



RayWhite



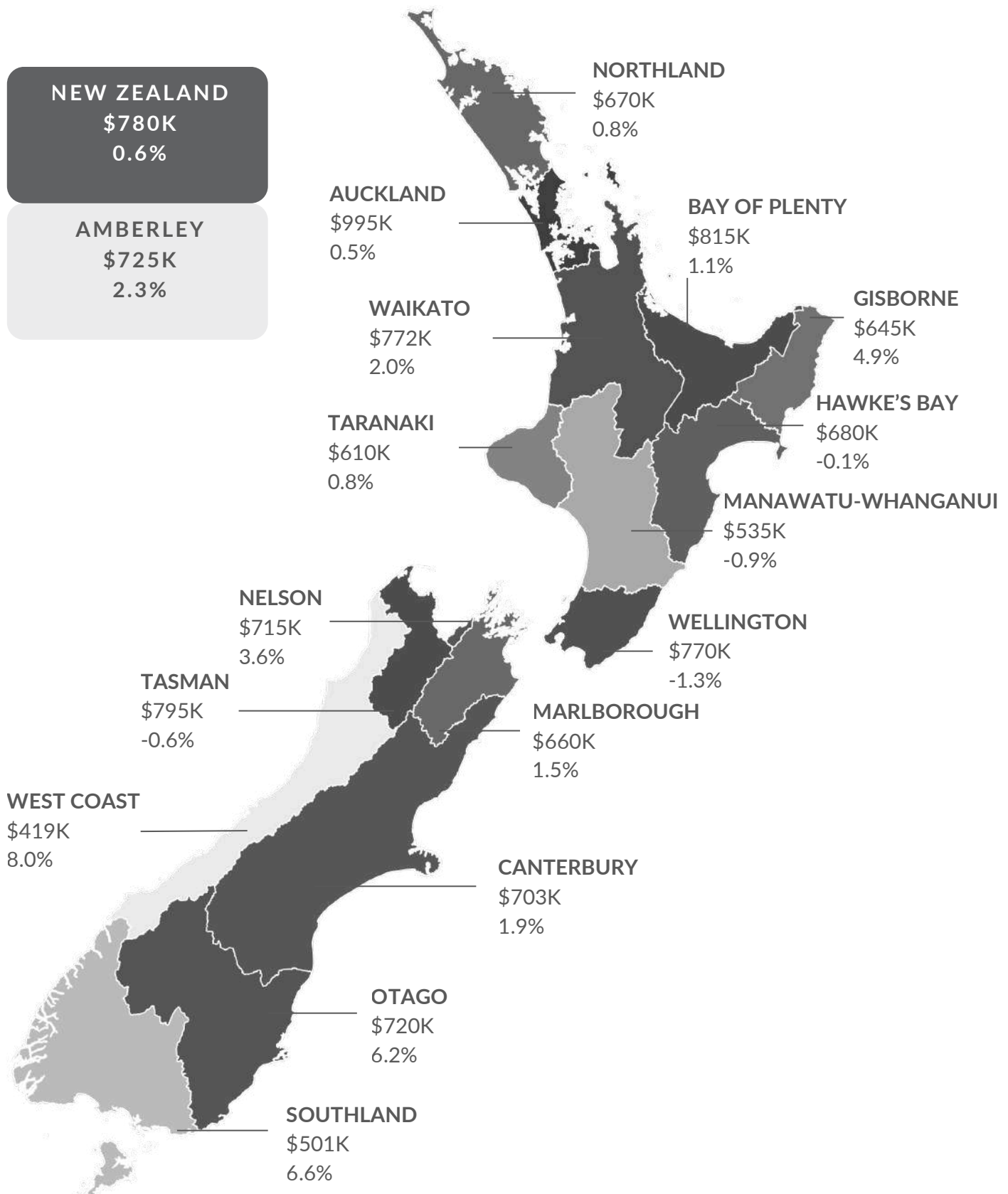
RAY WHITE NOW  
AMBERLEY

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PROUDLY PRESENTING PROPERTY MARKET INSIGHTS

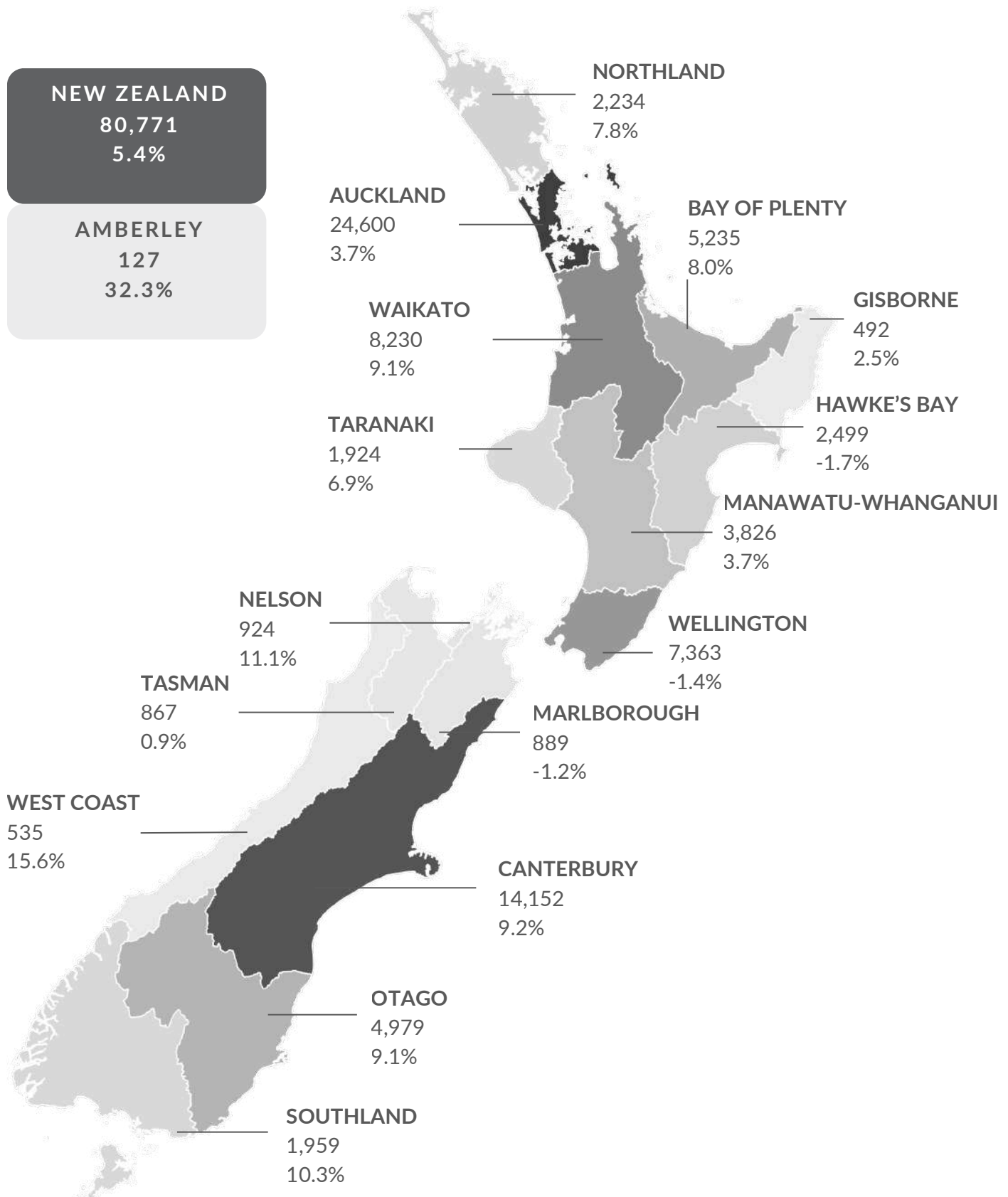


# REGIONAL COUNCIL MEDIAN PRICES (% CHANGE) IN THE LAST 12 MONTHS



Source: REINZ

# REGIONAL COUNCIL SALES VOLUME (% CHANGE) IN THE LAST 12 MONTHS



Source: REINZ

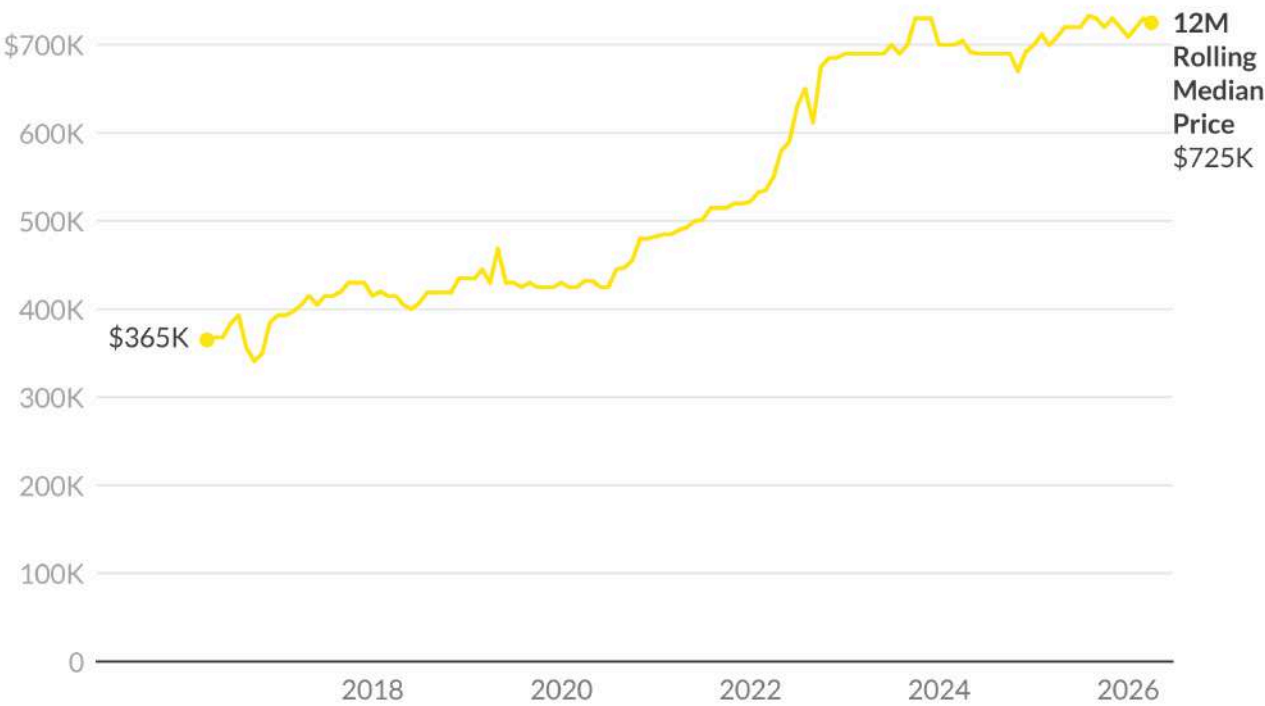
# Amberley 1 and 10 year price growth

| Median Price | 1Y \$ Growth | 1Y % Growth | 10Y \$ Growth | 10Y % Growth |
|--------------|--------------|-------------|---------------|--------------|
| \$725K       | \$16K        | 2.3%        | \$384K        | 113%         |

Source: REINZ



## Amberley 10 year price trend



Source: REINZ



Amberley's 12-month rolling median price settled at approximately \$725K in April 2026. This reflects a gain of roughly \$16K, equating to a 2.3% increase compared to this same month last year. Over the past decade, the median price has recorded a solid gain of approximately \$384K from this same month 10 years ago, representing a substantial 112.6% growth and reflecting Amberley's robust long-term performance. While the last quarter has seen some minor fluctuations in the median price, from approximately \$709K in January to \$725K, the market maintains its premium position. These figures are approximate median prices.

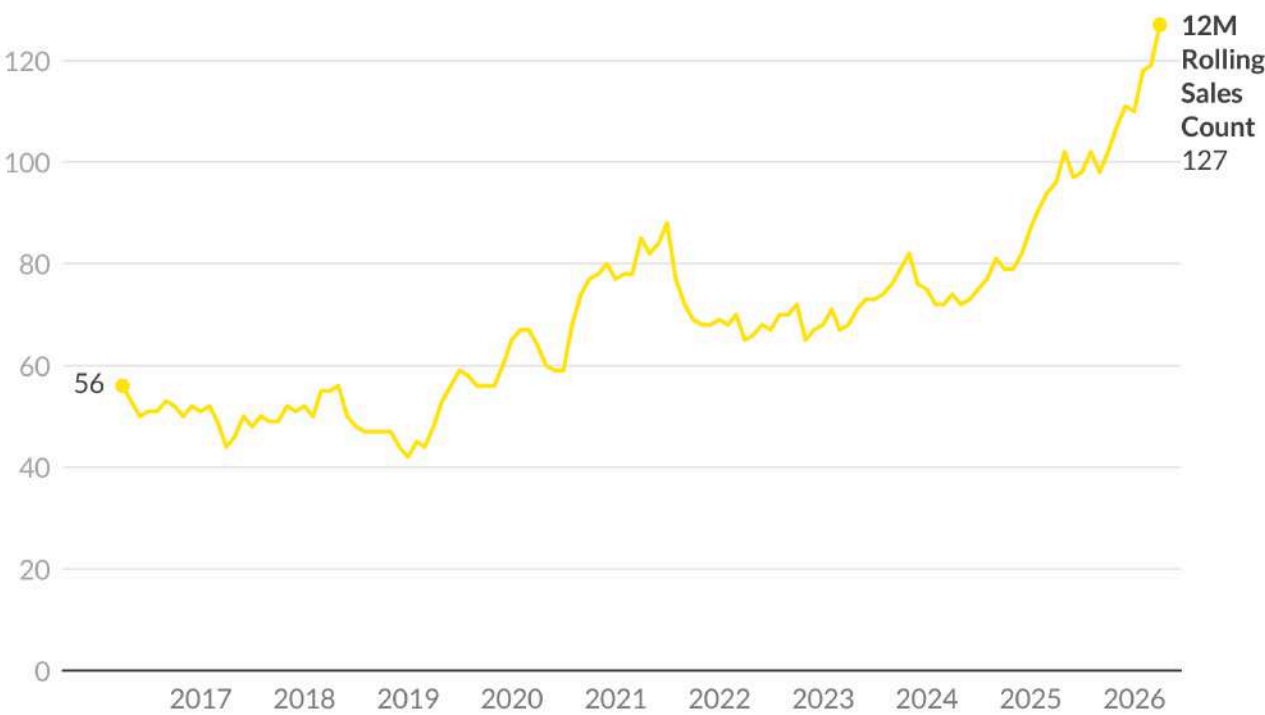
# Amberley 1 and 10 year sales volume growth

| Sales Volume | 1Y Vol Growth | 1Y % Growth               | 10Y Vol Growth | 10Y % Growth               |
|--------------|---------------|---------------------------|----------------|----------------------------|
| 127          | 31            | <div><div></div>32%</div> | 75             | <div><div></div>144%</div> |

Source: REINZ



## Amberley 10 year sales volume trend



Source: REINZ



Amberley's sales volume reached 127 in April 2026, recording a solid gain of 31 sales, or 32.3%, over the preceding 12 months. This robust performance continues a significant long-term expansion, with the current volume representing a substantial uplift of 75 sales, a 144.2% increase over the past decade. The market has maintained its upward trajectory, reflecting consistent increases in monthly sales volumes across the recent quarter. This period of sustained activity reinforces the area's strong position within the regional real estate landscape, coinciding with broader market dynamics.

## Amberley 10 year days to sell trend

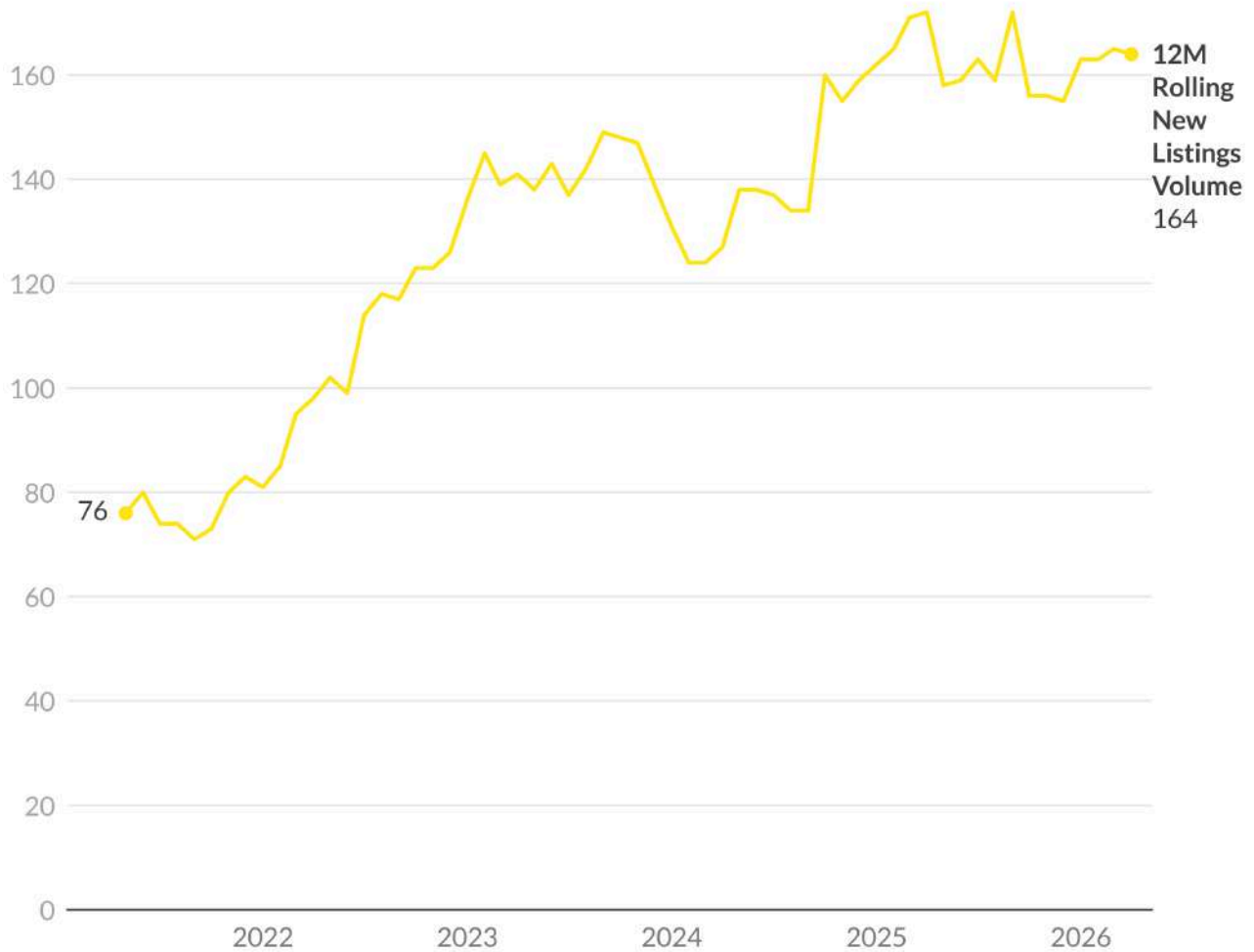


Source: REINZ



Amberley's 12-month rolling median days to sell currently stands at 52 for April 2026. This reflects a reduction of 4 days compared to the same month last year, demonstrating a faster pace in transactions. Looking back a decade, the current figure represents an increase of 15 days from this same month 10 years ago. This longer-term shift in market dynamics has occurred alongside evolving local and regional conditions, with properties now typically spending more time on the market than in the past.

## Amberley 10 year new listings volume trend



Source: RECONZ



New listings in Amberley over the past 12 months to April 2026 recorded a marginal monthly dip of 0.6%, with 164 properties brought to market. This modest adjustment contrasts with a 4.7% annual decline compared to April 2025, yet this period represents a significant expansion in new stock over the past two and three years (up 29.1% from April 2024 and 16.3% from April 2023). This enduring uplift reflects a sustained local market demand that continues to outperform some broader regional trends, reinforcing Amberley's robust position despite current supply constraints.



# Methodology

Ray White Now Localised is an automation that generates region-specific reports upon request, providing analysis into Australia and New Zealand's residential property market. The New Zealand edition draws data primarily from REINZ for its charts and commentary, and RECONZ for listings data.

## Pricing and Sales Data Source

Price and sales data is sourced from REINZ's monthly residential sales reports, based on actual sales reported by real estate agents. Sales are recorded as of the date a transaction becomes unconditional rather than at settlement, which can involve a lag of four to six weeks in other data sources. Figures may be subject to minor revisions in subsequent months as late sales data or corrections are incorporated.

## Price and Sales Volume

Both price and sales volume are presented as 12-month rolling figures, calculated up to and including the current month. For price, this reflects the rolling median across the period. For sales volume, it reflects the rolling sum of total transactions. This approach smooths volatility and provides consistent comparability across all regions, particularly smaller markets with lower monthly transaction volumes. Each metric is accompanied by a 10-year trend chart and 1-year and 10-year growth figures in both absolute and percentage terms.

## Days to Sell

Days to sell is sourced from REINZ and reflects the 12-month rolling median number of days taken to sell a property. A lower figure indicates a faster, more competitive market. This metric complements price and volume data by providing a direct read on buyer demand and market momentum.

## Listings Data

New listings data is sourced from RECONZ and presented as a 12-month rolling volume. When read alongside sales volume and days to sell, it provides a fuller picture of the supply and demand balance in a given market.

## Commentary Generation

Market commentary is generated using AI, fed with the underlying data powering each chart and table to contextualise local movements within broader market trends. Commentary is designed to provide straightforward, factual descriptions of the data, avoiding speculation while highlighting key trends and significant data points.

# Ray White Group Economics Team

The Ray White Economics team delivers independent research and analysis across residential, commercial, and rural property markets. Led by Chief Economist Nerida Conisbee, the team combines rigorous data analysis with deep market expertise to produce insights that are both credible and accessible.

Drawing on one of New Zealand's largest real estate datasets and a national network of market intelligence, the team tracks the trends, forces, and shifts shaping New Zealand real estate, helping buyers, sellers, and investors navigate with clarity and confidence.



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