



## 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.

**\$642 thousand**

Current Median Sale Price

**\$532 thousand**

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

**\$455 thousand**

3 Years Ago  
Current prices are up 41% compared to this period

**\$354 thousand**

5 Years Ago  
Current prices are up 81% compared to this period

## BEDROOM BREAKDOWN



## SALES STATISTICS

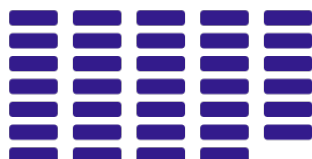
### Sales Price



### Total Sales Volume



### Number of Sales



34 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
31 Benn St, Amberley	Amberley	\$670,000	28 Feb 2025		21 Feb 2025	3	0	0	Freehold
20 Plover Avenue, Amberley 7410	Amberley	\$669,000	28 Feb 2025	\$669,000	05 Feb 2025	3	0	700	Freehold
3 Searle Crescent, Culverden 7392	Culverden	\$320,500	26 Feb 2025		20 Feb 2025	3	0	819	Freehold
14 Benn St, Amberley	Amberley	\$299,000	25 Feb 2025		10 Dec 2024	0	0	0	Freehold
285 Old Main Road, Cheviot 7383	Cheviot	\$2,400,000	24 Feb 2025		19 Dec 2024	3	0	140.82 ha	Freehold
182A Carters Road, Amberley 7410	Amberley	\$815,000	21 Feb 2025		07 Feb 2025	4	0	792	Freehold
3 Hunter Lane, Amberley 7410	Amberley	\$1,130,000	21 Feb 2025	\$1,010,000	07 Feb 2025	4	251	938	Freehold
56 Greig Crescent, Amberley	Amberley	\$830,000	21 Feb 2025	\$840,000	18 Feb 2025	3	0	703	Freehold
15 High Street, Hawarden 7385	Hawarden	\$400,000	20 Feb 2025	\$420,000	06 Feb 2025	4	0	2023	Freehold
1 Osborne Road, Amberley 7410	Amberley	\$500,000	20 Feb 2025	\$490,000	17 Dec 2024	3	0	0	Freehold
17 Elizabeth Square, Leithfield 7481	Leithfield	\$514,000	19 Feb 2025		19 Feb 2025	3	120	557	Freehold
104 Glenmark Drive, Waipara 7483	Waipara	\$642,500	19 Feb 2025		13 Feb 2025	3	180	2025	Freehold
11 Montrose Avenue, Culverden 7392	Culverden	\$530,000	19 Feb 2025		10 Jan 2025	3	0	748	Freehold
27 George Street, Rotherham 7379	Rotherham	\$520,000	19 Feb 2025		06 Feb 2025	2	0	2023	Freehold

## FEATURE LISTING:

### 40 Kensington Avenue, Rangiora

3 bed, 2 bath, floor size 240m<sup>2</sup>, land size 738m<sup>2</sup>



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