

FREE LANDLORD REPORT

Hamilton rent *report.*

Weekly rents for every Hamilton suburb, plus Cambridge and Te Awamutu, from Tenancy Services' bond data. Use it to check your rent against your area before your next rent review or tenancy.

October 2026 edition. Bonds lodged 1 February to 31 July 2026.

HAMILTON MEDIAN, NEW BONDS

\$560

A week, July 2026, Tenancy Services bond data.

HIGHEST SUBURB MEDIAN

\$700

Flagstaff, among suburbs with 100 or more bonds.

MOST RENTALS

4,113

Active bonds in Hamilton East.

What stands out

- **Highest medians** among suburbs with at least 100 bonds: Flagstaff \$700, Rototuna \$690, Huntington \$680.
- **Lowest medians** among the same suburbs: Whitiara \$430, Claudelands \$400, Riverlea \$400. Areas with many rooms and flats tend to have lower medians, because the figures include every kind of rental.
- **Most rentals:** Hamilton East (4,113), Frankton (1,943), Hillcrest (1,707), Melville (1,381), Chartwell (1,061).
- **The figures cover every kind of rental**, from rooms to whole houses, so a three or four bedroom house often rents above its suburb's median.

Hamilton, suburb by suburb

AREA	ACTIVE BONDS	LOWER	MEDIAN	UPPER	LATUS FEE A WEEK*
Bader	304	\$413	\$500	\$550	\$38.75
Beerescourt	310	\$490	\$570	\$628	\$44.17
Chartwell	1,061	\$495	\$580	\$650	\$44.95
Chedworth	104	\$490	\$605	\$680	\$46.89
Claudelands	730	\$340	\$400	\$550	\$31.00
Deanwell	157	\$420	\$500	\$600	\$38.75
Dinsdale	897	\$430	\$540	\$600	\$41.85
Enderley	539	\$420	\$520	\$580	\$40.30

AREA	ACTIVE BONDS	LOWER	MEDIAN	UPPER	LATUS FEE A WEEK*
Fairfield	830	\$449	\$550	\$610	\$42.62
Fairview Downs	247	\$480	\$550	\$620	\$42.62
Fitzroy	170	\$520	\$600	\$660	\$46.50
Flagstaff	777	\$590	\$700	\$780	\$54.25
Forest Lake	295	\$461	\$555	\$620	\$43.01
Frankton	1,943	\$380	\$495	\$550	\$38.36
Glenview	647	\$450	\$560	\$629	\$43.40
Gordonton	33	\$300	\$470	\$600	\$36.42
Grandview Heights	98	\$553	\$635	\$700	\$49.21
Hamilton Central	765	\$285	\$440	\$550	\$34.10
Hamilton East	4,113	\$320	\$450	\$585	\$34.88
Hamilton Lake	536	\$400	\$520	\$640	\$40.30
Harrowfield	40	\$598	\$720	\$760	\$55.80
Hillcrest	1,707	\$310	\$515	\$600	\$39.91
Horotiu	70	\$596	\$670	\$695	\$51.92
Horsham Downs	36	\$385	\$580	\$725	\$44.95
Huntington	650	\$580	\$680	\$750	\$52.70
Maeroa	327	\$440	\$550	\$600	\$42.62
Matangi	79	\$424	\$550	\$673	\$42.62
Melville	1,381	\$320	\$485	\$570	\$37.59
Nawton	1,055	\$410	\$525	\$580	\$40.69
Newstead	46	\$469	\$550	\$643	\$42.62
Peacocke	35	\$650	\$690	\$730	\$53.48
Puketaha	45	\$418	\$520	\$685	\$40.30
Pukete	427	\$490	\$580	\$650	\$44.95
Queenwood	176	\$543	\$618	\$695	\$47.90
Riverlea	122	\$285	\$400	\$560	\$31.00
Rototuna	255	\$615	\$690	\$750	\$53.48
Rototuna North	746	\$580	\$680	\$750	\$52.70
Rukuhia	53	\$470	\$610	\$795	\$47.27
Saint Andrews	561	\$460	\$560	\$620	\$43.40
Silverdale	461	\$320	\$500	\$600	\$38.75
Tamahere	145	\$470	\$550	\$760	\$42.62

AREA	ACTIVE BONDS	LOWER	MEDIAN	UPPER	LATUS FEE A WEEK*
Tauwhare	30	\$420	\$550	\$618	\$42.62
Te Kowhai	49	\$425	\$560	\$685	\$43.40
Temple View	81	\$300	\$500	\$580	\$38.75
Western Heights	30	\$545	\$650	\$703	\$50.38
Whatawhata	49	\$400	\$520	\$600	\$40.30
Whitiora	898	\$350	\$430	\$550	\$33.33

Cambridge and Te Awamutu

AREA	ACTIVE BONDS	LOWER	MEDIAN	UPPER	LATUS FEE A WEEK*
Cambridge	909	\$420	\$560	\$685	\$43.40
Karapiro	52	\$460	\$550	\$628	\$42.62
Kihikihi	217	\$400	\$530	\$610	\$41.08
Leamington (Cambridge)	753	\$490	\$585	\$675	\$45.34
Te Awamutu	987	\$380	\$520	\$600	\$40.30

* Latus's management fee of 7.75% plus GST, at the area's median rent, with finding new tenants included.

How to read this

Active bonds are the rentals with a bond held in that period. **Lower, median and upper** are weekly rents from bonds lodged in the period: a quarter of rents were below the lower figure, half were below the median, and a quarter were above the upper. Areas with fewer than 30 active bonds are left out because the sample is too small.

Pricing your rental. Pricing a few dollars too high can cost more than it gains. One empty week costs a whole week's rent, which takes months of a slightly higher rent to win back. Compare your home with others like it that are advertised now, and note how long they have been listed.

Source: Tenancy Services market rent tool, bonds lodged 1 February to 31 July 2026, pulled 2 October 2026. The Hamilton median of \$560 is from Tenancy Services' bond data for July 2026. Tenancy Services says bond data is provisional and figures can be revised. Suburbs follow the New Zealand Address Dataset.

What should your home rent for?

Your suburb's median is a starting point. A free Latus rental appraisal looks at homes like yours, with the evidence and our fee in dollars.

[Get a free rental appraisal](#)

Latus Property Group, Hamilton, New Zealand. latusproperty.co.nz. hello@latusproperty.co.nz. These figures describe the market. They are not a promise of what any home will rent for.