

NOVEMBER 24

CLARKVILLE, FERNSIDE,  
OHOKA

**RayWhite**



## WELCOME TO OUR Market Snapshot

“Owner-occupiers and families moving for schooling were the most active buyer groups across Canterbury. First-home buyers were prevalent in Christchurch.

Most vendors were ready to meet market expectations. However, other vendors expected price increases as interest rates dropped along with OCR rates. Attendance at open homes increased for new listings and those in school zones but varied week-by-week elsewhere.

Auction room rates were steady and generally very well attended, even though there were fewer cash buyers. Market sentiment shifted to reflect a more motivated and confident market due to the recent OCR review and the lower interest rates.

Local agents report the property market in Canterbury as ticking along steadily and predict the holiday period will cause market activity to slow down. They are excited to see what the 2025 year will bring.”

*Jen Baird REINZ CEO*



# November Facts

Over the past week, Ray White hosted 218 scheduled auctions across New Zealand, achieving a clearance rate of 61.4 per cent. This reflects a growing inventory of properties and increased options for buyers.

With an average of 2.2 registered bidders per auction, buyer activity has noticeably strengthened. Selecting the right method of sale is more critical than ever, and auctions remain a standout choice.

"Properties sold via auction average just 23 days on the market, compared to 48 days for private treaty sales, underscoring the efficiency of this approach in today's dynamic market. Our sales teams have observed a shift in buyer sentiment, with many acting decisively to secure properties as the 'buyer's market' appears to wane.

## Waimakariri District

November saw sales increase to 168. Of these, 140 were residential sales. The highest residential sale was in Pegasus - \$1,950,000 which was for a 4-bedroom, 3-bathroom, 3-car garage home on 2,131sqm.

The lowest was in Rangiora - \$325,000 which was for a 3-bedroom, 1-bathroom home on a 809sqm section. 9 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Rangiora	63	\$1,420,000	\$325,000	43
Kaiapoi	25	\$1,100,000	\$430,000	38
Pegasus	13	\$1,950,000	\$580,000	36
Woodend	19	\$945,000	\$645,000	53
Oxford	5	\$635,000	\$407,500	-

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

Lifestyle sales for November increased to 28. The highest lifestyle sale was in Sefton - \$6,500,000 which was for a 141.27ha livestock finishing block. The lowest was in Okuku - \$840,000 which was for a 2-bedroom, 1-bathroom home on 4.04ha.

7 of these sales were for bare land blocks.

## Hurunui District

November saw sales slightly decrease to 40. Of these, 30 were residential sales. The highest residential sale was in Amberley - \$1,252,000 which was for a 4-bedroom, 3-bathroom home on a 3,289sqm section. The lowest was in Waiau - \$105,000 which was for an as is where is 3-bedroom, 1-bathroom home on an 897sqm section. 3 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Amberley	7	\$1,252,000	\$482,000	100
Hanmer Springs	10	\$865,000	\$419,000	75
Leithfield	6	\$610,000	\$365,000	-
Waiau	2	\$430,000	\$105,000	-
Culverden	2	\$525,000	\$409,388	-

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

Lifestyle sales for November increased to 10. The highest lifestyle sale was in Waipara - \$1,950,000 which was for a 5-bedroom, 3-bathroom home on 44.64ha. The lowest was in Amberley - \$820,000 which was for a 3-bedroom, 1-bathroom home on 4.2ha. 4 of these sales were for bare land blocks.

**\$1.28 million**

Current Median Sale Price

**\$1.62 million**

1 Year Ago  
Current prices are down 21% compared to this period

**\$1.53 million**

3 Years Ago  
Current prices are down 16% compared to this period

**\$775 thousand**

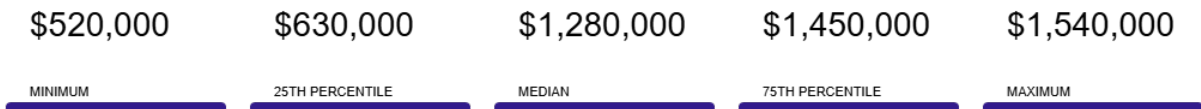
5 Years Ago  
Current prices are up 65% compared to this period

## BEDROOM BREAKDOWN



## SALES STATISTICS

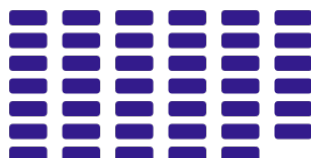
### Sales Price



### Total Sales Volume



### Number of Sales



41 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
416 Bradleys Road, Rd2, Ohoka 7692	Ohoka	\$1,450,000	29 Nov 2024		29 Nov 2024	2	0	4455	Freehold
554 Mill Road, Rd2, Ohoka 7692	Ohoka	\$670,000	22 Nov 2024	\$600,000	02 Nov 2024	3	111	1012	Freehold
125 Mairaki Road, Fernside, Rangiora 7471	Fernside	\$520,000	19 Nov 2024		12 Jun 2024		0	4.04 ha	Freehold
344 Lineside Road, Rd1, Flaxton, Rangiora 7691	Flaxton	\$1,450,522	14 Nov 2024		10 Nov 2024	5	0	4.28 ha	Freehold
175 Kennedys Hill Road, Rd1, Fernside, Rangiora 7471	Fernside	\$1,540,000	13 Nov 2024	\$1,595,000	10 Sep 2024	5	469	4.00 ha	Freehold
110 Revells Road, Flaxton, Rangiora 7691	Flaxton	\$1,350,000	13 Nov 2024		Invalid		332	4.03 ha	Freehold
119 Mairaki Road, Rd1, Fernside, Rangiora 7471	Fernside	\$1,285,000	08 Nov 2024	\$1,299,000	25 Oct 2024	4	271	4.00 ha	Freehold
61 Ohoka Road, Clarkville, Kaiapoi 7692	Clarkville	\$630,000	04 Nov 2024	\$620,000	26 Sep 2024		0	4.42 ha	Freehold
25A Jacksons Road, Rd2, Ohoka 7692	Ohoka	\$810,000	01 Nov 2024		Invalid		0	4.00 ha	Freehold

## NEW LISTINGS:

**28 Benn Street, Amberley**

3 bed, 2 bath, floor size 172m<sup>2</sup>, land size 529m<sup>2</sup>

**33 Greig Crescent, Amberley**

699m<sup>2</sup> section

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