



# MARKET STATISTICS

MARCH 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) |  |
| Unit 4, 3B Ashgrove Lane | \$947,000   | 20 Mar 2025 | 24           | \$870,000   | 2    | 96          |            |  |
| 15 Mount Burke Street    | \$980,000   | 04 Mar 2025 | 123          | \$790,000   | 3    | 98          | 400        |  |
| 28 Malvern Road          | \$1,080,000 | 27 Mar 2025 | 21           | \$1,020,000 | 3    | 112         | 330        |  |
| 47 Cottesbrook Street    | \$1,120,000 | 11 Mar 2025 | 40           | \$870,000   | 3    | 137         | 300        |  |
| 12 Bellfield Lane        | \$1,200,000 | 07 Mar 2025 | 122          | \$1,100,000 | 4    | 190         | 142        |  |
| 130 Mount Iron Drive     | \$1,235,000 | 31 Mar 2025 | 50           | \$1,380,000 | 4    | 240         | 749        |  |
| 5 Kapuka Lane            | \$1,300,000 | 28 Mar 2025 | 185          | \$1,380,000 | 3    | 160         | 512        |  |
| 101A Meadowstone Drive   | \$1,313,000 | 28 Mar 2025 | 128          | \$1,325,000 | 3    | 170         | 426        |  |
| 21 Kapuka Lane           | \$1,360,000 | 25 Mar 2025 | 188          | \$1,280,000 | 3    | 160         | 530        |  |
| 64 Obelisk Street        | \$1,400,000 | 28 Mar 2025 | 218          | \$1,525,000 | 4    | 199         | 501        |  |
| 3 Mason Street           | \$1,470,000 | 17 Mar 2025 | 103          | \$570,000   | 3    | 180         | 475        |  |
| 16 Makomako Road         | \$1,480,000 | 11 Mar 2025 | 1            | \$1,300,000 | 3    | 154         | 591        |  |
| 12 Sawdon Street         | \$1,500,000 | 20 Mar 2025 | 86           | \$1,350,000 | 4    | 204         | 624        |  |
| 48 Rob Roy Lane          | \$1,505,000 | 14 Mar 2025 | 191          | \$1,290,000 | 4    | 189         | 842        |  |
| 15 Bonspiel Road         | \$1,650,000 | 07 Mar 2025 | 95           | \$1,400,000 | 4    | 237         | 757        |  |
| 36 Minaret Ridge         | \$1,700,000 | 24 Mar 2025 | 329          | \$1,770,000 | 3    | 207         | 847        |  |
| 38 Mount Nicholas Avenue | \$1,800,000 | 03 Mar 2025 | 37           | \$1,510,000 | 4    | 207         | 700        |  |
| 120 Anderson Road        | \$1,840,000 | 03 Mar 2025 | 28           | \$1,630,000 | 4    | 245         | 597        |  |
| 58B Kings Drive          | \$1,850,000 | 13 Mar 2025 | 35           | \$1,220,000 | 3    | 150         | 599        |  |
| 38 Sargood Drive         | \$2,200,000 | 19 Mar 2025 | 43           | \$1,520,000 | 4    | 160         | 1138       |  |
| 87A Infinity Drive       | \$2,425,000 | 17 Mar 2025 | 91           | \$1,750,000 | 4    | 273         | 940        |  |
| 137 Cardrona Valley Road | \$2,500,000 | 10 Mar 2025 | 20           | \$1,900,000 | 4    | 240         | 11300      |  |
| 26 Marjon Drive          | \$2,550,000 | 10 Mar 2025 | 46           | \$2,150,000 | 4    | 284         | 692        |  |
| 106 West Meadows Drive   | \$3,250,000 | 03 Mar 2025 | 20           | \$2,100,000 | 4    | 236         | 904        |  |
| 120 Brownston Street     | \$3,320,000 | 14 Mar 2025 | 30           | \$3,450,000 | 4    | 160         | 825        |  |
| 12 Highfield Ridge       | \$3,880,000 | 11 Mar 2025 | 116          | \$4,120,000 | 4    | 308         | 6000       |  |
| 40 Riverslea Road        | \$3,950,000 | 20 Mar 2025 | 44           | \$2,280,000 | 5    | 355         | 1419       |  |

| Albert Town        |             |             |              |             |      |             |            |  |
|--------------------|-------------|-------------|--------------|-------------|------|-------------|------------|--|
| Address            | Sale Price  | Sale Date   | Days To Sell | GV          | Beds | Floor (sqm) | Land (sqm) |  |
| 9A Kidds Way       | \$795,000   | 20 Mar 2025 | 37           | \$610,000   | 2    | 70          | 110        |  |
| 9 Marbleleaf Lane  | \$1,280,000 | 05 Mar 2025 | 11           | \$1,110,000 | 3    | 169         | 800        |  |
| 3 Kinnibeg Street  | \$1,460,000 | 27 Mar 2025 | 29           | \$1,300,000 | 4    | 270         | 814        |  |
| 11 Marbleleaf Lane | \$1,550,000 | 03 Mar 2025 | 562          | \$1,460,000 | 4    | 231         | 864        |  |
| 691 Aubrey Road    | \$2,700,000 | 25 Mar 2025 | 194          | \$2,010,000 | 4    | 270         | 4447       |  |

| Lake Hawea          |             |             |              |             |      |             |            |  |
|---------------------|-------------|-------------|--------------|-------------|------|-------------|------------|--|
| Address             | Sale Price  | Sale Date   | Days To Sell | GV          | Beds | Floor (sqm) | Land (sqm) |  |
| 7 Parry Crescent    | \$885,000   | 28 Mar 2025 | 60           | \$800,000   | 3    | 158         | 1012       |  |
| 43B Hewson Crescent | \$900,000   | 07 Mar 2025 | 131          | \$840,000   | 3    | 143         | 949        |  |
| 35 Timsfield Drive  | \$1,050,000 | 28 Mar 2025 | 18           | \$1,000,000 | 3    | 121         | 800        |  |
| 112 Burdon Loop     | \$1,050,000 | 10 Mar 2025 | 54           | \$460,000   | 3    | 139         | 501        |  |

| Wanaka Surrounds   |             |             |              |             |      |             |            |  |
|--------------------|-------------|-------------|--------------|-------------|------|-------------|------------|--|
| Address            | Sale Price  | Sale Date   | Days To Sell | GV          | Beds | Floor (sqm) | Land (sqm) |  |
| 109 Hopkins Street | \$870,000   | 04 Mar 2025 | 22           | \$785,000   | 2    | 61          | 1697       |  |
| 5 Cooper Crescent  | \$1,039,000 | 21 Mar 2025 | 37           | \$800,000   | 3    | 131         | 817        |  |
| 2 Miharo Lane      | \$3,450,000 | 07 Mar 2025 | 224          | \$2,520,000 | 4    | 446         | 43600      |  |

Median

\$1,470,000

Average

\$1,739,333

Total Sales

39

Total sales value

\$67,834,000

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## Sections

| Wanaka                        |             |             |              |           |            |  |
|-------------------------------|-------------|-------------|--------------|-----------|------------|--|
| Address                       | Sale Price  | Sale Date   | Days To Sell | GV        | Land (sqm) |  |
| 8 Dow Close                   | \$530,000   | 10 Mar 2025 | 28           | \$560,000 | 400        |  |
| 33 Packer Road                | \$586,957   | 31 Mar 2025 | 11           |           | 700        |  |
| Lot 33 Alpine Meadows         | \$649,000   | 14 Mar 2025 | 71           |           | 600        |  |
| Lot 64 Alpine Meadows         | \$660,000   | 14 Mar 2025 | 386          | \$860,000 | 700        |  |
| 26 Doug Ledgerwood Drive      | \$800,000   | 14 Mar 2025 | 43           |           | 706        |  |
| 17 Carrickmore Crescent       | \$845,000   | 28 Mar 2025 |              |           | 1450       |  |
| Lot 7/49 Stone Hut Creek Lane | \$995,000   | 20 Mar 2025 | 10           | \$870,000 | 10000      |  |
| 47 Carrickmore Crescent       | \$1,100,000 | 07 Mar 2025 | 1085         |           | 1214       |  |
| Lot 36 Parkins Bay            | \$3,800,000 | 27 Mar 2025 | 195          |           | 5708       |  |
| Lot 42 Parkins Bay            | \$4,200,000 | 21 Mar 2025 | 190          |           | 3955       |  |

| Lake Hawea        |            |             |              |    |            |  |
|-------------------|------------|-------------|--------------|----|------------|--|
| Address           | Sale Price | Sale Date   | Days To Sell | GV | Land (sqm) |  |
| 9 Lombardy Lane   | \$439,000  | 31 Mar 2025 | 132          |    | 400        |  |
| 32 Lost Burn Road | \$487,000  | 07 Mar 2025 | 86           |    | 937        |  |
| 23 Lost Burn Road | \$525,000  | 25 Mar 2025 | 251          |    | 827        |  |
| 7 Lost Burn Road  | \$540,000  | 12 Mar 2025 | 293          |    | 1164       |  |

| Wanaka Surrounds                     |             |             |              |           |            |  |
|--------------------------------------|-------------|-------------|--------------|-----------|------------|--|
| Address                              | Sale Price  | Sale Date   | Days To Sell | GV        | Land (sqm) |  |
| 6 Midrun Lane                        | \$610,000   | 10 Mar 2025 | 1205         | \$540,000 | 851        |  |
| Lots 4/6/7 & 10 Cardrona Valley Road | \$631,000   | 31 Mar 2025 | 76           |           | 150000     |  |
| 12 Jackson Rise                      | \$1,000,000 | 25 Mar 2025 | 18           | \$850,000 | 2016       |  |

|             |                   |
|-------------|-------------------|
| Median      | Average           |
| \$649,000   | \$1,082,233       |
| Total Sales | Total sales value |
| 17          | \$18,397,957      |

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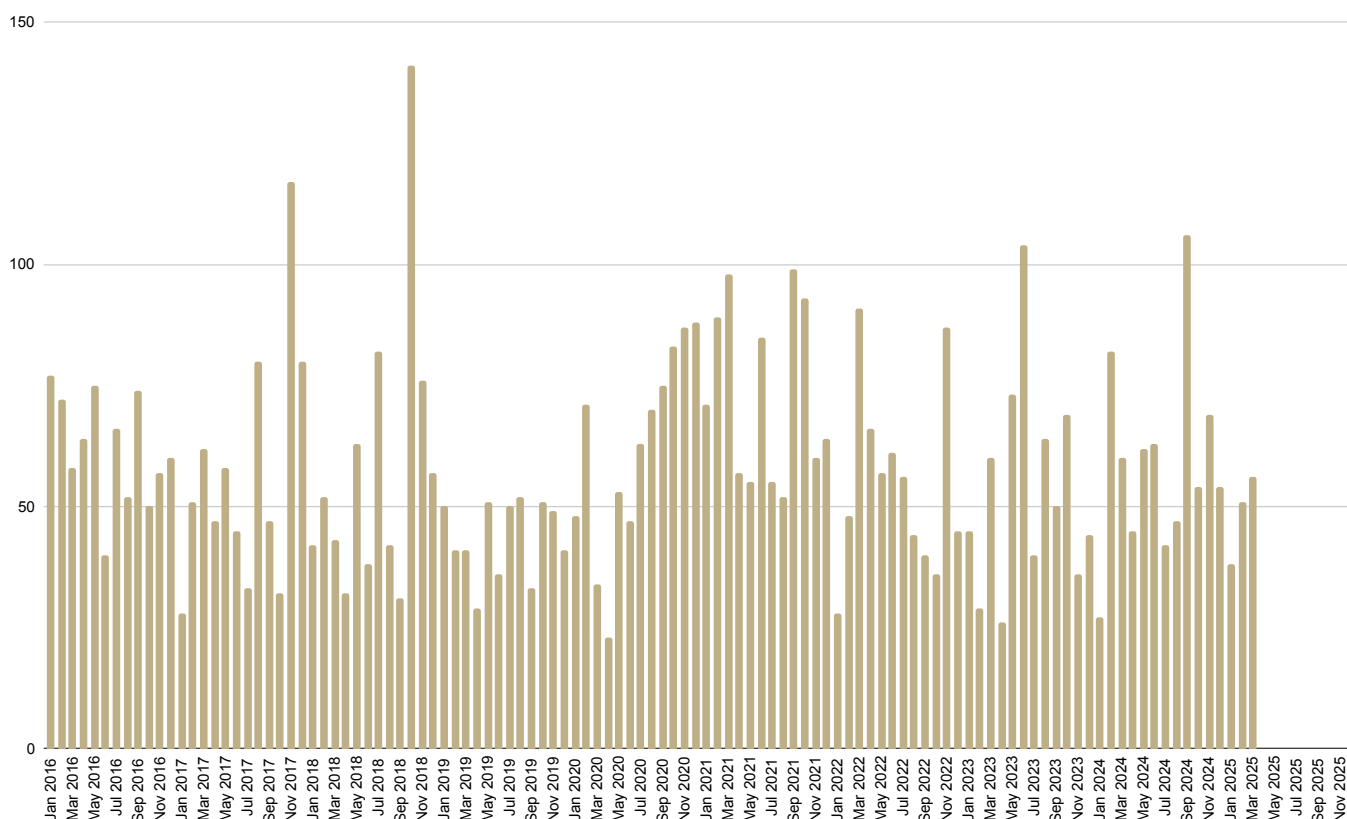
SOURCE: REAL ESTATE INSTITUTE OF NEW ZEALAND



## Summary Data

| Houses                |     |        |                       |              |             |
|-----------------------|-----|--------|-----------------------|--------------|-------------|
| Wanaka                | 27  | Median | \$1,505,000           | Average      | \$1,881,667 |
| Albert Town           | 5   | Median | \$1,460,000           | Average      | \$1,557,000 |
| Lake Hawea/Hawea Flat | 4   | Median | \$975,000             | Average      | \$971,250   |
| Surrounds             | 3   | Median | \$1,039,000           | Average      | \$1,786,333 |
| Total                 | 39  | Median | \$1,470,000           | Average      | \$1,739,333 |
| Sections              |     |        |                       |              |             |
| Wanaka                | 10  | Median | \$822,500             | Average      | \$1,416,596 |
| Albert Town           | 0   |        |                       |              |             |
| Lake Hawea/Hawea Flat | 4   | Median | \$506,000             | Average      | \$497,750   |
| Surrounds             | 3   | Median | \$631,000             | Average      | \$747,000   |
| Total                 | 17  | Median | \$649,000             | Average      | \$1,082,233 |
| Total                 |     |        |                       |              |             |
| Wanaka                | 37  |        |                       |              |             |
| Albert Town           | 5   |        |                       |              |             |
| Lake Hawea/Hawea Flat | 8   |        | Value House Sales     | \$67,834,000 |             |
| Surrounds             | 6   |        | Value Section Sales   | \$18,397,957 |             |
| Total                 | 56  |        | Total Value all Sales | \$49,436,043 |             |
| Median Days to Sell   |     |        |                       |              |             |
| Houses                | 50  |        |                       |              |             |
| Sections              | 109 |        |                       |              |             |
| Total                 | 71  |        |                       |              |             |

## Total Sales Since 2016



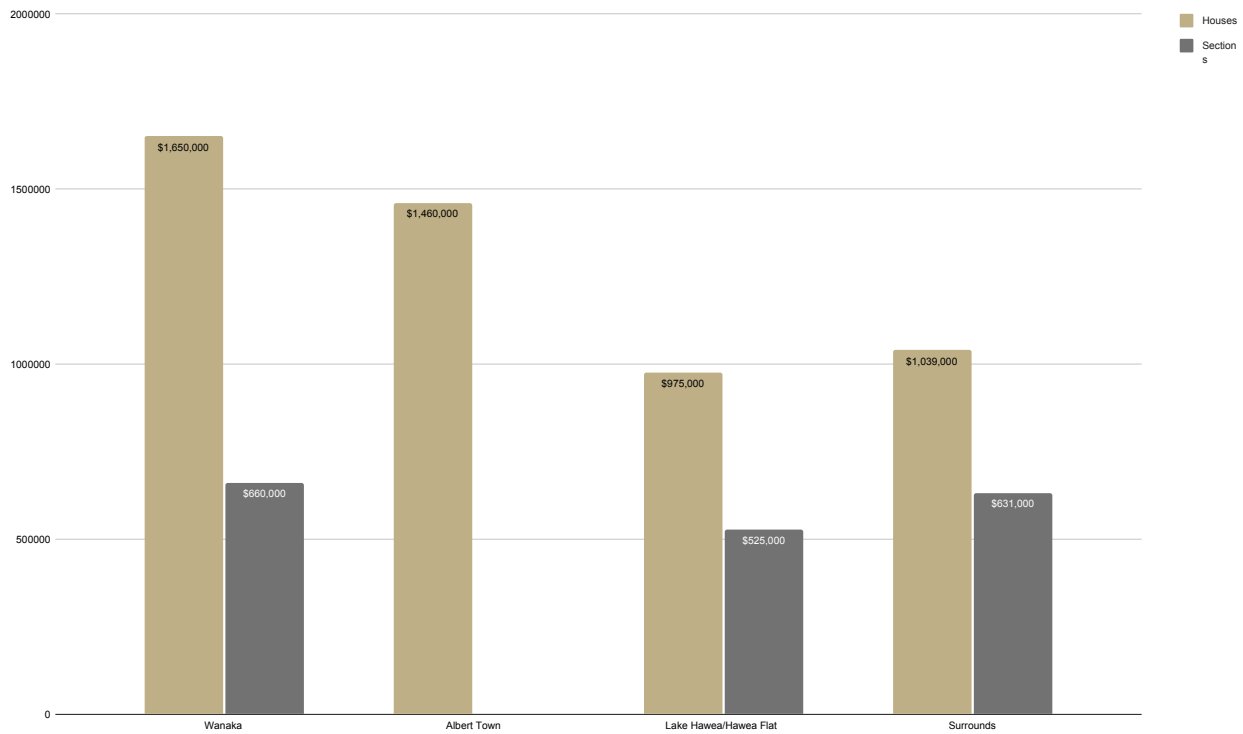
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## Median Prices



## Sales Breakdown

