

EVES Whangarei City Market Update

JUNE
2024

Regional Commentary

Owner occupiers and first-home buyers were the most active groups. Most vendors across the region meet market expectations, either listing properties at market price or dropping initial prices to get enquiries. There are slow increases in open home attendance numbers through new listings, but there's been a decline in out-of-town visitors. Local agents reported that some vendors were electing to take their properties off the market as winter is approaching.

In Whangarei, more attendees have been seen in the auction room, and sales under the hammer for well-priced properties have improved. Lack of out-of-town buyers and lack of buyer urgency influence market sentiment across the region. Local salespeople predict there will be lower listings as we enter the cooler months but remain cautiously optimistic this will pick back up in early spring.

Jen Baird
REINZ CEO

Median Sales Price



\$615,000

June 2024

\$602,000

May 2024

+2.1%

\$640,000

June 2023

-3.9%

Number of Sales



80

64

June 2023

+25%

Median Days to Sell



54

52

June 2023

+3.8%

Area	Whangarei District	Kamo	Tikipunga	Maunu	Raumanga	Onerahi
Median Sale Price	\$620,000	\$596,000	\$740,000	\$715,000	\$447,000	\$592,500
Number of Sales	119	13	18	9	2	8
Median Days to Sell	60	61	67.5	60	46	42

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