



RENTAL APPRAISAL

52A MARRIOTTS ROAD, NORTH NEW BRIGHTON, CHRISTCHURCH

2 bedroom / 1 bathroom / 1 garage

\$480 - \$530 per week

Completely renovated and move-in ready, this two-bedroom, one-bath home has a new kitchen, bathroom, floors, and fresh paint throughout. Single internal-access garage, easy-care private garden, and heat pump make everyday living comfortable. Perfect for first-home buyers or those looking to simplify, with QEII Recreation Centre, local shops, bus routes, and New Brighton Beach just minutes away.

Our rental appraisals are based on an unfurnished property, current market conditions using data from Corelogic, Trademe and Tenancy Services.

Comparable Rentals

1 2/41 BOWHILL ROAD, NEW BRIGHTON, CHRISTCHURCH, 8083



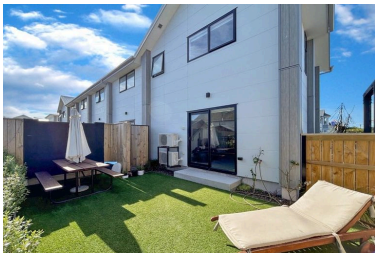
2 1 1 - 90m²
 Age 1970 DOM 15 days Capital Value \$510,000
 Listing Date 09-Mar-26 Distance 1km CV Date 01-Aug-25
 Listing Price \$495/week

2 8 SUNSHINE LANE, NEW BRIGHTON, CHRISTCHURCH, 8083



2 1 1 - 82m²
 Age 2023 DOM 19 days Capital Value \$580,000
 Listing Date 05-Mar-26 Distance 1.84km CV Date 01-Aug-25
 Listing Price \$550/week

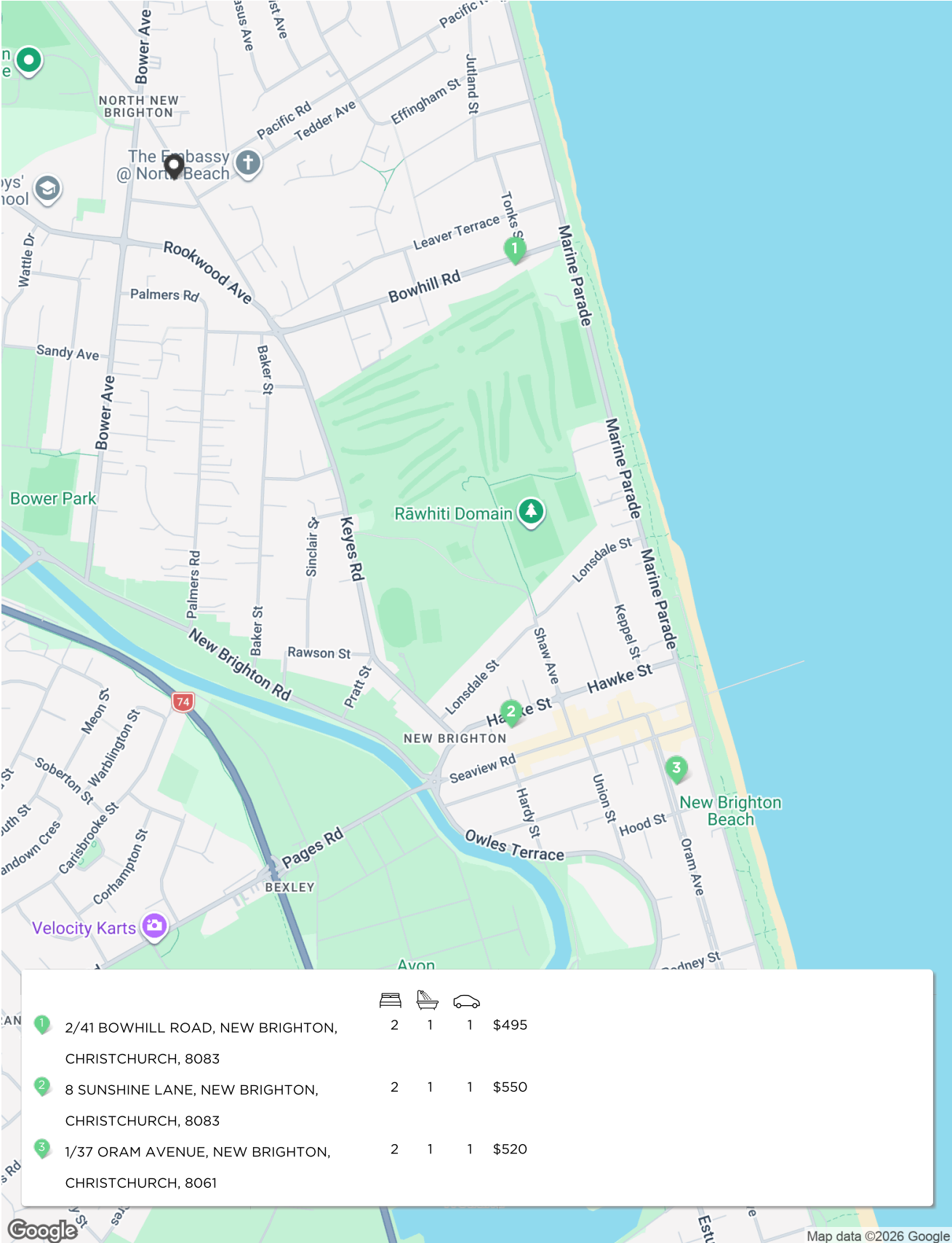
3 1/37 ORAM AVENUE, NEW BRIGHTON, CHRISTCHURCH, 8061



2 1 1 118m² 78m²
 Age 2023 DOM 19 days Capital Value \$540,000
 Listing Date 05-Mar-26 Distance 2.24km CV Date 01-Aug-25
 Listing Price \$520/week

DOM = Days on market * This data point was edited by the author of this CMA and has not been verified by Cotality

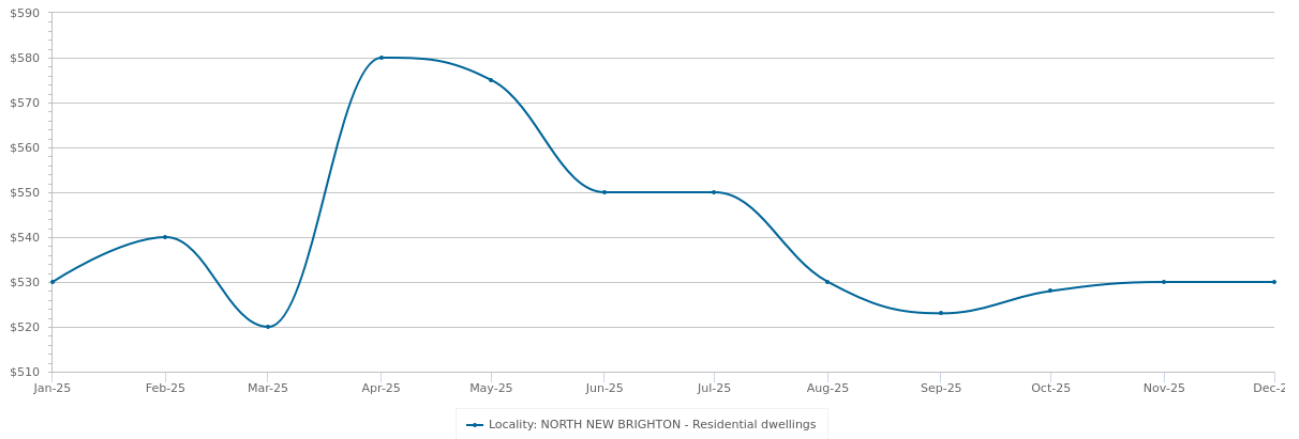
Comps Map: Rentals



* This data point was edited by the author of this CMA and has not been verified by Cotality

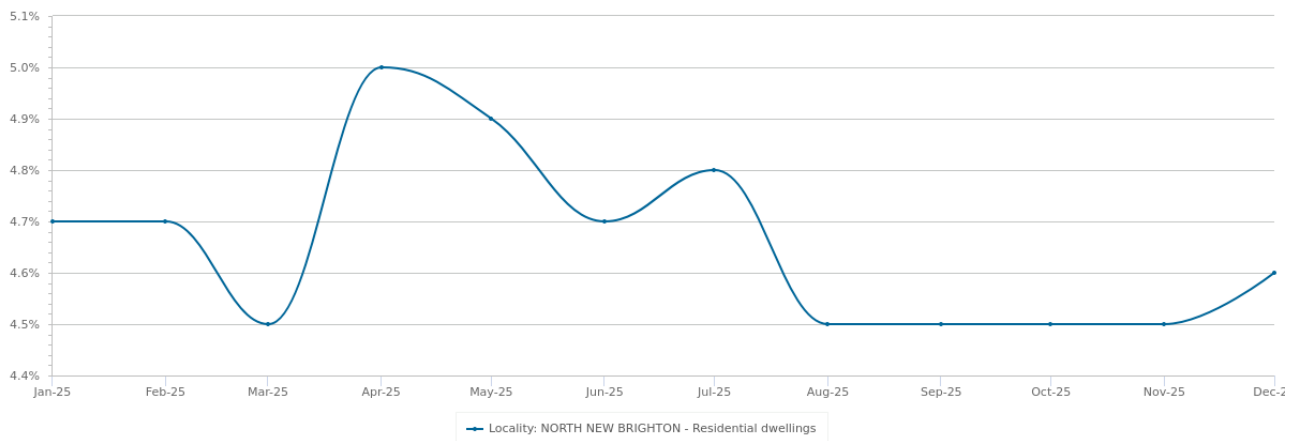
Recent Market Trends

Median Asking Rent - 12 months



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 12 months

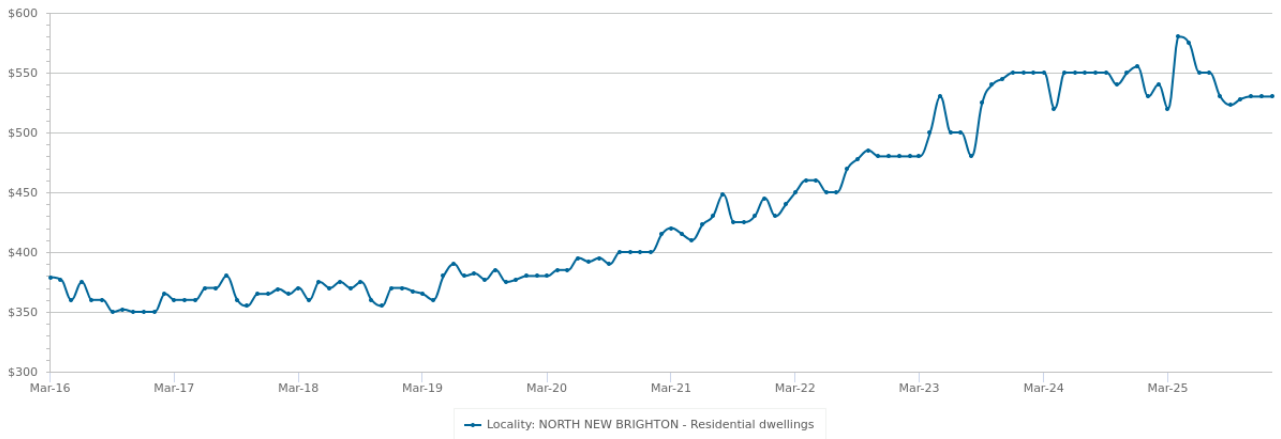


Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
Dec 2025	\$530	0.0%	4.6%	96
Nov 2025	\$530	0.4% ▲	4.5%	96
Oct 2025	\$528	1.0% ▲	4.5%	96
Sep 2025	\$523	-1.3% ▼	4.5%	90
Aug 2025	\$530	-3.6% ▼	4.5%	87
Jul 2025	\$550	0.0%	4.8%	90
Jun 2025	\$550	-4.3% ▼	4.7%	87
May 2025	\$575	-0.9% ▼	4.9%	84
Apr 2025	\$580	11.5% ▲	5%	90
Mar 2025	\$520	-3.7% ▼	4.5%	111
Feb 2025	\$540	1.9% ▲	4.7%	99
Jan 2025	\$530	-4.5% ▼	4.7%	81

Long Term Market Trends

Median Asking Rent - 10 years



Statistics are calculated over a rolling 3 month period

Gross Rental Yield - 10 years



Statistics are calculated at the end of the displayed month

PERIOD	ASKING RENT	CHANGE	GROSS RENTAL YIELD	RENTAL OBSERVATIONS
2026	\$530	0.0%	4.6%	96
2025	\$530	-3.6% ▼	4.7%	81
2024	\$550	14.6% ▲	4.9%	72
2023	\$480	11.6% ▲	4.4%	60
2022	\$430	7.5% ▲	4%	69
2021	\$400	5.3% ▲	4.8%	87
2020	\$380	2.7% ▲	5.2%	83
2019	\$370	0.3% ▲	5.3%	133
2018	\$369	5.4% ▲	5.3%	134
2017	\$350	-	4.9%	119

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