



MARKET STATISTICS

MAY 2025

SOURCE: REAL ESTATE INSTITUTE OF NEW ZEALAND

CENTURY 21® Wanaka

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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

Wanaka

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
Apt 58 Oakridge Resort	\$705,000	02 May 2025	63	\$410,000	2	105	
3/33 Hedditch Street	\$750,000	08 May 2025	93	\$760,000	2	60	
21 Mount Nicholas Avenue	\$875,000	30 May 2025	57	\$875,000	3	112	159
18 Glenavon Green	\$985,000	30 May 2025	23	\$980,000	3	148	195
8A Robrosa Street	\$1,150,000	07 May 2025		\$620,000	3	133	334
17A Bonspiel Road	\$1,240,000	09 May 2025	177	-	3	177	
5 Mount Creighton Crescent	\$1,250,000	21 May 2025	27	\$1,220,000	3	134	504
15 Rubus Street	\$1,250,000	14 May 2025	21	-	3	148	622
220A Aubrey Road	\$1,280,000	07 May 2025	62	\$1,140,000	3	112	401
8 Kapuka Lane	\$1,320,000	08 May 2025	20	\$1,450,000	3	158	475
208 Warren Street	\$1,320,000	02 May 2025	49	\$1,320,000	3	154	472
73 Anderson Road	\$1,330,000	06 May 2025	127	\$1,350,000	3	230	958
17B Bonspiel Road	\$1,385,000	15 May 2025	189	-	3	177	
52 Minaret Ridge	\$1,445,000	26 May 2025	111	\$1,530,000	3	162	
37 Stratford Terrace	\$1,600,000	28 May 2025	167	\$1,900,000	4	260	880
2 McNeil Crescent	\$1,630,000	20 May 2025	9	\$1,500,000	4	199	531
44 Stackbrae Avenue	\$1,685,000	28 May 2025	183	\$1,850,000	3	181	586
121 Meadowstone Drive	\$1,700,000	06 May 2025	123	\$2,280,000	4	230	803
7 Campbell Road	\$1,800,000	27 May 2025	27	\$1,630,000	3	223	451
26 Robrosa Street	\$1,800,000	14 May 2025	8	\$1,370,000	3	220	600
100 Kings Drive	\$1,850,000	23 May 2025	16	\$1,600,000	5	263	739
14 Kirimoko Crescent	\$1,950,000	30 May 2025	18	\$1,610,000	3	212	531
7 Clydesdale Court	\$1,995,000	09 May 2025	27	\$2,200,000	4	248	
30 Norman Terrace	\$2,200,000	19 May 2025	142	\$2,600,000	3	140	859
10 Sunnyside Lane	\$2,250,000	29 May 2025	640	\$2,840,000	3	236	
7 Little Alpha Loop	\$2,765,000	14 May 2025	18	\$2,830,000	4	210	1001
155 Tenby Street	\$3,150,000	09 May 2025	49	\$3,350,000	4	338	1012
1 Roto Place	\$3,900,000	26 May 2025	143	\$3,400,000	6		3632
9 Ruby Ridge	\$4,080,000	15 May 2025	48	\$3,510,000	4	308	1058
186 Stevenson Road	\$4,580,000	15 May 2025	210	\$3,750,000		404	229400
30 Penrith Park Drive	\$6,200,000	13 May 2025	209	\$6,350,000	4	338	

Albert Town

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
51 Kingston Street	\$1,025,000	20 May 2025	62	\$1,020,000	3	102	819
12B Mallard Street	\$1,200,000	30 May 2025	36	\$1,180,000	3	150	400
33 Sherwin Avenue	\$1,325,000	05 May 2025	31	\$1,300,000	3	138	800
31 Kingfisher Crescent	\$1,400,000	06 May 2025	152	\$1,550,000	4	259	1244
12 Warbler Lane	\$1,400,000	06 May 2025	56	\$1,390,000	4	181	708
12 Moonstone Street	\$1,440,000	06 May 2025	6	\$1,420,000	4	195	513
14 Pounamu Avenue	\$1,450,000	13 May 2025	136	\$1,460,000	3	173	663

Lake Hawea

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
37 Gillespie Street	\$1,000,000	13 May 2025	139	-	3	149	300
48 Capell Avenue	\$1,250,000	16 May 2025	185	\$1,225,000	2	70	1012
54 Nichol Street	\$1,410,000	09 May 2025	30	\$1,310,000	3	134	1406
2 Tomtit Crescent	\$1,600,000	05 May 2025	88	\$1,140,000	4	250	813
198 Lakeview Terrace	\$1,800,000	02 May 2025	53		1	40	949

Luggate

Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
11A Atkins Road	\$1,600,000	27 May 2025	186	\$1,520,000	4	255	4119

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Sections

Wanaka

Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
10 Kamana Rise	\$469,565	08 May 2025		\$700,000	622
5 Simpson Crescent	\$470,000	30 May 2025	175	\$565,000	466
74 Avalon Station Drive	\$570,000	21 May 2025	533	\$570,000	519
4 Durry Lane	\$575,000	29 May 2025	90	\$570,000	535
9 Whio Crescent	\$635,000	29 May 2025	634	\$700,000	470
20 Burbank Road	\$675,000	09 May 2025	368	\$655,000	676
56 Riverslea Road	\$800,000	09 May 2025	729	\$850,000	1280
7 Greenwood Lane	\$800,000	02 May 2025	368	\$685,000	851
23 Carrickmore Crescent	\$805,500	23 May 2025	162	\$900,000	1245
4 Lauderdale Lane	\$890,000	01 May 2025	30	\$900,000	1606
3 Lauderdale Lane	\$915,000	19 May 2025	276	\$900,000	1485
41 Carrickmore Crescent	\$1,200,000	05 May 2025	508	\$1,050,000	1208
Lot 11, 27 Eely Point Road	\$1,300,000	12 May 2025	595	-	595
90B Golf Course Road	\$1,370,000	01 May 2025	81	\$1,320,000	2103
Lot 3 Stevenson Road	\$2,200,000	05 May 2025	599	\$1,482,000	204100
30 Mt Gold Place	\$3,000,000	19 May 2025	823	\$2,675,000	3032

Lake Hawea

Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
55 Burdon Loop	\$399,000	16 May 2025	1528	-	400
6 Yorkie Way (Lot 8)	\$455,000	13 May 2025	79	-	455
2 Yorkie Way (Lot 10)	\$470,000	14 May 2025	92	-	470
13 Sarges Way	\$525,000	26 May 2025	133	\$465,000	801
30 Lost Burn Road	\$540,000	30 May 2025	142	\$660,000	1063
13 Dingle Street	\$700,000	28 May 2025	72	\$480,000	1255

Houses Sold Snapshot

Median	Average
\$1,442,500	\$1,802,727
Total Sales	Total sales value
44	\$79,320,000

Sections Sold Snapshot

Median	Average
\$687,500	\$898,367
Total Sales	Total sales value
22	\$19,764,065

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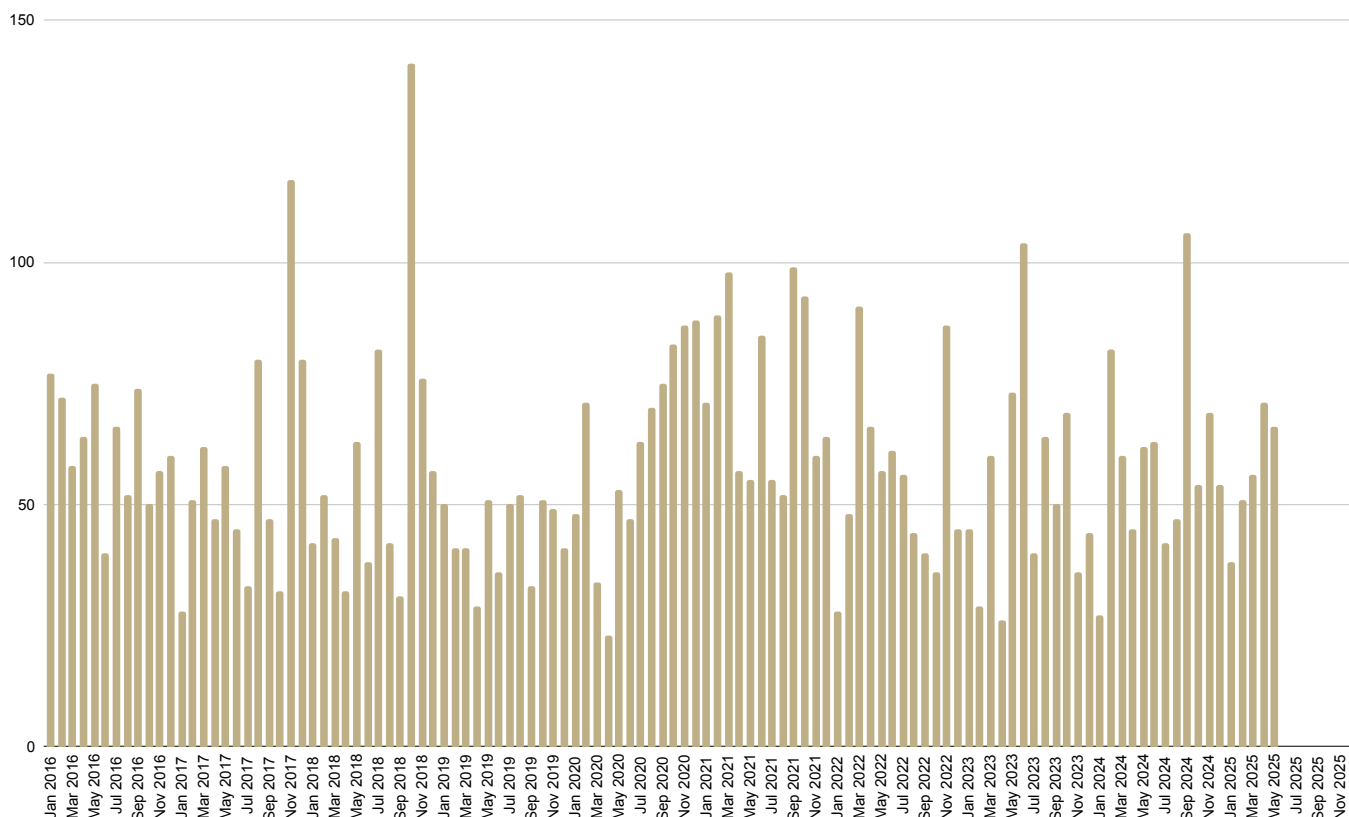
SOURCE: REAL ESTATE INSTITUTE OF NEW ZEALAND



Summary Data

Houses					
Wanaka	31	Median	\$1,630,000	Average	\$1,981,290
Albert Town	7	Median	\$1,400,000	Average	\$1,320,000
Lake Hawea/Hawea Flat	5	Median	\$1,410,000	Average	\$1,412,000
Surrounds	1	Median	\$1,600,000	Average	\$1,600,000
Total	44	Median	\$1,442,500	Average	\$1,802,727
Sections					
Wanaka	16	Median	\$802,750	Average	\$1,042,192
Albert Town	0				
Lake Hawea/Hawea Flat	6	Median	\$497,500	Average	\$514,833
Surrounds	0				
Total	22	Median	\$687,500	Average	\$898,367
Total					
Wanaka	47				
Albert Town	7				
Lake Hawea/Hawea Flat	11		Value House Sales	\$79,320,000	
Surrounds	1		Value Section Sales	\$19,764,065	
Total	66		Total Value all Sales	\$59,555,935	
Median Days to Sell					
Houses	62				
Sections	276				
Total	102				

Total Sales Since 2016



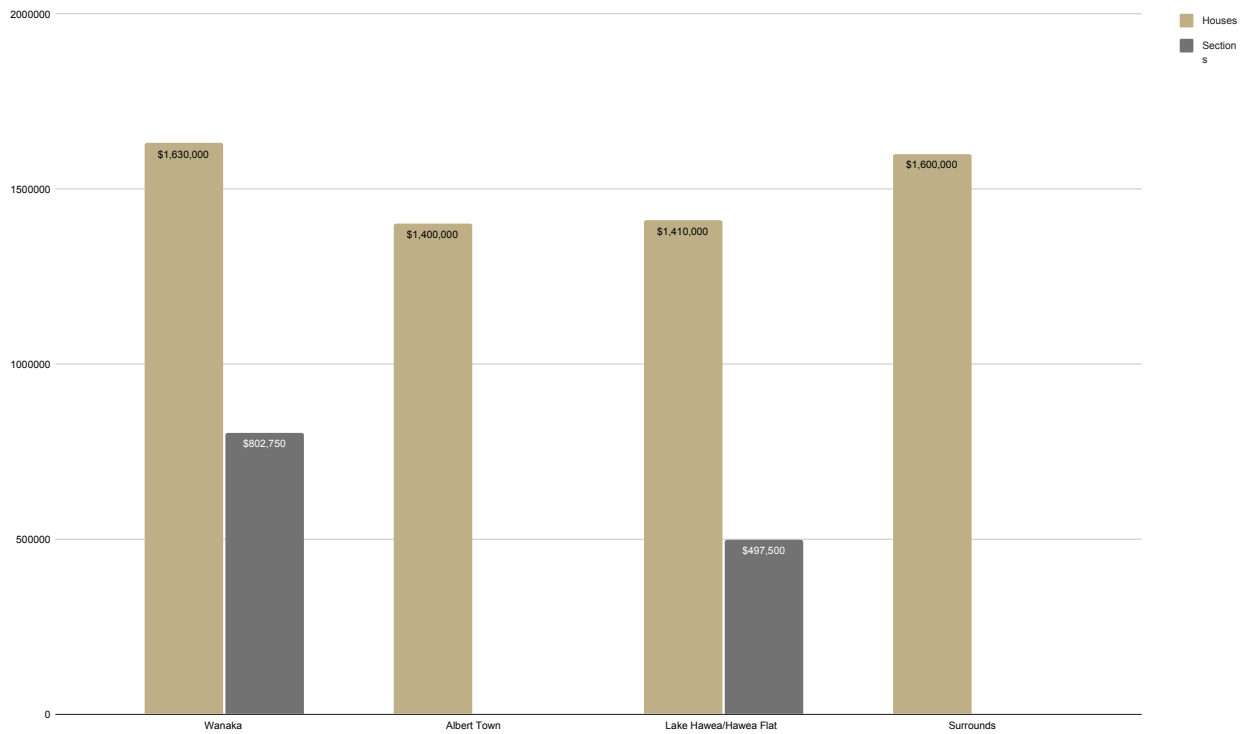
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Median Prices



Sales Breakdown

