

AUGUST 25

ASHLEY, SEFTON, LOBURN

RayWhite

WELCOME TO OUR Market Snapshot

"First home buyers were the most active buyer group for the Canterbury region, with reports that there were fewer enquiries from investors.

Most vendor expectations regarding price were realistic, particularly for those who were buying and selling in the same market. Attendance at open homes was steady, but the rate of attendance varied across different price points and property types. Auction attendance increased, as did clearance rates under the hammer.

Factors such as lower interest rates, cost-of-living challenges, high stock levels, and a lack of urgency among buyers influenced market sentiment. Local salespeople are cautiously optimistic about the next few months, with indications of a more positive market. Still, if activity from both buyers and sellers doesn't lift, the market might become flat."

Lizzy Ryley
REINZ Chief Executive



August Facts

The median price for Canterbury increased by 4.0% year-on-year to \$689,000.

Ray White New Zealand scheduled 128 properties to go under the hammer last week, with a clearance rate of 51.7%.

The group saw an average of 2.2 registered bidders and 1.5 active bidders per auction.

Auctions also remain the fastest route to sale, averaging just 37.5 days on market compared with 60 via private treaty, a decisive advantage in the current climate.

Waimakariri District

August saw sales slightly increase to 144. Of these, 123 were residential sales. The highest residential sale was in Pegasus - \$1,700,000 which was for a lakefront 4-bedroom, 2-bathroom, 2-car garage home on 943sqm. The lowest was in The Pines Beach - \$300,000 which was for a 2-bedroom, 1-bathroom as is where is property.

28 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Rangiora	37	\$1,200,000	\$450,000	39
Kaiapoi	43	\$1,200,000	\$415,000	32
Pegasus	12	\$1,700,000	\$565,000	38
Woodend	12	\$900,000	\$322,000	62
Oxford	12	\$810,000	\$520,000	77

Statistics above do not include residential sections in highest/lowest price

Lifestyle sales for August decreased to 21. The highest lifestyle sale was in Swannanoa - \$2,135,000 which was for a 5-bedroom, 4-bathroom home on 4ha. The lowest was in Loburn - \$620,000 which was for a 1-bedroom, 1-bathroom cottage on 1,200sqm.

8 of these sales were for bare land blocks.

Hurunui District

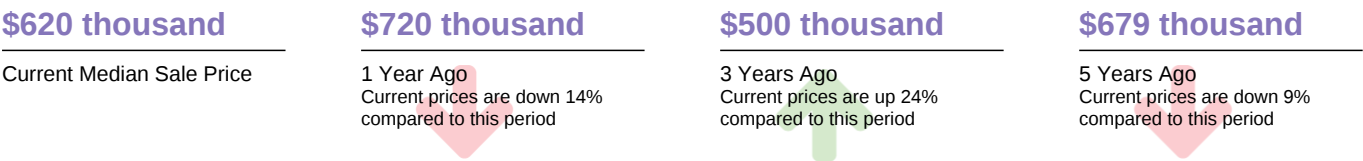
August saw sales increase to 39. Of these, 34 were residential sales. The highest residential sale was in Hanmer Springs - \$1,289,000 which was for a 4-bedroom, 2-bathroom home on a 728sqm section. The lowest was in Cheviot - \$270,000 which was for a 3-bedroom, 1-bathroom home on a 713sqm section.

8 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Amberley	18	\$1,175,000	\$445,000	59
Hanmer Springs	10	\$1,289,000	\$605,000	77
Leithfield	1	\$455,000	\$455,000	-
Cheviot	1	\$270,000	\$270,000	-
Waipara	2	\$381,500	\$330,000	-

Statistics above do not include residential sections in highest/lowest price

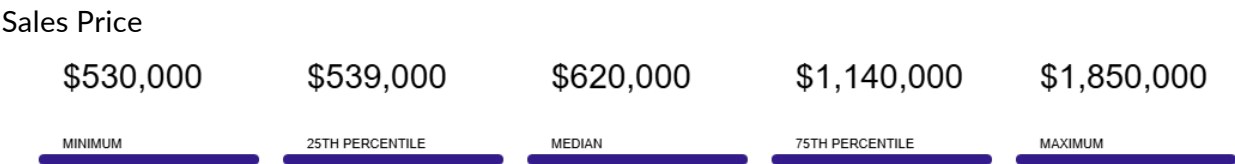
Lifestyle sales for August decreased to 5. The highest lifestyle sale was in Waipara - \$7,200,000 which was for arm on 901.06ha. The lowest was in Glasnevin - \$765,000 which was for a 2-bedroom, 1-bathroom on 5ha.



BEDROOM BREAKDOWN



SALES STATISTICS



PROPERTY BREAKDOWN

Property breakdown includes some unconditional sales and settled sales

Address	Suburb	Sale Price	Sale Date	List Price	Agreement Date	BRMs	Floor m2	Land m2	Sale Tenure
556 Rangiora Leithfield Road, Rd7, Sefton 7477	Sefton	\$530,000	28 Aug 2025		14 Aug 2025		0	4.00 ha	Freehold
112 Rossiters Road, Loburn 7472	Loburn	\$620,000	26 Aug 2025		12 Aug 2025	1	110	1200	Freehold
168 Pembertons Road, Rd7, Sefton 7477	Sefton	\$1,139,000	26 Aug 2025	\$1,139,000	11 Aug 2025	3	355	4.00 ha	Freehold
103 Dalbeg Road, Rd2, Balcairn, Amberley 7482	Balcairn	\$560,000	22 Aug 2025	\$649,000	12 Aug 2025		0	19.03 ha	Freehold
207 Marshmans Road, Rd7, Ashley, Rangiora 7477	Ashley	\$1,850,000	19 Aug 2025		15 Aug 2025	3	270	8.00 ha	Freehold
472 Rangiora Leithfield Road, Rd7, Sefton 7477	Sefton	\$840,055	14 Aug 2025		05 Aug 2025	3	0	4628	Freehold
128 Yaxleys Road, Rd3, Loburn 7473	Loburn	\$1,500,000	13 Aug 2025		28 Jun 2025	3	0	4.11 ha	Freehold
105 Chapel Road, Loburn 7472	Loburn	\$539,000	12 Aug 2025	\$549,000	21 Jul 2025		0	4.03 ha	Freehold
210 Chapel Road, Loburn 7472	Loburn	\$1,200,000	06 Aug 2025		Invalid date		0	22.44 ha	Freehold
323 Stonyflat Road, Loburn 7472	Loburn	\$1,200,000	06 Aug 2025		Invalid date		0	22.44 ha	Freehold
61 Canterbury Street, Rd7, Ashley, Rangiora 7477	Ashley	\$595,000	06 Aug 2025	\$599,000	10 Jul 2025	3	140	1542	Freehold

FEATURED LISTINGS:

217 White Street, Rangiora

3 bedroom, 2 bathroom,

Floor size 200m², land size 724m²



20A Ruataniwha Avenue, Rangiora

2 bedroom + study, 2 bathroom

Floor size 121m², land size 411m²



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