

EVES Bay of Plenty Market Update

NOVEMBER
2025

Regional Commentary

As the market has remained fairly stable, most vendors were realistic regarding their asking price. In some cases, buyers have walked away to purchase other properties when shown a counteroffer. Attendance at open homes was steady to improving around the region.

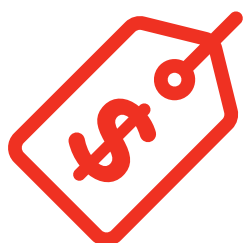
There were stronger clearance rates in the auction room. While the number of bidders in attendance wasn't high, the quality of the bidders was good.

Factors like a steady, well-balanced market, increased

positivity among buyers and sellers, easing interest rates, and a sustainable number of listings influenced market sentiment. Local salespeople predict the local market will remain stable through 2026, with a possibility for small increases in values and sales.

REINZ

Median Sale Price



\$855,000

November 2025

\$825,000

November 2024

3.6%



\$815,000

October 2025

4.9%



Number of Sales



463

471

November 2024

-1.69%

Median Days to Sell



43

44

November 2024

-2.27%

	BOP				Western BOP				
Area	Tauranga incl. Ohauiti/ Pyes Pa	Mount/ Papamoa	Rotorua	Whakatāne	Katikati	Omokoroa	Waihi Beach	Waihi	Western BOP
Median Sale Price	\$875,000	\$1,000,000	\$622,500	\$690,750	\$847,500	\$940,750	\$1,050,000	\$612,000	\$878,000
Number of Sales	163	112	64	37	10	18	17	9	69
Median Days to Sell	43	39.5	35.5	50	169	94.5	210	96	84

*Statistical Information Derived from The Real Estate Institute of New Zealand. Realty Services Ltd/EVES Realty Ltd and any contractor/employee is merely passing over the information. We cannot guarantee its accuracy and reliability as we have not checked, audited or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into the same. To the maximum extent permitted by law Realty Services Ltd/EVES Realty Ltd and its contractors/employees do not accept any responsibility to any person for the accuracy of the information herein.