

# myMarket

Report



How

is

the

market?

Waikato | Spring 2017

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 \$777k. This demonstrates growth of 11.9% across the year, and a change of 2.3% across the quarter.**

With the median dwelling price for New Zealand currently \$646k, 13 suburbs of Waikato are below the national average, demonstrating the area's affordability.

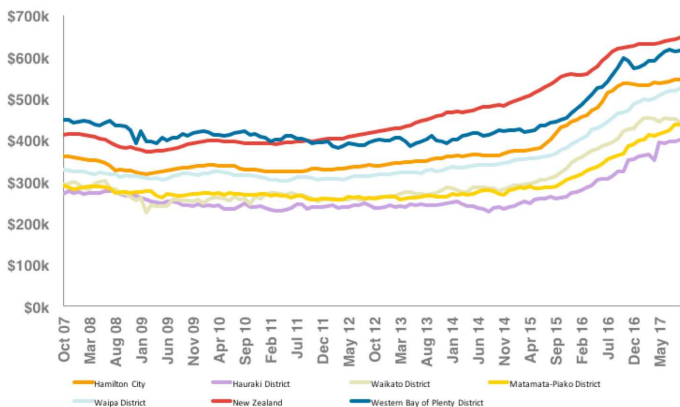
Waikato is also performing more strongly with New Zealand as a whole

with median price performance of 3.2%, 6.9%, 9.5%, 13.2%, 20.1% and 23.6% from Hamilton City, Western Bay of Plenty District, Waikato District, Waipa District, Matamata-Piako District and Hauraki District respectively compared to 4.3% nationally.

The last three months have seen 368 sales across Waikato and 1,786 over the past year. The suburbs with the most sales were Raglan with 92 and Ngaruawahia with 91 sales over the past 12 months.

Since 2008, the best performing region has been Western Bay of Plenty District with growth of 36.5%.

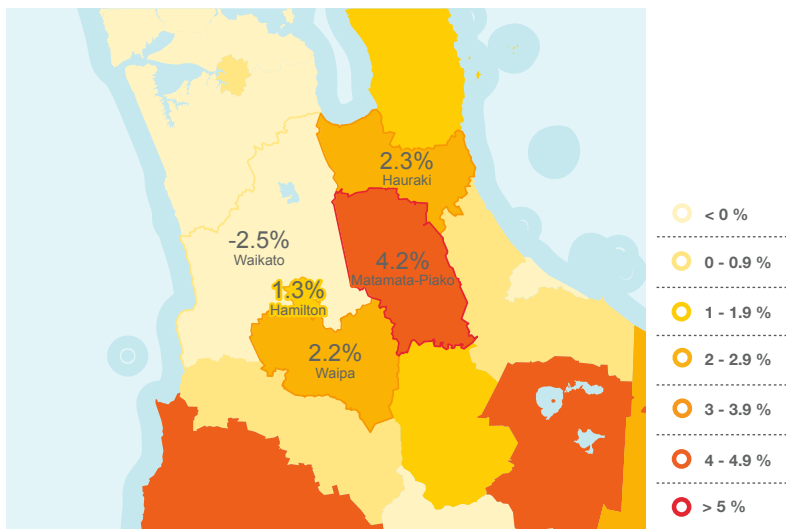
House Price Index



Current Value & Recent Change

	<b>New Zealand</b> \$646k Median dwelling price	+1.1% Qtr change	+4.3% Yearly change
	<b>Waikato District</b> \$442k Median dwelling price	-2.5% Qtr change	+9.5% Yearly change
	<b>Matamata-Piako District</b> \$437k Median dwelling price	+4.2% Qtr change	+20.1% Yearly change
	<b>Hamilton City</b> \$546k Median dwelling price	+1.3% Qtr change	+3.2% Yearly change
	<b>Waipa District</b> \$526k Median dwelling price	+2.2% Qtr change	+13.2% Yearly change
	<b>Western Bay of Plenty District</b> \$615k Median dwelling price	+0.4% Qtr change	+6.9% Yearly change
	<b>Hauraki District</b> \$401k Median dwelling price	+2.3% Qtr change	+23.6% 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 58.3%.**

The median value of a dwelling in Katikati is now \$531k which is 10.4% up from the same time last year.

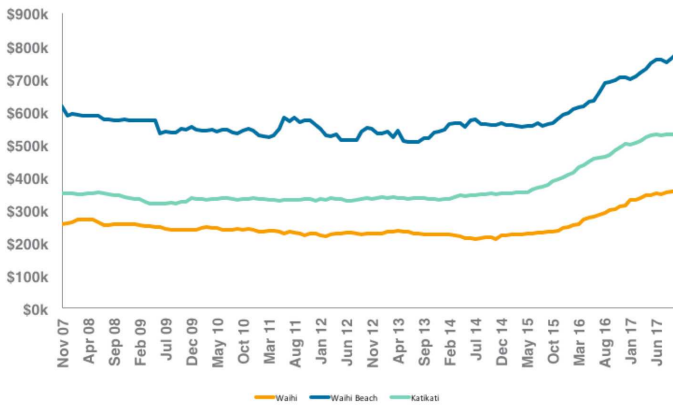
There were 103 sales over the past 12 months in Katikati and there were 44 listings on the market last month.

In Waihi, the median value of a dwelling is now \$357k which represents growth of 57.3% over the past five years and gains of 18.6% over the past year.

There are 1,999 dwellings in Waihi with 103 selling over the past 12 months and 40 listings on the market last month.

The median value of a dwelling in Waihi Beach is now \$777k which is 11.9% up from the same time last year.

## Median Suburb E-Valuer



## Current Value & Recent Change

	Katikati	<b>\$531k</b> Median dwelling price	+0.4% Qtr change	+10.4% Yearly change
	Waihi Beach	<b>\$777k</b> Median dwelling price	+2.3% Qtr change	+11.9% Yearly change
	Waihi	<b>\$357k</b> Median dwelling price	+2.6% Qtr change	+18.6% Yearly change

# Matamata / Piako Market Update

**Morrinsville has performed consistently over the past five years with median value growth of 63.7%.**

The median value of a dwelling in Morrinsville is now \$457k which is 13.6% up from the same time last year.

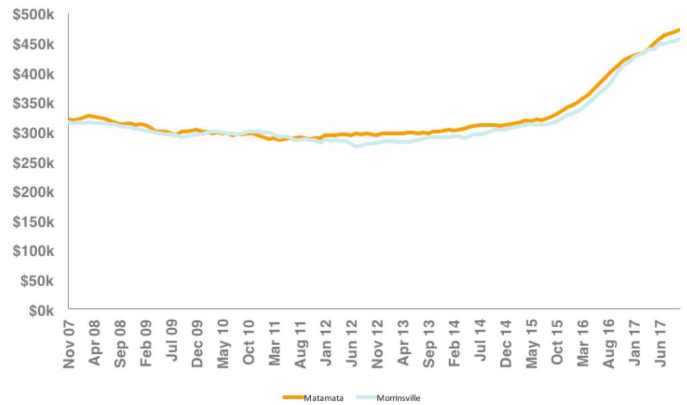
There were 183 sales over the past 12 months in Morrinsville and there were 47 listings on the market last month.

In Matamata, the median value of a dwelling is now \$472k which represents growth of 59.4% over the past five years and gains of 14.3% over the past year.

There are 3,022 dwellings in Matamata with 204 selling over the past 12 months and 56 listings on the market last month.

The smallest suburb in the area is Morrinsville which has just 2,826 dwellings. Values here for dwellings have grown by 13.6% over the past 12 months, and the median value is now \$457k.

## Median Suburb E-Valuer



## Current Value & Recent Change

	Morrinsville	<b>\$457k</b> Median dwelling price	+1.8% Qtr change	+13.6% Yearly change
	Matamata	<b>\$472k</b> Median dwelling price	+1.9% Qtr change	+14.3% Yearly change

# Tuakau, Huntly & Ngaruawahia Market Update

Huntly has performed consistently over the past five years with median value growth of 77.6%.

The median value of a dwelling in Huntly is now \$336k which is 13.6% up from the same time last year.

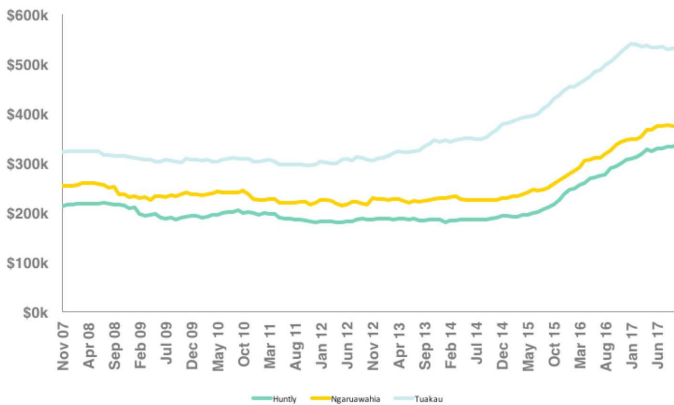
There were 151 sales over the past 12 months in Huntly and there were 64 listings on the market last month.

In Tuakau, the median value of a dwelling is now \$534k which represents growth of 74.0% over the past five years and gains of 3.6% over the past year.

There are 1,435 dwellings in Tuakau with 122 selling over the past 12 months and 28 listings on the market last month.

The median value of a dwelling in Ngaruawahia has increased by 11.2% over the past year and is now \$374k.

## Median Suburb E-Valuer



## Current Value & Recent Change

	Ngaruawahia	<b>\$374k</b> Median dwelling price	+0.0% Qtr change	+11.2% Yearly change
	Tuakau	<b>\$532k</b> Median dwelling price	-0.6% Qtr change	+3.3% Yearly change
	Huntly	<b>\$336k</b> Median dwelling price	+2.0% Qtr change	+14.9% Yearly change

# Raglan Market Update

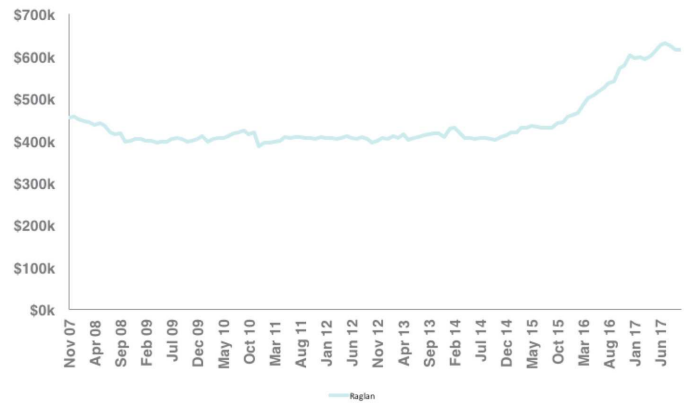
Raglan has performed consistently over the past five years with median value growth of 57.4%.

The median value of a dwelling in Raglan is now \$621k which is 8.8% up from the same time last year.

There were 92 sales over the past 12 months in Raglan and there were 23 listings on the market last month.

The smallest suburb in the area is Raglan which has just 1,651 dwellings. Values here for dwellings have grown by 8.8% over the past 12 months, and the median value is now \$621k.

## Median Suburb E-Valuer



## Current Value & Recent Change

	Raglan	<b>\$616k</b> Median dwelling price	-2.3% Qtr change	+7.7% Yearly change
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# Waipa Market Update

Cambridge has performed consistently over the past five years with median value growth of 65.9%.

The median value of a dwelling in Cambridge is now \$653k which is 12.1% up from the same time last year.

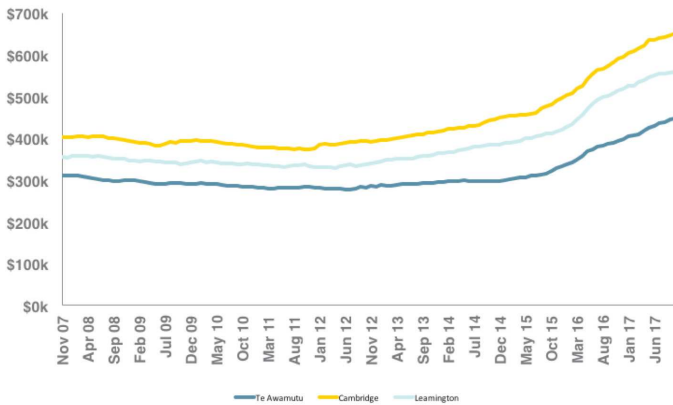
There were 210 sales over the past 12 months in Cambridge and there were 62 listings on the market last month.

In Leamington, the median value of a dwelling is now \$559k which represents growth of 65.7% over the past five years and gains of 10.2% over the past year.




There are 2,925 dwellings in Leamington with 190 selling over the past 12 months and 50 listings on the market last month.

Te Awamutu has had growth of 15.3% over the past 12 months with the median value of a dwelling now \$449k.

## Median Suburb E-Valuer



## Current Value & Recent Change

	Leamington	<b>\$559k</b> Median dwelling price	+0.8% Qtr change	+10.2% Yearly change
	Te Awamutu	<b>\$449k</b> Median dwelling price	+3.0% Qtr change	+15.3% Yearly change
	Cambridge	<b>\$653k</b> Median dwelling price	+1.9% Qtr change	+12.1% Yearly change

# Hamilton Market Update

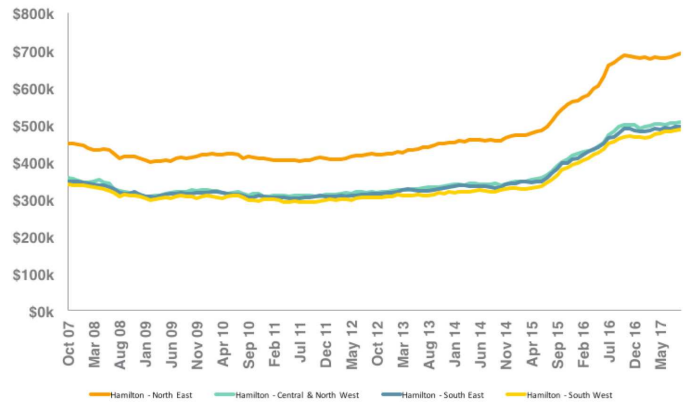
Hamilton has performed consistently over the past five years with the median value growth of 61.0%.

The median value of a dwelling in Hamilton - Central & North West is now \$506k which is 2.1% up from the same time last year.





Median value of a dwelling in Hamilton - Southwest is \$487k which has increased by 5.4% since the same time last year.

Hamilton North East has had growth of 2.1% in the past year with the median value of a dwelling now \$691k.

## Median Suburb E-Valuer



## Current Value & Recent Change

	South West	<b>\$487k</b> Median dwelling price	+0.9% Qtr change	+5.4% Yearly change
	Central & North West	<b>\$506k</b> Median dwelling price	+1.5% Qtr change	+2.1% Yearly change
	South East	<b>\$494k</b> Median dwelling price	+0.5% Qtr change	+3.5% Yearly change
	North East	<b>\$691k</b> Median dwelling price	+1.7% Qtr change	+2.1% Yearly change

If you're looking to sell, buy or rent,  
we can connect you with your local  
LJ Hooker office today.



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