

Hamilton MARKET TRENDS

Rental Report 3rd Quarter 2025

1 October - 31 December 2025

December Market Update – Delivering Excellence in Property Management

December closed out the year with strong momentum across the rental market, driven by high tenant demand, proactive asset management, and continued investment in property quality. With a healthy median weekly rent of \$537 and a stable, high-performing market, landlords are increasingly focused on protecting their investments while maximising yield through well-timed maintenance and renovations. Tenant enquiry remains strong, reinforcing the value of well-presented, well-maintained homes, while strategic upgrades continue to support occupancy, rental growth, and long-term asset performance.

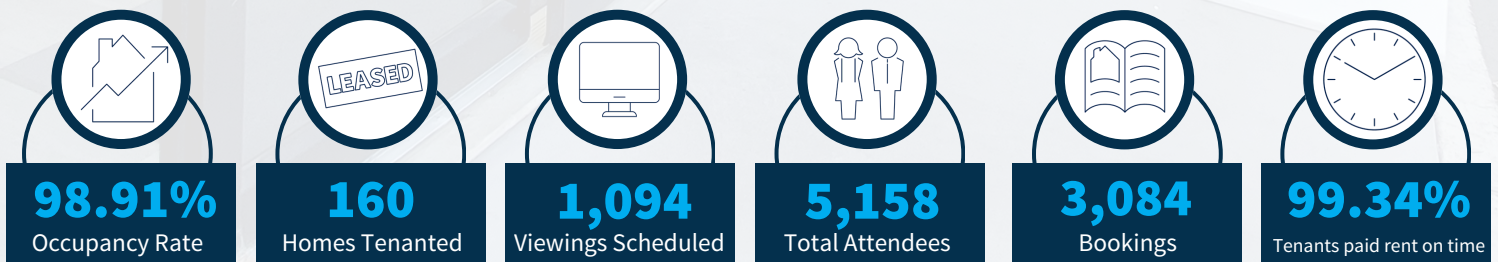
Lower Official Cash Rate settings with the Reserve Bank reducing the OCR to 2.25% are easing borrowing costs and stimulating broader property market activity, helping renew investor interest and contribute to improving confidence in both residential and commercial sectors as we head into 2026. Cheaper finance and stabilising conditions are encouraging strategic renovations and upgrades, protecting investments while helping landlords maximise yield and meet tenant expectations in an evolving market.

Latest Rental Prices Range



*Data /Source: - Tenancy Services Market Rent/Harcourts current listings as of 6 January 2026.

Harcourts Hamilton Rentals Office Data



Harcourts
Hamilton Rentals



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Tapi Maintenance Report

Our team remains dedicated to maintaining the highest standards across all rental properties, and in 2025 we project managed the renovation of number of properties, enhancing both tenant appeal and long-term investment performance. Through regular inspections and real-time maintenance reporting, we take a proactive, strategic approach to property care that protects asset condition, supports tenant retention, and helps maximise rental yield. This forward-thinking practice allows owners to plan and prioritise upgrades with confidence and incorporate improvements into annual budgets.



577

Active Listings in Hamilton Area for January

*Data - Trade Me 06/01/2026



81.9 %

Tenant requests via tenant concierge this Quarter

*Data - Tapi Maintenance Management stats December 2025



1,460

Routine Inspections Completed

Understanding the new pet legislation!

One month into the new pet provisions under the Residential Tenancies Amendment Act 2024, which took effect on the 1 December 2025, we have already seen a notable increase in pet applications, reflecting growing tenant demand and the importance of clarity for landlords. The new rules introduce a formal process for tenants to request a pet during an existing tenancy, require landlords to respond within 21 days, and allow requests to be declined only on reasonable, evidence-based grounds such as property unsuitability, body corporate rules, or genuine health and safety risks.



Where appropriate, landlords may approve pets with reasonable, proportionate conditions to protect the property, while tenants remain fully liable for any pet-related damage beyond fair wear and tear, with no liability cap. Overall, the legislation aims to support responsible pet ownership while preserving landlords' rights, offering greater transparency, consistency, and confidence in decision-making, with Harcourts property managers available to guide landlords through each step.

"We have been with Harcourts Rentals for about 9 years & are very happy with their service, particularly Samantha who has been with us right from the start."

- Susan Chaloner

"Thank you for everything, Marnie has been amazing to deal with the entire time she was my property manager! I'm extremely sad to leave mine & Simbas home! Marnie is so helpful & reassuring when you're not 100% certain on things & she is so understanding! I cannot thank Marnie enough for everything throughout the last several years! I'm going to miss you guys so much!"

-Samantha Daley

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

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