



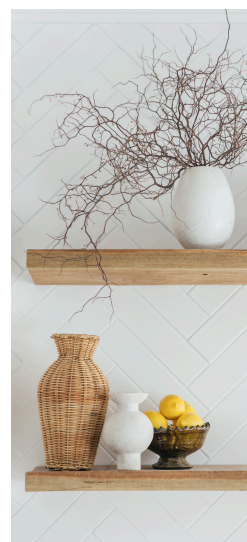
WELCOME TO OUR Market Snapshot

"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.

\$600 thousand

Current Median Sale Price

\$525 thousand

1 Year Ago
Current prices are up 14% compared to this period

\$580 thousand

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

\$485 thousand

5 Years Ago
Current prices are up 24% compared to this period

BEDROOM BREAKDOWN



SALES STATISTICS

Sales Price



Total Sales Volume



Number of Sales



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
11 Cedar Place, Amberley 7410	Amberley	\$1,015,000	29 Aug 2025	\$1,049,000	17 Aug 2025	4	0	2059	Freehold
2C Hilton Drive, Amberley 7410	Amberley	\$555,000	29 Aug 2025	\$532,000	17 Aug 2025	2	140	498	Freehold
4 Townend Street, Waipara 7483	Waipara	\$381,500	29 Aug 2025	\$399,000	09 Aug 2025	3	80	1011	Freehold
24 Foster Place, Amberley 7410	Amberley	\$876,000	28 Aug 2025	\$885,000	13 Aug 2025	3	244	774	Freehold
22 Benn St, Amberley	Amberley	\$1,175,000	28 Aug 2025	\$1,175,000	16 Aug 2025	5	263	3930	Freehold
139 Carters Road, Amberley 7410	Amberley	\$445,000	27 Aug 2025		28 Jul 2025	3	0	504	Freehold
327 Georges Road, Rd2, Glasnevin, Amberley 7482	Glasnevin	\$765,000	26 Aug 2025	\$775,000	19 Jun 2025	2	0	5.00 ha	Unknown
24 Greig Crescent, Amberley	Amberley	\$235,000	26 Aug 2025	\$240,000	12 Aug 2025	0	0	471	Freehold
4 Seadown Crescent, Amberley 7410	Amberley	\$600,000	22 Aug 2025	\$569,000	05 Aug 2025	3	140	612	Freehold
5B Yates Place, Amberley	Amberley	\$191,304	22 Aug 2025		Invalid date		0	501	Freehold
95 McQueens Road, Cheviot 7310	Cheviot	\$320,000	22 Aug 2025	\$325,000	01 Aug 2025		0	2.72 ha	Freehold
36 Plover Avenue, Amberley 7410	Amberley	\$720,000	19 Aug 2025	\$719,000	30 Jul 2025	3	180	703	Freehold
29B Carters Road, Amberley 7410	Amberley	\$555,000	18 Aug 2025	\$559,000	30 Jul 2025	3	0	578	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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