

REINZ | Reports

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August 2026

New Zealand Property

This report includes REINZ residential property statistics from August 2026.

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National prices steady amid slower activity and regional variation

REINZ Snapshot

August 2026 compared to August 2025

- National median price: \$750,000 (–1.3%)
- National sales count: 5,430 (–13.0%)
- National HPI: 3,543 (–0.9%)
- Inventory levels*: 32,908 (+9.7%)
- New listings*: 8,326 (–5.1%)
- Days to Sell: 51 days (+3 days)
- Strongest Regions: Southland, with a median price of \$505,000 from 129 sales (up 7.4% year-on-year) and Tasman, with a median price of \$830,000 from 70 sales (up 5.6% year-on-year).

August 2026 Overview

REINZ data for August 2026 reinforces a picture of relative stability in national prices over recent months, even as sales activity slows and regional performance continues to diverge – particularly between the North and South Islands. The national median sale price of \$750,000 was down 1.3% year-on-year, while sales decreased 13.0% compared with August 2025.

The level of activity was notable, with the national figure of 5,430 sales making this the sixth-lowest August in 35 years of REINZ records. Properties took a median of 51 days to sell – three days longer than in August 2025 and the fourth-highest August figure on record. The REINZ House Price Index was down only 0.9% year-on-year, supporting the steadiness reflected in the national median price of \$750,000, which was only slightly lower year-on-year (–1.3%).

“Property values generally held steady nationally, even as transactions softened in August. Rather than significant price movement, the change was in the pace of the market, with fewer sales and properties taking longer to sell,” said REINZ Chief Executive Lizzy Ryley. “Buyers and sellers continued to move forward when the property, price and timing suited their circumstances.”

Performance varied considerably across the country, with the clearest difference emerging between the North and South Islands. Every South Island series on the REINZ House Price Index increased over the three months to August, while seven of the eight North Island series declined. Canterbury, Otago and Southland were

also the only regions to record annual HPI growth of more than 1%.

“Regional economic and employment conditions, stock levels and buyer demand are shaping local markets in different ways,” said Ryley. “The national figures provide an important overview, but they don’t always reflect what buyers and sellers are experiencing in their own area. That is why local market knowledge from a real estate professional remains so important.”

Key Influences

Fixed mortgage rates moved higher during August as major banks repriced in the first two weeks of the month, reflecting movements in wholesale swap markets through July. The Official Cash Rate remained unchanged during August; the Reserve Bank’s next decision was on 2 September, outside this data period.

Household costs, job security, global uncertainty, local factors and the lead-up to the November general election also shaped sentiment during the month, leading some buyers to take a ‘wait-and-see’ approach. However, stronger employment conditions in the South Island and favourable agricultural conditions helped sustain confidence and activity in parts of the country, while members reported improving enquiry and positive local employment prospects in some areas.

“Stock levels are playing an important role in how individual markets are moving,” said Ryley. “Where buyers have a lot of options, they can take more time before deciding. In other areas with fewer new listings, competition is helping maintain momentum.”

Regional Performance

Five of the 16 regions recorded positive year-on-year median price movements, and two regions were the same median price as August 2025. Southland and Tasman were the strongest performers:

- **Southland** – a median price of \$505,000 from 129 sales (up 7.4% year-on-year). Limited winter stock and good buyer demand continued to support conditions, with first-home buyers and investors the most active groups.
- **Tasman** – a median price of \$830,000 from 70 sales (up 5.6% year-on-year). Across the wider Nelson/Marlborough/Tasman area, local salespeople reported signs of improving sentiment, including stronger enquiry and more multi-offer situations.

Other notable median prices were:

- Northland, up 3.6% to \$630,000

- West Coast, up 2.5% to \$410,000
- Canterbury, up 1.5% to \$700,500

The number of reported sales was lower year-on-year in 13 of the 16 regions. Tasman reported the highest increase in sales year-on-year, up 12.9%.

Supply Indicators

– Listings* and Inventory*

New listings fell by 5.1% year-on-year to 8,326 in August 2026, while national inventory rose by 9.7% to 32,908. This indicates that available stock remained elevated as properties took longer to sell. Southland stood apart for the second consecutive month as the only region to record an annual decrease in inventory, suggesting available stock continued to be absorbed relatively quickly. Gisborne recorded the largest percentage increase compared with August 2025.

In Auckland, 3,278 new listings came to market, broadly unchanged from August 2025 (–0.3%).

Market Outlook

“Our members tell us they generally expect conditions to remain broadly steady over the coming months, with improving enquiry levels in some areas supporting cautious optimism,” said Ryley.

“Borrowing costs, job security, the lead-up to the general election and local stock levels will also influence activity. That makes guidance from local real estate professionals particularly valuable for people considering their next move.”

*Inventory and Listings data courtesy of realestate.co.nz

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Market Snapshot August 2026

Median House Price

Year-On-Year

↓	National	\$750,000	-1.3%
↓	NZ excl Akl	\$682,000	-0.6%
→	Auckland	\$950,000	0.0%

Month-On-Month

↓	National	\$750,000	-1.4%
↑	NZ excl Akl	\$682,000	0.3%
↑	Auckland	\$950,000	1.6%

House Price Index

Year-On-Year

↓	National	3,543	-0.9%
↓	NZ excl Akl	3,763	-0.2%
↓	Auckland	3,211	-2.3%

National

51 Days to sell

+3 Days year-on-year

NZ excluding Auckland

50 Days to sell **+2** Days year-on-year

Auckland

54 Days to sell **+7** Days year-on-year

Sales Count

Year-On-Year

↓	National	5,430	-13.0%
↓	NZ excl Akl	3,788	-12.0%
↓	Auckland	1,642	-15.3%

Month-On-Month

↓	National	5,430	-13.3%
↓	NZ excl Akl	3,788	-11.7%
↓	Auckland	1,642	-16.8%

Seasonally Adjusted Sales Count

Month-On-Month

↓	National	-1.9%
→	NZ excl Akl	0.0%
↓	Auckland	-8.5%

Annual Median Price Changes

August 2026

National Median Price

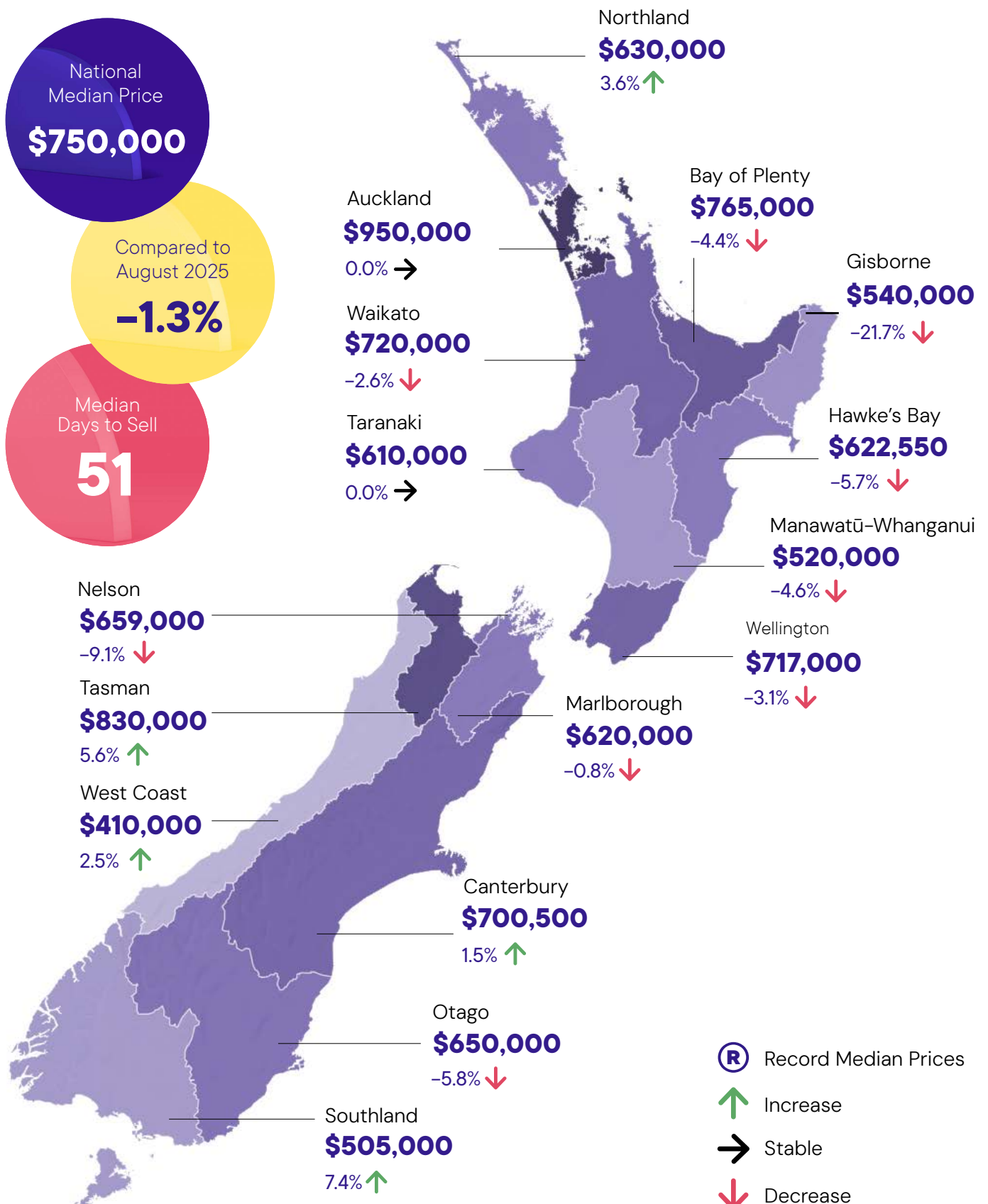
\$750,000

Compared to August 2025

-1.3%

Median Days to Sell

51



Median Prices

- Five of the sixteen regions recorded a year-on-year rise in the median price, with Southland showing the strongest growth at 7.4 percent. Two regions – Auckland and Taranaki – were unchanged on August 2025.
- Across Auckland's seven territorial authorities, five recorded an increase compared with August 2025; Auckland City and Franklin District led at 5.3 percent.
- In Wellington, two of the eight territorial authorities saw an annual increase, with South Wairarapa District leading the way at 11.4 percent (based on 15 sales, up from 9).
- Central Otago District set a record median price of \$895,000, 0.6 percent above its previous record of \$890,000 set in June 2026.
- Tasman, West Coast, Canterbury and Southland each recorded their highest August median price on record. These are nominal records across a series running back to 1992 and are not outright all-time highs.

Sales Count

Taranaki had the lowest sales count since January 2025.

For the month of August:

- Wellington had its lowest August sales count on record
- Otago had its lowest August sales count since 2014
- Gisborne, Hawke's Bay and Taranaki each had their lowest August sales count since 2021
- Manawatū-Whanganui and Tasman each had their highest August sales count since 2020

Median Days to Sell

- Northland had its highest median Days to Sell since January 2024
- Manawatū-Whanganui recorded 56 days, equalling February 2025 which is the last time it was this high

For the month of August:

- Auckland and Wellington each had their highest August median Days to Sell on record
- NZ, NZ excluding Auckland, and Canterbury had their highest August median Days to Sell since 2008
- Marlborough had its highest August median Days to Sell since 2014

- Taranaki had its highest August median Days to Sell since 2012
- Southland had its lowest August median Days to Sell since 2018

House Price Index (HPI)

- Southland recorded the strongest HPI movement year-on-year, increasing 8.1 percent, ahead of Otago (3.5 percent) and Canterbury (2.7 percent).
- Over the three months to August, five series showed HPI growth: Southland, Otago, Gisborne/Hawke's Bay, Tasman/Nelson/Marlborough/West Coast and Canterbury. Every South Island series rose; seven of the eight North Island series declined.
- No region recorded an all-time high index this month. Otago is no longer at the record it set in July.
- New Zealand HPI year-on-year change is a decrease of 0.9 percent

Inventory*

- Inventory increased year on year in fourteen of the fifteen included regions, with Southland the only decrease. Gisborne recorded the largest increase at 26.4 percent, from 122 to 154 properties.
- Auckland and Wellington have each experienced 31 consecutive months of year-on-year inventory growth.

Listings*

- New listings increased year on year in three of the fifteen included regions.
- West Coast showed the strongest annual growth in listings, rising 6.8 percent on the same month last year.

Auctions

- In New Zealand, there were 636 auction sales (11.7% of all sales) in August 2026. For the same period last year, there were 776 auction sales (12.4% of all sales).

*Inventory and listing data is courtesy of [realestate.co.nz](https://www.realestate.co.nz)

More information on activity by region can be found in the regional commentaries. Visit the [REINZ website](https://www.reinz.co.nz).



Price Distribution Breakdown

	August 2025		August 2026	
\$1 million plus	1,564	25.1%	1,358	25.0%
\$750,000 to \$999,999	1,679	26.9%	1,381	25.4%
\$500,000 to \$749,999	2,058	33.0%	1,842	33.9%
Under \$500,000	942	15.1%	849	15.6%
All Properties Sold	6,243	100.0%	5,430	100.0%

House Price Index

Regions	Index Level	1 Month	3 Months	1 Year	5 Year*	From Peak
New Zealand	3,543	-0.1%	-1.1%	-0.9%	-2.4%	-17.1%
NZ excl. Auckland	3,763	-0.4%	-0.8%	-0.2%	-1.4%	-12.1%
Northland	3,787	0.5%	-1.7%	0.5%	-0.7%	-14.4%
Auckland	3,211	0.4%	-1.7%	-2.3%	-4.1%	-24.9%
Waikato	4,039	-0.9%	-1.2%	-0.8%	-1.6%	-14.8%
Bay of Plenty	3,801	-0.8%	-1.1%	-0.3%	-1.6%	-14.7%
Gisborne/Hawke's Bay	3,861	-0.8%	1.0%	-1.4%	-3.1%	-17.4%
Manawatū-Whanganui	4,335	0.7%	-2.1%	-2.0%	-3.1%	-19.0%
Taranaki	4,439	0.8%	-0.6%	0.0%	0.5%	-5.9%
Wellington	3,021	-1.6%	-3.5%	-5.9%	-6.5%	-30.3%
Tasman/Nelson/Marlborough/ West Coast	3,149	1.4%	0.7%	0.6%	-0.5%	-8.4%
Canterbury	3,895	0.0%	0.3%	2.7%	2.2%	-0.8%
Otago	4,304	-1.1%	1.0%	3.5%	2.2%	-1.1%
Southland	5,165	2.5%	1.9%	8.1%	4.3%	-1.1%

* Compound Annual Growth Rate

Sales Counts Seasonally Adjusted

Regions	Compared to Last Month		Compared to Last Year	
	Count Change	Seasonally Adjusted Change	Count Change	Seasonally Adjusted Change
New Zealand	-13.3%	-1.9%	-13.0%	-9.5%
NZ ex Akl	-11.7%	-0.0%	-12.0%	-9.1%
Northland	-14.6%	1.3%	-14.6%	-13.1%
Auckland	-16.8%	-8.5%	-15.3%	-14.1%
Waikato	-8.7%	-4.1%	-18.6%	-17.9%
Bay of Plenty	-6.3%	6.9%	-1.0%	2.5%
Gisborne	-36.6%	-17.8%	-35.0%	-26.8%
Hawke's Bay	-15.3%	-0.3%	-12.6%	-11.4%
Manawatū-Whanganui	-7.9%	3.1%	1.4%	3.4%
Taranaki	-29.5%	-16.1%	-19.0%	-17.2%
Wellington	-13.6%	-1.4%	-14.4%	-12.8%
Nelson	-10.3%	0.8%	7.0%	6.0%
Marlborough	-15.9%	-0.5%	-19.4%	-17.3%
Tasman	34.6%	39.2%	12.9%	11.8%
Canterbury	-11.7%	-1.2%	-10.4%	-7.5%
West Coast	11.4%	15.2%	-2.5%	-2.4%
Otago	-15.5%	-6.0%	-23.9%	-20.7%
Southland	-17.3%	-3.6%	-7.9%	-6.7%

Median Price Seasonally Adjusted

Regions	Compared to Last Month		Compared to Last Year	
	Median Change	Seasonally Adjusted Change	Median Change	Seasonally Adjusted Change
New Zealand	-1.4%	-1.3%	-1.3%	-1.3%
NZ ex Akl	0.3%	0.3%	-0.6%	-0.6%
Northland	-6.7%	-4.4%	3.6%	2.7%
Auckland	1.6%	1.0%	0.0%	0.0%
Waikato	-5.3%	-5.1%	-2.6%	-2.6%
Bay of Plenty	-1.9%	-1.9%	-4.4%	-4.4%
Gisborne	-13.6%	-13.6%	-21.7%	-21.7%
Hawke's Bay	-4.2%	-4.0%	-5.7%	-5.7%
Manawatū-Whanganui	-3.7%	-1.5%	-4.6%	-3.2%
Taranaki	3.4%	3.2%	0.0%	-0.5%
Wellington	-1.1%	-1.9%	-3.1%	-3.1%
Nelson	-6.5%	-6.5%	-9.1%	-9.1%
Marlborough	-8.1%	-8.1%	-0.8%	-0.8%
Tasman	3.8%	3.8%	5.6%	5.6%
Canterbury	2.3%	1.8%	1.5%	1.5%
West Coast	5.1%	5.1%	2.5%	2.5%
Otago	-6.5%	-6.5%	-5.8%	-5.8%
Southland	2.0%	2.0%	7.4%	7.4%

New Zealand Trends

	Median Price			Sales Count		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
New Zealand	750,000	760,500	760,000	5,430	6,264	6,243
NZ Excluding Auckland	682,000	680,000	686,000	3,788	4,291	4,305
	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
New Zealand		-1.4%	-1.3%		-13.3%	-13.0%
NZ Excluding Auckland		0.3%	-0.6%		-11.7%	-12.0%

Note to Editors:

The monthly REINZ residential sales reports remain the most recent, complete and accurate statistics on house prices and sales in New Zealand. They are based on actual sales reported by real estate agents. These sales are taken as of the date that a transaction becomes unconditional, up to 5:00pm on the last business day of the month. Other surveys of the residential property market are based on information from Territorial Authorities regarding settlement and the receipt of documents by the relevant Territorial Authority from a solicitor. As such, this information involves a lag of four to six weeks before the sale is recorded.

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Note on Revised Statistics:

Our property reports contain revised figures for previous months. These revisions reflect our dynamic database, which occasionally receives late sales data or corrections after our monthly publication deadline. While such updates are infrequent, they can influence key metrics like median prices, particularly in smaller geographic areas with fewer transactions. By incorporating these legitimate data adjustments in each new report, we ensure you receive the most accurate and current market analysis available.

Northland

The median price for Northland increased by 3.6% year-on-year to \$630,000.

“Owner-occupiers, including local buyers moving into their own homes, were the most active buyer group in August. First-home buyer activity eased in some parts of the region but remained steady elsewhere.

Vendor price expectations were generally aligned with market conditions, although some vendors adjusted their expectations during the sales campaign. Open home attendance was mixed, with well-priced and well-presented properties attracting stronger interest. Lower-priced properties with development or renovation potential also drew good numbers. Auction activity was quiet overall and remained property-specific, although investor and developer interest was evident in some cases.

Market sentiment was steady overall, although economic and global uncertainty, the upcoming general election and interest rate movements continued to influence confidence. Local salespeople anticipate steady or subdued conditions over the next few months.”

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Northland Region Trends

	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
Far North District	685,000	750,500	575,000	41	41	45
Kaipara District	600,000	520,000	580,000	23	27	27
Whangarei District	630,000	662,500	625,000	82	103	99
Northland Region	630,000	675,000	608,000	146	171	171
	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
Far North District		-8.7%	19.1%		0.0%	-8.9%
Kaipara District		15.4%	3.4%		-14.8%	-14.8%
Whangarei District		-4.9%	0.8%		-20.4%	-17.2%
Northland Region		-6.7%	3.6%		-14.6%	-14.6%

72 Days to Sell

The current median Days to Sell of 72 days is much more than the 10-year average for August which is 59 days. There were 48 weeks of inventory in August 2026 which is 10 weeks more than the same time last year.

Compared to August 2025

↑ **3.6%** ↓ **-14.6%** ↑ **1**
 Median Price Sales Count Days to Sell

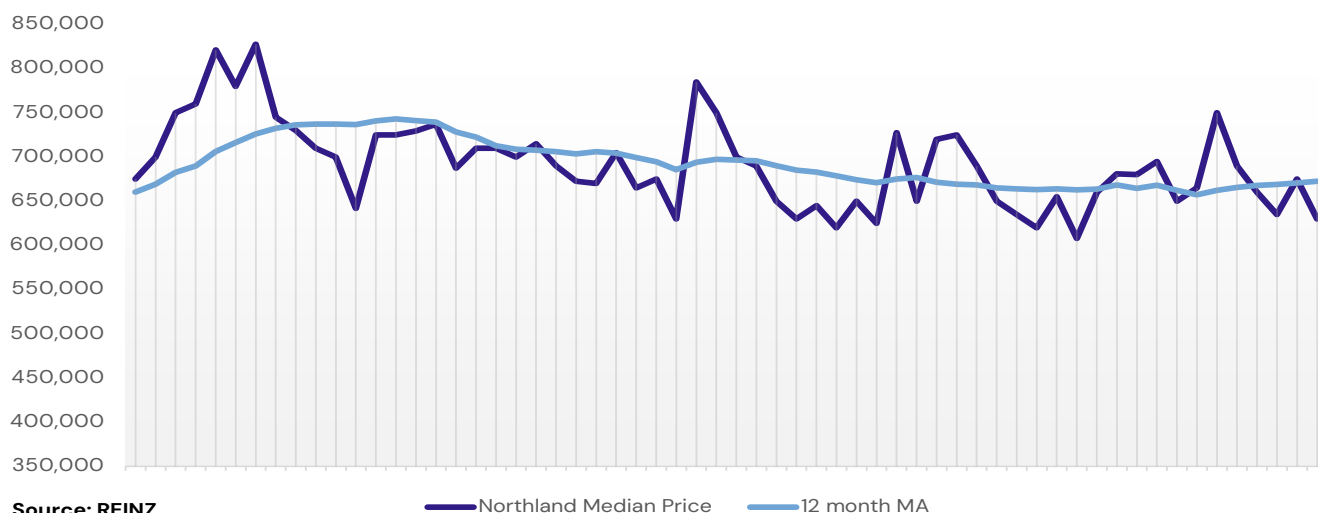
Compared to July 2026

↓ **-6.7%** ↓ **-14.6%** ↑ **16**
 Median Price Sales Count Days to Sell

↓ **-4.4%** ↑ **1.3%**
 Seasonally Adjusted Median Price Seasonally Adjusted Sales Count



Northland Region Median Price
Past 5 Years



Source: REINZ

Northland Median Price 12 month MA

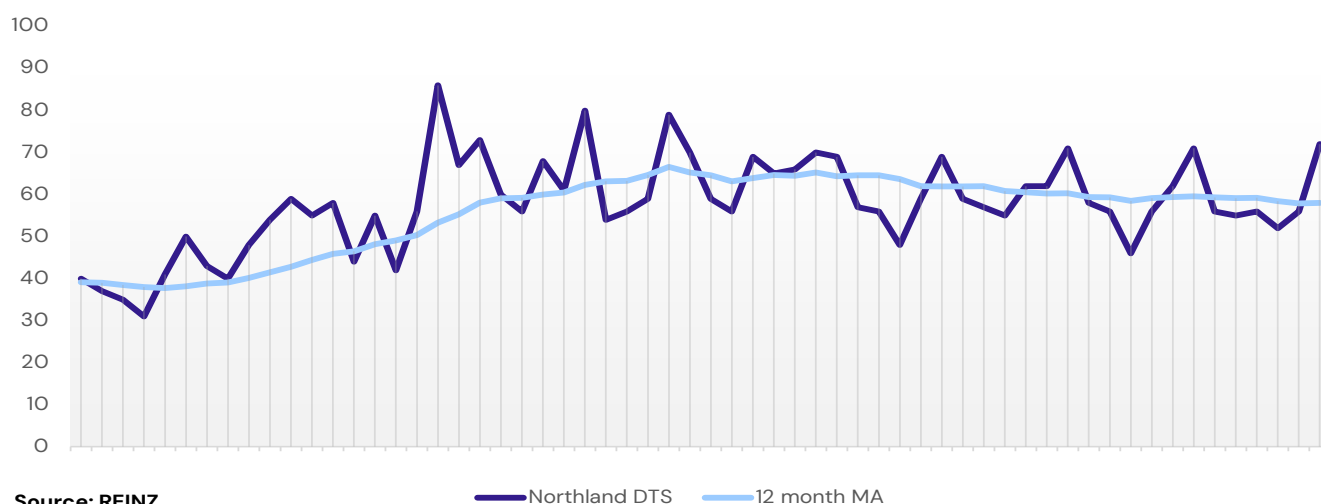
Northland Region Sales Counts
Past 5 Years



Source: REINZ

Northland Sales Counts 12 month MA

Northland Region Days To Sell
Past 5 Years



Source: REINZ

Northland DTS 12 month MA

For information on the House Price Index, [see the interactive HPI Dashboard](#).

Auckland

The median price for Auckland was \$950,000, which was the same as the median price for August 2025.

“First-home buyers were the most active buyer group in August. Investor activity varied, while developers were less active.

Vendor price expectations varied – some were aligned with market conditions, while others took a wait-and-see approach and held firm on higher price expectations. Open home attendance varied, with new, well-presented and well-located properties attracting stronger interest. Auction activity varied, with some areas seeing well-attended and successful auctions.

Economic conditions and the upcoming general election continued to encourage a ‘wait-and-see’ approach. Local salespeople anticipate broadly steady conditions over the next few months.”

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54 Days to Sell

The current median Days to Sell of 54 days is much more than the 10-year average for August which is 43 days. There were 34 weeks of inventory in August 2026 which is 4 weeks more than the same time last year.

Compared to August 2025

→ **0.0%** ↓ **-15.3%** ↑ **7**
Median Price Sales Count Days to Sell

Compared to July 2026

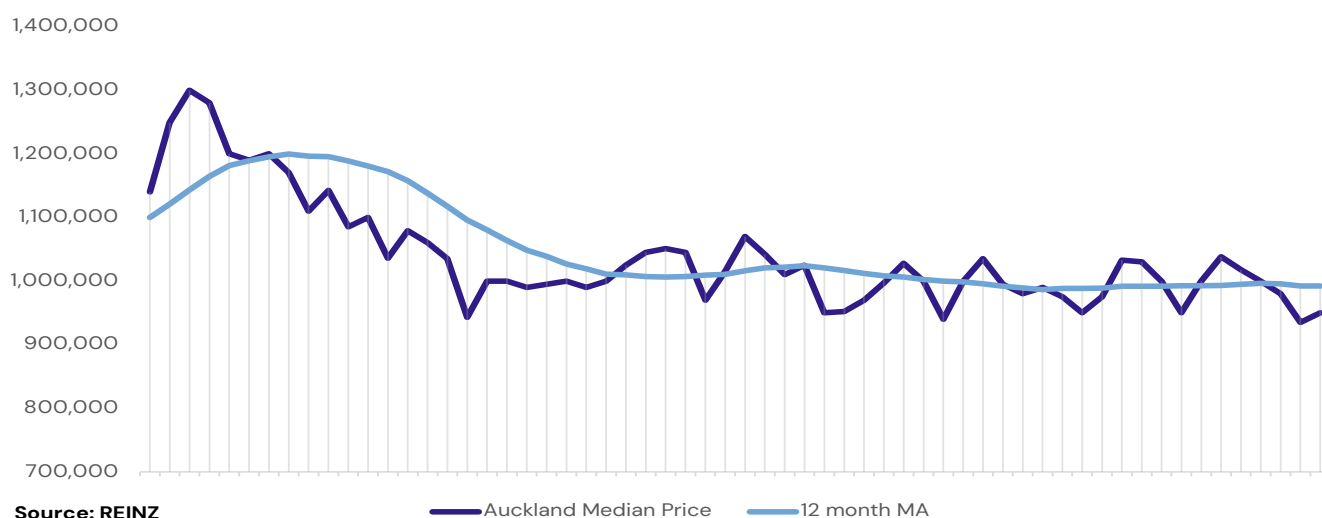
↑ **1.6%** ↓ **-16.8%** ↑ **4**
Median Price Sales Count Days to Sell

↑ **1.0%** ↓ **-8.5%**
Seasonally Adjusted Median Price Seasonally Adjusted Sales Count

Auckland Region Trends

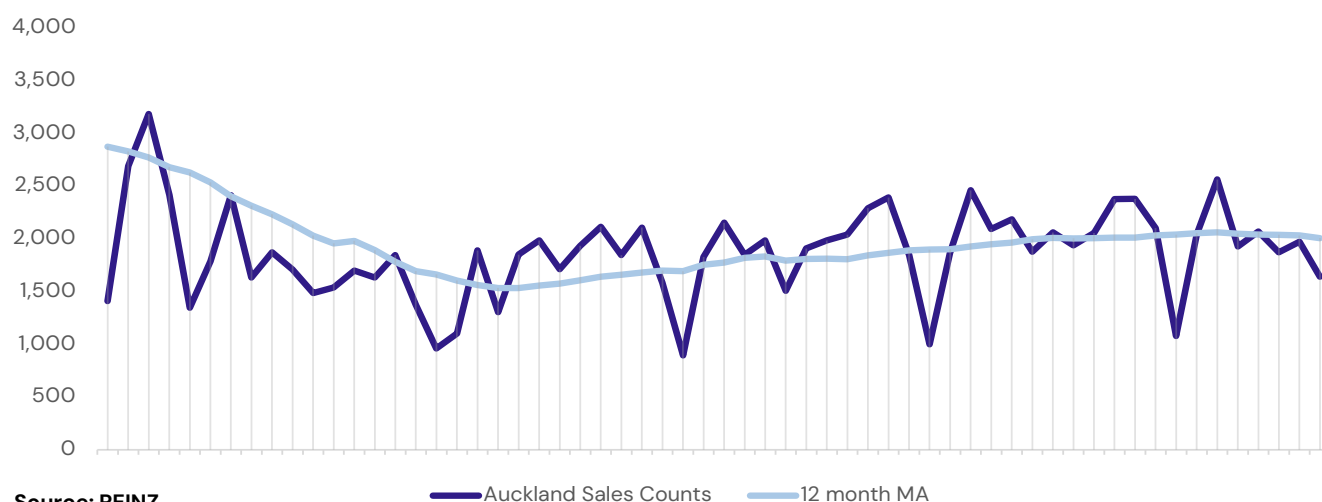
	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
Auckland City	1,126,500	1,030,000	1,070,000	447	522	508
Franklin District	850,000	845,000	807,500	84	102	120
Manukau City	865,500	850,000	910,000	369	447	456
North Shore City	1,171,000	1,160,000	1,165,000	264	296	310
Papakura District	790,000	810,000	755,000	59	81	63
Rodney District	1,055,000	1,060,000	1,095,000	167	215	160
Waitakere City	849,999	851,500	832,000	252	310	321
Auckland Region	950,000	935,000	950,000	1,642	1,973	1,938
	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
Auckland City		9.4%	5.3%		-14.4%	-12.0%
Franklin District		0.6%	5.3%		-17.6%	-30.0%
Manukau City		1.8%	-4.9%		-17.4%	-19.1%
North Shore City		0.9%	0.5%		-10.8%	-14.8%
Papakura District		-2.5%	4.6%		-27.2%	-6.3%
Rodney District		-0.5%	-3.7%		-22.3%	4.4%
Waitakere City		-0.2%	2.2%		-18.7%	-21.5%
Auckland Region		1.6%	0.0%		-16.8%	-15.3%

Auckland Region Median Price
Past 5 Years



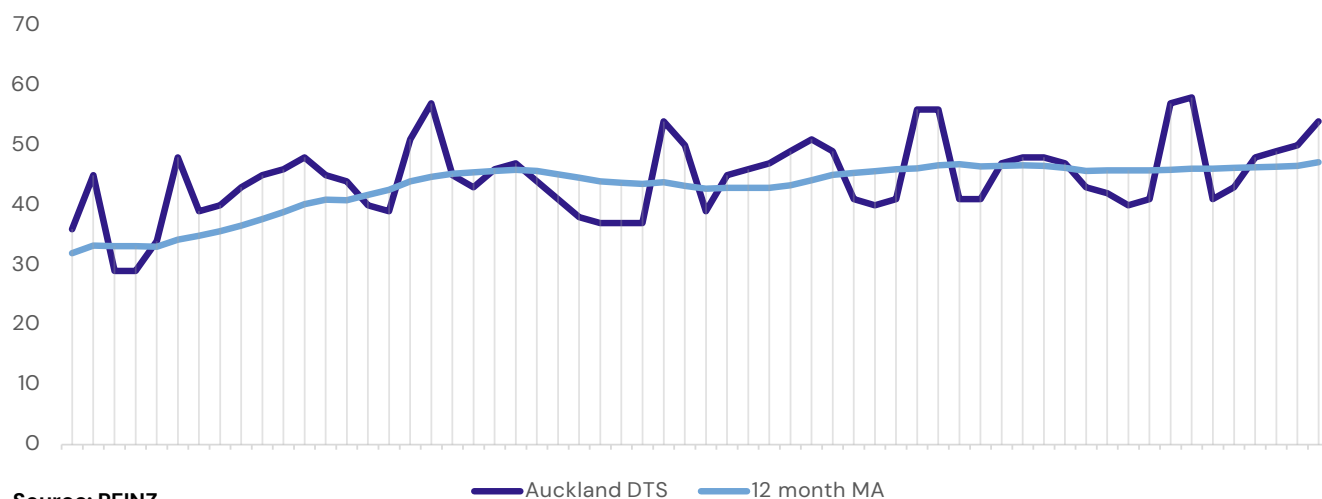
Source: REINZ

Auckland Region Sales Counts
Past 5 Years



Source: REINZ

Auckland Region Days To Sell
Past 5 Years



Source: REINZ

For information on the House Price Index, [see the interactive HPI Dashboard](#).

Waikato's median price decreased by 2.6% year-on-year to \$720,000.

“Owner-occupiers and first-home buyers were the most active buyer groups in August. Investor activity varied across the region, while activity at higher price points was slower in some areas.

Vendor expectations were increasingly aligned with market conditions, although some vendors continued to hold higher price expectations. Open home attendance varied, with new, well-presented and well-priced properties attracting stronger interest. Auctions achieved some successful outcomes, including competitive bidding, although other methods of sale remained more common in some areas.

Market sentiment showed signs of improving, with some buyers deciding it was time to purchase. Buyers nevertheless remained selective and price-conscious amid general election and interest rate uncertainty. Local salespeople are cautiously optimistic that confidence and activity may lift over spring, although higher stock levels will continue to give buyers plenty of choice.”

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56 Days to Sell

The current median Days to Sell of 56 days is more than the 10-year average for August which is 46 days. There were 26 weeks of inventory in August 2026 which is 4 weeks more than the same time last year.

Compared to August 2025

↓ -2.6%	↓ -18.6%	↓ -1
Median Price	Sales Count	Days to Sell

Compared to July 2026

↓ -5.3%	↓ -8.7%	↓ -5
Median Price	Sales Count	Days to Sell

↓ -5.1%	↓ -4.1%
Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count

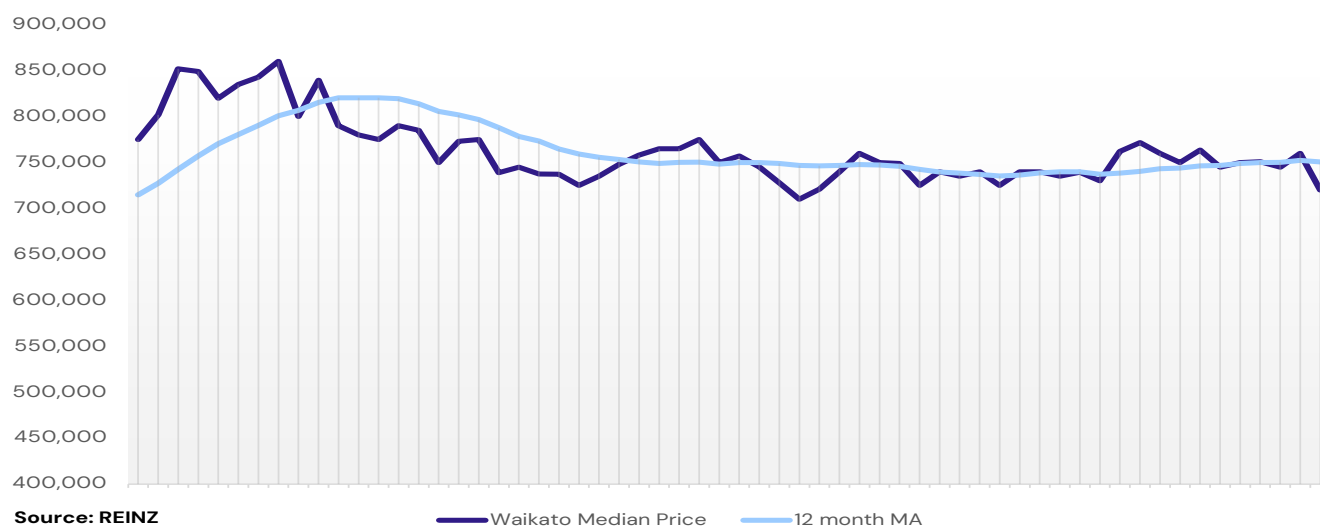


Waikato Region Trends

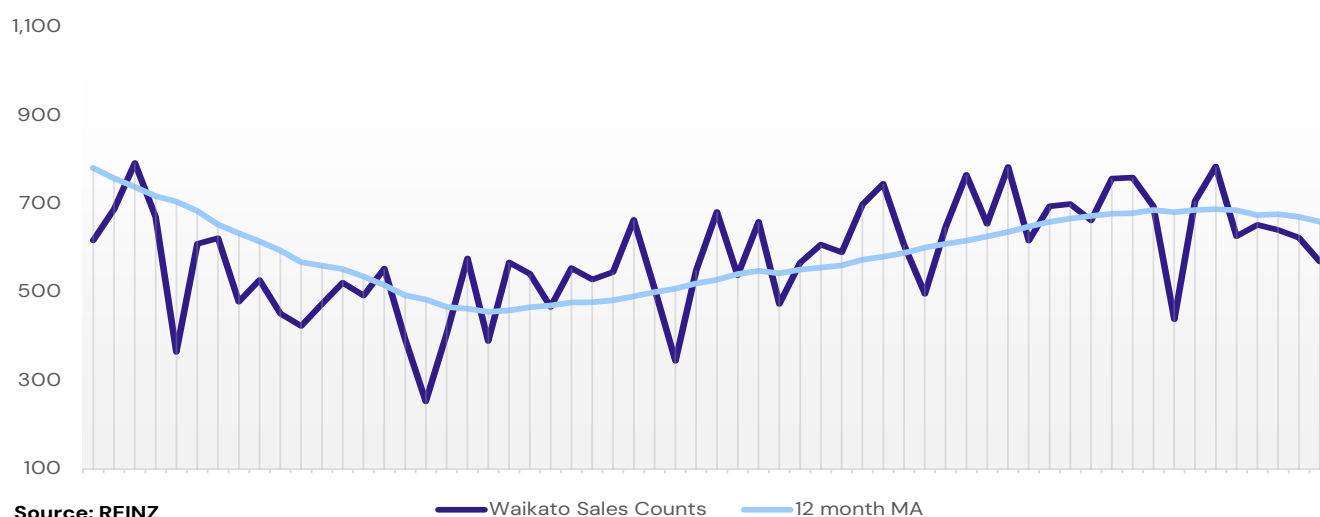
	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
Hamilton City	725,000	785,000	740,000	222	229	295
Hauraki District	600,000	600,000	580,000	25	29	28
Matamata-Piako District	660,000	655,000	680,000	46	45	48
Otorohanga District	-	453,275	565,000	3	5	6
South Waikato District	450,000	460,000	400,000	13	32	26
Taupo District	737,000	755,000	735,000	63	73	69
Thames-Coromandel District	860,000	825,000	868,500	60	60	51
Waikato District	680,000	770,000	782,500	69	76	85
Waipa District	850,500	850,000	805,000	64	68	81
Waitomo District	390,000	339,000	410,000	5	7	11
Waikato Region	720,000	760,000	739,500	570	624	700

	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
Hamilton City		-7.6%	-2.0%		-3.1%	-24.7%
Hauraki District		0.0%	3.4%		-13.8%	-10.7%
Matamata-Piako District		0.8%	-2.9%		2.2%	-4.2%
Otorohanga District		-	-		-40.0%	-50.0%
South Waikato District		-2.2%	12.5%		-59.4%	-50.0%
Taupo District		-2.4%	0.3%		-13.7%	-8.7%
Thames-Coromandel District		4.2%	-1.0%		0.0%	17.6%
Waikato District		-11.7%	-13.1%		-9.2%	-18.8%
Waipa District		0.1%	5.7%		-5.9%	-21.0%
Waitomo District		15.0%	-4.9%		-28.6%	-54.5%
Waikato Region		-5.3%	-2.6%		-8.7%	-18.6%

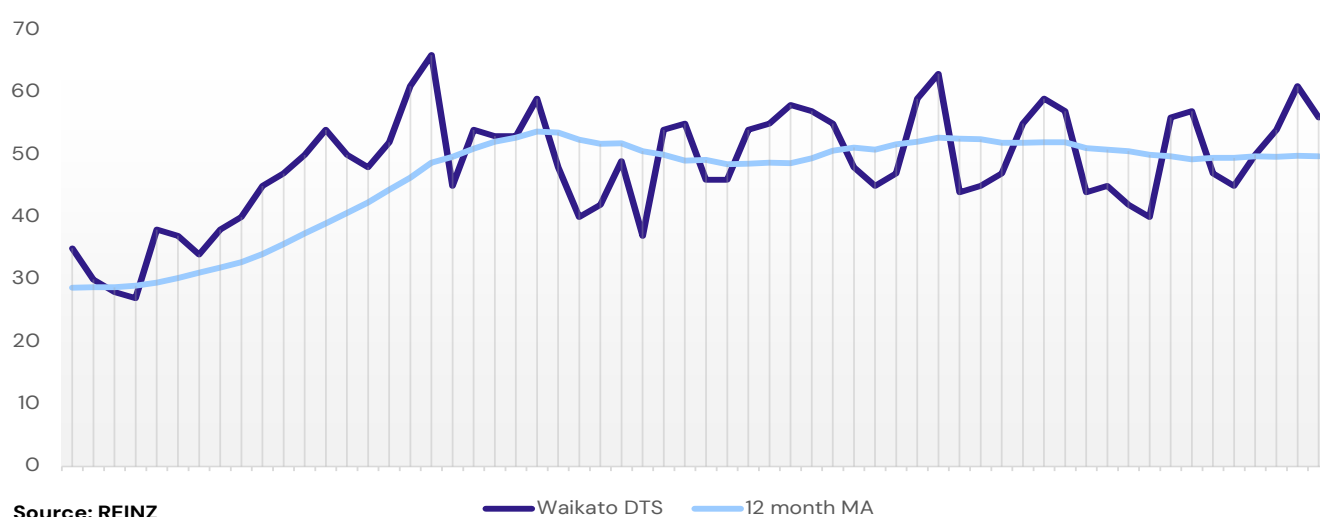
Waikato Region Median Price
Past 5 Years



Waikato Region Sales Counts
Past 5 Years



Waikato Region Days To Sell
Past 5 Years



For information on the House Price Index, [see the interactive HPI Dashboard](#).

Bay of Plenty

The median price for the Bay of Plenty decreased by 4.4% year-on-year to \$765,000.

“All types of buyers were active in August. Investor and developer activity remained subdued, with some holding back ahead of the general election.

Vendor price expectations were generally aligned with market conditions, although some who purchased during a different market cycle continued to hold higher expectations. Open home attendance varied, with good numbers in some areas, while a shortage of new listings – which typically attract stronger initial interest – limited attendance elsewhere. Auction attendance and clearance rates remained steady.

Market sentiment remained cautious, with some taking a ‘wait-and-see’ approach, although activity continued, with purchasers and vendors willing to transact when the right property was well priced. Local salespeople anticipate steady conditions over the next few months and are cautiously optimistic about activity heading towards the end of the year.”

REINZ

52 Days to Sell

The current median Days to Sell of 52 days is more than the 10-year average for August which is 47 days. There were 25 weeks of inventory in August 2026 which is the same as the same time last year.

Compared to August 2025

↓ -4.4%	↓ -1.0%	↑ 4
Median Price	Sales Count	Days to Sell

Compared to July 2026

↓ -1.9%	↓ -6.3%	↓ -6
Median Price	Sales Count	Days to Sell
↓ -1.9%	↑ 6.9%	
Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count	

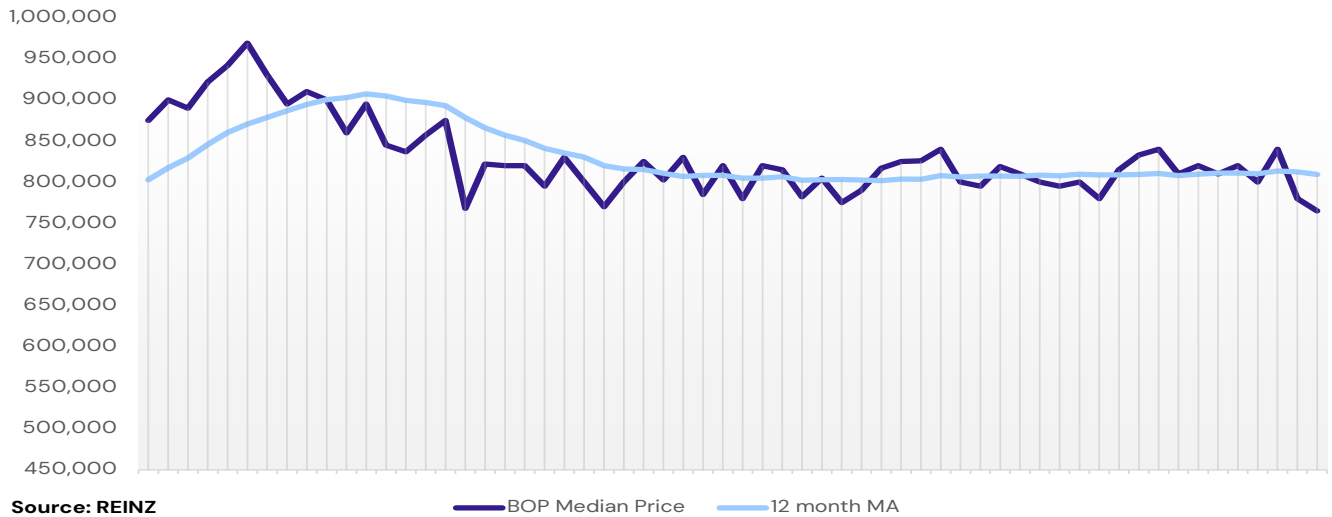


Bay of Plenty Region Trends

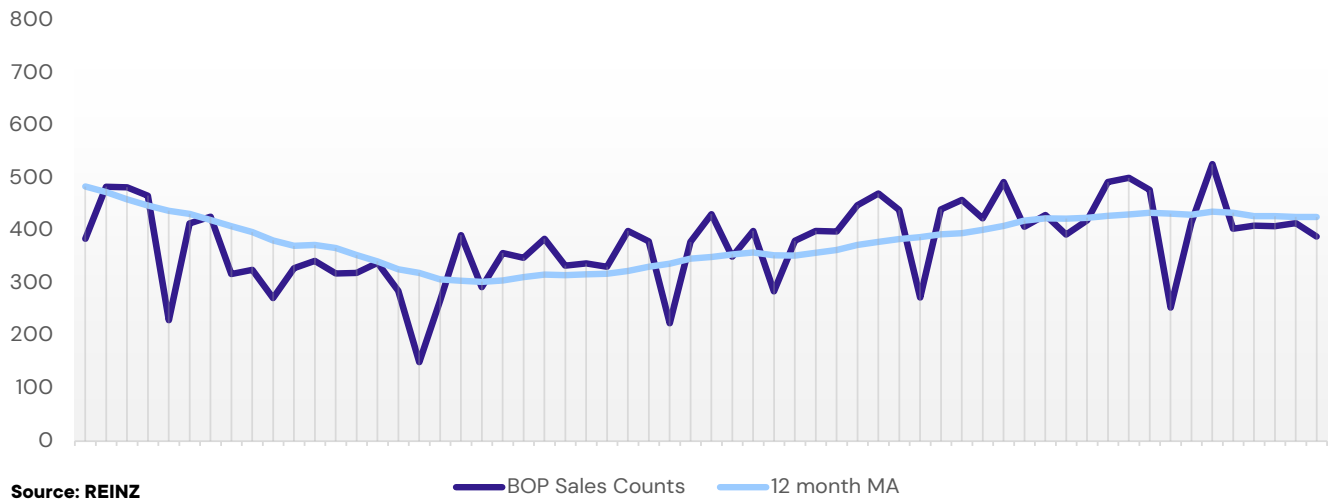
	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
Kawerau District	400,000	400,000	380,000	10	14	11
Opotiki District	510,000	280,000	590,000	8	6	9
Rotorua District	620,000	585,000	580,000	88	83	82
Tauranga City	900,000	860,000	889,000	211	234	222
Western Bay of Plenty District	800,000	832,500	855,000	40	44	41
Whakatane District	615,000	690,000	645,000	32	34	28
Bay of Plenty Region	765,000	780,000	800,000	389	415	393

	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
Kawerau District		0.0%	5.3%		-28.6%	-9.1%
Opotiki District		82.1%	-13.6%		33.3%	-11.1%
Rotorua District		6.0%	6.9%		6.0%	7.3%
Tauranga City		4.7%	1.2%		-9.8%	-5.0%
Western Bay of Plenty District		-3.9%	-6.4%		-9.1%	-2.4%
Whakatane District		-10.9%	-4.7%		-5.9%	14.3%
Bay of Plenty Region		-1.9%	-4.4%		-6.3%	-1.0%

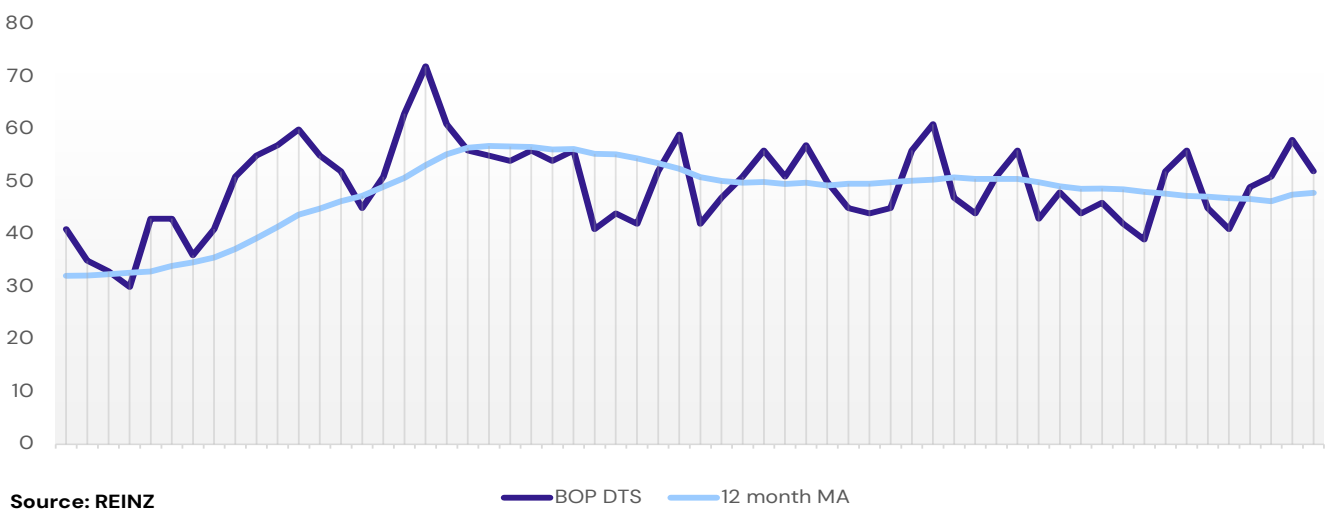
Bay of Plenty Region Median Price
Past 5 Years



Bay of Plenty Region Sales Counts
Past 5 Years



Bay of Plenty Region Days To Sell
Past 5 Years



For information on the House Price Index, [see the interactive HPI Dashboard](#).

Gisborne's median price decreased by 21.7% year-on-year to \$540,000.

"Owner-occupiers remained the most active buyer group in August.

Vendor price expectations were generally aligned with market conditions, with vendors recognising that buyers had time and choice. Open home attendance ranged from average to strong, with warmer weather encouraging more people to attend. Auction room attendance was lower, reflecting the smaller number of auctions held during the month.

Market sentiment reflected a 'wait-and-see' approach ahead of the general election. An increase in appraisal activity indicated that more properties may come to market, although the election may influence timing. Local salespeople are cautiously optimistic that activity will improve as spring progresses."

REINZ

50 Days to Sell

The current median Days to Sell of 50 days is more than the 10-year average for August which is 40 days. There are 18 weeks of inventory in August 2026 which is 2 weeks more than last year.

Compared to August 2025

↓ -21.7% ↓ -35.0% ↑ 6
Median Price Sales Count Days to Sell

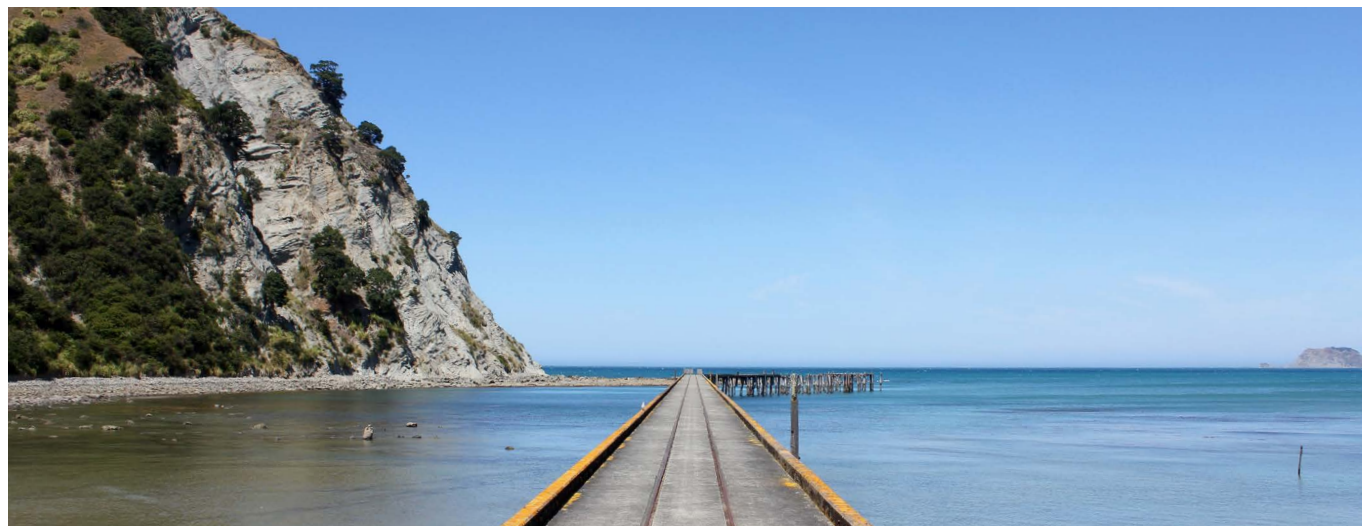
Compared to July 2026

↓ -13.6% ↓ -36.6% ↓ -10
Median Price Sales Count Days to Sell

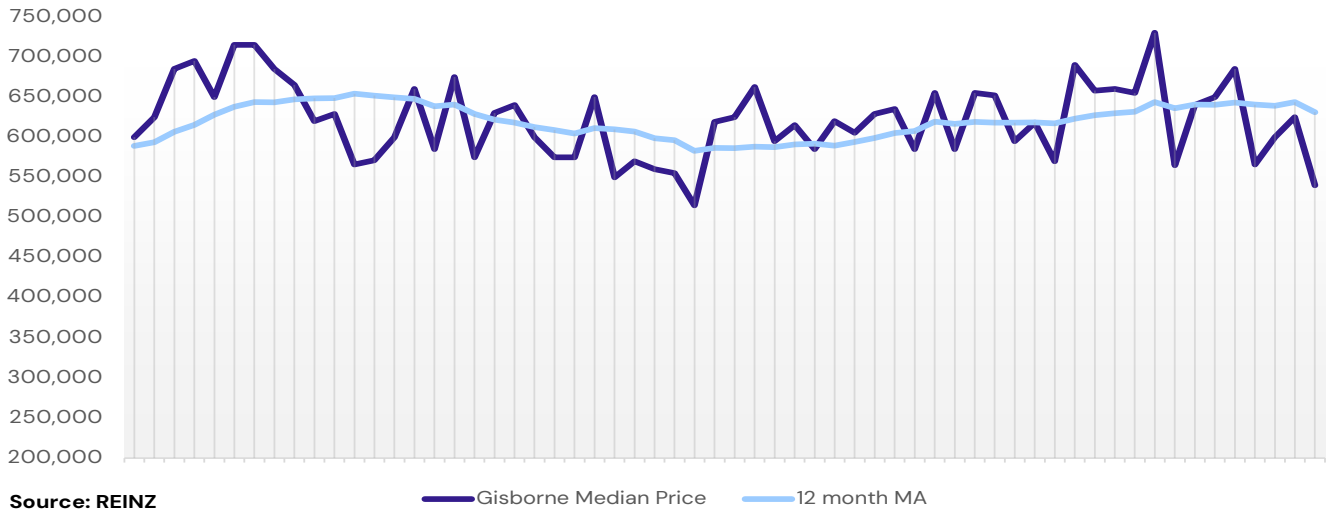
↓ -13.6% ↓ -17.8%
Seasonally Adjusted Median Price Seasonally Adjusted Sales Count

Gisborne Region Trends

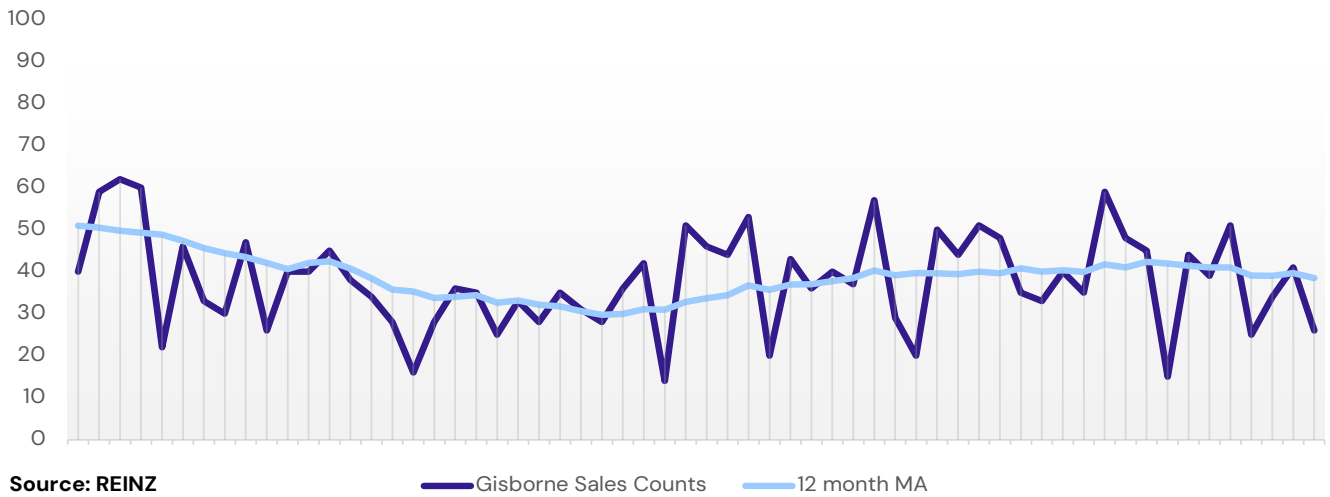
	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
Gisborne District	540,000	625,000	690,000	26	41	40
Gisborne Region	540,000	625,000	690,000	26	41	40
	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
Gisborne District		-13.6%	-21.7%		-36.6%	-35.0%
Gisborne Region		-13.6%	-21.7%		-36.6%	-35.0%



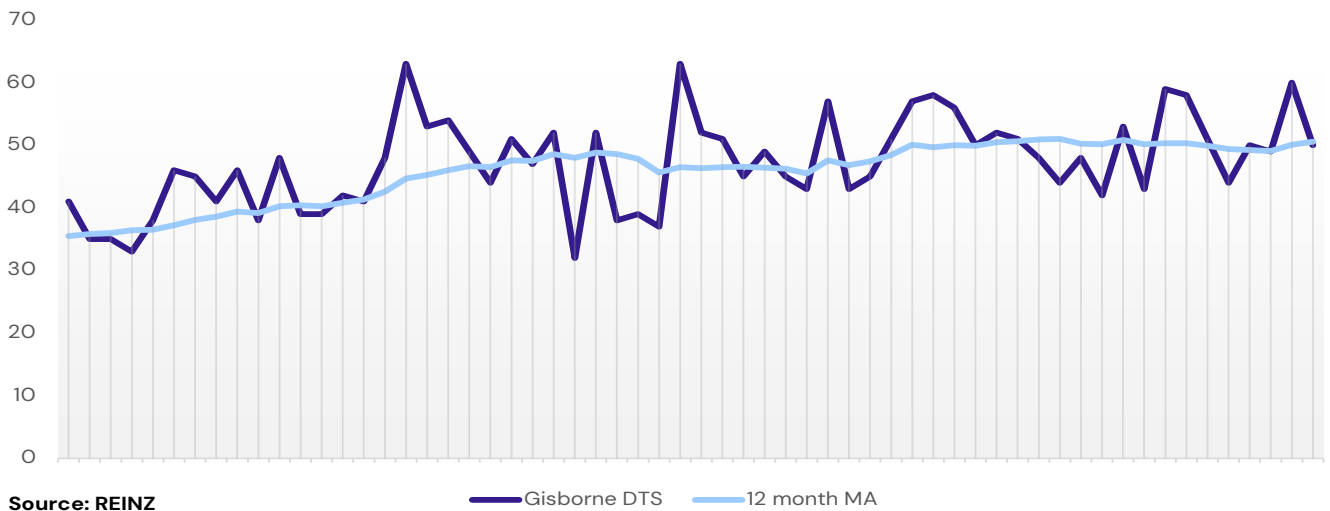
Gisborne Region Median Price
Past 5 Years



Gisborne Region Sales Counts
Past 5 Years



Gisborne Region Days To Sell
Past 5 Years



For information on the House Price Index, [see the interactive HPI Dashboard](#).



Hawke's Bay

Hawke's Bay's median price decreased by 5.7% year-on-year to \$622,550.

"First-home buyers and downsizers were the most active buyer groups in August, while activity across buyer groups was generally stable. Some investors were choosing to sell.

Most vendor price expectations were reasonably aligned with market conditions, while those holding higher expectations preferred to wait before bringing their properties to market. Open home attendance was good for new listings that were well presented or priced. Auction activity showed some improvement.

The market continued to move at a steady pace, with uncertainty around potential changes following the general election shaping sentiment. Local salespeople are cautiously optimistic that market conditions may improve closer to and following the election."

REINZ

46 Days to Sell

The current median Days to Sell of 46 days is more than the 10-year average for August which is 40 days. There were 20 weeks of inventory in August 2026 which is 3 weeks more than the same time last year.

Compared to August 2025

↓ **-5.7%** ↓ **-12.6%** ↑ **3**
Median Price Sales Count Days to Sell

Compared to July 2026

↓ **-4.2%** ↓ **-15.3%** ↓ **-11**
Median Price Sales Count Days to Sell

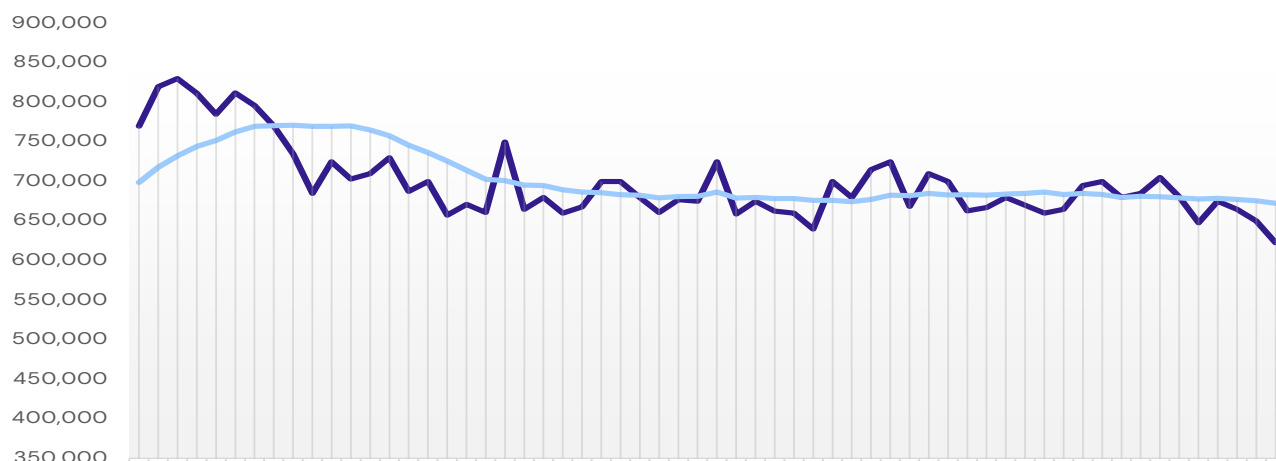
↓ **-4.0%** ↓ **-0.3%**
Seasonally Adjusted Median Price Seasonally Adjusted Sales Count

Hawke's Bay Region Trends

	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
Central Hawke's Bay District	580,000	570,000	515,000	17	13	19
Hastings District	618,315	650,000	650,677	85	88	84
Napier City	650,000	670,000	700,000	61	88	83
Wairoa District	-	330,000	-	3	7	4
Hawke's Bay Region	622,550	650,000	660,000	166	196	190

	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
Central Hawke's Bay District		1.8%	12.6%		30.8%	-10.5%
Hastings District		-4.9%	-5.0%		-3.4%	1.2%
Napier City		-3.0%	-7.1%		-30.7%	-26.5%
Wairoa District		-	-		-57.1%	-25.0%
Hawke's Bay Region		-4.2%	-5.7%		-15.3%	-12.6%

Hawke's Bay Region Median Price
Past 5 Years



Source: REINZ

— Hawke's Bay Median Price — 12 month MA

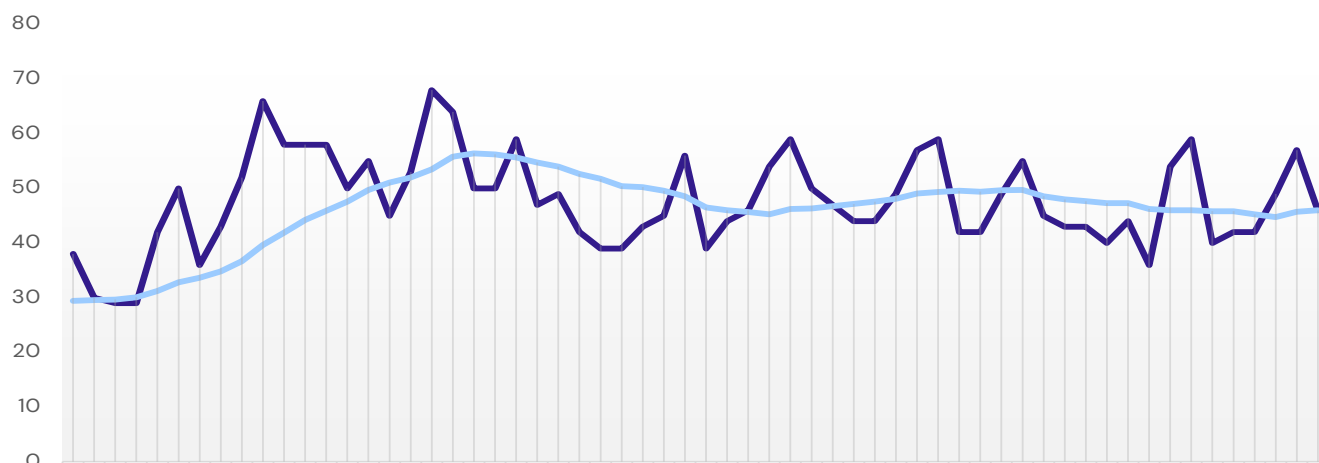
Hawke's Bay Region Sales Counts
Past 5 Years



Source: REINZ

— Hawke's Bay Sales Counts — 12 month MA

Hawke's Bay Region Days To Sell
Past 5 Years



Source: REINZ

— Hawke's Bay DTS — 12 month MA

For information on the House Price Index, [see the interactive HPI Dashboard](#).

Taranaki

The median price for Taranaki was \$610,000, which was the same as the median price for August 2025.

“Owner-occupiers accounted for most offers in August.

Vendor price expectations were generally aligned with market conditions, with vendors recognising the importance of meeting the market. Open home attendance was low, reflecting both typical winter patterns and cautious buyer behaviour.

Market conditions continued to favour buyers, with good stock levels providing plenty of choice. Competition remained evident at lower price points but was limited at the higher end of the market. Global uncertainty, cost-of-living pressures and the upcoming general election continued to shape sentiment. Local salespeople do not anticipate a significant lift before the election but are cautiously optimistic that activity may improve over summer.”

REINZ

52 Days to Sell

The current median Days to Sell of 52 days is much more than the 10-year average for August which is 40 days. There were 22 weeks of inventory in August 2026 which is 1 week more than the same time last year.

Compared to August 2025

→ 0.0%
↓ -19.0%
↑ 2
 Median Price Sales Count Days to Sell

Compared to July 2026

↑ 3.4%
↓ -29.5%
→ 0
 Median Price Sales Count Days to Sell

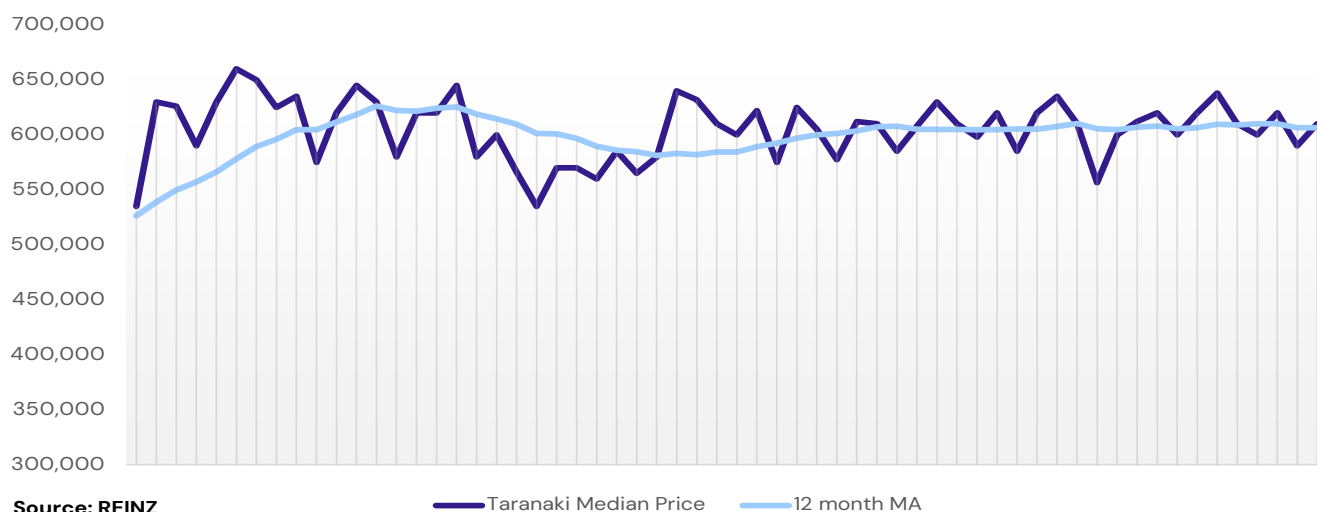
↑ 3.2%
↓ -16.1%
 Seasonally Adjusted Median Price Seasonally Adjusted Sales Count

Taranaki Region Trends

	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
New Plymouth District	700,000	625,000	678,000	92	128	109
South Taranaki District	418,000	460,000	390,000	21	34	36
Stratford District	490,000	532,000	500,000	11	14	8
Taranaki Region	610,000	590,000	610,000	124	176	153
	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
New Plymouth District		12.0%	3.2%		-28.1%	-15.6%
South Taranaki District		-9.1%	7.2%		-38.2%	-41.7%
Stratford District		-7.9%	-2.0%		-21.4%	37.5%
Taranaki Region		3.4%	0.0%		-29.5%	-19.0%



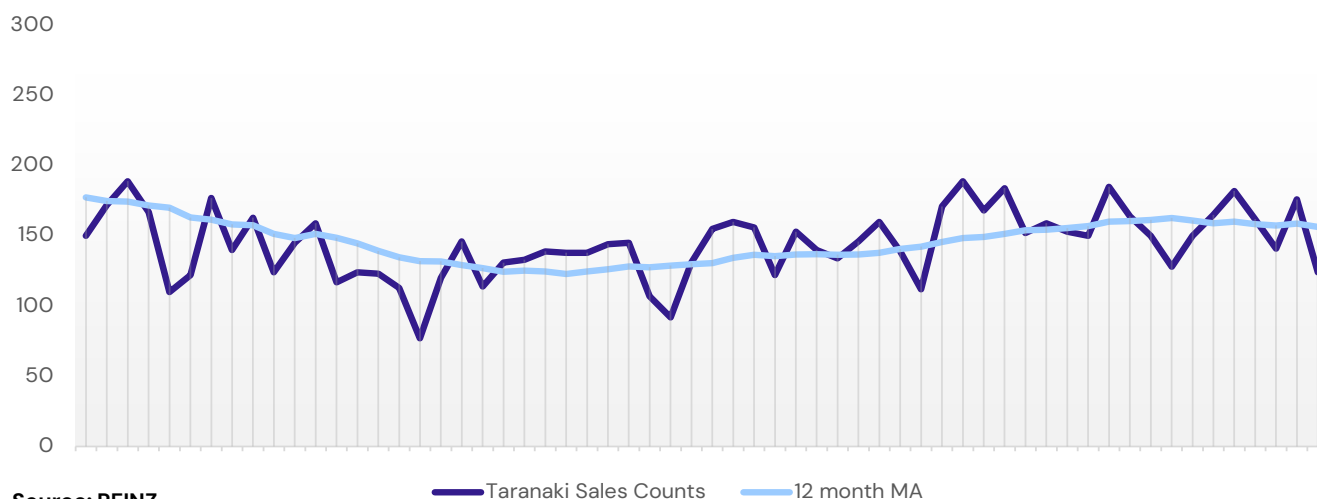
Taranaki Region Median Price
Past 5 Years



Source: REINZ

Taranaki Median Price 12 month MA

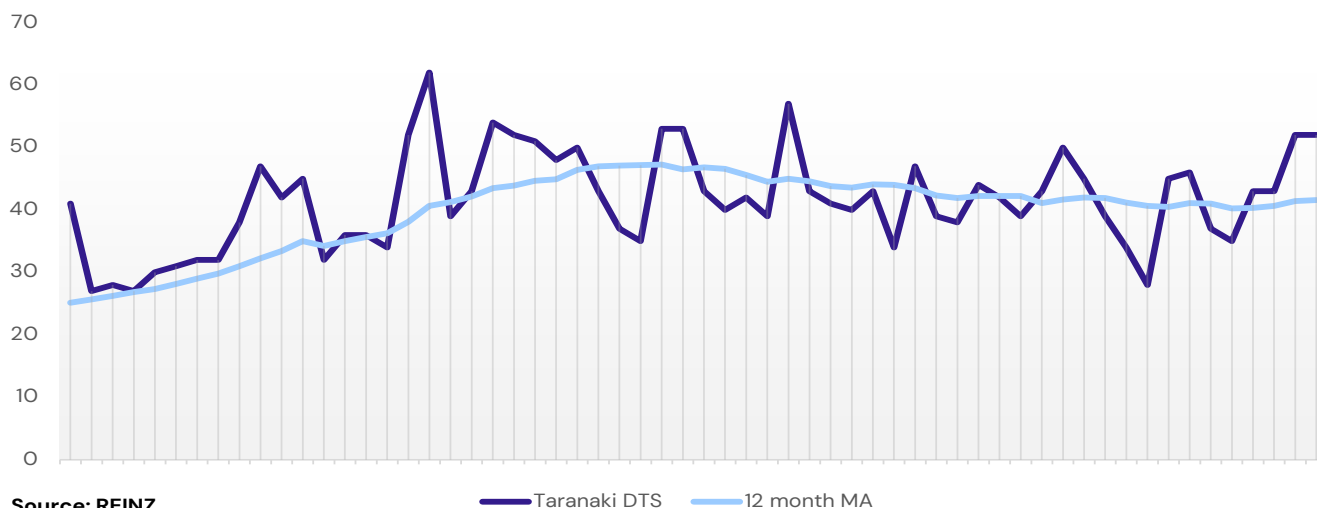
Taranaki Region Sales Counts
Past 5 Years



Source: REINZ

Taranaki Sales Counts 12 month MA

Taranaki Region Days To Sell
Past 5 Years



Source: REINZ

Taranaki DTS 12 month MA

For information on the House Price Index, [see the interactive HPI Dashboard](#).

Manawatū-Whanganui

The median price for Manawatū-Whanganui decreased by 4.6% year-on-year to \$520,000.

“First-home buyers and owner-occupiers were the most active buyer groups in August, while investor activity declined.

Vendor price expectations varied, with some adjusting their expectations to meet the market. Newer listings generally attracted stronger open home attendance, with numbers tending to ease the longer a property remained on the market. At auction, only some properties sold under the hammer, while others were successfully negotiated afterwards.

Market conditions continued to favour buyers. Interest rates, job security, cost-of-living pressures and the lead-up to the general election continued to shape sentiment, particularly in some provincial locations. Local salespeople anticipate broadly unchanged conditions over the next few months.”

REINZ

56 Days to Sell

The current median Days to Sell of 56 days is much more than the 10-year average for August which is 39 days. There were 22 weeks of inventory in August 2026 which is 1 week less than the same time last year.

Compared to August 2025

↓ -4.6%	↑ 1.4%	↑ 14
Median Price	Sales Count	Days to Sell

Compared to July 2026

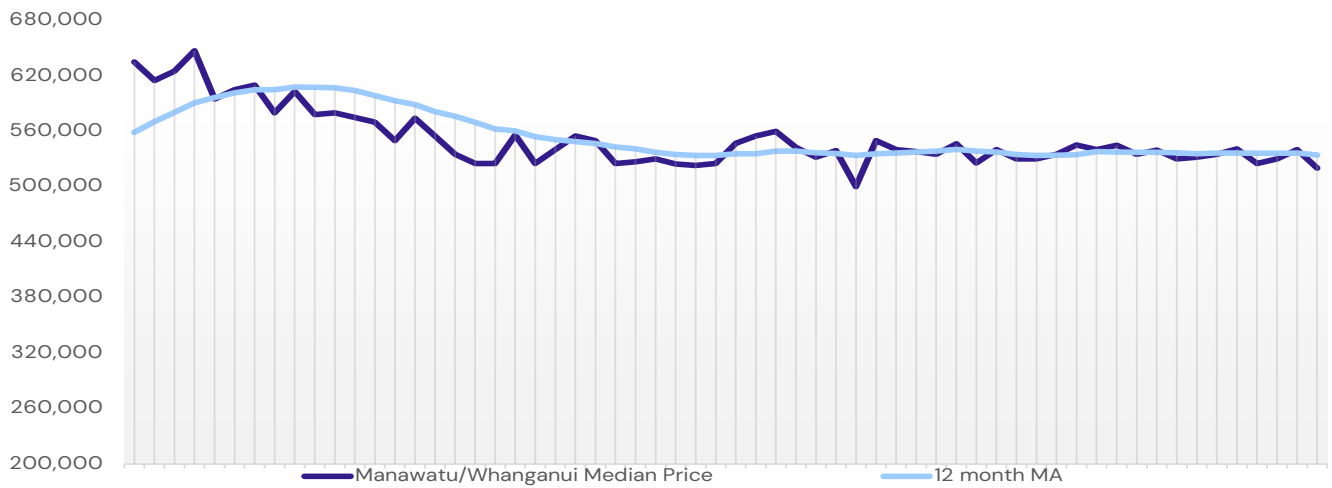
↓ -3.7%	↓ -7.9%	↑ 6
Median Price	Sales Count	Days to Sell
↓ -1.5%	↑ 3.1%	
Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count	



Manawatū–Whanganui Region Trends

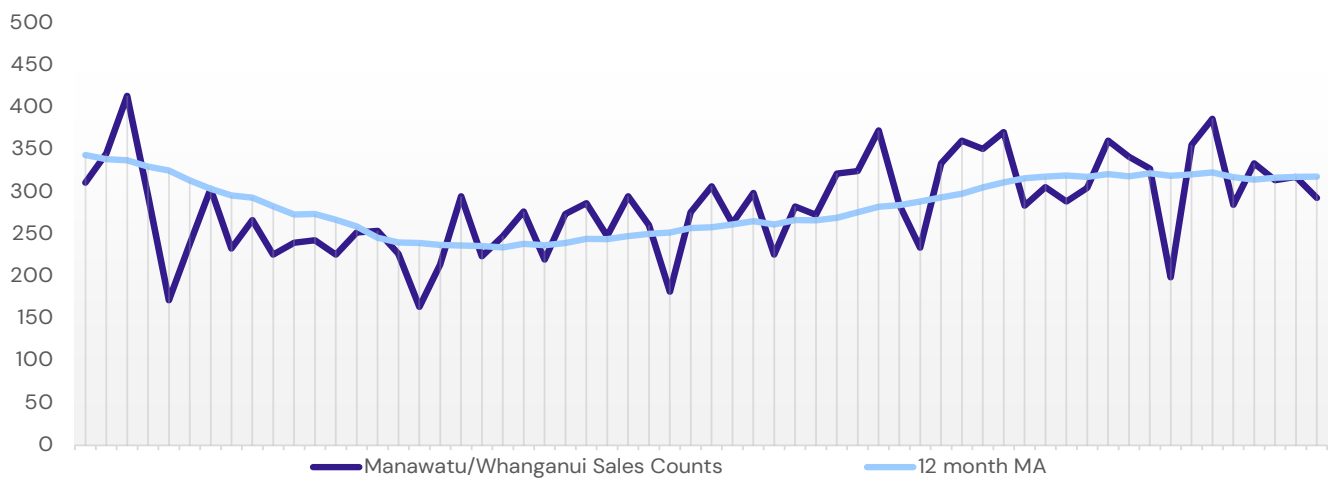
	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
Horowhenua District	485,000	520,000	480,000	50	49	56
Manawatū District	580,000	587,000	565,000	32	39	32
Palmerston North City	605,000	615,000	630,000	105	121	97
Rangitikei District	410,000	435,000	415,000	17	13	10
Ruapehu District	400,000	355,000	300,000	14	14	9
Tararua District	318,000	417,500	416,000	17	17	22
Whanganui District	485,000	474,000	551,000	58	65	63
Manawatū–Whanganui Region	520,000	540,000	545,250	293	318	289
	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
Horowhenua District		–6.7%	1.0%		2.0%	–10.7%
Manawatū District		–1.2%	2.7%		–17.9%	0.0%
Palmerston North City		–1.6%	–4.0%		–13.2%	8.2%
Rangitikei District		–5.7%	–1.2%		30.8%	70.0%
Ruapehu District		12.7%	33.3%		0.0%	55.6%
Tararua District		–23.8%	–23.6%		0.0%	–22.7%
Whanganui District		2.3%	–12.0%		–10.8%	–7.9%
Manawatū–Whanganui Region		–3.7%	–4.6%		–7.9%	1.4%

Manawatu/Whanganui Region Median Price
Past 5 Years



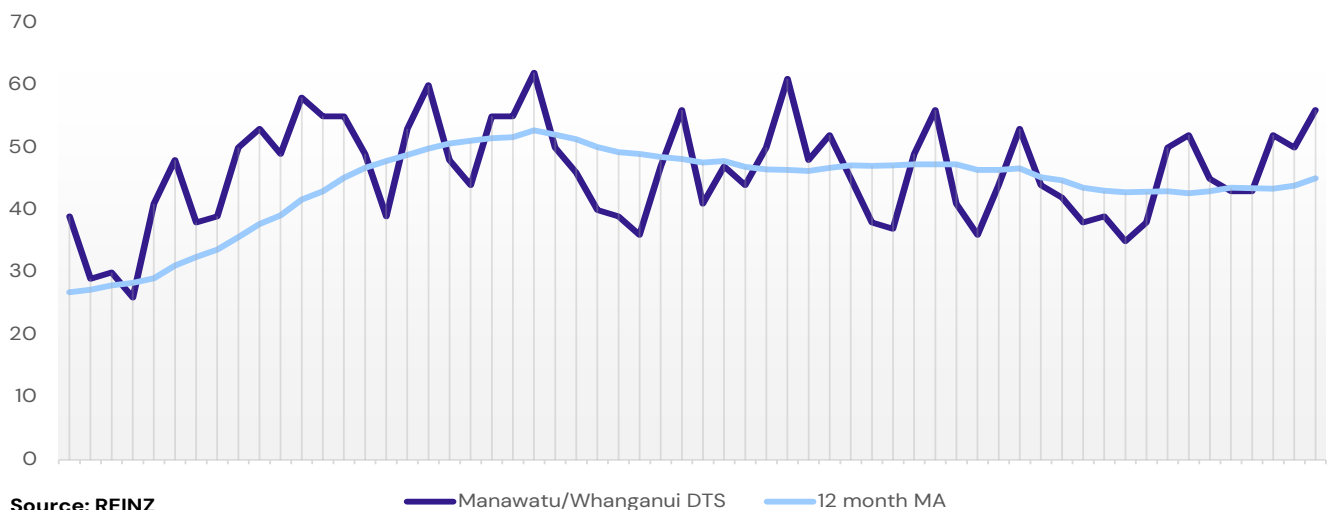
Source: REINZ

Manawatu/Whanganui Region Sales Counts
Past 5 Years



Source: REINZ

Manawatu/Whanganui Region Days To Sell
Past 5 Years



Source: REINZ

For information on the House Price Index, [see the interactive HPI Dashboard](#).

Wellington

Wellington's median price decreased by 3.1% year-on-year to \$717,000.

"First-home buyers were the most active buyer group in August, with some activity from downsizers. Investor activity remained limited.

Vendor price expectations were generally realistic, with vendors open to market feedback and ongoing conversations about pricing. Open home attendance was quiet. Auction attendance was also low, with fewer vendors choosing this method of sale.

Market sentiment remained largely unchanged, reflecting a 'wait-and-see' approach during an election year. Local salespeople expect more listings to come to market over the next few months and see the potential return of New Zealanders living in Australia as a possible source of buyer activity."

REINZ

60 Days to Sell

The current median Days to Sell of 60 days is much more than the 10-year average for August of 41 days. There were 19 weeks of inventory in August 2026 which is 4 weeks more than the same time last year.

Compared to August 2025

↓ -3.1%	↓ -14.4%	↑ 8
Median Price	Sales Count	Days to Sell

Compared to July 2026

↓ -1.1%	↓ -13.6%	↑ 4
Median Price	Sales Count	Days to Sell
↓ -1.9%	↓ -1.4%	
Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count	

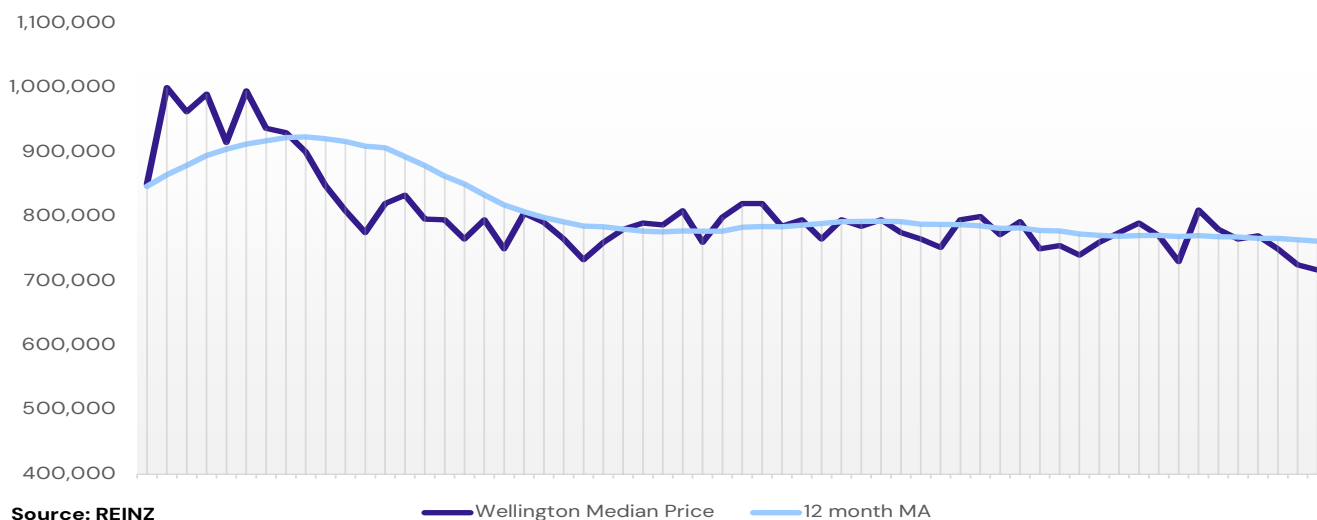


Wellington Region Trends

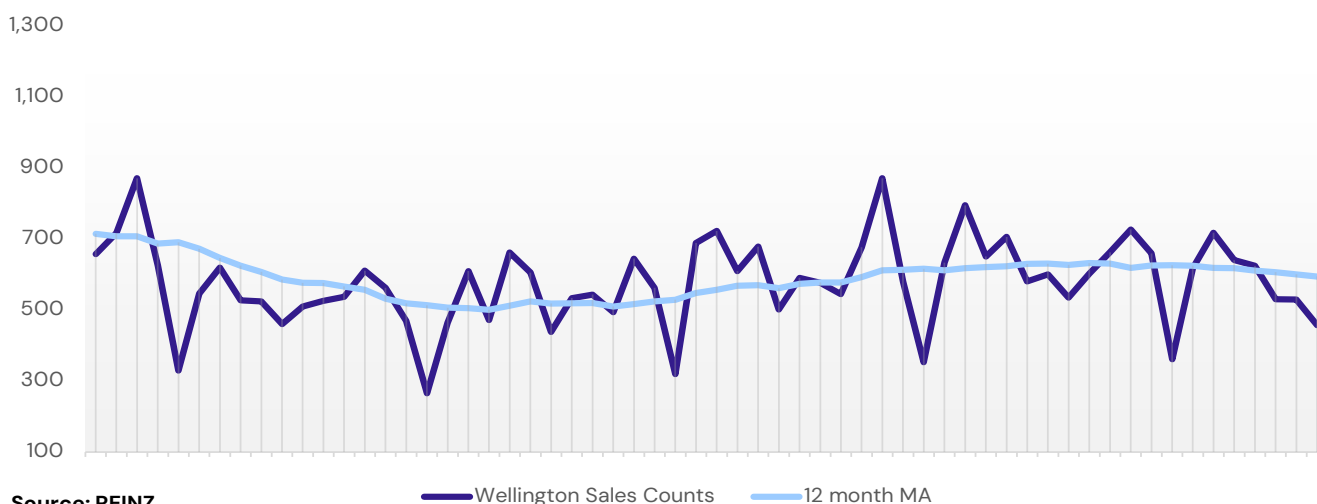
	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
Carterton District	484,307	550,000	510,000	6	11	12
Kapiti Coast District	700,000	735,000	767,000	60	61	72
Lower Hutt City	690,000	630,000	716,000	86	106	124
Masterton District	527,500	450,000	532,000	33	34	35
Porirua City	730,000	833,000	740,000	41	58	46
South Wairarapa District	685,000	655,000	615,000	15	14	9
Upper Hutt City	680,000	760,000	671,000	57	53	51
Wellington City	808,000	785,000	831,276	159	192	185
Wellington Region	717,000	725,000	740,000	457	529	534

	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
Carterton District		-11.9%	-5.0%		-45.5%	-50.0%
Kapiti Coast District		-4.8%	-8.7%		-1.6%	-16.7%
Lower Hutt City		9.5%	-3.6%		-18.9%	-30.6%
Masterton District		17.2%	-0.8%		-2.9%	-5.7%
Porirua City		-12.4%	-1.4%		-29.3%	-10.9%
South Wairarapa District		4.6%	11.4%		7.1%	66.7%
Upper Hutt City		-10.5%	1.3%		7.5%	11.8%
Wellington City		2.9%	-2.8%		-17.2%	-14.1%
Wellington Region		-1.1%	-3.1%		-13.6%	-14.4%

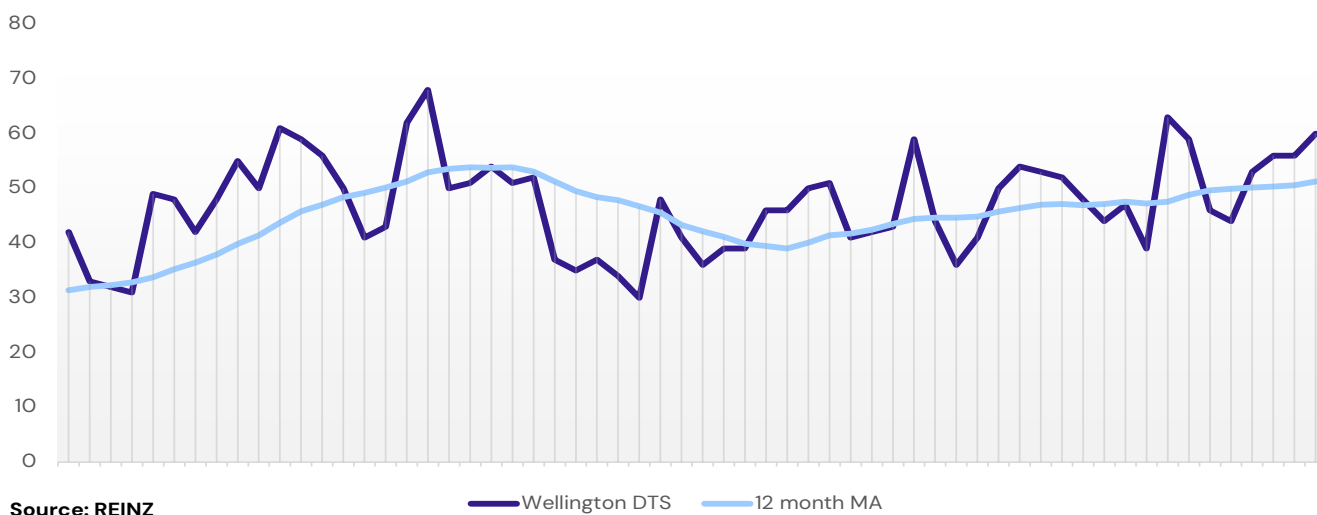
Wellington Region Median Price
Past 5 Years



Wellington Region Sales Counts
Past 5 Years



Wellington Region Days To Sell
Past 5 Years



For information on the House Price Index, [see the interactive HPI Dashboard](#).



Nelson/Tasman /Marlborough

The median price for Nelson decreased by 9.1% year-on-year to \$659,000. The median price for Marlborough decreased by 0.8% year-on-year to \$620,000. The median price for Tasman increased by 5.6% year-on-year to \$830,000.

“First-home buyers were the most active buyer group in August, supported by available stock at lower price points.

Vendor price expectations were increasingly aligned with market conditions, although some continued to hold higher expectations. Open home attendance was strongest during the first weekend, particularly at lower price points, before easing. However, new buyers continued to view properties that had been on the market for longer. While relatively few auctions were held, clearance levels were good, including with single bidders.

Market sentiment showed signs of greater optimism, with enquiries picking up during the month, movement in some longer-listed properties and more multi-offer situations. Some buyers remained cautious, while those who had previously missed out in multi-offer situations were acting earlier. Local salespeople are cautiously optimistic that spring may support increased activity, although interest rates, broader uncertainty and the general election will continue to shape decisions.”

REINZ

51 Days to Sell

The current median Days to Sell of 51 days is more than the 10-year average for August which is 42 days. There were 28 weeks of inventory in August 2026 which is 6 weeks more than the same time last year.

Compared to August 2025

↓ -1.4% ↓ -1.0% ↑ 9
Median Price Sales Count Days to Sell

Compared to July 2026

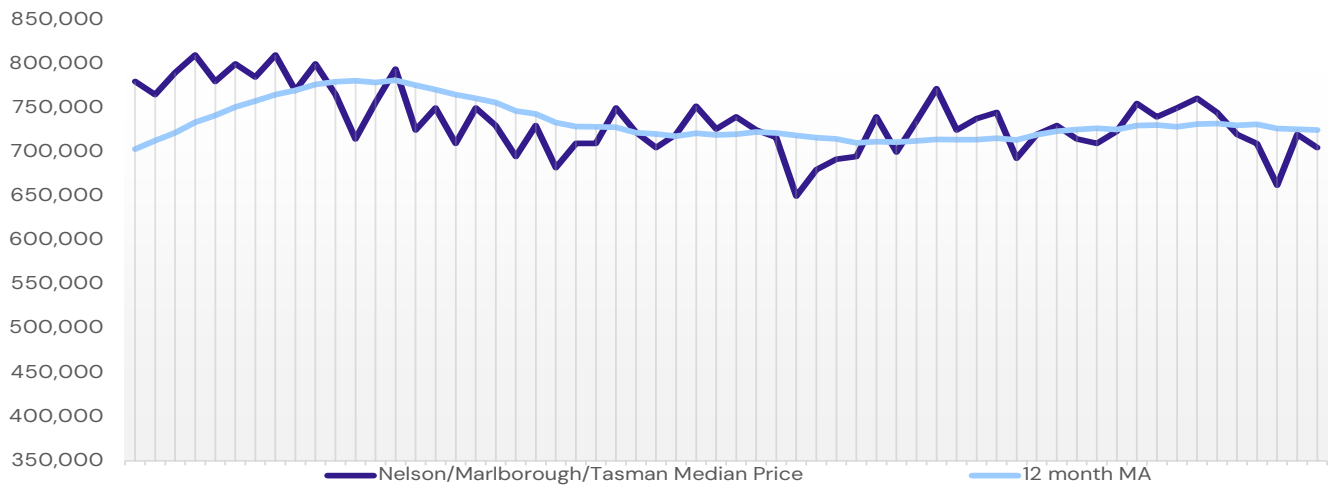
↓ -2.1% → 0.0% ↓ -2
Median Price Sales Count Days to Sell

↓ -1.9% ↑ 11.9%
Seasonally Adjusted Median Price Seasonally Adjusted Sales Count

Nelson/Tasman/Marlborough Region Trends

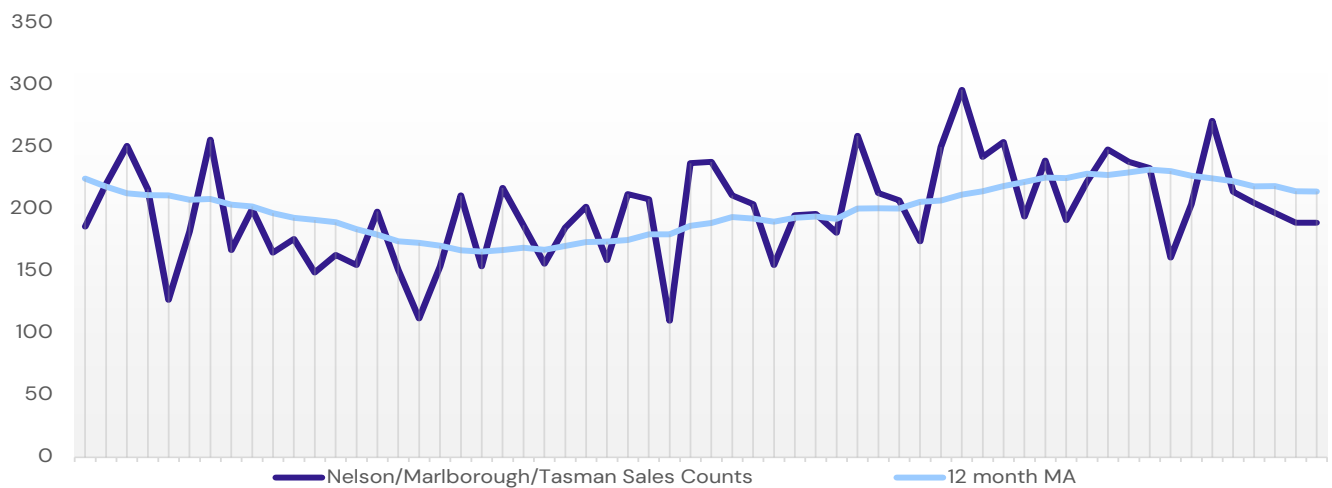
	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
Nelson City	659,000	705,000	725,000	61	68	57
Marlborough District	620,000	675,000	625,000	58	69	72
Tasman District	830,000	800,000	786,000	70	52	62
Nel/Marl/Tas Region	705,000	720,000	715,000	189	189	191
	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
Nelson City		-6.5%	-9.1%		-10.3%	7.0%
Marlborough District		-8.1%	-0.8%		-15.9%	-19.4%
Tasman District		3.8%	5.6%		34.6%	12.9%
Nel/Marl/Tas Region		-2.1%	-1.4%		0.0%	-1.0%

Nelson/Marlborough/Tasman Region Median Price
Past 5 Years



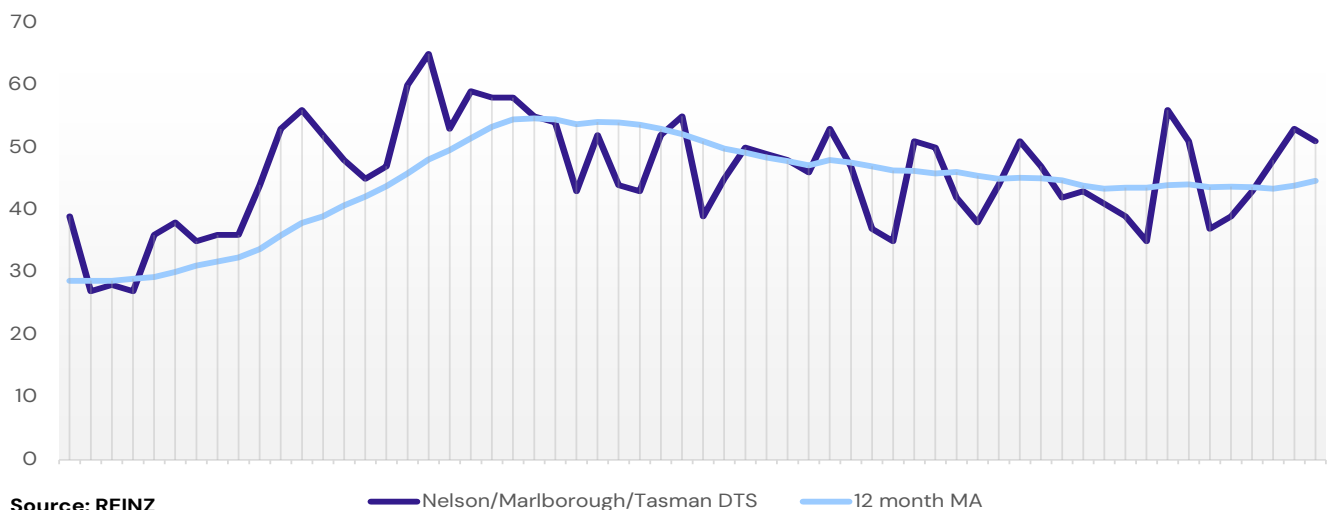
Source: REINZ

Nelson/Marlborough/Tasman Region Sales Counts
Past 5 Years



Source: REINZ

Nelson/Marlborough/Tasman Region Days To Sell
Past 5 Years



Source: REINZ

For information on the House Price Index, [see the interactive HPI Dashboard](#).

West Coast's median price increased by 2.5% year-on-year to \$410,000.

"Owner-occupiers looking to take the next step were the most active buyer group in August.

Vendors showed greater willingness to negotiate to meet the market. Open homes continued to attract some of the same buyers, with many taking a measured approach before purchasing.

Market conditions continued to favour buyers, with plenty of stock available and some properties taking longer to find buyers. Buyers remained cautious as they assessed whether the market had stabilised, while the lead-up to the general election and employment uncertainty linked to the mining sector also shaped sentiment. Local salespeople anticipate mixed conditions over the next few months, with progress on mining activity supporting optimism in some areas, while uncertainty around pending consents and employment weighs on others."

REINZ

50 Days to Sell

The current median Days to Sell of 50 days is less than the 10-year average for August which is 56 days. There were 49 weeks of inventory in August 2026 which is 4 weeks more than the same time last year.

Compared to August 2025

↑ **2.5%** ↓ **-2.5%** ↓ **-5**
 Median Price Sales Count Days to Sell

Compared to July 2026

↑ **5.1%** ↑ **11.4%** ↑ **11**
 Median Price Sales Count Days to Sell

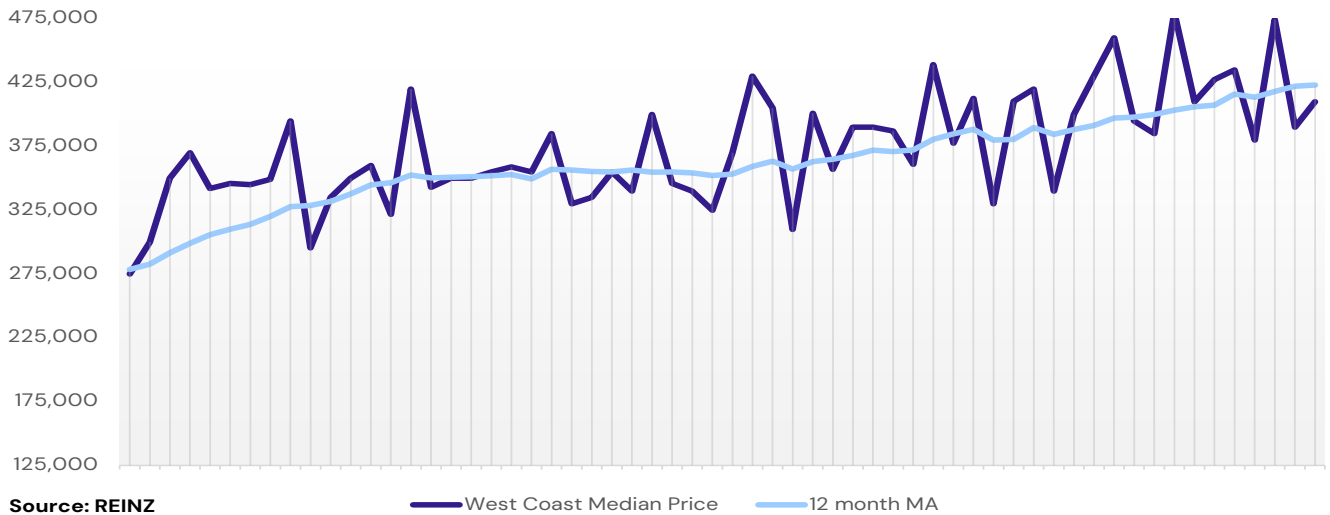
↑ **5.1%** ↑ **15.2%**
 Seasonally Adjusted Median Price Seasonally Adjusted Sales Count

West Coast Region Trends

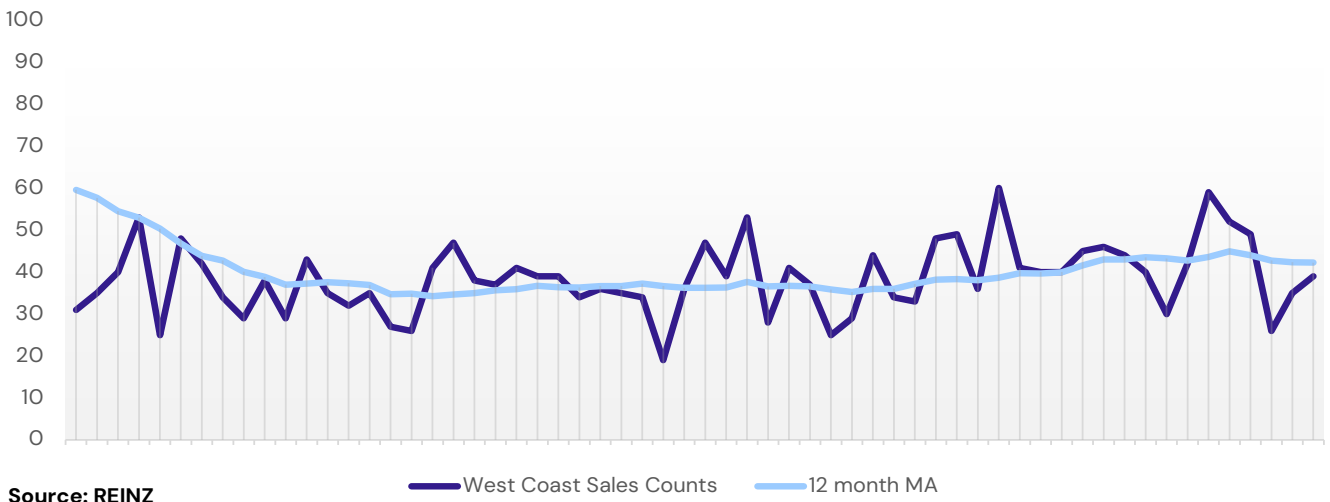
	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
Buller District	347,200	325,000	390,000	18	17	14
Grey District	465,000	420,000	355,000	10	13	18
Westland District	410,000	480,000	435,000	11	5	8
West Coast Region	410,000	390,000	400,000	39	35	40
	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
Buller District		6.8%	-11.0%		5.9%	28.6%
Grey District		10.7%	31.0%		-23.1%	-44.4%
Westland District		-14.6%	-5.7%		120.0%	37.5%
West Coast Region		5.1%	2.5%		11.4%	-2.5%



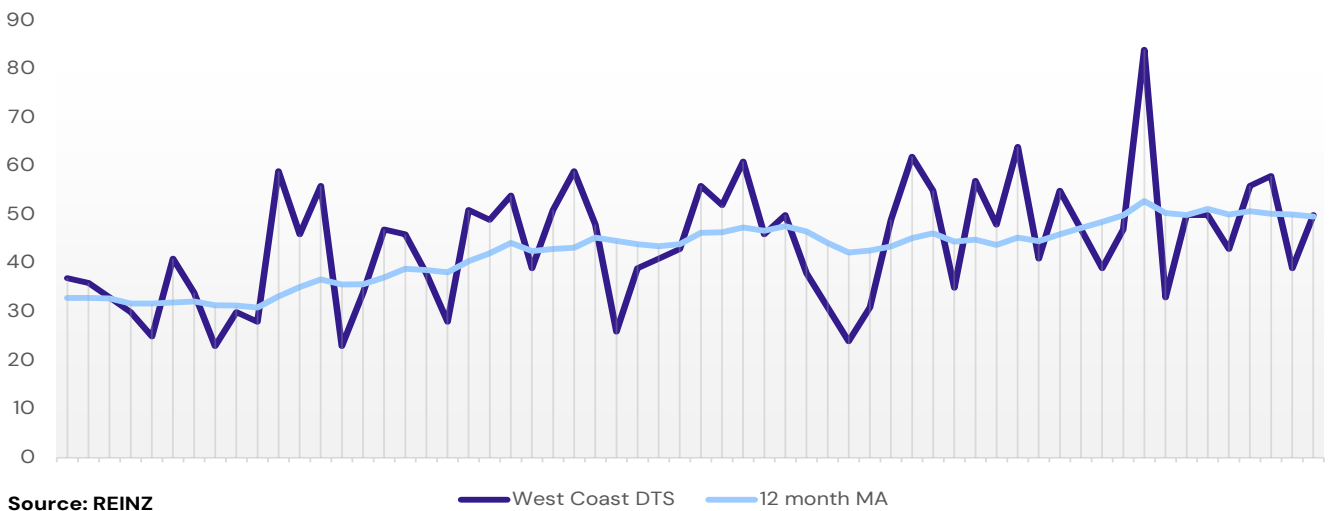
West Coast Region Median Price
Past 5 Years



West Coast Region Sales Counts
Past 5 Years



West Coast Region Days To Sell
Past 5 Years



For information on the House Price Index, [see the interactive HPI Dashboard](#).

Canterbury

Canterbury's median price increased by 1.5% year-on-year to \$700,500.

"First-home buyers were the most active buyer group in August, with owner-occupiers also active. Investor activity eased in some parts of the region as buyers took a 'wait-and-see' approach in the lead up to the November general election.

Vendor price expectations were generally aligned with market conditions, although some held firm on higher expectations. Open home attendance ranged from steady to strong, particularly for properties suited to first-home buyers. Auction outcomes were positive, with good clearance rates and more properties selling under the hammer in some areas.

Market sentiment was generally steady, with first-home buyers showing a willingness to transact. New listings in Christchurch attracted good interest. Local salespeople anticipate broadly steady conditions, with more properties expected to come to market over the next few months."

REINZ

44 Days to Sell

The current median Days to Sell of 44 days is more than the 10-year average for August which is 38 days. There were 15 weeks of inventory in August 2026 which is 2 weeks more than the same time last year.

Compared to August 2025

↑ 1.5%	↓ -10.4%	↑ 3
Median Price	Sales Count	Days to Sell

Compared to July 2026

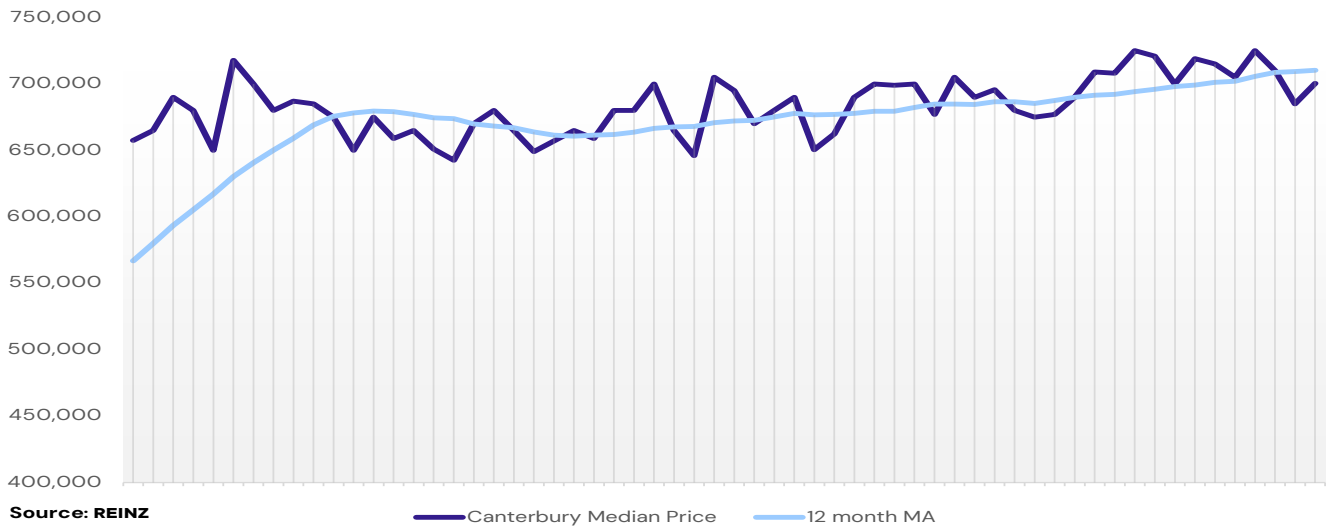
↑ 2.3%	↓ -11.7%	↑ 2
Median Price	Sales Count	Days to Sell
↑ 1.8%	↓ -1.2%	
Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count	



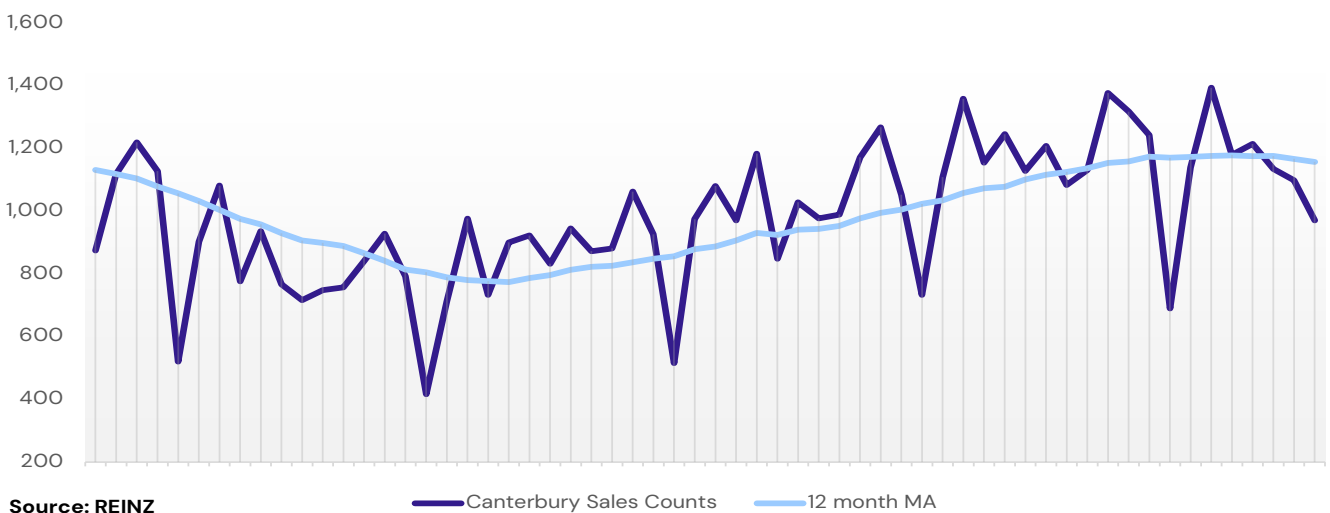
Canterbury Region Trends

	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
Ashburton District	590,000	545,000	535,000	50	44	78
Christchurch City	691,000	669,000	686,000	609	659	666
Hurunui District	688,000	656,522	713,344	21	16	25
Kaikoura District	710,000	-	-	9	4	2
Mackenzie District	-	582,609	870,000	3	6	14
Selwyn District	792,137	812,000	805,000	133	163	127
Timaru District	525,000	480,000	500,000	52	86	72
Waimakariri District	720,000	740,000	725,000	87	109	93
Waimate District	420,000	355,000	400,000	6	11	6
Canterbury Region	700,500	685,000	690,000	970	1,098	1,083
	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
Ashburton District		8.3%	10.3%		13.6%	-35.9%
Christchurch City		3.3%	0.7%		-7.6%	-8.6%
Hurunui District		4.8%	-3.6%		31.3%	-16.0%
Kaikoura District		-	-		125.0%	350.0%
Mackenzie District		-	-		-50.0%	-78.6%
Selwyn District		-2.4%	-1.6%		-18.4%	4.7%
Timaru District		9.4%	5.0%		-39.5%	-27.8%
Waimakariri District		-2.7%	-0.7%		-20.2%	-6.5%
Waimate District		18.3%	5.0%		-45.5%	0.0%
Canterbury Region		2.3%	1.5%		-11.7%	-10.4%

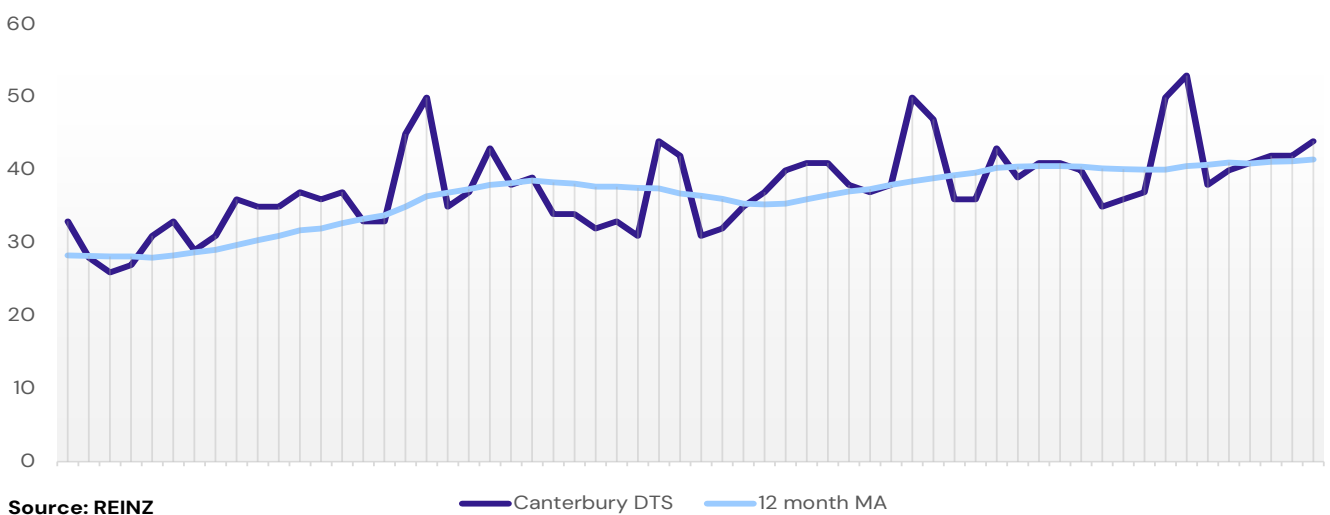
Canterbury Region Median Price
Past 5 Years



Canterbury Region Sales Counts
Past 5 Years



Canterbury Region Days To Sell
Past 5 Years



For information on the House Price Index, [see the interactive HPI Dashboard](#).

Dunedin City

“Dunedin’s median price decreased by 1.6% year-on-year to \$598,000.

First-home buyers were the most active buyer group in August, while investor activity eased amid higher costs and limited expectations of capital gains.

Vendor price expectations were generally realistic, although some continued to seek slightly higher prices. Open homes attracted good attendance during the first week of a campaign, with numbers reducing after that. Auction attendance remained limited by a shortage of buyers able to make unconditional offers.

Market sentiment showed signs of improving ahead of spring, with more prospective vendors looking at properties before bringing their own homes to market. The market remained resilient despite cost-of-living pressures and concerns about job security. Local salespeople anticipate increased listings and open home attendance as spring progresses, with prices expected to remain broadly stable.”

REINZ

Queenstown Lakes

“First-home buyers were the most active buyer group in August, supported by workable interest rates and the availability of more affordable stock. Investors were also active where returns were favourable, while buyer activity at the upper end of the market was quieter. Local agents also reported growing enquiry from Australian-based buyers, supported by the favourable exchange rate.

Vendor price expectations were generally realistic, although some were prepared to wait longer for a buyer willing to meet their preferred price. Open homes continued to be well attended. In auction campaigns, aligning vendor expectations with market conditions remained important, along with a willingness to negotiate.

Market conditions continued to favour buyers, although overall sentiment remained steady. Interest rates, global uncertainty and the lead-up to the general election continued to shape decisions. Local salespeople anticipate greater clarity following the election, while lower stock levels and the limited availability of properties matching buyer preferences may influence activity over the next few months.”

REINZ



52 Days to Sell

The current median Days to Sell of 52 days is much more than the 10-year average for August which is 41 days. There were 19 weeks of inventory in August 2026 which is 2 weeks more than the same time last year.

Compared to August 2025

↓ **-5.8%** ↓ **-23.9%** ↓ **-3**
 Median Price Sales Count Days to Sell

Compared to July 2026

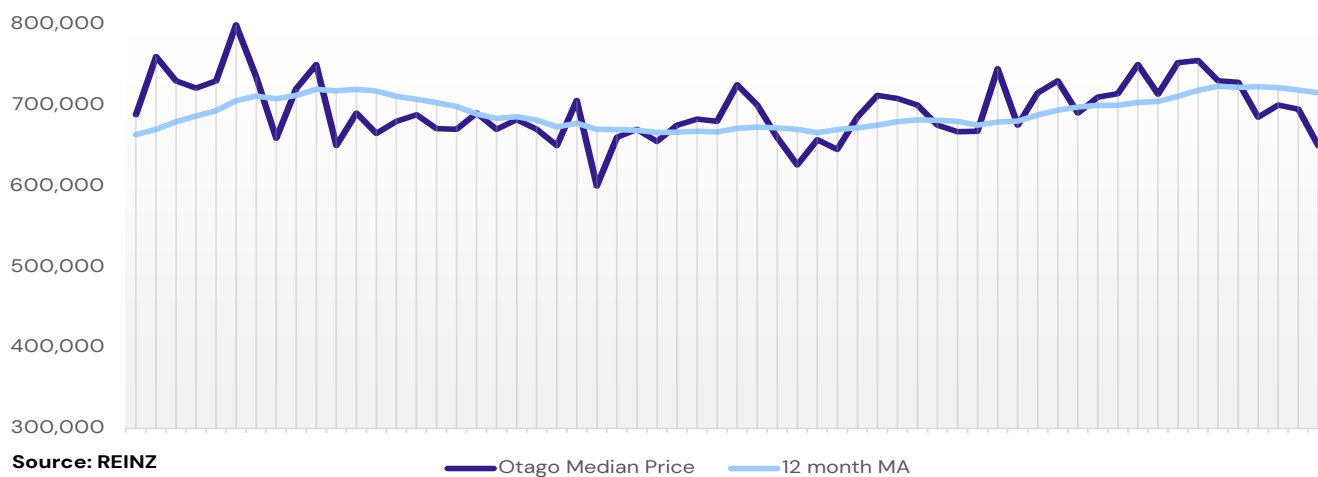
↓ **-6.5%** ↓ **-15.5%** ↑ **4**
 Median Price Sales Count Days to Sell

↓ **-6.5%** ↓ **-6.0%**
 Seasonally Adjusted Median Price Seasonally Adjusted Sales Count

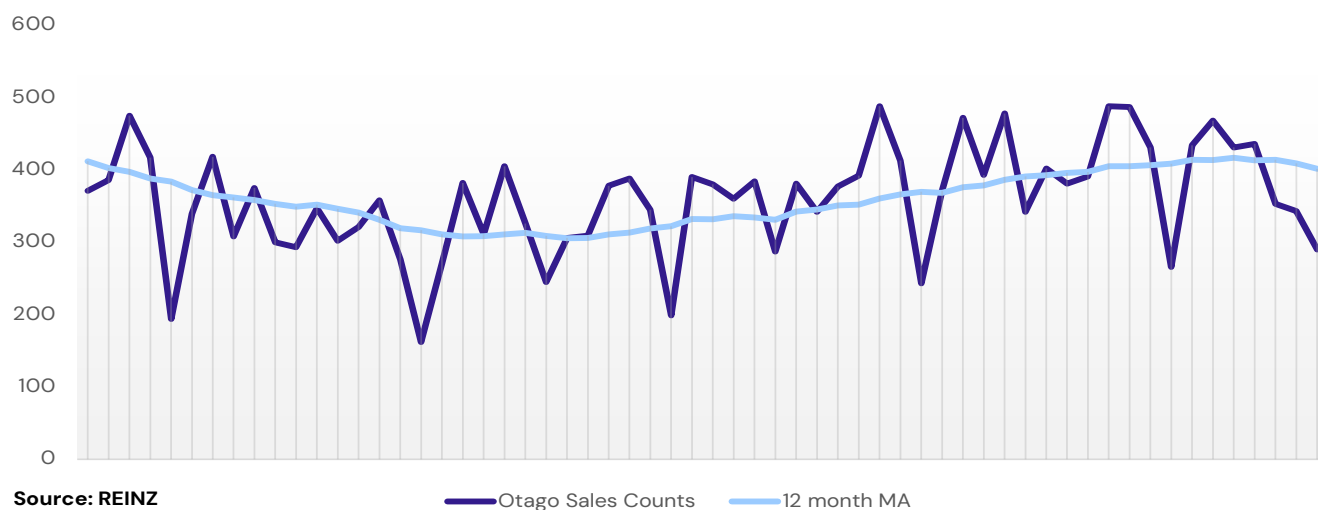
Otago Region Trends

	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
Central Otago District 	895,000	885,000	820,000	33	33	40
Clutha District	320,000	450,000	400,000	21	21	16
Dunedin City	598,000	605,000	608,000	147	171	183
Queenstown-Lakes District	1,500,000	1,578,000	1,555,000	62	83	101
Waitaki District	440,000	520,000	470,000	27	35	41
Otago Region	650,000	695,000	690,000	290	343	381
	Vs...	Jul-26	Aug-25	Vs...	Jul-26	Aug-25
Central Otago District 		1.1%	9.1%		0.0%	-17.5%
Clutha District		-28.9%	-20.0%		0.0%	31.3%
Dunedin City		-1.2%	-1.6%		-14.0%	-19.7%
Queenstown-Lakes District		-4.9%	-3.5%		-25.3%	-38.6%
Waitaki District		-15.4%	-6.4%		-22.9%	-34.1%
Otago Region		-6.5%	-5.8%		-15.5%	-23.9%

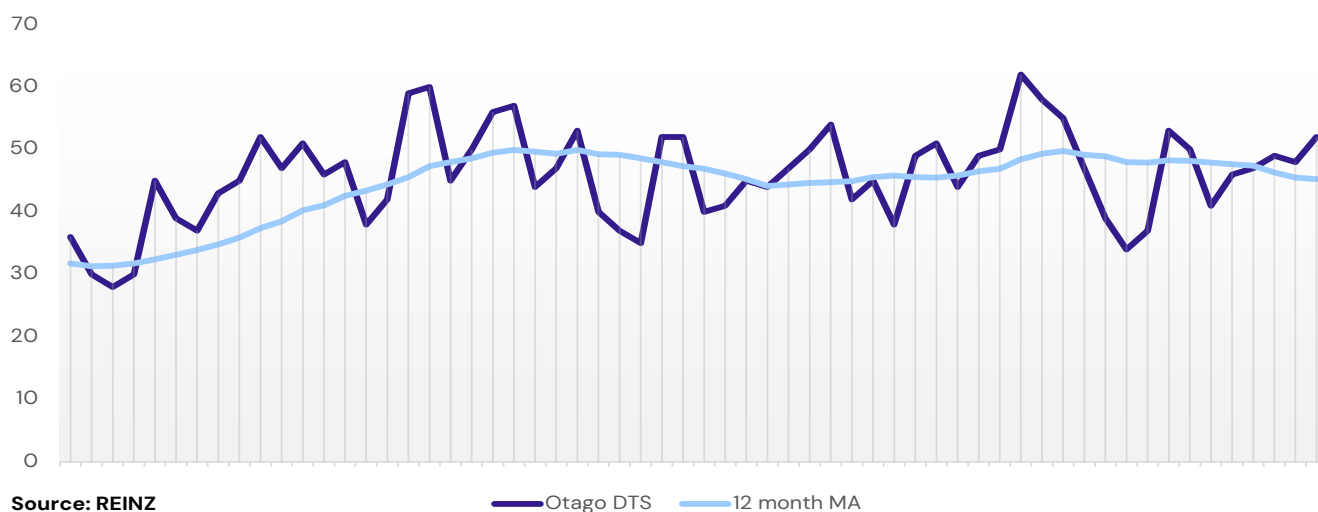
Otago Region Median Price
Past 5 Years



Otago Region Sales Counts
Past 5 Years



Otago Region Days To Sell
Past 5 Years



For information on the House Price Index, [see the interactive HPI Dashboard.](#)



Southland's median price increased by 7.4% year-on-year to \$505,000.

"First-home buyers were the most active buyer group in August, followed by investors, with activity otherwise relatively well balanced.

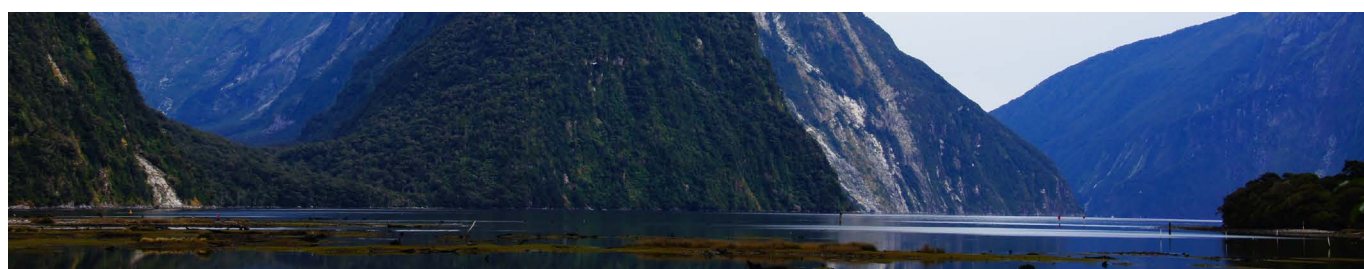
Vendor price expectations were generally aligned with market conditions, supported by good buyer demand and limited available stock. Open homes attracted good attendance, particularly for properties new to the market. Most auctions had one to five attendees.

Market conditions favoured sellers, with buyer demand exceeding the supply of properties available during the winter months. Local salespeople anticipate conditions will remain relatively steady over the next few months, with the usual seasonal lift into spring potentially balanced by some caution in the lead-up to the general election."

REINZ

Southland Region Trends

	MEDIAN PRICE			SALES COUNT		
	Aug-26	Jul-26	Aug-25	Aug-26	Jul-26	Aug-25
Gore District	453,000	452,000	520,000	26	23	19
Invercargill City	520,000	500,000	462,900	79	102	102
Southland District	485,000	485,000	515,000	24	31	19
Southland Region	505,000	495,000	470,000	129	156	140
	Vs...			Vs...		
	Jul-26	Aug-25		Jul-26	Aug-25	
Gore District	0.2%	-12.9%		13.0%	36.8%	
Invercargill City	4.0%	12.3%		-22.5%	-22.5%	
Southland District	0.0%	-5.8%		-22.6%	26.3%	
Southland Region	2.0%	7.4%		-17.3%	-7.9%	



30 Days to Sell

The current median Days to Sell of 30 days is less than the 10-year average for August which is 35 days. There were 13 weeks of inventory in August 2026 which is 2 weeks less than the same time last year.

Compared to August 2025

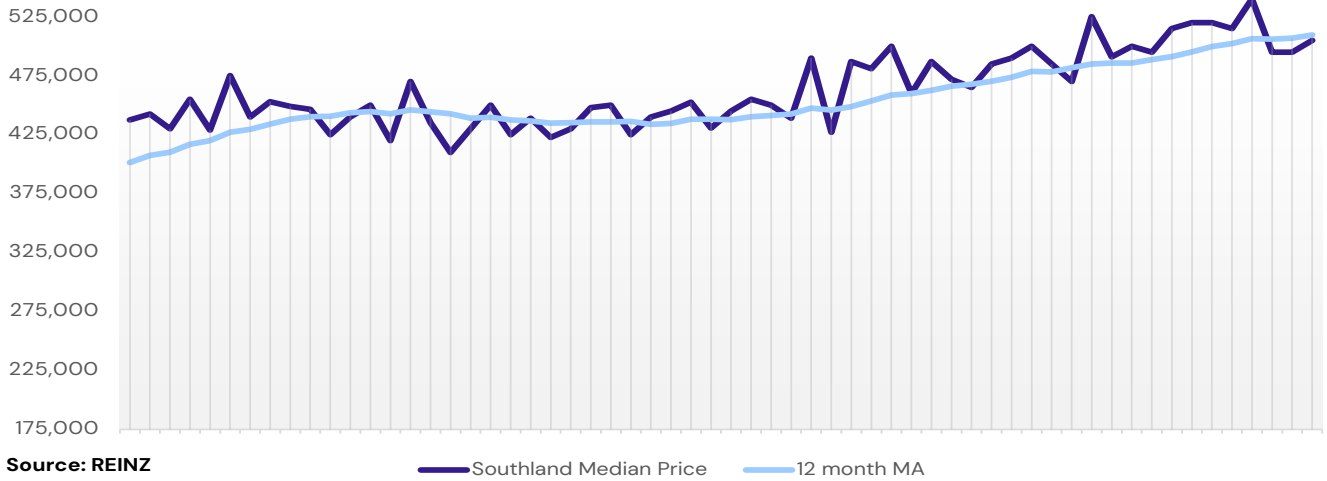
↑ 7.4% ↓ -7.9% ↓ -7
Median Price Sales Count Days to Sell

Compared to July 2026

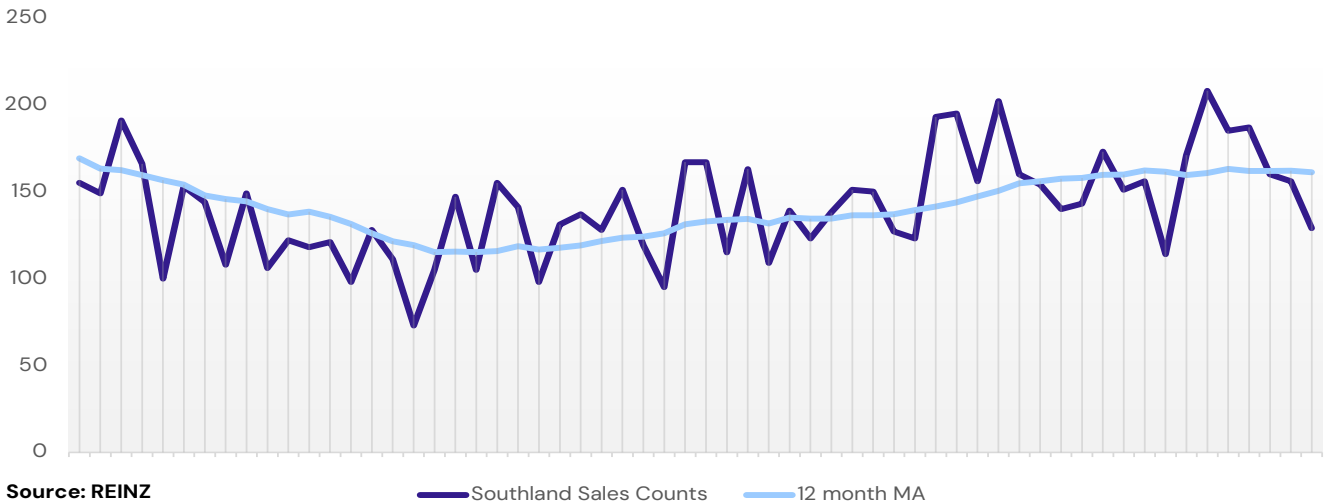
↑ 2.0% ↓ -17.3% ↓ -5
Median Price Sales Count Days to Sell

↑ 2.0% ↓ -3.6%
Seasonally Adjusted Median Price Seasonally Adjusted Sales Count

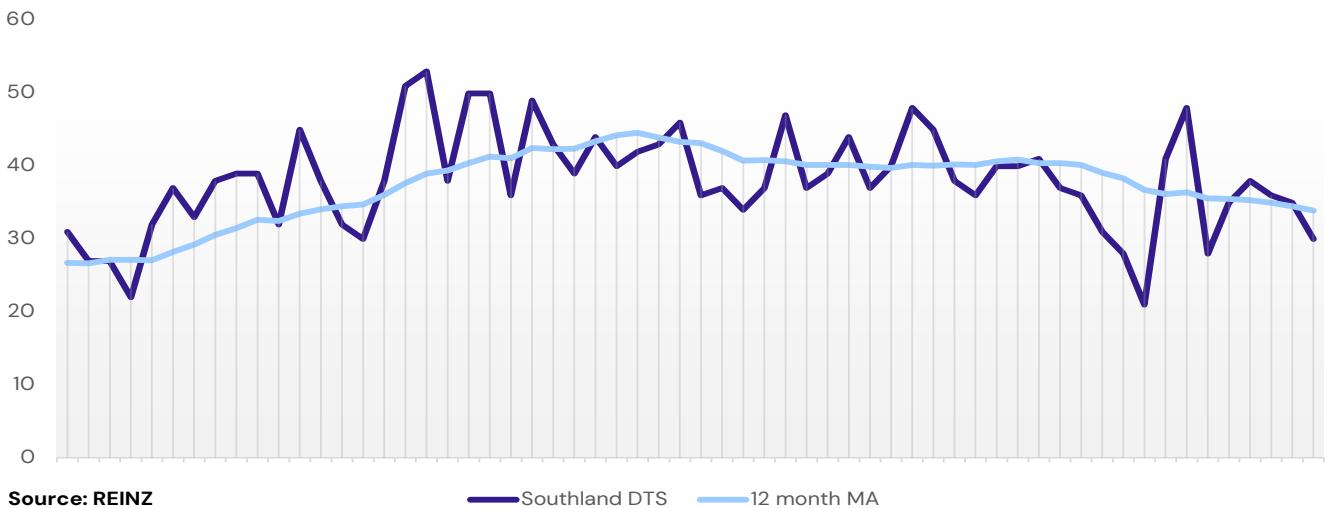
Southland Region Median Price
Past 5 Years



Southland Region Sales Counts
Past 5 Years



Southland Region Days To Sell
Past 5 Years



For information on the House Price Index, [see the interactive HPI Dashboard](#).