

Jun. 2026

Pukekohe, Pokeno, Tuakau & Surrounds

Rural
*Market
Report*

barfoot.co.nz/pukekohe

**BARFOOT
THOMPSON &**
LICENSED REAA 2008



Welcome to our **SOLD Pukekohe & Surrounds**

Rural Market Report magazine for June 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 Shrugs Off Middle East Concerns

The Auckland housing market shrugged off the shadow the Middle East conflict cast over April's trading with strong buyer activity in May, resulting in sales numbers and sales prices increasing.

"Buyers decided that they had been over cautious in April, and returned to the market in strength in May," said Peter Thompson, Managing Director of Barfoot & Thompson.

"Sales for the month at 885 were up more than a quarter on those for April while the median price at \$980,000 was 2.6% higher and the average price at \$1,157,213 was 2.3% higher.

"In May, the market returned to the modest growth we saw in the first quarter of the year and is performing more positively than during the first 5 months of 2025.

"Rather than being a pointer for sales activity for the remainder of the year, April's rather muted sales performance may well be an overreaction, with buyers following the Reserve Bank's lead in 'seeing through' the economic impact of the Middle East conflict.

"It is encouraging to see the market displaying such resilience.

"At this time last year, the median price was 5.5% lower, and there were only two months in 2025 when the median price exceeded May's \$980,000.

"Buyers in the \$2 million plus bracket were strongly represented in May's result while buyers in the under \$750,000 price category represented 20% of total sales.

"New listings for the month were strong at 1,586 but fell away by 9.1% on those for April with properties for sale at month end being 6,188 – down 2.6% on those for last month and slightly higher by 1.7% on those at this time last year.

"The rural and lifestyle markets to the north, west and south of Auckland did not experience the bounce experienced by the Auckland metropolitan market. While still a healthy \$47.4million, sales were subdued when compared with those for March and April."



Peter Thompson
Managing Director

Sales Data

Pukekohe & Surrounds (rural)

May 2026



\$

SALE PRICE

Average

\$1,706,291

Highest **\$7,000,000**

Lowest **\$150,000**



MEDIAN

Sale Price

\$1,490,000

CV

\$1,665,000

Days on market: **77**



T

TOTAL SALES

May 2026 **24**

May 2025 **33**

▼ **27.3%***

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



BY PRICE BRACKETS

\$0 - \$500K **1**

\$500 - \$750K **0**

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

\$1M+ **21**

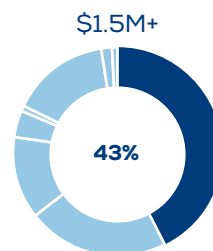
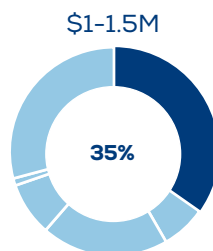
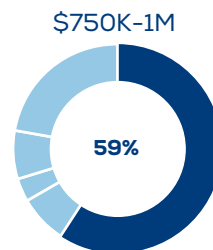
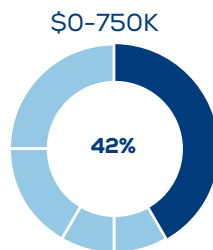
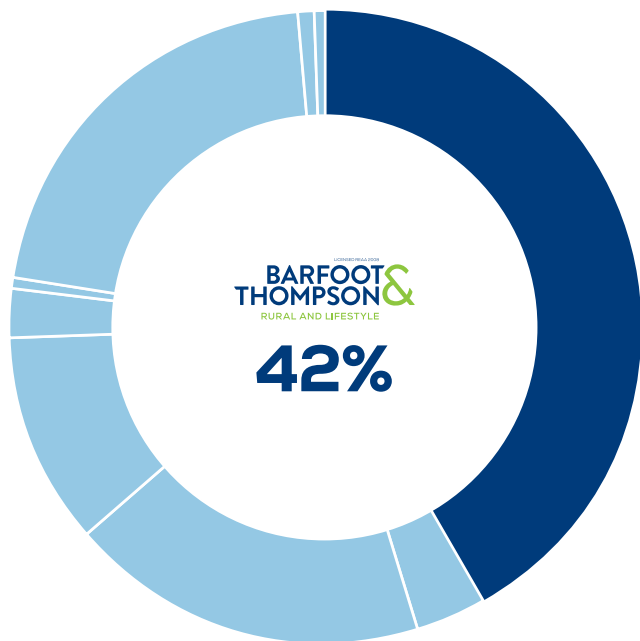
Talk to us about Barfoot & Thompson's number of days on the market for our different sale methods.

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.

Market *Share and Figures*



Market Leaders

We sell across all price brackets and types of property.

Here's proof why people continue to list and sell with Barfoot & Thompson.

Overall Market Share

Over the last 12 months, Barfoot & Thompson sold far more property in our area than any competitor.

For the period from 1st June 2025 to 31st May 2026, we sold 42% of all rural and lifestyle properties for sale in the local area – that's over 95 sales made by Barfoot & Thompson!

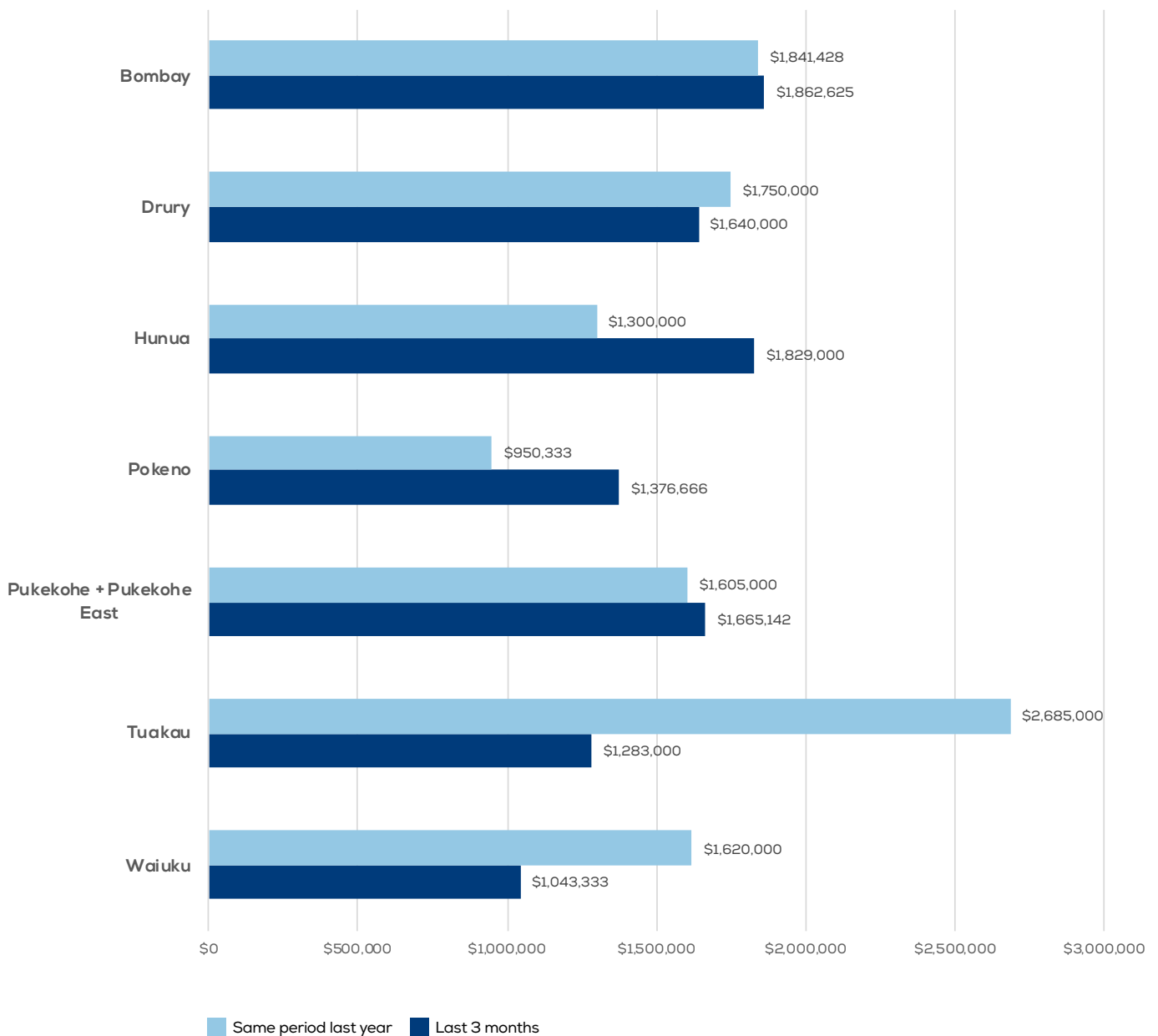
Monthly sales overview in the local area* (*Recent Sales)



*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, Mangatāwhiri, Mauku, Mercer, Onewhero, Otatau, Paerata, Patumahoe, Pokeno, Port Waikato, Pukekawa, Pukekohe, Pukekohe East, Puni, Ramarama, Runciman, Tuakau, Waiiau 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.

Average sale *Price*

1st March to 31st May 2026
compared to the same period last year.



48%

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

(Pukekohe & Surrounds*, Rural Sales)

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Buyers Guide to the Process of Negotiation

Find Out

How to make an offer on a property that is being sold with a price, price band or by negotiation.



Remember we have more information and a range of guides and tips to help you make the very best choices on our website

barfoot.co.nz/sell/selling-guide

What is buying by negotiation?

This is when properties are advertised with a price, a price band or by negotiation. People are invited to make an offer on the property. This allows the buyer to negotiate with the seller on price.

Types of offers you can make

Unconditional

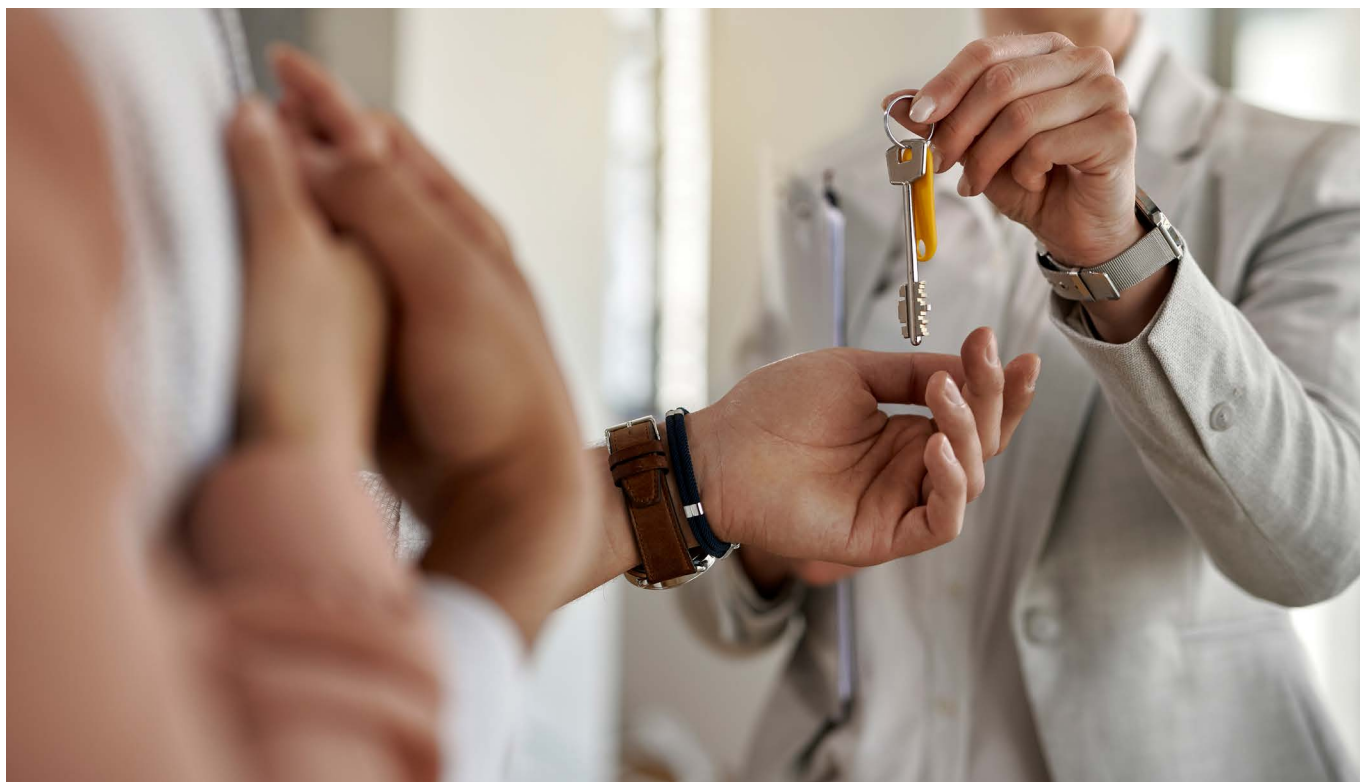
A straightforward offer to buy according to the terms set out in the contract.

Conditional

When your offer to buy has conditions attached, for example, arranging finance or being satisfied with a building report you arrange.

If you make an offer which the seller doesn't accept, they can countersign the offer and the salesperson can continue negotiations this way until the buyer and seller agree.





Before making an offer, we recommend that you involve your lawyer, get sufficient property checks done and, if you're making a conditional offer, decide on the conditions.

If you're buying at an auction or making a pre-auction offer, you can only make an unconditional offer.

Find out more about how offers work when buying by **auction** or **tender**.

Making an offer

All offers must be made in **writing** using the correct documentation - your **Barfoot & Thompson salesperson** will provide these. These documents comply with New Zealand Real Estate contract law.

Your salesperson will guide you through the process of submitting your offer in writing, paying the deposit, settlement/possession dates and the inclusion of any additional conditions.

What happens once an agreement has been made?

- Any conditions need to be satisfied by the due date and it is the buyers responsibility to satisfy those conditions.
- Once an agreement is unconditional, neither the buyer or the seller can change their mind, and the buyer must pay the rest of the purchase price on the settlement day.
- Deposit payments are made by the buyer to the real estate agency, which is required by law to hold the money in an audited trust account, only releasing it when legally authorised to do so.
- The balance of the purchase price is paid on settlement, this is usually the day you take possession of the property.

Learn more about how we can help you find a property that suits your needs

Recent *Sales*

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



175 Chamberlain Road, Bombay

Sale price \$1,400,000 CV \$1,570,000 Other Agency Sale
 Land Size 0.81 ha Floor size 208
 Bedrooms 3



9 Helland Drive, Bombay

Sale price \$1,715,000 CV \$2,085,000 Other Agency Sale
 Land Size 0.64 ha Floor size 260
 Bedrooms 4



307C Maxted Road, Bombay

Sale price \$1,650,000 CV \$1,665,000 Other Agency Sale
 Land Size 2.57 ha Floor size 214
 Bedrooms 3



165B Mill Road, Bombay

Sale price \$1,301,000 CV \$1,630,000 Other Agency Sale
 Land Size 2.16 ha Floor size 208
 Bedrooms 9



151 Parker Lane, Buckland

Sale price \$980,000 CV \$1,050,000 Other Agency Sale
 Land Size 0.70 ha Floor size 200
 Bedrooms 4



86 MacWhinney Drive, Drury

Sale price \$1,970,000 CV \$2,200,000 Other Agency Sale
 Land Size 0.87 ha Floor size 330
 Bedrooms 4



76 Brookside Road, Glenbrook

Sale price \$2,100,000 CV \$1,860,000 Other Agency Sale
 Land Size 21.14 ha Floor size 230
 Bedrooms 3



89 Patullo Road, Glenbrook

Sale price \$1,000,000 CV \$1,745,000
 Land Size 14.88 ha Floor size n/a
 Bedrooms n/a



2002 Hunua Road, Hunua

Sale price \$2,040,000 CV \$1,840,000 Other Agency Sale
 Land Size 1.7 ha Floor size 271
 Bedrooms 6



2218 Hunua Road, Hunua

Sale price \$1,480,000
Land Size 0.70 ha
Bedrooms 4

CV \$1,420,000
Floor size 220

Other Agency
Sale



25 Pearson Road, Kingseat

Sale price \$1,640,000
Land Size 4.28 ha
Bedrooms 3

CV \$1,675,000
Floor size 201

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528 Monument Road, Mangatangi

Sale price \$7,000,000
Land Size 284.98 ha
Bedrooms 11

CV \$4,640,000
Floor size 521

Other Agency
Sale



173 Onewhero-Tuakau Bridge Road, Onewhero

Sale price \$1,205,000
Land Size 0.77 ha
Bedrooms 4

CV \$1,220,000
Floor size 250

Other Agency
Sale



1A Macks Road, Pokeno

Sale price \$1,377,000
Land Size 0.45 ha
Bedrooms 4

CV \$1,500,000
Floor size 261

Other Agency
Sale



1 McGill Road, Pokeno

Sale price \$1,500,000
Land Size 3.3 ha
Bedrooms 3

CV \$1,810,000
Floor size 145

Other Agency
Sale



294 Razorback Road, Pokeno

Sale price \$1,253,000
Land Size 0.33 ha
Bedrooms 3

CV \$1,220,000
Floor size 236

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1585 Tuakau Bridge-Port Waikato Road, Port Waikato

Sale price \$150,000
Land Size 0.40 ha
Bedrooms 2

CV \$160,000
Floor size n/a

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164 Morrison Road, Pukekawa

Sale price \$1,075,000
Land Size 1 ha
Bedrooms 4

CV \$950,000
Floor size 130

Other Agency
Sale



355 Buckland Road, Pukekohe

Sale price \$1,830,000
Land Size 3.45 ha
Bedrooms 3

CV \$2,250,000
Floor size 350

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Lot 3 Foy Road, Pukekohe

Sale price \$965,000
Land Size 2 ha
Bedrooms n/a

CV n/a
Floor size n/a

Other Agency
Sale



5 Davies Road, Ramarama

Sale price \$1,595,000
Land Size 0.93 ha
Bedrooms 3

CV \$1,630,000
Floor size 152

Other Agency
Sale



439 Peach Hill Road, Ramarama

Sale price \$2,275,000
Land Size 0.63 ha
Bedrooms 6

CV \$2,280,000
Floor size 684

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610 Burt Road, Runciman

Sale price \$2,100,000
Land Size 1.39 ha
Bedrooms 5

CV \$2,800,000
Floor size 1013

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322 Dominion Road, Tuakau

Sale price \$1,350,000
Land Size 0.72 ha
Bedrooms 6

CV \$1,480,000
Floor size 279

Other Agency
Sale

