

APRIL - JUNE 2025

MARKET SNAPSHOT Q2 WHANGAMATA

Median House Price Q2 2025

\$1,095,000

▲ 2% change vs. last Quarter

▲ 1% change vs. Q2 2024

Total Number of Sales Q2 2025

54

▼ 4% change vs. last Quarter

▲ 42% change vs. Q2 2024

Total Value of Sales Q2 2025

\$68,452,500

▲ 1% change vs. last Quarter

▲ 50% change vs. Q2 2024

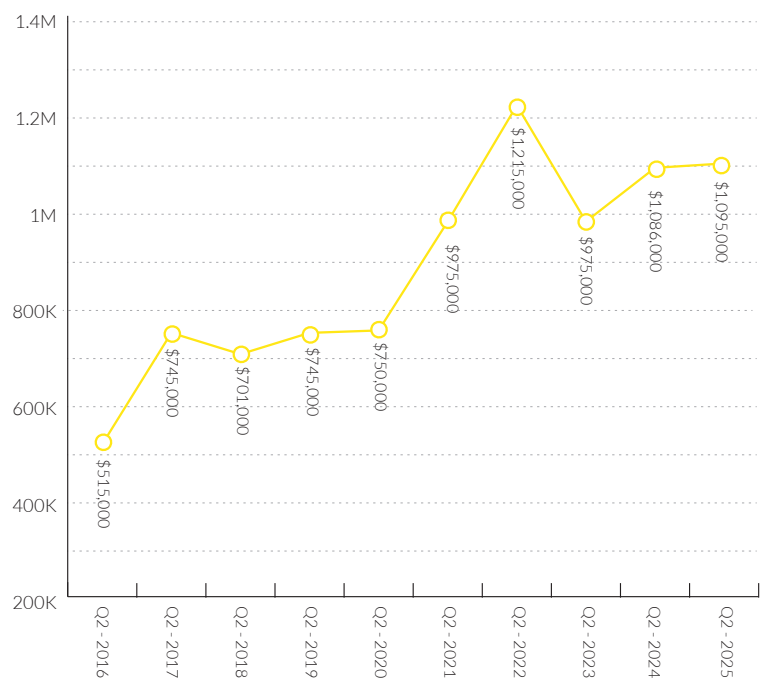
The Whangamata property market remains stable in Q2 2025, with the median house price at \$1,095,000, slightly up from \$1,086,000 in Q2 2024 and \$975,000 in Q2 2023. Sales volumes have risen compared to last year, despite excess inventory limiting price growth. Fewer listings indicate vendors are successfully selling, boosting market confidence. Some vendors are withdrawing or waiting until later in the year to list their properties.

Winter 2025 shows stronger activity than 2024, with sales steady in July. The market is poised for a lift as spring brings Whangamata's traditional listing season, supported by consistent demand.

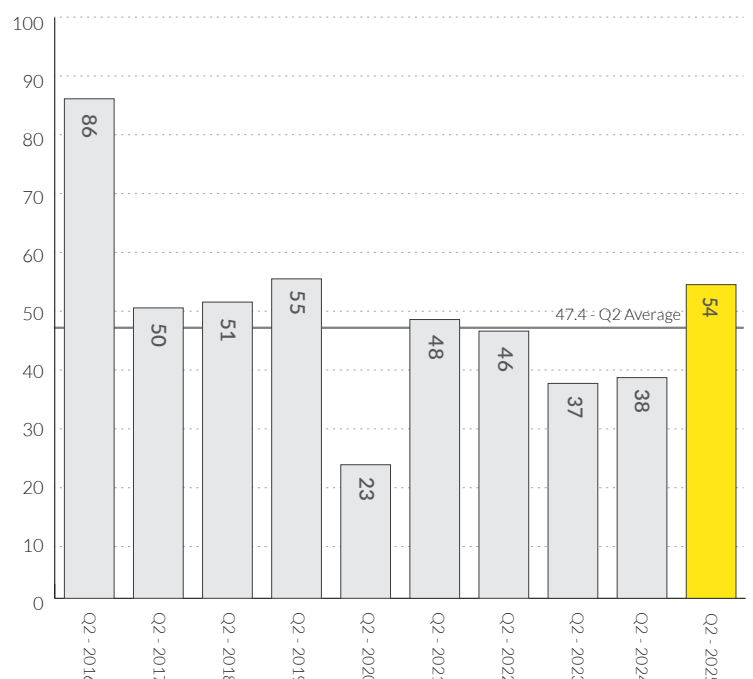
New Zealand's economy is recovering from 2024's recession, with inflation stable at 2.5%. The Reserve Bank's unchanged Official Cash Rate signals confidence in current measures, supporting a positive outlook for the national housing market, including Whangamata.

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 Whangamata

RayWhite

Address	Bedrooms	Price
102 Riverview Road	3	\$1,100,000
126 B Tamaki Road	3	\$985,000
212 Otahu Road	2	\$915,000
202 Hetherington Road	3	\$850,000
416 A Ocean Road	3	\$980,000
116 A Mark Street	2	\$760,000
905 Port Road	3	\$1,950,000
104 B Exeter Road	3	\$1,351,000
210 Linton Crescent	3	\$1,485,000
114 A Given Avenue	3	\$800,000
1/405 Lowe Street	2	\$1,350,000
116 A Durrant Drive	2	\$724,000
118 Brook Place	5	\$1,750,000
205 A Philomel Road	3	\$1,090,000
303 A Achilles Avenue	2	\$855,500
Lot 1/16 Te Pamahue Drive	0	\$620,000
68 Parakiwai Quarry Road	3	\$2,159,000
113 Bellona Road	4	\$3,400,000
130 A Pipi Road	2	\$1,750,000
70 Parakiwai Quarry Road	Sec	\$710,000
116 Everitt Crescent	3	\$950,000
214 Leander Road	4	\$1,725,000
114 Te Pamahue Drive	3	\$2,275,000
119 Chevron Crescent	3	\$1,130,000
210 Chartwell Avenue	3	\$1,040,000
105 Papanui Road	1	\$907,000
125 B Lorraine Place	2	\$645,000

Address	Bedrooms	Price
112 A Mary Road	4	\$1,140,000
506 Linton Crescent	3	\$1,265,000
205 A Philomel Road	4	\$1,190,000
213 B Rangī Avenue	3	\$1,200,000
308 A Given Avenue	3	\$1,200,000
103 Park Avenue	3	\$1,060,000
104 B Casement Road	2	\$831,500
46 Herbert Drive	3	\$1,693,000
2666 D Waihi Whangamata Rd	4	\$2,000,000
100 B Sharyn Place	2	\$866,500
19/415 Port Road	2	\$405,000
321 Otahu Road	2	\$1,040,000
101 Island View Road	4	\$1,900,000
123 A Park Avenue	2	\$660,000
113 Weka Street	2	\$1,100,000
103 Hinemoa Street	5	\$2,050,000
316 Linton Crescent	2	\$1,045,000
106 Waverley Place	3	\$905,000
139 Bruce Wallace Place	3	\$2,100,000
129 A Bruce Wallace Place	3	\$830,000
103 B Leander Road	4	\$1,425,000
216 B Bellona Road	3	\$900,000
207 Kiwi Road	2	\$1,000,000
113 Seabreeze Lane	3	\$1,020,000
135 Mayfair Avenue	6	\$1,275,000
114 Sylvia Road	3	\$1,370,000
114 Winifred Avenue	5	\$2,725,000

Whangamata Total Sales by Quarter

	2025	2024	2023	2022	2021
Jan - Mar	56	57	20	42	63
Apr - Jun	54	40	37	46	48
Jul - Sep		36	33	24	44
Oct - Dec		65	39	32	54
TOTALS		198	129	144	209

NB: Market statistics based on unconditional sales recorded with REINZ 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 Whangamata - 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 and expert advice.

Ray White Whangamata

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