



WELCOME TO OUR Market Snapshot

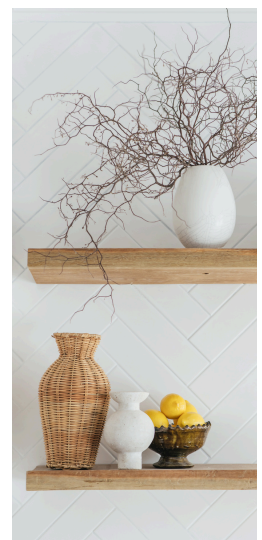
“Owner-occupiers and first home buyers were the most active buyer groups, with early interest from investors.

Most vendor expectations are realistic, although, with the decline in interest rates, some are hopeful of price increases. Attendance at open homes varied across the region, with newer listings attracting higher numbers. Auction room activity has picked up, both in attendance and clearance rates.

Market sentiment was influenced by factors such as decreased interest rates, early signs of spring-like activity, economic progress, and general optimism. Local salespeople report a positive shift, but that doesn't mean a sudden change in the market, indicating it could take some time.

As we head into spring, local agents remain hopeful the market will continue improving in the coming months and hopefully see further positivity, engagement and confidence.”

Jen Baird REINZ CEO



August Facts

Ray White New Zealand agents across the country saw increasing optimism in the market after scheduling 128 properties to go under the hammer last week.

Ray White New Zealand head auctioneer Sam Steele said though the OCR's recent announcement may seem a distant memory, its impact on the broader market has been profound.

"The announcement sparked fierce competition at auctions nationwide as buyers rushed to seize fleeting opportunities," Mr Steele said.

"This resulted in a nearly 49 per cent success rate across 76 scheduled auctions. An average of 2.2 registered bidders per auction, potentially signalling the end of the current market cycle.

"Auctions with three or more registered bidders achieved success rates exceeding 76 per cent, reflecting vendors' continued confidence in this method, which consistently outperforms others.

Waimakariri District

August saw sales decrease to 116. Of these, 96 were residential sales. The highest residential sale was in Pegasus - \$2,100,000 which was for a 4-bedroom, 3-bathroom, 4-car garage home on 1,668sqm. The lowest was in Pines Beach - \$395,000 which was for a 1-bedroom as is where is cottage plus a 59.7sqm out building with bathroom.

11 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Rangiora	34	\$1,100,000	\$440,000	51
Kaiapoi	29	\$900,000	\$479,000	43
Pegasus	17	\$2,100,000	\$549,000	38
Woodend	10	\$820,000	\$565,000	61
Oxford	2	\$600,000	\$560,000	-

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

Lifestyle sales for August slightly increased to 21. The highest lifestyle sale was in Kaiapoi - \$2,950,000 which was for a 4-bedroom, 5-bathroom, 4-car garage (plus extra garage) home on 4.01ha. The lowest was in Loburn - \$556,000 which was for a 1-bedroom, 1-bathroom, 2-car garage home on 1,200sqm.

5 of these sales were for bare land blocks.

Hurunui District

August saw sales decrease to 28. Of these, 20 were residential sales. The highest residential sale was in Leithfield - \$848,000 which was for a 4-bedroom home on a 3,026sqm section. The lowest was in Cheviot - \$265,000 which was for a 1-bedroom, 1-bathroom home on a 531sqm section .

3 of these sales were for sections.

Locality	No. Sales	Highest Price	Lowest Price	Median Days
Amberley	9	\$739,000	\$450,000	51
Hanmer Springs	2	\$685,000	\$560,000	-
Leithfield	2	\$848,000	\$560,000	-
Waiau	3	\$350,000	\$345,000	-
Waipara	2	\$420,000	\$365,500	-

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

Lifestyle sales for August increased to 8. The highest lifestyle sale was in Mason's Flat - \$4,800,000 which was for a livestock finishing block on 387ha . The lowest was in Balcairn - \$650,000 which was for 1-bedroom, 1-bathroom home on 4ha. 4 of these sales were for bare land blocks.

\$525 thousand

Current Median Sale Price

\$505 thousand

1 Year Ago
Current prices are up 4% compared to this period

\$400 thousand

3 Years Ago
Current prices are up 31% compared to this period

\$410 thousand

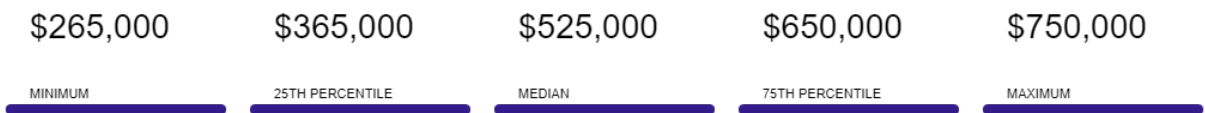
5 Years Ago
Current prices are up 28% compared to this period

BEDROOM BREAKDOWN



SALES STATISTICS

Sales Price



Total Sales Volume



Number of Sales



91 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
22 Amberley Beach Road, Amberley 7410	Amberley	\$550,000	30 Aug 2024	\$550,000	26 Jul 2024	4	0	612	Freehold
23 Waipara Flat Road, Rd3, Waipara 7483	Waipara	\$420,000	30 Aug 2024	\$365,000	10 Jul 2024	1	0	1378	Freehold
47 Glenmark Drive, Rd3, Waipara 7483	Waipara	\$365,500	29 Aug 2024		29 Aug 2024	3	170	1695	Freehold
28 Balmoral Street, Culverden 7392	Culverden	\$495,000	28 Aug 2024	\$499,000	06 Aug 2024	3	0	896	Freehold
5B Yates Place, Amberley	Amberley	\$204,348	27 Aug 2024				0	501	Freehold
15 Tekoa Street, Waiau 7332	Waiau	\$350,000	26 Aug 2024		21 Aug 2024	3	89	3033	Freehold
296 Amberley Beach Road, Amberley 7481	Amberley	\$1,280,000	20 Aug 2024		06 Aug 2024		0	24.00 ha	Freehold
319 Cramptons Bush Road, Rd2, Broomfield 7482	Broomfield	\$650,000	16 Aug 2024	\$679,000	15 Jul 2024	1	0	4.00 ha	Freehold
194 Double Corner Road, Rd1, Amberley 7481	Amberley	\$835,000	16 Aug 2024				90	4002	Freehold
1A Church Street, Amberley 7410	Amberley	\$525,000	15 Aug 2024		04 Jul 2024	3	0	779	Freehold
3 Terrace Road, Rd1, Leithfield 7481	Leithfield	\$848,000	15 Aug 2024				160	3026	Freehold
72 Amberley Beach Road, Amberley 7481	Amberley	\$665,000	15 Aug 2024	\$650,000	01 Aug 2024	4	0	700	Freehold
29 Plover Avenue, Amberley 7410	Amberley	\$739,000	15 Aug 2024	\$739,000	30 Jul 2024	4	185	814	Freehold
9 Balmoral Street, Waiau 7332	Waiau	\$345,000	14 Aug 2024	\$350,000	01 Aug 2024	2	0	1012	Freehold
1A Caverhill Road, Cheviot 7310	Cheviot	\$265,000	14 Aug 2024	\$299,999	31 Jul 2024	1	0	531	Freehold
6 Clayton Road, Amberley 7410	Amberley	\$620,000	13 Aug 2024		02 Aug 2024	3	0	809	Freehold
147 Carters Road, Amberley 7410	Amberley	\$450,000	08 Aug 2024	\$450,000	11 Jul 2024	3	100	888	Freehold
15 Balmoral Street, Waiau 7332	Waiau	\$120,000	08 Aug 2024				0	2023	Freehold
Lot 286 Oakfields, Amberley, Hurunui	Amberley	\$699,500	02 Aug 2024	\$699,500	26 Jun 2024	3	134	406	Freehold
17 Smarts Drive, Leithfield 7481	Leithfield	\$750,000	02 Aug 2024	\$750,000	26 Jul 2024	5	0	949	Freehold
72 Amberley Beach Road, Amberley 7481	Amberley	\$265,000	01 Aug 2024				0	700	Freehold



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