



## 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.

**\$565 thousand**

Current Median Sale Price

**\$685 thousand**

1 Year Ago  
Current prices are down 18% compared to this period

**\$520 thousand**

3 Years Ago  
Current prices are up 9% compared to this period

**\$405 thousand**

5 Years Ago  
Current prices are up 40% compared to this period

## BEDROOM BREAKDOWN



## SALES STATISTICS

### Sales Price



### Total Sales Volume



### Number of Sales



70 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
224 Amberley Beach Road, Amberley 7481	Amberley	\$910,000	27 Nov 2024	\$940,000	10 Nov 2024	3	0	4.23 ha	Freehold
795 Omihi Road, Rd3, Waipara 7483	Waipara	\$875,000	27 Nov 2024	\$879,000	09 Nov 2024	3	0	2.83 ha	Freehold
6 O'Carrolls Road, Hawarden 7385	Hawarden	\$200,000	26 Nov 2024	\$200,000	18 Nov 2024	0	0	723	Freehold
167 Kings Road, Leithfield 7481	Leithfield	\$445,000	25 Nov 2024	\$460,000	05 Nov 2024	4	97	547	Freehold
761 Glenmark Drive, Rd3, Waipara 7483	Waipara	\$1,950,000	25 Nov 2024	\$2,050,000	11 Nov 2024	5	433	44.64 ha	Freehold
26 Clarence Street, Waiau 7332	Waiau	\$105,000	25 Nov 2024	\$99,000	13 Nov 2024	3	120	897	Freehold
4C Mill Road, Leithfield 7481	Leithfield	\$365,000	24 Nov 2024		Invalid date	2	70	0	Freehold
23 Holton Road, Rd1, Amberley 7481	Amberley	\$482,000	22 Nov 2024	\$475,000	07 Nov 2024	3	0	506	Freehold
257 MacKenzies Road, Waipara 7483	Waipara	\$825,000	21 Nov 2024		22 Oct 2024		0	43.08 ha	Freehold
11 Kowai Place, Amberley 7410	Amberley	\$565,000	20 Nov 2024	\$575,000	30 Oct 2024	4	121	944	Freehold
6 Morris Road, Amberley 7410	Amberley	\$525,000	20 Nov 2024	\$545,000	12 Nov 2024	3	0	883	Freehold
23 Kowai Street, Leithfield 7481	Leithfield	\$505,000	20 Nov 2024	\$450,000	31 Oct 2024	3	90	498	Freehold
37 Montrose Avenue, Culverden 7392	Culverden	\$525,000	20 Nov 2024		05 Nov 2024	2	0	1348	Freehold
14 Foster Place, Amberley 7410	Amberley	\$785,000	19 Nov 2024	\$780,000	29 Oct 2024	3	184	787	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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