OCTOBER 2026

Market Review

The median price for Canterbury increased by 0.8% year-on-year to $715,000.

“Owner-occupiers and first-home buyers were the most active buyer groups in September, while investor activity varied across the region.

Vendor expectations were generally aligned with market conditions. Open home attendance was steady overall, with the strongest interest early in campaigns and for sought-after properties. Auction activity was positive in parts of the region, with sales under the hammer and some properties attracting enough early interest for auction dates to be brought forward, while clearance rates remained steady.

Market sentiment was broadly steady, with strong appraisal activity an encouraging sign. Local salespeople anticipate steady conditions through spring, with activity potentially lifting towards summer”

- REINZ Chief Executive Lizzy Ryley





Market Snapshot

Kaiapoi, October 2026

Kaiapoi Snapshot

Address	Sale Price	Sale Date	Days To Sell	Sale Category	Valuation	BRMs	Floor m2	Land m2
55 Akaroa Street, Kaiapoi 7630	$570,000	15 Oct 2026	45	Residence	$560,000	3	100	620
10 Kiln Place, Kaiapoi 7630	$720,000	15 Oct 2026	5	Residence		3	190	684
2 Fergus Street, Kaiapoi 7630	$702,500	13 Oct 2026	98	Residence	$700,000	3	174	500
27 Sterling Crescent, Kaiapoi 7630	$962,500	09 Oct 2026	26	Residence	$1,030,000	4	274	919
19 Paroto Street, Kaiapoi 7630	$660,000	09 Oct 2026	120	Residence	$640,000	3	130	403
25 Gilchrist Place, Kaiapoi 7630	$885,000	08 Oct 2026	46	Residence		4	225	730
87 Beachvale Drive, Kaiapoi 7630	$857,500	07 Oct 2026	68	Residence		3	200	708
4 Candy Crescent, Kaiapoi 7630	$750,000	06 Oct 2026	22	Residence		3	168	420
10 Moore Street, Kaiapoi 7630	$596,000	06 Oct 2026	10	Residence	$540,000	3	90	590
5 Forrest Lane, Kaiapoi 7630	$820,000	02 Oct 2026	95	Residence		5	207	872
9a Aldersgate St, Kaiapoi, Christchurch	$432,000	01 Oct 2026	18	Unit	$455,000	2	100	0
4 Lock Crescent, Kaiapoi 7630	$740,000	30 Sep 2026	44	Residence		3	164	350
41 Streamside Terrace, Kaiapoi 7630	$751,030	25 Sep 2026	25	Residence	$720,000	3	145	404
10 Addies Way, Kaiapoi 7630	$780,000	25 Sep 2026	38	Residence	$790,000	3	0	504
15 Bishop Street, Kaiapoi 7630	$520,000	25 Sep 2026	49	Residence		2	83	167
234 Giles Road, Rd2, Kaiapoi 7692	$1,795,000	18 Sep 2026	56	Lifestyle Blocks	$1,620,000	5	270	4.05 ha
33 Lock Crescent, Kaiapoi 7630	$737,000	18 Sep 2026	93	Residence	$730,000	3	154	500
8A Coups Terrace, Kaiapoi 7630	$455,000	18 Sep 2026	97	Unit	$495,000	2	90	0
181 Williams Street, Kaiapoi 7630	$495,000	18 Sep 2026	124	Unit	$465,000	2	110	1070
4 Sneyd Street, Kaiapoi 7630	$646,000	17 Sep 2026	21	Residence	$660,000	3	220	817
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
47 Cam Road, Kaiapoi 7630	$562,500	14 Sep 2026		Residence	$430,000	3	70	674
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
10 Belcher Street, Kaiapoi 7630	$515,000	06 Sep 2026		Residence	$510,000		270	1000
4 Evans Place, Kaiapoi 7630	$645,000	03 Sep 2026	7	Residence	$550,000	3	120	612



Market Snapshot

Kaiapoi, October 2026

Kaiapoi Snapshot (continued...)

Address	Sale Price	Sale Date	Days To Sell	Sale Category	Valuation	BRMs	Floor m2	Land m2
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



Market Snapshot

Kaiapoi, October 2026

Kaiapoi Snapshot

	MINIMUM	25TH PERCENTILE	MEDIAN	75TH PERCENTILE	MAXIMUM
$	$455,000	$605,000	$680,000	$780,000	$1,800,000
Σ					$17,690,030
#					24 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.

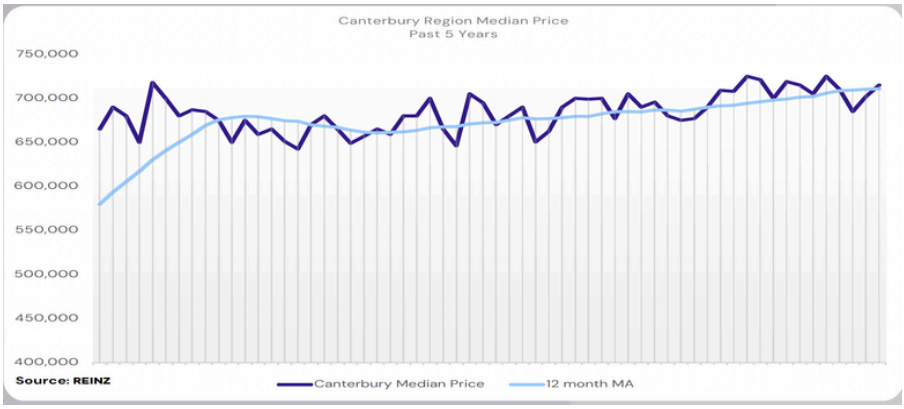
Compared to August 2025

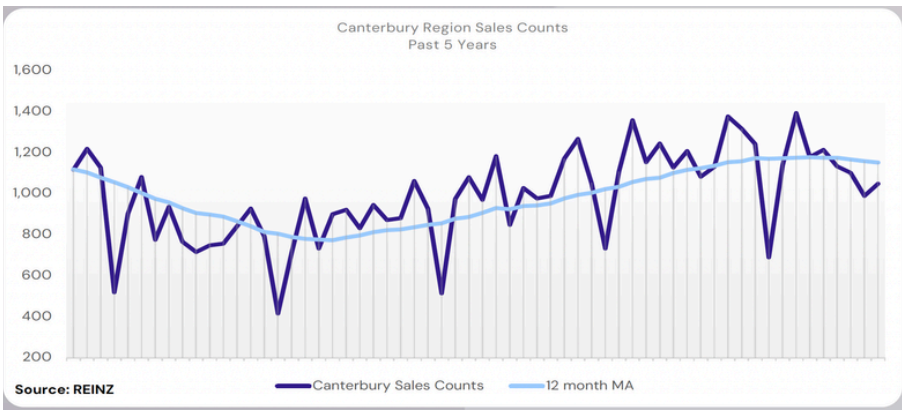
Median Price	Sales Count	Days to Sell
↑ 1.5%	↓ -10.4%	↑ 3

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

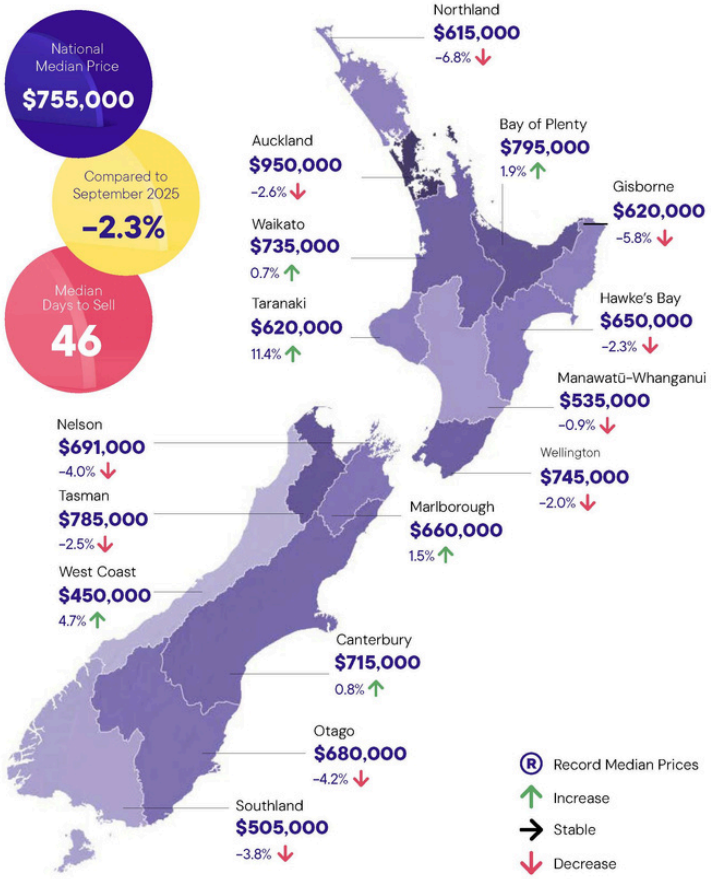
Kaiapoi, October 2026

New Zealand Snapshot

Annual Median Price Changes

September 2026

REINZ | Data



Market Snapshot September 2026

Median House Price

Year-On-Year				Month-On-Month			
↓	National	$755,000	-2.3%	↑	National	$755,000	0.7%
→	NZ excl Akl	$691,200	0.0%	↑	NZ excl Akl	$691,200	1.3%
↓	Auckland	$950,000	-2.6%	↓	Auckland	$950,000	-0.5%

House Price Index Year-On-Year			
↓	National	3,551	-1.5%
↓	NZ excl Akl	3,773	-0.6%
↓	Auckland	3,217	-3.2%

National

46 Days to sell

+3 Days year-on-year

NZ excluding Auckland

46 Days to sell +3 Days year-on-year

Auckland

47 Days to sell +4 Days year-on-year

Sales Count

Year-On-Year				Month-On-Month			
↓	National	5,752	-11.6%	↑	National	5,752	2.3%
↓	NZ excl Akl	4,088	-8.2%	↑	NZ excl Akl	4,088	5.8%
↓	Auckland	1,664	-19.0%	↓	Auckland	1,664	-5.5%

Seasonally Adjusted Sales Count Month-On-Month		
↓	National	-4.3%
↓	NZ excl Akl	-1.8%
↓	Auckland	-13.6%

REINZ | Data

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.