



RayWhite®



# RAY WHITE NOW

THE FLEXIBILITY ECONOMY

JUNE

2026

PROUDLY PRESENTING NEW ZEALAND PROPERTY MARKET INSIGHTS IN REAL TIME

**FEATURED PROPERTY**  
2205 Hurstmere Road, Takapuna, Auckland



**Ray White Milford**  
CR Marketing North Shore  
Limited Licensed (REAA 2008)

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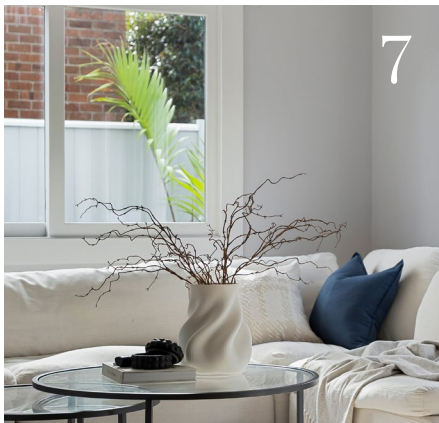
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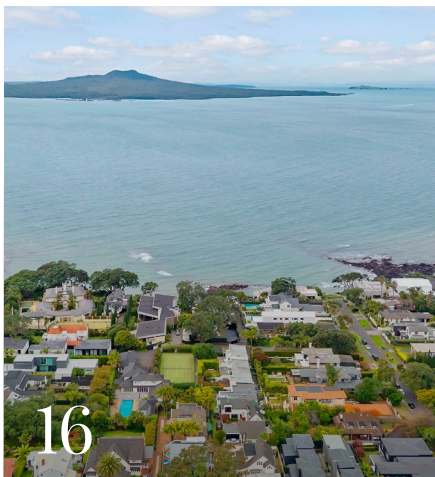
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# Message from our chief executive

Dear Property Owner,

One of the more curious features of the current economic climate is that, despite all the discussion around inflation and rising costs, New Zealand's economy isn't running particularly hot at all.

Many of the conditions we're experiencing today are external pressures rather than domestic excess. Higher fuel costs, shipping disruptions, and ongoing instability in the Middle East are feeding into global inflation, while closer to home, households and businesses are feeling the squeeze through reduced discretionary spending and patchy confidence.

The challenge for policymakers is that raising interest rates cannot lower the global oil price. What it can do, however, is place pressure on consumers and businesses at a time when many are only just emerging from a difficult economic period.

This is not the post-pandemic environment, where economies overheated amid labour shortages, closed borders and extraordinary stimulus. Today's backdrop is very different: growth is modest, employment (while strengthening) remains soft, and households already carry a meaningful cost burden.

And yet, despite caution, the market continues to function well.

Across our Ray White network, buyers are active, albeit more selective. Decisions are taking longer, conversations are more analytical, and value is assessed with greater discipline than it was several years ago. But quality property continues to attract engagement, particularly in tightly held locations where long-term supply remains constrained.

Importantly, we are also seeing signs of resilience. Migration is steady, export sectors are performing strongly, and New Zealand continues to benefit from qualities that are becoming increasingly valuable globally: political stability, security, lifestyle appeal and long-term opportunity.

In periods of uncertainty, it is easy to mistake hesitation for decline, but they are not the same.

Property markets are not linear, and they hardly benefit from perfect conditions. More often, activity occurs when buyers and sellers recognise that waiting for absolute clarity is rarely rewarded.

This environment appears to be producing discernment rather than distress. Buyers are focusing more carefully on quality, location and long-term hold value. Sellers, meanwhile, are becoming more realistic and strategic about how they position their properties in a more selective market.

The months ahead will no doubt continue to test confidence. But confidence itself has always been cyclical. The underlying fundamentals that make New Zealand residential property attractive over the long term remain firmly intact.

Thanks for reading, please enjoy our 91st edition of Ray White Now.

Regards,



**DANIEL COULSON**  
CHIEF EXECUTIVE  
RAY WHITE NEW ZEALAND

# WHY SELL NOW?



**DANIEL COULSON**  
CHIEF EXECUTIVE  
RAY WHITE NEW ZEALAND



## SELLING THROUGH UNCERTAINTY

For the better part of two years, New Zealand's residential property market has existed in a strange kind of limbo – never weak enough to unravel, nor confident enough to boom.

Every few months, the market appears ready to break decisively in one direction, says Daniel Coulson, Ray White New Zealand's Chief Executive.

Interest rates stabilise, inflation softens, confidence briefly returns, and transaction activity begins to rebuild – before another external shock interrupts the narrative. Oil prices surge, conflict escalates, and central bank expectations shift again. The recovery is pushed out again.

What has emerged instead is not a dramatic downturn, but a market learning to operate without certainty.

Increasingly, buyers and sellers appear less interested in waiting for perfect conditions and more willing to adapt to the reality that perfect conditions rarely exist.

House sales to inventories ratio and house price inflation



Source: REINZ, realestate.co.nz, Macrobond, ANZ Research

*The relationship between inventory levels and price growth suggests today's market is shaped less by distress than by deliberate decision-making and balanced conditions.*



## THE DELIBERATE MARKET

In late March and early April, the developing conflict in the Middle East clearly unsettled parts of the New Zealand market. Consumer confidence weakened noticeably as concerns around inflation and interest rates re-entered the conversation.

Yet the hesitation proved shorter-lived than many expected.

Over recent weeks, transaction activity has begun lifting again as buyers increasingly view the current inflation pulse as externally driven and potentially temporary rather than structural.

The Reserve Bank of New Zealand's (RBNZ) messaging has also helped steady expectations, particularly given the expectation that the Official Cash Rate (OCR) will remain

unchanged at 2.25 per cent later this month, with any future tightening unlikely until Q3.

Today's inflation pressures are being shaped far more by external energy costs and geopolitical disruption than by an overheated domestic economy. New Zealand is not experiencing the same post-pandemic conditions that previously drove demand.

Growth remains modest, households are cautious, and spare capacity still exists across much of the economy. That backdrop is changing the tone of the property market itself.

Buyers are approaching decisions with greater precision. Finance is generally well organised, due diligence is more rigorous, and those participating in the market right now tend to be highly intentional.

## OPPORTUNITY THROUGH BALANCE

Ironically, some of the most functional property markets are those that feel least exciting at the time.

*“Some of the most functional property markets are those that feel least exciting at the time”*

Daniel Coulson, Ray White New Zealand Chief Executive

The current conditions for buyers continue to offer advantages that become harder to access once full confidence returns. Stock levels remain elevated across many parts of the country, competition is relatively manageable, and negotiation remains possible.

First-home purchasers continue to play a critical role in market activity, benefitting from improved choice and less aggressive competition than existed several years ago.

At the same time, the market is becoming increasingly segmented. Movers are highly selective, carefully weighing borrowing costs, lifestyle priorities and long-term value. Meanwhile, the premium end of the market is performing strongly, especially where homes are finished to a high standard and offer genuine turn-key appeal. Quality continues to attract decisive engagement.

There are also early signs that offshore interest may strengthen further.

Recent Australian budget changes impacting investors have also introduced a subtle but important regional dynamic. As parts of the Australian investment landscape become less favourable, New Zealand's relative political stability, lifestyle appeal, and long-term liveability may begin attracting greater attention from globally mobile capital.

## WHY TIMING STILL MATTERS

The strongest reason to consider a move right now is that the current environment offers balance.

Buyers are active without being reckless. Sellers are realistic without being distressed. Transactions are occurring through negotiation rather than emotion.

As confidence rebuilds, competition usually returns with it. Buyers become more decisive, more sellers enter the market, and the leverage currently created by caution begins to narrow.

For those already considering their options, today's market offers something surprisingly valuable: an opportunity in which preparation, quality, and strategy still carry more influence than speed or speculation.

The market may no longer be waiting for certainty. It may simply be adapting to the reality that uncertainty is now part of the operating environment – and that meaningful decisions still need to be made anyway.





# A takeover at the top: *luxury shifts south*



ATOM GO TIAN  
ECONOMIST, RAY WHITE GROUP

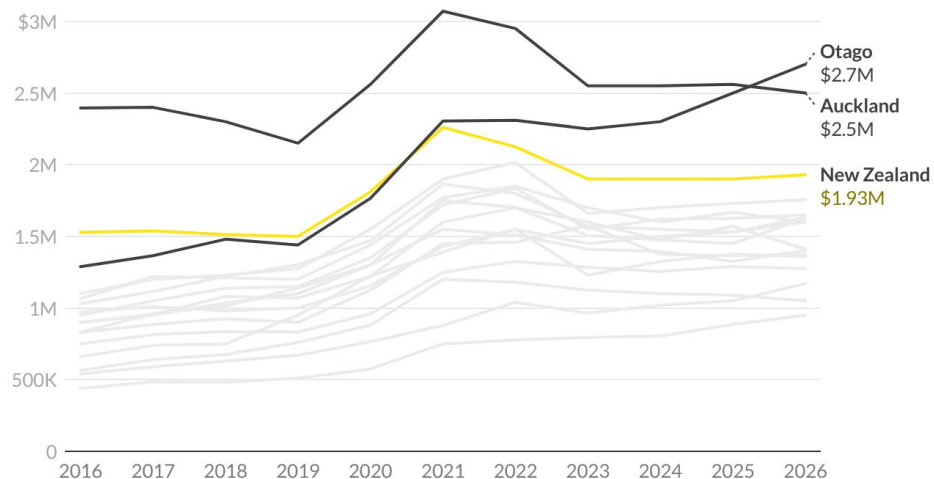
At a national level, New Zealand's luxury market appears to have followed a relatively predictable cycle, says Atom Go Tian, Ray White Group Economist.

Median values surged during the pandemic, climbing 50 per cent from 2019 to a peak of \$2.26 million, before easing back to around \$1.90 million – a level that has remained relatively steady, recently nudging upwards. However, the trendline alone fails to capture a divergence now emerging within the sector.

At the regional level, Otago has become New Zealand's most expensive market, overtaking Auckland for the first time. While Auckland's upper quartile has hovered around \$2.50 million over the past three years, Otago has held on to its pandemic-era gains through the correction. Then it accelerated, climbing from an average sale price of \$2.30 million in 2024 to \$2.70 million in 2026. The bulk of that activity is concentrated in the Queenstown-Lakes District and surrounding areas, where constrained supply, lifestyle premium, and growing international demand are combining to push prices higher.

## Luxury house prices by region

House price in the top 95 percentile of the market



Source: REINZ



The strongest ten-year growth across New Zealand's regional markets occurs in the most affordable luxury markets.

Southland (\$1.17 million) and West Coast (\$950,000) have both more than doubled over the decade, likely reflecting buyers priced out of major centres seeking premium lifestyle value at lower entry points.

Auckland tells the opposite story.

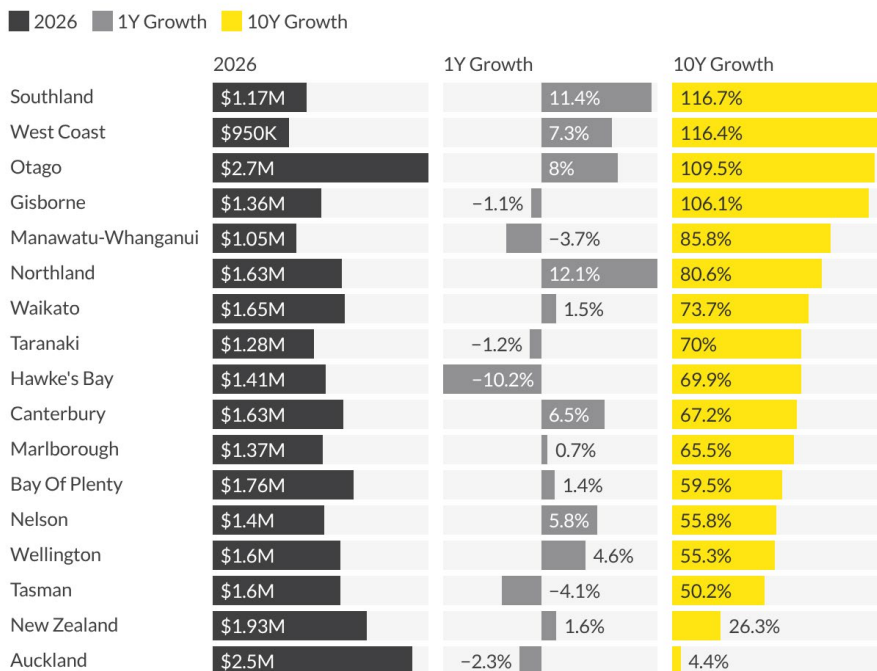
Despite carrying the second-highest luxury price point in the country at \$2.50 million, the region has delivered just 4.40 per cent growth over ten years, including a 2.30 per cent decline in the past year. In real terms, Auckland's luxury market has lost ground over the decade.

Among regions clustered in the \$1.30 million to \$1.70 million luxury band, annual performance has been uneven. Northland has recorded the strongest gains, while Hawke's Bay has seen the sharpest declines.

The national luxury median of \$1.93 million is therefore less a market than an average of increasingly divergent local stories – a figure that masks the widening gap between a fast-moving Queenstown basin and an Auckland prestige market that has remained comparatively subdued for much of the past decade. At a suburban level, those differences become even more pronounced.

## Luxury house price growth by region

House price in the top 95 percentile of the market as of 2026 vs 2025 and 2016



Source: REINZ

RWN

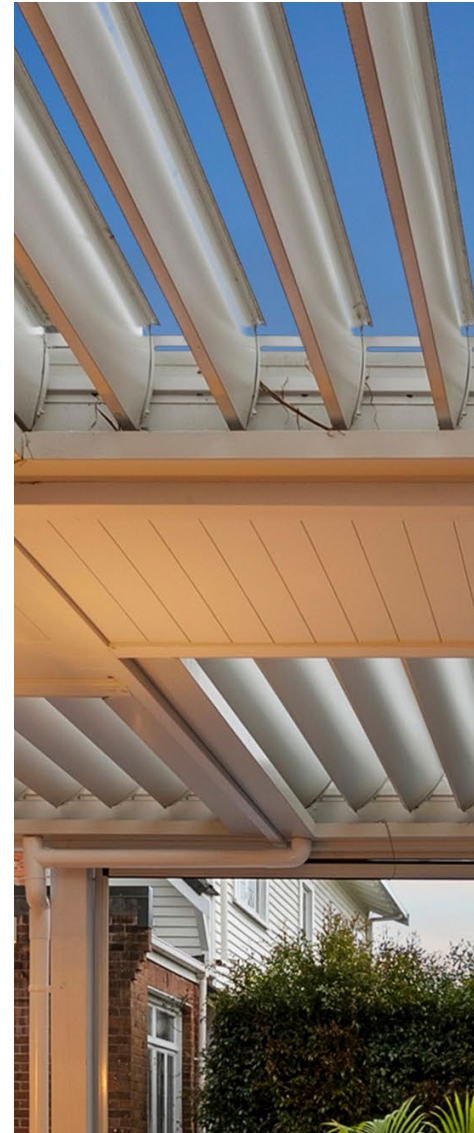
Five of the ten top-growth luxury suburbs are in the Queenstown-Lakes area, each telling a variation of the same story: scarce, high-amenity land in one of the world's most recognisable resort destinations, with a buyer pool that now extends well beyond New Zealand's borders.

Kawarau Falls leads the list with a \$2.71 million median and 240 per cent growth over ten years, with short-term momentum still running at 13 per cent annually.

Kelvin Heights, a peninsula suburb with near-uninterrupted lake views, has surged 39 per cent in the past year alone to \$2.58 million. Arrowtown, the heritage gold-rush town increasingly favoured by buyers seeking the Queenstown lifestyle at a quieter remove, has grown 163 per cent over the decade with annual growth of 10 per cent.

In Auckland, Point Wells and Omaha stand apart from a largely flat luxury market. Both are tightly held coastal settlements north of the city with strong lifestyle credentials and limited new supply. Point Wells at \$2.40 million has grown 149 per cent over ten years, while Omaha at \$2.80 million has doubled over the same period.

Fendalton in Christchurch is the sole Canterbury entry and stands apart from the broader regional pattern. Where most of New Zealand's luxury growth has come from affordable markets, Fendalton is Canterbury's most expensive suburb and its fastest growing. With 81 per cent ten-year growth and 19 per cent annual appreciation, it's rare for prestige and momentum to point in the same direction.

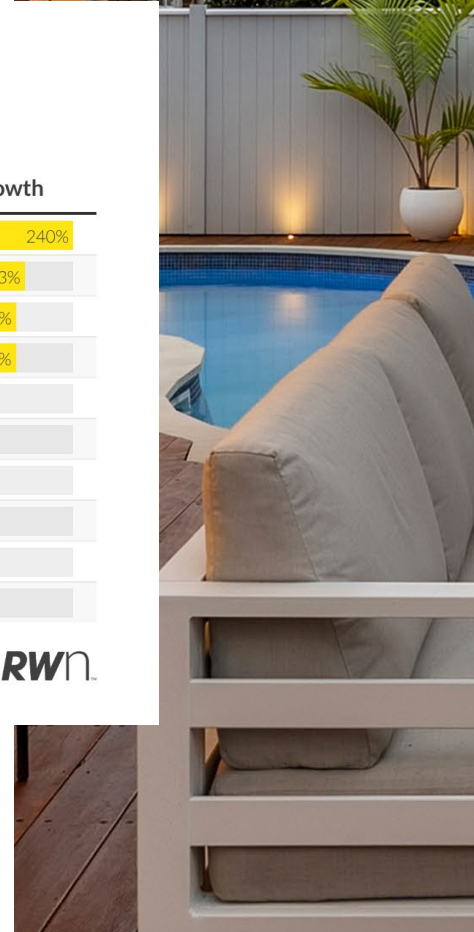


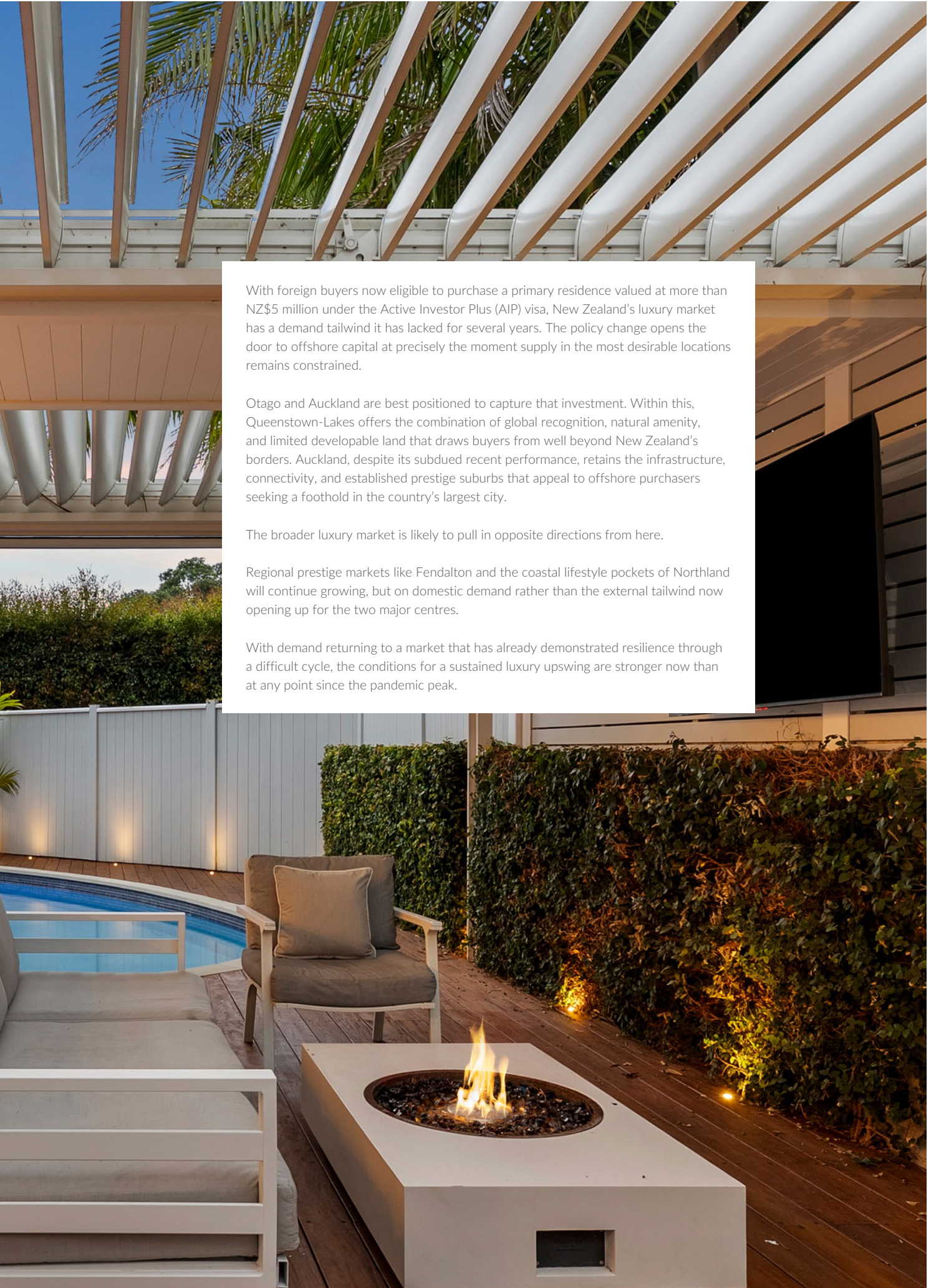
## Top growth luxury suburbs

Median house price as of 2026 vs 2025 and 2021

Region	Suburb	2026 Median	1Y Growth	10Y Growth
Otago	Kawarau Falls	\$2.71M	13%	240%
Otago	Arrowtown	\$2.3M	10%	163%
Otago	Wanaka	\$1.65M	10%	149%
Auckland	Point Wells	\$2.4M	23%	149%
Otago	Kelvin Heights	\$2.58M	39%	117%
Auckland	Omaha	\$2.8M	9%	112%
Otago	Lake Hayes	\$1.63M	3%	111%
Auckland	Oneroa	\$1.58M	5%	86%
Auckland	Sandspit	\$2M	11%	84%
Canterbury	Fendalton	\$1.69M	19%	81%

Source: REINZ





With foreign buyers now eligible to purchase a primary residence valued at more than NZ\$5 million under the Active Investor Plus (AIP) visa, New Zealand's luxury market has a demand tailwind it has lacked for several years. The policy change opens the door to offshore capital at precisely the moment supply in the most desirable locations remains constrained.

Otago and Auckland are best positioned to capture that investment. Within this, Queenstown-Lakes offers the combination of global recognition, natural amenity, and limited developable land that draws buyers from well beyond New Zealand's borders. Auckland, despite its subdued recent performance, retains the infrastructure, connectivity, and established prestige suburbs that appeal to offshore purchasers seeking a foothold in the country's largest city.

The broader luxury market is likely to pull in opposite directions from here.

Regional prestige markets like Fendalton and the coastal lifestyle pockets of Northland will continue growing, but on domestic demand rather than the external tailwind now opening up for the two major centres.

With demand returning to a market that has already demonstrated resilience through a difficult cycle, the conditions for a sustained luxury upswing are stronger now than at any point since the pandemic peak.

# Stability with substance

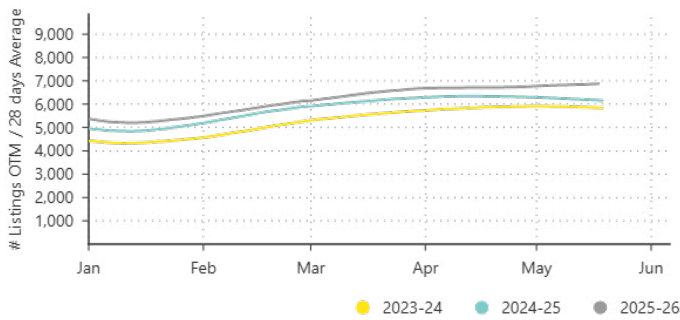


TREENA DRINNAN  
CHIEF AGENCY OFFICER  
RAY WHITE NEW ZEALAND

New Zealand's property market is moving with quiet confidence right now. Even with higher living costs and mixed economic headlines, what we're seeing across the Ray White network is a market that's working steadily, sensibly, and with real intent.

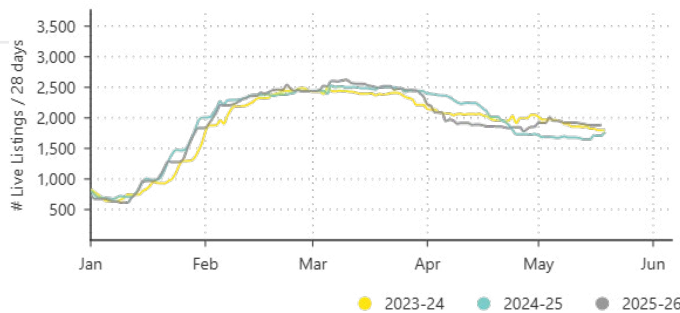
Buyers are active, but they're taking the time to make well-considered decisions. Lending settings are clear, inflation is gradually easing, and most households have already adjusted to the higher-cost environment of the past few years. As a result, people are approaching property decisions with more certainty about what they can afford and what they want.

## ENGAGEMENT IS DEEPENING AS THE MARKET ABSORBS SUPPLY



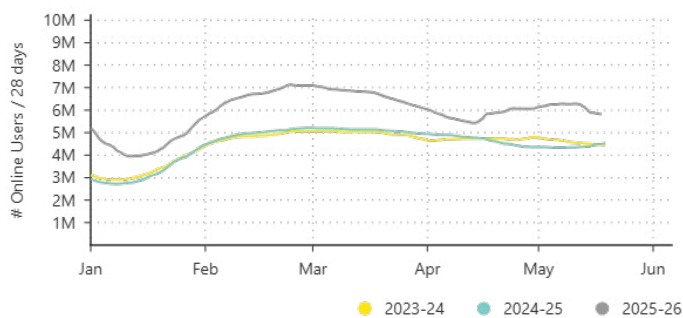
Source: Ray White New Zealand

On the selling side, choice is improving without overwhelming the market. New listings are up 11.85 per cent year-on-year, giving buyers more options.



Source: Ray White New Zealand

At the same time, **live listings are up just under 10 per cent**, and properties are still being absorbed at a healthy pace. Well-presented homes that are priced in line with the market continue to attract strong interest.



Source: Ray White New Zealand

Digital behaviour is reinforcing this momentum. **In the past 28 days, 5.83 million people visited Ray White's online platforms, more than 30 per cent higher than the same period a year ago.**

This level of early-stage activity typically leads to physical market engagement by several weeks, signalling that interest is building beneath the surface.

All of these point to a market where good preparation matters.

With conditions relatively balanced, sellers who invest in presentation, pricing clarity, and strategic campaigns are achieving strong outcomes. Buyers who organise early and understand their position can move confidently without the pressure that comes with more heated markets.

This isn't a market driven by urgency or emotion. It's one guided by clarity, planning, and considered decision-making. And in many ways, these are the conditions in which the best real estate decisions are made.

New Zealand's residential market may not be booming, but it is functioning well, and for many, this balanced environment offers a rare window to move with confidence and control.

# Auctions sales deliver results



**SAM STEELE**  
HEAD AUCTIONEER,  
RAY WHITE NEW ZEALAND

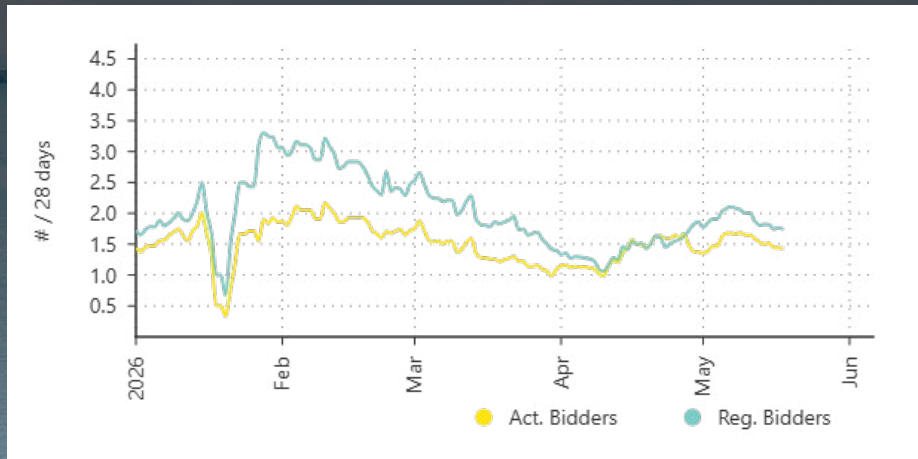
The opening months of 2026 have delivered what the property market has been quietly anticipating: the return of quiet momentum.

Buyer confidence is steadily strengthening, transaction volumes are resilient, and enquiry has shifted from cautious observation to purposeful intent, all clear signs that the market is starting to move beyond its softer cycle.

Nowhere is this renewed energy more visible than under the auction hammer.

Across Ray White's national network, 562 auctions were conducted in April, achieving a 49.90 per cent clearance rate - more than double the 24 per cent clearance rate recorded through private treaty campaigns. Auction rooms that only months ago felt subdued are regaining momentum, with buyers increasingly willing to compete decisively when quality properties come to market.

Auction sales have ranged from just \$20,000, remarkably, for a Central Auckland apartment, through to family residences achieving in excess of \$3.10 million. Sales activity has spanned lifestyle properties, entry-level homes, family residences, and premium assets alike. This breadth of activity, long considered one of the clearest indicators of market sentiment, suggests the recovery is not confined to the premium sector but is instead beginning to emerge across the wider market.



Average bidder registrations were slightly down year-on-year in April, with 1.80 per auction, while many campaigns attracted double-digit participation. Auctions account for 32.90 per cent of all new listings, up 1.70 per cent, underscoring their enduring appeal among vendors seeking competitive tension, transparent price discovery, and a clearly defined pathway to sale.

Speed also continues to distinguish the auction process.

Properties sold under the hammer are averaging approximately 35 days on market, compared with around 46 days for alternative methods of sale, a meaningful advantage for vendors navigating relocations, school transitions, or broader timing considerations. In a market where certainty has often been limited, the ability to transact with clarity, transparency, and efficiency is proving increasingly attractive.

As 2026 gathers pace, the tone across the property market has become noticeably more assured. Activity is broadening across regions and price points alike, rather than being concentrated within isolated segments.

Collectively, these indicators point to a market rediscovering both balance and confidence, laying the foundation for a year characterised by measured progress and sustainable momentum rather than volatility.

# Rent, retention and reality



ZAC SNELLING  
GROUP HEAD OF PROPERTY MANAGEMENT,  
RAY WHITE GROUP

If you only read the headlines lately, you'd think the New Zealand property market was somewhere between stalled and sputtering.

Inflation has risen; household budgets are still stretched, and every few weeks there seems to be another prediction about where rates, values or the wider economy might head next.

After several years of false starts, it's understandable that residential property investors feel fatigued by constant uncertainty – a bit like a long road trip where the fuel light's been flashing for hours.

However, when you pull over and take a look under the hood, the working parts are considerably more stable than dashboard warnings might suggest.

In my role, I spend a considerable amount of time working across both New Zealand and Australia, and across the ditch, the conversation around property investment has become even more politically charged. The Australian Labour Government's latest budget announcement confirmed plans to phase out the 50 per cent capital gains tax discount and restrict negative gearing - reforms being described as the biggest shake-up to the tax system in 25 years.

The reaction from investors has been immediate.

Many openly warned that they would increase rents to offset additional costs, creating a striking sense of déjà vu for anyone who watched New Zealand navigate similar policy changes in 2021.

What it highlights is a reality both countries continue to wrestle with: governments remain heavily dependent on private landlords to provide rental housing.

Despite years of policy experimentation, incentivising landlords into new-build housing did not fundamentally solve the issues of supply and affordability in New Zealand.

That market still relies on private rental supply because the underlying demand for housing never disappears.

That's why it's important not to confuse softer sentiment with structural weakness.

In April, Ray White recorded 4,418 new tenancy applications nationally, compared with 1,126 signed tenancy agreements – effectively four applications for every available rental property. Importantly, this was our lowest month for new applications outside of the traditionally quieter December period.

Even at a softer point in the cycle, demand still materially outweighs supply.

# DEMAND STILL OUTWEIGHS SUPPLY

APRIL 2025 - RAY WHITE NETWORK

## NEW TENANCY APPLICATIONS



4,418

NEW APPLICATIONS

## SIGNED TENANCY AGREEMENTS



1,126

SIGNED AGREEMENTS

## THE EFFECTIVE RATIO

4 : 1



### APPLICATIONS TO AGREEMENTS

For every one property leased, there were four new tenancy applications

Source: Ray White New Zealand

Unless New Zealand receives a miraculous overnight injection of homes, the country will continue to require substantial levels of private rental housing, which is an underlying need that matters.

While cycles change, interest rates fluctuate, and sentiment swings, the long-term fundamentals of residential property remain remarkably durable.

*“While cycles change, interest rates fluctuate, and sentiment swings, the long-term fundamentals of residential property remain remarkably durable.”*

Zac Snelling, Ray White Group Head of Property Management

When I look across other asset classes in New Zealand through a long-term lens, it is still difficult to look past the tangible and proven nature of residential property investment.

People need places to live. It might not be the most exciting thesis, but it is consistent.

Housing serves an essential function in the economy, and over time, that enduring demand continues to underpin its value.

Which is why periods like this often reward discipline over emotion.

The investors who perform best over the long run are rarely those reacting aggressively to every headline or policy announcement. More often, they understand the cycle, manage carefully and focus on the fundamentals sitting beneath the noise.

At Ray White, we understand the pressure many landlords are currently navigating, particularly around rising costs, compliance obligations and broader uncertainty.

To support investors through this period, we are launching our ‘Make the Move’ campaign on 1 June. The initiative is designed to provide genuine value-added incentives for residential property investors considering moving to Ray White’s property management services.

Each participating Ray White office will provide further information around the available benefits, which can include maintenance contributions, property upgrades, or even landlord insurance for any new management signed during June.

For investors feeling uncertain about the current environment, the month ahead offers time to refresh perspective. Zoom out, dull some of the noise, and focus on what you can control.

New Zealand’s housing market has never stopped needing rental property – regardless of what the headlines happen to say on any given week.

For more information about Ray White’s Property Management offering, visit [pm.raywhite.com](http://pm.raywhite.com).



# *The multi-generational market*

## ***Is a new wave of affluent migration, ageing demographics, and multi-generational living reshaping what buyers want from the modern family home?***

For decades, New Zealand's housing market has largely moved in one direction: smaller, denser, cheaper.

As land prices climbed and affordability deteriorated, the traditional Kiwi aspiration of expansive family homes steadily gave way to terraces, duplexes and compact sections designed around a new lifestyle of necessity. Bedrooms disappeared; living spaces became multi-purpose; separate studies, guest rooms, and secondary lounges increasingly became luxuries rather than expectations.

The prevailing assumption was that this reflected a permanent cultural shift – that New Zealanders simply wanted less space and lower-maintenance living.

But beneath the broader push toward density and efficiency, evidence is beginning to emerge of renewed demand for larger, more adaptable homes, which is part of a broader structural shift in how families are organising themselves, how migration is reshaping buyer expectations, and how housing is increasingly required to support several stages of life simultaneously.

## **GLOBAL EXPECTATIONS**

For much of the last decade, New Zealand's housing market has been optimised for affordability rather than adaptability. The smartest home is often the one that minimises its footprint and maximises efficiency.

Yet, a series of broader demographic and economic drivers may be reshaping the discussion.

One is New Zealand's migration policy.

The revamped Active Investor Plus (AIP) visa has attracted applications from wealthy offshore buyers, particularly from the United States. Since the programme was reset in 2025, more than 570 applications covering close to 2,000 people have reportedly been lodged, with Americans accounting for roughly 40 per cent of applicants. The programme has already generated almost NZ\$4 billion in committed and pipeline investment.

The housing component, introduced in March 2026, allows AIP holders to purchase residential property valued at more than NZ\$5 million, a notable shift, given that offshore housing expectations can differ significantly from New Zealand's urban ideals.

Buyers arriving from California, Florida, and Texas may be accustomed to larger homes with multiple living zones, guest accommodations, home offices, and expansive entertaining areas. In many cases, they are not comparing New Zealand's properties to local stock, but to the spatial standards they are leaving behind.

At the same time, policy settings are reinforcing another emerging trend already visible across parts of the market: a rise in multi-generational living.

The Government's Parent Boost visa allows parents of New Zealand citizens and residents to stay in the country for extended periods, shifting family visits from temporary arrangements into potentially medium-term living situations.

On paper, it is an immigration policy. In practice, it influences housing decision-making. Because once parents can realistically spend years rather than months in New Zealand, housing requirements begin to change. Suddenly, the value of separate wings, dual-master layouts, self-contained studios, granny flats and flexible floor plans increases significantly.

## THE NEW FAMILY STRUCTURE

This is occurring alongside broader demographic pressures already reshaping household structures. Among them, childcare costs remain elevated, people are living longer, and adult children are staying connected to the family home owing to affordability constraints. At the same time, ageing parents increasingly require proximity and support.

The result is a gradual reconfiguration of the household itself.

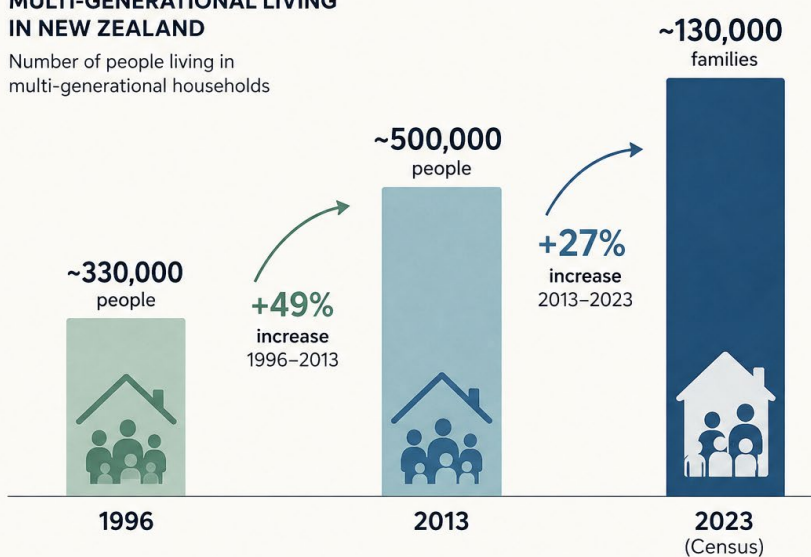
Statistics New Zealand data already points to this shift accelerating. The 2023 Census recorded nearly 130,000 families living in multi-generational households, up more than 27 per cent from 2013. Earlier Census analysis showed the number of people living in multi-generational homes increased almost 50 per cent between 1996 and 2013, reaching close to half a million Kiwis.

# MORE GENERATIONS. MORE KIWIS. MORE OFTEN.

Multi-generational living in New Zealand is rising – and rising fast.

## MULTI-GENERATIONAL LIVING IN NEW ZEALAND

Number of people living in multi-generational households



Source: Stats NZ - 1996, 2013, 2023 Census of Population and Dwellings

## THE BIG PICTURE

**~130,000** families are now living in multi-generational households (2023 Census)

**+27%** increase in multi-generational families between 2013 and 2023

**+49%** increase in people living in multi-generational homes between 1996 and 2013

**CLOSE TO HALF A MILLION KIWIS** were living in multi-generational homes in 2013.

Source: SNZ

What was once viewed as culturally specific or financially temporary is increasingly becoming structurally mainstream.

Internationally, the pattern is even more pronounced. In the United States, the number of people living in multi-generational households has quadrupled since the early 1970s, driven by a combination of cost pressures, ageing populations and caregiving responsibilities.

## RETHINKING DENSITY

Importantly, this does not necessarily signal a return to the sprawling suburban expansion model of previous decades. Land constraints, infrastructure limitations and planning policy still matter enormously. Density is unlikely to disappear as a defining feature of urban growth.

But what may change is the internal composition of homes themselves.

Developers and architects are responding with more adaptable layouts; secondary lounges, detached studios, dual-access areas, hybrid workspaces and floorplans capable of evolving alongside changing family structures over time.

In that sense, the next phase of residential design may not simply revolve around smaller versus larger homes. It may instead centre on flexibility.

A house increasingly needs to function simultaneously as a workplace, childcare solution, ageing-in-place strategy, guest accommodation, and long-term family base. The rigid nuclear-family floorplan may no longer adequately reflect how many Kiwi households actually operate.

There is also a deeper psychological dimension to the shift. More challenging economic environments naturally increase the appeal of family support, proximity to that support and our ability to pool resources and conserve household wealth.

As economic uncertainty, global volatility, and demographic change reshape decision-making, homes are increasingly viewed not purely as financial assets but as resilience infrastructure – places capable of absorbing changing family needs over long periods.

For years, the market rewarded efficiency above all else.

Increasingly, however, the question is shifting from simply how affordably we can live to how many stages of life one home can support.





# About *Ray White*

Ray White is a fourth-generation family-owned and led business.

Established in 1902 in the small country town of Crows Nest, Queensland, we are proud to have grown into Australasia's most successful real estate business, with over 1,000 franchised offices across New Zealand, Australia, Indonesia, and Hong Kong.

Ray White today spans residential, commercial, and rural property, marine and other specialist businesses.

Now more than ever, the depth of experience and the breadth of Australasia's largest real estate group bring unrivalled value to our customers. A group that has thrived through many periods of volatility and one that will provide the strongest level of support to enable its customers to make the best real estate decisions.





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& DAIRYING  
MACHINERY  
OFFICE

The first Ray White real estate office  
Crossed Hill, 1902  
Moved to this site and restored in 1971  
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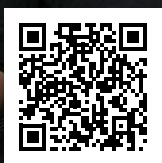
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