



MARKET STATISTICS

DECEMBER 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.

MARKET STATISTICS

DECEMBER 2025

SOURCE: REAL ESTATE INSTITUTE OF NEW ZEALAND

Houses

Wanaka

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
Unit 80 Oakridge Resort, Wanaka	\$610,000	1 Dec 2025	6	\$575,000	2	90	
110/29 Warren St, Wanaka	\$750,000	23 Dec 2025	154	\$775,000	2	54	
2 Cleland Close, Wanaka	\$990,000	8 Dec 2025	51	\$1,230,000	4	129	597
12 Mount Burke Street, Wanaka	\$1,080,000	8 Dec 2025	28	\$1,000,000	3	125	280
106 B Mount Iron Drive, Wanaka	\$1,210,000	24 Dec 2025	7	\$1,225,000	3	151	589
14 Kings Drive, Wanaka	\$1,210,000	8 Dec 2025	63	\$1,230,000	4	189	584
45 Kings Drive, Wanaka	\$1,235,000	5 Dec 2025	50	\$1,250,000	3	150	454
207 Aubrey Road, Wanaka	\$1,330,000	11 Dec 2025	141	\$1,325,000	3	167	409
13 Terranova Place, Wanaka	\$1,463,000	5 Dec 2025	165	\$3,150,000	5	198	1292
12 Jessies Crescent, Wanaka	\$1,495,000	11 Dec 2025	100	\$1,550,000	3	169	505
44 West Meadows Drive, Wanaka	\$1,514,000	17 Dec 2025	35	\$1,650,000	3	180	782
41 Mount Linton Avenue, Wanaka	\$1,525,000	15 Dec 2025	130	\$1,850,000	3	232	600
28 Avalon Station Drive, Wanaka	\$1,550,000	11 Dec 2025	93	\$865,000	4	174	667
6 Matai Road, Wanaka	\$1,610,000	16 Dec 2025	277	\$1,590,000	6	210	1113
4 Larch Place, Wanaka	\$1,660,000	5 Dec 2025	73	\$1,775,000	4	280	984
88 Rob Roy Lane, Wanaka	\$1,740,000	14 Dec 2025	317	\$1,950,000	4	220	938
20 Gladbrook Street, Wanaka	\$1,850,000	18 Dec 2025	593	\$1,610,000	4	222	615
3 Moncrieff Place, Wanaka	\$1,910,000	11 Dec 2025	31	\$1,530,000	4	253	798
39 Willowridge, Wanaka	\$2,100,000	4 Dec 2025	6	\$2,090,000	3	191	722
3 Clearview Street, Wanaka	\$2,150,000	8 Dec 2025	48	\$2,650,000	4	189	1196
78 Forest Heights, Wanaka	\$2,600,000	4 Dec 2025	21	\$2,350,000	4	227	926
102 A Rob Roy Lane, Wanaka	\$2,680,000	23 Dec 2025	237	\$2,340,000	4	357	1500
16 Mccaw Mews, Wanaka	\$3,250,000	18 Dec 2025	39	\$3,350,000	4	298	654
12 Little Orchard Way, Wanaka	\$4,550,000	19 Dec 2025	25	\$4,320,000	7	444	8333
14 Deans Drive, Wanaka	\$6,150,000	16 Dec 2025	29	\$5,350,000	6	442	2

Albert Town

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
15 A Kidds Way, Albert Town	\$715,000	22 Dec 2025	15	\$685,000	2	70	
9 C Kidds Way, Albert Town	\$720,000	12 Dec 2025	207	\$720,000	2	70	82
9 B Kidds Way, Albert Town	\$730,000	5 Dec 2025	22	\$700,000	1	70	82
12 Frye Crescent, Albert Town	\$815,000	19 Dec 2025	44	\$1,010,000	3	91	825
3 Poppy Lane, Albert Town	\$1,370,000	8 Dec 2025	89	\$1,320,000	3	190	800
30 Rua Street, Albert Town	\$1,375,000	23 Dec 2025	66	\$1,390,000	3	173	574
85 Lagoon Avenue, Albert Town	\$1,420,000	11 Dec 2025	36	\$1,380,000	4	186	776
46 Pounamu Avenue, Albert Town	\$1,620,000	19 Dec 2025	35	\$1,630,000	4	188	774
99 Dublin Bay Road, Albert Town	\$4,111,275	3 Dec 2025	41	\$3,300,000	4	280	20000

Lake Hawea

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
22 Riley Street, Lake Hawea	\$919,000	24 Dec 2025	95	\$840,000	3	123	300
3 Mary Lane, Lake Hawea	\$1,210,000	11 Dec 2025	37	\$1,300,000	3	209	1012
114 Noema Terrace, Lake Hawea	\$1,210,000	10 Dec 2025	51	\$980,000	3		1223
36 Grandview Road, Lake Hawea	\$1,263,000	2 Dec 2025	27	\$1,250,000	5	170	978
17 Sam John Place, Lake Hawea	\$2,025,000	19 Dec 2025	39	\$1,775,000	4	244	1840
5 Loach Road, Hawea Flat	\$2,100,000	2 Dec 2025	176	\$1,590,000	4		4061

Wanaka Surrounds

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
23 Rata Road, Makarora	\$1,020,000	18 Dec 2025	58	\$1,020,000	4		13600
24 Kingan Road, Luggate	\$1,055,000	12 Dec 2025	28	\$990,000	3		801
32 Cooper Crescent, Luggate	\$1,415,000	3 Dec 2025	62	\$1,170,000	4	199	838
13 Harris Place, Luggate	\$1,765,000	2 Dec 2025	36	\$1,350,000	4	241	4063

MARKET STATISTICS

DECEMBER 2025

SOURCE: REAL ESTATE INSTITUTE OF NEW ZEALAND

Sections

Wanaka					
Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
23 Lindis Road, Wanaka	\$460,000	11 Dec 2025	143	\$560,000	602
13 Kamana Rise, Wanaka	\$550,000	8 Dec 2025	42	\$550,000	450
12 Stonehenge Road, Wanaka	\$580,000	12 Dec 2025	41	\$620,000	603
4 Carrickmore Crescent, Wanaka	\$820,000	23 Dec 2025	124	\$880,000	1484
3 Glenbrae Crescent, Wanaka	\$826,087	22 Dec 2025	1021	\$900,000	680
10 Doug Ledgerwood Drive, Wanaka	\$875,000	1 Dec 2025	518	\$950,000	882
5 Karearea Rise, Wanaka	\$1,100,000	4 Dec 2025	169	\$890,000	825
10 Deans Drive, Wanaka	\$1,100,000	4 Dec 2025	246	\$960,000	1001
202 Mount Barker Road, Wanaka	\$2,400,000	22 Dec 2025	96	\$2,350,000	72700

Wanaka Surrounds					
Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
19 Lake McKay Drive, Luggate	\$505,000	5 Dec 2025	420	\$610,000	1145
247 Pukekowhai Drive, Queensberry	\$1,100,000	4 Dec 2025	190	\$660,000	52000

Houses Sold Snapshot

Median	Average
\$1,441,500	\$1,706,143
Total Sales	Total sales value
44	\$75,070,275

Sections Sold Snapshot

Median	Average
\$826,087	\$937,826
Total Sales	Total sales value
11	\$10,316,087

MARKET STATISTICS

DECEMBER 2025

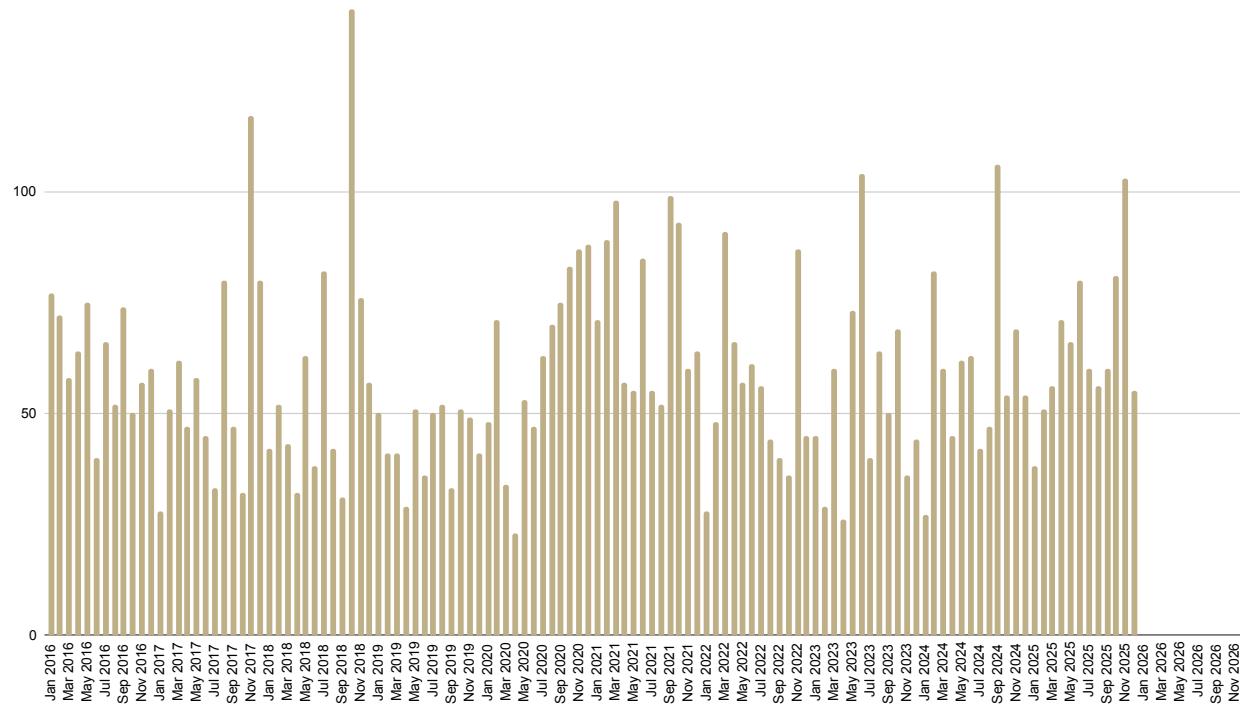
SOURCE: REAL ESTATE INSTITUTE OF NEW ZEALAND

Summary Data

Houses					
Wanaka	25	Median	\$1,550,000	Average	\$1,928,480
Albert Town	9	Median	\$1,370,000	Average	\$1,430,697
Lake Hawea/Hawea Flat	6	Median	\$1,236,500	Average	\$1,454,500
Surrounds	4	Median	\$1,235,000	Average	\$1,313,750
Total	44	Median	\$1,441,500	Average	\$1,706,143
Sections					
Wanaka	9	Median	\$826,087	Average	\$967,899
Albert Town	0				
Lake Hawea/Hawea Flat	0				
Surrounds	2	Median	\$802,500	Average	\$802,500
Total	11	Median	\$826,087	Average	\$937,826
Total					
Wanaka	34				
Albert Town	9				
Lake Hawea/Hawea Flat	6			Value House Sales	\$75,070,275
Surrounds	6			Value Section Sales	\$10,316,087
Total	55			Total Value all Sales	\$85,386,362
Median Days to Sell					
Houses	49				
Sections	169				
Total	58				

Total Sales Since 2016

150

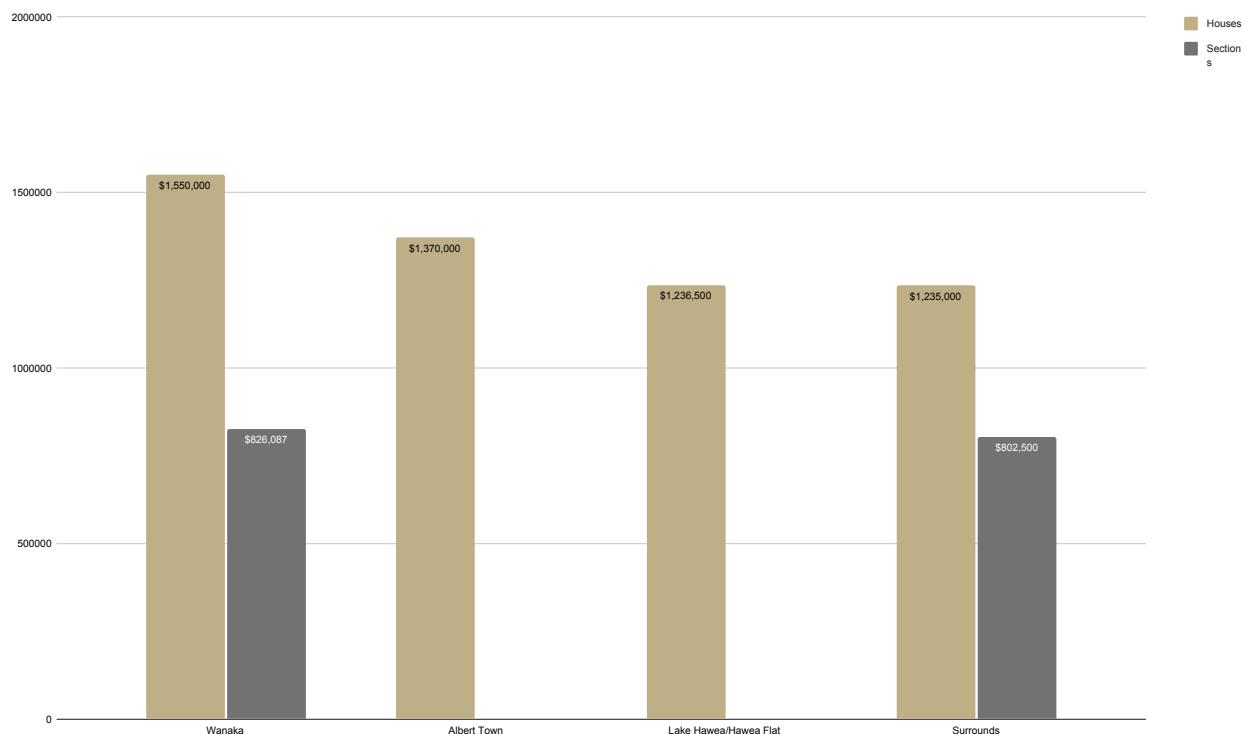


MARKET STATISTICS

DECEMBER 2025

SOURCE: REAL ESTATE INSTITUTE OF NEW ZEALAND

Median Prices



Sales Breakdown

