SEPTEMBER 2026

Market Review

Canterbury's median price increased by 1.5% year on-year to $700,500.

"First-home buyers were the most active buyer group in August, with owner-occupiers also active. Investor activity eased in some parts of the region as buyers took a 'wait-and-see' approach in the lead up to the November general election.

Vendor price expectations were generally aligned with market conditions, although some held firm on higher expectations. Open home attendance ranged from steady to strong, particularly for properties suited to first-home buyers. Auction outcomes were positive, with good clearance rates and more properties selling under the hammer in some areas.

Market sentiment was generally steady, with first-home buyers showing a willingness to transact. New listings in Christchurch attracted good interest. Local salespeople anticipate broadly steady conditions, with more properties expected to come to market over the next few months."

- REINZ Chief Executive Lizzy Ryley





Market Snapshot

Kaiapoi, September 2026

Kaiapoi Snapshot

Address	Sale Price	Sale Date	Days To Sell	Sale Category	Valuation	BRMs	Floor m2	Land m2
57 Adderley Terrace, Kaiapoi 7691	$819,000	15 Sep 2026	4	Residence		3	158	409
6A Evans Place, Kaiapoi 7630	$900,000	15 Sep 2026	8	Residence		4	290	953
35 Mansfield Drive, Kaiapoi 7630	$835,000	14 Sep 2026	140	Residence		4	240	775
6 Evans Place, Kaiapoi 7630	$605,000	14 Sep 2026	14	Residence		3	103	598
3 Laurel Lane, Kaiapoi 7630	$635,000	14 Sep 2026	14	Residence	$520,000	3	0	734
5A Peraki Street, Kaiapoi 7630	$680,000	11 Sep 2026	23	Residence	$560,000		130	0
26 Magnate Drive, Kaiapoi 7630	$701,500	09 Sep 2026	19	Residence		3	122	549
4 Evans Place, Kaiapoi 7630	$645,000	03 Sep 2026	7	Residence	$550,000	3	120	612
20 Wyber Place, Kaiapoi 7630	$915,000	03 Sep 2026	9	Residence	$790,000	5	296	757
30 Sewell Street, Kaiapoi 7630	$645,000	03 Sep 2026	12	Residence		4	150	636
3 Ngahau Street, Kaiapoi 7630	$645,000	03 Sep 2026	110	Residence		3	136	311
42 Brockelbank Drive, Kaiapoi 7630	$825,000	02 Sep 2026	20	Residence	$750,000	3	176	503
7A Davie Street, Kaiapoi 7630	$600,000	01 Sep 2026		Residence		2	140	0
15 Wootton Place, Kaiapoi 7630	$758,000	01 Sep 2026	34	Residence	$740,000	3	176	574
21 Ranginui Drive, Kaiapoi 7630	$750,000	28 Aug 2026	19	Residence	$710,000	3	152	600
29 Waiotahi Road, Kaiapoi 7630	$675,000	25 Aug 2026	22	Residence		3	138	310
64B Sneyd Street, Kaiapoi 7630	$425,000	21 Aug 2026	37	Unit	$405,000	2	70	0
27 Mcgarry Drive, Kaiapoi 7630	$295,000	21 Aug 2026	92	Residential Section		0	0	335
11 Candy Crescent, Kaiapoi 7630	$730,000	20 Aug 2026	47	Residence	$720,000	3	0	345
31 Allison Crescent, Kaiapoi 7630	$757,500	20 Aug 2026	67	Residence		4	234	774
19 Bastings Street, Kaiapoi 7691	$800,000	19 Aug 2026	56	Residence		3	150	402
129 Otaki Street, Kaiapoi 7630	$845,000	19 Aug 2026	114	Residence		3	175	816
38A Peraki Street, Kaiapoi 7630	$689,000	19 Aug 2026	31	Residence	$630,000	3	167	480
64/150 Williams Street, Kaiapoi 7630	$525,000	19 Aug 2026		Unit	$520,000	2	105	0
1 Alexander Lane, Kaiapoi 7630	$660,250	18 Aug 2026	15	Residence	$640,000	3	0	0
26 Chester Street, Kaiapoi 7630	$881,599	18 Aug 2026	28	Residence	$820,000	4	0	732
11 Bollington Avenue, Kaiapoi 7630	$750,000	17 Aug 2026	70	Residence	$720,000	2	147	399
45B Fuller Street, Kaiapoi 7630	$502,000	14 Aug 2026	89	Unit	$495,000	2	100	0
5/45 Doubledays Road, Kaiapoi, Waimakariri	$190,000	14 Aug 2026	92	Unit		1	0	0
11 Johnson Street, Kaiapoi 7630	$578,000	14 Aug 2026	58	Townhouse	$550,000	2	0	200



Market Snapshot

Kaiapoi, September 2026

Kaiapoi Snapshot

	MINIMUM	25TH PERCENTILE	MEDIAN	75TH PERCENTILE	MAXIMUM
$	$190,000	$660,000	$715,000	$812,000	$1,290,000
Σ					$33,991,149
#					48 Sales

Canterbury Statistics

44 Days to Sell

The current median Days to Sell of 44 days is more than the 10-year average for August which is 38 days. There were 15 weeks of inventory in August 2026 which is 2 weeks more than the same time last year.

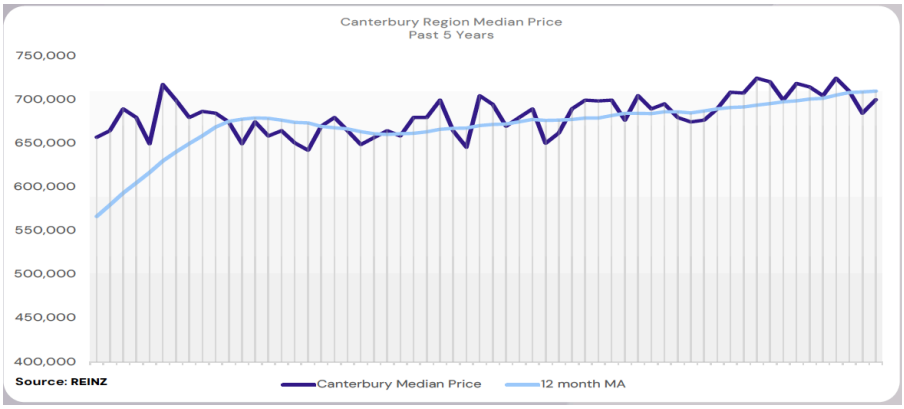
Compared to August 2025

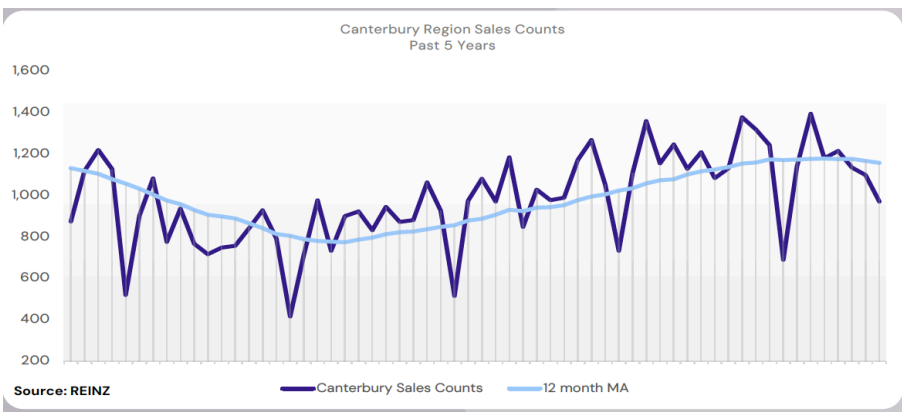
Median Price	Sales Count	Days to Sell
↑ 1.5%	↓ -10.4%	↑ 3

Compared to July 2026

Median Price	Sales Count	Days to Sell
↑ 2.3%	↓ -11.7%	↑ 2

Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↑ 1.8%	↓ -1.2%







Market Snapshot

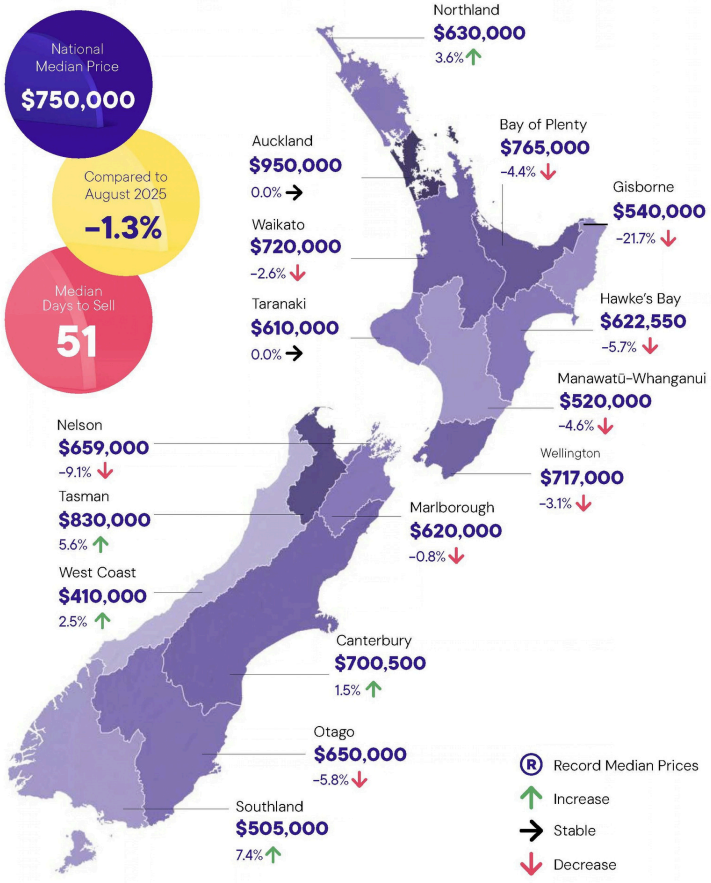
Kaiapoi, September 2026

New Zealand Snapshot

Annual Median Price Changes

August 2026

REINZ | Data



Market Snapshot August 2026

Median House Price

Year-On-Year				Month-On-Month			
↓ National	$750,000	-1.3%		↓ National	$750,000	-1.4%	
↓ NZ excl Akl	$682,000	-0.6%		↑ NZ excl Akl	$682,000	0.3%	
→ Auckland	$950,000	0.0%		↑ Auckland	$950,000	1.6%	

House Price Index Year-On-Year			
	↓ National	3,543	-0.9%
	↓ NZ excl Akl	3,763	-0.2%
	↓ Auckland	3,211	-2.3%

National

51 Days to sell

+3 Days year-on-year

NZ excluding Auckland

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

Auckland

54 Days to sell +7 Days year-on-year

Sales Count

Year-On-Year				Month-On-Month			
↓ National	5,430	-13.0%		↓ National	5,430	-13.3%	
↓ NZ excl Akl	3,788	-12.0%		↓ NZ excl Akl	3,788	-11.7%	
↓ Auckland	1,642	-15.3%		↓ Auckland	1,642	-16.8%	

Seasonally Adjusted Sales Count Month-On-Month		
↓ National		-1.9%
→ NZ excl Akl		0.0%
↓ Auckland		-8.5%

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Provided by Heath Kelly, Ray White Morris and Co



Heath Kelly
Licensee Salesperson

Ph: 021 617 025
Email: heath.kelly@raywhite.com

HEATH KELLY

RayWhite.