

NOVEMBER 24

SWANNANOA, EYREWELL,
WEST EYRETON, CUST

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.

\$1.23 million

Current Median Sale Price

\$874 thousand

1 Year Ago
Current prices are up 41%
compared to this period

\$900 thousand

3 Years Ago
Current prices are up 37%
compared to this period

\$410 thousand

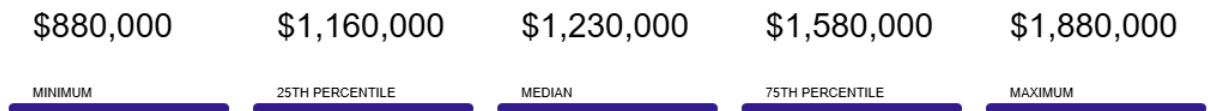
5 Years Ago
Current prices are up 200%
compared to this period

BEDROOM BREAKDOWN



SALES STATISTICS

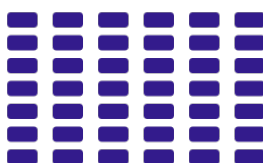
Sales Price



Total Sales Volume



Number of Sales



42 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
2501 Tram Road, Rd5, West Eyreton 7475	West Eyreton	\$1,265,000	29 Nov 2024	\$1,200,000	22 Nov 2024	4	253	4.00 ha	Freehold
1175 Two Chain Road, Rd5, Swannanoa 7475	Swannanoa	\$1,730,000	27 Nov 2024		26 Nov 2024	6	0	4.27 ha	Freehold
113 McHughs Road, Rd2, Swannanoa 7692	Swannanoa	\$1,040,000	25 Nov 2024	\$1,040,000	10 Oct 2024	3	150	1.26 ha	Freehold
575 No 10 Road, Rd6, Swannanoa 7476	Swannanoa	\$1,460,000	21 Nov 2024		21 Nov 2024	4	289	4.00 ha	Freehold
648 No 10 Road, Rd6, Swannanoa 7476	Swannanoa	\$1,227,500	21 Nov 2024		21 Nov 2024	4	200	4.00 ha	Freehold
47 Woodfields Road, Rd5, Swannanoa 7475	Swannanoa	\$1,160,000	20 Nov 2024		30 Oct 2024	5	0	4.00 ha	Freehold
1474 Tram Road, Rd5, Swannanoa 7475	Swannanoa	\$1,705,000	14 Nov 2024	\$1,699,000	23 Oct 2024	5	403	4.00 ha	Freehold
2181B South Eyre Road, Rd6, Eyrewell, West Eyreton 7476	Eyrewell	\$880,000	13 Nov 2024	\$899,000	17 Oct 2024	4	153	3.75 ha	Freehold
798 Two Chain Road, Rd6, Swannanoa 7476	Swannanoa	\$1,195,000	08 Nov 2024		04 Oct 2024	3	215	2.74 ha	Freehold
5 Brennan Lane, Rd2, Swannanoa 7692	Swannanoa	\$1,875,000	08 Nov 2024		24 Oct 2024	4	0	3917	Freehold
37 Braeburn Crescent, Rd2, Swannanoa 7692	Swannanoa	\$1,575,000	07 Nov 2024		07 Nov 2024	4	253	6184	Freehold

NEW LISTINGS:

28 Benn Street, Amberley

3 bed, 2 bath, floor size 172m², land size 529m²

**33 Greig Crescent, Amberley**

699m² section

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