

JULY 2026

Market Report.

APARTMENT & RESIDENTIAL

A T REALTY GROUP
CENTRAL & SOUTH AUCKLAND EXPERTS

WINNER NEW ZEALAND'S AGENCY OF THE YEAR
REAL ESTATE INSTITUTE OF NEW ZEALAND BACK TO BACK WINNERS 2025 & 2026

> Contents.



05. The Market Isn't Waiting Anymore
Market Commentary

07. Auckland Central Sales &
Statisics - June 2026

11. City Fringe Sales & Statistics - June 2026
Eden Terrace, Grafton, Freemans Bay, Herne Bay.

15. Recent Sales
From A T Realty Group

19. Why Auckland Central Continues to Attract Buyers

21. Confidence Returns for Auckland Central Investors.

23. Interest Rates & Lending
What it means for you.

27. Our Team
A T Realty Group

> Market Comment.
A T Realty Group.



Tom Rawson.
A T Realty Group Director
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The Market Isn't Waiting Anymore

JUNE / JULY 2026

For much of the past year, buyers have been waiting.

- Waiting for interest rates to settle.
- Waiting for more certainty.
- Waiting for someone else to make the first move.

That hesitation is beginning to fade. Not because the market has suddenly accelerated, but because people are recognising that perfect conditions rarely arrive.

Instead, buyers are becoming more comfortable making decisions in today's environment, and sellers are adapting their expectations to meet the market where it is.

That's creating a healthier, more balanced market than many people realise.

What We're Seeing on the Ground
The pace of the market remains measured, but buyer intent is strengthening.

Purchasers are taking longer to complete their due diligence, yet when the right property becomes available, they're prepared to compete. Finance is generally well organised, buyers are better informed, and quality properties continue to attract genuine enquiry.

In Auckland Central, we're also seeing confidence continue to build around the City's future. The continued transformation of the CBD, increased activity across Wynyard Quarter and Commercial Bay, and the approaching completion of the City Rail Link are reinforcing the long-term appeal of city living and investment.

These aren't short-term drivers.

They're structural changes that continue to strengthen the fundamentals of the Auckland Central market.

Why We're Recommending Auctions
Markets like this reward competition.
When buyers have choice, transparency becomes increasingly important, and that's exactly what auctions provide

Rather than allowing negotiations to drift, auctions create a defined timeframe that encourages prepared buyers to make confident decisions.

Across the market, we're continuing to see well-positioned properties generate strong competition, particularly when supported by realistic pricing expectations, exceptional presentation and a well-executed campaign.

The difference between average and exceptional outcomes has never been clearer.

What This Means for You
If you're thinking about selling, don't wait for the market to create momentum.

Create it yourself.

Presentation, strategy and choosing the right method of sale have become more important than trying to predict what the market might do next.

If you're thinking about buying, this remains one of the most balanced markets we've seen in several years.

Choice remains strong, competition is measured, and Auckland Central continues to benefit from long-term investment that supports both owner-occupiers and investors alike.

Markets don't need to boom to create opportunity. They simply need confidence.

And that's exactly what we're starting to see.

Tom Rawson
Director | A T Realty Group

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6

Auckland Central Market Statistics.

June

Total Sales

June 2026

42

June 2025

50

There was a 16% decrease in total number of sales year on year.

Median Sales Price

June 2026

$158,000

June 2025

$285,000

There was a 45% decrease in total median sale price year onyear.

Total Sales Value

June 2026

$15,658,000

June 2025

$18,158,000

There was a 13% decrease in total sales value year onyear.

Median Days On Market

June 2026

42

June 2025

57

There was a 26% increase in the total median days on market year on year.

Source: REINZ

Recent *Sales.*

Address	Bedrooms	Sale Price	Sale Date
11F/16 Gore Street	1	$150,000	29 Jun 2026
119/57 Mahuhu Crescent	2	$120,000	28 Jun 2026
413/121 Customs Street West	5	$4,850,000	26 Jun 2026
6G/14 Upper Queen Street	1	$251,000	26 Jun 2026
511/125 Customs Street	2	$245,000	25 Jun 2026
3A/105 Anzac Avenue	1	$345,000	25 Jun 2026
202/132 Halsey Street	2	$3,350,000	24 Jun 2026
1029/72 Nelson Street	2	$243,000	24 Jun 2026
512/85 Customs Street West	1	$74,000	24 Jun 2026
518/85 Customs Street West	1	$68,000	24 Jun 2026
3AX/23-31 Hobson Street	1	$55,500	24 Jun 2026
423/8 Dockside Lane	2	$100,000	24 Jun 2026
18Q Fisher Point Drive	–	$600,000	23 Jun 2026
101/70 Pitt Street	2	$510,000	23 Jun 2026
9C/113 Vincent Street	Studio	$110,000	23 Jun 2026
219/20 Fisher Point Drive	–	$600,000	23 Jun 2026
30/147 Quay Street	Studio	$40,000	23 Jun 2026
511/57 Mahuhu Crescent	2	$70,000	23 Jun 2026
1505/207 Federal Street	2	$470,000	19 Jun 2026
229/76-84 Albert Street	Studio	$42,000	19 Jun 2026
1601/26 Albert Street	1	$785,000	19 Jun 2026
507/76 Wakefield Street	1	$218,000	19 Jun 2026
510/2 Beach Road	2	$72,000	19 Jun 2026
11C/32 Eden Crescent	1	$318,800	19 Jun 2026
8/21 Day Street	2	$430,000	17 Jun 2026
8D/148 Quay Street	2	$680,000	17 Jun 2026
2K/32 Eden Crescent	1	$155,500	17 Jun 2026
12A/13 Mount Street	1	$215,000	16 Jun 2026
323/105 Queen Street	1	$225,000	15 Jun 2026
3B/10 Fisher Point Drive	2	$730,000	12 Jun 2026
1404/1 Parliament Street	2	$583,000	12 Jun 2026
208/188 Hobson Street	1	$100,000	11 Jun 2026
GJ/20 Pakenham Street East	1	$89,000	10 Jun 2026
B03/369 Queen Street	2	$520,000	10 Jun 2026

Results shaded in yellow denote a sale by A T Realty Limited.

8

Recent *Sales.*

Address	Bedrooms	Sale Price	Sale Date
209/85 Customs Street West	1	$102,000	10 Jun 2026
111/8 Ronayne Street	3	$136,000	10 Jun 2026
8C/113 Vincent Street	Studio	$110,000	9 Jun 2026
701/147 Victoria Street West	1	$330,000	9 Jun 2026
601/6 Dock Street	2	$1,300,000	5 Jun 2026
15/147 Quay Street	1	$40,000	5 Jun 2026
306/106 Vincent Street	1	$300,000	4 Jun 2026
401/85 Customs Street West	1	$158,000	4 Jun 2026
601/8 Ronayne Street	–	$120,000	4 Jun 2026
307/27 Union Street	1	$400,000	3 Jun 2026
2/145 Quay Street	1	$110,000	3 Jun 2026
21/143 Quay Street	1	$30,000	3 Jun 2026
1403/7 Scotia Place	–	$1,315,000	2 Jun 2026
102/7 Scotia Place	–	$1,315,000	2 Jun 2026
502/7 Scotia Place	–	$1,315,000	2 Jun 2026
28F/16 Gore Street	1	$270,000	2 Jun 2026
15B/8 Bankside Street	1	$160,000	2 Jun 2026
405/74 Albert Street	–	$370,000	1 Jun 2026

Results shaded in yellow denote a sale by A T Realty Limited.



Median Sale Price

By number of bedrooms

1 Bed (or Studio)	2 Bedrooms	3+ Bedrooms
$160,000	$470,000	$2,493,000

Total Sales

By number of bedrooms

1 Bed (or Studio)	2 Bedrooms	3+ Bedrooms
35	15	2

Note: Some bedroom totals may be missing from results.



Eden Terrace

EDEN TERRACE MARKET STATISTICS

June 2026

Total Sales

3 June 2026 VS 2 June 2025

Median Sale Price

$1,380,000 June 2026 VS $892,500 June 2025

Median Days on Market

– June 2026 VS – June 2025

Total Sales Value

$4,730,000 June 2026 VS $1,785,000 June 2025

EDEN TERRACE - RECENT SALES

Address	Bedrooms	Sale Price	Sale Date
704/47 Randolph Street	2	$1,380,000	30 Jun 2026
8 Evelyn Street	3	$1,100,000	26 Jun 2026
901/5 Hohipere Street	3	$2,250,000	14 Jun 2026

Source: REINZ

Results shaded in yellow denote a sale by A T Realty Limited.

Grafton

GRAFTON MARKET STATISTICS

June 2026

Total Sales

June 2026		June 2025
6	VS	6

Median Sale Price

June 2026		June 2025
$965,000	VS	$435,000

Median Days on Market

June 2026		June 2025
–	VS	–

Total Sales Value

June 2026		June 2025
$10,393,500	VS	$7,592,000

GRAFTON - RECENT SALES

Address	Bedrooms	Sale Price	Sale Date
2 Outhwaite Lane	10	$4,600,000	29 Jun 2026
401/135 Grafton Road	2	$1,175,000	25 Jun 2026
402/9 Madeira Lane	2	$755,000	19 Jun 2026
1829/21 Whitaker Place	3	$181,500	17 Jun 2026
1820/21 Whitaker Place	3	$177,000	17 Jun 2026
1005/135 Grafton Road	3	$2,505,000	11 Jun 2026

Source: REINZ

Results shaded in yellow denote a sale by A T Realty Limited.

Freemans Bay

FREEMANS BAY MARKET STATISTICS

June 2026

Total Sales

2 June 2026 VS 4 June 2025

Median Sale Price

$1,730,000 June 2026 VS $1,267,000 June 2025

Median Days on Market

– June 2026 VS – June 2025

Total Sales Value

$3,460,000 June 2026 VS $5,068,000 June 2025

FREEMANS BAY - RECENT SALES

Address	Bedrooms	Sale Price	Sale Date
84A Beresford Street West	3	$1,210,000	17 Jun 2026

Source: REINZ

Herne Bay

HERNE BAY MARKET STATISTICS

June 2026

Total Sales

3 June 2026 VS 2 June 2025

Median Sale Price

$4,250,000 June 2026 VS $3,812,500 June 2025

Median Days on Market

– June 2026 VS – June 2025

Total Sales Value

$13,250,000 June 2026 VS $7,625,000 June 2025

HERNE BAY - RECENT SALES

Address	Bedrooms	Sale Price	Sale Date
15 Wallace Street	4	$5,850,000	27 Jun 2026
8 Hamilton Road	5	$4,250,000	18 Jun 2026
32 Sarsfield Street	4	$3,150,000	9 Jun 2026

Source: REINZ

Some of our Recent Sales



607/103 Symonds Street, Auckland Central

Sold on 17 Jul 2026



505/6A Nugent Street, Grafton

Sold on 14 Jul 2026



1B/9 Charlotte Street, Eden Terrace

Sold on 8 Jul 2026



116/57 Mahuhu Cres, Auckland Central

Sold on 7 Jul 2026



603/1 Greys Avenue, Auckland Central

Sold on 7 Jul 2026



904/363 Queen Street, Auckland Central

Sold on 6 Jul 2026



1E/1 Ophir Street, Grey Lynn

Sold on 3 Jul 2026



6A/37 Federal Street, Auckland Central

Sold on 2 Jul 2026



4/22 Fairview Road, Mount Eden

Sold on 2 Jul 2026

A selection of recent sales by
Ray White Auckland Central.



7B/30 Symonds Street, Auckland Central

Sold on 2 Jul 2026



17A/30 Symonds Street, Auckland Central

Sold on 2 Jul 2026



511/125 Customs Street, Auckland Central

Sold on 25 Jun 2026



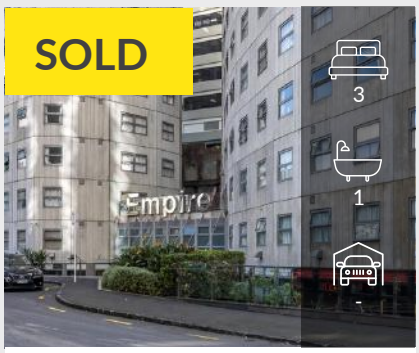
325/4 Wagener Place, Mount Albert

Sold on 24 Jun 2026



1505/207 Federal Street, Auckland Central

Sold on 19 Jun 2026



1829/21 Whitaker Place, Auckland Central

Sold on 17 Jun 2026



2K/32 Eden Crescent, Auckland Central

Sold on 17 Jun 2026



1820/21 Whitaker Place, Auckland Central

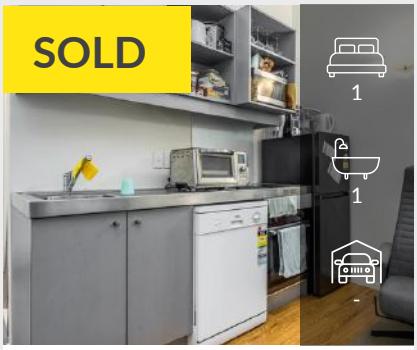
Sold on 17 Jun 2026



8D/148 Quay Street, Auckland Central

Sold on 17 Jun 2026

A selection of recent sales by
Ray White Auckland Central.



323/105 Queen Street, Auckland Central

Sold on 15 Jun 2026



701/147 Victoria Street West, Auckland Central

Sold on 9 Jun 2026



15B/8 Bankside Street, Auckland Central

Sold on 2 Jun 2026



316/121 Customs Street West, Auckland Central

Sold on 29 May 2026



9E/2 White Street, Auckland Central

Sold on 25 May 2026



510/30 Beach Road, Auckland Central

Sold on 18 May 2026



2K/32 Eden Crescent, Auckland Central

Sold on 14 May 2026



234/6 Dockside Lane, Auckland Central

Sold on 14 May 2026



8D/148 Quay Street, Auckland Central

Sold on 14 May 2026

Why Auckland Central Continues to Attract Buyers

Despite ongoing economic uncertainty and changing interest rate expectations, Auckland Central and the City Fringe continue to demonstrate the qualities that have always made them some of New Zealand's most desirable property markets.

While buyers are taking a more considered approach than they did during the post-pandemic boom, demand remains resilient, particularly for well-located, well-presented properties that offer genuine long-term value.

This reflects a broader national trend, where the market is being driven less by speculation and more by real-life decisions such as career opportunities, lifestyle changes, family needs and investment planning.

For Auckland Central, these fundamentals are particularly important. Continued investment in transport infrastructure, vibrant hospitality precincts, universities, major employment hubs and waterfront redevelopment means the city remains attractive to a diverse range of buyers.

Professionals value the convenience of living close to work, investors continue to see long-term rental demand, while downsizers appreciate the low-maintenance lifestyle that apartments and modern townhouses can offer.

Today's buyers are also more informed than ever. They are comparing properties carefully, completing thorough due diligence and ensuring every purchase aligns with their long-term goals.



While this means decision-making can take a little longer, buyers who find the right property are still prepared to act decisively.

This creates a healthy and balanced market where realistic pricing, strong presentation and effective marketing play an increasingly important role in achieving premium results.

For homeowners considering selling, this presents an excellent opportunity. Rather than waiting for headlines to suggest a "perfect" time, many vendors are recognising that today's market rewards preparation and quality.

Properties that are professionally marketed, accurately priced and strategically positioned continue to attract strong enquiry and competitive interest.

As Auckland continues to grow and evolve, the long-term appeal of the central city and surrounding fringe suburbs remains firmly intact. With genuine buyer demand continuing to underpin the market, sellers who are ready to make their next move can do so with confidence.



June 2026 In Review.

RAY WHITE
A T REALTY GROUP

Total Number of Properties for Sale

741

Auction Clearance Rate

58%

Open Homes Conducted:

1,540

Enquiries Received

6,097

CHAIRMAN'S ELITE
BUSINESS LEADER
25-26

A T Realty Limited Licensed (REAA 2008)

Confidence Returns for Auckland Central Investors.

There are encouraging signs for property investors across Auckland Central and the City Fringe.

Recent lending changes have improved access to finance for many investors, while stable rental demand continues to support long-term investment in central Auckland. Combined with ANZ's reduced deposit requirements for eligible residential investment lending, more buyers are beginning to re-enter the market.

Apartments and city fringe properties remain attractive thanks to their affordability relative to standalone housing, strong tenant demand, and proximity to employment, education and public transport.

At the same time, buyers are becoming more informed and selective. Rather than chasing rapid capital growth, today's investors are focusing on quality locations, rental performance and long-term fundamentals.

For existing landlords, it's also a timely reminder to review rental returns, maintenance plans and financing arrangements. Small improvements now can strengthen both rental appeal and long-term investment performance.

With improving lending conditions and renewed buyer confidence, Auckland Central remains well positioned for investors looking to take advantage of the next stage of the property cycle.



A T REALTY GROUP

AUCKLAND CENTRAL | MANUKAU
MANUREWA | MANGERE BRIDGE | PROJECTS

We win the awards.
You reap the rewards.

We're proud to be named New Zealand's #1 Agency of the Year for 2024 & 2025 - a true reflection of the results, culture, and service that set us apart. We haven't won these awards for nothing – our people, and our offices, are consistently recognised as the very best, time after time.



OUR AWARDS

2025	REINZ Agency of the Year
2024/2025	International Business - No. 3
2024/2025	International Office - No. 5
2024/2025	International Admin Team - No. 1
2024	REINZ Agency of the Year
2023/2024	International Business - No. 2
2023/2024	Office of the Year - No. 2
2023/2024	Auction Business - No. 1
2023/2024	Sales Turnover - No. 1
2023/2024	Business Growth - No. 1
2022/2023	International Office - No. 3
2022/2023	Office of the Year - No. 2
2022/2023	Auction Business - No. 1
2022/2023	Marketing Excellence
2022/2023	Auction Business - No. 2
2022/2023	Customer Experience
2021/2020	International Office - No. 4
2021/2020	Office of the Year - No. 2

PROPERTY MANAGEMENT

2025	Tenancy NZ Office of the Year
2024/2025	International Office of the Year - No. 2
2023/2024	Office of the Year - No. 1
2022/2023	Office of the Year - No. 1
2020/2021	Office of the Year - No. 1
2018/2019	Office of the Year - No. 1

JUNE

Top 10 *Performers*



RUBAL SINGH



AIDAN FRAEI



JAMES MCGREGOR



STEVEN LIANG



JAY SINGH



MONIKA MAYNARD



CHARLIE BROTHERS



TOM MCCARTNEY



WARREN TIBBOTTS



SAM STEEL

Our people are our greatest investment.
Congratulations to A T Realty Group's
Top 10 Performers for June 2026!

Float



Tinelle
Cosgrave
021 867 336
floatmortgages.co.nz



Interest Rates & Lending – What it means for you

What recent lending changes mean for buyers, investors and homeowners.

The Reserve Bank has increased the Official Cash Rate by 25 basis points to 2.50%, earlier than many expected.

While most major banks had already factored this into their fixed mortgage pricing, the decision may still see some movement in floating and shorter-term fixed interest rates.

If your current fixed rate is coming to an end, it's worth reviewing your options before your loan rolls onto a higher floating rate. Securing a competitive fixed rate now could help reduce your borrowing costs over the months ahead.



The property market continues to show encouraging signs. Nationally, the median sale price eased slightly to $775,000 in May - a typical seasonal adjustment - but remains 1.3% higher than this time last year.

Locally, well-presented homes continue to perform strongly, with an average 35-day selling period, highlighting that quality marketing and buyer demand remain resilient.

More opportunities for investors
Banks are also becoming more flexible with investment lending. ANZ has reduced its minimum deposit requirement for residential investment properties from 30% to as little as 15% for eligible borrowers.

This creates new opportunities for investors looking to enter the market sooner or expand their portfolio with less upfront capital.

Whether you're buying your first investment property or reviewing your current lending structure, now is an ideal time to explore your options.

Ready to review your position?
Whether you're purchasing, refinancing or investing, speaking with a mortgage adviser can help ensure you're making the most of today's lending environment and securing the right structure for your goals.

Local experts, working for you.

Ray White Manukau, Manurewa, Mangere Bridge, & Auckland Central

Our team includes specialists in residential sales, investment properties, and developments. With strong data capability and in-depth knowledge of zoning and development potential, we're well equipped to support investors, developers, and project-led opportunities across Auckland.

What began as South Auckland's leading real estate business has grown into an Auckland-wide network, backed by unparalleled market insight and suburb-specific expertise. Wherever you're selling, you'll be represented by an agentwho truly understands your local market - supported by the scale, systems, and buyer reach of a multi-office group.

We understand that selling a home is both a financial and emotional decision. Years of saving, care, and personal investment go into a property, and we approach every sale with that understanding and respect.

Transparency is fundamental to how we work. We provide honest, accurate market appraisals from the outset - so you can make informed decisions with confidence. No over-promising. Just clear advice, backed by data and experience.

As a valued client, you can expect open communication, strategic marketing, and a team committed to achieving the best possible result for your property. Our consistent industry recognition and awards reflect our performance - not just in sales volume, but in client experience.

For investors, our sister business 360 Property Management offers specialist support to help maximise rental returns, while our trusted relationship with Float Mortgages provides access to tailored finance solutions.

Together, we can support your entire property journey - from buying and selling, to renting, financing, and developing.

And above all, our team is friendly, experienced, and here to help you every step of the way.

Continuously in the top 3 offices - Ray White New Zealand

REINZ Agency of the Year - 2024 & 2025
2024/2025 - International Business of the Year - No. 3
2023/2024 - International Business of the Year - No. 2
2023/2024 - NZ Office of the Year No. 2
2023/2024 - Auction Business - No. 1
2023/2024 - Sales Turnover - No. 1
2023/2024 - Business Growth - No. 1
2022/2023 - Office of the Year – No. 2
2022/2023 – Marketing Excellence
2022/2023 – Auction Business – No. 2
2022/2023 – Customer Experience – Office
2021/2022 – Office of the Year – No. 2 New Zealand
2021/2022 – Office of the Year – No. 3 Internationally
2021/2022 – Auction Business – No. 1



Ray White Manukau
603 Great South Road, Manukau



Ray White Auckland Central
Level 3, 246 Queen Street, Auckland Central



Ray White Manurewa
182 Great South Road, Manurewa



Ray White Mangere Bridge
20B Coronation Road, Mangere Bridge



Based on A T Realty Sales in Auckland Central, Eden Terrace, and Grafton | A T Realty Limited Licensed REAA (2008)

Our Team

A T REALTY GROUP


ADAM


TOM


GEOFF


RICHIE


GLENIS


ROBERT


JARED


PAT


ADY


WARREN


ALEXANDER


CASEY


CHRIS


DOMINIC


DUSAN


GABRIELA


HUYEN


JUDI


JESS


LEO


STEVE KIRK


MICHELLE


OLIVIA


RENUKA


ROSS


RYAN


SAM

Manukau, Manurewa, Mangere Bridge


ABHI


AESHAN


AIDAN


AJMER


ALI


ALISON


ALTHEA


AMISHA


AMY


ANA


ANTHONY


APU


ARVIC

ARYAAN

ASH

BASIL

BEN

BRETT

CHARLIE

CHATTY

CHONGDE

DAEMON

DEBBIE

DENISE

DIANNE

DUSHEN

EDWARD

ELLEN

ENA

FATHIMA

FATIMA

FIONA


FLORENCE


GEORGIA


GEOVANNI


GIN


GRACE


GURINDER


GURNEET


HANNAH


HAROLD


HARRY


HEATHER


JAMES B


JAMES M


JAS


JASVEEN


JAY LE


JAY SINGH


HARMAN


LIARA


JESSICA


JOHNY


JOSH


KANWAR


KARAM


KARLEN


KARTIK


KEVIN


KHUSH


KRIS


LAURA


LEVANI


LIA


LIAM


MARION


MAYA


MICAH


MIRANDA


MONIKA


MOTETE


NA

NICHOLAS

NIKHIL

NIKITA

NITIN

OLIVIA

OSCAR

PAUL

PETER

PHILLIPA

PHUONG

RAKSHA

RAUNAK

RIA

ROJAN

RUBAL

RUBY

RYAN M

RYAN S

SAHIL

SALLY

SAM

SANJAY

SHAAN

SHANE

SHASTRIKA

SONAM

STAN

STEVEN

SUMESH

TARYN

TOM M

UROS

VISHANT

WARREN

WENDY

ZAMMIL

VIKRAM

TAYLA

EDUARDO

WAYNE



Creating Success Through Property.

WE ARE ONE. GO NEXT LEVEL. WITH YOU ALL THE WAY.

raywhiteatrealty.co.nz