AUGUST 2026

Market Review

The median price for Canterbury increased by 1.2% year-on-year to $685,000.

“All buyer groups were active, with first-home buyers and owner occupiers particularly active in some areas.

Vendor pricing and buyer expectations were often aligned, although some vendors held firm on higher price expectations. Open home numbers were steady and in line with winter conditions. Auction activity remained solid across the region, with stronger attendance, bidding and clearance rates reported in parts of Canterbury, while conditional interest remained healthy.

Market sentiment remained steady, with winter conditions and the lead-up to the November general election continuing to shape buyer and seller decisions. Local salespeople were cautiously optimistic that activity will lift in spring as more properties came to market, provided broader economic and election-related uncertainty did not disrupt confidence.”

- REINZ Chief Executive Lizzy Ryley





Market Snapshot

Kaiapoi, August 2026

Kaiapoi Snapshot

Address	Sale Price	Sale Date	Days To Sell	Sale Category	Valuation	BRMs	Floor m2	Land m2
11 Johnson Street, Kaiapoi 7630	$578,000	14 Aug 2026	58	Townhouse	$550,000	2	0	200
6 McKee Lane, Kaiapoi 7630	$940,000	13 Aug 2026	30	Residence	$910,000	4	0	641
12 Johnson Street, Kaiapoi 7630	$592,000	12 Aug 2026	42	Unit	$590,000	2	106	312
344 Williams Street, Kaiapoi 7630	$748,000	11 Aug 2026	34	Residence		4	200	609
2 Kanuka Place, Kaiapoi 7630	$525,000	11 Aug 2026	149	Unit		3	80	0
7 Rahme Crescent, Kaiapoi 7630	$715,000	10 Aug 2026	38	Residence	$710,000	3	156	300
34 Holland Drive, Kaiapoi 7630	$690,000	07 Aug 2026	38	Residence	$640,000	3	153	705
5A Ballinger Place, Kaiapoi 7630	$741,500	07 Aug 2026	13	Residence	$710,000	3	152	594
4 Robb Place, Kaiapoi 7630	$667,000	31 Jul 2026	86	Residence		2	132	300
7 Barnard Street, Kaiapoi 7630	$753,000	31 Jul 2026	71	Residence	$730,000	3	0	350
8 Glenvale Drive, Kaiapoi 7630	$765,000	31 Jul 2026	108	Residence	$720,000	4	0	738
44B Isaac Wilson Road, Kaiapoi 7630	$703,000	31 Jul 2026	53	Residence	$670,000	4	0	0
33C Footbridge Terrace, Kaiapoi 7630	$880,000	29 Jul 2026	35	Residence		4	0	198
25 Isaac Wilson Road, Kaiapoi 7630	$650,000	29 Jul 2026	44	Apartment		3	0	684
21 Blair Place, Kaiapoi 7630	$1,000,000	29 Jul 2026	23	Residence	$950,000	4	0	786
25 Croucher St, Kaiapoi, Waimakariri	$695,000	27 Jul 2026		Residence		3	0	276
8 Pearce Place, Kaiapoi 7630	$750,000	23 Jul 2026	29	Residence		3	182	790
23 Cumberland Place, Kaiapoi 7630	$675,000	22 Jul 2026	41	Residence		3	0	452
19 Johnson Street, Kaiapoi 7630	$582,000	22 Jul 2026	47	Residence	$550,000	2	0	180
282 Island Road, Kaiapoi 7630	$1,050,000	21 Jul 2026	23	Residence		3	130	6262
3/45 Doubledays Road, Kaiapoi, Waimakariri	$200,000	21 Jul 2026	14	Unit		1	0	0
17 Johnson Street, Kaiapoi 7630	$590,000	20 Jul 2026	43	Residence	$580,000	2	100	218
12 Magnolia Boulevard, Kaiapoi 7630	$812,000	16 Jul 2026	14	Residence		4	210	712
21 Croucher St, Kaiapoi, Waimakariri	$680,000	14 Jul 2026	40	Residence	$270,000	3	0	276
136/45 Doubledays Road, Kaiapoi, Waimakariri	$205,000	14 Jul 2026	22	Unit		2	0	0
23A Porter Place, Kaiapoi 7630	$430,000	13 Jul 2026	33	Townhouse	$420,000	2	0	0
12 Footbridge Terrace, Kaiapoi 7630	$640,000	09 Jul 2026	17	Residence	$610,000	2	131	348
84 Fuller Street, Kaiapoi 7630	$625,000	08 Jul 2026	48	Townhouse		3	141	350
14 Croucher St, Kaiapoi, Waimakariri	$733,000	07 Jul 2026	3	Residence		3	0	322
15 Brockelbank Drive, Kaiapoi 7630	$820,000	06 Jul 2026	44	Residence		4	201	602



Market Snapshot

Kaiapoi, August 2026

Kaiapoi Snapshot (continued...)

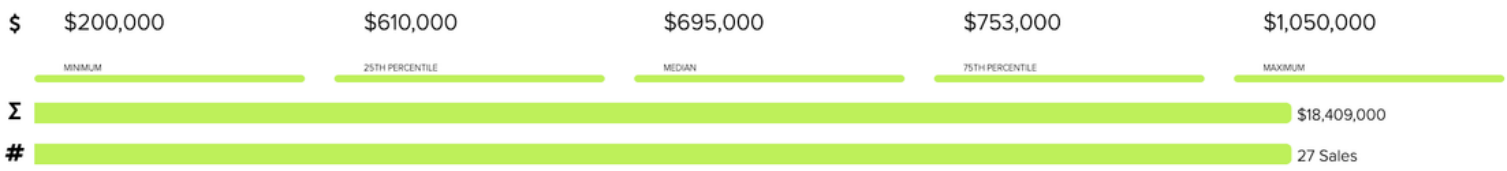
Address	Sale Price	Sale Date	Days To Sell	Sale Category	Valuation	BRMs	Floor m2	Land m2
1 Ngaio Lane, Kaiapoi 7630	$610,000	06 Jul 2026	27	Residence		3	110	757
33 Williams Street, Kaiapoi 7630	$530,000	03 Jul 2026	32	Residence		3	130	0
12 Croucher St, Kaiapoi, Christchurch	$739,000	03 Jul 2026		Residence		3	0	322
23 Fergus Street, Kaiapoi 7630	$886,000	02 Jul 2026	80	Residence	$790,000	4	200	689



Market Snapshot

Kaiapoi, August 2026

Kaiapoi Snapshot



Canterbury Statistics

42 Days to Sell

The current median Days to Sell of 42 days is more than the 10-year average for July which is 38 days. There were 14 weeks of inventory in July 2026 which is the same as the same time last year.

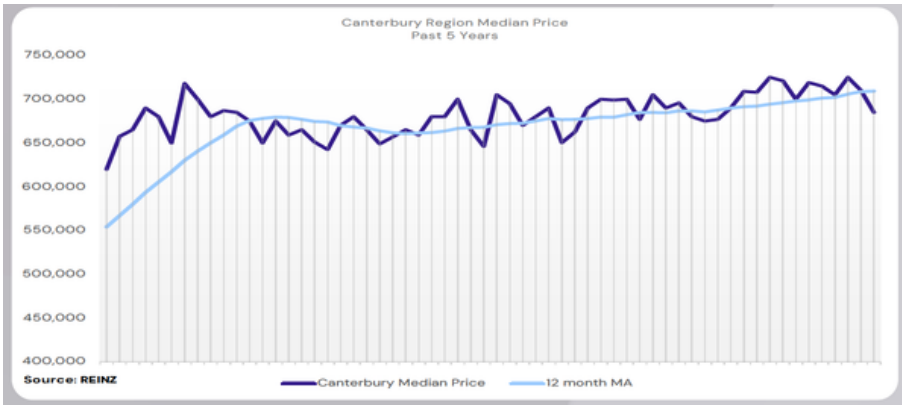
Compared to July 2025

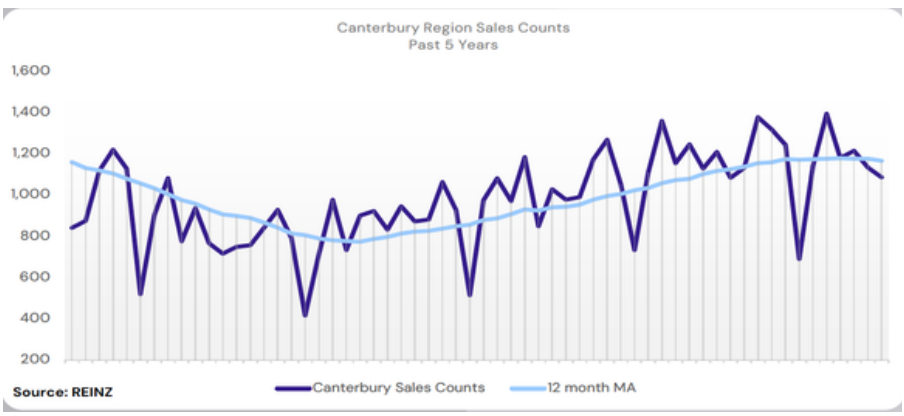
Median Price	Sales Count	Day to Sell
↑ 1.2%	↓ -10.2%	↑ 1

Compared to June 2026

Median Price	Sales Count	Days to Sell
↓ -3.5%	↓ -4.2%	→ 0

Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↓ -2.5%	↓ -5.8%







Market Snapshot

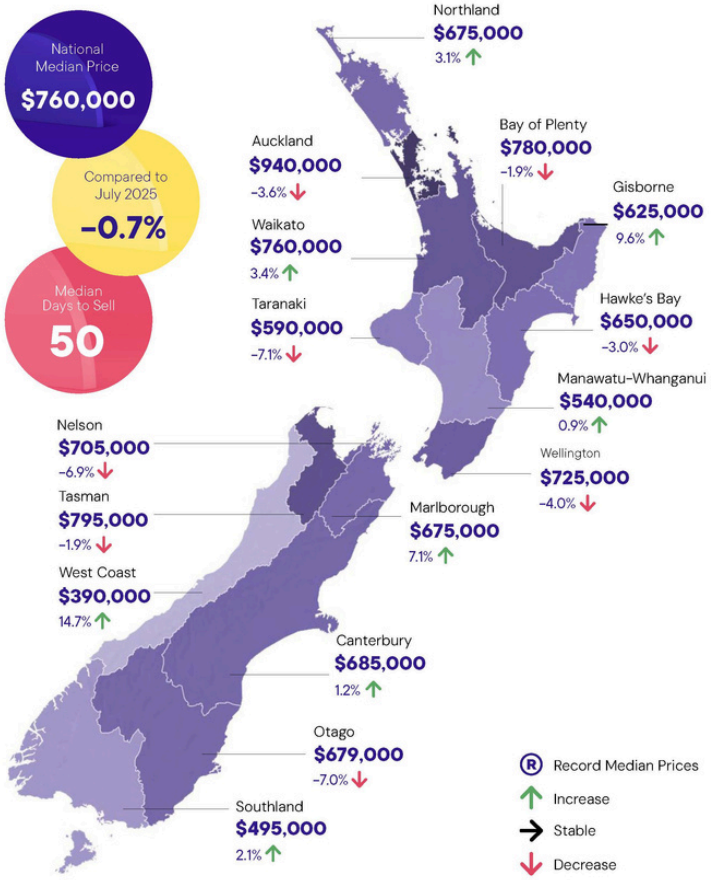
Kaiapoi, August 2026

New Zealand Snapshot

Annual Median Price Changes

July 2026

REINZ | Data



Market Snapshot July 2026

Median House Price

Year-On-Year				Month-On-Month			
↓	National	$760,000	-0.7%	↓	National	$760,000	-1.9%
↓	NZ excl Akl	$680,000	-1.4%	↓	NZ excl Akl	$680,000	-2.9%
↓	Auckland	$940,000	-3.6%	↓	Auckland	$940,000	-4.1%

House Price Index Year-On-Year			
↓	National	3,550	-0.4%
↑	NZ excl Akl	3,780	0.2%
↓	Auckland	3,204	-1.7%

National
50 Days to sell
+2 Days year-on-year

NZ excluding Auckland
49 Days to sell +2 Days year-on-year

Auckland
50 Days to sell +2 Days year-on-year

Sales Count

Year-On-Year				Month-On-Month			
↓	National	6,090	-10.0%	↓	National	6,090	-1.2%
↓	NZ excl Akl	4,212	-10.5%	↓	NZ excl Akl	4,212	-2.3%
↓	Auckland	1,878	-8.9%	↑	Auckland	1,878	1.3%

Seasonally Adjusted Sales Count Month-On-Month		
↓	National	-5.2%
↓	NZ excl Akl	-6.0%
↓	Auckland	-2.2%

REINZ | Data

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