

EVES Bay of Plenty Market Update

OCTOBER
2025

Regional Commentary

First home buyers were the most active buyer group, with reports of good activity from investors in Rotorua. Most vendor expectations were realistic regarding their property price, while others believed that changing interest rates meant an increased price, which is not evident. Attendance at open homes was steadily increasing across the region, and newer listings continued to attract the most interest.

Auction room attendance improved over the month, and clearance rates increased. Market sentiment was influenced by newer listings on the market, declining interest rates, increased positivity and no significant growth in prices. Local salespeople expect that the next few months will bring more sales and cautiously predict a small increase in values over the 2026 year for the region.

REINZ

Median Sale Price



\$815,000

October 2025

\$817,000

October 2024

-0.2%

\$780,000

September 2025

4.5%

Number of Sales



481

449

October 2024

7.1%

Median Days to Sell



46

45

October 2024

2.2%

	BOP				Western BOP				
Area	Tauranga incl. Ohauiti/ Pyes Pa	Mount/ Papamoa	Rotorua	Whakatāne	Katikati	Omokoroa	Waihi Beach	Waihi	Western BOP
Median Sale Price	\$845,000	\$980,000	\$609,000	\$720,000	\$795,000	\$900,000	\$1,100,000	\$625,000	\$830,000
Number of Sales	151	108	81	34	13	13	22	18	72
Median Days to Sell	44	42	45	39	96	58	120	37.5	75

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