

EVES Bay of Plenty

Market Update

APRIL
2025

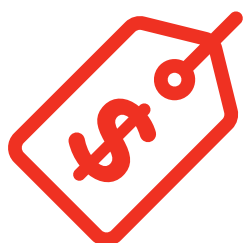
Regional Commentary

Vendor expectations were steady, with some aligning with market expectations, and enquiries remained consistent across most price points. Others have been holding on to prices for several years. Attendance at open homes was steady, with newer listings receiving the highest attendance numbers. Many buyers were viewing multiple properties, as there was no pressure to secure one immediately. Auction activity varied depending on the properties available;

bidders were active, but not always at the vendor's level. Factors such as economic conditions, lower interest rates, obtaining finance, a lack of commitment from buyers, and general uncertainty influenced market sentiment. Local salespeople predict the next few months will be much the same as what happened over the last six months.

REINZ

Median Sale Price



\$825,000

April 2025

\$820,000

April 2024

0.6%



\$790,000

March 2025

4.4%



Number of Sales



395

351

April 2024

12.5%



Median Days to Sell



45

47

April 2024

-4.2%



BOP

Western BOP

Area	Tauranga incl. Ohauiti/ Pyes Pa	Mount/ Papamoa	Rotorua	Whakatane	Katikati	Omokoroa	Waihi Beach	Waihi	Western BOP
Median Sale Price	\$806,500	\$937,000	\$670,000	\$630,000	\$732,500	\$1,035,000	\$1,150,000	\$675,000	\$1,070,000
Number of Sales	136	96	78	35	6	10	9	5	10
Median Days to Sell	44	42.5	43	35	118.5	74	142	51.5	74

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