



WELCOME TO OUR Market Snapshot

“All buyer types were active across the region.

Some vendors hoped to see price increases, but most were realistic about price expectations and were not far off market conditions. Attendance at open homes varied across the region, with patchy numbers depending on the property in Ashburton, but everywhere else saw substantial attendee numbers.

Factors such as easing interest rates, heightened optimism, and increased activity have impacted market sentiment. Local salespeople cautiously anticipate in the coming months that there will be a larger pool of buyers, thanks to easing interest rates, to help move many properties for sale.”

Jen Baird REINZ CEO



February Facts

The median price for Canterbury increased by 0.3% year-on-year to 707,000.

Property values in New Zealand rose by +0.3% in February, the clearest sign yet that 2024's 'mini downturn' has come to an end and that 2025 will likely see modest growth.

After a cumulative -4.1% decline over March to September last year, the CoreLogic Home Value Index (HVI) recorded modest movements from October to January. This month's result marks the strongest rise since a +0.5% gain back in January last year.

The median national value now stands at \$807,164, which is down -16.9% from the record highs in late 2021 and early 2022, but +17.1% above the pre-COVID figure of \$689,353 in March 2020.

Around the main centres, February marked a stronger month despite a -0.2% drop in Tauranga, with Christchurch and Dunedin both seeing increases of +0.6%.

Waimakariri District

February saw sales increase to 129. Of these, 99 were residential sales. The highest residential sale was in Rangiora - \$1,330,000 which was for a 3-bedroom, 2-bathroom, 4-car garage home on 1,491sqm.

The lowest was in Rangiora - \$323,000 which was for a 2-bedroom, 1-bathroom home on a crosslease section. 11 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Rangiora	46	\$1,330,000	\$323,000	47
Kaiapoi	27	\$940,000	\$480,000	31
Pegasus	4	\$900,000	\$650,000	-
Woodend	8	\$855,000	\$626,000	32
Oxford	8	\$850,000	\$485,000	50

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

Lifestyle sales for February increased to 31. The highest lifestyle sale was in Oxford - \$7,150,000 which was for a 144ha modern dairy farm. The lowest was in Loburn - \$770,000 which was for a 3-bedroom, 1-bathroom, 2-car garage home on 4.02ha.

4 of these sales were for bare land blocks.

Hurunui District

February saw sales increase to 48. Of these, 41 were residential sales. The highest residential sale was in Hanmer Springs - \$1,500,000 which was for a 4-bedroom, 2-bathroom home on a 2,096sqm section. The lowest was in Waiau - \$160,000 which was for a 3-bedroom, 1-bathroom home on an 2,024sqm section. 4 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Amberley	12	\$1,135,000	\$500,000	63
Hanmer Springs	14	\$1,500,000	\$415,000	84
Leithfield	3	\$600,000	\$443,000	-
Culverden	5	\$840,000	\$320,500	30
Rotherham	2	\$520,000	\$155,000 (section)	-

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

Lifestyle sales for February decreased to 7. The highest lifestyle sale was in Cheviot - \$2,400,000 which was for a 3-bedroom, 1-bathroom home on 140ha. The lowest was in Ferniehurst - \$595,000 which was for a 3-bedroom, 2-bathroom home on 2.1ha. 2 of these sales were for bare land blocks.

\$970 thousand

Current Median Sale Price

\$1.03 million

1 Year Ago
Current prices are down 6% compared to this period

\$0

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

\$660 thousand

5 Years Ago
Current prices are up 47% compared to this period

BEDROOM BREAKDOWN



SALES STATISTICS

Sales Price



Total Sales Volume



Number of Sales



119 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
120 Boundary Road, Rd7, Ashley, Rangiora 7477	Ashley	\$970,000	28 Feb 2025		07 Feb 2025	3	205	2.02 ha	Freehold
33 Canterbury Street, Rd7, Ashley, Rangiora 7477	Ashley	\$740,000	21 Feb 2025	\$770,000	28 Jan 2025	3	171	1023	Freehold
178 Round Hill Road, Rd2, Loburn 7472	Loburn	\$1,320,000	18 Feb 2025	\$1,349,000	05 Feb 2025	3	215	8.00 ha	Freehold
388 Loburn Kowai Road, Rd2, Loburn 7472	Loburn	\$770,000	18 Feb 2025	\$750,000	30 Jan 2025	3	137	4.02 ha	Freehold
74 Thompsons Road, Rd2, Loburn 7472	Loburn	\$1,025,000	17 Feb 2025		01 Feb 2025	3	132	4.02 ha	Freehold
4 Lower Sefton Road, Rd7, Ashley, Rangiora 7477	Ashley	\$875,000	14 Feb 2025	\$849,000	05 Jan 2025	4	288	1000	Freehold
53 Swamp Road, Rd2, Loburn 7472	Loburn	\$1,265,000	11 Feb 2025	\$1,250,000	28 Jan 2025	4	310	4.00 ha	Freehold
854 Marshmans Road, Sefton	Sefton	\$545,000	10 Feb 2025		27 Jan 2025		0	4.83 ha	Freehold
426 Riverside Road, Rd3, Okuku 7473	Okuku	\$1,125,000	04 Feb 2025		05 Dec 2024	3	0	6.57 ha	Freehold

FEATURE LISTING:

40 Kensington Avenue, Rangiora

3 bed, 2 bath, floor size 240m², land size 738m²



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