



MARKET STATISTICS

OCTOBER 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)
Apt 10/5 Northlake Drive, Wanaka	\$870,000	10 Oct 2025	24	\$870,000	2	103	
4/32 Brownston Street, Wanaka	\$901,000	09 Oct 2025	38	\$830,000	2	110	
56 Obelisk Street, Wanaka	\$1,100,000	29 Oct 2025	9	\$1,100,000	3	132	312
54 Mount Linton Avenue, Wanaka	\$1,140,000	29 Oct 2025	23	\$1,110,000	3	130	364
349 Aubrey Road, Wanaka	\$1,240,000	15 Oct 2025	7	\$1,250,000	3	145	510
202 Stone Street, Wanaka	\$1,335,000	03 Oct 2025	21	\$1,290,000	4	110	952
2 Matai Road, Wanaka	\$1,337,500	06 Oct 2025	136	\$1,400,000	2	130	1091
7 Landsborough Lane, Wanaka	\$1,400,000	08 Oct 2025	39	\$1,575,000	4	180	459
3 Starlight Court, Wanaka	\$1,475,000	24 Oct 2025	353	\$1,540,000	4	170	738
22 Rata Street, Wanaka	\$1,500,000	14 Oct 2025	212	\$1,255,000	5	140	675
65 Kelliher Drive, Wanaka	\$1,515,000	15 Oct 2025	93	\$1,650,000	3	157	1079
112 Hunter Crescent, Wanaka	\$1,540,000	23 Oct 2025	169	\$1,750,000	4	210	872
42 Doug Ledgerwood Drive, Wanaka	\$1,560,000	14 Oct 2025	52	\$570,000	4	187	463
9 Kirimoko Crescent, Wanaka	\$1,590,000	13 Oct 2025	30	\$1,450,000	2	187	463
183 Aubrey Road, Wanaka	\$1,600,000	14 Oct 2025	11	\$1,550,000	5	239	743
15 Riverslea Road, Wanaka	\$1,610,000	15 Oct 2025	82	\$1,675,000	3	210	605
10 Ernies Way, Wanaka	\$1,685,000	30 Oct 2025	146	\$610,000	3	191	489
12 Bovett Place, Wanaka	\$1,700,000	22 Oct 2025	154	\$1,790,000	4	264	501
11 Bonspiel Road, Wanaka	\$1,750,000	03 Oct 2025	102	\$1,700,000	3	207	668
7 Kamana Rise, Wanaka	\$1,810,000	08 Oct 2025	83	\$550,000	3	193	455
3 Bull Ridge, Wanaka	\$2,100,000	06 Oct 2025	198	\$1,300,000	3	211	1084
19 Infinity Drive, Wanaka	\$2,330,000	31 Oct 2025	17	\$2,520,000	3	210	1005
2 Bargour Street, Wanaka	\$2,400,000	28 Oct 2025	26	\$2,150,000	4	219	538
90 Infinity Drive, Wanaka	\$2,475,000	16 Oct 2025	41	\$1,970,000	4	324	995
16 Sapphire Spring Rise, Wanaka	\$2,700,000	08 Oct 2025	227	\$2,610,000	4	245	859
515 Mount Barker Road, Wanaka	\$2,795,000	17 Oct 2025	74	\$3,740,000	4	340	12900
2 Heritage Park Lane, Wanaka	\$3,500,000	02 Oct 2025	559	\$3,125,000	4	363	4000
4 Glenaray Crescent, Wanaka	\$3,605,000	08 Oct 2025	227	\$2,575,000	4	304	4018
21 Valley Crescent, Wanaka	\$3,800,000	14 Oct 2025	29	\$4,100,000	4	320	1104

Albert Town							
Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
11C Kidds Way, Albert Town	\$720,000	30 Oct 2025	148	\$720,000	2	70	82
3 Onyx Street, Albert Town	\$1,578,000	02 Oct 2025	295	\$1,460,000	4	203	512
6 Rua Street, Albert Town	\$1,580,000	31 Oct 2025	225	\$1,710,000	4	210	704
57 Pounamu Avenue, Albert Town	\$1,725,000	07 Oct 2025	7	\$1,640,000	4	223	558
8 Toru Street, Albert Town	\$1,750,000	31 Oct 2025	268	\$1,860,000	4	251	831

Lake Hawea							
Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
4 Bodkin Street, Lake Hawea	\$930,000	15 Oct 2025	16	\$910,000	3	120	1012
19 Parry Crescent, Lake Hawea	\$1,020,000	29 Oct 2025	44	\$990,000	3	100	1237
32 Gillespie Street, Lake Hawea	\$1,148,000	28 Oct 2025	308	-	3	173	401
17 Dunn Street, Lake Hawea	\$1,200,000	29 Oct 2025	92	\$1,130,000	3	181	501
170 Capell Avenue, Lake Hawea	\$1,350,000	03 Oct 2025	64	\$1,170,000	5	171	1013
20 Muir Road, Lake Hawea	\$1,360,000	30 Oct 2025	88	\$1,350,000	3	300	2036
58 Nichol Street, Lake Hawea	\$1,530,000	02 Oct 2025	105	\$1,350,000	5	201	1360
95 Lakeview Terrace, Lake Hawea	\$1,550,000	13 Oct 2025	130	\$1,530,000	3	135	925

Wanaka Surrounds							
Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
39 Atkins Road, Luggate	\$1,510,000	17 Oct 2025	45	\$1,280,000	4	210	601
2 Pisa Road, Luggate	\$1,525,000	17 Oct 2025	127	\$1,460,000	5	231	4445
175 Queensberry Terrace, Queensberry	\$2,550,000	23 Oct 2025	158	\$2,210,000	4	330	60500



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Sections

Wanaka					
Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
86 Northlake Drive, Wanaka	\$430,434	01 Oct 2025	1		523
8 Callaghans Creek Rise, Wanaka	\$434,782	22 Oct 2025	656		500
26 Callaghans Creek Rise, Wanaka	\$439,130	01 Oct 2025	1		500
4 Craigie Burn Lane, Wanaka	\$480,000	01 Oct 2025			500
3 Callaghans Creek Rise, Wanaka	\$486,956	01 Oct 2025	20		600
13 Craigie Burn Lane, Wanaka	\$490,000	01 Oct 2025	85		500
9 Craigie Burn Lane, Wanaka	\$490,000	01 Oct 2025			500
7 Craigie Burn Lane, Wanaka	\$490,000	01 Oct 2025	20		506
6 Craigie Burn Lane, Wanaka	\$490,000	01 Oct 2025	50		500
1 Craigie Burn Lane, Wanaka	\$500,000	01 Oct 2025			630
24 Callaghans Creek Rise, Wanaka	\$505,000	02 Oct 2025			500
28 Callaghans Creek Rise, Wanaka	\$505,000	01 Oct 2025			500
22 Callaghans Creek Rise, Wanaka	\$505,000	01 Oct 2025	18		500
20 Callaghans Creek Rise, Wanaka	\$505,000	01 Oct 2025	18		500
2 Callaghans Creek Rise, Wanaka	\$510,000	08 Oct 2025	514		600
28 Callaghans Creek Rise, Wanaka	\$520,000	02 Oct 2025	28		500
9 Callaghans Creek Rise, Wanaka	\$526,086	01 Oct 2025			673
86 Northlake Drive, Wanaka	\$530,000	01 Oct 2025	73		523
26 Callaghans Creek Rise, Wanaka	\$545,000	31 Oct 2025	7		500
4 Craigie Burn Lane, Wanaka	\$550,000	01 Oct 2025	56		500
16 Callaghans Creek Rise, Wanaka Lot	\$560,000	01 Oct 2025	105		600
75 Orchard Park, Wanaka	\$565,217	24 Oct 2025	139		809
7 Burbank Road, Wanaka	\$565,217	15 Oct 2025	127		650
1 Callaghans Creek Rise, Wanaka	\$575,000	01 Oct 2025			631
3 Callaghans Creek Rise, Wanaka	\$580,000	02 Oct 2025	19		600
11 Callaghans Creek Rise, Wanaka	\$605,000	01 Oct 2025	130		686
3 Craigie Burn Lane, Wanaka	\$700,000	01 Oct 2025	321		913
14 Callaghans Creek Rise, Wanaka	\$700,000	01 Oct 2025	470		970
44 Minaret Ridge, Wanaka	\$835,000	29 Oct 2025	202	\$900,000	921
84 Golf Course Road, Wanaka	\$1,650,000	10 Oct 2025	14	\$1,320,000	2000
16 Tenby Street, Wanaka	\$1,740,000	31 Oct 2025	109	\$1,800,000	1061
74A Golf Course Road, Wanaka	\$2,010,000	10 Oct 2025	115		1500

Albert Town					
Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
1160 Aubrey Road, Albert Town	\$780,000	09 Oct 2025	395	\$960,000	1925

Wanaka Surrounds					
Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
24A Kiwi Street, Makarora	\$270,000	24 Oct 2025	153		1012
35 Atkins Road, Luggate	\$445,000	03 Oct 2025	375	\$495,000	629
4 Mt Grand Rise, Luggate	\$450,000	31 Oct 2025	1442	\$580,000	896

Houses Sold Snapshot

Median	Average
\$1,550,000	\$1,719,767
Total Sales	Total sales value
45	\$77,389,500

Sections Sold Snapshot

Median	Average
\$515,000	\$637,856
Total Sales	Total sales value
36	\$22,962,822

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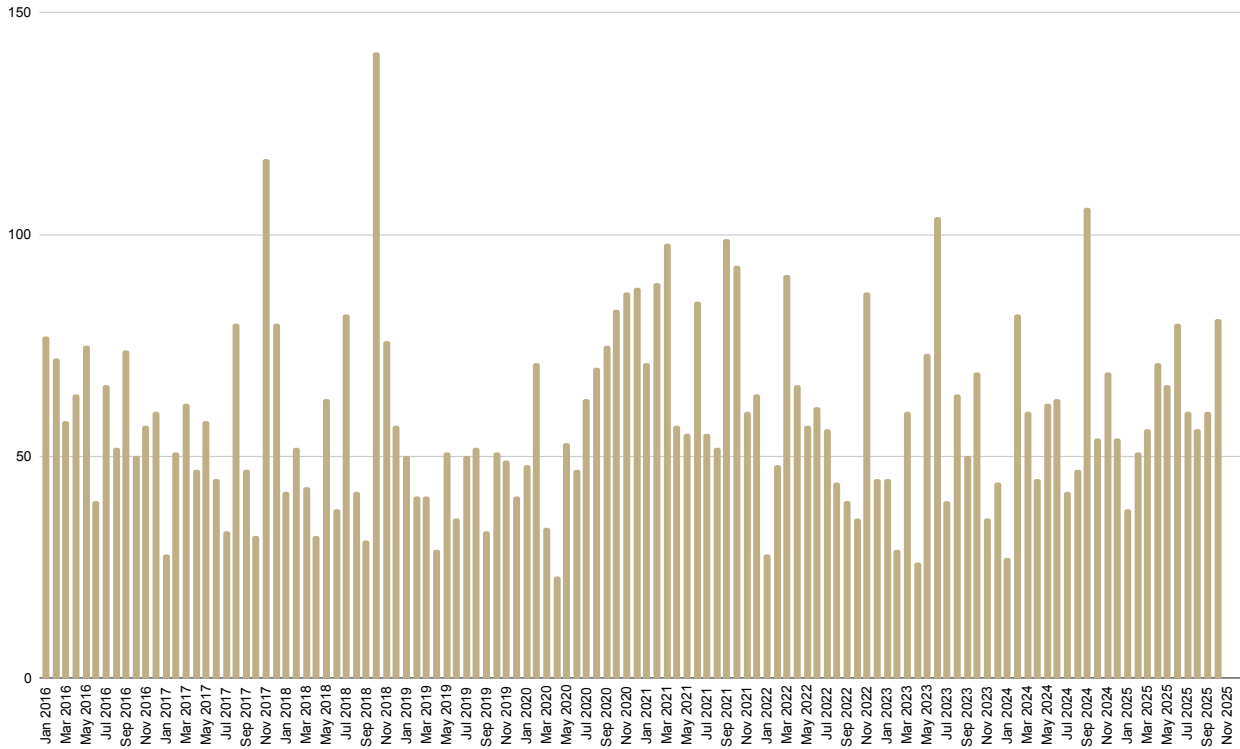
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Summary Data

Houses					
Wanaka	29	Median	\$1,600,000	Average	\$1,874,603
Albert Town	5	Median	\$1,580,000	Average	\$1,470,600
Lake Hawea/Hawea Flat	8	Median	\$1,275,000	Average	\$1,261,000
Surrounds	3	Median	\$1,525,000	Average	\$1,861,667
Total	45	Median	\$1,550,000	Average	\$1,719,767
Sections					
Wanaka	32	Median	\$523,043	Average	\$656,807
Albert Town	1	Median	\$780,000	Average	\$780,000
Lake Hawea/Hawea Flat	0				
Surrounds	3	Median	\$445,000	Average	\$388,333
Total	36	Median	\$515,000	Average	\$637,856
Total					
Wanaka	61				
Albert Town	6				
Lake Hawea/Hawea Flat	8			Value House Sales	\$77,389,500
Surrounds	6			Value Section Sales	\$22,962,822
Total	81			Total Value all Sales	\$100,352,322
Median Days to Sell					
Houses	88				
Sections	105				
Total	90				

Total Sales Since 2016

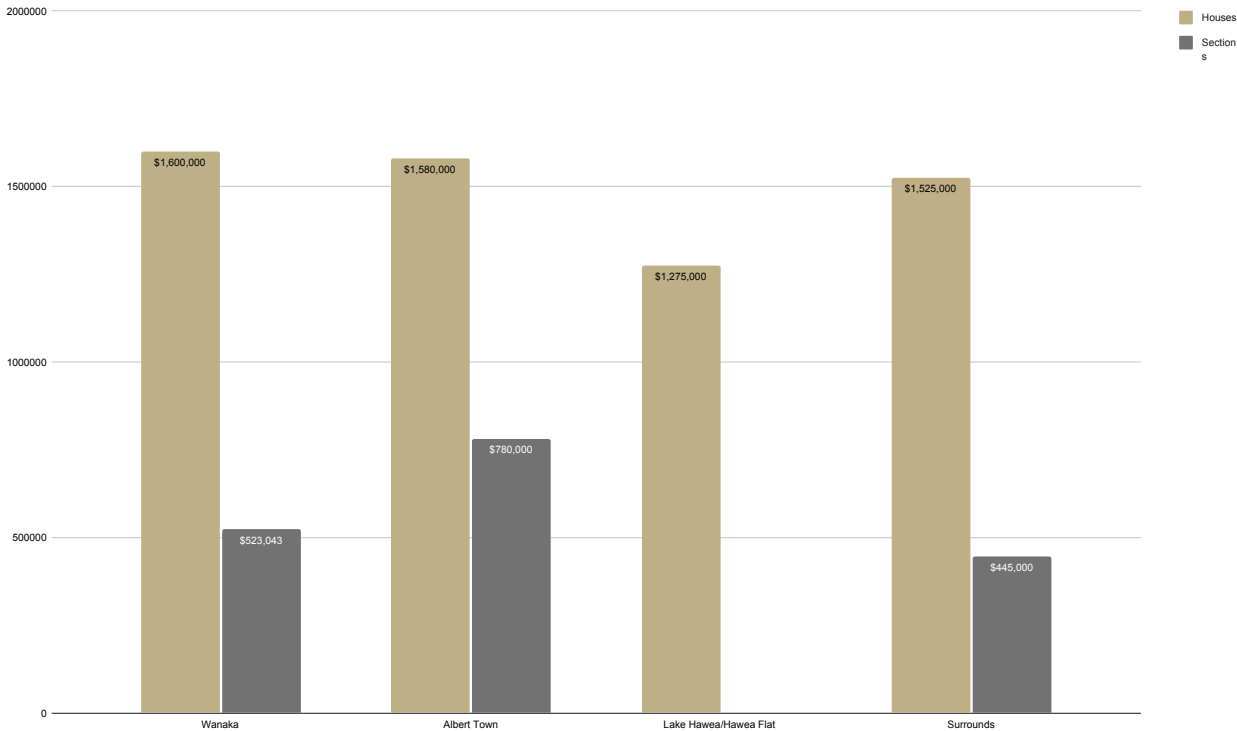


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Median Prices



Sales Breakdown

