



MARKET STATISTICS

APRIL 2025

SOURCE: REAL ESTATE INSTITUTE OF NEW ZEALAND

CENTURY 21® Wanaka

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Houses

Wanaka

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
2/10 Macpherson Street	\$430,000	24 Apr 2025	46	\$375,000	2	78	
42 Meadowstone Drive	\$970,000	28 Apr 2025	37	\$1,210,000	4	140	
32 Cairnmuir Street	\$986,000	12 Apr 2025	45	\$1,030,000	3	134	300
3 Glen Dene Crescent	\$1,100,000	22 Apr 2025	136	\$870,000	3	127	312
11/146 Anderson Road	\$1,125,000	11 Apr 2025	66	\$1,150,000	5	232	
7 Cairnmuir Street	\$1,140,000	07 Apr 2025	28	\$980,000	2	112	364
48 Obelisk Street	\$1,150,000	30 Apr 2025	103	\$890,000	3	125	334
8B Robrosa Street	\$1,160,000	07 Apr 2025	116	\$620,000	3	133	334
8 Mount Iron Drive	\$1,200,000	11 Apr 2025	17	\$1,230,000	4	153	568
55 Farrant Drive	\$1,430,000	17 Apr 2025	16	\$1,520,000	3	190	400
47 Clearview Street	\$1,465,000	24 Apr 2025	79	\$1,500,000	3	169	400
5 Mackay Street	\$1,500,000	24 Apr 2025	121	\$1,500,000	3	160	521
37 Farrant Drive	\$1,550,000	22 Apr 2025	236	\$1,500,000	3	203	705
66 Rata Street	\$1,551,000	01 Apr 2025	26	\$1,580,000	3	140	763
24 Old Station Avenue	\$1,600,000	01 Apr 2025	53	\$1,750,000	3	220	769
2 The Heights Avenue	\$1,625,000	01 Apr 2025	45	\$1,800,000	4	194	625
21 Kowhai Drive	\$1,650,000	07 Apr 2025	11	\$1,330,000	3	82	899
14 B Parkhill Avenue	\$1,700,000	16 Apr 2025	43	\$1,630,000	3	209	497
15 Kamahi Street	\$1,700,000	08 Apr 2025	99	\$1,270,000	3	181	524
1 Lansdown Street	\$1,730,000	14 Apr 2025	191	\$1,640,000	4	229	788
13 Coromandel Street	\$1,800,000	07 Apr 2025	29	\$1,720,000	4	216	961
12 Bonspiel Road	\$1,880,000	11 Apr 2025	42	\$1,840,000	4	252	653
2 C MacAndrew Lane	\$2,000,000	04 Apr 2025	162	\$2,650,000	5	342	937
33 Riverslea Road	\$2,200,000	14 Apr 2025	22	\$1,600,000	4	243	791
42 Ballantyne Road	\$2,480,000	03 Apr 2025	20	\$1,860,000	3	110	6098
22 The Heights Avenue	\$2,625,000	11 Apr 2025	31	\$1,450,000	5	302	514
289 Riverbank Road	\$2,680,000	28 Apr 2025	62	\$2,550,000	5	332	25500
8 Hidden Hills Drive	\$2,800,000	30 Apr 2025	14	\$2,750,000	4	277	4002
5 Jessies Crescent	\$2,855,000	03 Apr 2025	47	\$2,530,000	4	291	913
16/65 Lakeside Road	\$2,900,000	04 Apr 2025	12	\$3,090,000	3	163	

Albert Town

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
3 Dale Street	\$1,250,000	30 Apr 2025	47	\$1,025,000	3	210	1012
10A Old Racecourse Road	\$2,055,000	23 Apr 2025	299	\$1,450,000	3	254	1984
22A Old Racecourse Road	\$2,550,000	30 Apr 2025	12	-	4	328	1832
37 Matheson Crescent	\$3,900,000	04 Apr 2025	183	\$2,550,000	4	370	4028
1147B Lake Hawea-Albert Town Road	\$5,300,000	11 Apr 2025	725	\$3,970,000	4	510	103000

Lake Hawea

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
11 Sentinel Drive	\$1,150,000	04 Apr 2025	50	\$900,000	3	157	814
55 Longview Drive	\$1,170,000	16 Apr 2025	183	\$400,000	4	189	501
21 Timsfield Drive	\$1,185,000	30 Apr 2025	51	\$950,000	3	207	800
57 Nichol Street	\$1,340,531	24 Apr 2025	29	\$1,050,000	5	238	1332
14 Denniston Road	\$1,769,000	01 Apr 2025	31	\$1,395,000	2	75	893
94 Newcastle Road	\$2,195,000	04 Apr 2025	33	\$1,810,000	4		12000
120A Lachlan Avenue	\$3,250,000	08 Apr 2025	80	\$3,440,000	4	387	26800

Wanaka Surrounds

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
5/2352 Cardrona Valley Road	\$800,000	28 Apr 2025	287	\$780,000	3	107	
Apt 3/2326 Cardrona Valley Road	\$925,000	09 Apr 2025	56	\$630,000	3	107	
11 Jackson Rise	\$980,000	09 Apr 2025	183	\$900,000	2	55	1558
2 Wilkin Road	\$1,000,000	23 Apr 2025	141	\$1,510,000	3	152	15300
2 Criffel Place	\$1,030,000	28 Apr 2025	13	\$1,000,000	4	175	816
51 Fay Lane	\$1,390,000	02 Apr 2025	57	\$1,120,000	4	95	5760
10 Pisa Road	\$1,715,000	14 Apr 2025	94	\$1,200,000	3	326	4548
63 Riverview Road	\$5,100,000	11 Apr 2025	70	\$3,100,000	4	478	62900

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Sections

Wanaka

Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
9 Packer Road	\$600,000	04 Apr 2025	56	-	600
6 Applewood Place (Lot 80 Orchard Park)	\$625,000	01 Apr 2025	316	-	623
13 Carrickmore Crescent	\$775,000	04 Apr 2025	74	\$950,000	1320
6 Stoneleigh Drive	\$782,608	11 Apr 2025	765	\$850,000	608
16 Ernies Way	\$810,000	14 Apr 2025	5	\$750,000	544
1 Glenbrae Crescent	\$826,087	14 Apr 2025	986	\$900,000	660
17 Whio Crescent	\$865,000	11 Apr 2025	153	\$1,050,000	729
4 Keown Street	\$950,000	09 Apr 2025	49	\$900,000	916
2 St Just Place	\$1,085,000	16 Apr 2025	43	\$1,100,000	2071
38 Riverslea Road	\$1,100,000	01 Apr 2025	62	\$850,000	1269
16 Little Orchard Way	\$2,150,000	29 Apr 2025	28	\$1,900,000	9754
Lot 39 Parkins Bay	\$3,025,000	04 Apr 2025		-	0
6 Tiffany Lane	\$3,500,000	04 Apr 2025	119	\$3,200,000	1800
Lot 13 Parkins Bay	\$4,800,000	04 Apr 2025		-	3823

Albert Town

Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
17 Mallard Street	\$520,000	07 Apr 2025	70	\$425,000	406

Lake Hawea

Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
27 Burdon Loop	\$389,000	30 Apr 2025	52	-	300
21 Lost Burn Road	\$600,000	23 Apr 2025	278	\$650,000	1186
65 Butterfield Road	\$1,086,956	17 Apr 2025	77	\$1,100,000	32100
39 Butterfield Road	\$1,215,000	17 Apr 2025	70	\$1,500,000	43800

Wanaka Surrounds

Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
3492 Luggate-Cromwell Road	\$1,075,000	01 Apr 2025	20	\$810,000	190000
Lot 19 Pukekowhai Drive	\$1,120,000	15 Apr 2025	386	\$950,000	94300

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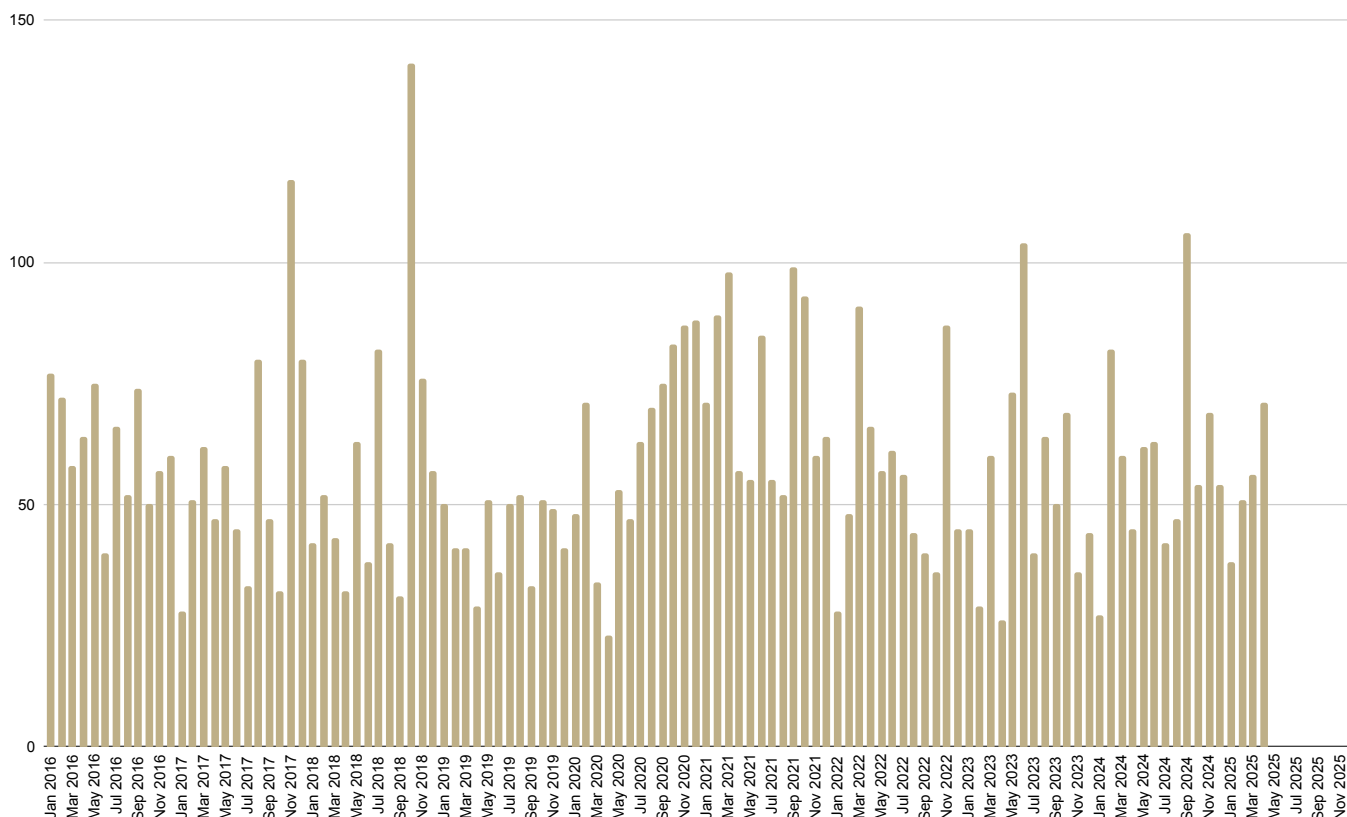
SOURCE: REAL ESTATE INSTITUTE OF NEW ZEALAND



Summary Data

Houses					
Wanaka	30	Median	\$1,612,500	Average	\$1,699,400
Albert Town	5	Median	\$2,550,000	Average	\$3,011,000
Lake Hawea/Hawea Flat	7	Median	\$1,340,531	Average	\$1,722,790
Surrounds	8	Median	\$1,015,000	Average	\$1,617,500
Total	50	Median	\$1,575,500	Average	\$1,820,731
Sections					
Wanaka	14	Median	\$907,500	Average	\$1,563,835
Albert Town	1	Median	\$520,000	Average	\$520,000
Lake Hawea/Hawea Flat	4	Median	\$843,478	Average	\$822,739
Surrounds	2	Median	\$1,097,500	Average	\$1,097,500
Total	21	Median	\$950,000	Average	\$1,328,555
Total					
Wanaka	44				
Albert Town	6				
Lake Hawea/Hawea Flat	11			Value House Sales	\$91,036,531
Surrounds	10			Value Section Sales	\$27,899,651
Total	71			Total Value all Sales	\$63,136,880
Median Days to Sell					
Houses	51				
Sections	70				
Total	56				

Total Sales Since 2016



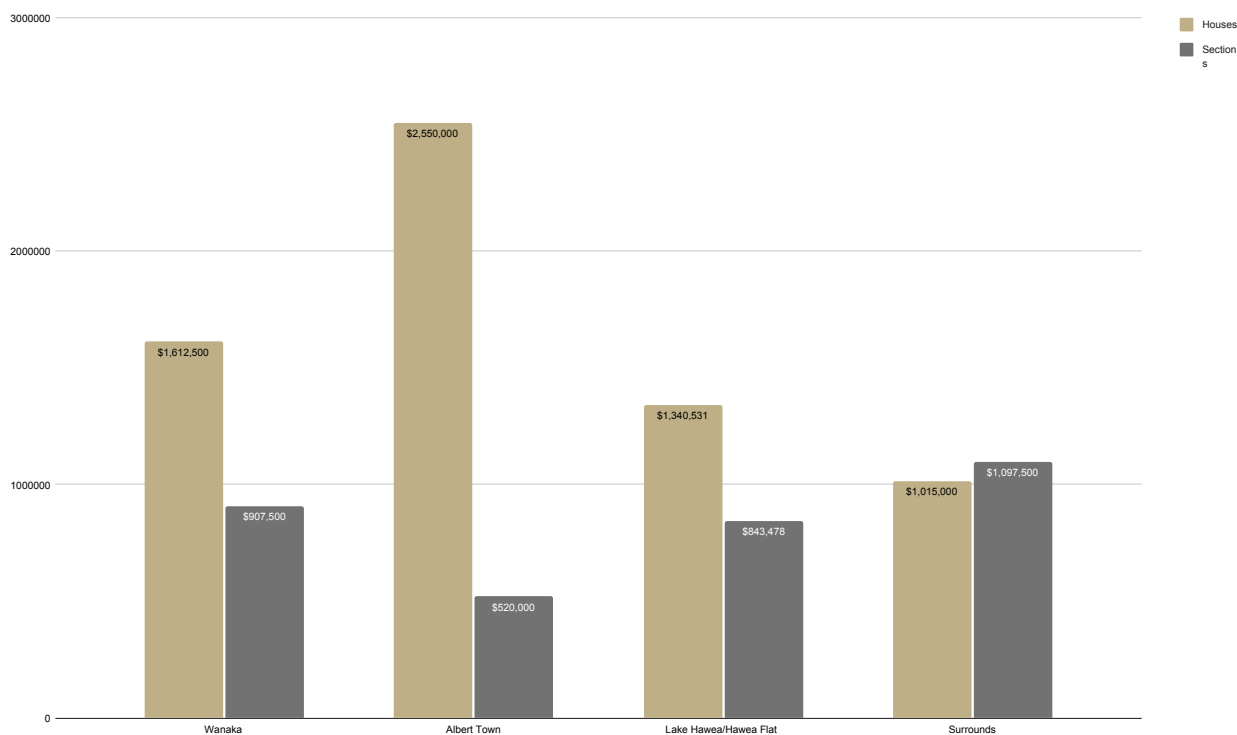
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Median Prices



Sales Breakdown

