

National average asking price for January 2026: \$856,730

Region	Jan-25	Nov-25	Dec-25	Jan-26	YoY	MoM
Auckland	\$1,073,848	\$1,039,480	\$1,018,798	\$1,040,007	-3.2% ▼	2.1% ▲
Bay of Plenty	\$905,638	\$912,731	\$930,190	\$929,768	2.7% ▲	0.0% ▲
Canterbury	\$717,447	\$721,695	\$717,009	\$719,184	0.2% ▲	0.3% ▲
Central North Island	\$755,839	\$805,489	\$744,608	\$805,767	6.6% ▲	8.2% ▲
Central Otago / Lakes District	\$1,447,517	\$1,536,004	\$1,572,850	\$1,621,022	12.0% ▲	3.1% ▲
Coromandel	\$1,020,405	\$1,036,240	\$1,054,538	\$1,016,552	-0.4% ▼	-3.6% ▼
Gisborne	\$651,842	\$682,912	\$527,271	\$705,145	8.2% ▲	33.7% ▲
Hawke's Bay	\$781,747	\$782,094	\$774,385	\$732,919	-6.2% ▼	-5.4% ▼
Manawatu / Whanganui	\$608,521	\$603,573	\$617,220	\$604,456	-0.7% ▼	-2.1% ▼
Marlborough	\$773,711	\$799,838	\$773,821	\$676,223	-12.6% ▼	-12.6% ▼
Nelson & Bays	\$885,845	\$873,894	\$852,006	\$844,584	-4.7% ▼	-0.9% ▼
Northland	\$846,174	\$868,422	\$824,469	\$855,455	1.1% ▲	3.8% ▲
Otago	\$604,622	\$609,989	\$614,392	\$609,361	0.8% ▲	-0.8% ▼
Southland	\$551,552	\$557,848	\$541,077	\$549,250	-0.4% ▼	1.5% ▲
Taranaki	\$700,770	\$739,630	\$664,448	\$656,679	-6.3% ▼	-1.2% ▼
Waikato	\$801,548	\$796,724	\$791,717	\$798,710	-0.4% ▼	0.9% ▲
Wairarapa	\$696,457	\$689,144	\$675,278	\$664,364	-4.6% ▼	-1.6% ▼
Wellington	\$824,481	\$817,589	\$798,240	\$811,787	-1.5% ▼	1.7% ▲
West Coast	\$498,909	\$510,815	\$484,605	\$585,881	17.4% ▲	20.9% ▲
National	\$869,397	\$864,989	\$858,648	\$856,730	-1.5% ▼	-0.2% ▼

Price change

Decrease

Increase



The average asking price is calculated by taking every residential listing's indicated asking price and dividing it by the total number of properties.

Asking prices for new listing calculated as seasonally adjusted prices using X13 ARIMA methodology.

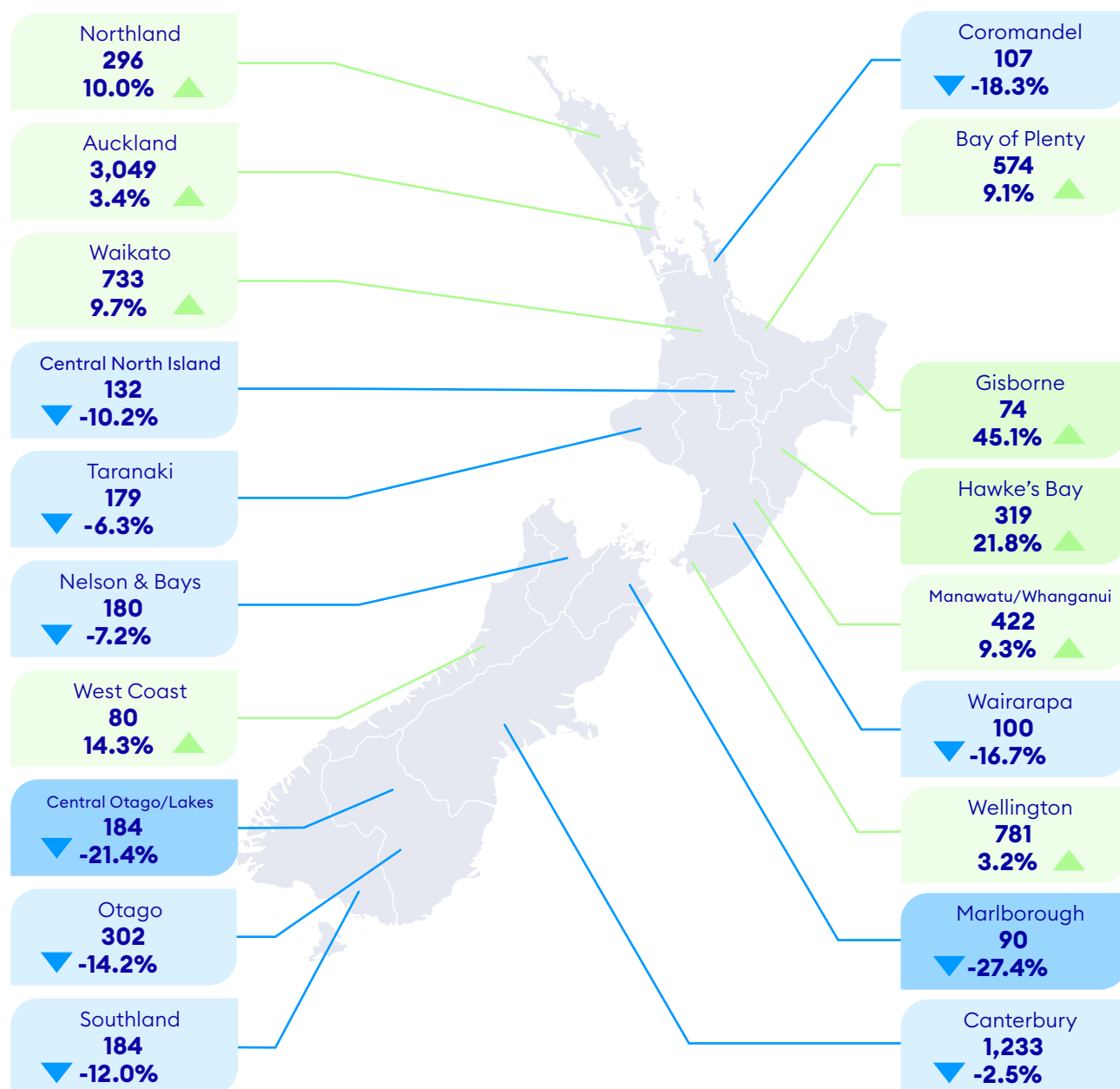
New listings

New property listings for January 2026

9,019

Compared to January 2025

1.3%



Listing change

Decrease

Increase



New listings are properties that have been added to realestate.co.nz during the month. This is compared to the number of new listings in the same month in the previous year.

Actual data of new listings.

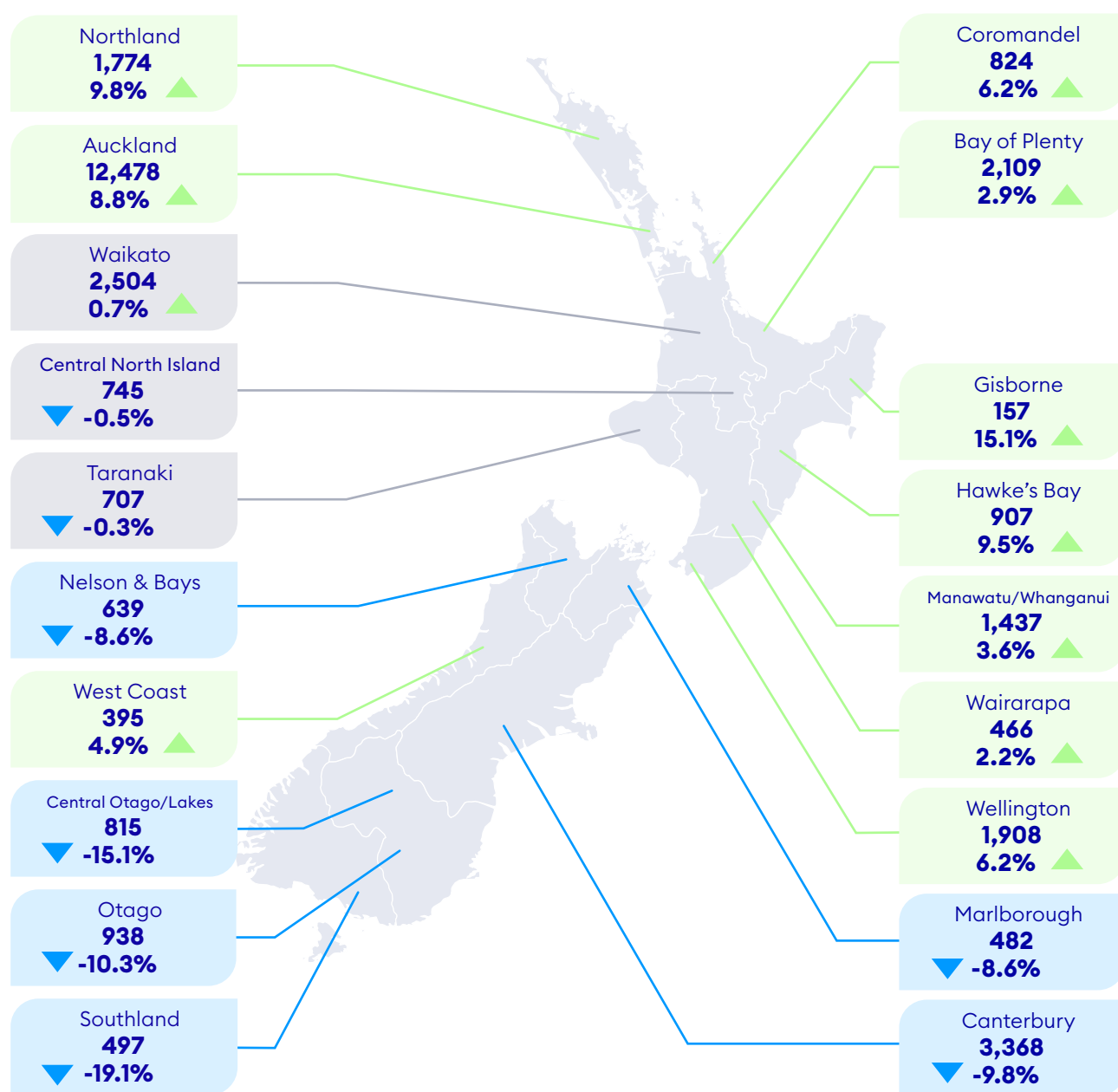
Total housing stock

Housing stock in January 2026

33,149

Compared to January 2025

2.3%



Listing change

Decrease

Increase



The stock map shows the total number of residential dwellings that are for sale on the penultimate day of the month.

Stock data adjusted for multiple listings.

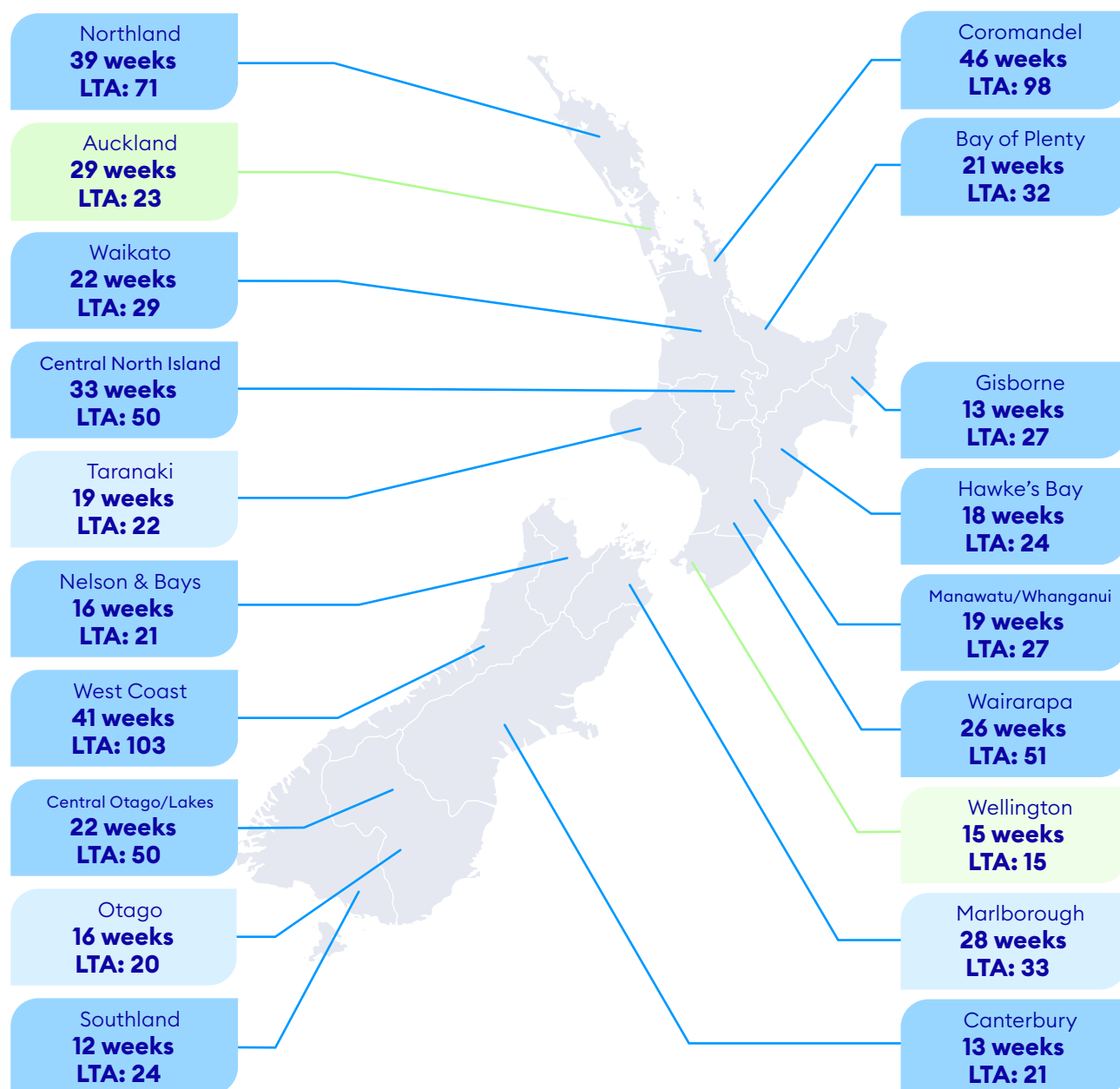
Rate of sale

NZ Inventory of listings for January 2026

22 weeks

Compared to Long Term Average (LTA)

26 weeks



Rate of sale

Decrease

Increase



Rate of sale means if no new listings were to come onto the market, all the existing properties in each region would be sold within the number of weeks stated, based on historical trends.

The inventory levels reflect the projected number of weeks to clear existing inventory of unsold homes on the market matched to the Long Term Average (LTA) for the region based on 19 years of seasonally adjusted data.