



MARKET STATISTICS

SEPTEMBER 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)
21/2-10 Macpherson Street	\$440,000	09 Sep 2025	33	\$375,000	2	74	0
15/13 Plantation Road	\$560,000	02 Sep 2025	35	\$450,000	2	60	0
13/13 Plantation Road	\$565,000	05 Sep 2025	39	\$450,000	2	60	0
42 Obelisk Street	\$1,061,000	10 Sep 2025	35	\$950,000	3	126	326
13 Meadowbrook Place	\$1,200,000	12 Sep 2025	389	\$1,300,000	3	170	464
51 Kirimoko Crescent	\$1,232,840	15 Sep 2025	187	\$1,425,000	3	155	515
117 Totara Terrace	\$1,250,000	17 Sep 2025	449	\$1,450,000	3	93	1012
21 Fenton Avenue	\$1,250,000	08 Sep 2025	496	\$1,130,000	3	114	274
11 Cleland Close	\$1,255,000	18 Sep 2025	35	\$1,210,000	3	152	302
76 Northlake Drive	\$1,400,000	26 Sep 2025	165	\$1,350,000	3	159	458
3 Maryburn Lane	\$1,410,000	11 Sep 2025	3	\$1,250,000	3	173	462
6 Simpson Crescent	\$1,520,000	19 Sep 2025	172	\$570,000	4	177	459
4 Daniels Terrace	\$1,523,000	29 Sep 2025	11	\$1,425,000	3	174	874
7 Mason St	\$1,550,000	29 Sep 2025	187	\$1,540,000	3	187	475
6 Avalanche Place	\$1,620,000	09 Sep 2025	31	\$1,580,000	4	189	855
7 Fern Burn Close	\$1,830,000	10 Sep 2025	25	\$1,650,000	3	196	661
90 Matai Road	\$1,850,000	12 Sep 2025	14	\$1,800,000	5	178	1167
4 Cascade Drive	\$1,900,000	19 Sep 2025	29	\$1,700,000	4	248	937
14 Campbell Road	\$2,170,000	04 Sep 2025	273	\$2,250,000	4	264	887
6 Carrickmore Crescent	\$2,300,000	17 Sep 2025	23	\$900,000	4	260	1482
21 Terranova Place	\$2,320,000	16 Sep 2025	504	\$1,750,000	3	175	1824
116 West Meadows Drive	\$2,500,000	17 Sep 2025	79	\$2,300,000	4	262	898
Lot 1 46 Ballantyne Road	\$3,245,000	22 Sep 2025	70	-	7	487	3229
18 Urquhart Place	\$3,350,000	18 Sep 2025	86	\$2,620,000	5	432	1084
11 Little Orchard Way	\$4,425,000	19 Sep 2025	109	\$4,050,000	5	523	9689
23 Lakeside Road	\$5,300,000	26 Sep 2025	114	\$985,000	10	-	2027
24 Jade Drive	\$6,350,000	25 Sep 2025	48	\$6,000,000	3	343	1073

Albert Town							
Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
29 B Kidds Way	\$790,000	25 Sep 2025	118	\$770,000	2	75	102
46 Marbleleaf Lane	\$989,000	19 Sep 2025	45	\$1,260,000	3	119	404
41 Finch Street	\$1,290,000	18 Sep 2025	129	\$1,380,000	3	200	1061
7 Mallard Street	\$1,512,000	03 Sep 2025	44	\$1,550,000	4	242	1549
11 Hikuwai Drive	\$1,910,000	04 Sep 2025	21	\$1,800,000	4	162	974

Lake Hawea/Hawea Flat							
Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
22 Dunn Street	\$967,500	19 Sep 2025	41	\$900,000	3	111	411
125 Noema Terrace	\$995,000	26 Sep 2025	55	\$1,260,000	3	207	-
36 Longview Drive	\$1,040,000	16 Sep 2025	90	\$1,080,000	3	167	503
19 Dunn Street	\$1,075,000	17 Sep 2025	96	\$1,080,000	3	154	501
21 Dunn Street	\$1,170,000	19 Sep 2025	48	\$1,150,000	3	188	501
25 Bell Street	\$1,200,000	10 Sep 2025	217	\$870,000	3	185	884
16 Sentinel Drive	\$1,395,000	25 Sep 2025	117	\$1,150,000	4	185	883
16 Isthmus Place	\$1,400,000	19 Sep 2025	79	\$1,440,000	3		804
60/64 Capell Avenue	\$1,800,000	29 Sep 2025	339	\$2,750,000	4	250	1567

Wanaka Surrounds							
Address	Sale Price	Sale Date	Days To Sell	GV	Beds	Floor (sqm)	Land (sqm)
50 Main Road	\$1,010,000	11 Sep 2025	101	\$930,000	3	249	2067
8 Kingan Road	\$1,390,000	02 Sep 2025	238	\$1,110,000	3	175	2511



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Sections

Wanaka					
Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
199 Aubrey Road	\$510,000	11 Sep 2025	32	\$530,000	409
23 Stonehenge Road	\$526,500	17 Sep 2025		\$610,000	500
5 Applewood Place	\$715,000	03 Sep 2025	491	\$660,000	730
10 Berry Farm Drive	\$788,000	26 Sep 2025	123	\$680,000	788
25 Carrickmore Crescent	\$825,000	16 Sep 2025	273	\$900,000	1354
1 Armidale Crescent	\$847,826	03 Sep 2025	148	\$870,000	904
53 Riverslea Road	\$920,000	11 Sep 2025	517	\$900,000	1202
2 Radiata Drive	\$950,000	08 Sep 2025	6	\$1,015,000	4003
137 Lakeside Road	\$3,000,000	12 Sep 2025	364	\$2,800,000	520

Albert Town					
Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
12 Onyx Street	\$540,000	16 Sep 2025	47	\$560,000	515
38 Rua Street	\$595,000	24 Sep 2025	64	\$620,000	574

Lake Hawea/Hawea Flat					
Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
27 Gillespie Street	\$389,000	22 Sep 2025	4	\$335,000	300
33 Tomtit Crescent	\$530,000	11 Sep 2025	486	\$550,000	1412

Wanaka Surrounds					
Address	Sale Price	Sale Date	Days To Sell	GV	Land (sqm)
74 Main Road	\$460,000	02 Sep 2025	238	\$640,000	1343
5 Lake Mckay Drive	\$499,000	23 Sep 2025	1433	\$610,000	1080
8 Midrun Lane	\$521,739	05 Sep 2025	303	\$690,000	1180
5 Walter Little Close	\$1,575,000	18 Sep 2025	10	\$875,000	828

Houses Sold Snapshot

Median	Average
\$1,400,000	\$1,751,403
Total Sales	Total sales value
43	\$75,310,340

Sections Sold Snapshot

Median	Average
\$595,000	\$834,827
Total Sales	Total sales value
17	\$14,192,065

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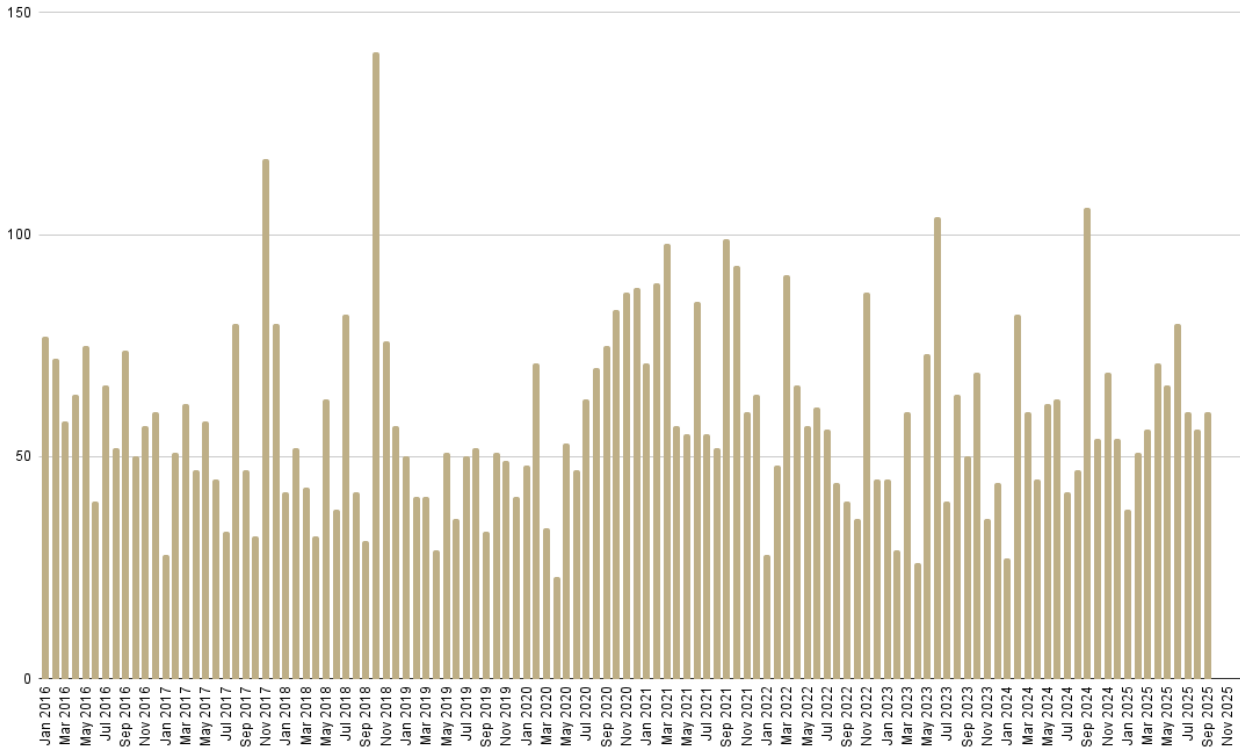
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Summary Data

Houses					
Wanaka	27	Median	\$1,550,000	Average	\$2,050,994
Albert Town	5	Median	\$1,290,000	Average	\$1,298,200
Lake Hawea/Hawea Flat	9	Median	\$1,170,000	Average	\$1,226,944
Surrounds	2	Median	\$1,200,000	Average	\$1,200,000
Total	43	Median	\$1,400,000	Average	\$1,751,403
Sections					
Wanaka	9	Median	\$825,000	Average	\$1,009,147
Albert Town	2	Median	\$567,500	Average	\$567,500
Lake Hawea/Hawea Flat	2	Median	\$459,500	Average	\$459,500
Surrounds	4	Median	\$510,370	Average	\$763,935
Total	17	Median	\$595,000	Average	\$834,827
Total					
Wanaka	36				
Albert Town	7				
Lake Hawea/Hawea Flat	11		Value House Sales		\$75,310,340
Surrounds	6		Value Section Sales		\$14,192,065
Total	60		Total Value all Sales		\$89,502,405

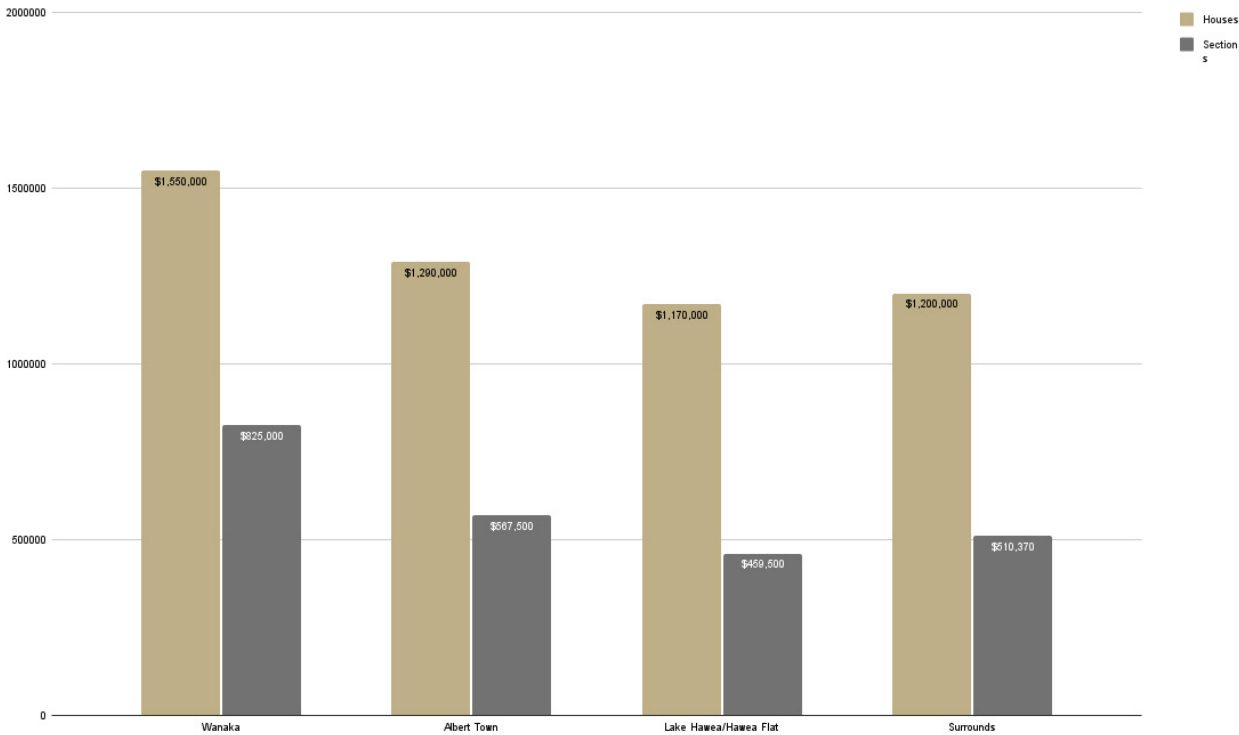
Total Sales Since 2016



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Median Prices



Sales Breakdown

