



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.

\$920 thousand

Current Median Sale Price

\$0

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

\$630 thousand

3 Years Ago
Current prices are up 46% compared to this period

\$707 thousand

5 Years Ago
Current prices are up 30% compared to this period

BEDROOM BREAKDOWN



SALES STATISTICS

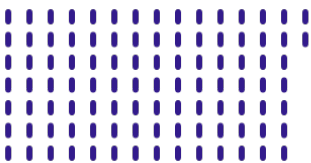
Sales Price



Total Sales Volume



Number of Sales



100 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
89 Maskells Road, Rd1, Balcairn, Amberley 7481	Balcairn	\$1,100,000	30 Jan 2025		30 Jan 2025	3	188	4.37 ha	Freehold
122 Yaxleys Road, Rd3, Loburn 7473	Loburn	\$1,130,000	28 Jan 2025	\$1,000,000	17 Oct 2024	4	180	4.22 ha	Freehold
133 Riverside Road, Rd3, Okuku 7473	Okuku	\$920,000	27 Jan 2025		12 Jan 2025	4	0	4.00 ha	Freehold
194 Fishers Road, Rd3, Loburn 7473	Loburn	\$1,000,000	24 Jan 2025	\$900,000	23 Jan 2025	4	0	5.64 ha	Freehold
7 Skevington Lane, Sefton 7477	Sefton	\$487,500	23 Jan 2025		17 Jan 2025		0	4.09 ha	Freehold
204 Cones Road, Rd2, Loburn 7472	Loburn	\$890,000	19 Jan 2025	\$900,000	19 Dec 2024	3	0	8200	Freehold
149 Harleston Road, Sefton 7477	Sefton	\$550,000	08 Jan 2025		29 Nov 2024		0	4.89 ha	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