REINZ | Reports

Published 13 November 2026

October 2026

New Zealand Property

This report includes REINZ residential property statistics from October 2026.

Contents

3 Press Release

5 Market Snapshot

6 Annual Median Price Changes

9 Seasonally Adjusted Median Price

Regional Commentaries

Northland 11

Auckland 13

Waikato 15

Bay of Plenty 18

Gisborne 21

Hawke's Bay 23

Taranaki 25

Manawatū-Whanganui 27

Wellington 30

Nelson/Tasman/Marlborough 33

West Coast 35

Canterbury 37

Otago 40

Southland 43

Regional price strength stands out as October sales pace slows

REINZ Snapshot

October 2026 compared to October 2025

- National median price: $763,000 (–3.4%)
- National sales count: 5,840 (–23.5%)
- National HPI: 3,549 (–2.1%)
- Inventory levels*: 37,433 (+11.4%)
- New listings*: 11,660 (–4.5%)
- Days to Sell: 43 days (+2 days)
- Regions with highest median price movement year-on-year:
  - Southland, with a median price of $530,000 from 143 sales (up 7.9% year-on-year);
  - Tasman, with a median price of $817,500 from 57 sales (up 3.5%); and
  - Canterbury, with a median price of $730,000 from 1,153 sales (up 3.1% year-on-year).

October 2026 Overview

REINZ data for October 2026 shows a cautious housing market, with prices remaining relatively steady in recent months even as the pace of sales slows. Regional performance continued to vary considerably. The usual seasonal lift in sales in October didn't emerge, and properties took slightly longer to sell than a year ago.

The three-month national median was $760,000, down 1.9% year-on-year. The REINZ House Price Index fell 2.1% year-on-year to 3,549, but edged up 0.1% over both the month and the three months to October.

Across New Zealand, 5,840 properties sold in October – 23.5% fewer than a year earlier – with annual sales decreasing in all 16 regions. October's sales count was the eighth lowest of the 35 Octobers in REINZ records, meaning seven Octobers recorded fewer sales. Sales were 2.0% lower than in September, or 10.3% lower once seasonal patterns are allowed for. Properties took a median of 43 days to sell, two days longer than in October 2025.

"October's data shows a market that remains measured," said REINZ Chief Executive Lizzy Ryley. "Greater choice is allowing buyers to assess their options carefully, while our members observed a measured approach among some vendors and buyers in the lead-up to the general election. At the same time, well-priced properties continued to attract interest, with sales progressing where expectations aligned."

Regional and local results continued to vary significantly, particularly between parts of the North and South Islands. In the REINZ House Price Index, Canterbury, Otago and Southland were the only series higher year-on-year, while the series covering Tasman, Nelson, Marlborough and the West Coast decreased by 0.8%, along with all eight North Island series. Southland and Canterbury both reached new index peaks.

"Every South Island region recorded fewer sales than a year ago, despite the stronger price results in some areas," said Ryley. "It's a useful reminder that prices and sales activity do not always move in the same direction. The insights a trusted real estate professional can provide are especially valuable in understanding what those shifts mean locally."

Key Influences

Interest rates remained an important influence on market sentiment during October. The Official Cash Rate was held at 2.75% on 28 October, following increases in July and September, although the decision came too late to influence most sales agreed during the month. Household costs, record petrol prices, job security and global uncertainty also shaped some buyer and vendor decisions, while annual inflation easing from 4.1% to 3.7% in the September quarter provided a more encouraging signal. At the same time, unemployment rose to 5.7% in the September quarter, the highest since the September 2015 quarter.

"The OCR hold and easing inflation were welcome news, but it may take time for these signals to flow through to confidence and activity," said Ryley. "The effects of the earlier interest-rate increases are still influencing some household decisions."

Regional Performance

Five of the 16 regions recorded positive year-on-year median price movements, and one recorded no change compared with October 2025. Southland, Tasman and Canterbury were the strongest performers:

- **Southland** – a median price of $530,000 from 143 sales (up 7.9% year-on-year). Southland's House Price Index increased 6.0%, leading the country for the 15th consecutive month and reaching a new peak. Its median of 31 days to sell was also the fastest nationally.

- **Tasman** – a median price of $817,500 from 57 sales (up 3.5% year-on-year). Sales decreased 27.8% year-on-year, while the median number of days to sell was unchanged at 35.

- **Canterbury** – a median price of $730,000 from 1,153 sales (up 3.1% year-on-year). This is an outright record for Canterbury, above its previous record of $725,000 set in May 2026, and its House Price Index also reached a new peak. Christchurch City set an outright record median price of $740,000, based on 744 sales, above its previous record of $730,000 set in November 2025.

Other median price increases were:

- Nelson, up 1.4% to $659,000 (57 sales)
- Bay of Plenty, up 1.2% to $825,000

West Coast's median price was unchanged year-on-year, at $460,000 (34 sales).

The number of reported sales was lower year-on-year in all 16 regions. Auckland accounted for 714 of the national annual decline of 1,793 sales, and recorded its sixth-lowest October sales count in 35 years. Wellington recorded its fourth-lowest October sales count, while Nelson had the largest percentage decrease, down 40.0% (57 sales, down from 95).

Supply Indicators – Listings* and Inventory*

October brought fewer new listings but more homes available for sale overall. New listings fell 4.5% year-on-year to 11,660, while national inventory increased 11.4% to 37,433, reaching its highest October level since 2014. This was the 15th consecutive month of annual inventory growth. Southland was the only region where inventory fell, down 5.3%. Otago (excluding Central Otago/Lakes) recorded the largest annual increase in new listings, up 13.1% from 389 to 440 properties.

In Auckland, 4,075 new listings* came to market, a decrease of 7.9% compared with October 2025.

Market Outlook

"Our members generally expect the market to remain steady in the near term," said Ryley. "With the next government not yet formed, some buyers and vendors may continue to wait for greater clarity. Looking towards the end of the year, members are cautiously optimistic that activity may build before the summer holiday period, and given regional differences, local market knowledge for buyers and sellers making property decisions remains important."

---

*Inventory and Listings data courtesy of realestate.co.nz

For media enquiries, please contact:

Susan Rockliffe, REINZ Communications Team
communications@reinz.co.nz



Market Snapshot October 2026

Median House Price

Year-On-Year

↓	National	$763,000	-3.4%
↓	NZ excl Akl	$700,000	-1.4%
↓	Auckland	$955,000	-7.6%

Month-On-Month

↑	National	$763,000	0.4%
↑	NZ excl Akl	$700,000	1.2%
↑	Auckland	$955,000	0.5%

House Price Index Year-On-Year

↓	National	3,549	-2.1%
↓	NZ excl Akl	3,775	-1.0%
↓	Auckland	3,209	-3.9%

National

43 Days to sell

+2 Days year-on-year

NZ excluding Auckland

43 Days to sell

+2 Days year-on-year

Auckland

44 Days to sell

+2 Days year-on-year

Sales Count

Year-On-Year

↓	National	5,840	-23.5%
↓	NZ excl Akl	4,177	-20.5%
↓	Auckland	1,663	-30.0%

Month-On-Month

↓	National	5,840	-2.0%
↑	NZ excl Akl	4,177	0.2%
↓	Auckland	1,663	-7.3%

Seasonally Adjusted Sales Count Month-On-Month

↓	National	-10.3%
↓	NZ excl Akl	-8.9%
↓	Auckland	-8.7%

REINZ | Data

Annual Median Price Changes

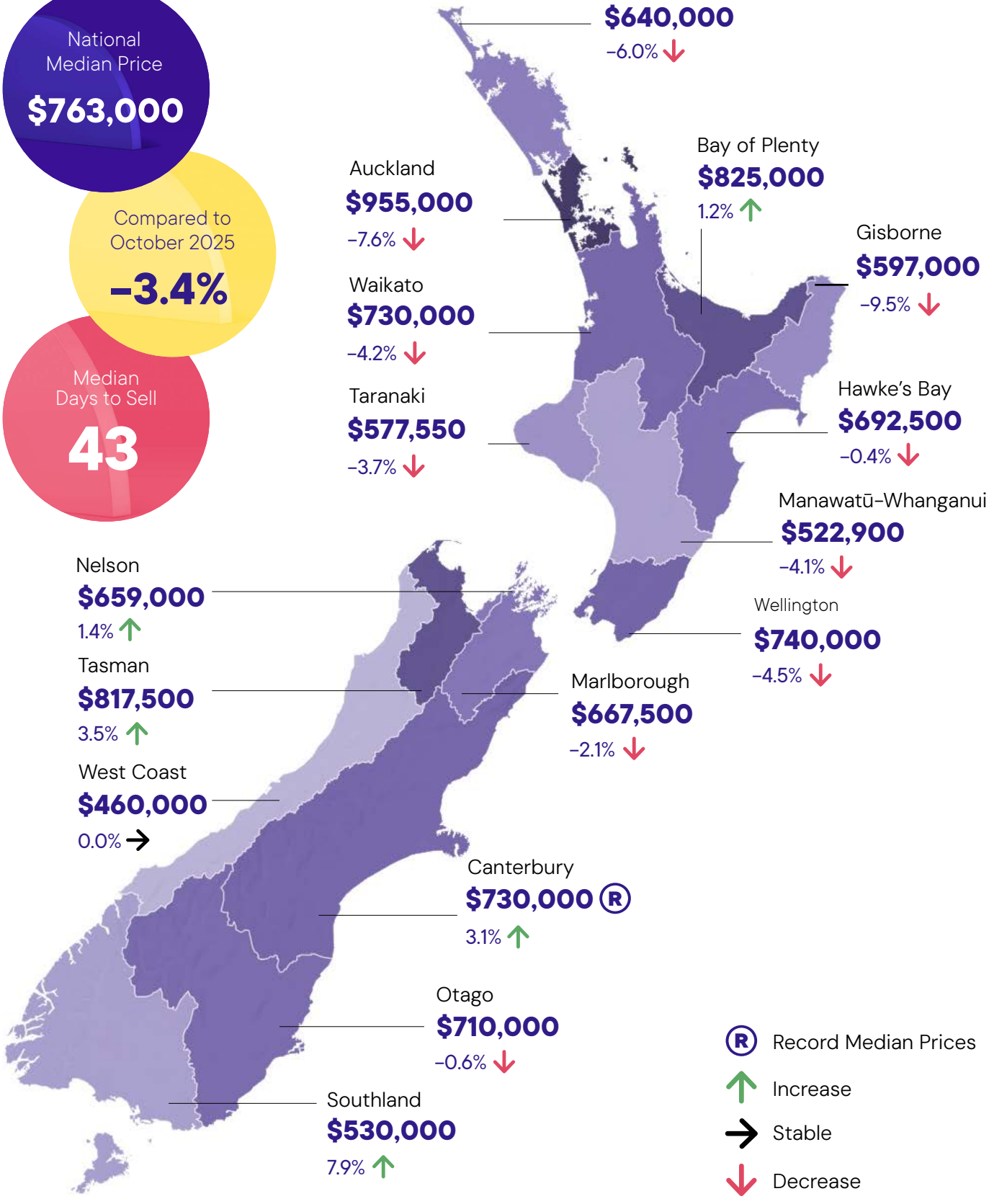
October 2026

REINZ | Data

National Median Price
$763,000

Compared to October 2025
-3.4%

Median Days to Sell
43



Northland
$640,000
-6.0% ↓

Auckland
$955,000
-7.6% ↓

Waikato
$730,000
-4.2% ↓

Taranaki
$577,550
-3.7% ↓

Bay of Plenty
$825,000
1.2% ↑

Gisborne
$597,000
-9.5% ↓

Hawke's Bay
$692,500
-0.4% ↓

Manawatū-Whanganui
$522,900
-4.1% ↓

Wellington
$740,000
-4.5% ↓

Marlborough
$667,500
-2.1% ↓

Nelson
$659,000
1.4% ↑

Tasman
$817,500
3.5% ↑

West Coast
$460,000
0.0% →

Canterbury
$730,000 Ⓡ
3.1% ↑

Otago
$710,000
-0.6% ↓

Southland
$530,000
7.9% ↑

Ⓡ Record Median Prices
↑ Increase
→ Stable
↓ Decrease

Median Prices

- Five of the sixteen regions recorded a year-on-year rise in the median price: Bay of Plenty, Canterbury, Nelson, Southland and Tasman. Southland showed the strongest growth at 7.9 percent. West Coast was unchanged on October 2025 (based on 34 sales), and the other ten regions recorded a decrease.
- Across Auckland's seven territorial authorities, one recorded an increase compared with October 2025: Papakura District, up 4.0 percent (based on 65 sales, down from 73). The other six recorded a decrease.
- In Wellington, two of the eight territorial authorities saw an annual increase, with Masterton District leading the way at 18.0 percent (based on 36 sales, up from 34), followed by Carterton District at 7.6 percent (based on 16 sales, down from 22).
- Canterbury set an outright record median price of $730,000 (based on 1,153 sales), 0.7 percent above its previous record of $725,000 set in May 2026.
- Christchurch City set an outright record median price of $740,000 (based on 744 sales), 1.4 percent above its previous record of $730,000 set in November 2025.

Sales Count

- No region recorded a higher sales count than in October 2025. Hawke's Bay recorded the smallest annual fall, down 4.4 percent (215 sales, down from 225).
- Nelson recorded the largest annual fall, down 40.0 percent (57 sales, down from 95).

For the month of October:

- New Zealand, NZ excluding Auckland, Bay of Plenty, Hawke's Bay, Manawatū-Whanganui, Wellington, Nelson, Canterbury and Southland each had their lowest October sales count since 2023
- Northland, Auckland, Waikato, Otago and Tasman each had their lowest October sales count since 2022
- Marlborough recorded 56 sales, equal with October 2022. 2010 was the last time the October sales count was lower

Days to Sell

- Twelve of the sixteen regions took longer to sell than in October 2025. Northland was the only region quicker to sell, down seven days to 49, and Tasman, Marlborough and Southland were unchanged.
- Gisborne recorded the largest increase, up 15 days to 57 (based on 41 sales).

For the month of October:

- Gisborne had its highest October median Days to Sell since 2002 (based on 41 sales)
- Canterbury had its highest October median Days to Sell since 2010
- Taranaki had its highest October median Days to Sell since 2012
- New Zealand, Bay of Plenty, Manawatū-Whanganui and Wellington each had their highest October median Days to Sell since 2022
- Nelson and West Coast each had their highest October median Days to Sell since 2023 (based on 57 and 34 sales respectively)
- Auckland recorded 44 days, equal with October 2022. 2021 was the last time the October median Days to Sell was higher
- Northland had its lowest October median Days to Sell since 2022

House Price Index (HPI)

- Southland recorded the strongest HPI movement year-on-year, increasing 6.0 percent, ahead of Otago (2.7 percent) and Canterbury (2.4 percent), the only other series higher than a year earlier. Southland has led annual HPI growth for fifteen consecutive months.
- Over the three months to October, Southland (4.0 percent), Canterbury (1.0 percent) and Auckland (0.5 percent) showed HPI growth, and Tasman/Nelson/Marlborough/West Coast was effectively flat at 0.0 percent. The other eight series declined over three months, with Taranaki the weakest, down 1.3 percent.
- Southland also recorded the strongest one-month HPI movement, up 0.9 percent, while Wellington was the weakest series year-on-year, down 4.1 percent.
- Southland and Canterbury each reached a new index peak this month.
- The New Zealand HPI fell 2.1 percent year-on-year.

Inventory*

- Inventory at the end of October increased year on year in fourteen of the fifteen included regions, with Southland the only decrease (down 5.3 percent). Gisborne recorded the largest increase at 31.4 percent, from 140 to 184 properties.
- Nationally, inventory at the end of October was 37,433, up 11.4 percent year on year, and has risen year on year for 15 consecutive months.
- Auckland and Wellington (excluding the Wairarapa) have each experienced 33 consecutive months of year-on-year inventory growth.
- Southland has recorded 18 consecutive months of year-on-year inventory decline.

Listings*

- On the month-end series, new listings increased year on year in six of the fifteen included regions: Gisborne, Marlborough, Otago (excluding Central Otago/Lakes), Waikato (excluding Coromandel and the Central North Island), Wellington (excluding the Wairarapa) and West Coast. On the three-month average, only Gisborne and Otago recorded more new listings than a year earlier.
- On the month-end series, Otago showed the strongest annual growth in new listings, rising 13.1 percent from 389 to 440, followed by West Coast (8.6 percent) and Gisborne (4.3 percent). Northland recorded the largest fall, at 15.2 percent.
- Nationally, new listings in October were 11,660, down 4.5 percent year on year.

Auctions

- In New Zealand, there were 884 auction sales (15.1 percent of all sales) in October 2026. For the same period last year, there were 1,299 auction sales (17.0 percent of all sales).

***Inventory and listing data is courtesy of realestate.co.nz**

More information on activity by region can be found in the regional commentaries. Visit the REINZ website.

Price Distribution Breakdown

	October 2025		October 2026	
$1 million plus	2,202	28.8%	1,540	26.4%
$750,000 to $999,999	2,021	26.5%	1,509	25.8%
$500,000 to $749,999	2,393	31.4%	1,913	32.8%
Under $500,000	1,017	13.3%	878	15.0%
All Properties Sold	**7,633**	**100.0%**	**5,840**	**100.0%**

House Price Index

Regions	Index Level	1 Month	3 Months	1 Year	5 Year*	From Peak
New Zealand	**3,549**	**0.1%**	**0.1%**	**-2.1%**	**-3.3%**	**-17.0%**
NZ excl. Auckland	**3,775**	**0.1%**	**-0.1%**	**-1.0%**	**-2.3%**	**-11.8%**
Northland	3,736	0.1%	-0.9%	-3.8%	-2.2%	-15.6%
Auckland	3,209	0.0%	0.5%	-3.9%	-5.0%	-24.9%
Waikato	4,044	0.1%	-0.8%	-2.8%	-2.7%	-14.7%
Bay of Plenty	3,796	0.4%	-0.9%	-2.1%	-2.7%	-14.8%
Gisborne/Hawke's Bay	3,836	-1.1%	-1.2%	-2.6%	-3.4%	-17.9%
Manawatū-Whanganui	4,319	-0.8%	-0.1%	-3.2%	-4.1%	-19.3%
Taranaki	4,352	-0.2%	-1.3%	-2.9%	-1.3%	-7.8%
Wellington	3,069	0.3%	-0.1%	-4.1%	-6.7%	-29.2%
Tasman/Nelson/Marlborough/ West Coast	3,107	-1.3%	0.0%	-0.8%	-1.9%	-9.7%
Canterbury	3,933	0.2%	1.0%	2.4%	0.8%	New High
Otago	4,325	0.6%	-0.6%	2.7%	0.9%	-0.6%
Southland	5,237	0.9%	4.0%	6.0%	3.7%	New High

* **Compound Annual Growth Rate**

Sales Counts Seasonally Adjusted

Regions	Compared to Last Month		Compared to Last Year	
	Count Change	Seasonally Adjusted Change	Count Change	Seasonally Adjusted Change
New Zealand	-2.0%	-10.3%	-23.5%	-23.0%
NZ ex Akl	0.2%	-8.9%	-20.5%	-19.8%
Northland	-9.8%	-12.0%	-14.3%	-10.9%
Auckland	-7.3%	-8.7%	-30.0%	-29.5%
Waikato	-3.9%	-7.8%	-28.1%	-27.2%
Bay of Plenty	-1.0%	-9.9%	-22.1%	-22.0%
Gisborne	10.8%	-9.4%	-30.5%	-33.2%
Hawke's Bay	35.2%	21.7%	-4.4%	-0.2%
Manawatū-Whanganui	-8.7%	-12.0%	-16.1%	-13.8%
Taranaki	-4.5%	-6.8%	-19.5%	-16.2%
Wellington	1.9%	-12.0%	-19.3%	-20.0%
Nelson	-21.9%	-28.0%	-40.0%	-38.3%
Marlborough	-26.3%	-29.4%	-24.3%	-20.8%
Tasman	-14.9%	-17.1%	-27.8%	-27.1%
Canterbury	7.3%	-3.3%	-16.2%	-15.4%
West Coast	13.3%	16.4%	-26.1%	-22.0%
Otago	-4.9%	-12.0%	-28.3%	-27.2%
Southland	0.0%	-2.3%	-17.3%	-13.6%

Median Price Seasonally Adjusted

Regions	Compared to Last Month		Compared to Last Year	
	Median Change	**Seasonally Adjusted Change**	**Median Change**	**Seasonally Adjusted Change**
New Zealand	0.4%	-0.7%	-3.4%	-3.4%
NZ ex Akl	1.2%	-0.4%	-1.4%	-1.4%
Northland	3.2%	1.8%	-6.0%	-5.8%
Auckland	0.5%	-2.4%	-7.6%	-7.5%
Waikato	-0.4%	-1.1%	-4.2%	-4.2%
Bay of Plenty	4.3%	4.3%	1.2%	1.2%
Gisborne	-4.5%	-4.5%	-9.5%	-9.5%
Hawke's Bay	6.5%	5.2%	-0.4%	-0.4%
Manawatū-Whanganui	-2.3%	-2.3%	-4.1%	-4.1%
Taranaki	-6.8%	-6.3%	-3.7%	-3.6%
Wellington	-1.2%	-2.4%	-4.5%	-4.5%
Nelson	-5.9%	-5.9%	1.4%	1.4%
Marlborough	1.1%	1.1%	-2.1%	-2.1%
Tasman	2.2%	2.2%	3.5%	3.5%
Canterbury	2.1%	1.5%	3.1%	3.1%
West Coast	2.8%	2.8%	0.0%	0.0%
Otago	4.4%	4.4%	-0.6%	-0.6%
Southland	5.0%	5.0%	7.9%	7.9%

New Zealand Trends

	Median Price			Sales Count		
	Oct-26	**Sep-26**	**Oct-25**	**Oct-26**	**Sep-26**	**Oct-25**
New Zealand	763,000	760,000	790,000	5,840	5,961	7,633
NZ Excluding Auckland	700,000	692,000	710,000	4,177	4,168	5,256

	Vs...	**Sep-26**	**Oct-25**	**Vs...**	**Sep-26**	**Oct-25**
New Zealand		0.4%	-3.4%		-2.0%	-23.5%
NZ Excluding Auckland		1.2%	-1.4%		0.2%	-20.5%

Note to Editors:

The monthly REINZ residential sales reports remain the most recent, complete and accurate statistics on house prices and sales in New Zealand. They are based on actual sales reported by real estate agents. These sales are taken as of the date that a transaction becomes unconditional, up to 5:00pm on the last business day of the month. Other surveys of the residential property market are based on information from Territorial Authorities regarding settlement and the receipt of documents by the relevant Territorial Authority from a solicitor. As such, this information involves a lag of four to six weeks before the sale is recorded.

This report is intended for general information purposes only. This report and the information contained herein is under no circumstances intended to be used or considered as legal, financial or investment advice. The material in this report is obtained from various sources (including third parties) and REINZ does not warrant the accuracy, reliability or completeness of the information provided in this report and does not accept liability for any omissions, inaccuracies or losses incurred, either directly or indirectly, by any person arising from or in connection with the supply, use or misuse of the whole or any part of this report. Any and all third party data or analysis in this report does not necessarily represent the views of REINZ. When referring to this report or any information contained herein, you must cite REINZ as the source of the information. REINZ reserves the right to request that you immediately withdraw from publication any document that fails to cite REINZ as the source.

Note on Revised Statistics:

Our property reports contain revised figures for previous months. These revisions reflect our dynamic database, which occasionally receives late sales data or corrections after our monthly publication deadline. While such updates are infrequent, they can influence key metrics like median prices, particularly in smaller geographic areas with fewer transactions. By incorporating these legitimate data adjustments in each new report, we ensure you receive the most accurate and current market analysis available.

Northland

The median price for Northland decreased by 6.0% year-on-year to $640,000.

“Owner-occupiers were the most active buyer group, with first-home buyers and investors also active.

Vendor expectations were increasingly aligned with market conditions, although some began their campaigns with higher expectations and adjusted following buyer feedback. Open home attendance varied, with typical numbers generally and particularly strong interest in a small number of properties, while weather and school holidays affected attendance elsewhere. Some auctions achieved sales under the hammer, although many properties were passed in.

Market sentiment remained broadly steady, although the lead-up to the general election and global uncertainty led some buyers to take their time before making an offer. Local salespeople anticipate broadly steady conditions over the next few months, with potential for spring activity and greater certainty following the election to support the market.”

REINZ

49 Days to Sell

The current median Days to Sell of 49 days is the same as the 10-year average for October which is 49 days. There were 47 weeks of inventory in October 2026 which is 3 weeks more than the same time last year.

Compared to October 2025

Median Price	Sales Count	Days to Sell
↓ -6.0%	↓ -14.3%	↓ -7

Compared to September 2026

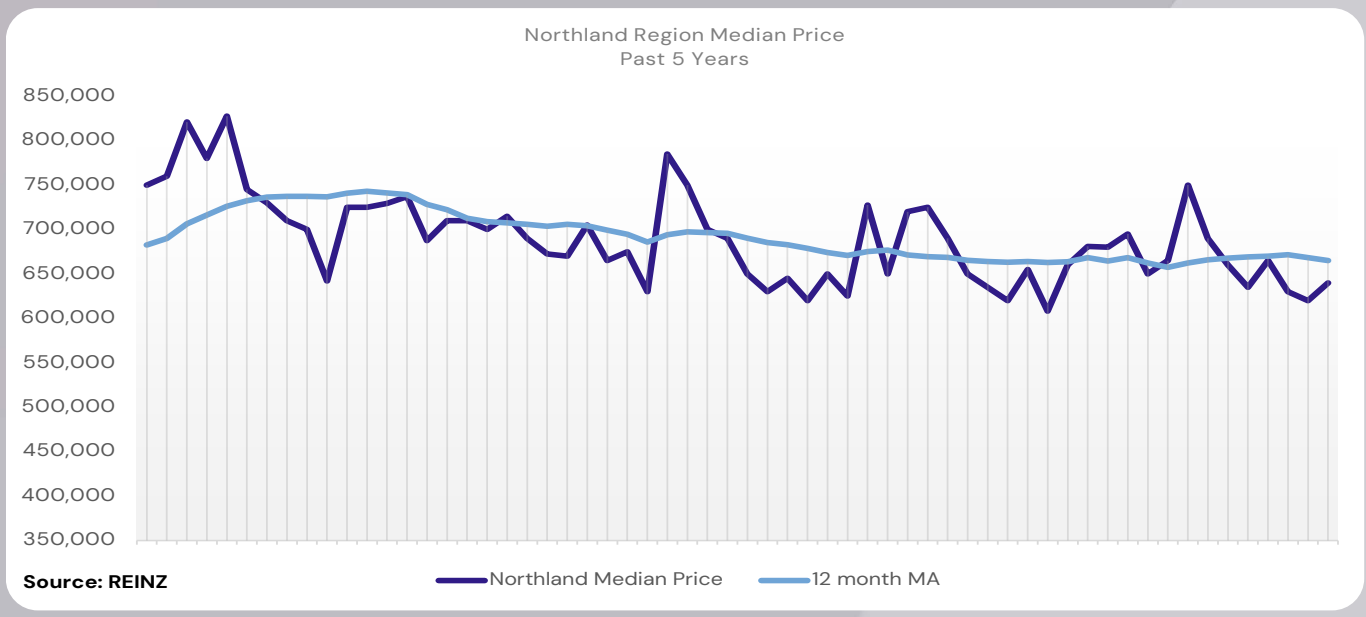
Median Price	Sales Count	Days to Sell
↑ 3.2%	↓ -9.8%	↓ -20

Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↑ 1.8%	↓ -12.0%

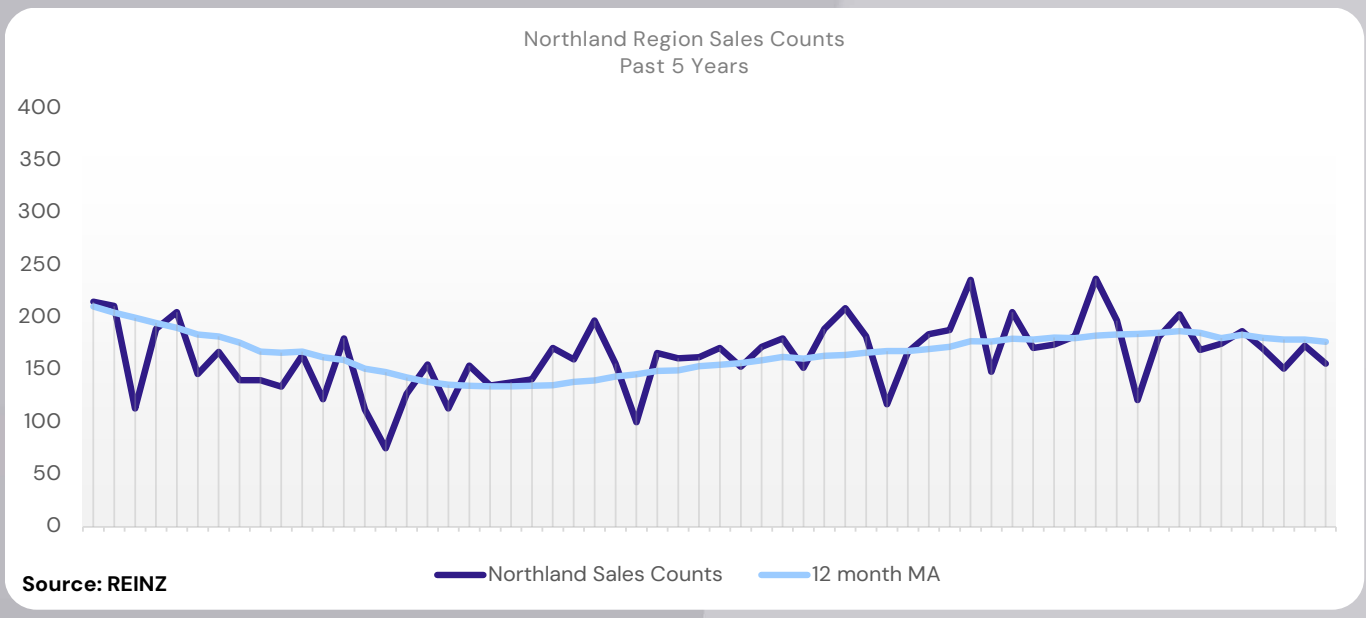
Northland Region Trends

	MEDIAN PRICE			SALES COUNT		
	Oct-26	**Sep-26**	**Oct-25**	**Oct-26**	**Sep-26**	**Oct-25**
Far North District	705,000	575,000	677,000	40	52	56
Kaipara District	660,000	660,000	800,000	13	34	29
Whangarei District	626,000	627,500	680,000	103	87	97
Northland Region	**640,000**	**620,000**	**681,000**	**156**	**173**	**182**
	Vs...	**Sep-26**	**Oct-25**	**Vs...**	**Sep-26**	**Oct-25**
Far North District		22.6%	4.1%		-23.1%	-28.6%
Kaipara District		0.0%	-17.5%		-61.8%	-55.2%
Whangarei District		-0.2%	-7.9%		18.4%	6.2%
Northland Region		**3.2%**	**-6.0%**		**-9.8%**	**-14.3%**

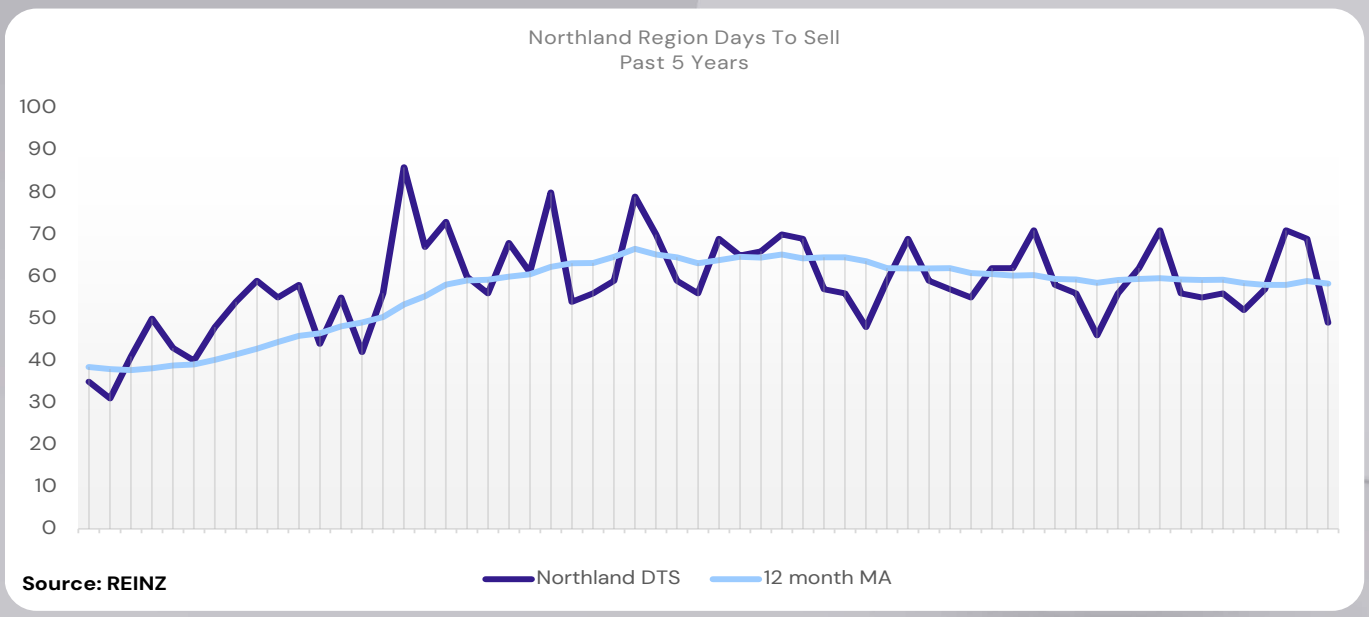




Source: REINZ



Source: REINZ



Source: REINZ

For information on the House Price Index, see the interactive HPI Dashboard.

Auckland

The median price for Auckland decreased by 7.6% year-on-year to $955,000.

“First-home buyers were the most active buyer group in October. Investor interest showed tentative signs of lifting, while developer activity remained limited.

Vendor expectations were generally aligned with market conditions, although some held firm on higher expectations. Open home attendance varied, with newer and sought-after properties attracting stronger interest. Auction attendance remained limited, although some properties sold under the hammer or shortly afterwards.

Market sentiment remained steady. Some buyers and vendors held back ahead of the general election and amid global uncertainty, while others moved forward. Local salespeople anticipate little near-term change but are cautiously optimistic about conditions improving after the election.”

REINZ

44 Days to Sell

The current median Days to Sell of 44 days is more than the 10-year average for October which is 39 days. There were 41 weeks of inventory in October 2026 which is 10 weeks more than the same time last year.

Compared to October 2025

Median Price	Sales Count	Days to Sell
↓ -7.6%	↓ -30.0%	↑ 2

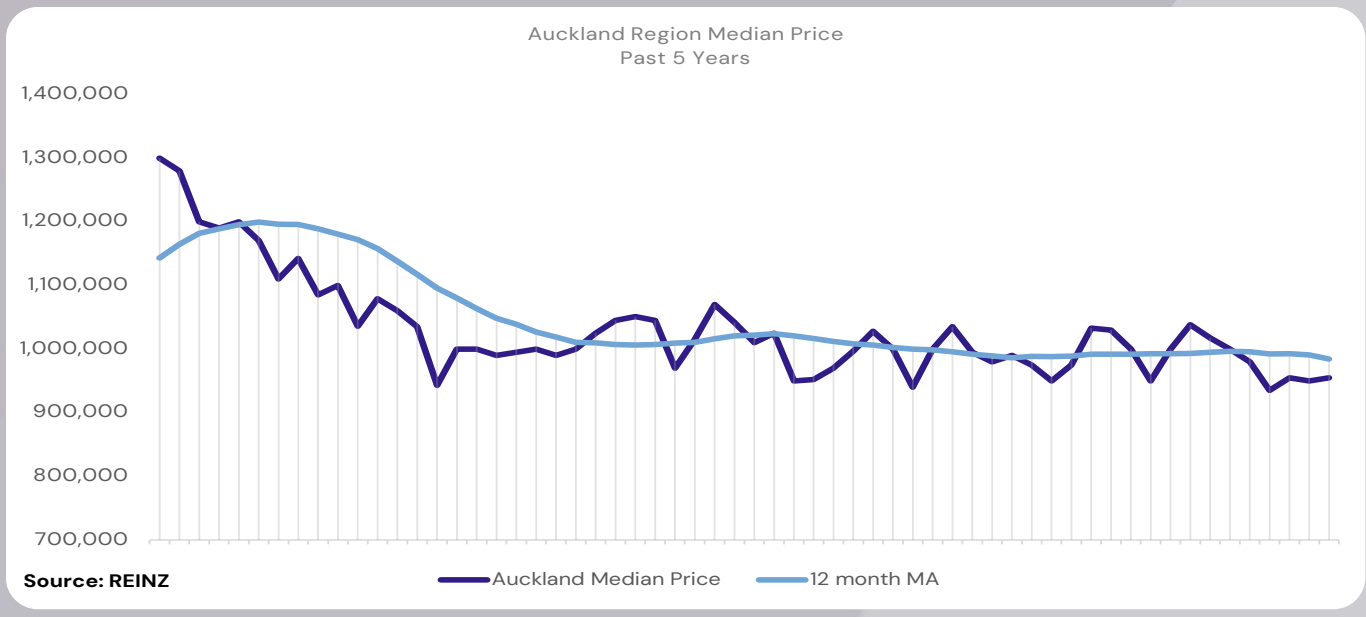
Compared to September 2026

Median Price	Sales Count	Days to Sell
↑ 0.5%	↓ -7.3%	↓ -3

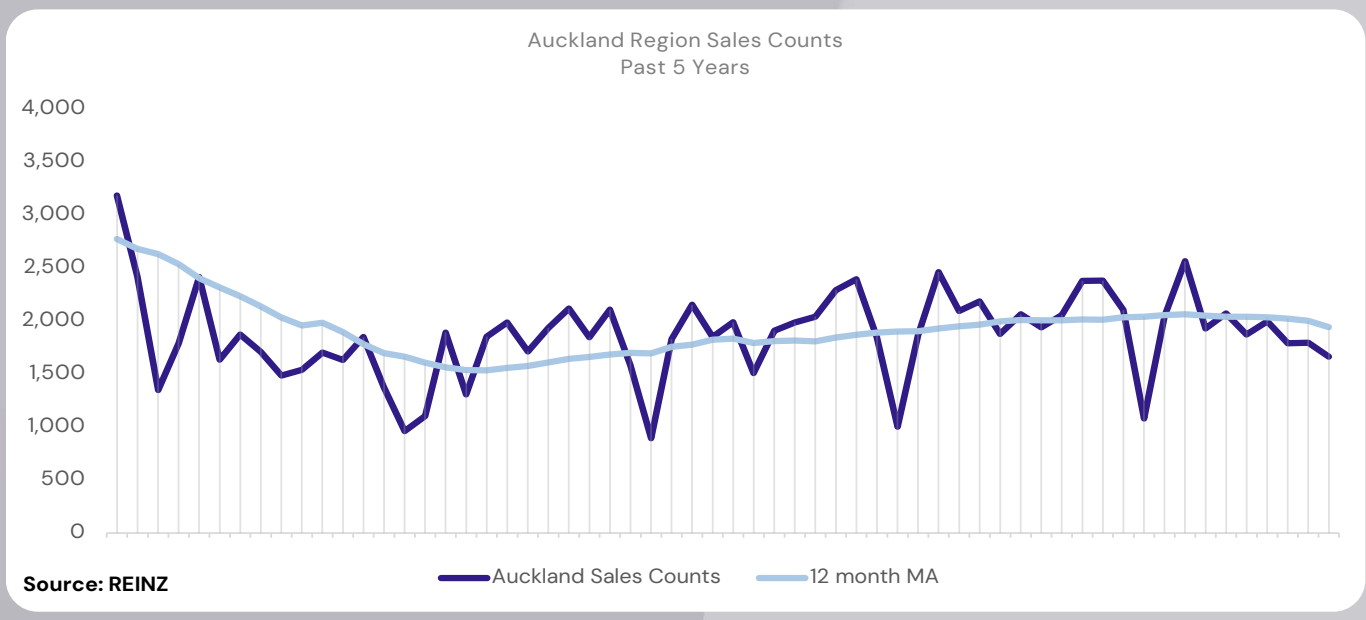
Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↓ -2.4%	↓ -8.7%

Auckland Region Trends

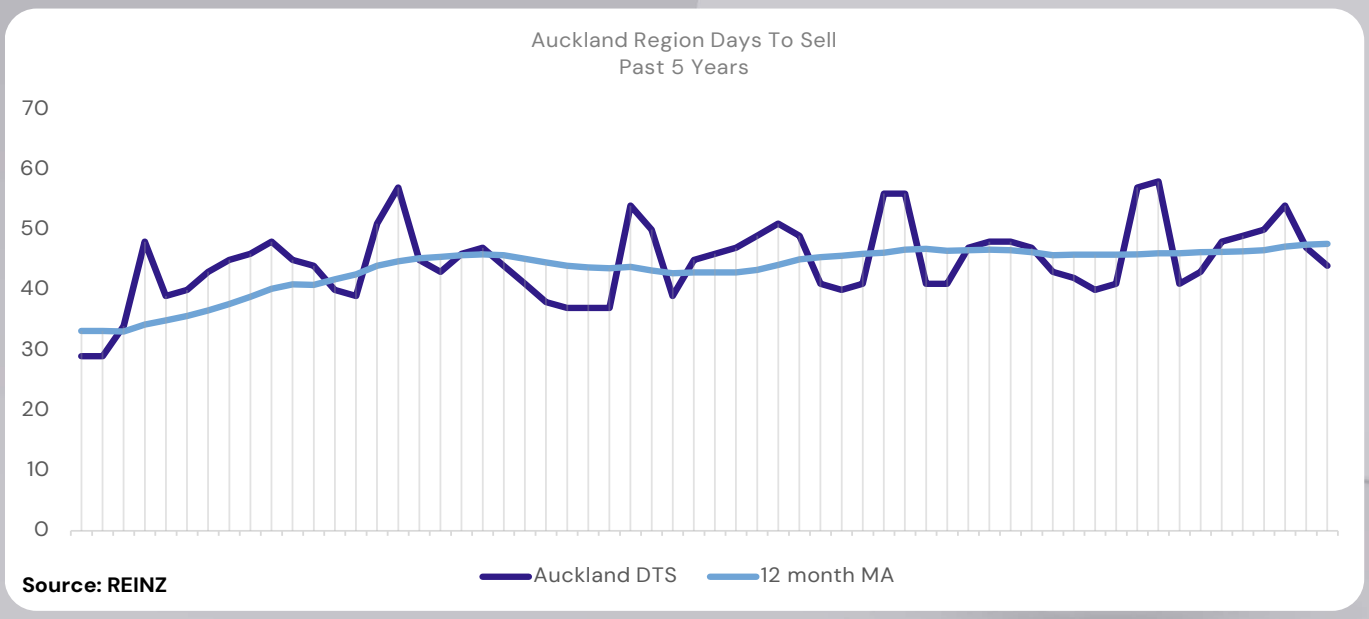
	MEDIAN PRICE			SALES COUNT		
	Oct-26	Sep-26	Oct-25	Oct-26	Sep-26	Oct-25
Auckland City	1,120,000	1,135,000	1,225,000	421	492	667
Franklin District	840,000	837,500	880,500	105	94	91
Manukau City	930,000	875,000	950,000	386	436	570
North Shore City	1,130,000	1,158,000	1,216,000	260	285	403
Papakura District	780,000	750,000	750,000	65	58	73
Rodney District	1,050,000	1,060,000	1,110,000	165	168	237
Waitakere City	850,000	850,000	870,000	261	260	336
Auckland Region	**955,000**	**950,000**	**1,033,000**	**1,663**	**1,793**	**2,377**
	Vs...	Sep-26	Oct-25	Vs...	Sep-26	Oct-25
Auckland City		-1.3%	-8.6%		-14.4%	-36.9%
Franklin District		0.3%	-4.6%		11.7%	15.4%
Manukau City		6.3%	-2.1%		-11.5%	-32.3%
North Shore City		-2.4%	-7.1%		-8.8%	-35.5%
Papakura District		4.0%	4.0%		12.1%	-11.0%
Rodney District		-0.9%	-5.4%		-1.8%	-30.4%
Waitakere City		0.0%	-2.3%		0.4%	-22.3%
Auckland Region		**0.5%**	**-7.6%**		**-7.3%**	**-30.0%**



Source: REINZ



Source: REINZ



Source: REINZ

For information on the House Price Index, see the interactive HPI Dashboard.

Waikato

Waikato's median price decreased by 4.2% year-on-year to $730,000.

"Owner-occupiers and first-home buyers were the most active buyer groups in October, with out-of-town purchasers also active.

Vendor expectations varied; many aligned with market conditions, while some held higher expectations. Open home attendance was mixed, ranging from low or no attendance at some properties to stronger interest in new, well-presented and repriced properties. Auction outcomes varied. Properties where vendors were prepared to meet the market attracted bidding, with some selling under the hammer and others moving into negotiations afterwards.

Market sentiment ranged from steady to cautiously positive. Some buyers and vendors adopted a 'wait-and-see' approach ahead of the general election, while affordability, insurance and lending conditions shaped decisions. Local salespeople are cautiously optimistic that confidence may lift following the election and towards summer, particularly among out-of-town and holiday-home buyers."

REINZ

46 Days to Sell

The current median Days to Sell of 46 days is more than the 10-year average for October which is 40 days. There were 31 weeks of inventory in October 2026 which is 9 weeks more than the same time last year.

Compared to October 2025

↓ -4.2%	↓ -28.1%	↑ 1
Median Price	Sales Count	Days to Sell

Compared to September 2026

↓ -0.4%	↓ -3.9%	↓ -6
Median Price	Sales Count	Days to Sell

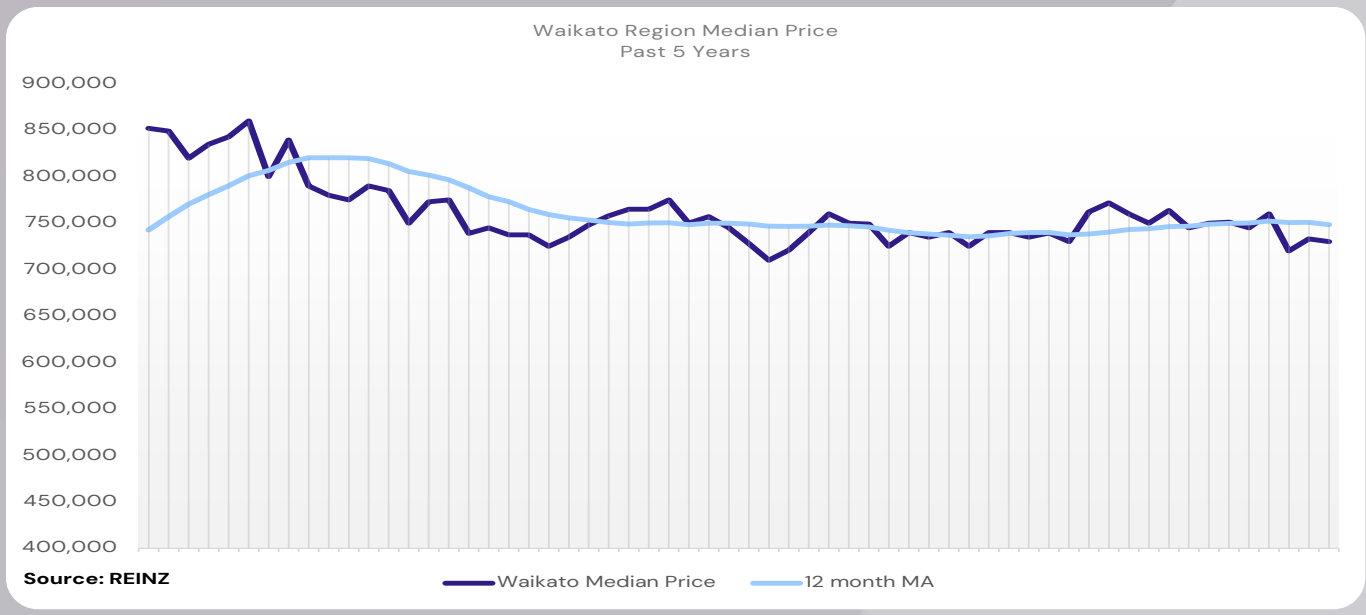
↓ -1.1%	↓ -7.8%
Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count



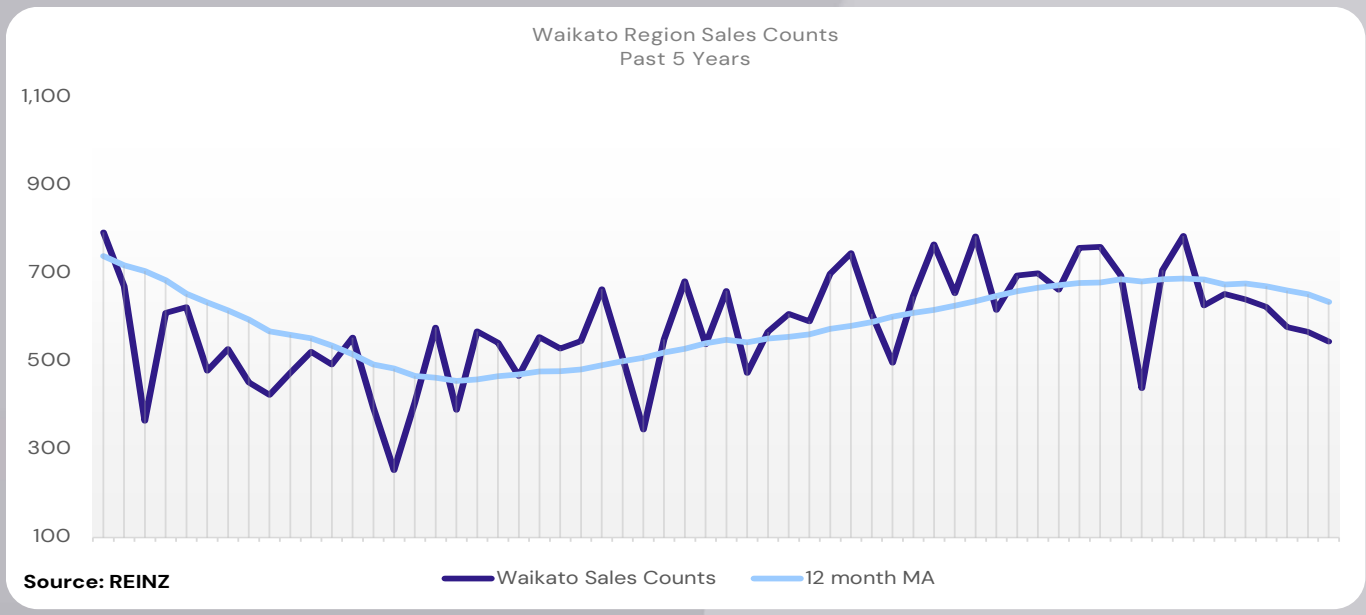
Waikato Region Trends

	MEDIAN PRICE			SALES COUNT		
	Oct-26	Sep-26	Oct-25	Oct-26	Sep-26	Oct-25
Hamilton City	745,000	740,000	760,000	208	205	306
Hauraki District	565,000	640,000	645,000	29	24	37
Matamata-Piako District	720,000	700,000	700,000	45	37	44
Otorohanga District	520,000	561,000	500,000	5	5	6
South Waikato District	385,000	460,000	400,000	28	26	23
Taupo District	810,000	760,000	835,000	51	49	81
Thames-Coromandel District	760,000	930,000	925,000	52	56	82
Waikato District	765,000	760,000	807,000	52	74	82
Waipa District	850,000	770,500	817,500	70	82	83
Waitomo District	325,000	380,000	341,500	5	9	14
Waikato Region	**730,000**	**733,000**	**762,000**	**545**	**567**	**758**

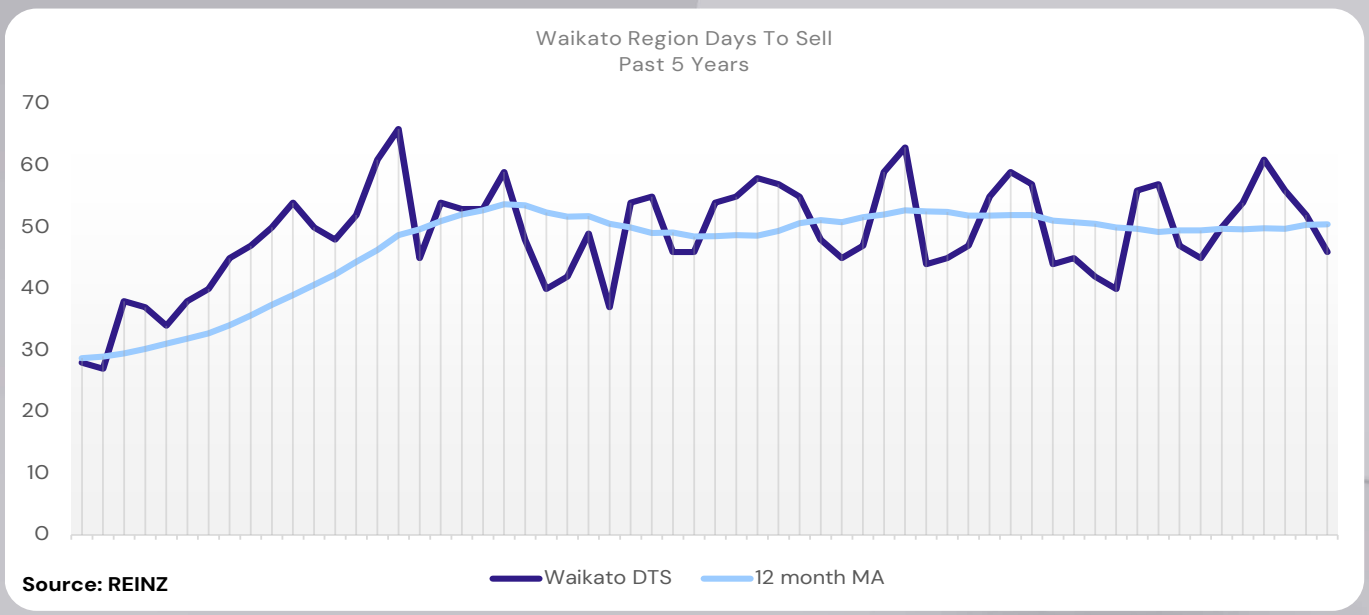
	Vs...	Sep-26	Oct-25	Vs...	Sep-26	Oct-25
Hamilton City		0.7%	-2.0%		1.5%	-32.0%
Hauraki District		-11.7%	-12.4%		20.8%	-21.6%
Matamata-Piako District		2.9%	2.9%		21.6%	2.3%
Otorohanga District		-7.3%	4.0%		0.0%	-16.7%
South Waikato District		-16.3%	-3.7%		7.7%	21.7%
Taupo District		6.6%	-3.0%		4.1%	-37.0%
Thames-Coromandel District		-18.3%	-17.8%		-7.1%	-36.6%
Waikato District		0.7%	-5.2%		-29.7%	-36.6%
Waipa District		10.3%	4.0%		-14.6%	-15.7%
Waitomo District		-14.5%	-4.8%		-44.4%	-64.3%
Waikato Region		**-0.4%**	**-4.2%**		**-3.9%**	**-28.1%**



Source: REINZ



Source: REINZ



Source: REINZ

For information on the House Price Index, see the interactive HPI Dashboard.

Bay of Plenty

The median price for the Bay of Plenty increased by 1.2% year-on-year to $825,000.

“Owner-occupiers and first-home buyers were the most active buyer groups in October, while investor activity remained limited.

Vendor expectations were generally aligned with market conditions, although some adjusted after buyer feedback. Open home attendance was mixed and quieter in some areas, with new listings attracting the strongest numbers and attendees showing genuine intent. Auction activity remained quiet, with attendance and bidding influenced by the available properties.

Market conditions were generally steady but cautious. The lead-up to the general election, interest rates and wider economic uncertainty led some buyers and vendors to adopt a ‘wait-and-see’ approach. Local salespeople anticipate limited change in the near term, although some see the summer months as an opportunity for activity to lift.”

REINZ

47 Days to Sell

The current median Days to Sell of 47 days is more than the 10-year average for October which is 42 days. There were 27 weeks of inventory in October 2026 which is 5 weeks more than the same time last year.

Compared to October 2025

Median Price	Sales Count	Days to Sell
↑ 1.2%	↓ -22.1%	↑ 1

Compared to September 2026

Median Price	Sales Count	Days to Sell
↑ 4.3%	↓ -1.0%	↑ 2

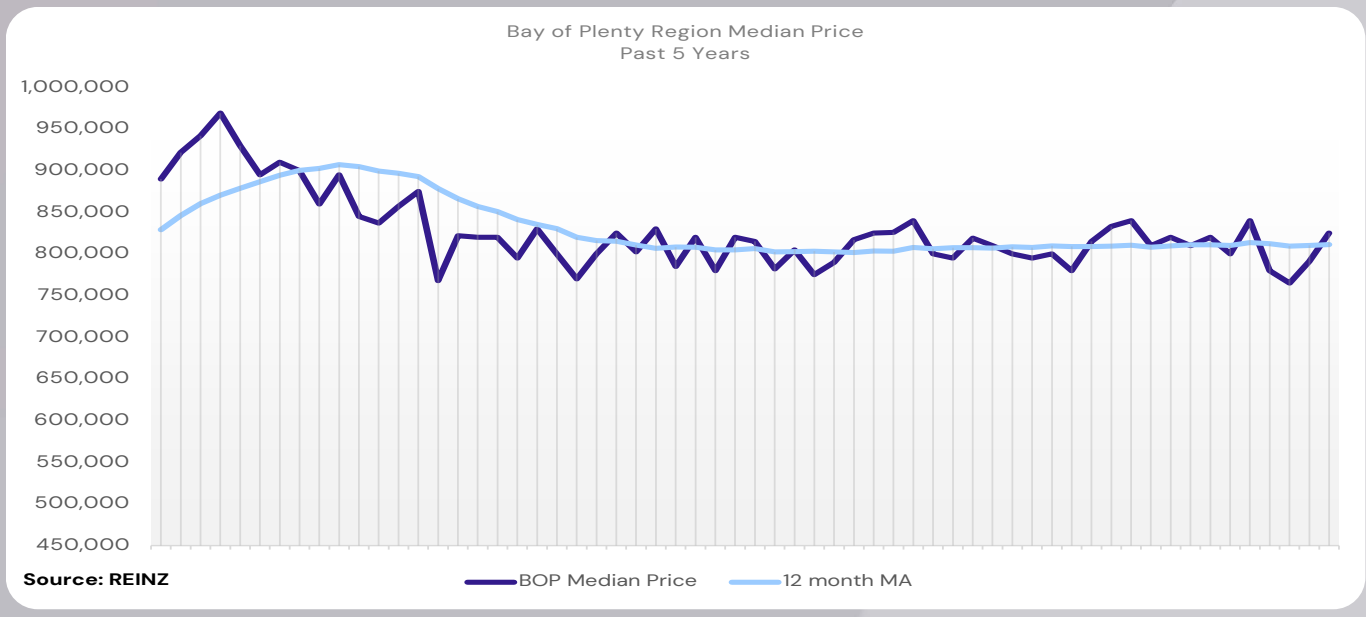
Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↑ 4.3%	↓ -9.9%



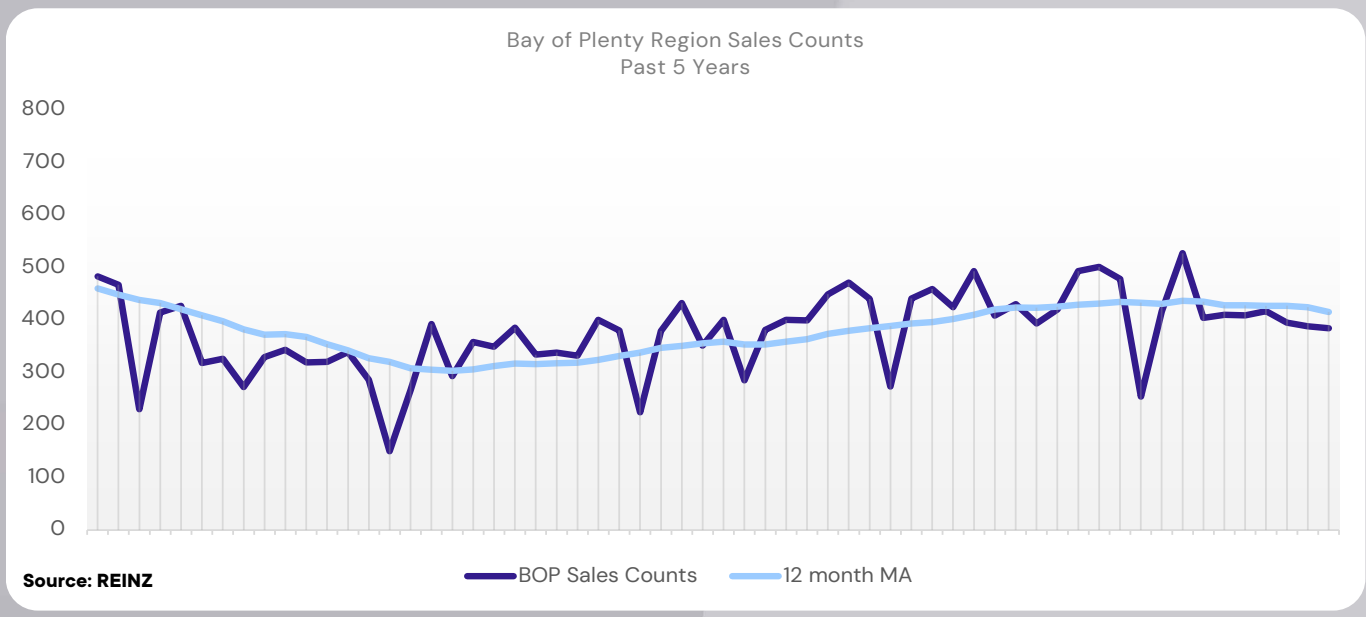
Bay of Plenty Region Trends

	MEDIAN PRICE			SALES COUNT		
	Oct-26	**Sep-26**	**Oct-25**	**Oct-26**	**Sep-26**	**Oct-25**
Kawerau District	440,000	390,000	420,000	5	6	20
Opotiki District	650,000	-	500,000	7	3	11
Rotorua District	560,000	566,750	609,000	74	77	82
Tauranga City	900,000	887,750	896,000	228	232	266
Western Bay of Plenty District	870,000	850,000	830,000	46	47	79
Whakatane District	655,000	625,000	720,000	24	23	35
Bay of Plenty Region	**825,000**	**791,000**	**815,000**	**384**	**388**	**493**

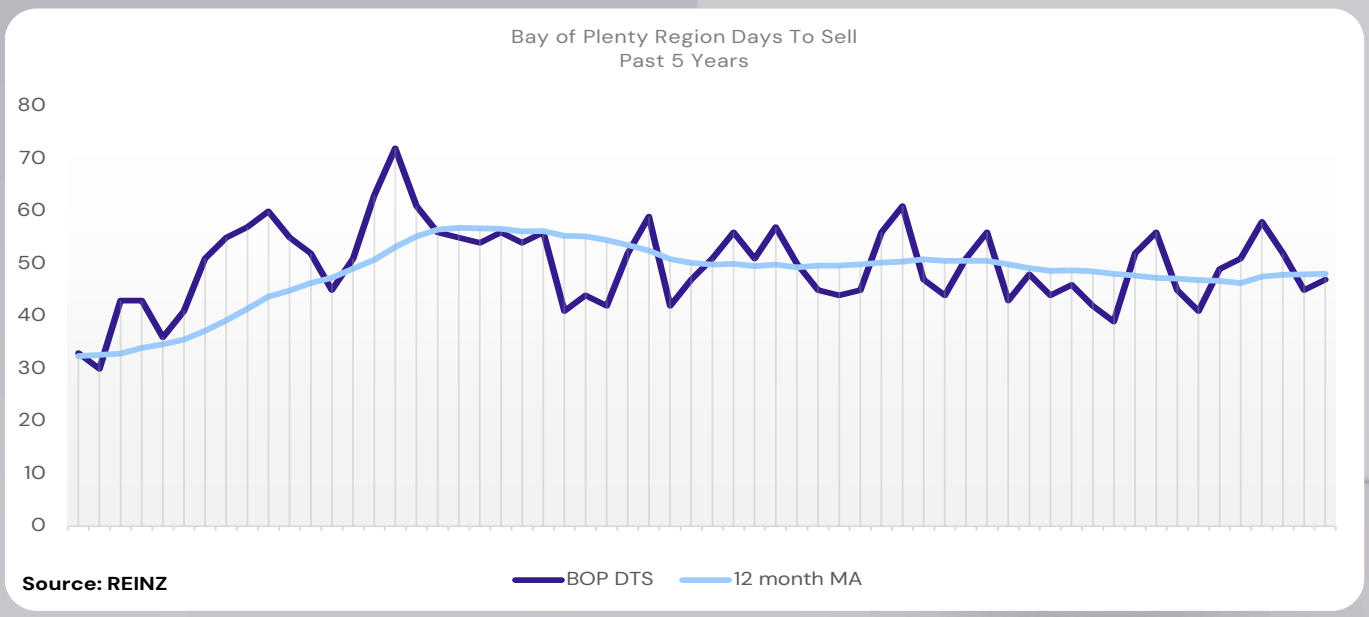
	Vs...	**Sep-26**	**Oct-25**	**Vs...**	**Sep-26**	**Oct-25**
Kawerau District		12.8%	4.8%		-16.7%	-75.0%
Opotiki District		-	30.0%		133.3%	-36.4%
Rotorua District		-1.2%	-8.0%		-3.9%	-9.8%
Tauranga City		1.4%	0.4%		-1.7%	-14.3%
Western Bay of Plenty District		2.4%	4.8%		-2.1%	-41.8%
Whakatane District		4.8%	-9.0%		4.3%	-31.4%
Bay of Plenty Region		**4.3%**	**1.2%**		**-1.0%**	**-22.1%**



Source: REINZ



Source: REINZ



Source: REINZ

For information on the House Price Index, see the interactive HPI Dashboard.

Gisborne

The median price for Gisborne decreased by 9.5% year-on-year to $597,000, based on 41 sales.

“Owner-occupiers and first-home buyers were the most active buyer groups in October, while investor activity remained limited.

Vendor expectations were generally aligned with market conditions. Open home attendance varied, with some properties attracting strong numbers while others remained quiet. Agents reported that auctions were working well locally, with some properties selling sooner than through other methods of sale.

Market sentiment was cautious. The range of properties available and the lead-up to the general election led some buyers to take time to research their options before making decisions. Despite this caution, local agents reported positive signs heading into the warmer months and anticipate activity may lift following the election and into summer.”

REINZ

57 Days to Sell

The current median Days to Sell of 57 days is much more than the 10-year average for October which is 41 days. There were 21 weeks of inventory in October 2026 which is 4 weeks more than last year.

Compared to October 2025

Median Price	Sales Count	Days to Sell
↓ -9.5%	↓ -30.5%	↑ 15

Compared to September 2026

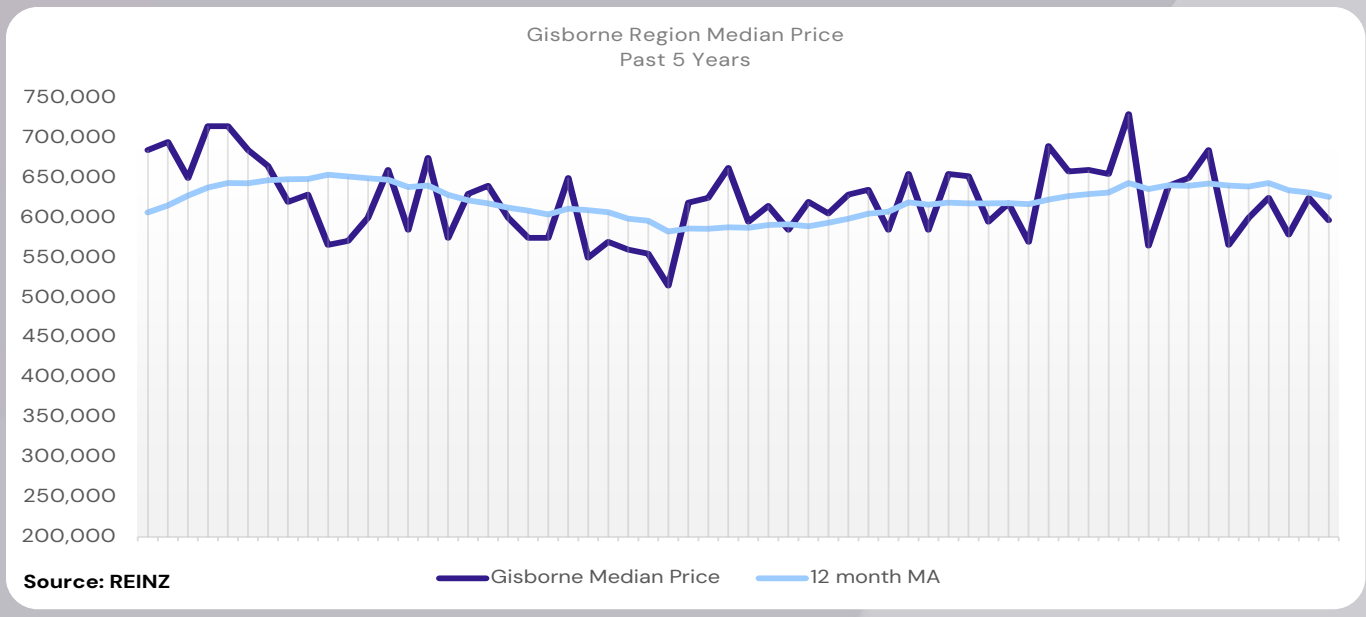
Median Price	Sales Count	Days to Sell
↓ -4.5%	↑ 10.8%	↑ 11

Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↓ -4.5%	↓ -9.4%

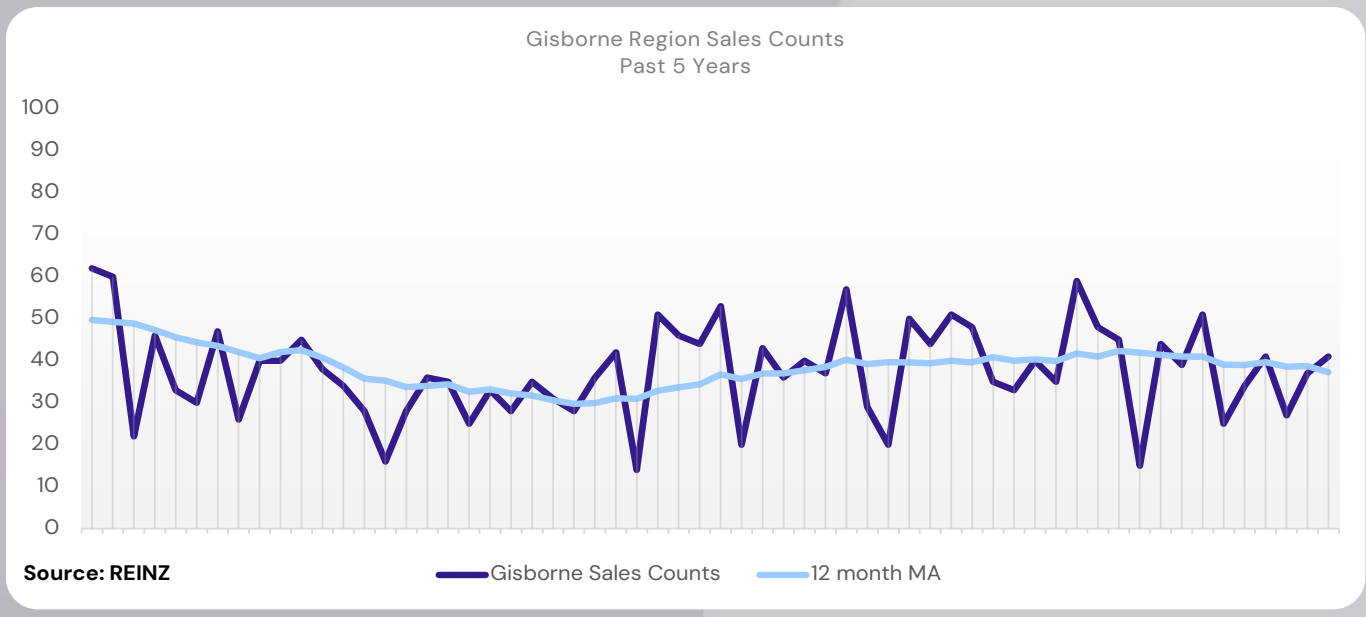
Gisborne Region Trends

	MEDIAN PRICE			SALES COUNT		
	Oct-26	Sep-26	Oct-25	Oct-26	Sep-26	Oct-25
Gisborne District	597,000	625,000	660,000	41	37	59
Gisborne Region	**597,000**	**625,000**	**660,000**	**41**	**37**	**59**
	Vs...	Sep-26	Oct-25	Vs...	Sep-26	Oct-25
Gisborne District		-4.5%	-9.5%		10.8%	-30.5%
Gisborne Region		**-4.5%**	**-9.5%**		**10.8%**	**-30.5%**

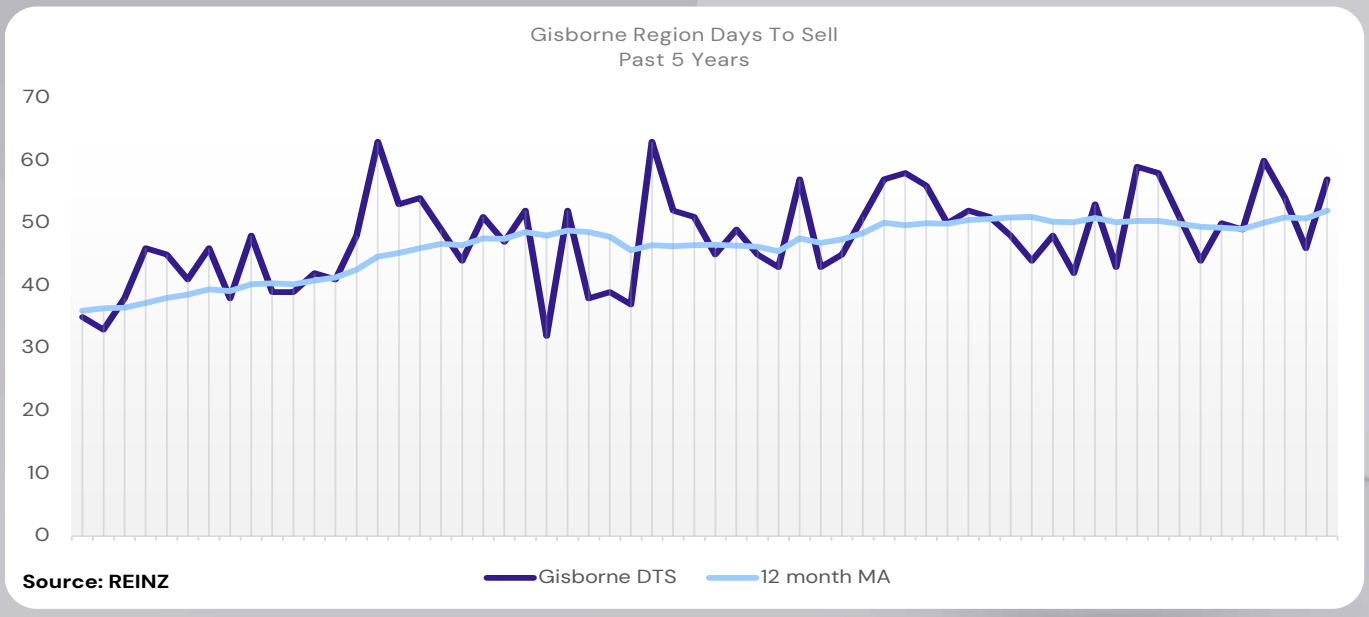




Source: REINZ



Source: REINZ



Source: REINZ

For information on the House Price Index, see the interactive HPI Dashboard.

Hawke's Bay

The median price for Hawke's Bay decreased by 0.4% year-on-year to $692,500.

"First-home buyers were the most active buyer group in October, although the lead-up to the general election led some buyers to take a 'wait-and-see' approach. Vendor expectations varied, with motivated sellers more likely to align with market conditions. Open home attendance was lower, while auction activity remained limited.

Market sentiment was cautious, with the election one of the factors shaping decisions. Local agents are cautiously optimistic that conditions may improve following the election and support more activity over the next few months."

REINZ

41 Days to Sell

The current median Days to Sell of 41 days is more than the 10-year average for October which is 37 days. There were 24 weeks of inventory in October 2026 which is 1 week more than the same time last year.

Compared to October 2025

Median Price	Sales Count	Days to Sell
↓ -0.4%	↓ -4.4%	↑ 1

Compared to September 2026

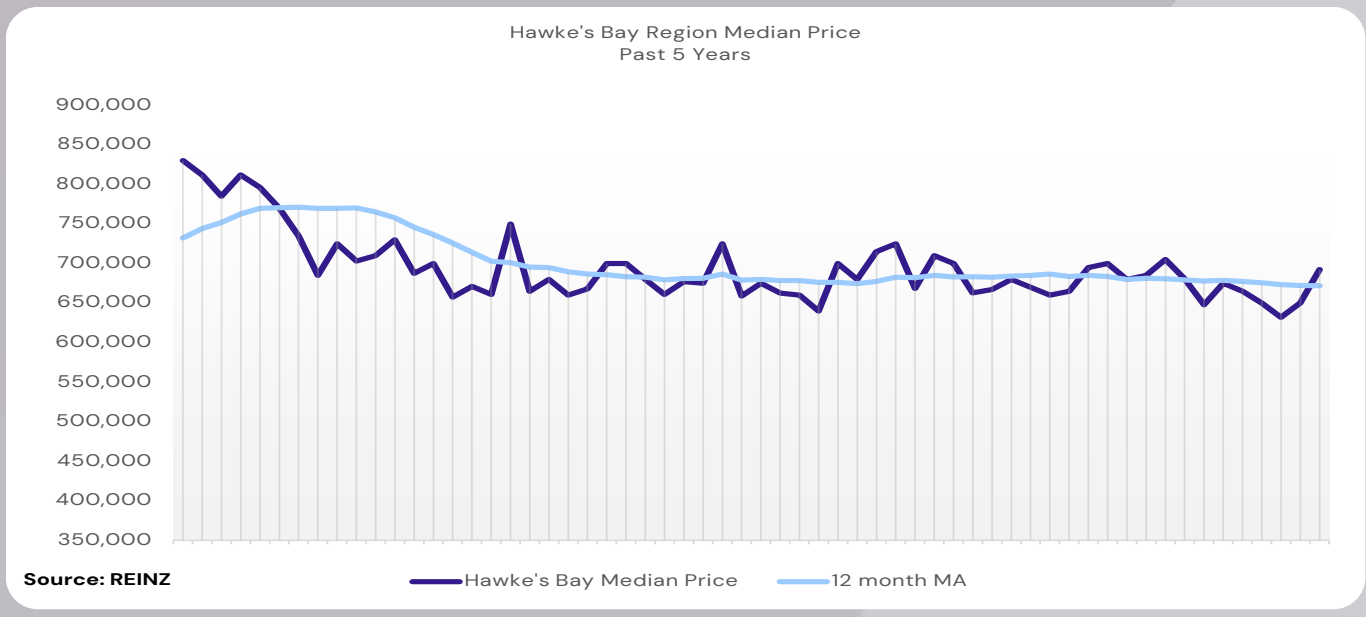
Median Price	Sales Count	Days to Sell
↑ 6.5%	↑ 35.2%	↓ -2

Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↑ 5.2%	↑ 21.7%

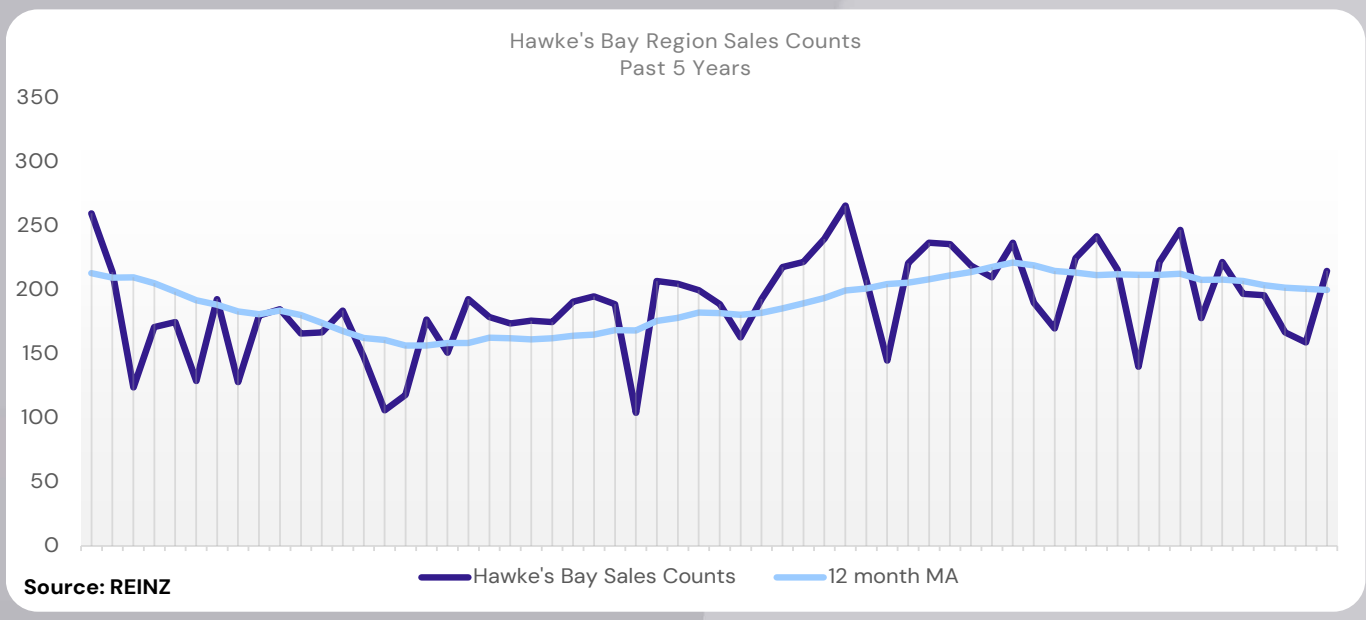
Hawke's Bay Region Trends

	MEDIAN PRICE			SALES COUNT		
	Oct-26	Sep-26	Oct-25	Oct-26	Sep-26	Oct-25
Central Hawke's Bay District	500,000	537,195	575,000	16	13	16
Hastings District	717,000	645,000	700,000	104	78	111
Napier City	692,500	695,000	710,000	89	65	93
Wairoa District	330,000	-	385,000	6	3	5
Hawke's Bay Region	**692,500**	**650,000**	**695,000**	**215**	**159**	**225**

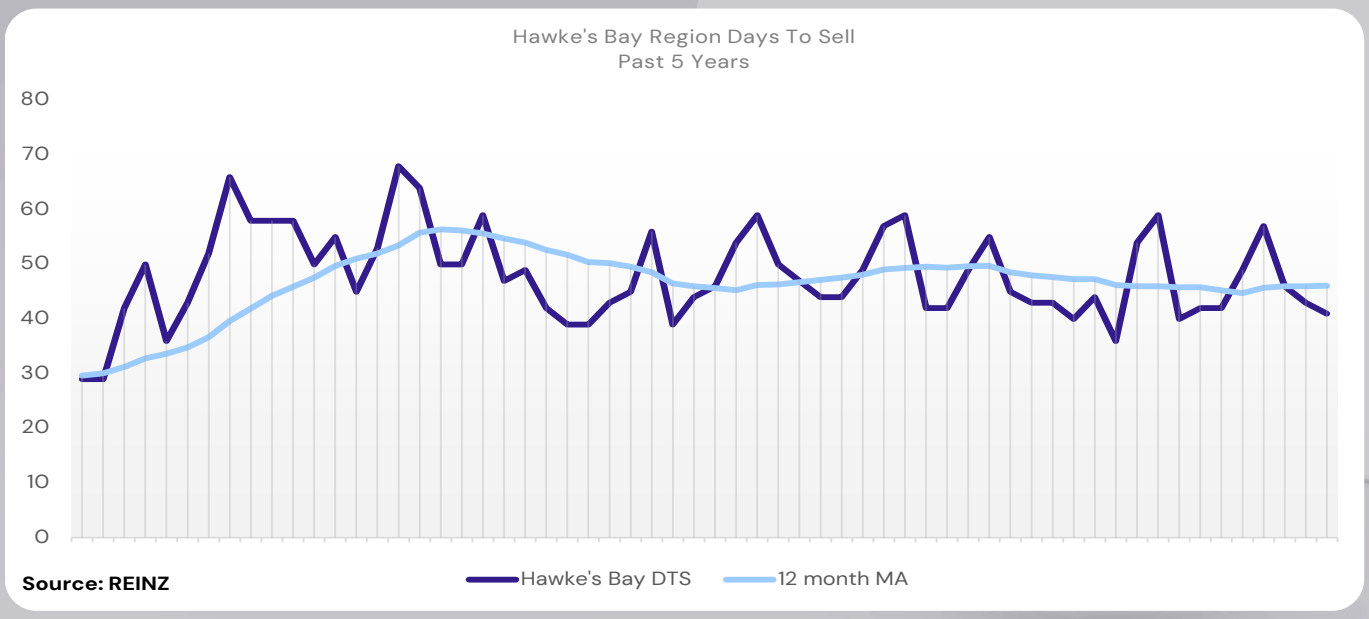
	Vs...	Sep-26	Oct-25	Vs...	Sep-26	Oct-25
Central Hawke's Bay District		-6.9%	-13.0%		23.1%	0.0%
Hastings District		11.2%	2.4%		33.3%	-6.3%
Napier City		-0.4%	-2.5%		36.9%	-4.3%
Wairoa District		-	-14.3%		100.0%	20.0%
Hawke's Bay Region		**6.5%**	**-0.4%**		**35.2%**	**-4.4%**



Source: REINZ



Source: REINZ



Source: REINZ

For information on the House Price Index, see the interactive HPI Dashboard.

Taranaki

The median price for Taranaki decreased by 3.7% year-on-year to $577,550.

“Owner-occupiers and first-home buyers were the most active buyer groups in October, while investor activity remained limited.

Vendor expectations were generally aligned with market conditions, with vendors recognising the importance of meeting the market to attract buyers. Open home attendance improved during the month, supported by warmer weather.

Conditions remained favourable for buyers, with some taking their time before making decisions. The lead-up to the general election also prompted a ‘wait-and-see’ approach among some buyers and vendors. Local agents anticipate activity may remain quiet around the election but are cautiously optimistic it could lift afterwards and as summer approaches.”

REINZ

50 Days to Sell

The current median Days to Sell of 50 days is much more than the 10-year average for October which is 34 days. There were 23 weeks of inventory in October 2026 which is 4 weeks more than the same time last year.

Compared to October 2025

Median Price	Sales Count	Days to Sell
↓ -3.7%	↓ -19.5%	↑ 11

Compared to September 2026

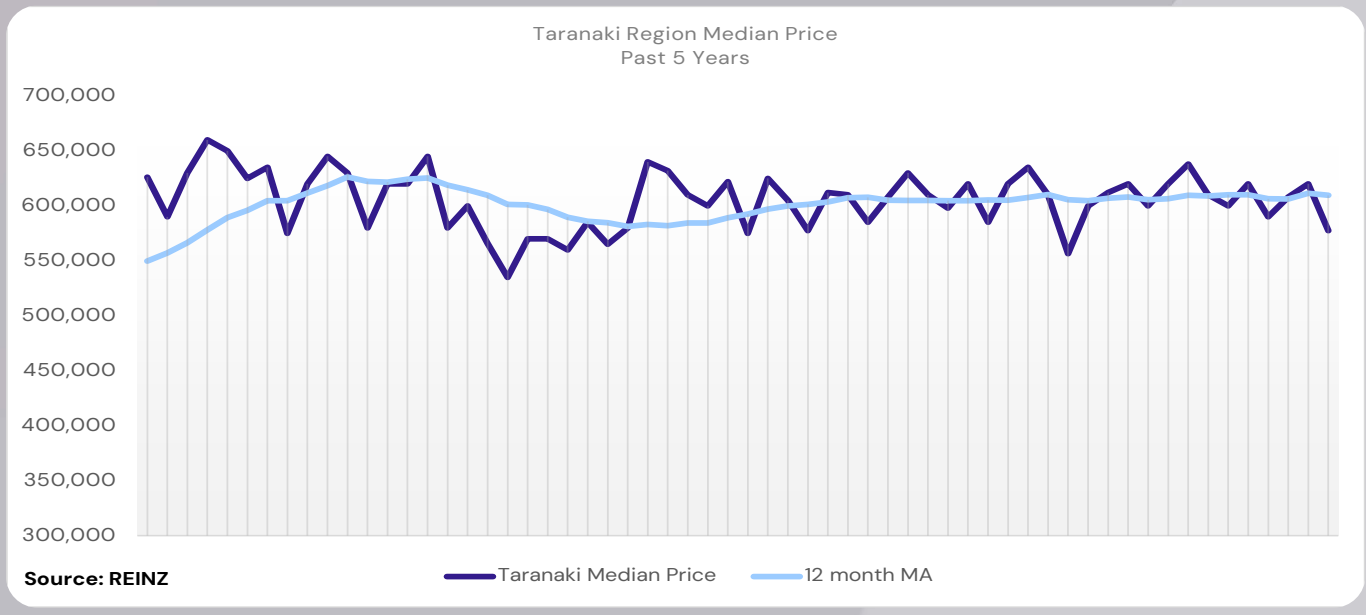
Median Price	Sales Count	Days to Sell
↓ -6.8%	↓ -4.5%	↓ -13

Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↓ -6.3%	↓ -6.8%

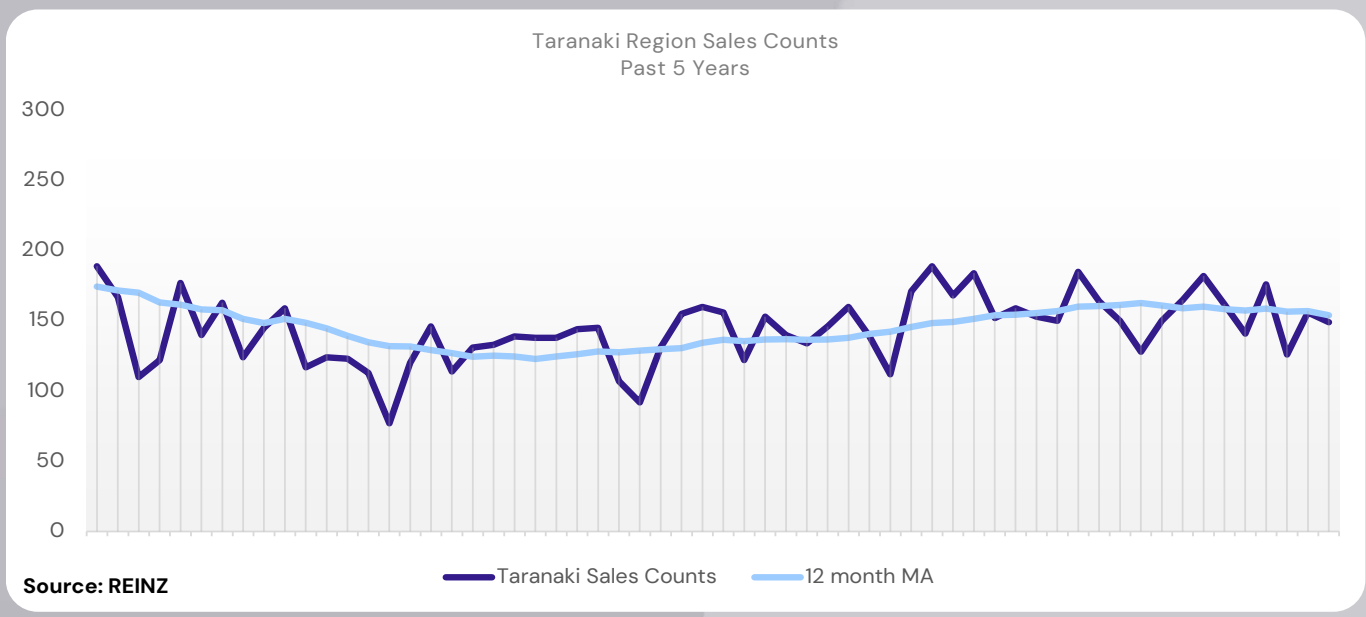
Taranaki Region Trends

	MEDIAN PRICE			SALES COUNT		
	Oct-26	Sep-26	Oct-25	Oct-26	Sep-26	Oct-25
New Plymouth District	650,000	665,000	675,000	102	100	131
South Taranaki District	415,000	436,550	433,000	34	47	40
Stratford District	460,000	575,000	460,000	13	9	14
Taranaki Region	**577,550**	**620,000**	**600,000**	**149**	**156**	**185**
	Vs...	Sep-26	Oct-25	Vs...	Sep-26	Oct-25
New Plymouth District		-2.3%	-3.7%		2.0%	-22.1%
South Taranaki District		-4.9%	-4.2%		-27.7%	-15.0%
Stratford District		-20.0%	0.0%		44.4%	-7.1%
Taranaki Region		**-6.8%**	**-3.7%**		**-4.5%**	**-19.5%**

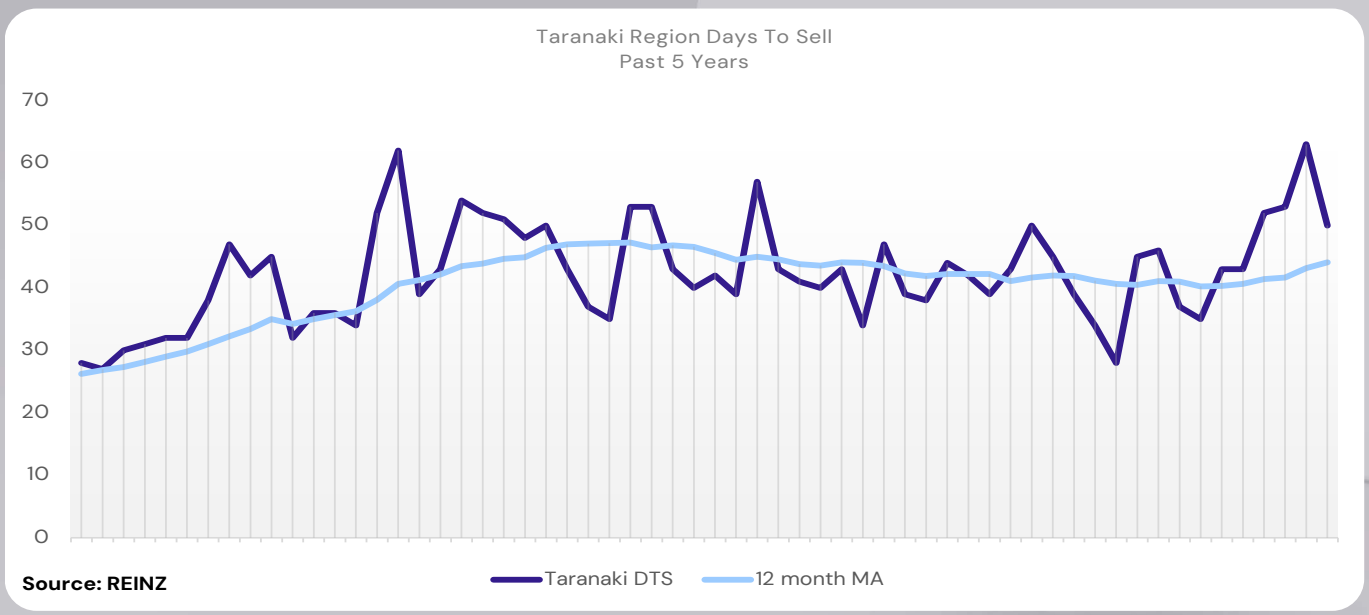




Source: REINZ



Source: REINZ



Source: REINZ

For information on the House Price Index, see the interactive HPI Dashboard.

Manawatū-Whanganui

The median price for Manawatū-Whanganui decreased by 4.1% year-on-year to $522,900.

“First-home buyers were the most active buyer group in October, followed by owner-occupiers, while investor activity remained limited.

Vendor expectations varied, with economic conditions and recent property value movements influencing expectations and some remaining above market levels. Open home attendance was strongest for new listings and tended to ease the longer properties were available. Auction activity remained lower overall, although a greater proportion of properties taken to auction have sold in recent months.

Market sentiment was cautious, with household costs, job security, interest rates and the lead-up to the general election shaping decisions. Local agents expect economic conditions and greater certainty following the election to influence activity over the next few months.”

REINZ

46 Days to Sell

The current median Days to Sell of 46 days is more than the 10-year average for October which is 36 days. There were 20 weeks of inventory in October 2026 which is the same as the same time last year.

Compared to October 2025

Median Price	Sales Count	Days to Sell
↓ -4.1%	↓ -16.1%	↑ 7

Compared to September 2026

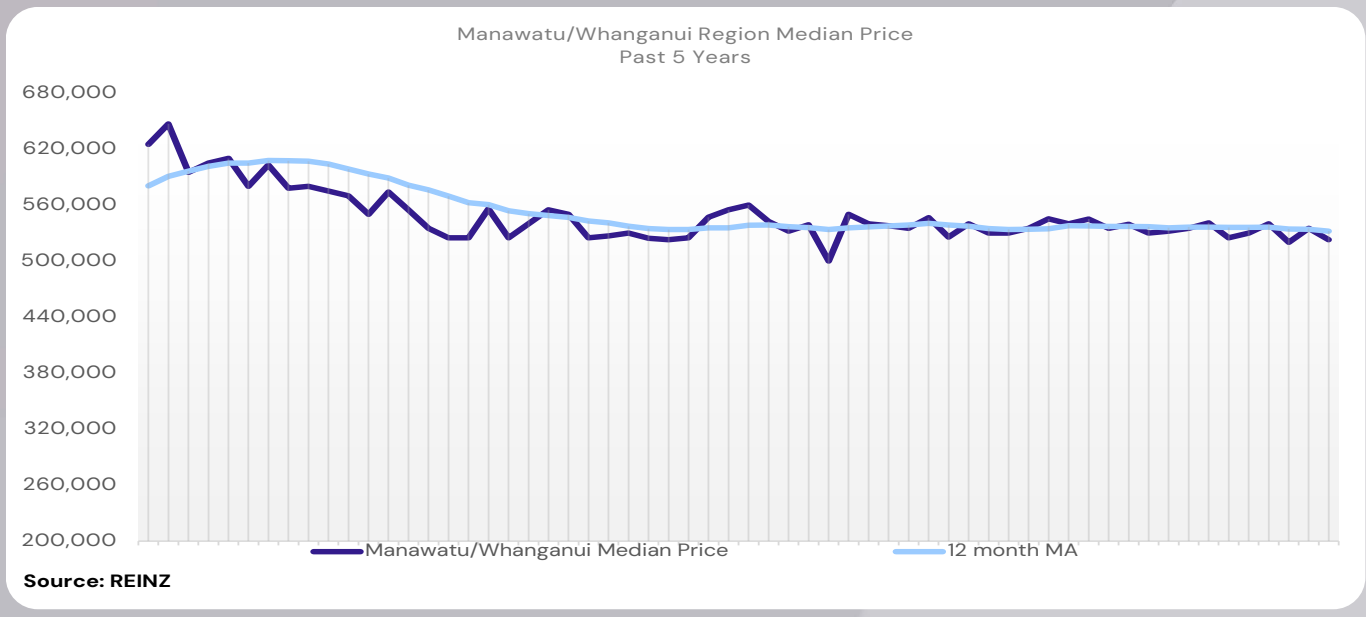
Median Price	Sales Count	Days to Sell
↓ -2.3%	↓ -8.7%	↓ -3

Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↓ -2.3%	↓ -12.0%

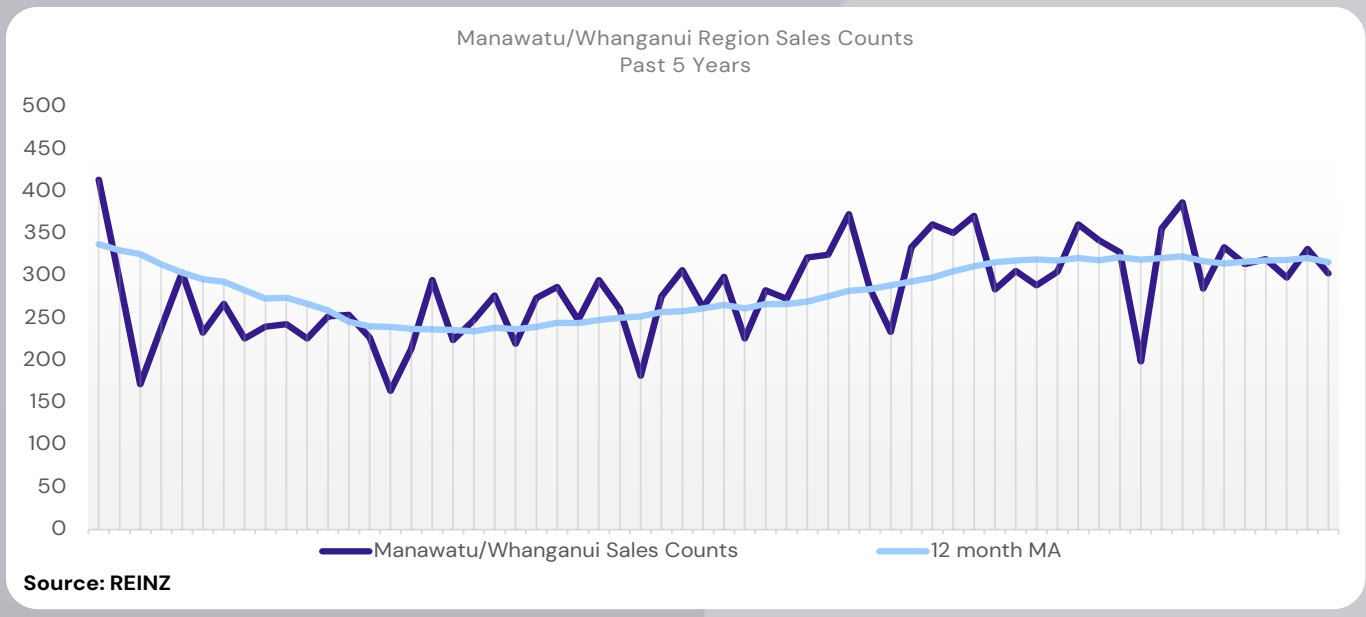


Manawatū-Whanganui Region Trends

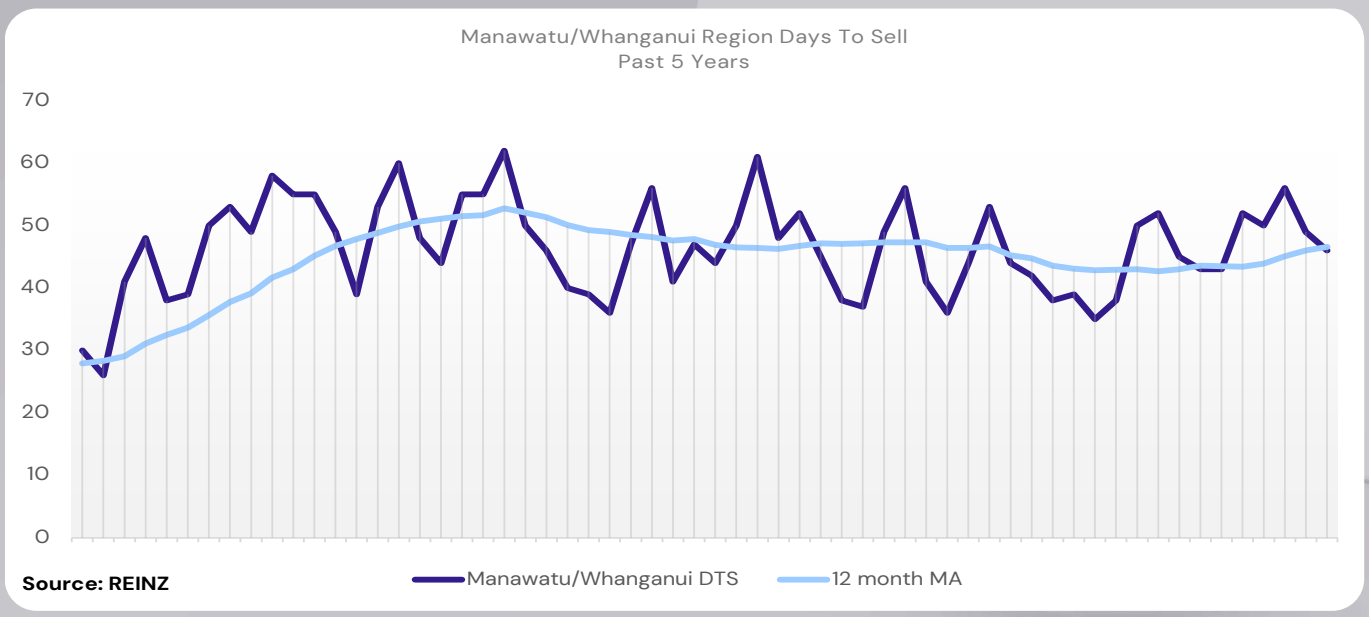
	MEDIAN PRICE			SALES COUNT		
	Oct-26	**Sep-26**	**Oct-25**	**Oct-26**	**Sep-26**	**Oct-25**
Horowhenua District	475,000	515,000	495,000	59	52	62
Manawatū District	575,000	541,000	626,000	23	42	47
Palmerston North City	625,000	616,000	640,000	109	129	131
Rangitikei District	440,000	430,000	420,000	14	16	15
Ruapehu District	440,000	295,000	310,000	19	14	20
Tararua District	390,000	430,000	435,000	17	18	25
Whanganui District	475,000	450,000	480,000	62	61	61
Manawatū-Whanganui Region	**522,900**	**535,000**	**545,000**	**303**	**332**	**361**
	Vs...	**Sep-26**	**Oct-25**	**Vs...**	**Sep-26**	**Oct-25**
Horowhenua District		-7.8%	-4.0%		13.5%	-4.8%
Manawatū District		6.3%	-8.1%		-45.2%	-51.1%
Palmerston North City		1.5%	-2.3%		-15.5%	-16.8%
Rangitikei District		2.3%	4.8%		-12.5%	-6.7%
Ruapehu District		49.2%	41.9%		35.7%	-5.0%
Tararua District		-9.3%	-10.3%		-5.6%	-32.0%
Whanganui District		5.6%	-1.0%		1.6%	1.6%
Manawatū-Whanganui Region		**-2.3%**	**-4.1%**		**-8.7%**	**-16.1%**



Source: REINZ



Source: REINZ



Source: REINZ

For information on the House Price Index, see the interactive HPI Dashboard.

Wellington

The median price for Wellington decreased by 4.5% year-on-year to $740,000.

“First-home buyers were the most active buyer group in October, with some investor activity also reported.

Vendor expectations were generally aligned with market conditions, with vendors open to discussing price and some adjusting their expectations during the sales process. Open home attendance was strongest for well-presented properties during the first two weeks of marketing. Few properties were taken to auction across the region.

The lead-up to the general election contributed to some uncertainty. Local agents anticipate broadly steady conditions over the next few months.”

REINZ

48 Days to Sell

The current median Days to Sell of 48 days is much more than the 10-year average for October of 37 days. There were 20 weeks of inventory in October 2026 which is 4 weeks more than the same time last year.

Compared to October 2025

Median Price	Sales Count	Days to Sell
↓ -4.5%	↓ -19.3%	↑ 4

Compared to September 2026

Median Price	Sales Count	Days to Sell
↓ -1.2%	↑ 1.9%	↓ -2

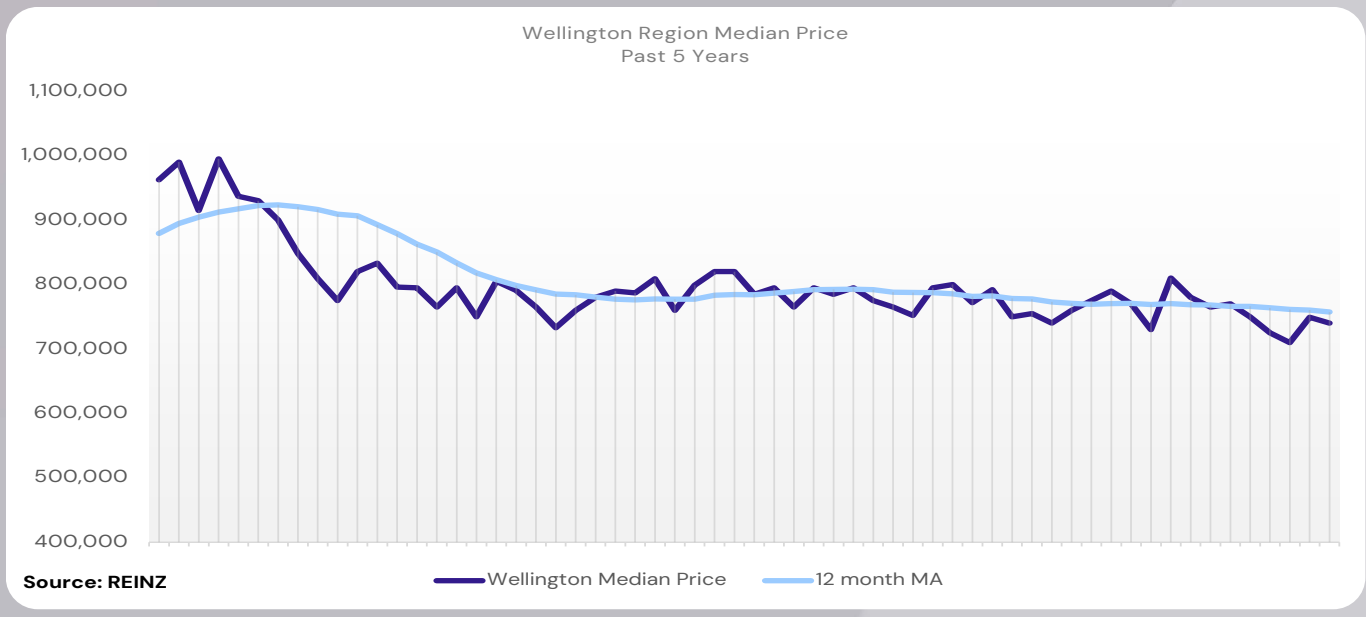
Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↓ -2.4%	↓ -12.0%



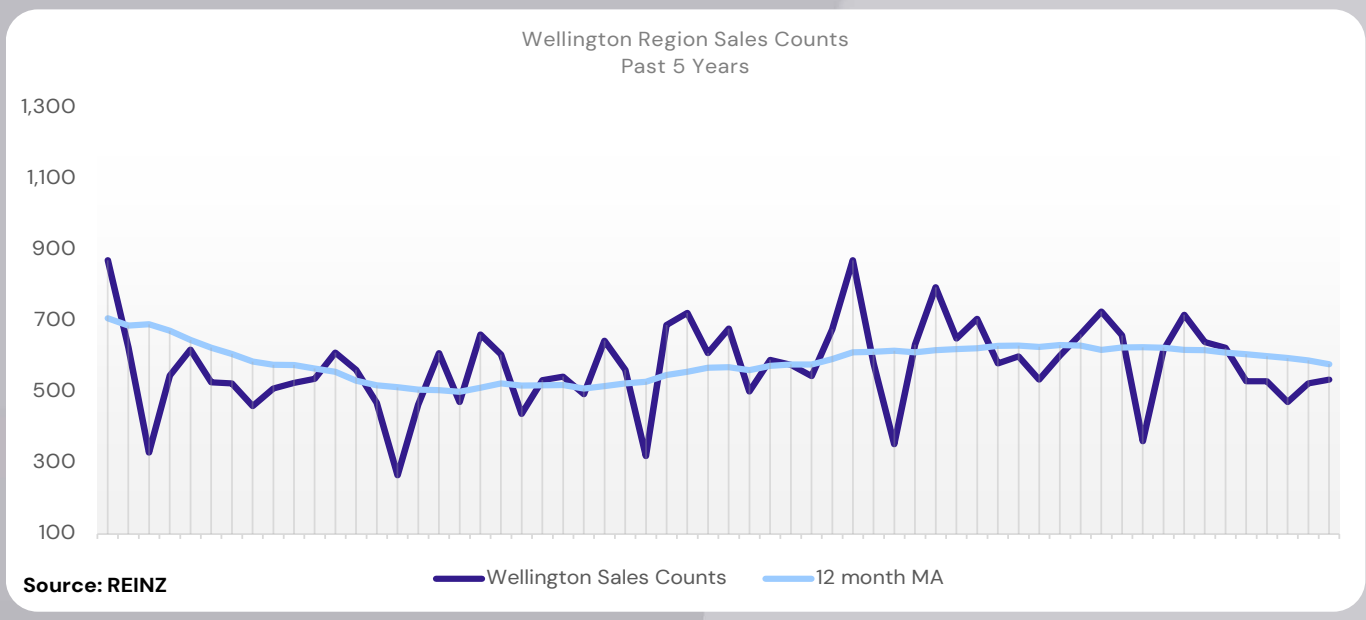
Wellington Region Trends

	MEDIAN PRICE			SALES COUNT		
	Oct-26	**Sep-26**	**Oct-25**	**Oct-26**	**Sep-26**	**Oct-25**
Carterton District	565,000	565,000	525,000	16	14	22
Kapiti Coast District	785,000	800,000	820,000	71	73	86
Lower Hutt City	675,000	715,000	740,000	110	105	116
Masterton District	570,000	515,000	483,000	36	33	34
Porirua City	700,000	725,000	800,000	42	48	59
South Wairarapa District	535,000	660,000	702,500	13	11	11
Upper Hutt City	720,000	670,000	726,500	41	44	81
Wellington City	810,000	821,000	860,000	205	196	253
Wellington Region	**740,000**	**749,000**	**775,000**	**534**	**524**	**662**

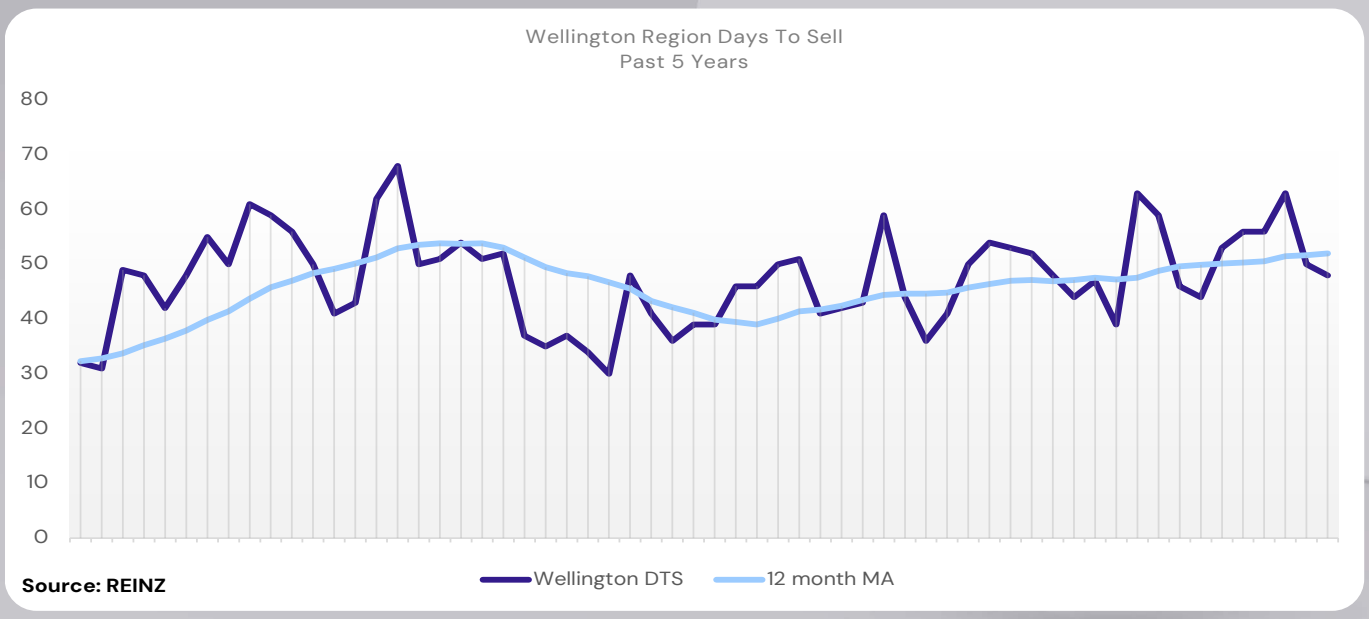
	Vs...	Sep-26	Oct-25	Vs...	Sep-26	Oct-25
Carterton District		0.0%	7.6%		14.3%	-27.3%
Kapiti Coast District		-1.9%	-4.3%		-2.7%	-17.4%
Lower Hutt City		-5.6%	-8.8%		4.8%	-5.2%
Masterton District		10.7%	18.0%		9.1%	5.9%
Porirua City		-3.4%	-12.5%		-12.5%	-28.8%
South Wairarapa District		-18.9%	-23.8%		18.2%	18.2%
Upper Hutt City		7.5%	-0.9%		-6.8%	-49.4%
Wellington City		-1.3%	-5.8%		4.6%	-19.0%
Wellington Region		**-1.2%**	**-4.5%**		**1.9%**	**-19.3%**



Source: REINZ



Source: REINZ



Source: REINZ

For information on the House Price Index, see the interactive HPI Dashboard.

Nelson/Tasman /Marlborough

The median price for Nelson increased by 1.4% year-on-year to $659,000, based on 57 sales. The median price for Marlborough decreased by 2.1% year-on-year to $667,500, based on 56 sales. The median price for Tasman increased by 3.5% year-on-year to $817,500, based on 57 sales.

“Out-of-town buyers, including some from Australia, and local first-home buyers were the most active buyer groups in October.

Vendor expectations varied, with many prepared to meet the market, while some held out for a buyer willing to meet their price. Open home attendance also varied but was generally strongest early in campaigns and for well-priced properties. Auctions produced successful sales, including properties selling under the hammer or shortly afterwards.

Conditions remained favourable for buyers, although some agents reported more multi-offer situations. The lead-up to the general election influenced decisions among some buyers and vendors, while agents were more positive about the months ahead. Local agents anticipate activity may lift before the summer holiday period as greater certainty supports buyer and vendor decisions.”

REINZ

42 Days to Sell

The current median Days to Sell of 42 days is more than the 10-year average for October which is 38 days. There were 27 weeks of inventory in October 2026 which is 5 weeks more than the same time last year.

Compared to October 2025

Median Price	Sales Count	Days to Sell
↓ -3.2%	↓ -31.5%	↓ 1

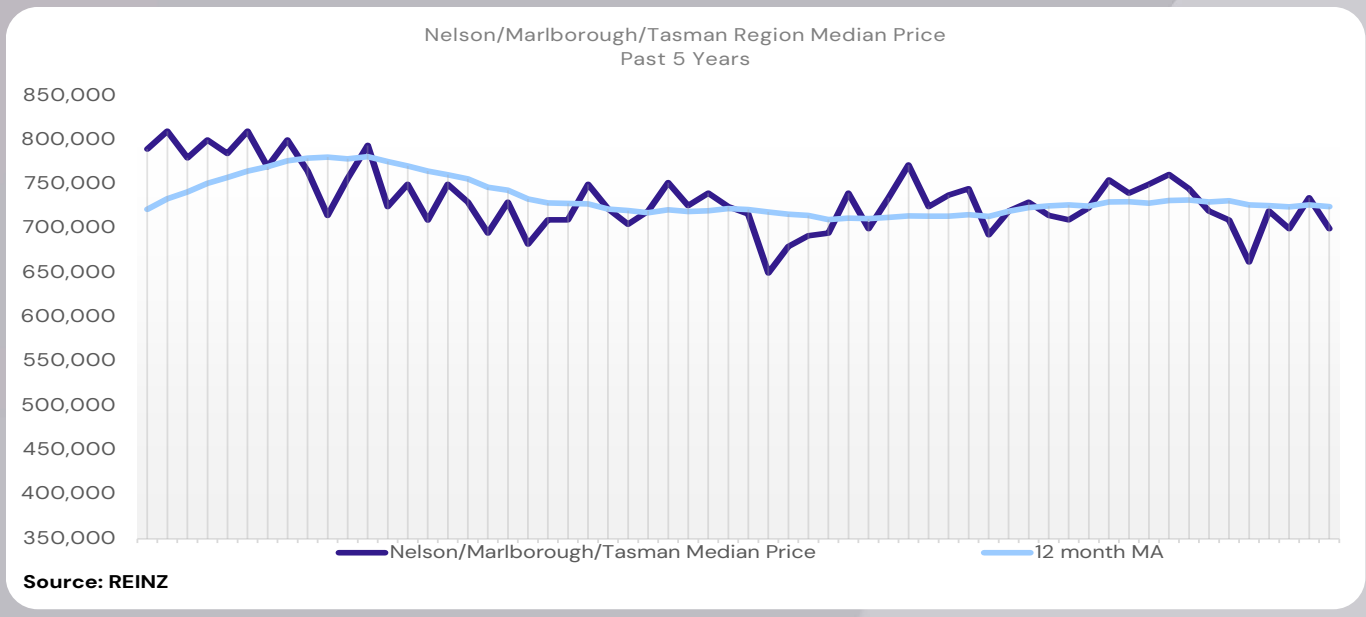
Compared to September 2026

Median Price	Sales Count	Days to Sell
↓ -4.8%	↓ -21.3%	→ 0

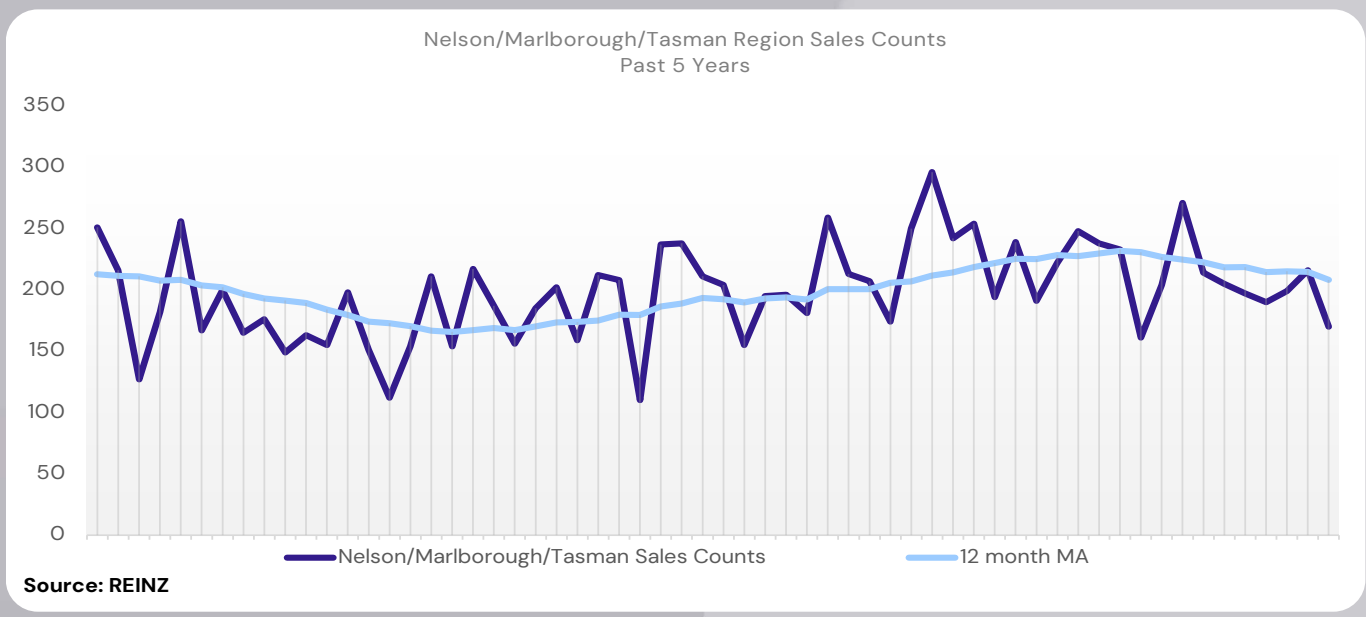
Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↓ -5.2%	↓ -25.0%

Nelson/Tasman/Marlborough Region Trends

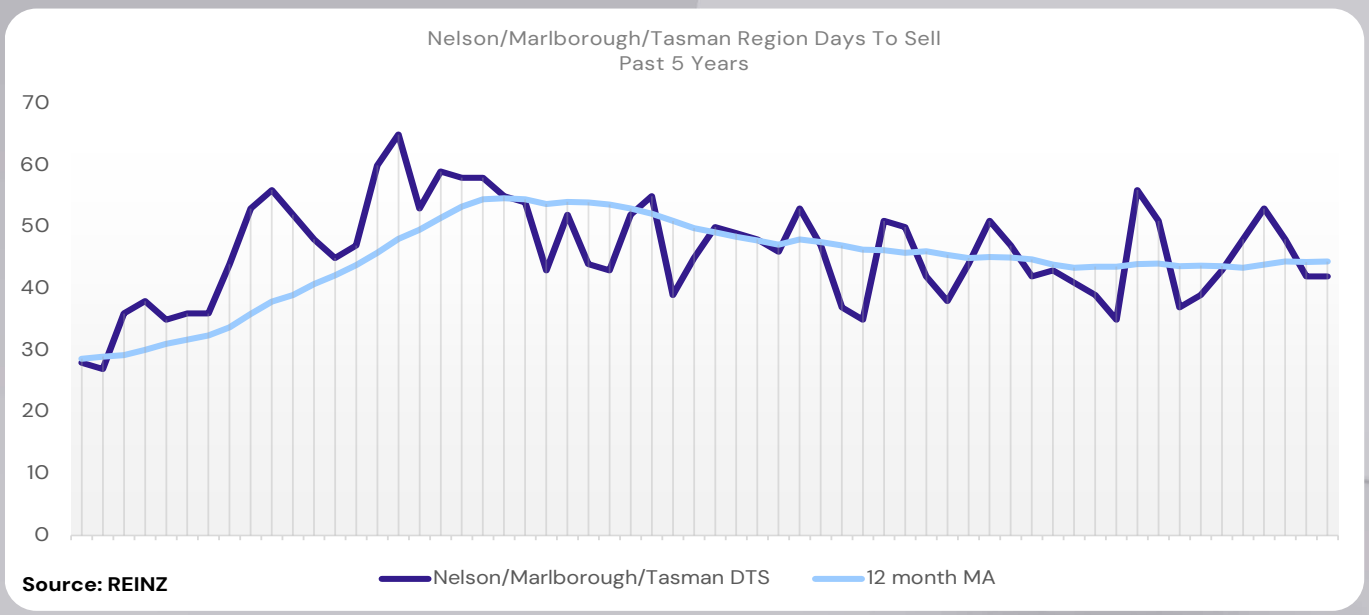
	MEDIAN PRICE			SALES COUNT		
	Oct-26	Sep-26	Oct-25	Oct-26	Sep-26	Oct-25
Nelson City	659,000	700,000	650,000	57	73	95
Marlborough District	667,500	660,000	681,500	56	76	74
Tasman District	817,500	800,000	790,000	57	67	79
Nel/Marl/Tas Region	**700,033**	**735,000**	**723,500**	**170**	**216**	**248**
	Vs...	Sep-26	Oct-25	Vs...	Sep-26	Oct-25
Nelson City		-5.9%	1.4%		-21.9%	-40.0%
Marlborough District		1.1%	-2.1%		-26.3%	-24.3%
Tasman District		2.2%	3.5%		-14.9%	-27.8%
Nel/Marl/Tas Region		**-4.8%**	**-3.2%**		**-21.3%**	**-31.5%**



Source: REINZ



Source: REINZ



Source: REINZ

For information on the House Price Index, see the interactive HPI Dashboard.

West Coast

The median price for the West Coast was $460,000, based on 34 sales, which was the same as the median price for October 2025.

"Owner-occupiers looking to take the next step were the most active buyer group in October, supported by the value available in the region.

Vendor expectations were generally aligned with market conditions, with vendors increasingly prepared to meet the market. Open home attendance remained low, which is typical for the region.

Market activity was fairly quiet, with the lead-up to the general election contributing to a 'wait-and-see' approach among some buyers and vendors. Some properties required longer marketing periods, with price adjustments and negotiations helping sales progress. Local agents are cautiously optimistic that greater certainty following the election and future employment opportunities in the mining sector may support activity over the next few months."

REINZ

46 Days to Sell

The current median Days to Sell of 46 days is more than the 10-year average for October which is 43 days. There were 60 weeks of inventory in October 2026 which is 21 weeks more than the same time last year.

Compared to October 2025

Median Price	Sales Count	Days to Sell
→ 0.0%	↓ -26.1%	↑ 7

Compared to September 2026

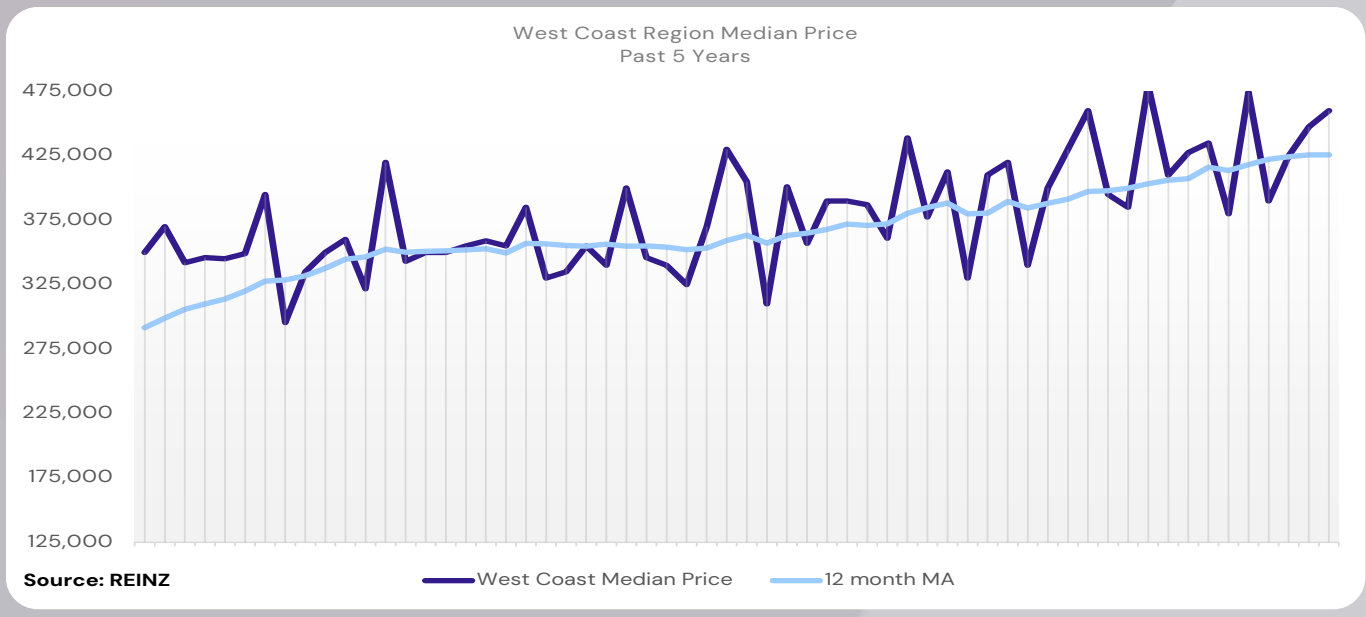
Median Price	Sales Count	Days to Sell
↑ 2.8%	↑ 13.3%	↑ 3

Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↑ 2.8%	↑ 16.4%

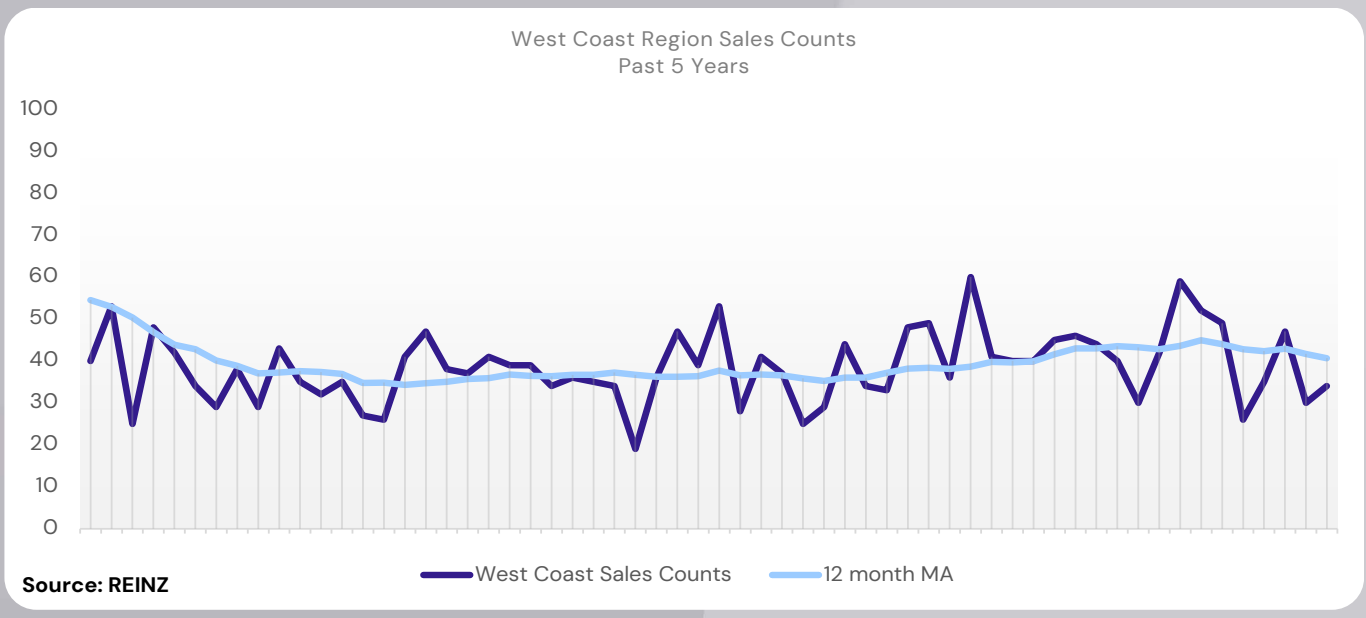
West Coast Region Trends

	MEDIAN PRICE			SALES COUNT		
	Oct-26	Sep-26	Oct-25	Oct-26	Sep-26	Oct-25
Buller District	378,000	290,000	325,000	14	7	13
Grey District	460,000	490,000	482,000	11	17	24
Westland District	525,000	525,000	490,000	9	6	9
West Coast Region	**460,000**	**447,500**	**460,000**	**34**	**30**	**46**
	Vs...	Sep-26	Oct-25	Vs...	Sep-26	Oct-25
Buller District		30.3%	16.3%		100.0%	7.7%
Grey District		-6.1%	-4.6%		-35.3%	-54.2%
Westland District		0.0%	7.1%		50.0%	0.0%
West Coast Region		**2.8%**	**0.0%**		**13.3%**	**-26.1%**

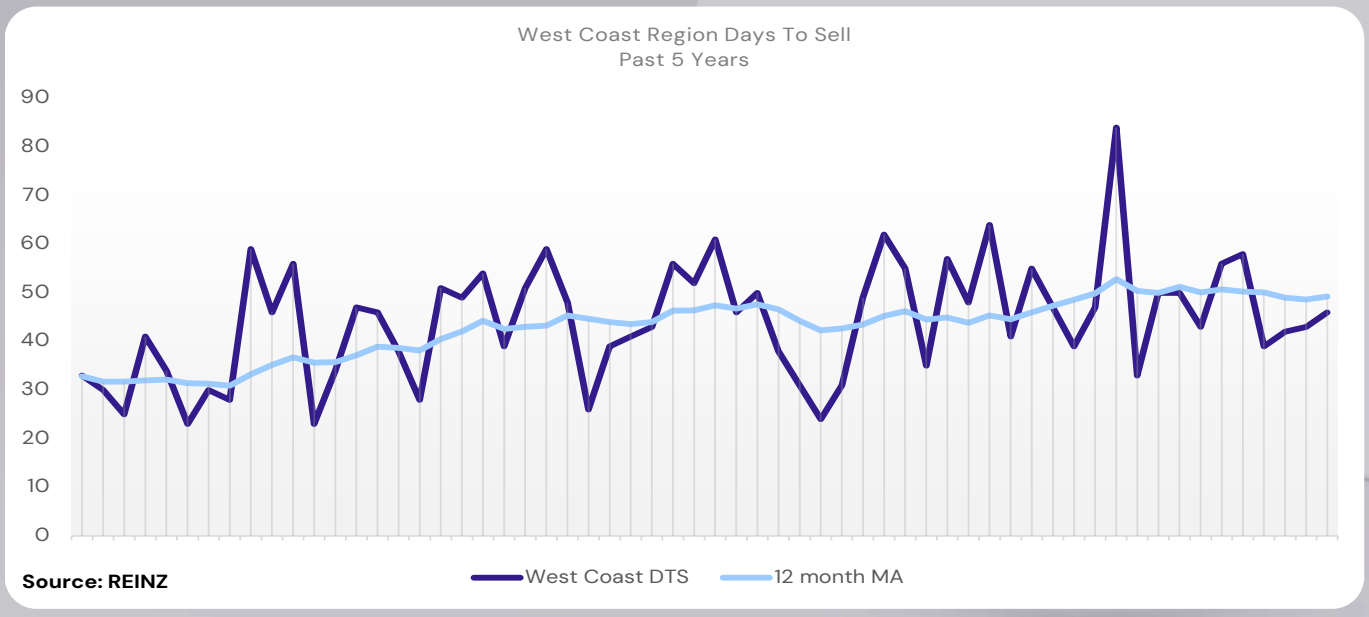




Source: REINZ



Source: REINZ



Source: REINZ

For information on the House Price Index, see the interactive HPI Dashboard.

Canterbury

The median price for Canterbury increased by 3.1% year-on-year to $730,000, a new record median price for the region, above its previous record of $725,000 set in May 2026.

“Owner-occupiers and first-home buyers were the most active buyer groups in October, with investor activity also increasing in parts of the region.

Vendor expectations varied, although many buyers and vendors were able to meet on price. Open home attendance also varied, with stronger interest in well-presented properties in sought-after locations. New builds tended to attract fewer attendees where buyers had plenty of choice. Auction activity varied, with good attendance and high clearance rates achieved in some weeks. Properties that passed in often attracted offers shortly afterwards.

Market sentiment remained positive but measured, supported by local economic conditions and inward migration. The lead-up to the general election contributed to a ‘wait-and-see’ approach in some areas. Local agents anticipate broadly steady conditions, with activity potentially lifting following the election and ahead of the summer holiday period.”

REINZ

39 Days to Sell

The current median Days to Sell of 39 days is more than the 10-year average for October which is 34 days. There were 16 weeks of inventory in October 2026 which is 2 weeks more than the same time last year.

Compared to October 2025

Median Price	Sales Count	Days to Sell
↑ 3.1%	↓ -16.2%	↑ 4

Compared to September 2026

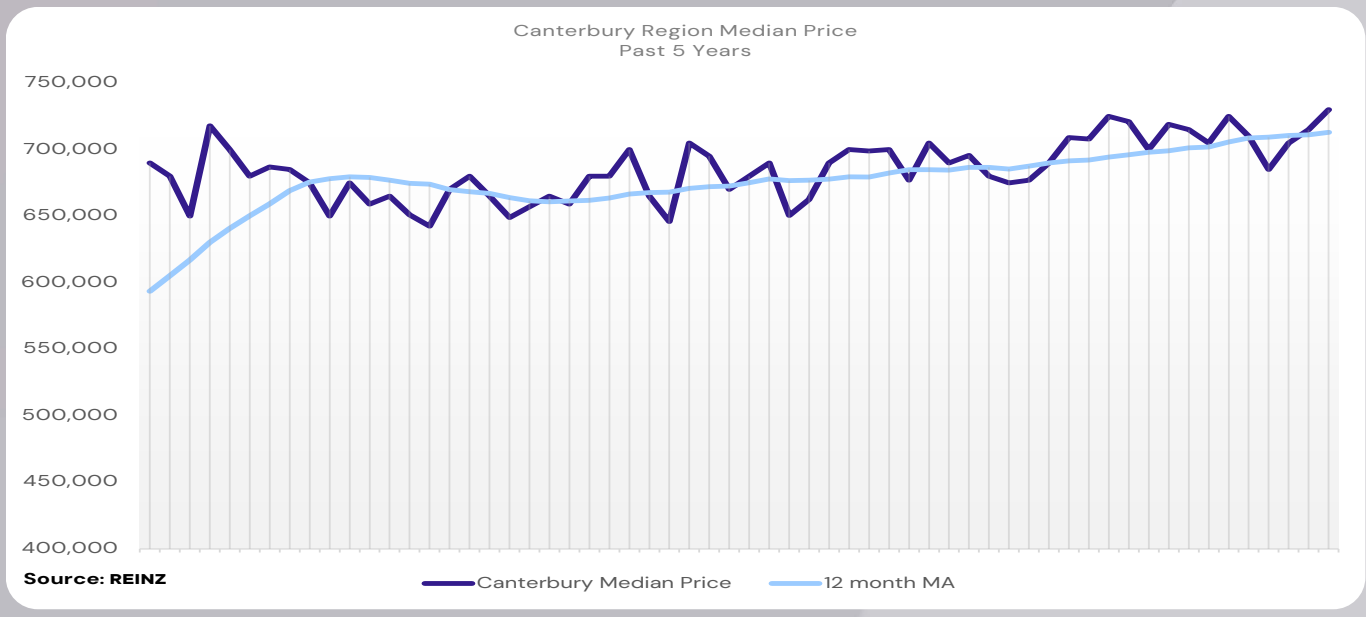
Median Price	Sales Count	Days to Sell
↑ 2.1%	↑ 7.3%	↓ -3

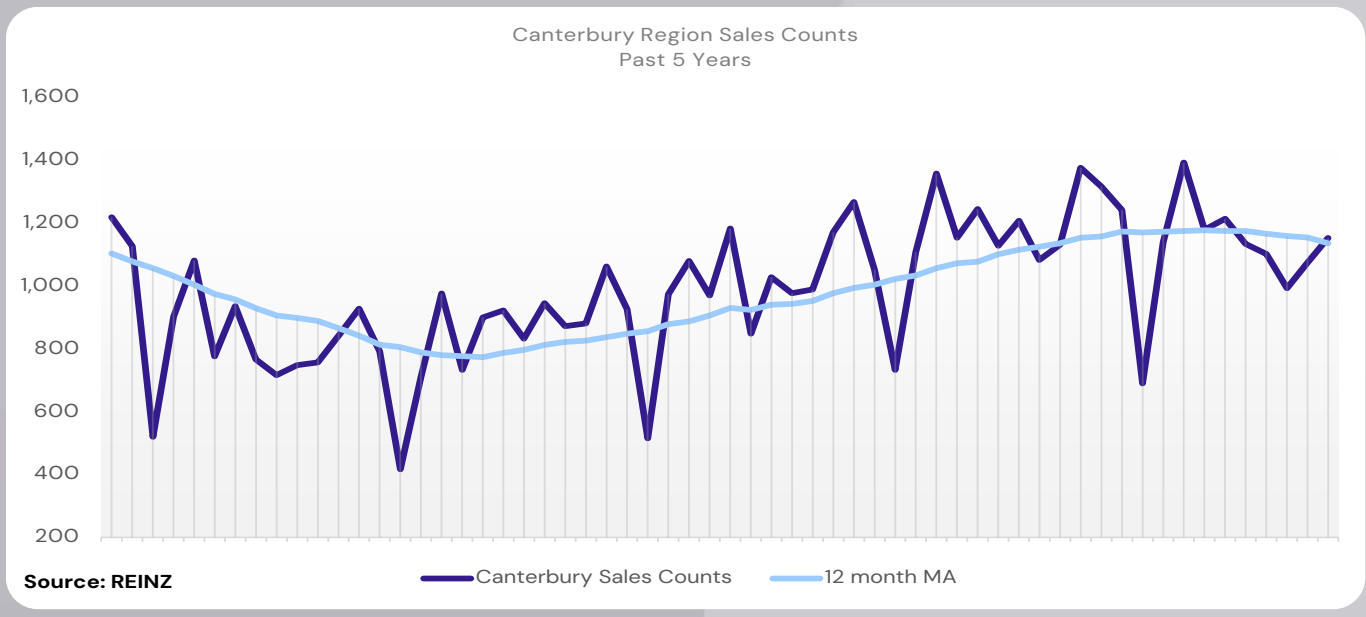
Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↑ 1.5%	↓ -3.3%

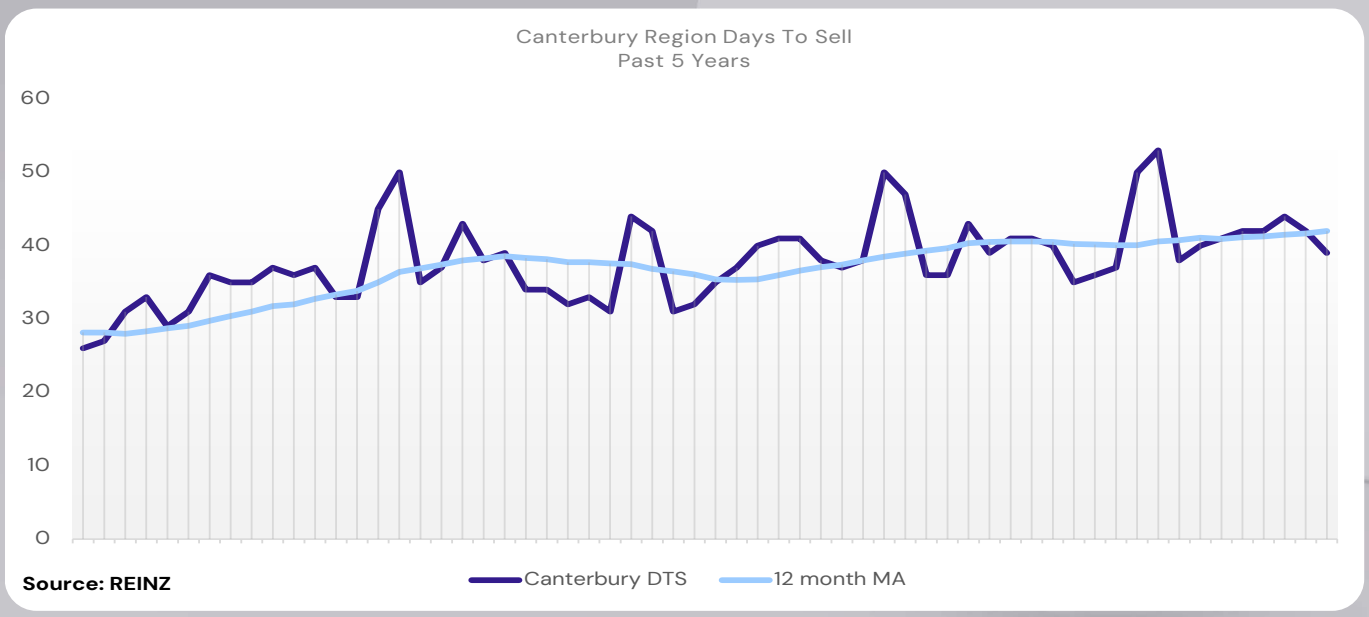


Canterbury Region Trends

	MEDIAN PRICE			SALES COUNT		
	Oct-26	**Sep-26**	**Oct-25**	**Oct-26**	**Sep-26**	**Oct-25**
Ashburton District	565,000	612,500	520,000	46	74	71
Christchurch City Ⓡ	740,000	712,000	709,000	744	626	845
Hurunui District	685,000	708,000	710,000	25	30	26
Kaikoura District	610,000	-	745,000	5	4	9
Mackenzie District	856,000	-	655,000	17	4	16
Selwyn District	810,000	783,000	800,000	133	148	163
Timaru District	540,000	510,000	540,000	71	67	90
Waimakariri District	725,000	740,000	725,000	102	109	142
Waimate District	510,000	387,000	468,000	10	13	14
Canterbury Region Ⓡ	**730,000**	**715,000**	**708,000**	**1,153**	**1,075**	**1,376**
	Vs...	**Sep-26**	**Oct-25**	**Vs...**	**Sep-26**	**Oct-25**
Ashburton District		-7.8%	8.7%		-37.8%	-35.2%
Christchurch City Ⓡ		3.9%	4.4%		18.8%	-12.0%
Hurunui District		-3.2%	-3.5%		-16.7%	-3.8%
Kaikoura District		-	-18.1%		25.0%	-44.4%
Mackenzie District		-	30.7%		325.0%	6.3%
Selwyn District		3.4%	1.2%		-10.1%	-18.4%
Timaru District		5.9%	0.0%		6.0%	-21.1%
Waimakariri District		-2.0%	0.0%		-6.4%	-28.2%
Waimate District		31.8%	9.0%		-23.1%	-28.6%
Canterbury Region Ⓡ		**2.1%**	**3.1%**		**7.3%**	**-16.2%**







For information on the House Price Index, see the interactive HPI Dashboard.

Otago

Dunedin City

The median price for Dunedin increased by 6.7% year-on-year to $640,000.

“First-home buyers were the most active buyer group in October, with owner-occupiers looking to take the next step also active. Investor activity remained limited.

Vendor expectations were generally aligned with market conditions. Open home attendance was strongest during the first two weeks of marketing, before easing as newer listings attracted attention. Auctions continued to generate buyer interest, with properties selling under the hammer or shortly after being passed in.”

REINZ

Queenstown Lakes

“First-home buyers were the most active buyer group in October, while investors remained active but measured ahead of the general election.

Vendor expectations varied, with motivated vendors more willing to adjust. Open home attendance was steady overall. Auctions were quieter mid-month, though some properties later attracted pre-auction offers.

Market sentiment remained positive, with buyers active when the right property suited their needs. The election prompted a ‘wait-and-see’ approach among some buyers and vendors, while land and housing development supported confidence. Local agents anticipate stable conditions, with government formation and interest rates likely to influence the coming months.”

REINZ

42 Days to Sell

The current median Days to Sell of 42 days is more than the 10-year average for October which is 36 days. There were 19 weeks of inventory in October 2026 which is 3 weeks more than the same time last year.

Compared to October 2025

Median Price	Sales Count	Days to Sell
↓ -0.6%	↓ -28.3%	↑ 3

Compared to September 2026

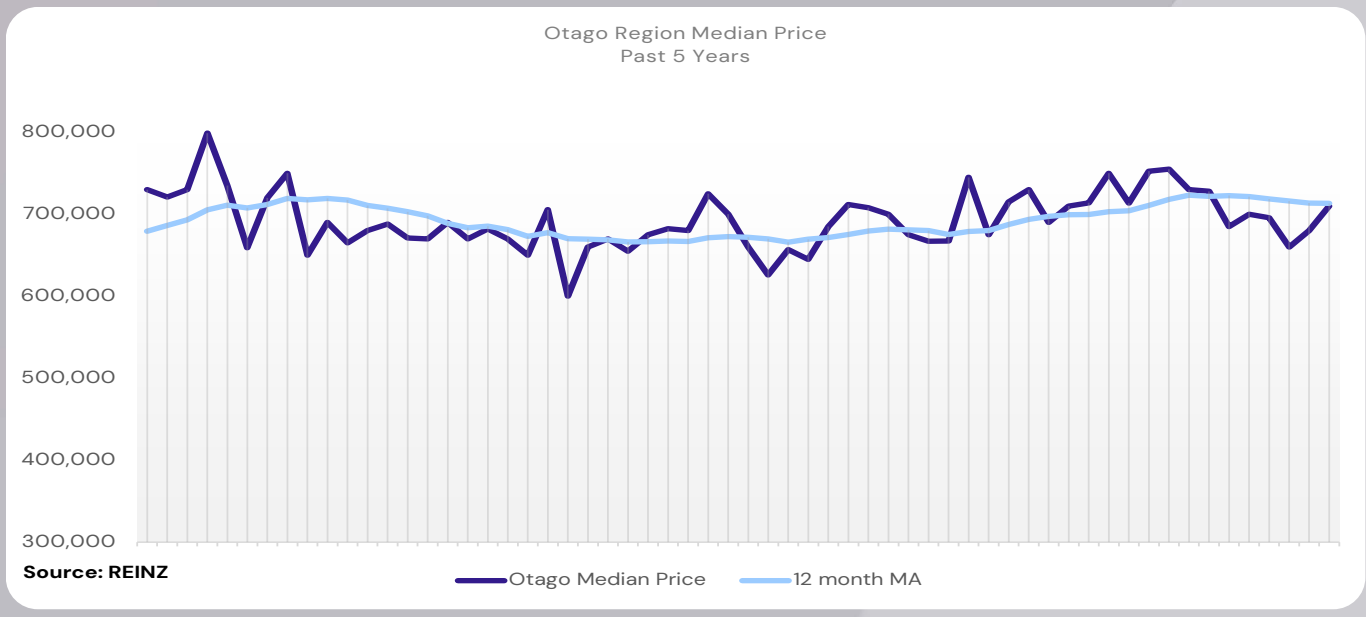
Median Price	Sales Count	Days to Sell
↑ 4.4%	↓ -4.9%	↓ -2

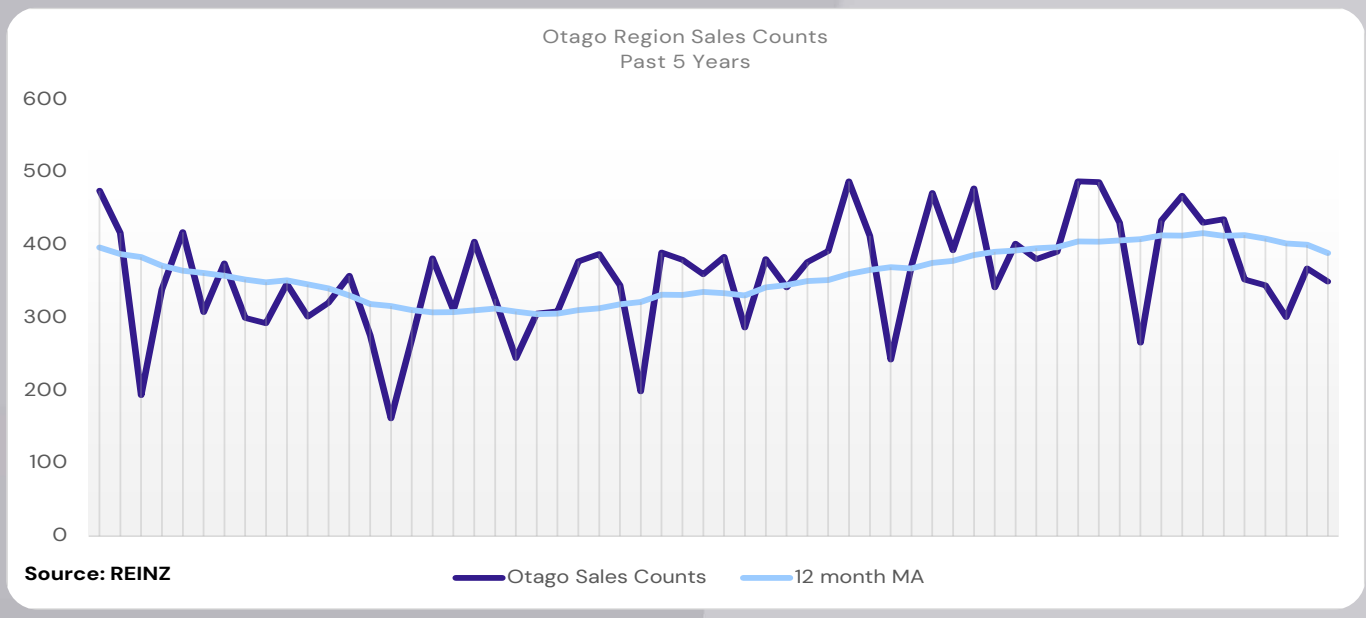
Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count
↑ 4.4%	↓ -12.0%

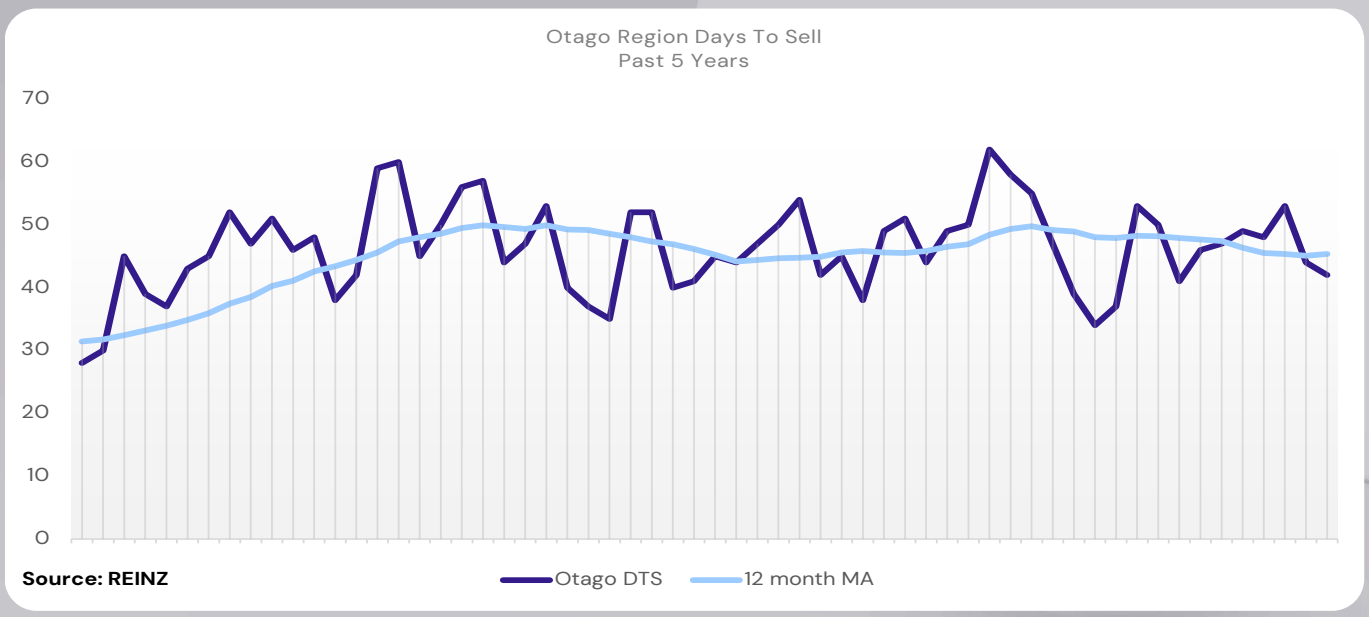


Otago Region Trends

	MEDIAN PRICE			SALES COUNT		
	Oct-26	**Sep-26**	**Oct-25**	**Oct-26**	**Sep-26**	**Oct-25**
Central Otago District	865,000	960,000	785,000	34	34	54
Clutha District	425,000	430,000	470,000	26	18	33
Dunedin City	640,000	600,000	600,000	163	177	225
Queenstown-Lakes District	1,600,000	1,530,000	1,560,000	87	98	138
Waitaki District	473,000	485,000	465,000	40	41	38
Otago Region	**710,000**	**680,000**	**714,000**	**350**	**368**	**488**
	Vs...	**Sep-26**	**Oct-25**	**Vs...**	**Sep-26**	**Oct-25**
Central Otago District		-9.9%	10.2%		0.0%	-37.0%
Clutha District		-1.2%	-9.6%		44.4%	-21.2%
Dunedin City		6.7%	6.7%		-7.9%	-27.6%
Queenstown-Lakes District		4.6%	2.6%		-11.2%	-37.0%
Waitaki District		-2.5%	1.7%		-2.4%	5.3%
Otago Region		**4.4%**	**-0.6%**		**-4.9%**	**-28.3%**







For information on the House Price Index, see the interactive HPI Dashboard.

Southland

Southland's median price increased by 7.9% year-on-year to $530,000.

"Owner-occupiers and first-home buyers were the most active buyer groups in October, while investors adopted a 'wait-and-see' approach ahead of the general election.

Vendor expectations were generally aligned with market conditions, with the shortage of available properties supporting price expectations. Open home attendance was steady overall, depending on the property, while auction attendance was lower.

Market sentiment remained positive, with good buyer demand and well-presented properties attracting strong interest. The shortage of properties for sale contributed to competition, with multiple offers presented in some cases. However, the lead-up to the election and wider economic conditions influenced activity among some buyers and vendors. Local agents are cautiously optimistic that confidence may improve following the election."

REINZ

31 Days to Sell

The current median Days to Sell of 31 days is the same as the 10-year average for October which is 31 days. There were 14 weeks of inventory in October 2026 which is the same as the same time last year.

Compared to October 2025

↑ 7.9%	↓ -17.3%	→ 0
Median Price	Sales Count	Days to Sell

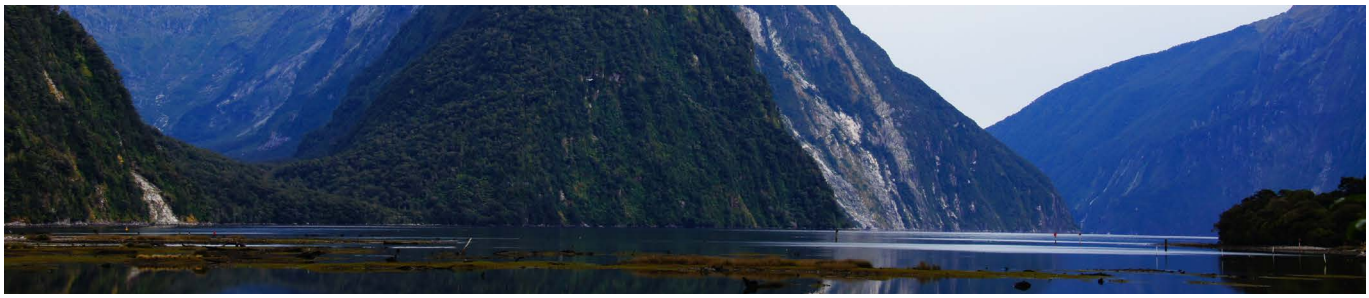
Compared to September 2026

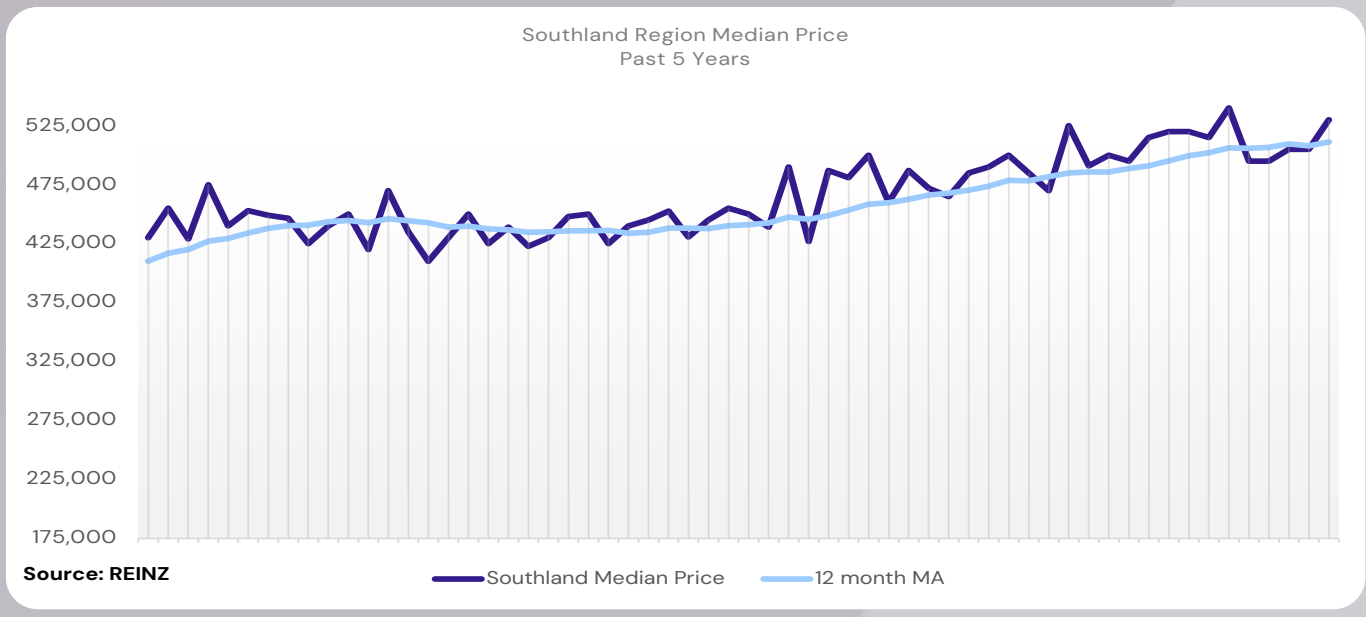
↑ 5.0%	→ 0.0%	↑ 1
Median Price	Sales Count	Days to Sell

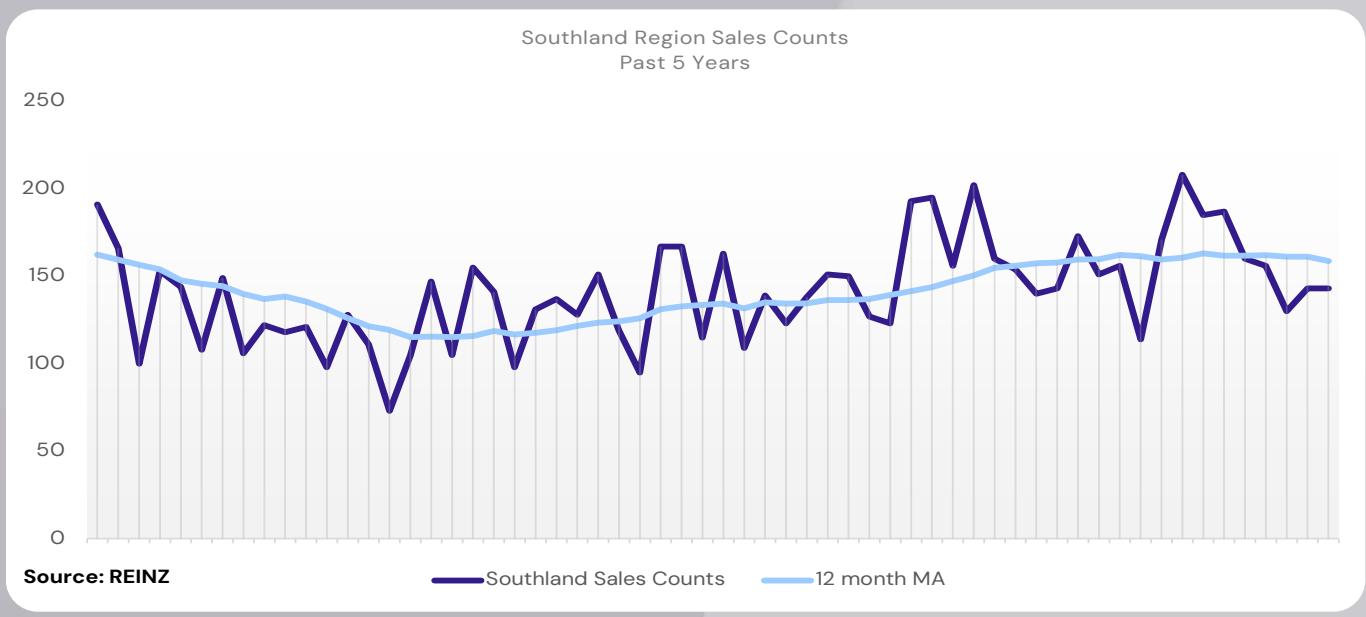
↑ 5.0%	↓ -2.3%
Seasonally Adjusted Median Price	Seasonally Adjusted Sales Count

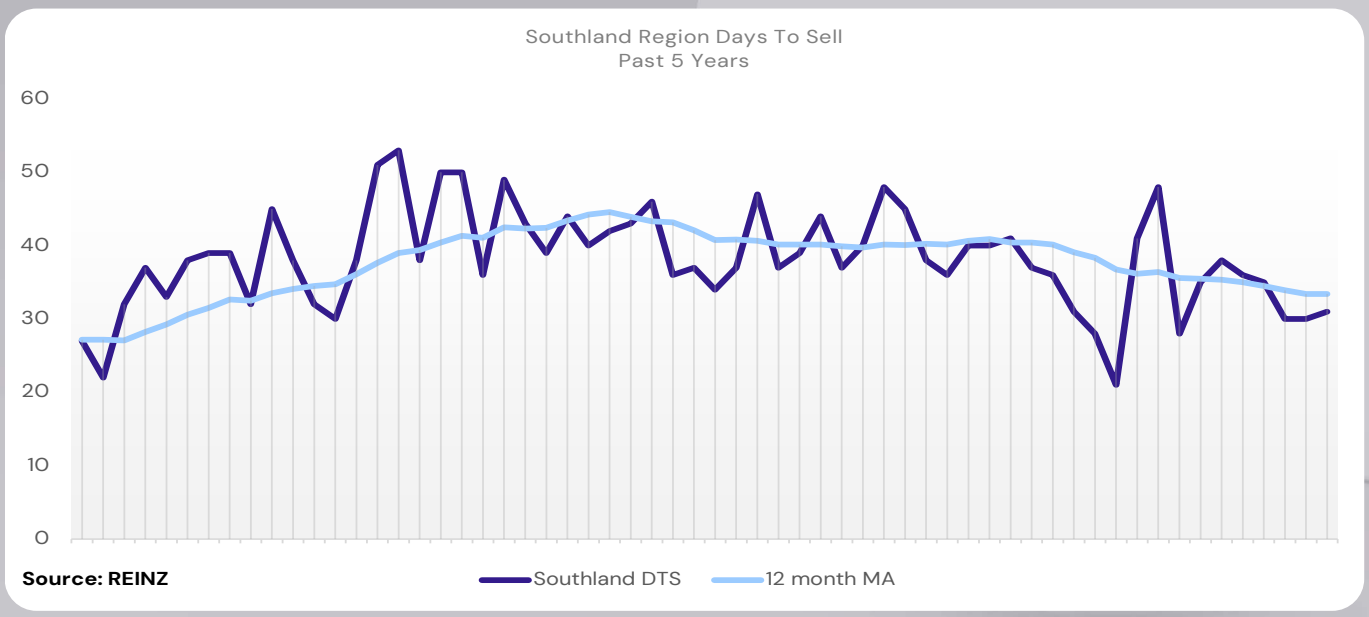
Southland Region Trends

	MEDIAN PRICE			SALES COUNT		
	Oct-26	Sep-26	Oct-25	Oct-26	Sep-26	Oct-25
Gore District	479,000	475,100	472,000	22	23	27
Invercargill City	532,000	542,500	491,000	93	95	113
Southland District	530,000	470,000	535,000	28	25	33
Southland Region	**530,000**	**505,000**	**491,000**	**143**	**143**	**173**
	Vs...	Sep-26	Oct-25	Vs...	Sep-26	Oct-25
Gore District		0.8%	1.5%		-4.3%	-18.5%
Invercargill City		-1.9%	8.4%		-2.1%	-17.7%
Southland District		12.8%	-0.9%		12.0%	-15.2%
Southland Region		**5.0%**	**7.9%**		**0.0%**	**-17.3%**









For information on the House Price Index, see the interactive HPI Dashboard.