



## WELCOME TO OUR Market Snapshot

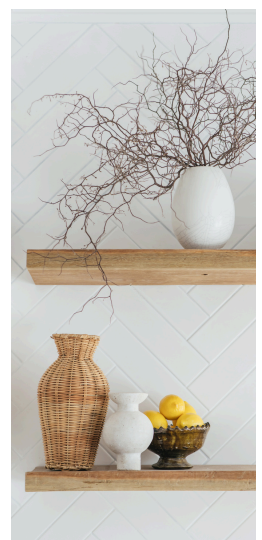
"First-home buyers and owner-occupiers were the most active, with the Ashburton region reporting an increase in investor activity, while Timaru local agents reported fewer local investors.

Most vendors were realistic regarding the asking price. Attendance at open homes was steady, with many reporting good numbers and new listings on the market. Auction activity was mixed around the region, with most reporting reasonable clearance rates and increased attendance.

Market sentiment was influenced by interest rate reductions, increased confidence, job uncertainty, as well as the growing number of individuals looking to purchase.

Local agents predict that the market will remain stable as more listings enter the market and more potential buyers looking to transact."

Rowan Dixon  
REINZ Acting Chief Executive



# March Facts

The median price for Canterbury had no change year-on-year, staying at \$695,000.

With 36,870 properties on the market in March 2025, buyers were spoiled for choice. National stock levels were up 10.9% compared to March 2024, signalling growing seller confidence.

Property values in New Zealand rose by +0.5% in March, the strongest since January last year. Median values are now sitting at \$812,195 nationally, the highest since June 2024 (\$818,649). However, values are still down by 16.3% compared to the previous January 2022 peak.

## Waimakariri District

March saw sales increase to 177. Of these, 151 were residential sales. The highest residential sale was in Rangiora - \$1,890,000 which was for a 4-bedroom, 2-bathroom, 2-car garage home on 8,217sqm. The lowest was in Rangiora - \$410,000 which was for a 2-bedroom, 1-bathroom home on a crosslease section. 30 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Rangiora	55	\$1,890,000	\$410,000	49
Kaiapoi	40	\$1,280,000	\$450,000	39
Pegasus	15	\$1,775,000	\$610,000	35
Woodend	22	\$1,010,000	\$560,000	44
Oxford	10	\$1,050,000	\$445,000	56

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

Lifestyle sales for March decreased to 26. The highest lifestyle sale was in Rangiora - \$2,560,000 which was for a 6.58ha lifestyle block with 2 dwellings. The lowest was in Oxford - \$705,000 which was for a 4-bedroom, 1-bathroom home on 4.39ha. 8 of these sales were for bare land blocks.

## Hurunui District

March saw sales decrease to 34. Of these, 31 were residential sales. The highest residential sale was in Hanmer Springs - \$990,000 which was for a 4-bedroom, 2-bathroom home on a 566sqm section. The lowest was in Waiau - \$95,000 which was for a 3-bedroom, 1-bathroom home on an 1,024sqm section. 5 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Amberley	12	\$898,000	\$350,000	34
Hanmer Springs	5	\$990,000	\$670,000	30
Leithfield	2	\$960,000	\$560,000	-
Cheviot	2	\$455,000	\$380,000	-
Waiau	2	\$340,000	\$95,000	-

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

Lifestyle sales for March decreased to 3. The highest lifestyle sale was in Glasnevin - \$1,190,000 which was for a 4-bedroom, 2-bathroom home on 4.51ha. The lowest was in Waikari - \$700,000 which was for a 4ha bare land block.

\$748 thousand

Current Median Sale Price

\$745 thousand

1 Year Ago  
Current prices are up 0% compared to this period

\$770 thousand

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

\$580 thousand

5 Years Ago  
Current prices are up 29% 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
44 Panckhurst Drive, Woodend 7610	Woodend	\$725,000	31 Mar 2025	\$739,000	06 Mar 2025	4	209	730	Freehold
23 McQuillan Avenue, Woodend 7610	Woodend	\$840,000	31 Mar 2025		24 Mar 2025	3	210	600	Freehold
35 Stackwood Avenue, Woodend 7610	Woodend	\$751,000	28 Mar 2025	\$700,000	14 Mar 2025	3	0	400	Freehold
Lot 1156 Ravenswood, Woodend, Waimakariri	Woodend	\$1,010,000	25 Mar 2025	\$1,010,000	04 Mar 2025	4	160	408	Freehold
212 Tuahiwi Road, Rd1, Tuahiwi, Kaipoi 7691	Tuahiwi	\$844,000	24 Mar 2025		Invalid date		120	4000	Freehold
5 Cousins Street, Woodend 7610	Woodend	\$690,000	21 Mar 2025		09 Mar 2025	3	0	450	Freehold
36 Taranaki Drive, Woodend 7610	Woodend	\$800,000	21 Mar 2025	\$789,000	21 Mar 2025	4	240	1138	Freehold
13 Cleaver Street, Woodend 7610	Woodend	\$800,000	21 Mar 2025	\$819,000	15 Jan 2025	4	203	612	Freehold
5 Hamlett Drive, Woodend 7610	Woodend	\$745,000	21 Mar 2025	\$775,000	10 Mar 2025	4	208	754	Freehold
76 Main North Road, Woodend 7610	Woodend	\$560,000	20 Mar 2025	\$545,000	05 Mar 2025	3	90	613	Freehold
8 John Raven Lane, Woodend 7610	Woodend	\$842,000	17 Mar 2025	\$839,000	24 Feb 2025	3	179	501	Freehold
14 Bunting Place, Woodend 7610	Woodend	\$640,000	17 Mar 2025		03 Mar 2025	2	0	711	Freehold

## FEATURE LISTING:

### 13 Buller Street, Sefton

3 bed, 2 bath, floor size 180m<sup>2</sup>, land size 1,740m<sup>2</sup>



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