

APRIL - JUNE 2025

RayWhite

MARKET SNAPSHOT Q2 WHITIANGA

AND SURROUNDING BEACHES

Median House Price Q2 2025

**\$850,000**

- ▲ 10% change vs. last Quarter
- ▲ 22% change vs. Q2 2024

Total Number of Sales Q2 2025

**57**

- ▲ 8% change vs. last Quarter
- ▲ 36% change vs. Q2 2024

Total Value of Sales - Q2 2025

**\$54,023,456**

- ▲ 17% change vs. last Quarter
- ▲ 41% change vs. Q2 2024

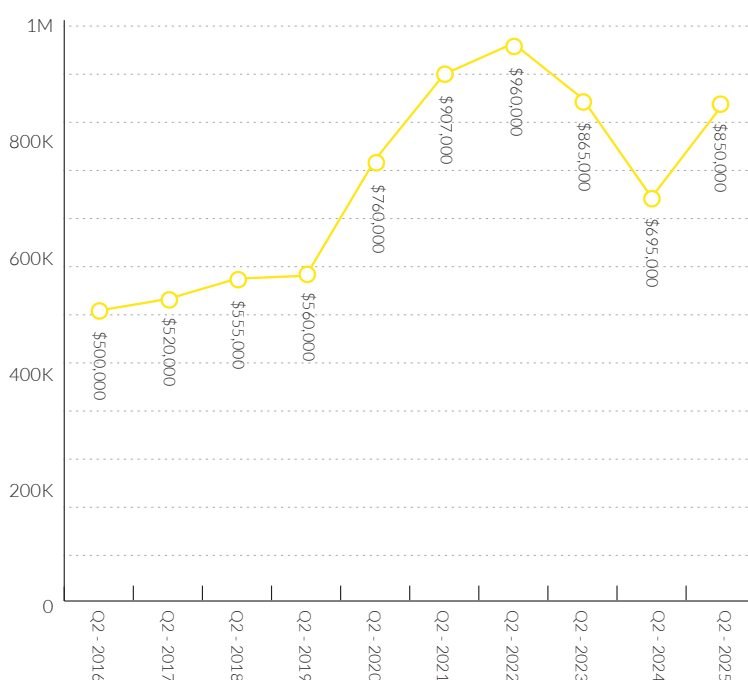
Q2 2025 Whitianga sales have increased by 45% compared to the same period last year, reflecting a steady recovery from the 2023 quarterly low. The 57 sales recorded this quarter align with the average for Q2. Additionally, the median house price has risen by 22% year-on-year.

Q2 2025 has shown stronger market activity than Winter 2024, with sales holding steady. The market is primed for further growth as spring ushers in the Coromandel's traditional listing season, bolstered by increasing buyer engagement.

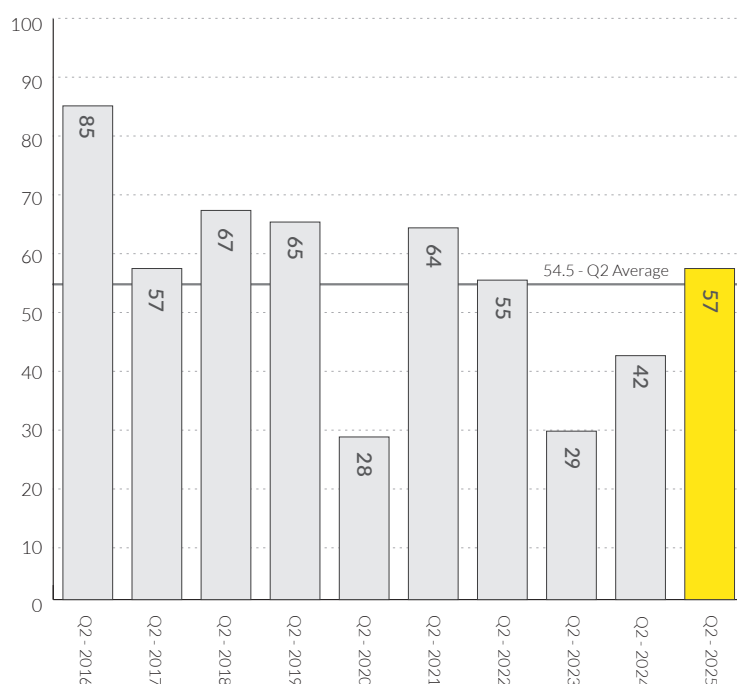
New Zealand's economy is rebounding from the 2024 recession, with inflation stabilized at 2.5%. The Reserve Bank's decision to maintain the Official Cash Rate signals confidence in current economic measures, fostering a positive outlook for the national housing market, including the Coromandel.

We hope you found this market update helpful. If you'd like any further information on the market please don't hesitate to get in touch.

Median house price - Q2 Compared over 10 years



Number of sales - Q2 Compared over 10 years



Recent Sales - Q2 2025 Whitianga Area

RayWhite

Address			Bedrooms	Price
WHITIANGA				
338	Cook Drive	Whitianga	4	\$1,050,000
330	Cook Drive	Whitianga	3	\$962,500
196	Cook Drive	Whitianga	2	\$685,000
5	South Highway East	Whitianga	3	\$725,000
5/86	Albert Street	Whitianga	2	\$910,000
16B/71	Buffalo Beach Road	Whitianga	1	\$330,000
72/86	Albert Street	Whitianga	1	\$375,000
58 B	South Highway East	Whitianga	2	\$660,000
3	Marlin Street	Whitianga	5	\$1,200,000
1F/86	ALBERT STREET	Whitianga	1	\$440,000
14	Santa Maria Drive	Whitianga	3	\$790,000
12	Redwings Close	Whitianga	3	\$849,500
1	Centennial Drive	Whitianga	1	\$345,000
13	Awatea Drive	Whitianga	5	\$2,750,000
29	Wells Place	Whitianga	4	\$972,000
89	Centennial Drive	Whitianga	3	\$980,000
52 B	Robinson Road	Whitianga	3	\$687,000
16	Rabbit Way	Whitianga	2	\$600,000
3	Centennial Drive	Whitianga	2	\$600,000
8	Awatea Drive	Whitianga	5	\$1,720,000
23	Seascape Avenue	Whitianga	2	\$648,000
24	Topping Place	Whitianga	4	\$1,450,000
12	Pipi Dune	Whitianga	3	\$819,000
23 A	South Highway East	Whitianga	2	\$540,000
11	Mermaid Place	Whitianga	4	\$1,920,000
24	Wells Place	Whitianga	2	\$818,000
10	Poplar Street	Whitianga	4	\$965,000
137 A	Cook Drive	Whitianga	3	\$710,000
25B/18	Mill Road	Whitianga	3	\$585,000
14	Ohuka Place	Whitianga		\$512,500
27B/18	Mill Road	Whitianga	3	\$640,000
17	The Esplanade	Whitianga		\$2,525,000
1	School House Lane	Whitianga	5	\$1,525,000
34/1	Centennial Drive	Whitianga	1	\$380,000
269	Kupe Drive	Whitianga	4	\$886,956
26	Seascape Avenue	Whitianga	2	\$595,000
58	Cook Drive	Whitianga	3	\$850,000
177	Buffalo Beach Road	Whitianga	2	\$700,000
15	Lady Jocelyn Place	Whitianga	3	\$1,400,000
20	Waitotara Way	Whitianga	5	\$1,280,000
70	Cholmondeley Crescent	Whitianga	5	\$1,030,000
15	Leeward Drive	Whitianga	4	\$2,760,000
8 B	Cook Drive	Whitianga	3	\$918,000
68	Catherine Crescent	Whitianga	3	\$771,500
3	Kahu Crescent	Whitianga		\$950,000
6A/18	Mill Road	Whitianga	2	\$559,000
3A/8	The Esplanade	Whitianga	2	\$745,000
110	Kupe Drive	Whitianga	3	\$982,500
129	Centennial Drive	Whitianga	3	\$860,000
7	Ringwood Place	Whitianga	3	\$902,000
18	Awatea Drive	Whitianga	3	\$1,225,000
31	Wells Place	Whitianga	4	\$1,050,000
4	Captain Wood Avenue	Whitianga	3	\$925,000
107	Centennial Drive	Whitianga	3	\$885,000
23B/18	Mill Road	Whitianga	3	\$680,000
95	Cook Drive	Whitianga	3	\$850,000
201/1	Victoria Street	Whitianga	2	\$550,000

Whitianga Total Sales by Quarter

	2025	2024	2023	2022	2021
Jan - Mar	53	42	32	64	72
Apr - Jun	57	29	29	55	64
Jul - Sep	-	44	38	39	80
Oct - Dec	-	67	34	32	54
Total	110	195	133	190	270

Address			Bedrooms	Price
MATARANGI				
114	Mercury View	Matarangi	3	\$1,100,000
3/400	Bluff Road	Matarangi	3	\$565,000
192	Ngaio Drive	Matarangi	3	\$725,000
161	The Fairway	Matarangi	4	\$828,000
105	Kopani Road	Matarangi	0	\$345,000
147	Waimaire Avenue	Matarangi	1	\$685,000
208	Hamiora Street	Matarangi	0	\$380,000
100	Puka Crescent	Matarangi	3	\$920,000
KUAOTUNU				
300	Kuaotunu Wharekaho Road	Kuaotunu	0	\$340,000
590	Kuaotunu Wharekaho Road	Kuaotunu	3	\$1,020,000
372	Black Jack Road	Kuaotunu		\$2,110,000
37	Bluff Road	Kuaotunu West	1	\$965,000
WHAREKAHO				
31	Ataahua Views Terrace	Wharekaho	0	\$515,000
881	Kuaotunu Wharekaho Road	Wharekaho		\$1,250,000
29	Joseph Road	Wharekaho		\$920,000
11	Tohetea Lane	Wharekaho	3	\$1,250,000
HAHEI				
3	Harsant Avenue	Hahei		\$3,700,000
66 G	Pa Road	Hahei	0	\$775,000
63	Orchard Road	Hahei	3	\$1,075,000
92	Hahei Beach Road	Hahei	10	\$6,000,000
404	Lees Road	Hahei		\$1,275,000
28	Hahei Beach Road	Hahei	3	\$1,255,000
COOKS BEACH				
13	Martin Place	Cooks Beach	3	\$1,250,000
26	Fred Harsant Drive	Cooks Beach	0	\$1,050,000
20	Oyster Drive	Cooks Beach	2	\$905,000
898	Purangi Road	Cooks Beach	3	\$945,000
24	Captain Cook Road	Cooks Beach	3	\$940,000
4	Tinirau Place	Cooks Beach	0	\$555,000
9	Liberty Place	Cooks Beach	0	\$575,000
1	Tinirau Place	Cooks Beach	0	\$600,000
7	Hicks Place	Cooks Beach	4	\$1,050,000
21	Homestead Lane	Cooks Beach	3	\$1,280,000
91	Captain Cook Road	Cooks Beach	2	\$2,550,000
2	Admiral Drive	Cooks Beach	3	\$1,750,000
OPITO BAY				
2	Matapaua Bay Rd	Optio Bay		\$1,520,000
WHANGAPOUA				
38	Te Punga Road	Whangapoua	3	\$1,685,000

Q2 2025 Whitianga's Surrounding Beaches

(Cooks Beach, Hot Water Beach, Hahei, Kuaotunu, Matarangi, Opito Bay & Whangapoua)

Median House Price Q2 2025

\$992,500

12% change vs. last Quarter

9% change vs. Q2 2024

Total Number of Sales

36

12% change vs. last Quarter

56% change vs. Q2 2024

Total Value of Sales

\$44,653,000

18% change vs. last Quarter

63% change vs. Q2 2024

Q2 sales numbers were an improvement on the previous year with a 56% increase in sales for the quarter. Median house prices dipped slightly year-on-year. The usual winter sales decline occurred but was less pronounced than last year. As spring nears, we expect a rise in listings through the end of the year and into the summer months.

NB: Market statistics based on unconditional sales recorded with Property Smarts Data and collected from local real estate businesses during the prescribed period and as available on the date of publication. The above stated sales were made by ALL agencies in Whitianga - NOT just by Ray White. We have in preparing this document used our best endeavors to ensure the accuracy of all the information provided. We accept no liability or responsibility for any errors or inaccuracies and recommend that all recipients make their own enquiries to verify any information given. The information contained in this material is also not intended to form professional legal advice or legal opinion. Readers are advised to obtain their own specific legal advice.