

/Monthly Market Report

JUNE 2026



If there was a theme for June, it would be stability at home against a backdrop of growing uncertainty abroad.

The New Zealand housing market continues to find its balance. Nationally, prices remain broadly steady, buyers have plenty of choice, and well-presented, realistically priced properties continue to attract genuine interest. The urgency of recent years has been replaced by a more considered market, where due diligence, negotiation and sensible pricing are simply part of the buying and selling process.

This mirrors what we're seeing here in our local market. Buyers are still active, but they're taking their time. Lifestyle remains a powerful drawcard, and quality properties continue to stand out. The key difference is that today's purchasers are well informed and absolutely prepared to walk away if they don't believe the value stacks up.

While the property market itself has changed little over the past month, the wider economic picture has become far more eventful. Ongoing conflict in the Middle East, fluctuating oil prices and continued global trade tensions are all contributing to a degree of uncertainty. These events don't directly determine local house prices, but they do influence confidence, and confidence plays an important role in major financial decisions.

Closer to home, attention is gradually turning towards November's General Election. Election years often encourage a "wait and see" approach from some buyers and investors as they look for greater certainty around economic policy, taxation and the direction of interest rates. History shows that this hesitation is usually temporary, with activity returning once the political landscape becomes clearer.

Interest rates remain another important factor. While mortgage rates are considerably more attractive than they were a year ago, expectations of rapid further reductions have eased. The Reserve Bank continues to balance supporting economic growth with keeping inflation under control. For many buyers, borrowing conditions are still significantly better than they were twelve months ago, even if the path ahead is now expected to be more gradual.

The construction sector also continues to adjust. Residential building activity has softened as developers respond to higher borrowing costs and changing demand. Although this has created challenges within the industry, fewer new homes being built today may help ease future oversupply and support a healthier balance between housing demand and availability over the longer term.

Internationally, Canadian Prime Minister Mark Carney has moved quickly to strengthen Canada's trade relationships beyond the United States, recognising the importance of diversifying markets during uncertain times. While New Zealand's economy is different, the principle is familiar. Smaller trading nations benefit from broad international partnerships that help reduce exposure to any single market.

Against this backdrop, property continues to demonstrate one of its greatest strengths, its long-term resilience. Markets will always respond to economic cycles, elections and international events, but the reasons people buy homes rarely change. Family, lifestyle, employment and retirement plans remain the primary drivers. Here in Hauraki-Coromandel, those fundamentals continue to underpin a market that is steady, active and well positioned as we move through the second half of the year.



1.03%

Property Price Increase in
Hauraki District (Mar-May)



\$1,154,680

Thames-Coromandel
Average Property Value



-3.25%

Thames-Coromandel
Property Price (Mar-May)