



MARKET STATISTICS

AUGUST 2025

SOURCE: REAL ESTATE INSTITUTE OF NEW ZEALAND

CENTURY 21® Wanaka

P. (03) 428 4447 17-21 Dunmore Street, Wanaka 9305 wanaka.century21.co.nz

Alpine Realty Limited trading as CENTURY 21 Wanaka, Licensed under the REAA 2008. Each business is independently owned and operated.

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Houses

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
9 Mount Nicholas Avenue	\$875,000	20 Aug 2025	121	\$875,000	3	112	204
16 Glenavon Green	\$990,000	20 Aug 2025	2	\$980,000	3	148	195
23 Malvern Road	\$1,070,000	18 Aug 2025	51	\$980,000	3	124	300
31 A Kings Drive	\$1,192,500	15 Aug 2025	135	\$1,200,000	3	182	688
104 Kings Drive	\$1,300,000	14 Aug 2025	290	\$1,370,000	3	243	503
4 Leaning Rock Lane	\$1,325,000	14 Aug 2025	10	\$1,325,000	3	169	287
2 Rubus Street	\$1,350,000	15 Aug 2025	143	\$550,000	3	178	453
4 Pearce Place	\$1,415,000	26 Aug 2025	337	\$1,270,000	3	176	721
251 Aubrey Road	\$1,419,990	29 Aug 2025	95	\$1,450,000	3	191	450
13 Fern Burn Close	\$1,480,000	05 Aug 2025	48	\$1,730,000	3	191	742
7 Larch Place	\$1,550,000	07 Aug 2025	14	\$1,300,000	4		904
113 Totara Terrace	\$1,550,000	01 Aug 2025	30	\$1,400,000		160	0
9 Keown St	\$1,555,000	19 Aug 2025	47	\$570,000	4	180	460
21 A Old Station Avenue	\$1,580,000	21 Aug 2025	148		3	197	508
19 Burbank Road	\$1,585,000	19 Aug 2025	78	\$550,000	4	193	450
15 Jessies Crescent	\$1,650,000	01 Aug 2025	157	\$2,100,000	4	240	591
5 Nancy Lane	\$1,750,000	22 Aug 2025	496	\$1,980,000	4	237	877
8 The Heights Avenue	\$1,802,000	11 Aug 2025	30	\$1,950,000	3	215	701
141 B Lakeside Road	\$1,920,000	22 Aug 2025	501		3	180	0
62 West Meadows Drive	\$1,950,000	01 Aug 2025	224	\$2,140,000	3	221	906
49 Totara Terrace	\$1,975,000	15 Aug 2025	58	\$1,750,000	5	308	1012
15 Cambrian Street	\$2,100,000	08 Aug 2025	117	\$1,790,000	4	237	651
161 Warren Street	\$2,200,000	18 Aug 2025	275	\$2,100,000	3	130	1013
47 Minaret Ridge	\$2,300,000	21 Aug 2025	39	\$2,450,000	5	299	1378
13 Eden Close	\$2,400,000	19 Aug 2025	64	\$2,420,000	4	278	1020
93 Upton Street	\$2,700,000	29 Aug 2025	153	\$2,550,000	4	170	1013
10 Chalmers Street	\$2,800,000	15 Aug 2025	521	\$2,850,000	4	260	1381
67 Infinity Drive	\$2,850,000	22 Aug 2025	184	\$2,950,000	4	324	920
5 Bull Ridge	\$2,950,000	18 Aug 2025	53	\$2,650,000	4	279	950
10 Parkhill Avenue	\$3,030,000	22 Aug 2025	26		4	253	1078
5 Diamond Lane	\$3,100,000	14 Aug 2025	85	\$3,150,000	4	325	897
47 Forest Heights	\$3,300,000	15 Aug 2025	210	\$4,050,000	4	361	1162
Apt 40 Marina Terrace	\$4,130,000	13 Aug 2025	9	\$3,825,000	3	159	0
49 Ridgecrest	\$4,175,000	14 Aug 2025	320		5	280	4361

Albert Town

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
27 B Kidds Way	\$685,000	07 Aug 2025	67	\$630,000	2	68	82
5 Marbleleaf Lane	\$1,700,000	21 Aug 2025	61	\$1,410,000	5	123	829

Lake Hawea

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
43 Gillespie St	\$809,000	01 Aug 2025	87		3	106	300
12 Guthrie Street	\$965,000	07 Aug 2025	30	\$990,000	3	129	400
22 Barton Street	\$980,000	01 Aug 2025	50		3		0
4 Muscovy Lane	\$1,100,000	12 Aug 2025	169	\$950,000	4	176	800
35 Parry Crescent	\$1,100,000	04 Aug 2025	43		3	148	1036
56 Capell Avenue	\$1,805,000	22 Aug 2025			4	250	3015



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Sections

Wanaka						
Address	Sale Price	Sale Date	Days To Sell	GV		Land (sqm)
16 Riverslea Road	\$600,000	22 Aug 2025	94	\$630,000	0	660
18 Campbell Road	\$630,000	29 Aug 2025	10	\$650,000	0	612
8 Packer Road	\$645,000	01 Aug 2025	94		0	660
45 Packer Road	\$720,000	08 Aug 2025	87		0	700
9 Carrickmore Crescent	\$775,000	19 Aug 2025	240		0	1353
32 Carrickmore Crescent	\$940,000	18 Aug 2025	361	\$900,000	0	1447
12 The Heights Avenue	\$965,000	18 Aug 2025	63	\$900,000	0	700
35 Carrickmore Crescent	\$1,150,000	04 Aug 2025	23	\$1,075,000	0	1356
20 Barclay Place	\$1,200,000	29 Aug 2025	39	\$950,000	0	1092

Lake Hawea						
Address	Sale Price	Sale Date	Days To Sell	GV		Land (sqm)
90 Burdon Loop	\$469,000	06 Aug 2025	1489		0	401
24 Lachlan Avenue	\$1,475,000	07 Aug 2025	187	\$990,000		33700

Wanaka Surrounds						
Address	Sale Price	Sale Date	Days To Sell	GV		Land (sqm)
21 Lake Mckay Dr	\$515,000	07 Aug 2025	1338	\$590,000		965
26 Rocky Ridge Drive	\$1,810,000	28 Aug 2025	704			134000
71 Rocky Ridge Drive	\$2,080,000	12 Aug 2025	51			442200

Houses Sold Snapshot

Median	Average
\$1,617,500	\$1,868,178
Total Sales	Total sales value
42	\$78,463,490

Sections Sold Snapshot

Median	Average
\$857,500	\$998,143
Total Sales	Total sales value
14	\$13,974,000

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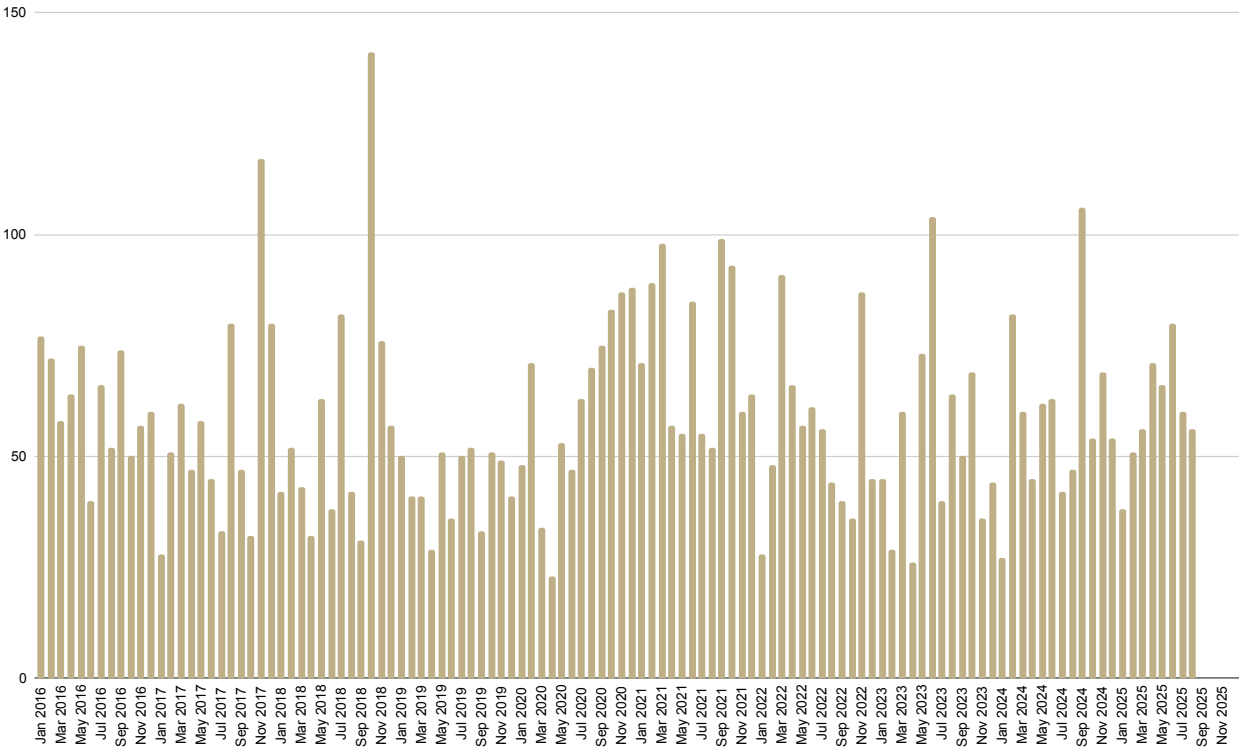
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SUMMARY DATA

Houses					
Wanaka	34	Median	\$1,776,000	Average	\$2,038,809
Albert Town	2	Median	\$1,192,500	Average	\$1,192,500
Lake Hawea/Hawea Flat	6	Median	\$1,040,000	Average	\$1,126,500
Surrounds	0				
Total	42	Median	\$1,617,500	Average	\$1,868,178
Sections					
Wanaka	9	Median	\$775,000	Average	\$847,222
Albert Town	0				
Lake Hawea/Hawea Flat	2	Median	\$972,000	Average	\$972,000
Surrounds	3	Median	\$1,810,000	Average	\$1,468,333
Total	14	Median	\$857,500	Average	\$998,143
Total					
Wanaka	43				
Albert Town	2				
Lake Hawea/Hawea Flat	8		Value House Sales	\$78,463,490	
Surrounds	3		Value Section Sales	\$13,974,000	
Total	56		Total Value all Sales	\$92,437,490	
Median Days to Sell					
Houses	85				
Sections	94				
Total	87				

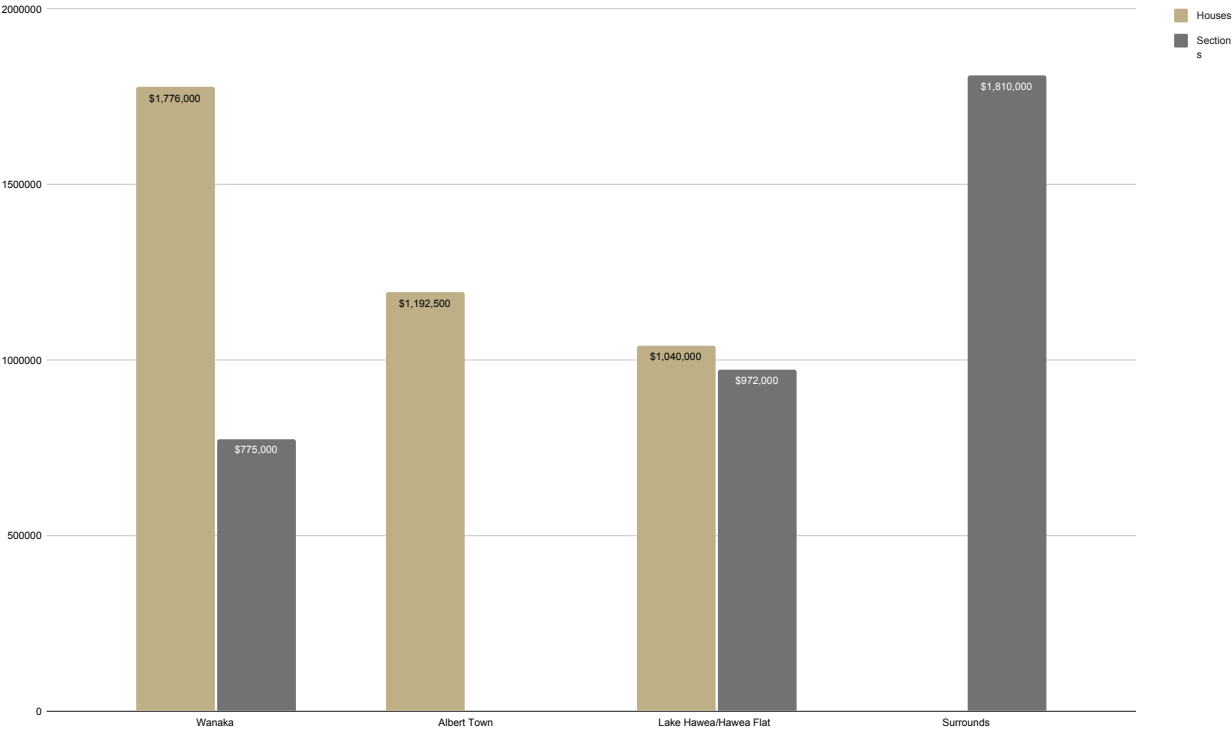
TOTAL SALES SINCE 2016



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MEDIAN PRICES



SALES BREAKDOWN

