



WELCOME TO OUR Market Snapshot

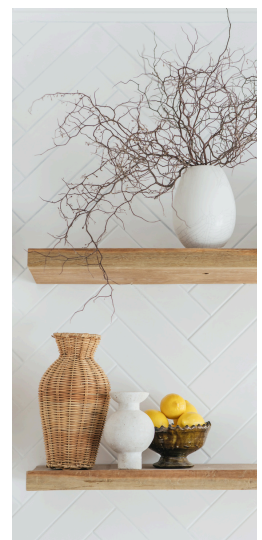
“Owner-occupiers and first home buyers were the most active buyer groups, with early interest from investors.

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.

\$670 thousand

Current Median Sale Price

\$669 thousand

1 Year Ago
Current prices are up 0% compared to this period

\$678 thousand

3 Years Ago
Current prices are down 1% compared to this period

\$425 thousand

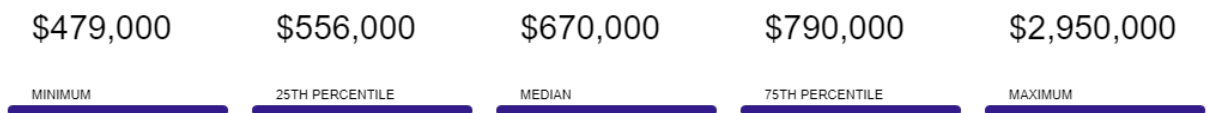
5 Years Ago
Current prices are up 58% compared to this period

BEDROOM BREAKDOWN



SALES STATISTICS

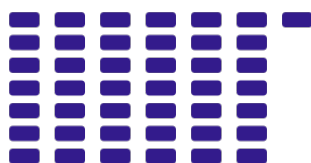
Sales Price



Total Sales Volume



Number of Sales



43 Median Days to Sell

PROPERTY BREAKDOWN

Property breakdown includes some unconditional sales and settled sales

Address	Suburb	Sale Price	Sale Date	List Price	Area m ²	# of BRMs	Floor m ²	Land m ²	Sale Tenure
5 Friesian Crescent, Kaiapoi 7630	Kaiapoi	\$675,000	30 Aug 2024	\$669,000	17 Aug 2024	4	167	312	Freehold
13 Magnate Drive, Kaiapoi 7630	Kaiapoi	\$810,000	30 Aug 2024	\$819,000	22 Aug 2024	4	0	747	Freehold
3/22 Smith St, Kaiapoi, Canterbury	Kaiapoi	\$535,000	30 Aug 2024		09 Jul 2024	3	0	0	Strata
37 Peraki Street, Kaiapoi 7630	Kaiapoi	\$540,000	28 Aug 2024		06 Aug 2024	3	102	827	Freehold
27A Johnson Street, Kaiapoi 7630	Kaiapoi	\$565,000	27 Aug 2024		13 Aug 2024	2	100	218	Freehold
13 Lillian Street, Kaiapoi 7630	Kaiapoi	\$820,000	26 Aug 2024	\$849,000	08 Aug 2024	3	234	680	Freehold
3 Cridland Street West, Kaiapoi 7630	Kaiapoi	\$639,000	22 Aug 2024	\$639,000	05 Aug 2024	3	130	761	Freehold
8 Princess Place, Kaiapoi 7630	Kaiapoi	\$479,000	22 Aug 2024	\$479,000	31 Jul 2024	2	80	840	Freehold
17 Wootten Place, Kaiapoi 7630	Kaiapoi	\$755,000	22 Aug 2024	\$770,000	18 Jul 2024	4	0	639	Unknown
Lot 318 Beachgrove, Kaiapoi, Waimakariri	Kaiapoi	\$279,000	22 Aug 2024	\$279,000	08 Aug 2024	0	0	314	Unknown
Lot 314 Beachgrove, Kaiapoi, Waimakariri	Kaiapoi	\$279,000	22 Aug 2024	\$279,000	08 Aug 2024	0	0	314	Unknown
80 Otaki Street, Kaiapoi 7630	Kaiapoi	\$556,000	21 Aug 2024	\$590,000	31 Jul 2024	3	120	956	Freehold
14 Wyatt Street, Kaiapoi 7630	Kaiapoi	\$872,000	21 Aug 2024	\$800,000	02 Aug 2024	5	246	737	Freehold
88 Courtenay Drive, Kaiapoi 7630	Kaiapoi	\$690,000	20 Aug 2024	\$630,000	07 Aug 2024	4	0	772	Freehold
12 Stark Place, Kaiapoi 7630	Kaiapoi	\$790,000	19 Aug 2024		08 Aug 2024	4	0	721	Freehold
117 Ohoka Road, Kaiapoi 7630	Kaiapoi	\$546,000	16 Aug 2024	\$560,000	16 Aug 2024	3	0	796	Freehold
5A Hugh Street, Kaiapoi 7630	Kaiapoi	\$535,000	14 Aug 2024	\$525,000	23 Jul 2024	2	140	0	Crosslease
37 Mansfield Drive, Kaiapoi 7630	Kaiapoi	\$629,000	09 Aug 2024	\$629,000	06 Aug 2024	3	0	649	Freehold
26 Holland Drive, Kaiapoi 7630	Kaiapoi	\$670,000	09 Aug 2024	\$710,000	06 Aug 2024	3	170	630	Freehold
83 Sutherland Drive, Kaiapoi 7630	Kaiapoi	\$760,000	09 Aug 2024	\$769,000	19 Jul 2024	4	167	563	Freehold
37A Footbridge Terrace, Kaiapoi 7630	Kaiapoi	\$830,000	07 Aug 2024	\$839,000	24 Jul 2024	4	200	250	Freehold
262 Williams Street, Kaiapoi 7630	Kaiapoi	\$580,000	07 Aug 2024	\$559,000	07 Aug 2024	3	100	827	Freehold
34 Neeves Road, Rd1, Kaiapoi 7691	Kaiapoi	\$2,950,000	02 Aug 2024		19 Jul 2024	4	560	4.01 ha	Freehold
Lot 442 Beachgrove, Kaiapoi, Waimakariri	Kaiapoi	\$309,000	02 Aug 2024	\$309,000	02 Aug 2024	0	0	370	Unknown



Marijke (Ma-rye-ka) Sheppard

Licensee Salesperson

E: marijke.sheppard@raywhite.com

Ph: 027 461 6127



Amy Sheppard

Licensee Salesperson

E: amy.sheppard@raywhite.com

Ph: 027 374 0493