

myMarket

Report



How

is

the

market?

Waikato | May 2018

The latest property market update for the **Waikato region**.
Helping you with your property decisions.

Within the Waikato area, Waihi Beach has the highest median dwelling price of \$815k. This demonstrates growth of 11.6% across the year, and a change of 1.6% across the quarter.

With the median dwelling price for New Zealand currently \$678k, 14 suburbs of Waikato are below the national average, demonstrating the area's affordability.

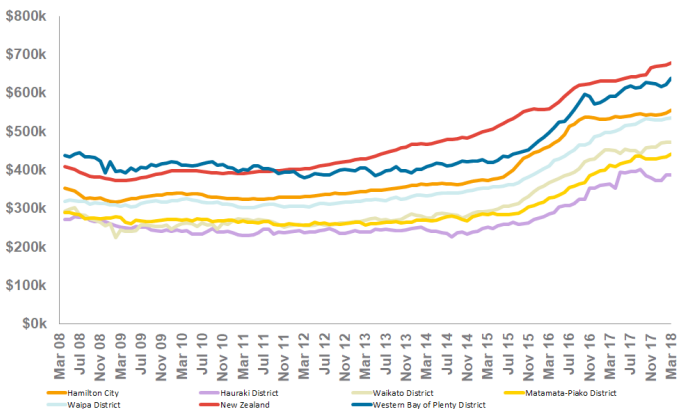
Waikato is also performing on par with New Zealand as a whole with

median price performance of 4.3%, 4.6%, 6.4%, 6.9%, 7.8% and 8.0% from Hamilton City, Waikato District, Hauraki District, Matamata-Piako District, Waipa District and Western Bay of Plenty District respectively compared to 7.3% nationally.

The last three months have seen 505 sales across Waikato and 2,737 over the past year. The suburbs with the most sales were Te Awamutu with 445 and Leamington with 313 sales over the past 12 months.

Since 2008, the best performing region has been Hauraki District with growth of 38.9%.

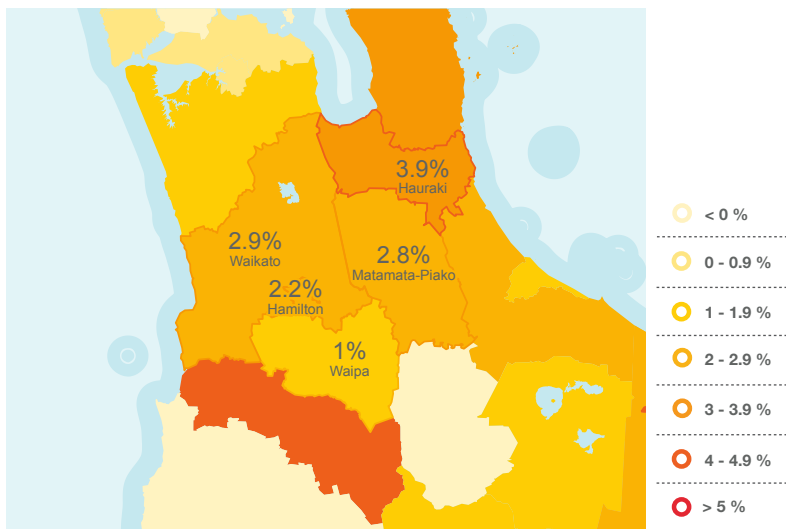
House Price Index



Current Value & Recent Change

	New Zealand \$678k Median dwelling price	+1.2% Qtr change	+7.3% Yearly change
	Waikato District \$473k Median dwelling price	+2.9% Qtr change	+4.6% Yearly change
	Matamata-Piako District \$441k Median dwelling price	+2.8% Qtr change	+6.9% Yearly change
	Hamilton City \$556k Median dwelling price	+2.2% Qtr change	+4.3% Yearly change
	Waipa District \$536k Median dwelling price	+1.0% Qtr change	+7.8% Yearly change
	Western Bay of Plenty District \$638k Median dwelling price	+2.3% Qtr change	+8.0% Yearly change
	Hauraki District \$388k Median dwelling price	+3.9% Qtr change	+6.4% Yearly change

3 Month Value Change



Waihi, Waihi Beach & Katikati Market Update

Katikati has performed consistently over the past five years with median value growth of 61.0%.

The median value of a dwelling in Katikati is now \$541K which is 3.8% up from the same time last year.

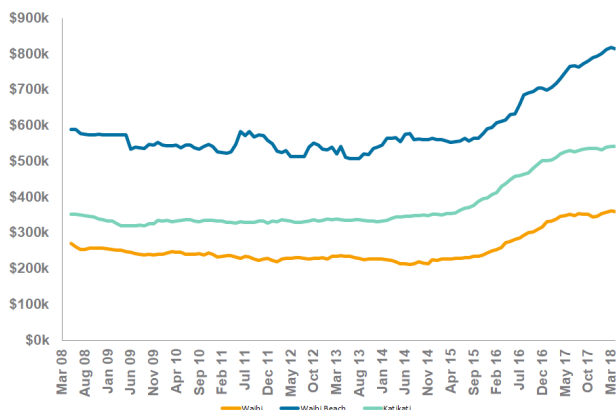
There were 150 sales over the past 12 months in Katikati and there were 78 listings on the market last month.

In Waihi, the median value of a dwelling is now \$359K which represents growth of 51.9% over the past five years and gains of 3.7% over the past year.




There are 2,019 dwellings in Waihi with 174 selling over the past 12 months and 67 listings on the market last month.

Waihi Beach recorded median dwelling value growth of 11.6% over the past 12 months to \$815K.

Median Suburb E-Valuer



Current Value & Recent Change

	Katikati	\$541k Median dwelling price	+1.8% Qtr change	+3.8% Yearly change
	Waihi Beach	\$815k Median dwelling price	+1.6% Qtr change	+11.6% Yearly change
	Waihi	\$359k Median dwelling price	+1.5% Qtr change	+3.7% Yearly change

Matamata / Piako Market Update

Morrinsville has performed consistently over the past five years with median value growth of 65.0%.

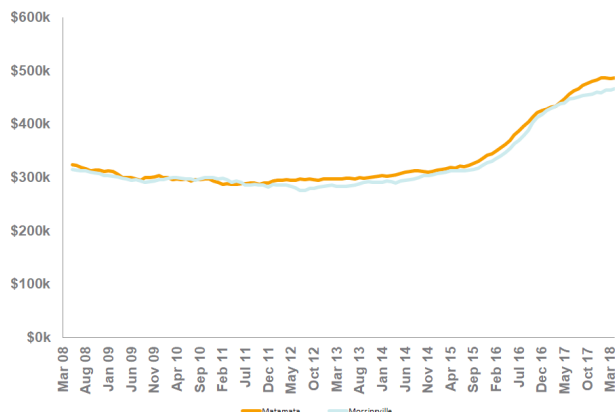
The median value of a dwelling in Morrinsville is now \$467K which is 6.3% up from the same time last year.

There were 262 sales over the past 12 months in Morrinsville and there were 64 listings on the market last month.



In Matamata, the median value of a dwelling is now \$486K which represents growth of 63.5% over the past five years and gains of 10.4% over the past year.

There are 3,030 dwellings in Matamata with 290 selling over the past 12 months and 94 listings on the market last month.

Median Suburb E-Valuer



Current Value & Recent Change

	Morrinsville	\$467k Median dwelling price	+1.8% Qtr change	+6.3% Yearly change
	Matamata	\$486k Median dwelling price	+0.0% Qtr change	+10.4% Yearly change

Tuakau, Huntly & Ngaruawahia Market Update

Huntly has performed consistently over the past five years with median value growth of 81.1%.

The median value of a dwelling in Huntly is now \$344K which is 7.3% up from the same time last year.

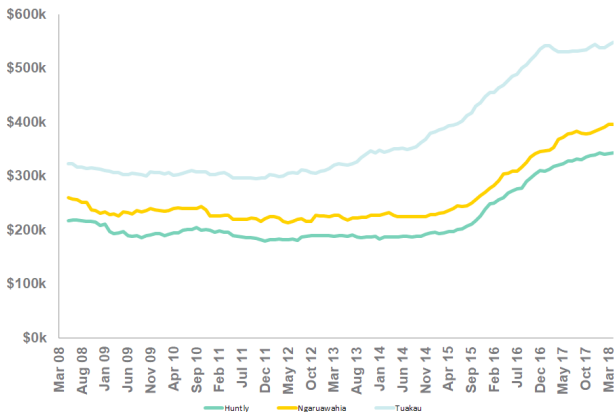
There were 226 sales over the past 12 months in Huntly and there were 104 listings on the market last month.

In Ngaruawahia, the median value of a dwelling is now \$396K which represents growth of 74.5% over the past five years and gains of 7.8% over the past year.

There are 1,788 dwellings in Ngaruawahia with 165 selling over the past 12 months and 47 listings on the market last month.

Tuakau recorded median dwelling value growth of 3.4% over the past 12 months to \$548K. The smallest suburb in the area is Tuakau which has just 1,447 dwellings. Values here for dwellings have grown by 3.4% over the past 12 months, and the median value is now \$548K.

Median Suburb E-Valuer



Current Value & Recent Change



Ngaruawahia

\$396k

Median dwelling price

+2.5%
Qtr change

+7.8%
Yearly change



Tuakau

\$548k

Median dwelling price

+1.9%
Qtr change

+3.4%
Yearly change



Huntly

\$344k

Median dwelling price

+0.1%
Qtr change

+7.3%
Yearly change

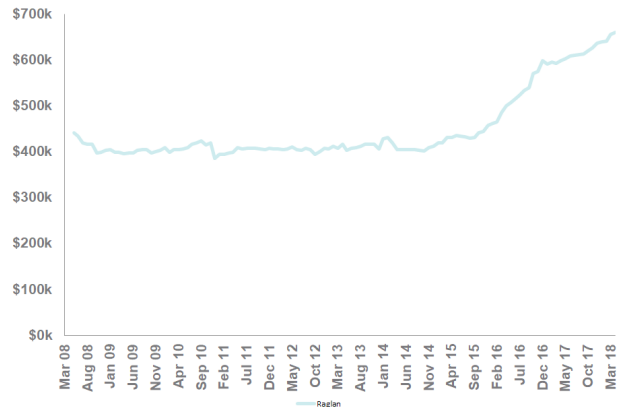
Raglan Market Update

Raglan has performed consistently over the past five years with median value growth of 58.8%.

The median value of a dwelling in Raglan is now \$660K which is 10.4% up from the same time last year.

There were 136 sales over the past 12 months in Raglan and there were 31 listings on the market last month.

Median Suburb E-Valuer



Current Value & Recent Change



Raglan

\$660k

Median dwelling price

+3.3%
Qtr change

+10.4%
Yearly change

Waipa Market Update

Cambridge has performed consistently over the past five years with median value growth of 66.5%.

The median value of a dwelling in Cambridge is now \$671K which is 6.9% up from the same time last year.

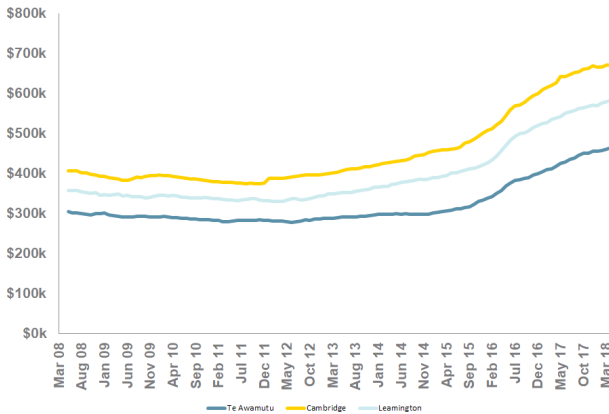
There were 299 sales over the past 12 months in Cambridge and there were 61 listings on the market last month.

In Leamington, the median value of a dwelling is now \$582K which represents growth of 65.9% over the past five years and gains of 8.1% over the past year.

There are 2,962 dwellings in Leamington with 313 selling over the past 12 months and 68 listings on the market last month.

Te Awamutu recorded median dwelling value growth of 10.7% over the past 12 months to \$464K.

Median Suburb E-Valuer



Current Value & Recent Change

	Leamington	\$582k Median dwelling price	+2.3% Qtr change	+8.1% Yearly change
	Te Awamutu	\$464k Median dwelling price	+1.7% Qtr change	+10.7% Yearly change
	Cambridge	\$671k Median dwelling price	+0.7% Qtr change	+6.9% Yearly change

Hamilton Market Update

Hamilton has performed consistently over the past five years with the median value growth of 61.2%.

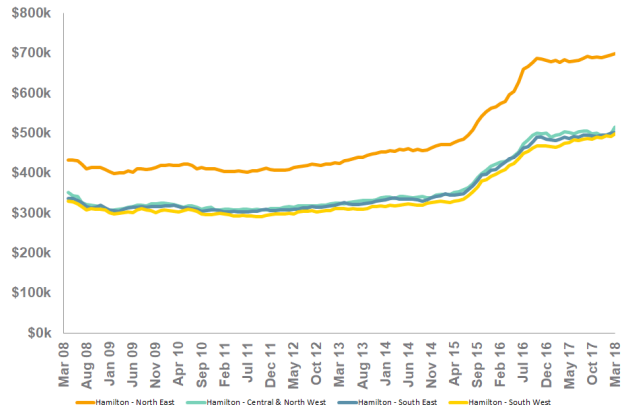
The median value of a dwelling in Hamilton - Central & North West is now \$516k which is 3.9% up from the same time last year.

Median value of a dwelling in Hamilton - South West is \$499k which has increased by 6.8% since the same time last year.

Hamilton North East has had growth of 3.2% in the past year with the median value of a dwelling now \$699k.

Hamilton South East has grown with the median value of a dwelling now \$502k, a growth of 6.8% in the last 12 months.

Median Suburb E-Valuer



Current Value & Recent Change

	South West	\$499k Median dwelling price	+2.2% Qtr change	+6.8% Yearly change
	Central & North West	\$516k Median dwelling price	+4.4% Qtr change	+3.9% Yearly change
	South East	\$502k Median dwelling price	+1.4% Qtr change	+3.6% Yearly change
	North East	\$699k Median dwelling price	+1.5% Qtr change	+3.2% Yearly change

If you're looking to sell, buy or rent,
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