



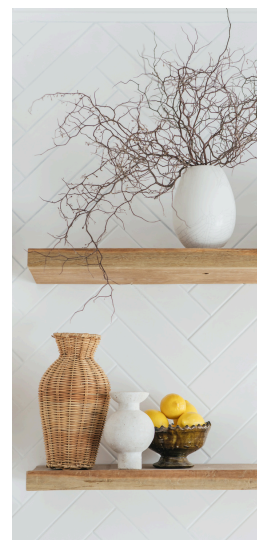
WELCOME TO OUR Market Snapshot

"Owner-occupiers and first-home buyers were the most active groups, with investors also active in Christchurch's tertiary area due to an increase in university students.

Some vendors are holding firm on their price expectations and are optimistic about the market improving, while others are willing to adjust to meet the market. Open home attendance and auction activity varied, with some areas seeing good numbers of attendees.

Interest rates, high numbers of listings, and steady prices are influencing market sentiment, which is positive. Local agents predict that activity will increase over the next few months."

Jen Baird REINZ CEO



January Facts

Coined 'the perfect market' in November, the rare stability of high stock levels and stable prices has carried over to 2025. New Listings back at levels not seen during January since 2015. National stock levels up 18.9% year-on-year, close to 2015 levels. New listings up 21.2% year-on-year, 8,904 new listings nationally. National average asking price hits \$868,969, down 1.3% year-on-year and up 2.9% compared to December 2024. Total stock reached 32,412, an 18.4% increase on last January.

"Nationally, across the Ray White group, we have seen a 26.8 per cent lift in sales compared with twelve months ago. We also saw unprecedented demand from homeowners looking to capitalise on a recovering housing market, with a January record of 1,955 listings - this represented an increase of 31.7 per cent on last January". - Daniel Coulson, Ray White CEO.

Waimakariri District

January saw sales decrease to 105. Of these, 95 were residential sales. The highest residential sale was in Pegasus - \$1,210,000 which was for a 4-bedroom, 2-bathroom, 2-car garage home on 600sqm. The lowest was in Kaiapoi - \$385,000 which was for a 2-bedroom, 1-bathroom doer upper on an 809sqm section. 10 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Rangiora	40	\$1,200,000	\$410,000	58
Kaiapoi	22	\$1,055,000	\$385,000	42
Pegasus	10	\$1,210,000	\$685,000	45
Woodend	15	\$1,000,000	\$595,000	47
Oxford	3	\$965,000	\$575,000	-

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

Lifestyle sales for January decreased to 10. The highest lifestyle sale was in Ohoka - \$2,225,000 which was for a 4-bedroom, 3-bathroom, 2-car garage home on 3.59ha. The lowest was in Loburn - \$890,000 which was for a 3-bedroom, 1-bathroom, 2-car garage home on 8,200sqm. 2 of these sales were for bare land blocks.

Hurunui District

January saw sales decrease to 26. Of these, 17 were residential sales. The highest residential sale was in Hanmer Springs - \$985,000 which was for a 4-bedroom, 2-bathroom home on a 915sqm section. The lowest was in Leithfield - \$285,000 which was for a 2-bedroom, 1-bathroom home on an 620sqm section. 2 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Amberley	10	\$975,000	\$397,000	49
Hanmer Springs	4	\$985,000	\$560,000	-
Leithfield	2	\$560,000	\$285,000	-
Greta Valley	1	\$570,000	\$570,000	-
-	-	-	-	-

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

Lifestyle sales for January increased to 9. The highest lifestyle sale was in Hawarden - \$4,850,000 which was farm on 305ha. The lowest was in Omihi - \$510,000 which was for a 3-bedroom, 1-bathroom home on 4,537sqm. 1 of these sales was for a bare land block.

\$735 thousand

Current Median Sale Price

\$650 thousand

1 Year Ago
Current prices are up 13% compared to this period

\$695 thousand

3 Years Ago
Current prices are up 6% compared to this period

\$415 thousand

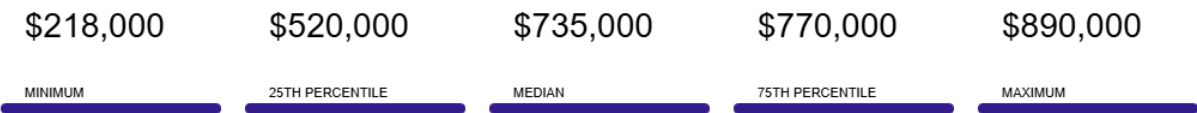
5 Years Ago
Current prices are up 77% compared to this period

BEDROOM BREAKDOWN



SALES STATISTICS

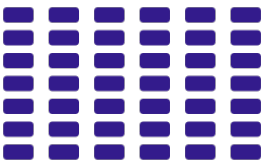
Sales Price



Total Sales Volume



Number of Sales



42 Median Days to Sell

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
17 Pender Street, Kaiapoi 7630	Kaipoi	\$675,000	30 Jan 2025	\$675,000	21 Jan 2025	3	0	318	Unknown
16 Meadow Street, Kaiapoi 7630	Kaipoi	\$385,000	28 Jan 2025	\$425,000	20 Dec 2024		50	0	Freehold
79B Sneyd Street, Kaiapoi 7630	Kaipoi	\$710,000	27 Jan 2025		27 Jan 2025	4	290		Crosslease
67 Whitefield Street, Kaiapoi 7630	Kaipoi	\$520,000	22 Jan 2025	\$465,000	29 Dec 2024	2	80		Crosslease
15 Sincok Place, Kaiapoi 7630	Kaipoi	\$890,000	22 Jan 2025	\$895,000	14 Jan 2025	4	0	638	Freehold
14 McDougall Place, Kaiapoi 7630	Kaipoi	\$745,000	17 Jan 2025	\$729,000	20 Dec 2024	3	200	1184	Freehold
17 Ballinger Place, Kaiapoi 7630	Kaipoi	\$1,055,000	15 Jan 2025		Invalid date	4	270	776	Freehold
9 Penney Avenue, Kaiapoi 7630	Kaipoi	\$750,000	10 Jan 2025		24 Dec 2024	3	163	349	Freehold
21 Hilton Street, Kaiapoi 7630	Kaipoi	\$510,000	08 Jan 2025	\$479,000	19 Dec 2024	3	110		Crosslease
77 Sutherland Drive, Kaiapoi 7630	Kaipoi	\$740,000	27 Jan 2025		14 Jan 2025	3	0	563	Freehold
71 Allison Crescent, Kaiapoi 7630	Kaipoi	\$800,000	24 Jan 2025		22 Dec 2024	3	207	803	Freehold
5 Williamson Lane, Kaiapoi 7630	Kaipoi	\$839,500	24 Jan 2025	\$839,500	13 Jan 2025	4	210	816	Freehold

NEW LISTING:

73 Youngs Road, Rangiora

3 bed, 1 bath, floor size 150m², land size 1,616m²



Marijke (Ma-rye-ka) Sheppard

Licensee Salesperson

E: marijke.sheppard@raywhite.com

Ph: 027 461 6127



Amy Sheppard

Licensee Salesperson

E: amy.sheppard@raywhite.com

Ph: 027 374 0493