

Hamilton MARKET TRENDS

Rental Report 1st Quarter 2024

1 January - 31 March 2024

"The first quarter of this year has seen significantly less properties available to rent than previous first quarters. More tenants are staying where they are due to cost of living crisis and inability to find a home that is better suited to their needs as with less available it creates less choice. Hamilton has seen an increase in people moving from out of town which is putting pressure on an already tight rental market.

Out of towners tend to rent while they settle in and get to know the area and see if they are staying and want to buy or if they are moving on. Hamilton continues to be a desirable city to live in with numerous job opportunities created by the inland port and companies moving their national offices to Hamilton.

With less properties getting built due to increased costs for developers and ability to access finance getting harder it would seem that this market is going to continue for some time."

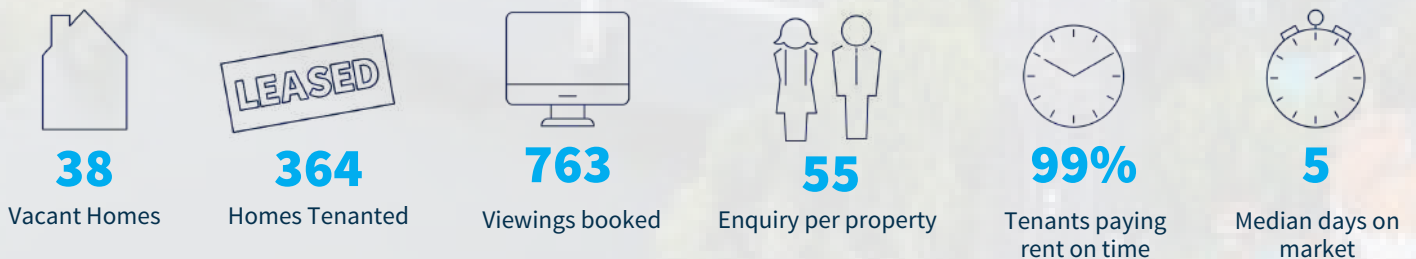
-Melanie Rouse (Managing Director)

Latest Rental Prices Range



*Data /Source:- Palace - current available properties with Harcourts Hamilton Rentals as at 12.03.24

Harcourts Hamilton Rentals Office Data



Harcourts
Hamilton Rentals



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What is Tapi?

Today, property management businesses deliver maintenance and repairs as they need to happen. Tapi brings the future – enabling property managers to take a proactive approach for every property, so that your customers receive a quality experience from their first day until the day they sell.



49 %

Tenant requests via
tenant concierge in
June

*Data - Tapi Maintenance Management

1604

QR codes in
properties - Faster
fault reporting



319

Active Listings in Hamilton
Area for March

*Data - Trade Me 2.04.24



54

Suburbs in
Hamilton Area

Did you know?

Statistics New Zealand data provided to the Waikato Times by Brunson suggested Hamilton's population was set to grow 33.6% from 179,900 last year to 240,350 in 2048 – a rise of more than 60,000. "It seems to be developing more popularity and more profile, and that seems to be drawing people in."

The city's advantages included being in the Auckland-Hamilton-Tauranga "golden triangle" and proximity to Auckland. Mayor Paula Southgate agreed the population growth prospects present "lots of exciting opportunities" for the city.

Already local gross domestic product was 4% ahead in the year to June, better than the national average. Employment had grown 3% in the same period, and accommodation and hospitality sector spending was up significantly in the June quarter.

"We're buoyant which is great."

People were choosing Hamilton "as an easy living city" which had good connections. It had a "less frenetic huge city feel but we still have everything that a city needs".

*Data - <https://www.waikatotimes.co.nz/nz-news/350080842>

Feed back/Testimonials

"We viewed a property in Hamilton yesterday that was showcased by Kelly Carrigan, the services offered by Kelly was a friendly approach, she welcomed & answered all our queries patiently in detail with no rush or diplomacy, also offered suggestions, we felt her service is great compared to our experiences so far. "

- Immanuel



"Marnie and team is doing a great job looking after two of my rental properties."

- Mel Soya



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

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