

TOP 10

SALES PEOPLE

JAN '25



BAYLEYS

LESLEY BARR

Make Glenorchy Home

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QUEENSTOWN AND SOUTHERN NZ REALTY LIMITED, BAYLEYS, LICENSED UNDER THE REA ACT 2008

Glenorchy

Hi everyone,

Hope this finds you well, and I am sure, like me looking forward to the lovely late Spring weather!

"First home buyers were the most active buyer group in the current market, along with increased activity at the \$3 million and above price range. Most vendors were still seeking the best price for their property and viewed the declining interest rates as a sign that the market was improving and were hopeful that this would then increase the value of their property. You will see this is backed up by the stats to the right, with the year-on-year median price increase. Auction room activity saw good levels of attendance, with a clearance rate of around 60%, and post-auction negotiations secured additional sales. Local agents report that this sales method is the preferred method for buying and selling in this market. Interest rates, a solid inflationary level, renewed investor confidence, and the announcement of the proposed amendments to the Foreign Buyers criteria have spurred buyer activity. Salespeople are predicting the usual seasonal push, as we move through Spring, with a lot of Vendors looking to come to market prior to Christmas."

Disclaimer: Data sourced from REINZ. Data encompasses Queenstown and Arrowtown Wards.

Market Snapshot



67

number of sales
in August 2025*

86

number of sales
in August 2024*



\$1,530,000

Median
sale price for
August 2025*

\$1,357,500

Median
sale price for
August 2024*



59

median days on
the market for
August 2025*

49

median days on
the market for
August 2024*

*Source REINZ

Recent sales	Sale price	Sale date	Rateable value	Bedroom/ bathroom	Land area	Floor area
16 Lochburn Avenue, Glenorchy	\$930,000	12 Sep 2025	\$830,000	Two bed / One bath	822sqm	81sqm
5 Butement Street, Glenorchy	\$935,000	02 Sep 2025	\$850,000	Four bed / two bath	1,012sqm	188sqm



For sale - Own a slice of Kiwi paradise

5 Ox Burn Lane - 1.4 Ha (more or less) represents a project of passion from the present owners. This development is being thoughtfully subdivided into seven lots, blending seamlessly into the natural surroundings through a substantial native planting program, retaining the beauty of the area. With a designated building platform of 700sqm (more or less), including power to the boundary. New owners can bring their dream home to life - whether that means designing a custom forever home or a quirky holiday batch. Contact me today.



COMING SOON

Keep your eyes peeled for this beauty:

- Just 5 minutes out of the village
- 2.3 Ha (more or less)
- Power and water to the boundary
- Views pretty much speak for themselves!

Further details will be unveiled soon.

Curious about the latest property trends or considering a free, no-obligation appraisal of your home? Simply email me or scan the QR code by Oct 31st, and you'll also go into the draw to win a delicious meal for two at The Headwaters Eco Lodge in Glenorchy. As always, I'm here to offer honest and practical advice on all things real estate—don't hesitate to get in touch!

MB

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