INVESTOR BRIEFING · NOVEMBER 2026

New Brighton Market Update

Canterbury is New Zealand's growth region. New Brighton, Christchurch's beachside suburb, is where that growth is still affordable.

While much of New Zealand's housing market has spent 2026 treading water, **Canterbury has kept moving forward**. People are moving here faster than anywhere else in the country, Christchurch values are rising while the national index falls, and New Brighton has delivered stronger long-run capital growth than the city as a whole, from an entry price well below the Christchurch average.

#1
Fastest-growing region in NZ: Canterbury up 1.1% (7,600 people) in a year
Stats NZ, year to June 2025[1]

+3.4%
Christchurch annual value growth, while NZ fell 1.3% and Auckland fell 3.2%
Cotality, year to Sept 2026[2]

5.7%
New Brighton long-term capital growth, against 4.2% a year for Christchurch
Opes Partners / REINZ[3,4]

$221k
Price gap: New Brighton average below the Christchurch average, room to grow
Opes Partners / QV, 2026[3,4]

01 Canterbury: the country's growth engine

Canterbury grew faster than any other region in the year to June 2025, ahead of Auckland and Waikato (1.0%) and well above the national rate of 0.7%. Christchurch took 52% of that growth. Most newcomers came from elsewhere in New Zealand (3,700 people) along with 1,600 from overseas.[1]

That demand is showing up in prices. Cotality's index shows Christchurch values up 3.4% in the year to September 2026, while the national index fell 1.3% and Auckland fell 3.2%.[2] REINZ puts the Canterbury median at $720,000, up 2.1% year on year.[5]

The city's new 30,000-seat stadium, One New Zealand Stadium at Te Kaha, opened in April 2026 and adds a year-round events calendar to Christchurch's appeal.[6]

02 New Brighton: ahead of the city

Over the long run, New Brighton's capital growth of 5.7% outpaces Christchurch's 20-year average of 4.2% a year.[3,4] Buyers who once overlooked the suburb now compete for it: a 1950s two-bedroom on Marine Parade sold $105,000 over reserve in 2025.[7]

LONG-TERM CAPITAL GROWTH (% A YEAR)



AVERAGE HOUSE VALUE, 2026




Seaview Villas, New Brighton

27%

New Brighton homes are about **27% cheaper than the Christchurch average**. Harcourts agent Mark O'Loughlin: **"New Brighton is starting to be what Sumner was 40 or 50 years ago."**[7]

03 Council, government and commercial investment

$19.2m
He Puna Taimoana hot pools
Council-funded seaside hot pools, opened 2020. Welcomed their 500,000th visitor in March 2024.[8,9]

$38.5m
Pages Road bridge replacement
Government funding confirmed August 2025 for New Brighton's "lifeline" bridge and road upgrades, jointly with Council. Construction expected from 2028.[10]

$4.2m
New Brighton Mall upgrade
Council refresh under way from August 2026, with a new gathering space, lighting and planting linking beach, pier and shops.[11]

$8.5m
New Brighton Pier restoration
The suburb's landmark pier reopened in May 2018 after its restoration.[12]

550 ha
Ōtākaro Avon River Corridor
A riverside park being developed from the central city to the sea, ending at New Brighton's doorstep.[12]

Land
New housing beside the mall
ChristchurchNZ released blocks on Beresford St beside the mall for medium-density housing.[13]

Private investment: the Pierside precinct

Commercial operators are backing the mall too. **Martini Investments has applied to develop the corner site in the mall**, adding to its redevelopment of the 1965 Surfside building as the gateway to the Pierside precinct.[15]

Tenants lined up include a Jerry & George bakery, The Snug Irish bar, Mr Don izakaya and an expanded Chanakya, joining Southpaw Brewing on the mall.[11,15]


New Brighton mall precinct


Concept for the mall corner site

04 Built to stay tenanted

- **Executive specification.** Beach, pier, hot pools and a renewed town centre on the doorstep, in new, warm, low-maintenance villas that appeal to professionals and downsizers who want quality without the Sumner price tag.
- **15 minutes to the CBD** by car, via a road network that's being renewed.[14]
- **Steady rental demand.** Christchurch rents rose $85 a week over the four years to June 2026, to an average of $550.[4] New Brighton's indicative median is $465 a week, across mostly older housing stock.[3]

05 The investment case

Investors here buy into Canterbury's population and price momentum at around **$220,000 below the city average**, with long-run growth ahead of the city. Public and private money is renewing the suburb's amenity, access and town centre, and new executive-spec homes are scarce among older housing stock, which puts Seaview Villas at the front of that demand.

Prepared by Modus Living, November 2026, from the published sources listed below, believed reliable but not independently verified. General information only, not financial advice; investors should seek independent advice. Prices and availability subject to change.

Seaview Villas NOW SELLING

Executive-spec two and three-bedroom villas at 1 Sunshine Lane, New Brighton, close to the beach and the suburb's regenerating town centre.

To arrange a viewing or receive the investor pack, contact **Ryan Castles** on **021 661 881** or **ryan@modusliving.co.nz**.

$599k	20	2 & 3	Beach
Prices from	Homes	Bedroom villas	side suburb

1. Stats NZ, yr to Jun 2025, via 1News.
2. Cotality NZ Housing Chart Pack, 22 Oct 2026.
3. Opes Partners, New Brighton suburb data, 2026.
4. Opes Partners, Christchurch data (QV, REINZ, Tenancy Services), 2026.
5. REINZ via Squirrel, 17 Apr 2026.
6. Mott MacDonald, Te Kaha stadium, 8 Apr 2026.
7. OneRoof, Marine Parade sale, 18 Aug 2025.
8. Newstalk ZB, hot pools funding, 21 Jun 2017.
9. ODT Star News, hot pools milestone, 26 Mar 2024.
10. CCC Newsline, Pages Rd bridge, 14 Aug 2025.
11. Chris Lynch Media, mall upgrade, 17 Aug 2026.
12. Chch Property Insight, Apr 2026.
13. ODT Star News, housing land, 5 Aug 2021.
14. Trade Me Property, New Brighton suburb profile.
15. Chris Lynch Media, Surfside plans, 21 Aug 2026.