



WELCOME TO OUR Market Snapshot

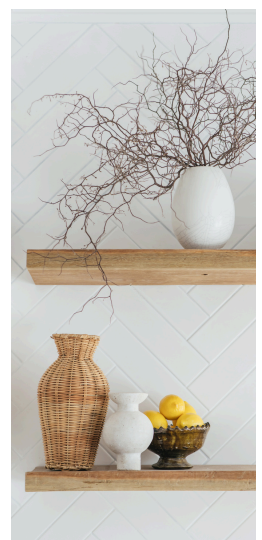
"First home buyers, owner-occupiers and investors were the most active across the region.

Some vendors were realistic regarding price and happy to review offers handed to them, especially for those who were motivated to sell. Attendance at open homes was steady, particularly for those in desirable school zones or the properties listed with an asking price. Auction rooms saw multiple bidders and good numbers in attendance.

Factors such as lower interest rates, reasonable local economic activity, and increased activity across commercial and rural markets influenced market sentiment. Local salespeople suggested that there were a few buyers in the market, especially those transferring to Christchurch.

For the upcoming months, local salespeople suggest that there will be an uptick in listings and have a general expectation that things will improve, and remain cautiously optimistic."

Lizzy Ryley
REINZ Chief Executive



July Facts

The median price for Canterbury increased by 4.2% year-on-year to \$677,600.

Cotality's latest Pain & Gain Report shows 89.4% of homes sold above their purchase price last quarter – the lowest since 2014.

Christchurch was the most resilient of the main centres, with 4.9% of Q2 resales made at a loss, well below the national average of 10.6%.

Of the country's 16 regions, only six recorded annual property value growth, with the strongest lifts in West Coast (+3%), Canterbury (+2.3% and now back to market peak), and Southland (+2%).

Waimakariri District

July saw sales slightly increase to 142. Of these, 115 were residential sales. The highest residential sale was in Rangiora - \$1,417,500 which was for a 4-bedroom, 3-bathroom, 3-car garage home on 1,255sqm.

The lowest was in Oxford - \$300,000 which was for a 3-bedroom, 1-bathroom doer upper.

13 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Rangiora	52	\$1,417,500	\$360,000	49
Kaiapoi	37	\$985,000	\$370,000	41
Pegasus	6	\$1,200,000	\$720,000	86
Woodend	10	\$960,000	\$575,000	35
Oxford	7	\$800,000	\$300,000	85

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

Lifestyle sales for July increased to 28. The highest lifestyle sale was in Rangiora - \$5,681,760 which was for a 5-bedroom, 3-bathroom home on 4.54ha. The lowest was in Eyrewell - \$730,000 which was for a 4-bedroom, 2-bathroom entry-level lifestyle property on 4.04ha.

3 of these sales were for bare land blocks.

Hurunui District

July saw sales decrease to 34. Of these, 24 were residential sales. The highest residential sale was in Hanmer Springs - \$1,250,000 which was for a 3-bedroom, 3-bathroom home on a 1,007sqm section. The lowest was in Culverden - \$380,000 which was for a 3-bedroom, 1-bathroom home on a 830sqm section.

5 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Amberley	9	\$1,010,000	\$440,000	-
Hanmer Springs	8	\$1,250,000	\$407,500	106
Leithfield	1	\$480,000	\$480,000	-
Culverden	2	\$550,000	\$380,000	-
Waipara	1	\$685,000	\$685,000	-

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

Lifestyle sales for July increased to 10. The highest lifestyle sale was in Scargill - \$1,125,000 which was for a 4-bedroom, 2-bathroom home on 20.78ha. The lowest was in Cheviot - \$700,000 which was for a 3-bedroom, 1-bathroom doer upper on 1.167ha.

\$850 thousand

Current Median Sale Price

\$675 thousand

1 Year Ago
Current prices are up 26% compared to this period

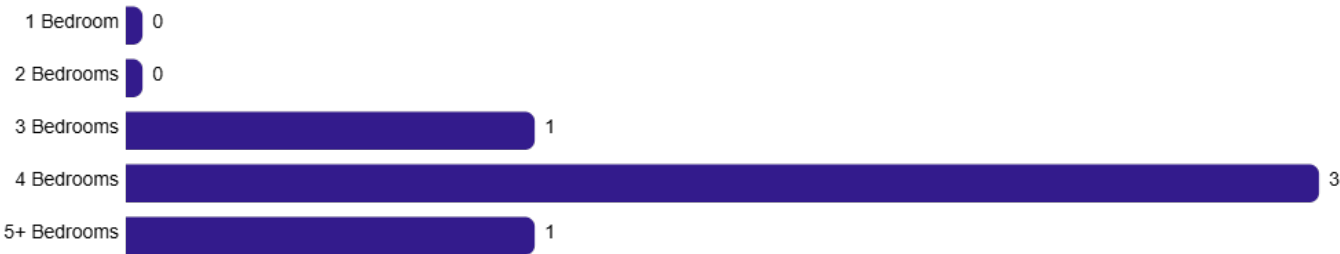
\$750 thousand

3 Years Ago
Current prices are up 13% compared to this period

\$490 thousand

5 Years Ago
Current prices are up 73% compared to this period

BEDROOM BREAKDOWN



SALES STATISTICS

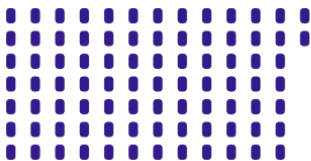
Sales Price



Total Sales Volume



Number of Sales



86 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 m ²	Land m ²	Sale Tenure
37 Blackadder Road, Pegasus 7612	Pegasus	\$785,000	25 Jul 2025	\$795,000	11 Jul 2025	4	205	622	Freehold
4 Pahua Street, Pegasus 7612	Pegasus	\$720,000	25 Jul 2025		11 Jul 2025	3	0	613	Freehold
41 Pegasus Main Street, Pegasus 7612	Pegasus	\$935,000	21 Jul 2025		07 Jul 2025	5	240	678	Freehold
4 Pegasus Main Street, Pegasus 7612	Pegasus	\$410,000	18 Jul 2025	\$410,000	10 Jun 2025		0	623	Freehold
8 Chimera Street, Pegasus 7612	Pegasus	\$1,200,000	11 Jul 2025		02 Jul 2025	4	0	604	Freehold
19 Te Haunui Lane, Pegasus 7612	Pegasus	\$850,000	04 Jul 2025	\$950,000	28 Jun 2025	4	0	3430	Freehold



FEATURED LISTINGS:

SOLD AT AUCTION:

7 Oakville Close, Rangiora.

4 bedroom, 2 bathroom, floor size 262m², land size 910m²



SOLD:

28 Benn Street, Amberley

3 bedroom, 2 bathroom, floor size 172m², land size 529m²



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