

# EVES Bay of Plenty

## Market Update

JULY  
2025

### Regional Commentary

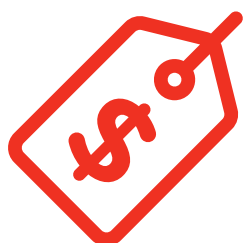
Most vendor expectations were realistic regarding asking prices, but a small percentage remained ahead of the market. Attendance at open homes was steady; newer listings and well-marketed properties drew the highest number of attendees.

Auction rooms were busy across the region, with interest and activity increasing. Clearance rates improved, either through sales under the hammer or in a timely fashion after the

auction. Reports indicate steady sales figures compared to last year.

Market sentiment shows quiet optimism for an earlier spring upswing compared to previous years. While finance and strict regulations around unconsented work, floodplains, and slope designations pose challenges, investor activity is increasing, with more willingness to pay higher prices for properties with potential. **REINZ**

### Median Sale Price



**\$800,000**

July 2025

**\$805,000**

July 2024

-0.6%

**\$820,000**

June 2025

-2.4%

### Number of Sales



**381**

381

July 2024

0%

### Median Days to Sell



**43**

51

July 2024

-15.7%

### BOP

### Western BOP

Area	Tauranga incl. Ohauiti/ Pyes Pa	Mount/ Papamoa	Rotorua	Whakatāne	Katikati	Omokoroa	Waihi Beach	Waihi	Western BOP
Median Sale Price	\$800,000	\$942,500	\$610,000	\$712,500	\$736,250	\$1,045,000	\$1,074,500	\$505,000	\$775,000
Number of Sales	154	90	63	28	6	8	4	7	37
Median Days to Sell	44	40	48	62.5	60	74	90	41	49

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