Apartment rental prices in Christchurch

A practical rent and move-in budget guide



Compare three different amounts

A low weekly headline does not describe the entire cash requirement.

$520

Weekly rent

One-bedroom sample median; five selected examples.

$2,253.33

Average month

Rent only: $520 × 52 ÷ 12.

$2,600

Before moving in

Four-week bond plus one week of rent at $520.

Add verified recurring extras to the ongoing budget. Keep refundable security, prepaid rent and one-off moving costs as separate categories.

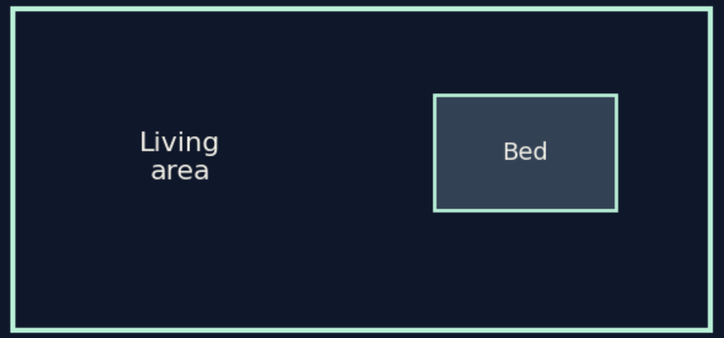
What the evidence contains

Snapshot: 19 November 2026. Mostly central Christchurch, New Zealand.

Evidence	What we used	Limit
32 unique candidates	Portal / agency audit	Not 32 fully verified available apartments
14 substantive descriptions	11 core examples after exclusions	Small, purposeful sample
Official quarterly extract	2-bedroom Apartment; Q3 2026	Rounded new-bond counts; small cells
Four source screenshots	Gloucester, Salisbury, official warning	New Trade Me screenshots unavailable

One listing says “1 Bed”; its description says studio

Classify the actual layout before comparing prices • Schematics below are illustrative only



STUDIO



SEPARATE BEDROOM

UNIT / APARTMENT

Check shared areas and the actual dwelling.

TOWNHOUSE / ROOM

Keep whole homes and shared rooms separate.

Case: 5/169 Fitzgerald Avenue. The description calls it a studio; a structured field lists 1 bedroom.
Official “apartment” data can include units. One-bedroom bond figures also carry an official data-quality warning.

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Five one-bedroom examples: $450–560

Sample median $520. Several examples are furnished; no citywide average is implied.

Property	Rent / week	Recorded inclusion
8/16 Nova Place	$450	Separate bedroom plus study
103/871 Colombo Street	$520	Fully furnished; street parking
17/41-43 Cambridge Terrace	$520	44 m²; furnished; underground space
7/235 Madras Street	$520*	Fully furnished; card showed $500
309/36B Welles Street	$560	Fully furnished; no dedicated carpark

Listing evidence and conflict notes: see the accompanying article and listing-audit.csv

Three two-bedroom examples: $499, $570, $675

Their $176 weekly spread is not a measured premium for any single feature.

Property	Rent / week	Furniture	Parking
16-271 Bealey Avenue	$499	Fridge/freezer; washing machine	Street only
2/417 Madras Street	$570	Fully furnished	Off-street, secure complex
207/36B Welles Street	$675	Fully furnished	One off-street space

The spread equals $9,152 over 52 weeks. These are different dwellings; do not promise equivalent-home savings from this subtraction.

Three bedrooms: two examples, two start dates

The sample is too small to establish a Christchurch-wide three-bedroom range.

Property	Rent / week	Published availability	Check
G05/226 Salisbury Street	$600	4 December 2026	Older indexed price: $620
6/77 Carlton Mill Road	$620	13 January 2027	Description: 2 parks; summary: 1

Carlton Mill describes two double bedrooms and one single. Confirm the usable layout and the parking allocation in the agreement. Listing dates are not guarantees of current availability.

Two-bedroom medians span NZ$490–663 across four central areas

Official apartment category • New bonds lodged July–September 2026 • Median and middle 50%



Source: MBIE rental bond quarterly data; SA2 325700, 325800, 327000, 327100.
Counts are rounded; small samples, especially 6 and 9 bonds, need caution. Apartment category includes units.
These bond data and the November asking-rent examples measure different things.

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Read the period, category and count together

Two official views are useful, but their labels and periods must remain intact.

Dataset	Period	Count column	Example
Quarterly CSV	July–September 2026	Rounded new bonds	Central-North: median $490; n ≈ 15
Market-rent tool	March–August 2026	Active bonds	Riccarton: median $493; count 78
Market-rent tool	March–August 2026	Active bonds	Addington: median $475; count 75

One-bedroom caution: Tenancy Services identifies possible bedroom-classification errors affecting counts and rents. We do not use those figures as an unquestioned benchmark.

Read the official definitions and data warning

“Furnished” needs an inventory

Whiteware, furniture and services are three different checks.

Example	Established	Still ask
Bealey Avenue, $499	Fridge/freezer and washing machine	Beds, sofa, desk and kitchen equipment?
Colombo Street, $520	Fully furnished; lift	Full item list and condition record?
Madras Street, $570	Fully furnished	Which photographed items actually remain?

Do not derive a furniture premium by subtracting rents for unlike apartments. Address, floor area, parking and condition may change together.

Parking: specify the space, not the impression

An allocated park and nearby street parking are different inclusions.

Example	Recorded parking	Action
Cambridge Terrace, $520	One secure underground space	Confirm number and access
Welles Street 1-bedroom, $560	No dedicated carpark	Budget separately if needed
Bealey Avenue, $499	Street only	Check practical availability
Carlton Mill Road, $620	Conflicting count: 1 / 2	Obtain written allocation

The NZ$100 supplement takes the stated components to NZ$625

G03/201 Gloucester Street • Listing case study • Weekly amounts in NZD

$525

Advertised rent

+$100

Power + internet

$625

Combined components

Ask before comparing

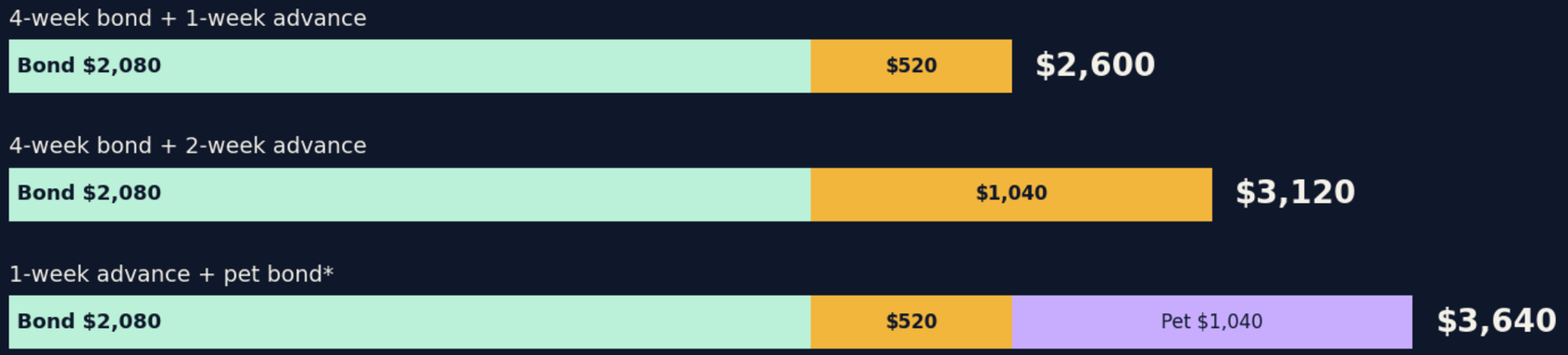
Is the supplement compulsory? What usage is covered? Are there caps or separate charges?

The heading says utilities are included; the description adds $100 per week for power and internet.
$625 is a component sum, not a confirmed mandatory total. Clarification was not obtained.
This example is excluded from the core rent comparison.

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At NZ$520 a week, four weeks’ bond plus one week’s rent is NZ$2,600

Illustrative move-in scenarios • Bond is security money; advance rent pays for rental time



MINT General bond GOLD Prepaid rent LILAC Conditional pet bond

*Pet scenario assumes a two-week pet bond where applicable; it is not payable by every tenant.
Examples are scenarios, not a claim that every landlord asks for the maximum bond or two weeks in advance.
Check current Tenancy Services guidance and the written agreement before payment.

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A pet bond is a conditional extra

Do not add it to every tenant’s budget.

$1,040

Two weeks at $520 weekly rent

With four weeks of general bond and one week of prepaid rent, this scenario needs $3,640 for rent and bonds.

Official conditions

Consent and an applicable pet-bond condition are required. One pet bond per tenancy; maximum two weeks’ rent. Disability assist dogs are excluded. Different rules apply where the pet was kept before 1 December 2025.

Tenancy Services: charging a pet bond

Weekly rent into a monthly budget

Average month = weekly × 52 ÷ 12. A four-week period is shorter.

Weekly	Average month	52 weeks
$450	$1,950.00	$23,400
$520	$2,253.33	$27,040
$570	$2,470.00	$29,640
$675	$2,925.00	$35,100

Prepaid rent is already part of the paid rental period. Do not add it again to the 52-week occupation cost.

Your rent-and-bills worksheet

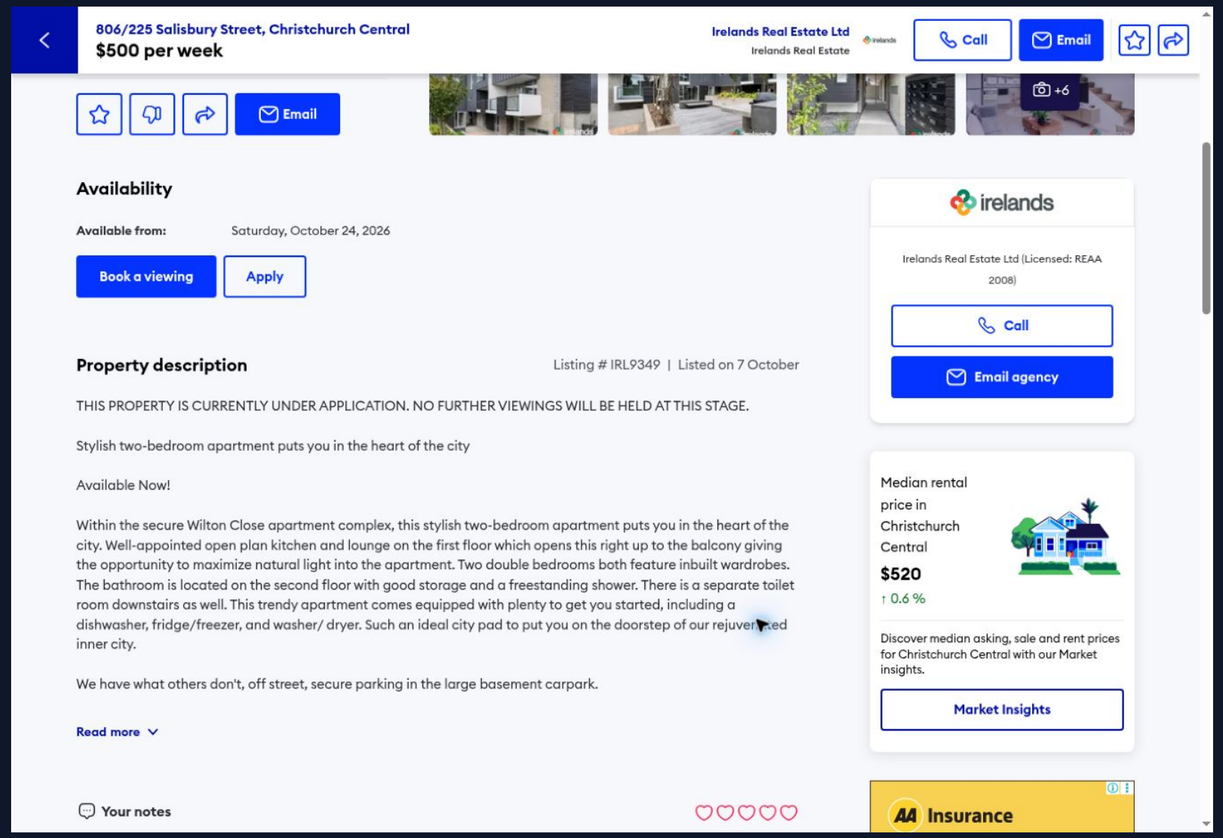
Use confirmed weekly extras. Blank fields are questions, not zeros.

Input / calculation	Your amount	Illustrative example
Contractual weekly rent R	_____	$560
Weekly extras E	_____	$130 (assumed input)
Ongoing week R + E	_____	$690
Average month (R + E) × 52 ÷ 12	_____	$2,990
52-week cost (R + E) × 52	_____	$35,880

Initial rent and bonds = R × (general-bond weeks + advance weeks + applicable pet-bond weeks). Add confirmed moving / connection costs separately. Clarify the rent base if a bundle forms part of contractual rent.

Availability and conflicting fields change a shortlist

A price can remain visible when viewings have stopped.



806/225 Salisbury

$500 weekly, but under application with no further viewings. Excluded from the core comparison.

7/235 Madras

Detail evidence $520; card $500. Confirm the current contractual figure; the mismatch does not prove a trend.

Take eight checks to the viewing

Write down what is included and what still needs written confirmation.

01 Status

Still taking viewings and applications?

02 Full weekly sum

Rent plus compulsory charges?

03 Layout

Separate bedroom; private facilities?

04 Inventory

What furniture and appliances remain?

05 Parking

Allocated space and price confirmed?

06 Bills

Supplier, usage, limits and responsibility?

07 Dates and term

Start date and agreement conditions?

08 Initial payment

General bond, advance and pet bond?

Also request Healthy Homes information and applicable building rules.

Sources and method

Primary listing evidence plus official statistics and rules. No agency ranking or rent forecast.

MBIE / Tenancy Services rental bond data (CC BY 3.0 NZ)

Market rent explained: categories, periods and one-bedroom warning

General bond: maximum four weeks if required

Charging rent: advance-payment rules

Pet bonds: conditions, limits and exceptions

Utilities and other payments

Healthy Homes compliance

Property URLs, evidence status and conflicts: accompanying listing-audit.csv and article. Asking rents differ from bond-recorded rents; selected examples are mostly central. Figures are a dated snapshot.

Keep a comparable shortlist

Complete the same fields for every property. Confirm uncertain items before committing.

Compare	Option A	Option B	Option C
Address / layout	_____	_____	_____
Rent + weekly extras	_____	_____	_____
Furniture / parking	_____	_____	_____
Status / move-in date	_____	_____	_____
Initial rent and bonds	_____	_____	_____
Question still open	_____	_____	_____

Companion materials: article/index.html, research/listing-audit.csv and source worksheets. The HTML calculator runs locally; no contact details are required. Houses and rooms will have separate research.