

# Market Update

## Regional Commentary

Waikato's median price decreased by 1.7% year-on-year to \$745,000. Owner-occupiers, first home buyers and investors were Waikato's most active buyer groups. Most vendors remain realistic, although some believe that since the OCR announcement, prices should naturally "rise", and so should their expectations. Attendance at open homes was encouraging for newer listings; properties that have been for longer weren't getting as much traction.

The number of properties sold by auction has increased, and so have those in attendance. Clearance rates have improved as well, which may be because of more realistic seller and buyer scenarios.

Factors like the OCR announcement, increased positivity, increased stock levels, decline in interest rates, the return of genuine buyers, and confident and active buyers have influenced market sentiment.

Local agents are hopeful the market will still respond positively leading up to the summer season, as we are entering the typical busy selling season and plenty of properties are for sale.

**Jen Baird**  
REINZ CEO

## Median Sale Price



**\$745,000**

October 2024

**\$760,000**

September 2024

2%

**\$758,000**

October 2023

1.7%

## Number of Sales

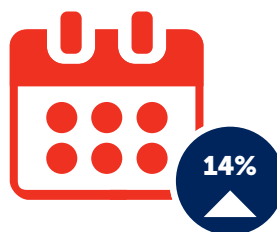


**688**

546

October 2023

## Median Days to Sell



**48**

42

October 2023

Area	Hamilton	Putaruru/ Tirau/Arapuni	Tokoroa	Cambridge	Te Awamutu	Huntly
Median Sale Price	\$777,500	\$515,000	\$360,136	\$850,000	\$1,130,000	\$570,000
Number of Sales	291	7	18	23	39	5
Median Days to Sell	37	51	42	50	54	87

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