Size	3 bedrooms
Bonds received	120
Lower Quartile	$691
Median Rent	$755
Upper Quartile	$844

Size	4 bedrooms
Bonds received	63
Lower Quartile	$806
Median Rent	$940
Upper Quartile	$1093

Size	5+ bedrooms
Bonds received	21
Lower Quartile	$1200
Median Rent	$1200
Upper Quartile	$1200

Size	5+ bedrooms
Bonds received	21
Lower Quartile	$1200
Median Rent	$1200
Upper Quartile	$1200

Tenancy Services

Market rent

Find out what the weekly rent is for properties in your area.

Market rent in Pipitea (Wellington)

01 Oct 2022 - 31 Mar 2023

BONDS
111

LOWER ($)
530

MEDIAN ($)
725

UPPER ($)
870

Wellington - Pipitea
01 Oct 2022 - 31 Mar 2023

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The market rent amount listed is weekly rent.

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Market rent explained (/rent-bond-and-bills/market-rent/market-rent-explained/) has more information.

APARTMENT

Size	2 bedrooms
Bonds received	48
Lower Quartile	$700
Median Rent	$730
Upper Quartile	$870

Size	2 bedrooms
Bonds received	48
Lower Quartile	$700
Median Rent	$730
Upper Quartile	$870

Size	3 bedrooms
Bonds received	21
Lower Quartile	$763
Median Rent	$870
Upper Quartile	$940

Size	3 bedrooms
Bonds received	21
Lower Quartile	$763
Median Rent	$870
Upper Quartile	$940

Tenancy Services

Market rent

Find out what the weekly rent is for properties in your area.

Market rent in Roseneath (Wellington)

01 Oct 2022 - 31 Mar 2023

BONDS	**LOWER** ($)
312	510
MEDIAN ($)	**UPPER** ($)
668	936

Wellington - Roseneath
01 Oct 2022 - 31 Mar 2023

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The default market rent area displayed is based on your IP address.

The market rent amount listed is weekly rent.

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Market rent explained (/rent-bond-and-bills/market-rent/market-rent-explained/) has more information.

FLAT

Size	1 bedroom
Bonds received	36
Lower Quartile	$476
Median Rent	$498
Upper Quartile	$530

Size	1 bedroom
Bonds received	36
Lower Quartile	$476
Median Rent	$498
Upper Quartile	$530

Size	2 bedrooms
Bonds received	27
Lower Quartile	$597
Median Rent	$600
Upper Quartile	$621

Size	2 bedrooms
Bonds received	27
Lower Quartile	$597
Median Rent	$600
Upper Quartile	$621

HOUSE

Size	2 bedrooms
Bonds received	33
Lower Quartile	$594
Median Rent	$693
Upper Quartile	$773

Size	2 bedrooms
Bonds received	33
Lower Quartile	$594
Median Rent	$693
Upper Quartile	$773

Size	3 bedrooms
Bonds received	69
Lower Quartile	$843
Median Rent	$923
Upper Quartile	$988

Size	3 bedrooms
Bonds received	69
Lower Quartile	$843
Median Rent	$923
Upper Quartile	$988

Tenancy Services

Market rent

Find out what the weekly rent is for properties in your area.

Market rent in Te Aro (Wellington)

01 Oct 2022 - 31 Mar 2023

BONDS
4827

LOWER ($)
390

MEDIAN ($)
520

UPPER ($)
695

Wellington - Te Aro
01 Oct 2022 - 31 Mar 2023

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Market rent explained (/rent-bond-and-bills/market-rent/market-rent-explained/) has more information.

APARTMENT

Size	1 bedroom
Bonds received	1641
Lower Quartile	$399
Median Rent	$450
Upper Quartile	$540

Size	2 bedrooms
Bonds received	1053
Lower Quartile	$550
Median Rent	$620
Upper Quartile	$700

Size	2 bedrooms
Bonds received	1053
Lower Quartile	$550
Median Rent	$620
Upper Quartile	$700

Size	3 bedrooms
Bonds received	387
Lower Quartile	$750
Median Rent	$810
Upper Quartile	$919

Size	3 bedrooms
Bonds received	387
Lower Quartile	$750
Median Rent	$810
Upper Quartile	$919

Size	4 bedrooms
Bonds received	132
Lower Quartile	$950
Median Rent	$1020
Upper Quartile	$1155

Size	4 bedrooms
Bonds received	132
Lower Quartile	$950
Median Rent	$1020
Upper Quartile	$1155

Size	5+ bedrooms
Bonds received	96
Lower Quartile	$1123
Median Rent	$1275
Upper Quartile	$1395

Size	5+ bedrooms
Bonds received	96
Lower Quartile	$1123
Median Rent	$1275
Upper Quartile	$1395

BOARDING HOUSE

Size	1 bedroom
Bonds received	207
Lower Quartile	$240
Median Rent	$270
Upper Quartile	$295

Size	1 bedroom
Bonds received	207
Lower Quartile	$240
Median Rent	$270
Upper Quartile	$295

FLAT

Size	1 bedroom
Bonds received	111
Lower Quartile	$383
Median Rent	$400
Upper Quartile	$438

Size	1 bedroom
Bonds received	111
Lower Quartile	$383
Median Rent	$400
Upper Quartile	$438

Size	2 bedrooms
Bonds received	54
Lower Quartile	$550
Median Rent	$580
Upper Quartile	$590

Size	2 bedrooms
Bonds received	54
Lower Quartile	$550
Median Rent	$580
Upper Quartile	$590

Size	3 bedrooms
Bonds received	42
Lower Quartile	$751
Median Rent	$775
Upper Quartile	$799

Size	4 bedrooms
Bonds received	18
Lower Quartile	$1088
Median Rent	$1130
Upper Quartile	$1169

Size	4 bedrooms
Bonds received	18
Lower Quartile	$1088
Median Rent	$1130
Upper Quartile	$1169

HOUSE

Size	1 bedroom
Bonds received	201
Lower Quartile	$420
Median Rent	$445
Upper Quartile	$480

Size	1 bedroom
Bonds received	201
Lower Quartile	$420
Median Rent	$445
Upper Quartile	$480

Size	2 bedrooms
Bonds received	135
Lower Quartile	$575
Median Rent	$650
Upper Quartile	$715

Size	2 bedrooms
Bonds received	135
Lower Quartile	$575
Median Rent	$650
Upper Quartile	$715

Size	3 bedrooms
Bonds received	99
Lower Quartile	$796
Median Rent	$850
Upper Quartile	$923

Size	3 bedrooms
Bonds received	99
Lower Quartile	$796
Median Rent	$850
Upper Quartile	$923

Size	4 bedrooms
Bonds received	60
Lower Quartile	$975
Median Rent	$1025
Upper Quartile	$1115

Size	4 bedrooms
Bonds received	60
Lower Quartile	$975
Median Rent	$1025
Upper Quartile	$1115

Size	5+ bedrooms
Bonds received	54
Lower Quartile	$1250
Median Rent	$1550
Upper Quartile	$1750

Size	5+ bedrooms
Bonds received	54
Lower Quartile	$1250
Median Rent	$1550
Upper Quartile	$1750

ROOM

Size	1 bedroom
Bonds received	198
Lower Quartile	$210
Median Rent	$250
Upper Quartile	$275

Size	1 bedroom
Bonds received	198
Lower Quartile	$210
Median Rent	$250
Upper Quartile	$275

Tenancy Services

Market rent

Find out what the weekly rent is for properties in your area.

Market rent in Thorndon (Wellington)

01 Oct 2022 - 31 Mar 2023

BONDS
1281

LOWER ($)
355

MEDIAN ($)
600

UPPER ($)
800

Wellington - Thorndon
01 Oct 2022 - 31 Mar 2023

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Market rent explained (/rent-bond-and-bills/market-rent/market-rent-explained/) has more information.

APARTMENT

Size	1 bedroom
Bonds received	300
Lower Quartile	$340
Median Rent	$470
Upper Quartile	$550

Size	1 bedroom
Bonds received	300
Lower Quartile	$340
Median Rent	$470
Upper Quartile	$550

Size	2 bedrooms
Bonds received	207
Lower Quartile	$626
Median Rent	$685
Upper Quartile	$808

Size	2 bedrooms
Bonds received	207
Lower Quartile	$626
Median Rent	$685
Upper Quartile	$808

BOARDING HOUSE

Size	1 bedroom
Bonds received	15
Lower Quartile	$230
Median Rent	$275
Upper Quartile	$290

FLAT

Size	1 bedroom
Bonds received	102
Lower Quartile	$310
Median Rent	$330
Upper Quartile	$400

Size	1 bedroom
Bonds received	102
Lower Quartile	$310
Median Rent	$330
Upper Quartile	$400

Size	2 bedrooms
Bonds received	54
Lower Quartile	$513
Median Rent	$585
Upper Quartile	$608

Size	2 bedrooms
Bonds received	54
Lower Quartile	$513
Median Rent	$585
Upper Quartile	$608

HOUSE

Size	1 bedroom
Bonds received	57
Lower Quartile	$315
Median Rent	$355
Upper Quartile	$470

Size	1 bedroom
Bonds received	57
Lower Quartile	$315
Median Rent	$355
Upper Quartile	$470

Size	2 bedrooms
Bonds received	135
Lower Quartile	$640
Median Rent	$700
Upper Quartile	$793

Size	3 bedrooms
Bonds received	132
Lower Quartile	$794
Median Rent	$893
Upper Quartile	$1150

Size	3 bedrooms
Bonds received	132
Lower Quartile	$794
Median Rent	$893
Upper Quartile	$1150

Size	4 bedrooms
Bonds received	60
Lower Quartile	$949
Median Rent	$1030
Upper Quartile	$1140

Size	4 bedrooms
Bonds received	60
Lower Quartile	$949
Median Rent	$1030
Upper Quartile	$1140

Size	5+ bedrooms
Bonds received	33
Lower Quartile	$1113
Median Rent	$1250
Upper Quartile	$1970

Size	5+ bedrooms
Bonds received	33
Lower Quartile	$1113
Median Rent	$1250
Upper Quartile	$1970

ROOM

Size	1 bedroom
Bonds received	45
Lower Quartile	$239
Median Rent	$255
Upper Quartile	$301

Size	1 bedroom
Bonds received	45
Lower Quartile	$239
Median Rent	$255
Upper Quartile	$301

Tenancy Services

Market rent

Find out what the weekly rent is for properties in your area.

Market rent in Wadestown (Wellington)

01 Oct 2022 - 31 Mar 2023

BONDS

435

LOWER ($)

500

MEDIAN ($)

720

UPPER ($)

931

Wellington - Wadestown

01 Oct 2022 - 31 Mar 2023

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FLAT

Size	1 bedroom
Bonds received	45
Lower Quartile	$385
Median Rent	$435
Upper Quartile	$443

Size	1 bedroom
Bonds received	45
Lower Quartile	$385
Median Rent	$435
Upper Quartile	$443

HOUSE

Size	1 bedroom
Bonds received	27
Lower Quartile	$391
Median Rent	$433
Upper Quartile	$481

Size	1 bedroom
Bonds received	27
Lower Quartile	$391
Median Rent	$433
Upper Quartile	$481

Size	2 bedrooms
Bonds received	39
Lower Quartile	$630
Median Rent	$663
Upper Quartile	$698

Size	2 bedrooms
Bonds received	39
Lower Quartile	$630
Median Rent	$663
Upper Quartile	$698

Size	3 bedrooms
Bonds received	93
Lower Quartile	$720
Median Rent	$800
Upper Quartile	$938

Size	3 bedrooms
Bonds received	93
Lower Quartile	$720
Median Rent	$800
Upper Quartile	$938

Size	4 bedrooms
Bonds received	72
Lower Quartile	$826
Median Rent	$1025
Upper Quartile	$1130

Size	4 bedrooms
Bonds received	72
Lower Quartile	$826
Median Rent	$1025
Upper Quartile	$1130

Size	5+ bedrooms
Bonds received	21
Lower Quartile	$898
Median Rent	$1100
Upper Quartile	$1270

Size	5+ bedrooms
Bonds received	21
Lower Quartile	$898
Median Rent	$1100
Upper Quartile	$1270

Tenancy Services

Market rent

Find out what the weekly rent is for properties in your area.

Market rent in Wellington Central (Wellington)

01 Oct 2022 - 31 Mar 2023

BONDS
1236

LOWER ($)
350

MEDIAN ($)
520

UPPER ($)
680

Wellington - Wellington Central
01 Oct 2022 - 31 Mar 2023

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APARTMENT

Size	1 bedroom
Bonds received	423
Lower Quartile	$340
Median Rent	$445
Upper Quartile	$500

Size	1 bedroom
Bonds received	423
Lower Quartile	$340
Median Rent	$445
Upper Quartile	$500

Size	2 bedrooms
Bonds received	330
Lower Quartile	$580
Median Rent	$630
Upper Quartile	$720

Size	2 bedrooms
Bonds received	330
Lower Quartile	$580
Median Rent	$630
Upper Quartile	$720

Size	3 bedrooms
Bonds received	63
Lower Quartile	$800
Median Rent	$860
Upper Quartile	$910

Size	3 bedrooms
Bonds received	63
Lower Quartile	$800
Median Rent	$860
Upper Quartile	$910

Size	4 bedrooms
Bonds received	15
Lower Quartile	$940
Median Rent	$985
Upper Quartile	$1025

Size	4 bedrooms
Bonds received	15
Lower Quartile	$940
Median Rent	$985
Upper Quartile	$1025

Size	5+ bedrooms
Bonds received	45
Lower Quartile	$1150
Median Rent	$1250
Upper Quartile	$1263

Size	5+ bedrooms
Bonds received	45
Lower Quartile	$1150
Median Rent	$1250
Upper Quartile	$1263

HOUSE

Size	1 bedroom
Bonds received	24
Lower Quartile	$420
Median Rent	$450
Upper Quartile	$500

Size	1 bedroom
Bonds received	24
Lower Quartile	$420
Median Rent	$450
Upper Quartile	$500

Size	2 bedrooms
Bonds received	36
Lower Quartile	$515
Median Rent	$665
Upper Quartile	$761

Size	2 bedrooms
Bonds received	36
Lower Quartile	$515
Median Rent	$665
Upper Quartile	$761

ROOM

Size	1 bedroom
Bonds received	111
Lower Quartile	$310
Median Rent	$319
Upper Quartile	$319

Size	1 bedroom
Bonds received	111
Lower Quartile	$310
Median Rent	$319
Upper Quartile	$319

Rental Type

	Rental Type	Suburb	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1	Apartment	Kelburn	1	bedroom	$380	$420	$520
2	Apartment	Wellington Central	1	bedroom	$340	$445	$500
3	Apartment	Te Aro	1	bedroom	$399	$450	$540
4	Apartment	Thorndon	1	bedroom	$340	$470	$550
5	Apartment	Northland	1	bedroom	$400	$500	$520
6	Apartment	Mount Victoria	1	bedroom	$450	$520	$560
7	Apartment	Northland	2	bedrooms	$555	$560	$593
8	Apartment	Mount Victoria	2	bedrooms	$560	$600	$675
9	Apartment	Te Aro	2	bedrooms	$550	$620	$700
10	Apartment	Wellington Central	2	bedrooms	$580	$630	$720
11	Apartment	Thorndon	2	bedrooms	$626	$685	$808
12	Apartment	Pipitea	2	bedrooms	$700	$730	$870
13	Apartment	Oriental Bay	2	bedrooms	$713	$800	$925
14	Apartment	Mount Victoria	3	bedrooms	$745	$773	$861
15	Apartment	Te Aro	3	bedrooms	$750	$810	$919
16	Apartment	Wellington Central	3	bedrooms	$800	$860	$910
17	Apartment	Pipitea	3	bedrooms	$763	$870	$940
18	Apartment	Oriental Bay	3	bedrooms	$1,050	$1,525	$1,813
19	Apartment	Wellington Central	4	bedrooms	$940	$985	$1,025
20	Apartment	Te Aro	4	bedrooms	$950	$1,020	$1,155
21	Apartment	Wellington Central	5+	bedrooms	$1,150	$1,250	$1,263
22	Apartment	Te Aro	5+	bedrooms	$1,123	$1,275	$1,395

	Rental Type	Suburb	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
23	Flat	Thorndon	1	bedroom	$310	$330	$400
24	Flat	Te Aro	1	bedroom	$383	$400	$438
25	Flat	Northland	1	bedroom	$388	$420	$448
26	Flat	Wadestown	1	bedroom	$385	$435	$443
27	Flat	Mount Victoria	1	bedroom	$385	$440	$500
28	Flat	Kelburn	1	bedroom	$425	$450	$530
29	Flat	Roseneath	1	bedroom	$476	$498	$530
30	Flat	Oriental Bay	1	bedroom	$463	$499	$535
31	Flat	Northland	2	bedrooms	$500	$510	$545
32	Flat	Kelburn	2	bedrooms	$498	$550	$615
33	Flat	Te Aro	2	bedrooms	$550	$580	$590
34	Flat	Mount Victoria	2	bedrooms	$538	$583	$630
35	Flat	Thorndon	2	bedrooms	$513	$585	$608
36	Flat	Roseneath	2	bedrooms	$597	$600	$621
37	Flat	Northland	3	bedrooms	$645	$675	$764
38	Flat	Kelburn	3	bedrooms	$735	$750	$800
39	Flat	Mount Victoria	3	bedrooms	$720	$750	$776
40	Flat	Te Aro	3	bedrooms	$751	$775	$799
41	Flat	Te Aro	4	bedrooms	$1,088	$1,130	$1,169

	Rental Type	Suburb	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
42	House	Thorndon	1	bedroom	$315	$355	$470
43	House	Wadestown	1	bedroom	$391	$433	$481
44	House	Te Aro	1	bedroom	$420	$445	$480
45	House	Northland	1	bedroom	$395	$450	$495
46	House	Wellington Central	1	bedroom	$420	$450	$500
47	House	Mount Victoria	1	bedroom	$398	$455	$520
48	House	Northland	2	bedrooms	$520	$550	$670
49	House	Kelburn	2	bedrooms	$530	$575	$625
50	House	Te Aro	2	bedrooms	$575	$650	$715
51	House	Wadestown	2	bedrooms	$630	$663	$698
52	House	Wellington Central	2	bedrooms	$515	$665	$761
53	House	Roseneath	2	bedrooms	$594	$693	$773
54	House	Thorndon	2	bedrooms	$640	$700	$793
55	House	Mount Victoria	2	bedrooms	$643	$728	$820
56	House	Northland	3	bedrooms	$691	$755	$844
57	House	Northland	3	bedrooms	$691	$755	$844
58	House	Wadestown	3	bedrooms	$720	$800	$938
59	House	Mount Victoria	3	bedrooms	$730	$825	$920
60	House	Kelburn	3	bedrooms	$790	$850	$950
61	House	Te Aro	3	bedrooms	$796	$850	$923
62	House	Thorndon	3	bedrooms	$794	$893	$1,150
63	House	Roseneath	3	bedrooms	$843	$923	$988
64	House	Northland	4	bedrooms	$806	$940	$1,093
65	House	Mount Victoria	4	bedrooms	$940	$1,000	$1,100
66	House	Te Aro	4	bedrooms	$975	$1,025	$1,115
67	House	Wadestown	4	bedrooms	$826	$1,025	$1,130
68	House	Thorndon	4	bedrooms	$949	$1,030	$1,140
69	House	Kelburn	4	bedrooms	$990	$1,045	$1,080
70	House	Wadestown	5+	bedrooms	$898	$1,100	$1,270
71	House	Northland	5+	bedrooms	$1,200	$1,200	$1,200
72	House	Thorndon	5+	bedrooms	$1,113	$1,250	$1,970
73	House	Kelburn	5+	bedrooms	$1,250	$1,375	$1,491
74	House	Mount Victoria	5+	bedrooms	$1,130	$1,388	$1,568
75	House	Te Aro	5+	bedrooms	$1,250	$1,550	$1,750

	Rental Type	Suburb	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
76	Boarding House	Mount Victoria	1	bedroom	$210	$210	$210
77	Boarding House	Te Aro	1	bedroom	$240	$270	$295
78	Boarding House	Thorndon	1	bedroom	$230	$275	$290

	Rental Type	Suburb	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
79	Room	Kelburn	1	bedroom	$255	$340	$738
80	Room	Mount Victoria	1	bedroom	$235	$310	$330
81	Room	Te Aro	1	bedroom	$210	$250	$275
82	Room	Thorndon	1	bedroom	$239	$255	$301
83	Room	Wellington Central	1	bedroom	$310	$319	$319

All	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE		Median Per Year
	1	bedroom	$393	$443	$498		$23,049
	2	bedrooms	$577	$631	$703		$32,827
	3	bedrooms	$766	$849	$949		$44,166
	4	bedrooms	$940	$1,022	$1,112		$53,156
	5+	bedrooms	$1,139	$1,299	$1,488	Overall	$67,522
		Average	**$763**	**$849**	**$950**	**$854**	**$44,144**

Apartment	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE		Median Per Year
	1	bedroom	$385	$468	$532		$24,310
	2	bedrooms	$612	$661	$756		$34,357
	3	bedrooms	$822	$968	$1,089		$50,315
	4	bedrooms	$945	$1,003	$1,090		$52,130
	5+	bedrooms	$1,137	$1,263	$1,329	Overall	$65,650
		Average	**$780**	**$872**	**$959**	**$870**	**$45,352**

Flat	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE		Median Per Year
	1	bedroom	$402	$434	$478		$22,568
	2	bedrooms	$533	$568	$602		$29,536
	3	bedrooms	$713	$738	$785		$38,350
	4	bedrooms	$1,088	$1,130	$1,169		$58,760
		Average	**$684**	**$717**	**$758**	**$720**	**$37,304**

House	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE		Median Per Year
	1	bedroom	$390	$431	$491		$22,429
	2	bedrooms	$581	$653	$732		$33,956
	3	bedrooms	$757	$831	$945		$43,232
	4	bedrooms	$914	$1,011	$1,110		$52,563
	5+	bedrooms	$1,140	$1,311	$1,542	Overall	$68,146
		Average	**$756**	**$847**	**$964**	**$856**	**$44,065**

Boarding House	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE	Median Per Year
	1	bedroom	$227	$252	$265	$13,087

Room	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE	Median Per Year
	1	bedroom	$250	$295	$393	$15,330

All excluding boarding house and room

	Rental Type	Suburb	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1	Flat	Thorndon	1	bedroom	$310	$330	$400
2	House	Thorndon	1	bedroom	$315	$355	$470
3	Flat	Te Aro	1	bedroom	$383	$400	$438
4	Apartment	Kelburn	1	bedroom	$380	$420	$520
5	Flat	Northland	1	bedroom	$388	$420	$448
6	House	Wadestown	1	bedroom	$391	$433	$481
7	Flat	Wadestown	1	bedroom	$385	$435	$443
8	Flat	Mount Victoria	1	bedroom	$385	$440	$500
9	Apartment	Wellington Central	1	bedroom	$340	$445	$500
10	House	Te Aro	1	bedroom	$420	$445	$480
11	Apartment	Te Aro	1	bedroom	$399	$450	$540
12	Flat	Kelburn	1	bedroom	$425	$450	$530
13	House	Northland	1	bedroom	$395	$450	$495
14	House	Wellington Central	1	bedroom	$420	$450	$500
15	House	Mount Victoria	1	bedroom	$398	$455	$520
16	Apartment	Thorndon	1	bedroom	$340	$470	$550
17	Flat	Roseneath	1	bedroom	$476	$498	$530
18	Flat	Oriental Bay	1	bedroom	$463	$499	$535
19	Apartment	Northland	1	bedroom	$400	$500	$520
20	Apartment	Mount Victoria	1	bedroom	$450	$520	$560
21	Flat	Northland	2	bedrooms	$500	$510	$545
22	Flat	Kelburn	2	bedrooms	$498	$550	$615
23	House	Northland	2	bedrooms	$520	$550	$670
24	Apartment	Northland	2	bedrooms	$555	$560	$593
25	House	Kelburn	2	bedrooms	$530	$575	$625
26	Flat	Te Aro	2	bedrooms	$550	$580	$590
27	Flat	Mount Victoria	2	bedrooms	$538	$583	$630
28	Flat	Thorndon	2	bedrooms	$513	$585	$608
29	Apartment	Mount Victoria	2	bedrooms	$560	$600	$675
30	Flat	Roseneath	2	bedrooms	$597	$600	$621
31	Apartment	Te Aro	2	bedrooms	$550	$620	$700
32	Apartment	Wellington Central	2	bedrooms	$580	$630	$720
33	House	Te Aro	2	bedrooms	$575	$650	$715
34	House	Wadestown	2	bedrooms	$630	$663	$698
35	House	Wellington Central	2	bedrooms	$515	$665	$761
36	Apartment	Thorndon	2	bedrooms	$626	$685	$808
37	House	Roseneath	2	bedrooms	$594	$693	$773
38	House	Thorndon	2	bedrooms	$640	$700	$793
39	House	Mount Victoria	2	bedrooms	$643	$728	$820
40	Apartment	Pipitea	2	bedrooms	$700	$730	$870
41	Apartment	Oriental Bay	2	bedrooms	$713	$800	$925
42	Flat	Northland	3	bedrooms	$645	$675	$764
43	Flat	Kelburn	3	bedrooms	$735	$750	$800
44	Flat	Mount Victoria	3	bedrooms	$720	$750	$776
45	House	Northland	3	bedrooms	$691	$755	$844
46	House	Northland	3	bedrooms	$691	$755	$844
47	Apartment	Mount Victoria	3	bedrooms	$745	$773	$861
48	Flat	Te Aro	3	bedrooms	$751	$775	$799
49	House	Wadestown	3	bedrooms	$720	$800	$938
50	Apartment	Te Aro	3	bedrooms	$750	$810	$919
51	House	Mount Victoria	3	bedrooms	$730	$825	$920
52	House	Kelburn	3	bedrooms	$790	$850	$950
53	House	Te Aro	3	bedrooms	$796	$850	$923
54	Apartment	Wellington Central	3	bedrooms	$800	$860	$910
55	Apartment	Pipitea	3	bedrooms	$763	$870	$940
56	House	Thorndon	3	bedrooms	$794	$893	$1,150
57	House	Roseneath	3	bedrooms	$843	$923	$988
58	Apartment	Oriental Bay	3	bedrooms	$1,050	$1,525	$1,813
59	House	Northland	4	bedrooms	$806	$940	$1,093
60	Apartment	Wellington Central	4	bedrooms	$940	$985	$1,025
61	House	Mount Victoria	4	bedrooms	$940	$1,000	$1,100
62	Apartment	Te Aro	4	bedrooms	$950	$1,020	$1,155
63	House	Te Aro	4	bedrooms	$975	$1,025	$1,115
64	House	Wadestown	4	bedrooms	$826	$1,025	$1,130
65	House	Thorndon	4	bedrooms	$949	$1,030	$1,140
66	House	Kelburn	4	bedrooms	$990	$1,045	$1,080
67	Flat	Te Aro	4	bedrooms	$1,088	$1,130	$1,169
68	House	Wadestown	5+	bedrooms	$898	$1,100	$1,270
69	House	Northland	5+	bedrooms	$1,200	$1,200	$1,200
70	Apartment	Wellington Central	5+	bedrooms	$1,150	$1,250	$1,263
71	House	Thorndon	5+	bedrooms	$1,113	$1,250	$1,970
72	Apartment	Te Aro	5+	bedrooms	$1,123	$1,275	$1,395
73	House	Kelburn	5+	bedrooms	$1,250	$1,375	$1,491
74	House	Mount Victoria	5+	bedrooms	$1,130	$1,388	$1,568
75	House	Te Aro	5+	bedrooms	$1,250	$1,550	$1,750
76	Boarding House	Mount Victoria	1	bedroom	$210	$210	$210
77	Boarding House	Te Aro	1	bedroom	$240	$270	$295
78	Boarding House	Thorndon	1	bedroom	$230	$275	$290
79	Room	Kelburn	1	bedroom	$255	$340	$738
80	Room	Mount Victoria	1	bedroom	$235	$310	$330
81	Room	Te Aro	1	bedroom	$210	$250	$275
82	Room	Thorndon	1	bedroom	$239	$255	$301
83	Room	Wellington Central	1	bedroom	$310	$319	$319

Rental Type	Suburb	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Apartment	Kelburn	1	bedroom	$380	$420	$520
Apartment	Mount Victoria	1	bedroom	$450	$520	$560
Apartment	Mount Victoria	2	bedrooms	$560	$600	$675
Apartment	Mount Victoria	3	bedrooms	$745	$773	$861
Apartment	Northland	1	bedroom	$400	$500	$520
Apartment	Northland	2	bedrooms	$555	$560	$593
Apartment	Oriental Bay	2	bedrooms	$713	$800	$925
Apartment	Oriental Bay	3	bedrooms	$1,050	$1,525	$1,813
Apartment	Pipitea	2	bedrooms	$700	$730	$870
Apartment	Pipitea	3	bedrooms	$763	$870	$940
Apartment	Te Aro	1	bedroom	$399	$450	$540
Apartment	Te Aro	2	bedrooms	$550	$620	$700
Apartment	Te Aro	3	bedrooms	$750	$810	$919
Apartment	Te Aro	4	bedrooms	$950	$1,020	$1,155
Apartment	Te Aro	5+	bedrooms	$1,123	$1,275	$1,395
Apartment	Thorndon	1	bedroom	$340	$470	$550
Apartment	Thorndon	2	bedrooms	$626	$685	$808
Apartment	Wellington Central	1	bedroom	$340	$445	$500
Apartment	Wellington Central	2	bedrooms	$580	$630	$720
Apartment	Wellington Central	3	bedrooms	$800	$860	$910
Apartment	Wellington Central	4	bedrooms	$940	$985	$1,025
Apartment	Wellington Central	5+	bedrooms	$1,150	$1,250	$1,263
Flat	Kelburn	1	bedroom	$425	$450	$530
Flat	Kelburn	2	bedrooms	$498	$550	$615
Flat	Kelburn	3	bedrooms	$735	$750	$800
Flat	Mount Victoria	1	bedroom	$385	$440	$500
Flat	Mount Victoria	2	bedrooms	$538	$583	$630
Flat	Mount Victoria	3	bedrooms	$720	$750	$776
Flat	Northland	1	bedroom	$388	$420	$448
Flat	Northland	2	bedrooms	$500	$510	$545
Flat	Northland	3	bedrooms	$645	$675	$764
Flat	Oriental Bay	1	bedroom	$463	$499	$535
Flat	Roseneath	1	bedroom	$476	$498	$530
Flat	Roseneath	2	bedrooms	$597	$600	$621
Flat	Te Aro	1	bedroom	$383	$400	$438
Flat	Te Aro	2	bedrooms	$550	$580	$590
Flat	Te Aro	3	bedrooms	$751	$775	$799
Flat	Te Aro	4	bedrooms	$1,088	$1,130	$1,169
Flat	Thorndon	1	bedroom	$310	$330	$400
Flat	Thorndon	2	bedrooms	$513	$585	$608
Flat	Wadestown	1	bedroom	$385	$435	$443
House	Kelburn	2	bedrooms	530	575	625
House	Kelburn	3	bedrooms	790	850	950
House	Kelburn	4	bedrooms	990	1045	1080
House	Kelburn	5+	bedrooms	1250	1375	1491
House	Mount Victoria	1	bedroom	398	455	520
House	Mount Victoria	2	bedrooms	643	728	820
House	Mount Victoria	3	bedrooms	730	825	920
House	Mount Victoria	4	bedrooms	940	1000	1100
House	Mount Victoria	5+	bedrooms	1130	1388	1568
House	Northland	1	bedroom	395	450	495
House	Northland	2	bedrooms	520	550	670
House	Northland	3	bedrooms	691	755	844
House	Northland	3	bedrooms	691	755	844
House	Northland	4	bedrooms	806	940	1093
House	Northland	5+	bedrooms	1200	1200	1200
House	Roseneath	2	bedrooms	594	693	773
House	Roseneath	3	bedrooms	843	923	988
House	Te Aro	1	bedroom	420	445	480
House	Te Aro	2	bedrooms	575	650	715
House	Te Aro	3	bedrooms	796	850	923
House	Te Aro	4	bedrooms	975	1025	1115
House	Te Aro	5+	bedrooms	1250	1550	1750
House	Thorndon	1	bedroom	315	355	470
House	Thorndon	2	bedrooms	640	700	793
House	Thorndon	3	bedrooms	794	893	1150
House	Thorndon	4	bedrooms	949	1030	1140
House	Thorndon	5+	bedrooms	1113	1250	1970
House	Wadestown	1	bedroom	391	433	481
House	Wadestown	2	bedrooms	630	663	698
House	Wadestown	3	bedrooms	720	800	938
House	Wadestown	4	bedrooms	826	1025	1130
House	Wadestown	5+	bedrooms	898	1100	1270
House	Wellington Central	1	bedroom	420	450	500
House	Wellington Central	2	bedrooms	515	665	761
Boarding House	Mount Victoria	1	bedroom	210	210	210
Boarding House	Te Aro	1	bedroom	240	270	295
Boarding House	Thorndon	1	bedroom	230	275	290
Room	Kelburn	1	bedroom	$255	$340	$738
Room	Mount Victoria	1	bedroom	$235	$310	$330
Room	Te Aro	1	bedroom	$210	$250	$275
Room	Thorndon	1	bedroom	239	255	301
Room	Wellington Central	1	bedroom	310	319	

Market rent in Kelburn (Wellington) 01 Oct 2022 - 31 Mar 2023

Bonds	Lower	Median	Upper
858	$530	$795	$1,074

APARTMENT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	48	$380	$420	$520
2 bedrooms	51	$545	$580	$650

FLAT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	96	$425	$450	$530
2 bedrooms	69	$498	$550	$615
3 bedrooms	45	$735	$750	$800

HOUSE

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
2 bedrooms	54	$530	$575	$625
3 bedrooms	108	$790	$850	$950
4 bedrooms	93	$990	$1,045	$1,080
5+ bedrooms	111	$1,250	$1,375	$1,491

ROOM

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	48	$255	$340	$738

BONDS 858	858
LOWER ($)530	530
MEDIAN ($)795	795
UPPER ($)1074	1074

APARTMENT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Kelburn	1	bedroom	$380	$420	$520

FLAT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Kelburn	1	bedroom	$425	$450	$530
Kelburn	2	bedrooms	$498	$550	$615
Kelburn	3	bedrooms	$735	$750	$800

HOUSE

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Kelburn	2	bedrooms	$530	$575	$625
Kelburn	3	bedrooms	$790	$850	$950
Kelburn	4	bedrooms	$990	$1,045	$1,080
Kelburn	5+	bedrooms	$1,250	$1,375	$1,491

ROOM

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Kelburn	1	bedroom	$255	$340	$738

Market rent in Mount Victoria (Wellington) 01 Oct 2022 - 31 Mar 2023

Bonds	Lower	Median	Upper
1698	$508	$600	$796

APARTMENT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	195	$450	$520	$560
2 bedrooms	258	$560	$600	$675
3 bedrooms	69	$745	$773	$861

BOARDING HOUSE

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	12	$210	$210	$210

FLAT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	177	$385	$440	$500
2 bedrooms	153	$538	$583	$630
3 bedrooms	78	$720	$750	$776

HOUSE

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	99	$398	$455	$520
2 bedrooms	126	$643	$728	$820
3 bedrooms	150	$730	$825	$920
4 bedrooms	99	$940	$1,000	$1,100
5+ bedrooms	66	$1,130	$1,388	$1,568

ROOM

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	63	$235	$310	$330

BONDS 1698	1698
LOWER ($)508	508
MEDIAN ($)600	600
UPPER ($)796	796

APARTMENT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Mount Victoria	1	bedroom	$450	$520	$560
Mount Victoria	2	bedrooms	$560	$600	$675
Mount Victoria	3	bedrooms	$745	$773	$861

BOARDING HOUSE

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Mount Victoria	1	bedroom	$210	$210	$210

FLAT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Mount Victoria	1	bedroom	$385	$440	$500
Mount Victoria	2	bedrooms	$538	$583	$630
Mount Victoria	3	bedrooms	$720	$750	$776

HOUSE

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Mount Victoria	1	bedroom	$398	$455	$520
Mount Victoria	2	bedrooms	$643	$728	$820
Mount Victoria	3	bedrooms	$730	$825	$920
Mount Victoria	4	bedrooms	$940	$1,000	$1,100
Mount Victoria	5+	bedrooms	$1,130	$1,388	$1,568

Room

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Mount Victoria	1	bedroom	$235	$310	$330

Market rent in Northland (Wellington) 01 Oct 2022 - 31 Mar 2023

Bonds	Lower	Median	Upper
663	$485	$580	$790

APARTMENT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	63	$400	$500	$520
2 bedrooms	36	$555	$560	$593

FLAT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	87	$388	$420	$448
2 bedrooms	54	$500	$510	$545
3 bedrooms	21	$645	$675	$764

HOUSE

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	36	$395	$450	$495
2 bedrooms	78	$520	$550	$670
3 bedrooms	120	$691	$755	$844
3 bedrooms	120	$691	$755	$844
4 bedrooms	63	$806	$940	$1,093
5+ bedrooms	21	$1,200	$1,200	$1,200

BONDS 663	663
LOWER ($)485	485
MEDIAN ($)580	580
UPPER ($)790	790

APARTMENT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Northland	1	bedroom	$400	$500	$520
Northland	2	bedrooms	$555	$560	$593

FLAT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Northland	1	bedroom	$388	$420	$448
Northland	2	bedrooms	$500	$510	$545
Northland	3	bedrooms	$645	$675	$764

HOUSE

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Northland	1	bedroom	$395	$450	$495
Northland	2	bedrooms	$520	$550	$670
Northland	3	bedrooms	$691	$755	$844
Northland	3	bedrooms	$691	$755	$844
Northland	4	bedrooms	$806	$940	$1,093
Northland	5+	bedrooms	$1,200	$1,200	$1,200

Market rent in Oriental Bay (Wellington) 01 Oct 2022 - 31 Mar 2023

Bonds	Lower	Median	Upper
255	$550	$800	$1,100

APARTMENT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
2 bedrooms	72	$713	$800	$925
3 bedrooms	39	$1,050	$1,525	$1,813

FLAT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	21	$463	$499	$535

BONDS 255	255
LOWER ($)550	550
MEDIAN ($)800	800
UPPER ($)1100	1100

APARTMENT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Oriental Bay	2	bedrooms	$713	$800	$925
Oriental Bay	3	bedrooms	$1,050	$1,525	$1,813

FLAT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Oriental Bay	1	bedroom	$463	$499	$535

Market rent in Pipitea (Wellington) 01 Oct 2022 - 31 Mar 2023

Bonds	Lower	Median	Upper
111	$530	$725	$870

APARTMENT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
2 bedrooms	48	$700	$730	$870
3 bedrooms	21	$763	$870	$940

BONDS 111	111
LOWER ($)530	530
MEDIAN ($)725	725
UPPER ($)870	870

APARTMENT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Pipitea	2	bedrooms	$700	$730	$870
Pipitea	3	bedrooms	$763	$870	$940

Market rent in Roseneath (Wellington) 01 Oct 2022 - 31 Mar 2023

Bonds	Lower	Median	Upper
312	$510	$668	$936

FLAT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	36	$476	$498	$530
2 bedrooms	27	$597	$600	$621

HOUSE

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
2 bedrooms	33	$594	$693	$773
3 bedrooms	69	$843	$923	$988

BONDS 312	312
LOWER ($)510	510
MEDIAN ($)668	668
UPPER ($)936	936

FLAT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Roseneath	1	bedroom	$476	$498	$530
Roseneath	2	bedrooms	$597	$600	$621

HOUSE

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Roseneath	2	bedrooms	$594	$693	$773
Roseneath	3	bedrooms	$843	$923	$988

Market rent in Te Aro (Wellington) 01 Oct 2022 - 31 Mar 2023

Bonds	Lower	Median	Upper
4827	$390	$520	$695

APARTMENT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	1641	$399	$450	$540
2 bedrooms	1053	$550	$620	$700
3 bedrooms	387	$750	$810	$919
4 bedrooms	132	$950	$1,020	$1,155
5+ bedrooms	96	$1,123	$1,275	$1,395

BOARDING HOUSE

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	207	$240	$270	$295

FLAT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	111	$383	$400	$438
2 bedrooms	54	$550	$580	$590
3 bedrooms	42	$751	$775	$799
4 bedrooms	18	$1,088	$1,130	$1,169

HOUSE

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	201	$420	$445	$480
2 bedrooms	135	$575	$650	$715
3 bedrooms	99	$796	$850	$923
4 bedrooms	60	$975	$1,025	$1,115
5+ bedrooms	54	$1,250	$1,550	$1,750

ROOM

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	198	$210	$250	$275

BONDS 4827	4827
LOWER ($)390	390
MEDIAN ($)520	520
UPPER ($)695	695

APARTMENT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Te Aro	1	bedroom	$399	$450	$540
Te Aro	2	bedrooms	$550	$620	$700
Te Aro	3	bedrooms	$750	$810	$919
Te Aro	4	bedrooms	$950	$1,020	$1,155
Te Aro	5+	bedrooms	$1,123	$1,275	$1,395

BOARDING HOUSE

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Te Aro	1	bedroom	$240	$270	$295

FLAT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Te Aro	1	bedroom	$383	$400	$438
Te Aro	2	bedrooms	$550	$580	$590
Te Aro	3	bedrooms	$751	$775	$799
Te Aro	4	bedrooms	$1,088	$1,130	$1,169

HOUSE

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Te Aro	1	bedroom	$420	$445	$480
Te Aro	2	bedrooms	$575	$650	$715
Te Aro	3	bedrooms	$796	$850	$923
Te Aro	4	bedrooms	$975	$1,025	$1,115
Te Aro	5+	bedrooms	$1,250	$1,550	$1,750

ROOM

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Te Aro	1	bedroom	$210	$250	$275

Market rent in Thorndon (Wellington) 01 Oct 2022 - 31 Mar 2023

Bonds	Lower	Median	Upper
1281	$355	$600	$800

APARTMENT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	300	$340	$470	$550
2 bedrooms	207	$626	$685	$808

BOARDING HOUSE

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	15	$230	$275	$290

FLAT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	102	$310	$330	$400
2 bedrooms	54	$513	$585	$608

HOUSE

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	57	$315	$355	$470
2 bedrooms	135	$640	$700	$793
3 bedrooms	132	$794	$893	$1,150
4 bedrooms	60	$949	$1,030	$1,140
5+ bedrooms	33	$1,113	$1,250	$1,970

ROOM

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	45	$239	$255	$301

BONDS 1281	1281
LOWER ($)355	355
MEDIAN ($)600	600
UPPER ($)800	800

APARTMENT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Thorndon	1	bedroom	$340	$470	$550
Thorndon	2	bedrooms	$626	$685	$808

BOARDING HOUSE

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Thorndon	1	bedroom	$230	$275	$290

FLAT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Thorndon	1	bedroom	$310	$330	$400
Thorndon	2	bedrooms	$513	$585	$608

HOUSE

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Thorndon	1	bedroom	$315	$355	$470
Thorndon	2	bedrooms	$640	$700	$793
Thorndon	3	bedrooms	$794	$893	$1,150
Thorndon	4	bedrooms	$949	$1,030	$1,140
Thorndon	5+	bedrooms	$1,113	$1,250	$1,970

APARTMENT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Thorndon	1	bedroom	$239	$255	$301

Market rent in Wadestown (Wellington) 01 Oct 2022 - 31 Mar 2023

Bonds	Lower	Median	Upper
435	$500	$720	$931

FLAT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	45	$385	$435	$443

HOUSE

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	27	$391	$433	$481
2 bedrooms	39	$630	$663	$698
3 bedrooms	93	$720	$800	$938
4 bedrooms	72	$826	$1,025	$1,130
5+ bedrooms	21	$898	$1,100	$1,270

BONDS 435	435
LOWER ($)500	500
MEDIAN ($)720	720
UPPER ($)931	931

FLAT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Wadestown	1	bedroom	$385	$435	$443

HOUSE

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Wadestown	1	bedroom	$391	$433	$481
Wadestown	2	bedrooms	$630	$663	$698
Wadestown	3	bedrooms	$720	$800	$938
Wadestown	4	bedrooms	$826	$1,025	$1,130
Wadestown	5+	bedrooms	$898	$1,100	$1,270

Market rent in Wellington Central (Wellington) 01 Oct 2022 - 31 Mar 2023

Bonds	Lower	Median	Upper
1236	$350	$520	$680

APARTMENT

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	423	$340	$445	$500
2 bedrooms	330	$580	$630	$720
3 bedrooms	63	$800	$860	$910
4 bedrooms	15	$940	$985	$1,025
5+ bedrooms	45	$1,150	$1,250	$1,263

HOUSE

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	24	$420	$450	$500
2 bedrooms	36	$515	$665	$761

ROOM

SIZE	ACTIVE BONDS	LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
1 bedroom	111	$310	$319	$319

BONDS 1236	1236
LOWER ($)350	350
MEDIAN ($)520	520
UPPER ($)680	680

APARTMENT

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Wellington Central	1	bedroom	$340	$445	$500
Wellington Central	2	bedrooms	$580	$630	$720
Wellington Central	3	bedrooms	$800	$860	$910
Wellington Central	4	bedrooms	$940	$985	$1,025
Wellington Central	5+	bedrooms	$1,150	$1,250	$1,263

HOUSE

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Wellington Central	1	bedroom	$420	$450	$500
Wellington Central	2	bedrooms	$515	$665	$761

ROOM

	SIZE		LOWER QUARTILE	MEDIAN RENT	UPPER QUARTILE
Wellington Central	1	bedroom	$310	$319	$319

MBIE Tenancy Services

https://www.tenancy.govt.nz/rent-bond-and-bills/market-rent/

Weejly rent of properties

Accommodation Rates NZ

rates for 2 adults, 2 children — 31-May-22 — As at Monday 16 October 2023

Auckland	rating	Min $	Mid $	Max $	rating	Min $	Mid $	Max $	Min $ Increase	Mid $ Increase	Max $ Increase
Crowne Plaza Auckland	4.5	205.3	230.04	238.28	4.3	259	285	344	53.70	54.96	105.72
Rydges Auckland	4.3	254	-	274	4.2	339	-	347	85.00 -		73
SkyCity Hotel Auckland	4.4	254	339	467	4.3	399	699	799	145.00	360.00	332
Cordis, Auckland	4.5	299	-	599	4.5	510	570	630	211.00 -		31
Pullman Auckland	4.4	249	-	389	4.3	504	674	969	255.00 -		580
Novotel Auckland Airport	4.3	316	-	377	4.4	384	568.5	988.5	68.00 -		611.5
Heritage Auckland	4.1	216	-	729	4.1	292.5	-	499.5	76.50 -		-229.5
The Grand by skycity	4.5	322	-	339	4.5	329	-	359	7.00 -		20
QT Auckland	4.4	408	638	1002	4.3	475	1375	2105	67.00	737.00	1103
The Hotel Britomart	4.5	649	-	-	4.5	869	-	-	220.00 -		-
Average		**317.23**	**402.35**	**490.48**		**436.05**	**466.08**	**617.00**	**118.82**	**63.74**	**126.52**

Wellington	rating	Min $	Mid $	Max $	rating	Min $	Mid $	Max $	Min $ Increase	Mid $ Increase	Max $ Increase
InterContinental	4.5	210.37	-	-	4.5	522	569	902	311.63	-	-
Bolton Hotel	4.5	379	-	549	4.5	459	599	1500	80	-	951
QT Wellington	4.4	529	-	-	4.4	-	-	-	-	-	-
CityLife Wellington	4.3	361	-	411	4.2	371.07	417.57	599	10.07	-	188
ibis Wellington	4	349	-	-	3.9	280	-	-	-69	-	-
Rydges Wellington	4.2	649	-	-	4.2	529	619	789	-120	-	-
James Cook Hotel Grand Chancellor	4.1	211	-	270	4.1	211	264	313	0	-	43
Wellesley Boutique Hotel	4.3	295	-	-	4.3	-	-	-	-	-	-
Novotel Wellington	4.1	329	349	369	4.1	314.1	341.1	493.5	-14.9	-7.9	124.5
Novotel Wellington	4	313	-	-					-	-	-
Average		**362.54**	**349.00**	**399.75**		**383.74**	**468.28**	**619.30**	**21.20**	**119.28**	**219.55**

Queenstown	rating	Min $	Mid $	Max $	rating	Min $	Mid $	Max $	Min $ Increase	Mid $ Increase	Max $ Increase
Novotel Queenstown Lakeside	4.4	411	-	461	4.4	329	379	591	-82	-	130
Kamana Lakehouse	4.5	369	-	522	4.5	391	-	466	22	-	-56
Copthorne Hotel & Apartments Queenstown Lakeview	3.9	219	259	339	3.9	319	-	509	100	-	170
Sherwood Queenstown	4.4	234	-	-	4.4	280		330	46	-	-
Queenstown Park Boutique Hotel	4.8	790	-	-	4.8	1060	-		270	-	-
Rydges Lakeland Resort Queenstown	3.5	489	-	-	3.5	509	-	-	20	-	-
Sudima Queenstown Five Mile	4.6	269	-	309	4.5	259	299	459	-10	-	150
Sofitel Queenstown Hotel and Spa	4.7	576	-	761	4.6	489	664	844	-87	-	83
Heritage Queenstown	4.4	309	359	810		316	420	775	7	61	-35
Average		**407.33**	**309.00**	**533.67**		**439.11**	**440.50**	**563.83**	**31.78**	**131.50**	**30.17**

Christchurch	rating	Min $	Mid $	Max $	rating	Min $	Mid $	Max $	Min $ Increase	Mid $ Increase	Max $ Increase
Christchurch City Hotel	4.4	282.69	-	-	4.4	377.1	-	-	94.41	-	-
Sudima Christchurch City	4.8	289	-	-	4.8	399	-	-	110	-	-
Crowne Plaza Christchurch, an IHG Hotel	4.5	248	-	333	4.5	250	-	331	2	-	-2
Rydges Latimer Christchurch	4.4	319	-	1004	4.4	464	494	1115	145	-	111
Carnmore Hotel Christchurch	4.4	134	-	-	4.4	-	-	-	-	-	-
Golden Hotel	4.9	212	221	256	4.9	205	310	425	-7	89	169
Wyndham Garden Christchurch City	4.5	210	225	250	4.4	600	- -		390	-	-
Novotel Christchurch Cathedral Square	4.2	237	-	277	4.2	299		329	62	-	52
Ramada Suites by Wyndham Christchurch City	4.3	167	-	224	4.3	213	287	355	46	-	131
Fable Christchurch	4.3	526	-	-	4.1 -	-	-		-	-	-
Average		**262.47**	**223.00**	**390.67**		**350.89**	**363.67**	**511.00**	**88.42**	**140.67**	**120.33**

Hamilton	rating	Min $	Mid $	Max $	rating	Min $	Mid $	Max $	Min $ Increase	Mid $ Increase	Max $ Increase
Novotel Hamilton Tainui	4.3	259	284	319	4.2	289	314	349	30	30	30
VR Hamilton Hotel	3.1	244	-	-	3	232.7			-11.3	-	-
Ventura Inn & Suites	4.2	207	227	242	4.2	213	223	253	6	-4	11
Ramada by Wyndham Hamilton City Center	3.4	235	-	-	3.4	260		250	25	-	-
Distinction Hamilton Hotel & Conference Centre	3.9	135	235	300	3.9	185	200	320	50	-35	20
Atrium On Ulster	4.3	189	214	219	- -	-	-		-	-	-
Average		**257.18**	**236.60**	**294.13**		**255.10**	**275.17**	**293.00**	**-2.09**	**38.57**	**-1.13**

Palmerston North	rating	Min $	Mid $	Max $	rating	Min $	Mid $	Max $	Min $ Increase	Mid $ Increase	Max $ Increase
Distinction Coachman Hotel, Palmerston North	4	-	-	272	3.9	-	-	215	-	-	-57
Copthorne Hotel Palmerston North	3.9	-	-	458	3.9	-	-	319	-	-	-139
Distinction Palmerston North Hotel & Conference Centre	4	275	290	339	4	-	-	295	-	-	-44
Quality Suites Central Square	3.4	-	-	340	3.6	371	-	380	-	-	40
Quest Palmerston North	4	-	-	702	4.1	-	-	-	-	-	-
Bentleys Motor Inn	4.5	279	-	389	4.5	215	245	390	-64	-	1
Cornwall Motor Lodge	4.4	231	236	281	4.4	188	190	220	-43	-46	-61
Fitzherbert Regency Motor Lodge	4.6	-	-	235	4.5	249	-	279	-	-	44
Average		**261.67**	**263.00**	**377.00**		**255.75**	**217.50**	**299.71**	**-5.92**	**-45.50**	**-77.29**

Invercargill	rating	Min $	Mid $	Max $	rating	Min $	Mid $	Max $	Min $ Increase	Mid $ Increase	Max $ Increase
Ibis Styles Invercargill	3.5	-	-	175	3.4	-	-	220	-	-	45
Ascot Park Hotel	4.4	-	-	201	4.4	191	-	217	-	-	16
Kelvin Hotel	4.1	240	-	323	4.1	-	-	170	-	-	-153
The Langlands Hotel	4.3	-	-	332	4.7	-	-	262	-	-	-70
Quest Invercargill Serviced Apartments	4.3	-	-	398	4.4	-	-	420	-	-	22
Land's End Boutique Hotel	4.4	245	265	425	4.3	-	-	447	-	-	22
Average		**242.5**	**265**	**309**		**191**	**-**	**289.3333**	**-51.5**	**-**	**-19.666667**

Dunedin	rating	Min $	Mid $	Max $
Dunedin Leisure Lodge	4.1	-	-	219
Kingsgate Hotel Dunedin	3.7	-	-	209
Alhambra Oaks Motor Lodge	4.6	230	-	330
Quest Dunedin Serviced Apartments	4.4	-	-	550
Distinction Hotel Dunedin	4.7	399	579	999
Scenic Hotel Dunedin City	4.3	329	379	643
The Law Courts Hotel	3.9	-	-	289

Rotorua	rating	Min $	Mid $	Max $
Rydges Rotorua	4.3	309	359	379
Ibis Rotorua	3.7	339	-	379
Distinction Rotorua	4.1	219	299	600
Millenium Hotel Rotorua	3.9	249	-	289
Novotel Rotorua Lakeside	4.1	290	330	390

	Sudima Lake Rotorua	3.9	229	269	289
	Pullman Rotorua	4.1	309	-	329

Average Min $ increase NZ	**28.67**
Average Mid $ increase NZ	**74.71**
Average Max $ increase NZ	**56.93**

News

Next article

Aotearoa rents hit $600 for the first time

February Rental Price Index

28 March 2023

Aotearoa's national median weekly rent reached a record high of $600 in February, according to the latest Trade Me Property data.

Trade Me Property Sales Director Gavin Lloyd said the latest figures mark a 4 per cent jump, or $25, when compared with the same month in 2022. "Typically we see rent growth accelerate over the summer months and this year is no exception.

"This is a result of heightened seasonal demand paired with a large number of tenancies coming to an end during this period. These properties are then put back on the market, often with an adjusted rent.

"With the rising cost of living on everyone's minds, this will be tough news for tenants who will be having to dig deeper into their wallets to pay rent."

Mr Lloyd said the national median rent lingered in the $500 bracket for nearly four years before reaching $600 last month. "We saw the national median rent hit $500 for the first time in April 2019 where it remained for the rest of the year. It then started 2020 at $515, before increasing $5 to $520 by December.

National median rent at the beginning vs end of the year 2019-2022

	National median weekly rent - January	National median weekly rent - December	January vs December % change
2019	$495	$500	+1%
2020	$515	$520	+1%
2021	$540	$560	+4%
2022	$570	$580	+2%

"In 2021, the national median weekly rent saw the largest increase of the past four years, climbing $20 between January and December. Last year, the national median weekly rent began the year at $570 and finished the year at $580."

Wellington City the most expensive district to rent

Looking around the country, Mr Lloyd said Wellington City was the most expensive district for renters in February, with the median weekly rent breaking records at $695. In Auckland City, rents reached a new high of $620, while in Christchurch the median weekly rent was stagnant, remaining at the same level as January, at $510.

Nelson/Tasman saw the largest annual price increase in February, growing by 10 per cent year-on-year to $550. "Hawke's Bay was a close second, with the region seeing its median weekly rent grow by 9 per cent to reach a record high of $600.

“Taranaki was the other region that saw an all-time high median weekly rent last month, hitting $585.”

Southland and Northland were the only regions to not see rents rise last month. “Southland didn’t see a change in median weekly rent when compared with February 2022, while Northland (-3%) was the only region to see rents actually fall year-on-year.”

Mr Lloyd said the impacts of recent flooding and Cyclone Gabrielle were not yet clear in February data. “What we do know is that prices in the Auckland and Hawke’s Bay regions have been on the incline for some time and this continued last month. Unfortunately, more rent increases are likely as supply in these regions is stretched even further due to flooding damage.”

Supply sees first decline in almost a year

Mr Lloyd said the number of rental listings nationwide dipped by 9 per cent in February when compared with the same month last year, the first year-on-year drop since March 2022. “The biggest supply drops were seen in Marlborough (-30%), Auckland (-23%), and Southland (-11%).”

However, this was not the case in every region, with rental supply spiking by a whopping 46 per cent year-on-year in Manawatū/Whanganui. “Wellington (+23%), Northland (+21%), and Nelson/Tasman (+13%) also saw supply jump by at least 10 per cent in 12 months.”

Mr Lloyd said while supply dropped in February, rental market demand increased by 22 per cent nationwide year-on-year. "The biggest jumps were seen in Otago (+51%), Auckland (+46%), and Marlborough (+29%)."

Large and medium property rents hit a new high

Large (5+ bedrooms) and medium (3-4 bedrooms) properties both saw record-high median weekly rents in February. "Wellington was the outlier, seeing no rent increases for small and medium-sized properties. The median weekly rent for a large property in the region fell by 7 per cent year-on-year."

Rents for urban properties reach new highs

The national median weekly rent for an urban property in Aotearoa jumped to a new high of $535 last month, climbing 7 per cent year-on-year. "Apartment rents grew the most, jumping 6 per cent year-on-year and reaching a new high of $530."

Rents for urban properties reach new highs

The national median weekly rent for an urban property in Aotearoa jumped to a new high of $535 last month, climbing 7 per cent year-on-year. "Apartment rents grew the most, jumping 6 per cent year-on-year and reaching a new high of $530."

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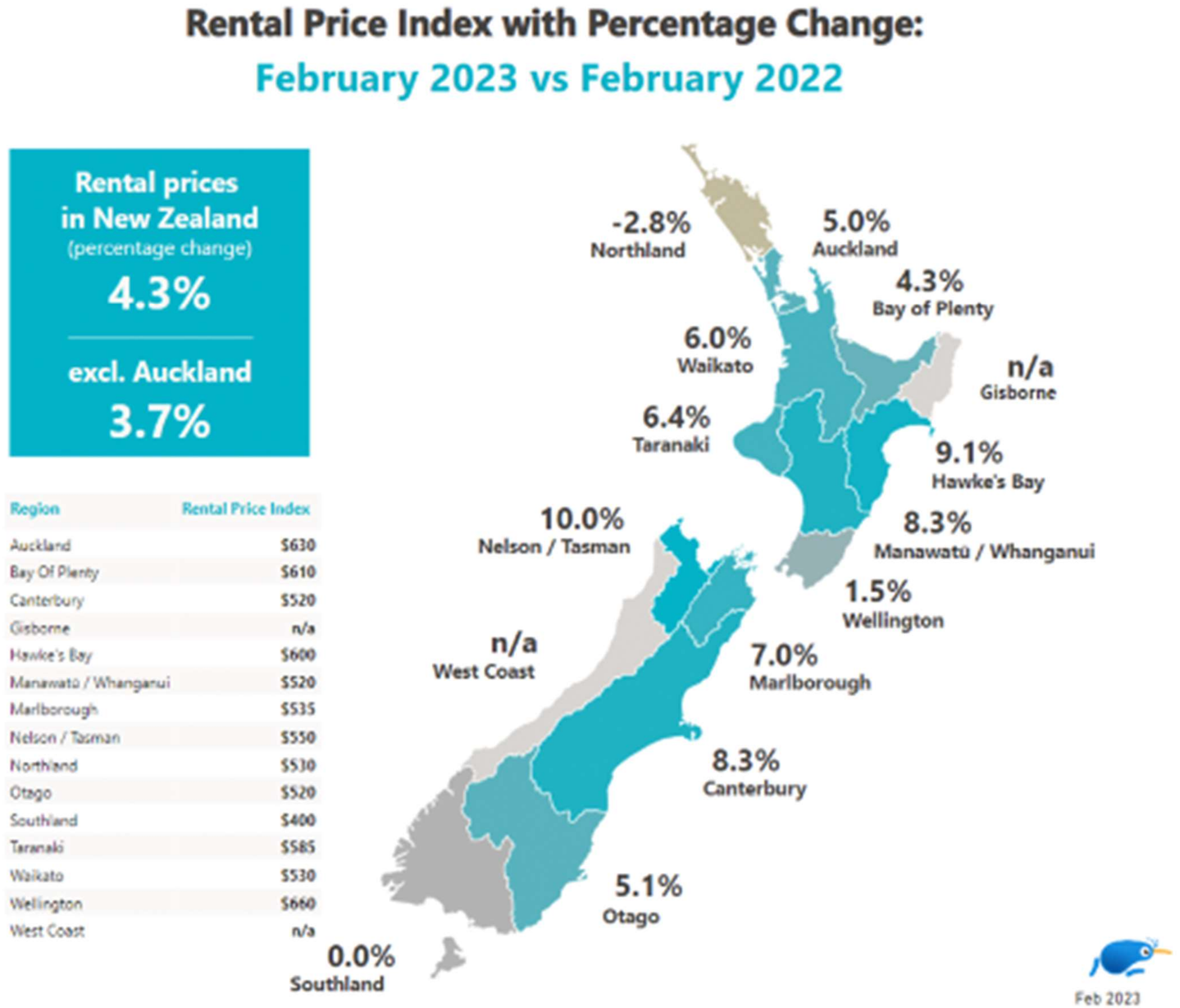
8 May 2023

Source: https://www.trademe.co.nz/c/property/news/aotearoa-rents-hit-600-for-the-first-time



Region	Rental Price Index
Auckland	$630
Bay Of Plenty	$610
Canterbury	$520
Gisborne	n/a
Hawke's Bay	$600
Manawatū / Whanganui	$520
Marlborough	$535
Nelson / Tasman	$550
Northland	$530
Otago	$520
Southland	$400
Taranaki	$585
Waikato	$530
Wellington	$660
West Coast	n/a

Large and medium property rents hit a new high

Large (5+ bedrooms) and medium (3-4 bedrooms) properties both saw record-high median weekly rents in February. "Wellington was the outlier, seeing no rent increases for small and medium-sized properties. The median weekly rent for a large property in the region fell by 7 per cent year-on-year."

	ALL PROPERTY	5+ BEDROOMS	3-4 BEDROOMS	1-2 BEDROOMS
New Zealand	$600 * 4.3%	$1,050 * 10.5%	$675 * 3.8%	$500 2.0%
New Zealand excl. Auckland	$560 3.7%	$950 11.8%	$630 5.0%	$480 * 6.7%
Auckland	$630 5.0%	$1,100 * 14.0%	$720 * 2.9%	$550 3.8%
Wellington	$660 1.5%	$1,250 -7.4%	$750 0.0%	$550 0.0%
Christchurch	$510 6.3%	n/a n/a	$580 5.5%	$470 * 16.0%

* Record High

Feb 2023

Rents for urban properties reach new highs

The national median weekly rent for an urban property in Aotearoa jumped to a new high of $535 last month, climbing 7 per cent year-on-year. "Apartment rents grew the most, jumping 6 per cent year-on-year and reaching a new high of $530."

	ALL URBAN PROPERTY	APARTMENTS	TOWNHOUSES	UNITS
New Zealand	$535 * 7.0%	$530 * 6.0%	$630 1.6%	$480 4.3%
New Zealand excl. Auckland	$500 4.2%	$520 4.0%	$575 * 4.5%	$435 6.1%
Auckland	$555 * 4.7%	$550 * 7.8%	$690 1.5%	$520 * 4.0%
Wellington	$600 * 3.4%	$595 6.3%	$730 * 1.4%	$540 -1.8%
Christchurch	$480 9.1%	$475 * 10.5%	$520 * 6.1%	$400 3.9%

* Record High

Feb 2023

CPI Regional Classes (Broad Regions) (Qrtly-March)
Wellington Actual rentals for housing

March Quarter	Index					
		991				
2018Q1	1033	4.24%			2018	4.24%
2019Q1	1067	3.29%			2019	3.29%
2020Q1	1128	5.72%			2020	5.72%
2021Q1	1177	4.34%			2021	4.34%
2022Q1	1239	5.27%			2022	5.27%
2023Q1	1288	3.95%	24.69%		2023	3.95%
	Check	26.81%				

CPI Regional Classes (Broad Regions) (Qrtly-Mar/Jun/Sep/Dec) Wellington Actual rentals for housing	
2006Q2	792
2006Q3	797
2006Q4	804
2007Q1	818
2007Q2	823
2007Q3	828
2007Q4	833
2008Q1	844
2008Q2	854
2008Q3	864
2008Q4	867
2009Q1	872
2009Q2	876
2009Q3	880
2009Q4	886
2010Q1	891
2010Q2	895
2010Q3	899
2010Q4	901
2011Q1	907
2011Q2	910
2011Q3	912
2011Q4	917
2012Q1	918
2012Q2	922
2012Q3	925
2012Q4	924
2013Q1	930
2013Q2	933
2013Q3	935
2013Q4	938
2014Q1	945
2014Q2	947
2014Q3	949
2014Q4	950
2015Q1	957
2015Q2	961
2015Q3	962
2015Q4	964
2016Q1	971
2016Q2	973
2016Q3	975
2016Q4	979
2017Q1	991
2017Q2	1000
2017Q3	1010
2017Q4	1015
2018Q1	1033
2018Q2	1042

2018Q3	1049
2018Q4	1056
2019Q1	1067
2019Q2	1082
2019Q3	1092
2019Q4	1103
2020Q1	1128
2020Q2	1139
2020Q3	1148
2020Q4	1157
2021Q1	1177
2021Q2	1192
2021Q3	1204
2021Q4	1221
2022Q1	1239
2022Q2	1259
2022Q3	1271
2022Q4	1278
2023Q1	1288

Table information:
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Source: Statistics New Zealand
Contact: Information Centre
Telephone: 0508 525 525
Email:info@stats.govt.nz

CPI Regional Classes (Broad Regions) (Qrtly-Mar/Jun/Sep/Dec)

	Wellington Actual rentals for housing
2006Q2	792
2006Q3	797
2006Q4	804
2007Q1	818
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2009Q4	886
2010Q1	891
2010Q2	895
2010Q3	899
2010Q4	901
2011Q1	907
2011Q2	910
2011Q3	912
2011Q4	917
2012Q1	918
2012Q2	922
2012Q3	925
2012Q4	924
2013Q1	930
2013Q2	933
2013Q3	935
2013Q4	938
2014Q1	945
2014Q2	947
2014Q3	949
2014Q4	950
2015Q1	957
2015Q2	961
2015Q3	962
2015Q4	964
2016Q1	971
2016Q2	973
2016Q3	975
2016Q4	979
2017Q1	991
2017Q2	1000
2017Q3	1010
2017Q4	1015
2018Q1	1033
2018Q2	1042

2018Q3	1049
2018Q4	1056
2019Q1	1067
2019Q2	1082
2019Q3	1092
2019Q4	1103
2020Q1	1128
2020Q2	1139
2020Q3	1148
2020Q4	1157
2021Q1	1177
2021Q2	1192
2021Q3	1204
2021Q4	1221
2022Q1	1239
2022Q2	1259
2022Q3	1271
2022Q4	1278
2023Q1	1288

Table information:
Units:
Index, Magnitude = Units

Footnotes:

Symbols:
.. figure not available
C: Confidential
E: Early Estimate
P: Provisional
R: Revised
S: Suppressed

Status flags are not displayed

Table reference:
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Last updated:
20 April 2023 10:45am

Source: Statistics New Zealand
Contact: Information Centre
Telephone: 0508 525 525
Email:info@stats.govt.nz

Use Infoshare to access time-series data. For this release, select the following categories:

Subject category: Economic indicators

Group: Consumers Price Index - CPI

Table: CPI Regional Classes (Broad Regions) (Qrtly-Mar/Jun/Sep/Dec)

Stats NZ
Tatauranga Aotearoa

Rental price indexes: March 2023

17 April 2023, 10:45am

The rental price indexes measure the changes in prices that households pay for housing rentals.

Download data

Rental price indexes: March 2023
(/assets/Uploads/Rental-price-indexes/Rental-price-indexes-March-2023/Download-data/rental-price-indexes-march-2023.xlsx)

Excel spreadsheet, 31 KB

Rental price indexes: March 2023 – CSV
(/assets/Uploads/Rental-price-indexes/Rental-price-indexes-March-2023/Download-data/rental-price-indexes-march-2023.csv)

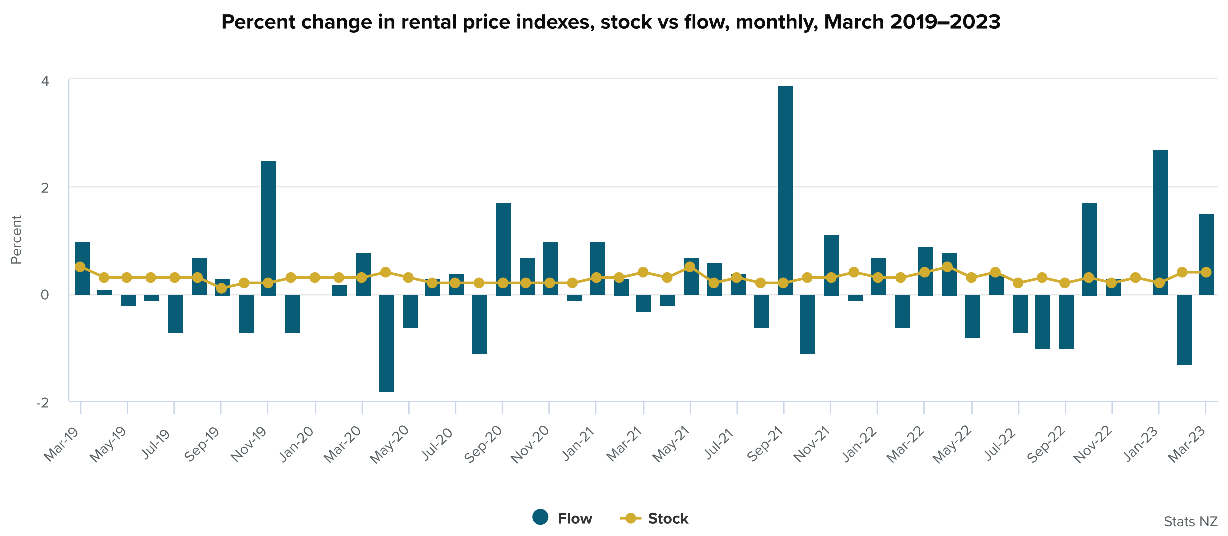
Comma Separated Values, 162 KB

Key facts

Monthly change

In March 2023 compared with February 2023:

- the index for the stock measure of rental property prices rose 0.4 percent
- the index for the flow measure of rental property prices rose 1.5 percent.



Annual change

In March 2023 compared with March 2022:

- the index for the stock measure of rental property prices increased 3.9 percent
- the index for the flow measure of rental property prices increased 2.7 percent.

About the flow measure of rents

The flow measure of rents captures rental price changes only for dwellings that have a new tenancy started in the reference month. It tends to be more volatile than the stock measure, which shows rental price changes across the whole rental population, including renters currently in tenancies.

More data

Use Infoshare (http://infoshare.stats.govt.nz/) to access time-series data. For this release, select the following categories:

Subject category: Economic indicators
Group: Consumers price index – CPI

Definitions and metadata

Rental price indexes – DataInfo+ (https://datainfoplus.stats.govt.nz/Item/nz.govt.stats/609457ec-9bd3-4dfc-9426-d52042d9f5fb/19) gives general methodology used to produce the rental price indexes and related metadata.

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ISSN 2703-2574

Next release

Rental price indexes: April 2023 will be released on 11 May 2023.

Rental price indexes: March 2023

List of tables

Find more data on Infoshare

Use Infoshare, a free, online database to access time-series data specific to your needs:
Infoshare (http://infoshare.stats.govt.nz/).

To access the release time series on Infoshare, select the following categories from the homepage:
Subject category: **Economic indicators**
Group: **Consumers Price Index - CPI**
The food price index series are listed immediately after the consumers price index series.

The time series can be downloaded in Excel or comma delimited format, where percentage movements can be calculated using the following formula:
((Index number for later period minus index number for earlier period) divided by index number for earlier period) multiplied by 100.

More information about Infoshare (https://www.stats.govt.nz/tools/stats-infoshare).

Next release

Rental price indexes: April 2023 will be released on 11 May 2023

Published by Stats NZ
17 April 2023
www.stats.govt.nz

Table 1

Monthly rental price indexes

Broad regions and national, stock and flow – index numbers and percentage changes
Base flow: November 2006 month (=1000)
Base stock: December 2006 month (=1000)

	Series ref:	Month				
	CPIM	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23
Index						
New Zealand, flow of rental properties	SE9041F	1650	1650	1695	1673	1698
Auckland, flow of rental properties	SE1041F	1609	1608	1622	1637	1665
Wellington, flow of rental properties	SE2041F	1768	1736	1754	1762	1770
Rest of North Island, flow of rental properties	SE3041F	1874	1899	1850	1914	1926
Canterbury, flow of rental properties	SE5041F	1609	1630	1614	1624	1658
Rest of South Island, flow of rental properties	SE6041F	1656	1664	1718	1740	1713
New Zealand, stock of rental properties	SE9041S	1645	1650	1654	1660	1666
Percentage change from previous month						
New Zealand, flow of rental properties	SE9041F	0.3	0.0	2.7	-1.3	1.5
Auckland, flow of rental properties	SE1041F	0.9	-0.1	0.9	0.9	1.7
Wellington, flow of rental properties	SE2041F	0.2	-1.8	1.0	0.5	0.5
Rest of North Island, flow of rental properties	SE3041F	-1.8	1.3	-2.6	3.5	0.6
Canterbury, flow of rental properties	SE5041F	-0.2	1.3	-1.0	0.6	2.1
Rest of South Island, flow of rental properties	SE6041F	-0.1	0.5	3.2	1.3	-1.6
New Zealand, stock of rental properties	SE9041S	0.2	0.3	0.2	0.4	0.4
Percentage change from same month of previous year						
New Zealand, flow of rental properties	SE9041F	0.7	0.8	2.8	2.1	2.7
Auckland, flow of rental properties	SE1041F	0.7	1.6	3.1	4.1	4.9
Wellington, flow of rental properties	SE2041F	0.5	0.9	0.3	0.1	1.9
Rest of North Island, flow of rental properties	SE3041F	3.8	3.8	2.9	6.9	3.6
Canterbury, flow of rental properties	SE5041F	5.2	5.0	6.5	4.6	5.3
Rest of South Island, flow of rental properties	SE6041F	5.0	3.9	4.6	4.1	3.5
New Zealand, stock of rental properties	SE9041S	4.0	3.9	3.8	3.9	3.9

Source: Stats NZ

Property investors 'facing equivalent of 10.5% interest rate', investor says

Geraden Cann . 05:00, May 13 2023

Property investors who bought in the last five years are facing the equivalent of paying a 10.5% interest rate due to rates rises and the phase-out of mortgage interest deductibility, investor Tammy Onekawa says.

Onekawa, who has properties in New Zealand and Australia, said with Kiwi renters already paying such high rents, the ability for investors to recoup their expenses might be limited.

“My mind boggles at the cost of rent anyway, especially in New Zealand, because they are so high, and yet the increases come, and it still gets paid, I wonder when does it get to the point where people just can’t do it?

“They are screaming like their necks are being cut in Aussie about their high ridiculous rents, and oh my gosh, it’s not even two-thirds of what we’re paying here, and they’re on way better money most of the time.”

More from Stuff:
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* **'Total scam': Orchestra concert of 'bad cruise ship karaoke' sees crowd leave in droves**
* **Super Rugby: The next Blues coach has some work to do**

Onekawa said she had discussions with some investors who were newer to the sector, and the rent increases they would need to stay afloat were not realistic.

out so bad... so they are trying to find a happy medium."

Data from Statistics New Zealand suggests across all rentals, rent being paid went up 3.8% between April 2022 and April 2023 – slightly higher than the long-term annual average increase of 3.13%.

The flow rate, which measures the rental price increase for new tenancies started in the month, was smaller, at 2.7%.

That is less than Trade Me's rent price index, which reported an increase in advertised rents of 4.3% in March. This may indicate that landlords are not always getting the prices they ask for.

Trade Me monitors landlord's rental asking prices, but does not make it clear that it is the advertised rent, rather than the actual rent paid, that is reflected in its rental price index.

In five of the last 12 months, Stats NZ recorded the rental prices of new tenancies dropped compared to the month before.

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ged.cann@stuff.co.nz

Economist Brad Olsen said this might suggest landlords with existing tenancies were bringing the properties up to market rates. Onekawa said she knew this was happening.

Onekawa said rates and interest rates, insurance increases, as well as healthy homes requirements, were all adding to pressures on landlords.

"The costs just keep going and going and going, and I think landlords are at a point now where if they weren't at market [rent] they are definitely going to be up in there."

She estimated some would be paying the equivalent of a 10.5% interest rate due to higher retail rates and the extra tax burden that new investors with large debt would face.

deduct interest payments from rental earnings for tax purposes, which is predicted to make more rentals loss-making.

SUPPLIED

Investor Tammy Onekawa owns a number of boarding houses, as well as more standard residential property.

"By the mid to end of next year it might be a bit of a bloodbath, I don't know how they're going to manage."

When the phaseout escalated to 50% loss of mortgage interest deductibility, Onekawa said the fallout would be "diabolical".

"A lot of the newbies are with second-tier lenders, and they basically have to float all the way through, and those rates keep going higher and higher and higher.

"There's just nothing they can do about it, they can't refinance."

Onekawa previously said she had stopped buying in New Zealand entirely, because prices were too high and compliance requirements too strict to make cash flows stack up.

before according to Stats NZ rental price index

She sold nine of her New Zealand properties during the overheated pandemic market, which she said was roughly a third of her residential portfolio.

Onekawa now lives on the Sunshine Coast, and is investing instead in Australian properties. She recently increased her rents, with most going up 3% to 6%.

business

MONIQUE FORD/STUFF

Infometrics principal economist Brad Olsen said part of the lower rent increases among new tenancies was driven by higher previous increases, which occurred post-rental freeze during the pandemic.

There are other signs of a weaker rental market. Olsen pointed to a government interim financial statements for the nine months ended March, which stated a $0.6 billion underspend was partly due to lower than expected costs for the income related rent subsidy scheme, which helps lower income households pay rent. This was due to lower than expected rental costs.

Rental increases were tracking below other forms of inflation, but Olsen said because rents were so high, even smaller percentage increase would still have a larger dollar-effect.

He said there was still pressure on rents from supply-demand imbalances and from other cost pressures, but there was no full-cost recovery happening for landlords.

“There’s a wider set of things that determine rental prices than just purely cost recovery,” he said.

Investor and property coach Steve Goodey said rental outlook was varied, depending on where rentals were.

"I was getting $1400 for a five-bed in Petone at the peak of market, now [I'm] getting $1250," he said.

At another three-bedroom Petone property Goodey owned had dropped the rent by $150, from $900 last year to $750.

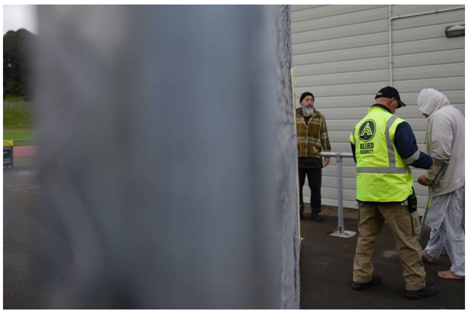
Goodey said falling student numbers would not have affect his Petone properties, and he put the rent falls down to increased cost of living, and tenants simply being unable to afford rents they once had.

He said Queenstown was still running red-hot from under supply, Christchurch appeared to have strong supply and demand, and Auckland's North Shore was also experiencing high demand.

business

national

Elderly man dies after fight at Auckland rest home



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'I knew I had to jump': What it was like inside Loafers Lodge when fire broke out

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Why were there no sprinklers in Loafer's Lodge, Wellington?

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Jail for brazen shoplifter who stole thousands of dollars of goods from South Island stores

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Comments have been closed on this story.

All Comments 167

Newest

– **mipanu**
3 days ago
Should your average landlord be expecting a return month to month when the investment is ultimately long-term, i.e. not a business per se?

35

– **JayTee2021**
3 days ago
Property Investors have done extremely well over the years. Good on them but you very rarely heard from them while

huge tax advantages over most kiwi's toiling away year after year. Now, we are routinely hearing about the poor old property investors. Cry me a river.

96

– **DeanF_42**
3 days ago
I don't trust politicians, property investors, developers, some trades people, real estate agents, lawyers, bankers and landlords

60

– **It92**
3 days ago
The more each Govt interferes in housing the more it gets screwed up

They would be better placed implementing greater banking competition

27

> – **DeanF_42**
> 3 days ago
> In reply to It92
> The more the markets are left alone, the more vultures gain strength.
> Government needs to intervene or do you suggest we get rid of yhe police too?
>
> 56

– **zac**
3 days ago

Investors should have been aware of the cyclical nature of the property market, the risks of over-leveraging

However, some have still contributed to driving up housing prices to unaffordable and unsustainable levels posing challenges for potential homebuyers, especially the younger generation of NZers who find themselves locked out of the housing market. As a result, I have no sympathy for those who over-leveraged in this way.

41

lalper
3 days ago

Solution is simple. Change the RMA, build more and more houses, make the deposit 5%, and completely remove the deposit with govt giving a guarantee to low income couples. We will then see in the region of 90% of house ownership and all these ridiculous demands of greedy landlords will be gone forever!

26

Baconlovr
3 days ago

So landlords are finding it tough. If this is the case, then why are people angry at landlords? They are losing money. Let them be the fools they are. It is a zero sum game landlords are losing, then tenants are winning. Tenants should encourage more investors which will increase supply of rentals. Currently, it is cheaper to rent than buy. Capital gains can never be guaranteed. Those who have deferred buying n rented instead for past 2 years would have saved a lot. More landlords please. I love landlords.

11

– NoT_12
3 days ago
We are just in the process of rolling out the 2nd round of $30-50 a week rent increases, so some tenants have gone up $100 in just over 12 months, no one's shifting out yet, net migration is also on the rise, so rental demand is increasing again, labours tenant tax is punishing the tenants in the long run, not the landlord.

33

– **GeyserGuy**
3 days ago
In reply to **NoT_12**
Apparently not according to the official statistics. Lol

22

– **LUAP**
3 days ago
In reply to **GeyserGuy**
Yes, the official stats are a joke. Probably the first time I've agreed with you.

15

– **Thinkin out loud**
3 days ago
In reply to **GeyserGuy**
Do you pay rent? Or are you a landlord?

I would trust NoT_12's first-hand account as a landlord (and my own experience of rent increase after rent increase) before I trusted tour official statistics. LOL.

Why did officials tell Robertson that all four tax "reform" options that Cabinet gave them to review one that Officials held out as the WORST of the four options tabled? This is not a statistic. This is fact (google "Regulatory Impact Statement 8 September 2021" and weep).

21

– **DeanF_42**
3 days ago

If I pay top dollar in a restaurant, I expect a top quality meal.
If I pay 100K for a car, I expect a good car.
If I pay 600, 700, 800 or even more a week to live in a 3 bedroom house I expect double glazed windows, insulation throughout, central heating/ventilation.
NZ landlords are totally deluded about their return expectations because many governments have tolerated their price gouging for years.
If you want to charge rents as high as they are now you have to provide decent homes in return. It is called "value for money" and the value is not there.

81

– **tweak e**
3 days ago
In reply to **DeanF_42**

you missed the point about real estate, where are you going to go. its a captive market, its never about value its pay up or live in your car.

25

– **DeanF_42**
3 days ago
In reply to **tweak e**

Rental asking price remain stagnant for third month in a row: Trade Me

Geraden Cann • 05:00, May 16 2023

MONIQUE FORD / STUFF

CoreLogic head of research Nick Goodall explains how changing interest rates are going to cause financial stress, and who is most at risk.

What landlords can earn in rent appears to have stagnated, with the median amount being asked for remaining unchanged for three months in a row, Trade Me data shows.

week during that period, going from $580 to $600.

But data from Stats NZ indicated landlords were not always getting the rent they asked for. Stats NZ’s Rental Price Index shows over the same period the amount households paid in rent for new tenancies increased 2.8%.

Trade Me’s rental price data only includes the rent price that landlords were asking when they listed their property on the site, not the amount that renters ended up paying.

More from Stuff:
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* **Wellington fatal hostel fire: What is Loafers Lodge?**
* **'Total scam': Orchestra concert of 'bad cruise ship karaoke' sees crowd leave in droves**

In March, when Trade Me’s median asking rent was also at $600, data from the Ministry of Business, Innovation and Employment showed median rent for all properties with a bond lodged sat $40 lower, at $560.

“As rentals are listed as a classified on our site we do not have visibility on what the final agreed rent is, therefore, the bond lodged may be different from the advertised rent,” Trade Me property sales director Gavin Lloyd said.

business

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ged.cann@stuff.co.nz

Investor Tammy Onekawa, who owns properties in New Zealand and Australia, recently questioned whether Kiwi landlords could get higher rents, given the high prices tenants were already paying.

“My mind boggles at the cost of rent anyway, especially in New Zealand, because they are so high, and yet the increases come, and it still gets paid, I wonder when does it get to the point where people just can’t do it?” she said.

Asking rent had increased by a greater amount in some areas, going up $50 a week in Manawatū/Whanganui to reach a median of $530 per week, Trade Me reported.

“And it was almost the same in Canterbury with an extra $45 to $540,” Lloyd said.

STUFF

Trade Me property sales director Gavin Lloyd says Southland median asking rent was $100 cheaper than the next most affordable region.

Southland had seen no increase in the last year, with median weekly rents advertised on the platform remaining at $430.

home, meaning there aren't the same pressures on the rental market," Lloyd said.

April's rental stock was down 19% compared to 2022, Lloyd said, and Auckland was down 36%.

Trade Me said demand was up 36%, based on email inquiries.

Despite extensive damage from flooding, Hawke's Bay increased its rental stock by 1%.

"This could be for a number of reasons, including anecdotally we heard some people were shifting their short-term rentals to long-term to help ease the pressure in the community," Lloyd said.

"Demand in the Bay also dropped by 2%."

Wellington rental asking prices were up 4% on a year ago. Landlords have been reporting getting less for their properties in the capital, with fewer students and the cost of living attributed as possible causes.

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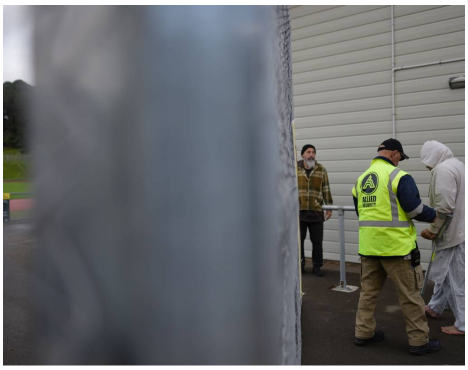

national

'I knew I had to jump': What it was like inside Loafers Lodge when fire broke out