

JANUARY 25

CLARKVILLE, FERNSIDE,
OHOKA

RayWhite

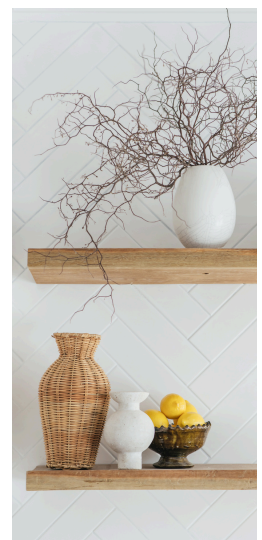
WELCOME TO OUR Market Snapshot

“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.

PROPERTY BREAKDOWN

Property breakdown includes some unconditional sales and settled sales

NEW LISTING:

73 Youngs Road, Rangiora

3 bed, 1 bath, floor size 150m², land size 1,616m²



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