

May 2026

Pukekohe, Pokeno, Tuakau & Surrounds

Rural
*Market
Report*



Welcome to our

SOLD Pukekohe & Surrounds

Rural Market Report magazine
for May 2026

Our magazine contains the latest available information regarding property sales in the local area along with details of market trends, stats and tips.

Aucklanders continue to have an almost insatiable appetite for property market intelligence, so each month we will share details of the trends in your area. This is just part of our commitment to continue delivering you the highest level of service.

We've been locals for decades so we know the area well. Our goal is to apply this knowledge for you so you're able to make the most of the opportunity that today's and tomorrow's market presents.

Please do not hesitate to contact any of our sales team if you would like more information, we would be delighted to help you with your real estate needs.

Thank you and all the best for the coming month.

Nick Bates and the Pukekohe, Pokeno and Tuakau teams

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Auckland housing market steady as April reflects seasonal shift

Auckland's residential property market remained steady through April, with activity reflecting a more considered pace following the early-year lift.

"April is often a difficult month to read clearly, and this year is no exception," said Peter Thompson, Managing Director of Barfoot & Thompson.

"With school holidays, Easter and Anzac Day all falling across the period, activity typically softens from the March peak, making month-on-month comparisons less reliable than longer-term trends.

"The average residential sales price for April at \$1,131,246, was down 3.8% on the previous month but marginally higher than April last year. While the median price at \$955,250, also edged 2.3% above the same period last year, but was down 7.3% when compared to March.

"We are seeing some monthly movement, however both

measures indicate pricing remains relatively steady overall, with short-term variation expected at this time of year.

"Sales numbers for the month eased back in April and we sold 688 properties, down from March's high of 1,262 and lower than April last year, but broadly in line with the seasonal slowing seen in previous years.

"The number of new listings coming onto the market in April at 1,744, was the highest number in April for over a decade. This lifted total available stock to 6,356 listings at month end, sitting slightly above the same period last year and continuing to give buyers a wide choice.

"With global uncertainty, fuel costs and broader economic pressures still in the background, conditions favour well-prepared sellers and well-advised buyers.

"Sales in the under \$750,000 category accounted for 22% of all transactions, while 6.4% of sales

were in excess of \$2 million. This distribution reflects activity across both ends of the market, with the majority of transactions sitting between these price points.

"Rural and lifestyle property sales in Northland and Greater Auckland remain strong in April with sales reaching over \$50 million. We sold 33 properties during the month, the highest in an April for five years. Interest in this market remains present, buyers are selective and focused on quality, location and value."



Peter Thompson
Managing Director

Sales Data

Pukekohe & Surrounds (rural)

April 2026

\$

SALE PRICE

Average

\$1,528,571

Highest **\$4,100,000**

Lowest **\$675,000**



MEDIAN

Sale Price

\$1,235,000

CV

\$1,450,000

Days on market: **82**

T

TOTAL SALES

Apr 2026 **14**

Apr 2025 **24**

▼ **41.7%***

* Total monthly sales **up/down** compared to the same period last year.



BY PRICE BRACKETS

\$0 - \$500K **0**

\$500 - \$750K **2**

\$750K - \$1M **2**

\$1M+ **10**

Talk to us about Barfoot & Thompson's number of days on the market for our different sale methods.

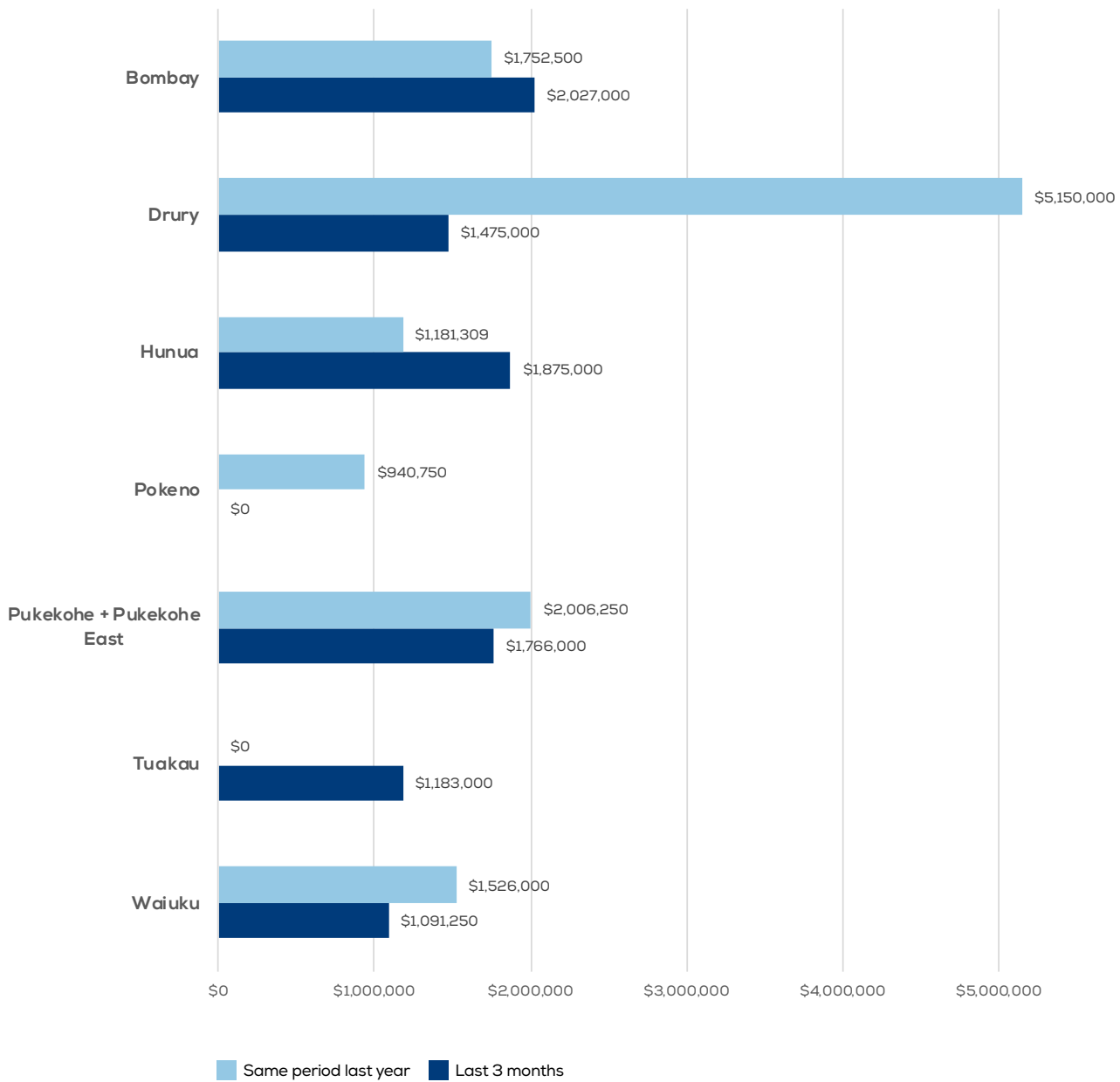
We *Do* make a difference.

* Bombay, Buckland, Drury, Glenbrook, Hunua, Kaiaua, Kingseat, Mangatangi, Mangatawhiri, Mauku, Mercer, Onewhero, Otatau, Paerata, Patumahoe, Pokeno, Port Waikato, Pukekawa, Pukekohe, Pukekohe East, Puni, Pukekohe, Ramarama, Runciman, Tuakau, Waiou Pa, Waiuku & Whakatiwai.

This publication shows data regarding a wide selection of published residential property sales that have recently occurred. It includes information from multiple sources and published reports of sales made by most Real Estate agencies and may include private sales. Where data is not publicly available, an individual sale may have been excluded from the average results and tallies shown in this report. Every reasonable effort has been made to ensure the accuracy of the information. Barfoot and Thompson Limited (REA2008) accepts no responsibility should the contents of this market report prove to be incomplete or incorrect.

Average sale *Price*

1st February to 30th April 2026
compared to the same period last year.



44%

**of properties in the Pukekohe area*
sold for \$1.5M or more over the
last 3 months.**

(Pukekohe & Surrounds*, Rural Sales)

*Figures shown on this page include information from multiple sources and published reports of rural sales made by most Real Estate agencies and may include private sales. The area shown includes Bombay, Buckland, Drury, Glenbrook, Hunua, Kaiua, Kingseat, Mangatangi, Mangatawhiri, Mauku, Mercer, Onewhero, Otatau, Paerata, Patumahoe, Pokeno, Port Waikato, Pukekawa, Pukekohe, Pukekohe East, Puni, Ramarama, Runciman, Tuakau, Waiuku Pa, Waiuku & Whakatiwai. Totals are cumulative, baselined on the 13th of each month for the available results made in the previous calendar month. Every reasonable effort has been made to ensure the accuracy of the information. Barfoot and Thompson Limited (REA2008) accepts no responsibility should the contents of this market report prove to be incomplete or incorrect.

What to expect from your salesperson

Top Tips

There are a number of services that we can provide when you are selling your house, including advice, communication and marketing.





Real estate agents have access to an amazing amount of information about properties for sale in your area.

To find out more, contact one of our local **salespeople**



ADVICE COMMUNICATION & MARKETING.

Your Barfoot & Thompson salesperson will be able to provide:

1. Information about the current market and your local area

This will help you get a good feel for what your house is worth.

2. Advice on the best method of sale

There are a **number of ways you can sell your home**, whether it's by auction, negotiation or tender your salesperson should be able to talk you through each option and help you decide which method is most suitable for your property and your situation.

3. A comprehensive marketing plan

They'll look into a number of options and put together a plan that is suited to your home and your budget. The plan could cover things like professional photography, signage, online marketing, brochures and flyers, print advertising and open homes.

Once you've decided to sell your home, there's a lot to organise and think about. One thing that you don't need to worry about is marketing. It's our job to craft the best possible marketing campaign for your property.

Find out more about your marketing options with Barfoot & Thompson.



4. Tips on presenting your home

A well presented home will attract more interest and help you get maximum dollar. Your salesperson should be able to advise you on the key things buyers look for in a property. **Find out how to prepare for open homes.**

5. Communication along the way

They'll keep you informed during your selling process so you know what level of interest there is and how much your home is worth, according to feedback from buyers.

Want to find out how much your home is worth?

Book a no obligation, free appraisal today.

Our Salespeople have all the experience you need and can provide you with more advice and information. When you choose Barfoot & Thompson, our track record, selling power and industry knowledge brings the experience needed to achieve outstanding results.

Recent *Sales*

The following pages show a summary of rural sales in Pukekohe & Surrounds* made by all selling agencies during April 2026.

Our sales data includes information submitted by the selling agency and may include some private sales. Where details of a particular sale may not have been able to be fully verified, it may be omitted from our reports.

Please do not hesitate to contact any of our sales team if you would like more information, we would be delighted to help you with your real estate needs.



* Bombay, Buckland, Drury, Glenbrook, Hunua, Kaiāua, Kingseat, Mangatangi, Mangatawhiri, Mauku, Mercer, Onewhero, Otāua, Paerata, Patumahoe, Pokeno, Port Waikato, Pukekawa, Pukekohe, Pukekohe East, Puni, Pukekohe, Ramarama, Runciman, Tuakau, Waiāu Pa, Waiuku & Whakatiwai.

Every reasonable effort has been made to ensure the accuracy of the information presented. Land and floor sizes are approximate, sourced from REINZ, Auckland Council or other public sources and may contain inaccuracies. Barfoot & Thompson Limited (REA2008) accepts no responsibility should the contents of this market report prove to be incomplete or incorrect.



133 Chamberlain Road, Bombay

Sale price \$1,950,000
Land Size 0.52 ha
Bedrooms 4

CV \$1,650,000
Floor size 270

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108 Conroy Road, Glenbrook

Sale price \$3,100,000
Land Size 7.54 ha
Bedrooms 5

CV \$2,725,000
Floor size 341

**BARFOOT
THOMPSON &**



9 Reid Road, Glenbrook

Sale price \$980,000
Land Size 1.68 ha
Bedrooms 3

CV \$1,225,000
Floor size 100

Other Agency
Sale



1689C Ararimu Road, Hunua

Sale price \$1,390,000
Land Size 24.24 ha
Bedrooms 4

CV \$1,450,000
Floor size 190

**BARFOOT
THOMPSON &**



410C Mangatangi Road, Mangatangi

Sale price \$1,270,000
Land Size 4.32 ha
Bedrooms 4

CV \$1,330,000
Floor size 215

Other Agency
Sale



22 Twining Road, Mangatawhiri

Sale price \$1,420,000
Land Size 1.68 ha
Bedrooms 4

CV \$1,450,000
Floor size 247

Other Agency
Sale



114 Frost Road, Onewhero

Sale price \$1,000,000
Land Size 2.72 ha
Bedrooms 5

CV \$1,470,000
Floor size 3200

Other Agency
Sale



279 Hunter Road, Patumahoe

Sale price \$850,000
Land Size 0.85 ha
Bedrooms n/a

CV \$1,020,000
Floor size n/a

**BARFOOT
THOMPSON &**



992 Highway 22, Pukekawa

Sale price \$675,000
Land Size 0.13 ha
Bedrooms 3

CV \$600,000
Floor size 89

Other Agency
Sale



77 Runciman Road, Pukekohe East

Sale price \$1,020,000
Land Size 0.92 ha
Bedrooms 5

CV \$1,250,000
Floor size 110

Other Agency
 Sale



97 Runciman Road, Pukekohe East

Sale price \$1,700,000
Land Size 5.52 ha
Bedrooms 4

CV \$2,250,000
Floor size 302

**BARFOOT
 THOMPSON &**



1565 Great South Road, Ramarama

Sale price \$4,100,000
Land Size 3.84 ha
Bedrooms 5

CV \$3,750,000
Floor size 693

**BARFOOT
 THOMPSON &**



42 Codlin Road, Waiuku

Sale price \$1,200,000
Land Size 3.73 ha
Bedrooms 5

CV \$1,550,000
Floor size 243

Other Agency
 Sale



1650 East Coast Road, Whakatiwai

Sale price \$745,000
Land Size 0.78 ha
Bedrooms n/a

CV \$770,000
Floor size n/a

Other Agency
 Sale



Get an
appraisal
on the house.

barfoot.co.nz

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