

Hamilton MARKET TRENDS

Rental Report 1st Quarter 2025

1 April - 30 June 2025

Welcome to our Hamilton rental market update for the first quarter of 2025. Waikato rents have remained relatively stable, with Hamilton's average weekly rent around \$570, offering better affordability compared to major cities like Auckland. Renters in the Waikato region report high satisfaction with location and safety, supporting long-term tenancy stability.

While most regions saw rent declines, some areas like Otago and Nelson & Waikato experienced increases, showing that regional dynamics vary. For Hamilton, this suggests potential for investment opportunities in a stabilizing market with strong tenant demand.

Source: - <https://news.realestate.co.nz/blog/new-zealand-property-market-2025-may-rental>

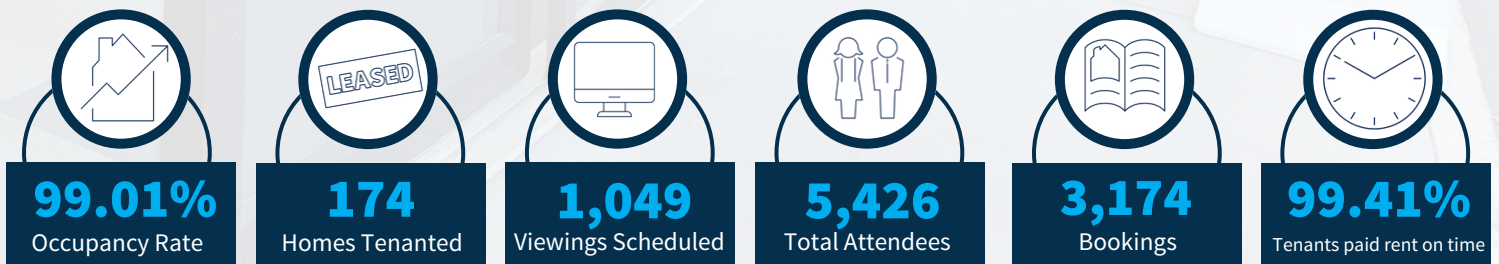
Hamilton is highlighted as one of the top cities for favourable investment conditions in 2025, alongside Christchurch and Wellington. 3.64% gross yield, 0.47% annual price growth (but stronger long-term outlook), 1.2% population growth.

Latest Rental Prices Range



*Data /Source: - Tenancy Services Market Rent/Harcourts current listings as of 1 July 2025.

Harcourts Hamilton Rentals Office Data



Harcourts
Hamilton Rentals



**HARCOURTS HAMILTON
PROPERTY MANAGEMENT**
P.O. Box 7007, Hamilton East, Hamilton 3247
Shop B G01/1 Village Quarter Lane
Frankton, Hamilton 3204
P (07) 834 0980
reception@hamiltonrentals.co.nz

Hamilton MARKET TRENDS

Rental Report
1st Quarter 2025

1 April - 30 June 2025

Tapi Maintenance Report

We continue to proactively manage maintenance issues to prevent major repairs and ensure tenant satisfaction. Currently, 74% of our tenants are utilizing the Tapi Maintenance Concierge service, enabling more efficient and effective handling of maintenance requests. This high adoption rate reflects growing trust in our system and contributes to faster resolution times and improved property upkeep.



74%

Tenant requests via
tenant concierge
this Quarter

*Data - Tapi Maintenance
Management



500

Active Listings in
Hamilton Area for June

*Data - Trade Me 25.06.2025

No guesswork. No surprises.

In today's dynamic rental market, proactive property management is more important than ever. At Harcourts Hamilton Rentals, our team has completed over 1,543 routine inspections and counting, ensuring properties are well-maintained, tenants are supported, and investments are protected.

So, what does a routine inspection actually involve?

It's a comprehensive visual check of both the interior and exterior of a property. We assess everything from walls, floors, and fixtures to gardens, fences, and roofing. Each inspection includes 50 to 150 high-resolution photos, capturing the condition of every room and key exterior features. This visual record is essential for tracking wear and tear, identifying damage, and planning maintenance.

Our team compiles a detailed written report after every inspection. These reports highlight the property's condition, note any lease breaches, and flag maintenance issues—big or small. Routine inspections aren't just about checking boxes—they're about preventative care. We track ongoing issues, recommend timely repairs, and help landlords stay ahead of costly problems.

Watch video here:



"Samantha and her team looked after our investment property for several years. They provided a fantastic service. Regular reports, with photos, on the ball when it came to tenants leaving, great attention to detail, and just a lovely team to deal with. 10/10."

- James Kemp

"Highly Recommended!
We have an excellent experience with Harcourts Hamilton before, during and after our tenancy. The process is smooth sailing and the house is perfect for our small family. It comes fully furnished so we worry less since we are the first timer in NZ. Our property managers Sara Horgan and Tuo Fang are very nice and kind. They answer our queries promptly and update us always with regard to the maintenance of the property."

-Yogeeta Chand

*Data /Source:- Google Reviews or email feedback directly

Harcourts
Hamilton Rentals



**HARCOURTS HAMILTON
PROPERTY MANAGEMENT**
P.O. Box 7007, Hamilton East, Hamilton 3247
Shop B G01/1 Village Quarter Lane
Frankton, Hamilton 3204
P (07) 834 0980
reception@hamiltonrentals.co.nz