

Market Update

Regional Commentary

Waikato's median price decreased by 1.6% year-on-year to \$745,000.

"All buyer groups were active in the Waikato region, with notable increases in investors and developers in Hamilton. Most vendors met market expectations regarding the asking price, and depending on their motivation, some continued to turn down strong offers in the hope of receiving a better one. Attendance at open homes varied around the region, with very low attendance in Thames, while Hamilton and Taupo saw steady numbers, especially on newer listings.

Improving activity was noted in auction rooms, with more properties opting for this sales method. Attendance at auctions also increased. Market sentiment is becoming increasingly positive, with growing confidence among active buyers.

Local salespeople predict that the property market will continue to track steadily over the next few months. However, the early winter may bring a seasonal dip or decline in activity."

Rowan Dixon
REINZ Acting Chief Executive

Median Sale Price



\$745,000

March 2025

\$757,000

March 2024

1.6%

\$735,000

February 2025

1.4%

Number of Sales



763

682

March 2024

11.9%

Median Days to Sell



44

46

March 2024

4.3%

Area	Hamilton	Putaruru/ Tirau/Arapuni	Tokoroa	Cambridge	Te Awamutu	Huntly
Median Sale Price	\$750,000	\$520,000	\$360,000	\$1,150,000	\$665,000	\$510,000
Number of Sales	294	8	22	34	22	11
Median Days to Sell	36	65	70	47	50	57

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