price



\$730,000

February 2025

\$750,000

February 2024

2.7%

\$745,000

January 2025

2%

Number of Sales



643

550

February 2024

Median Days to Sell



61

55

February 2024

Area	Hamilton	Putaruru/ Tirau/Arapuni	Tokoroa	Cambridge	Te Awamutu	Huntly
Median Sale Price	\$740,000	\$532,500	\$375,000	\$995,000	\$720,000	\$510,000
Number of Sales	231	8	20	20	23	13
Median Days to Sell	36	95	73	48	61	130

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