



Rental Housing Report

# Christchurch, New Zealand

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# Contents

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<b>Introduction</b>	<b>4</b>
<b>Map of Christchurch</b>	<b>6</b>
<b>Housing overview</b>	<b>10</b>
<b>Rental market trends</b>	<b>12</b>





# Introduction

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Christchurch is known as the Garden City, and for good reason. Scattered throughout the city and its suburbs are many beautiful public parks and other green spaces, with the jewel in Christchurch's crown being Hagley Park, situated within easy walking distance of the city's central business district.

Christchurch is seen as New Zealand's most English city, and is famed for its vibrant arts scene, dramatic scenery and the beautiful Canterbury region, all capped off by the Southern Alps mountain range, which is visible from most parts of the city.



Christchurch is New Zealand's third largest city and has a population of over 360 000. With its international airport, serves as the gateway to the south island, with extensive transport links to all the major centres and tourist attractions that the south island is justifiably famous for, with New Zealand's adventure playgrounds of Queenstown and Wanaka just a short flight away.

Since the earthquakes in September 2010 and February 2011, Christchurch has undergone considerable redevelopment. The rebuild is now starting to slow, supporting a much more even supply of rental properties. Further supported by the establishment or growth of outlying communities which are becoming increasingly popular.

As a result there has been a significant decline in average rental in the past 2 – 3 years, however this is now stabilizing with little to no movement in average rents between 2016 & 2018.

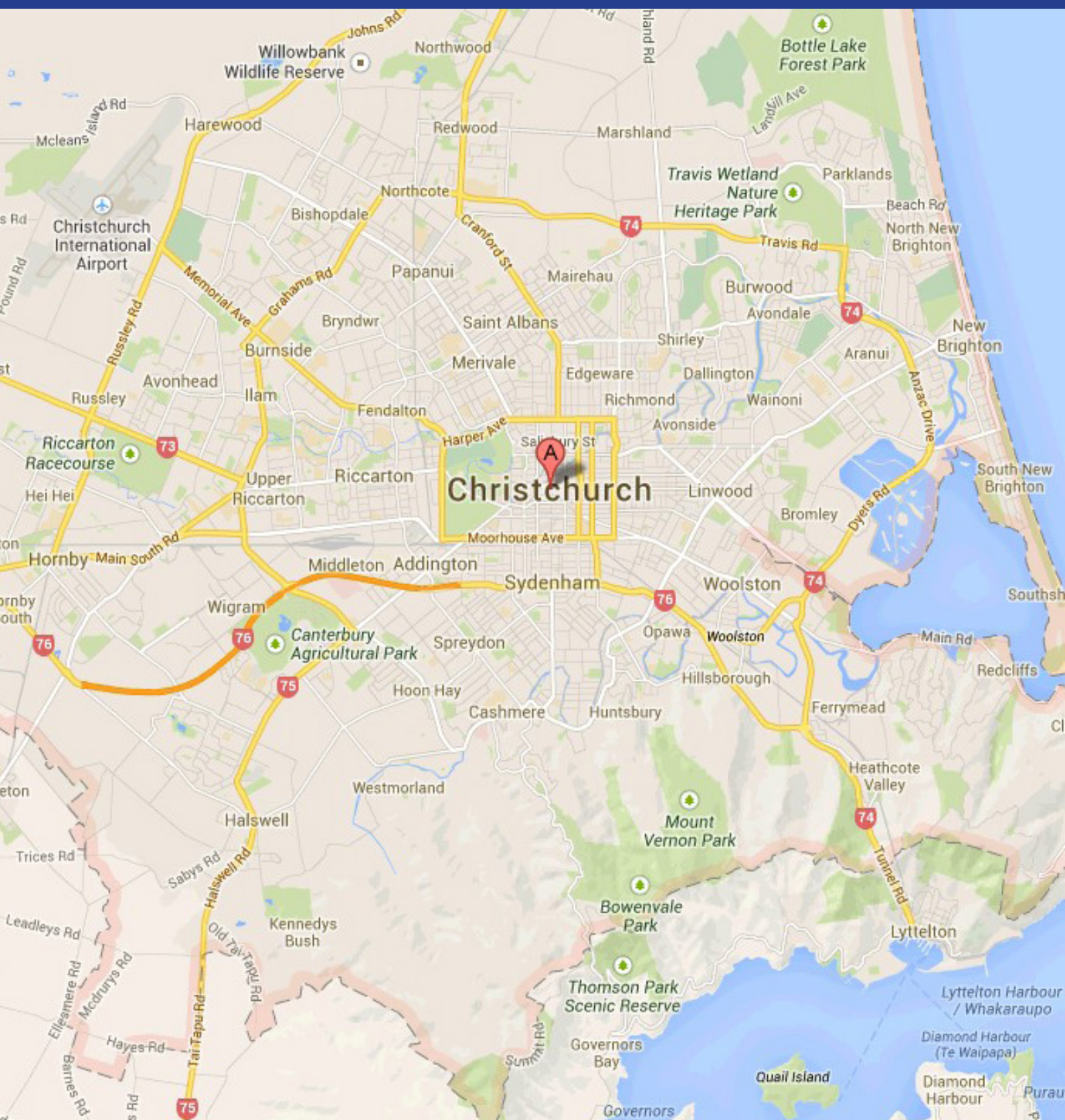
That said, demand in sought after and key schooling areas is still high, if you are competing in these portions of the market you will require a good rental resume or personal references as a minimum.

The area covered by urban Christchurch is divided into 60 suburbs, another challenge for newcomers is negotiating and understanding these areas. Suburbs in Christchurch tend to have 'mobile' boundaries. Estate agents or property managers may stretch the boundaries to draw properties into more desirable areas, hence it is even more prudent to seek impartial advice to ensure you can separate the 'wood from the trees'.





# Map of Christchurch



# Housing overview

## Within 0 – 5 kilometres from Christchurch CBD

Suburb	Kilometers from CBD	Driving Time (outside peak hour)	Public Transportation	Expected Walking Time
Merivale	3.9 km	8 minutes	20 minutes – Bus	39 minutes
Fendalton	4.3 km	8 minutes	40 minutes – Bus	48 minutes
Riccarton	3.8 km	8 minutes	23 minutes – Bus	45 minutes
Addington	2.9 km	6 minutes	Not Available	35 minutes
Sydenham	1.7 km	4 minutes	Not Available	42 minutes
Linwood	3.8 km	7 minutes	Not Available	42 minutes

Weekly Rental Costs	Single: 1 Bedroom Apartment	Couple: 2 Bedroom Apartment	Family: 3 Bedroom House	Family: 4 Bedroom House
Junior Management	\$300 – \$380	\$310 – \$440	\$360 – \$480	\$490 – \$650
Senior Management	\$350 – \$490	\$400 – \$600	\$470 – \$700	\$630 – \$850
Senior Executive Level	\$370 – \$580	\$530 – \$780	\$680 – \$900	\$700 – \$1,000





**Within 5 – 10 kilometres from Christchurch CBD**

Suburb	Kilometers from CBD	Driving Time (outside peak hour)	Public Transportation	Expected Cycling Time
Avonhead	9.1 km	15 minutes	35 minutes – Bus	30 minutes
Redwood	8.3 km	13 minutes	39 minutes – Bus	27 minutes
Burnside	6.7 km	11 minutes	30 minutes – Bus	24 minutes
Cashmere	6.7 km	12 minutes	Not Available	19 minutes
Redcliffs	6.7 km	12 minutes	35 minutes – Bus	18 minutes
New Brighton	9.1 km	15 minutes	Not Available	34 minutes

Weekly Rental Costs	Single: 1 Bedroom Apartment	Couple: 2 Bedroom House	Family: 3 Bedroom House	Family: 4 Bedroom House
Junior Management	\$300 – \$420	\$390 – \$500	\$400 – \$550	\$450 – \$650
Senior Management	\$400 – \$500	\$450 – \$600	\$490 – \$650	\$550 – \$1,150
Senior Executive Level	\$490 – \$550	\$580 – \$800	\$600 – \$1,000	\$800 – \$1,450





**Within 10 – 15 kilometres from Christchurch CBD**

Suburb	Kilometers from CBD	Driving Time (outside peak hour)	Public Transportation	Expected Cycling Time
Northwood	10.5 km	16 minutes	45 minutes – Bus	34 minutes
Hornby	10.2 km	15 minutes	39 minutes – Bus	34 minutes
Broomfield	10.4 km	15 minutes	39 minutes – Bus	37 minutes
Harewood	11.7 km	17 minutes	36 minutes – Bus	36 minutes
Lyttleton	12.7 km	18 minutes	Not Available	1 hour 15 minutes
Yaldhurst	11.4 km	16 minutes	57 minutes – Bus	39 minutes

Weekly Rental Costs	Single: 1 Bedroom Apartment	Couple: 2 Bedroom House	Family: 3 Bedroom House	Family: 4 Bedroom House
Junior Management	\$350 – \$400	\$380 – \$500	\$400 – \$500	\$500 – \$600
Senior Management	\$380 – \$520	\$400 – \$670	\$460 – \$750	\$550 – \$800
Senior Executive Level	\$450 – \$650	\$650 – \$750	\$700 – \$900	\$650 – \$1,100



**Within 15 – 25 kilometres from Christchurch CBD**

Suburb	Kilometers from CBD	Driving Time (outside peak hour)	Public Transportation	Expected Cycling Time
Rolleston	25.5 km	25 minutes	51 minutes – Bus	1 hour 24 minutes
Lincoln	22.1 km	23 minutes	57 minutes – Bus	1 hour 4 minutes
Diamond Harbour	29.2 km	41 minutes	Not Available	1 hour 37 minutes
West Melton	22.7 km	24 minutes	59 minutes – Bus	1 hour 25 minutes
Kaipoi	19.8 km	23 minutes	41 minutes – Bus	1 hour 1 minute

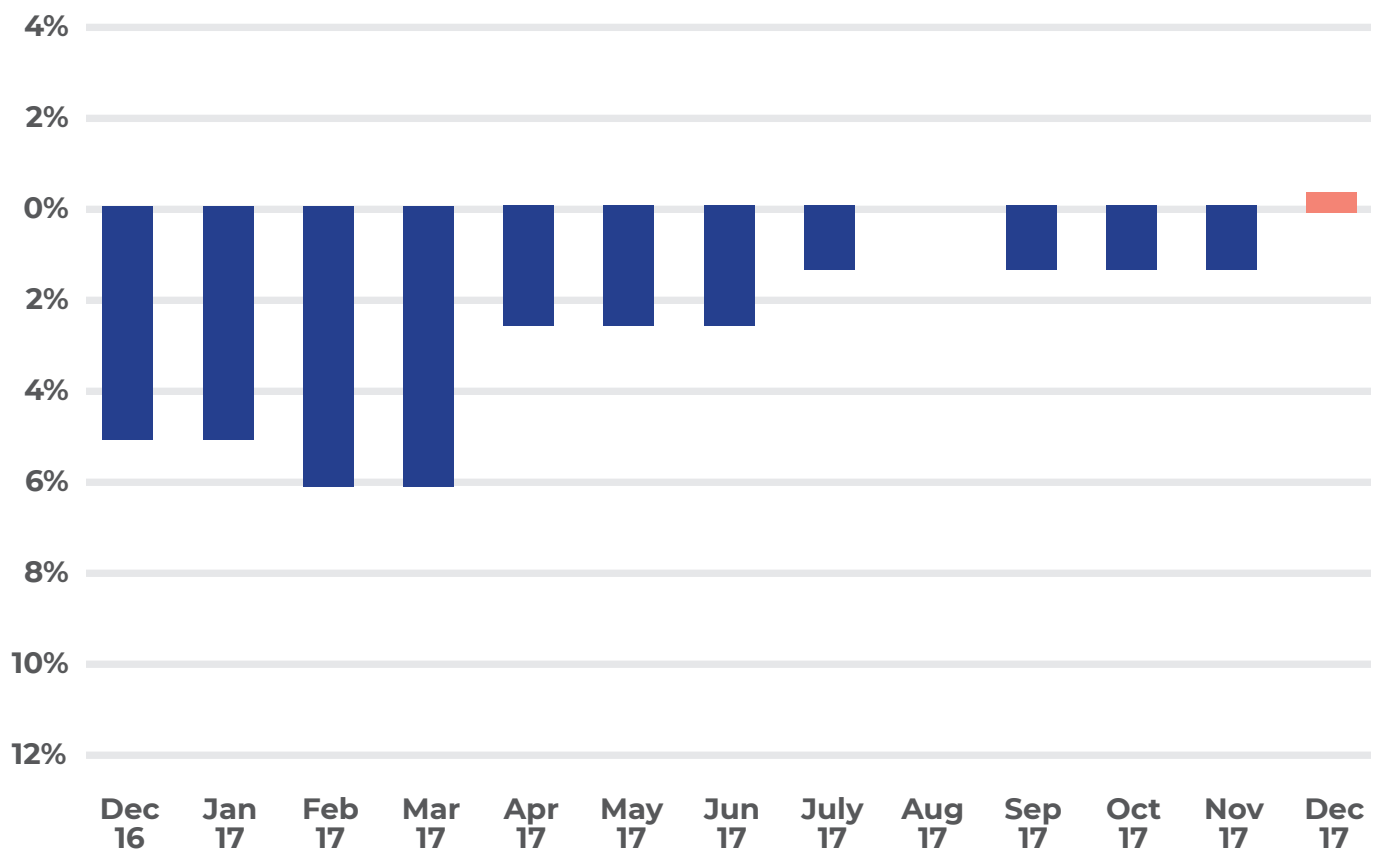
Weekly Rental Costs	Single: 1 Bedroom Apartment	Couple: 2 Bedroom House	Family: 3 Bedroom House	Family: 4 Bedroom House
Junior Management	\$300 – \$350	\$345 – \$550	\$455 – \$550	\$470 – \$550
Senior Management	\$310 – \$375	\$420 – \$590	\$495 – \$650	\$500 – \$760
Senior Executive Level	\$330 – \$600	\$470 – \$680	\$650 – \$1,155	\$600 – \$1,200



# Rental market trends

After a period of decline, the market now remains stabilized with median rents increasing by only 0.3% within the past year, as of December 2017.

## Annual change in rental price index



Source: TradeMe Rental Price Index



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