



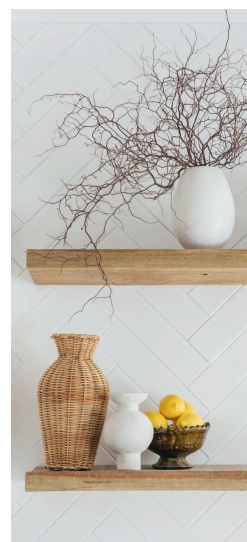
WELCOME TO OUR Market Snapshot

"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.

\$697 thousand

Current Median Sale Price

\$670 thousand

1 Year Ago
Current prices are up 4% compared to this period

\$744 thousand

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

\$487 thousand

5 Years Ago
Current prices are up 43% 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 m ²	Land m ²	Sale Tenure
41a/45 Doubledays Road, Kaiapoi, Waimakariri	Kaipoi	\$180,000	29 Aug 2025	\$185,000	25 Aug 2025	1	0	0	Unknown
132 Sutherland Drive, Kaiapoi 7630	Kaipoi	\$850,000	29 Aug 2025	\$859,000	26 Aug 2025	3	203	688	Freehold
81 Beachvale Drive, Kaiapoi 7630	Kaipoi	\$1,200,000	28 Aug 2025		26 Aug 2025	3	274	784	Freehold
15/548 Williams Street, Rd1, Kaiapoi 7691	Kaipoi	\$950,000	26 Aug 2025		12 Aug 2025	3	196	883	Freehold
7 Norrie Way, Kaiapoi 7630	Kaipoi	\$615,000	25 Aug 2025	\$600,000	11 Aug 2025	2	106	300	Freehold
67 Sterling Crescent, Kaiapoi 7630	Kaipoi	\$920,000	25 Aug 2025	\$900,000	20 Aug 2025	4	242	762	Freehold
4 Vickery Street, Kaiapoi 7630	Kaipoi	\$675,000	22 Aug 2025	\$669,000	15 Aug 2025	3	120	673	Freehold
54 Sovereign Boulevard, Kaiapoi 7630	Kaipoi	\$875,000	22 Aug 2025		04 Aug 2025	4	226	705	Freehold
34 Beachvale Drive, Kaiapoi 7630	Kaipoi	\$960,000	21 Aug 2025	\$900,000	15 Aug 2025	5	0	800	Freehold
42 Robert Coup Road, Kaiapoi 7630	Kaipoi	\$700,000	20 Aug 2025	\$710,000	06 Aug 2025	4	200	861	Freehold
31A Hilton Street, Kaiapoi 7630	Kaipoi	\$685,000	20 Aug 2025		20 Aug 2025	3	158	890	Freehold
Lot 338 Beachgrove, Kaiapoi, Waimakariri	Kaipoi	\$305,000	20 Aug 2025	\$305,000	20 Aug 2025	0	0	338	Unknown
14 Tuhoe Avenue,	Kaipoi	\$630,000	20 Aug 2025	\$615,000	30 Jul	3	149	250	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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