

HOME AFFORDABILITY REPORT

QUARTERLY SURVEY DECEMBER 2013 | VOLUME 23 | NUMBER 4

DETERIORATION IN NATIONAL AFFORDABILITY

The all districts national affordability index deteriorated by 7.5% during the quarter ending November 2013. This result is mainly due to a \$35,000 increase in the national median house over the quarter more than offsetting a small (\$12.63) increase in the average wage rate and a reduction in the average mortgage interest rate from 5.52% to 5.51%.

On a regional basis quarterly changes in affordability showed five regions with improved affordability and seven with a deterioration in affordability. The five regions showed quarterly improvements in affordability were Hawkes Bay [11.3%], Manawatu/Wanganui [9.8%], Nelson/Marlborough [2.1%], Northland [1.1%] and Otago [0.5%]. A deterioration in quarterly affordability was evident in seven regions. These were led by Central Otago/Lakes [21.2%], Auckland [9.0%], Wellington [7.9%], Taranaki [5.8%], Canterbury [5.7%], Waikato [5.7%] and Southland [1.2%].

On an annual basis the all districts national affordability index deteriorated by 3.8% compared with 2.4% improvement in the previous period. Six of the twelve regions showed improved annual affordability. Regional annual improvements were led by Otago [11.5%], Southland [9.1%], Manawatu [9.0%], Hawkes Bay [6.0%], Wellington [4.3%] and Northland [2.5%]. The six regions showing a deterioration in annual affordability were Central Otago Lakes [7.2%], Taranaki [6.7%], Auckland [6.5%], Canterbury [5.8%], with Waikato and Nelson/Marlborough both [2.1%].

Central Otago Lakes at 137.7% of the all districts national index [100%] was the least affordable region closely followed by Auckland [136.9%] and Canterbury [97.0%]. Southland retains its place as the most affordable region with an index of 49.2% of the national average. Manawatu/Wanganui [55.9%] is in second place followed by Otago [62.3%] in third.

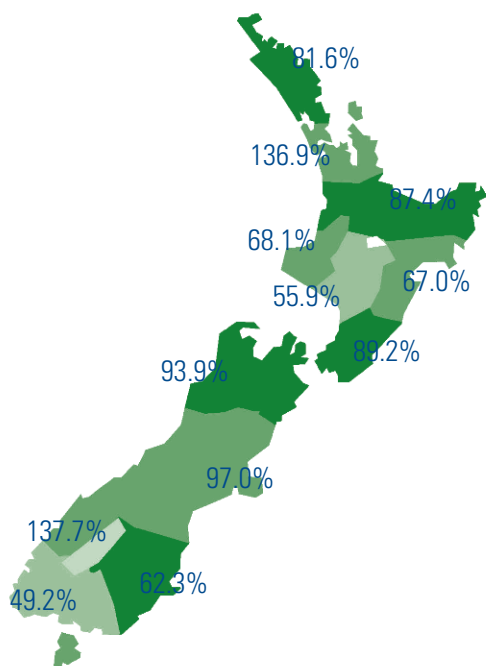
Further details on affordability and the methodology used in this survey are reported on the following pages.

KEY POINTS

- Quarterly deterioration in national affordability of 7.5%
- National affordability deterioration of 3.8% over the last twelve months.

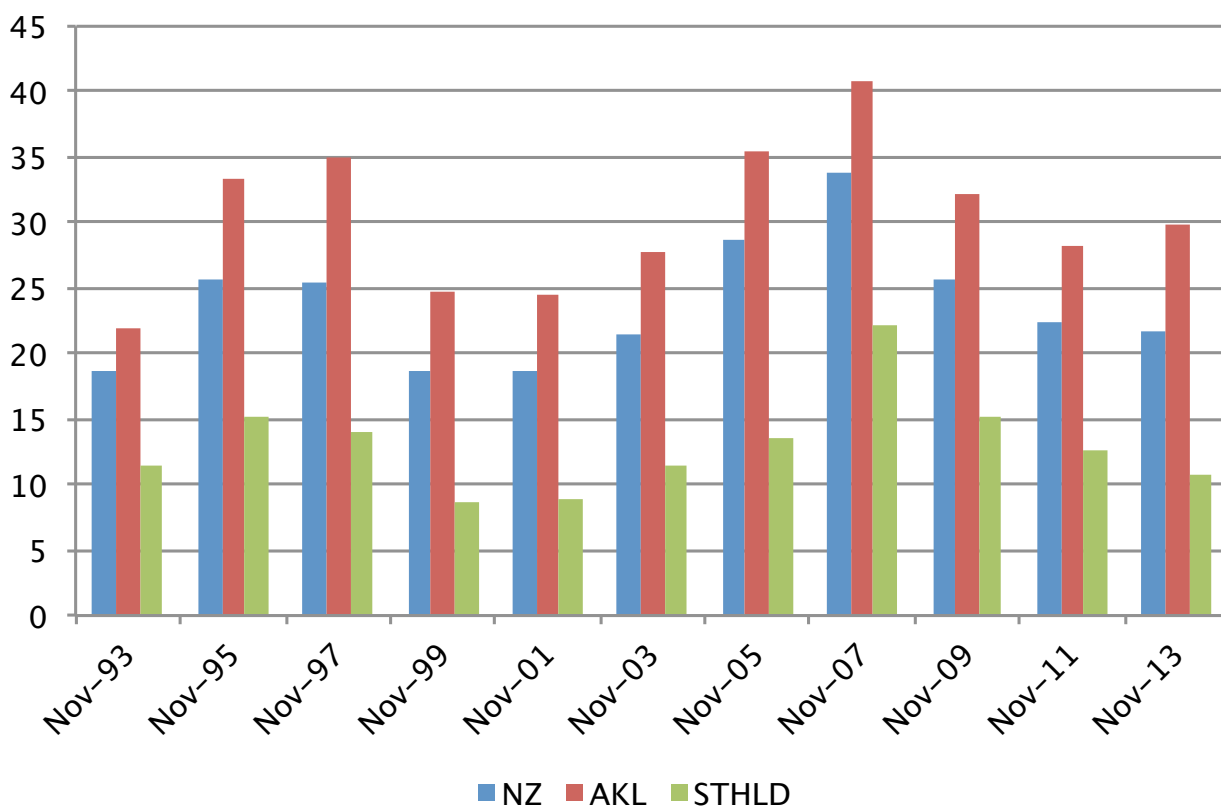


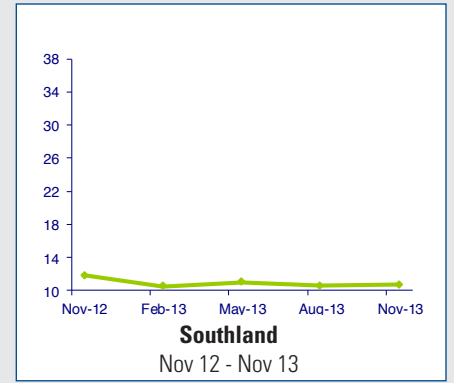
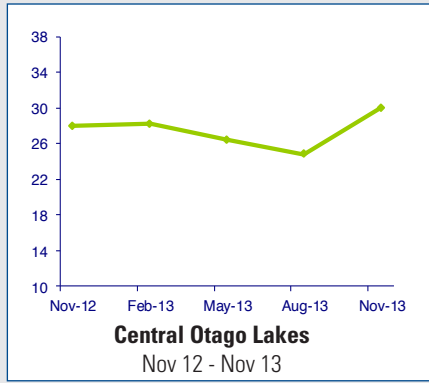
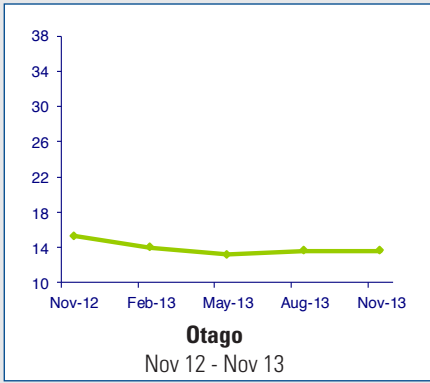
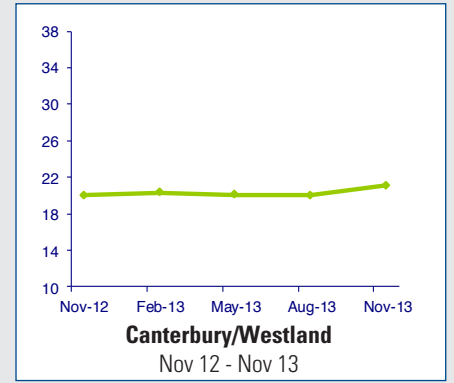
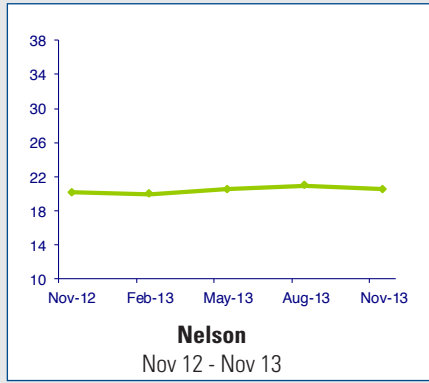
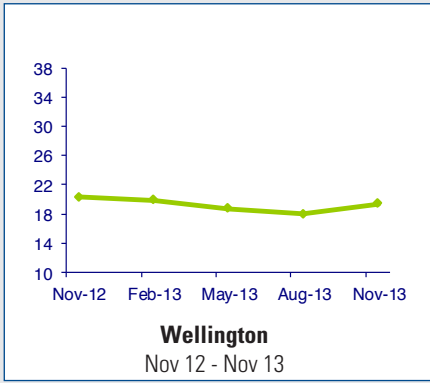
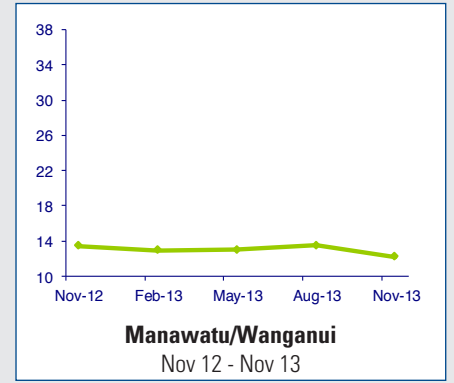
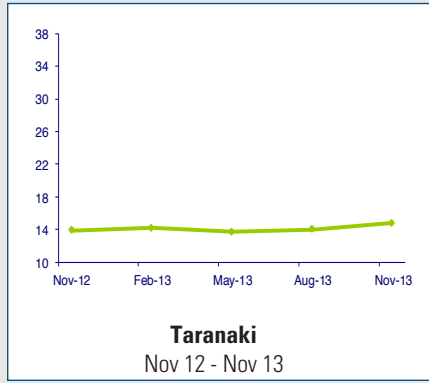
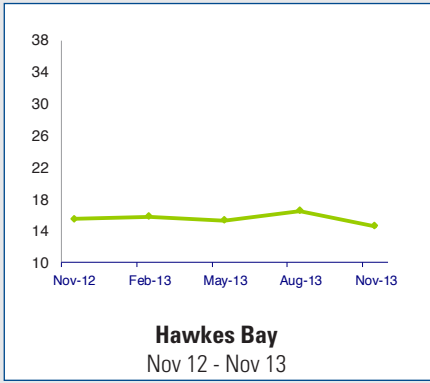
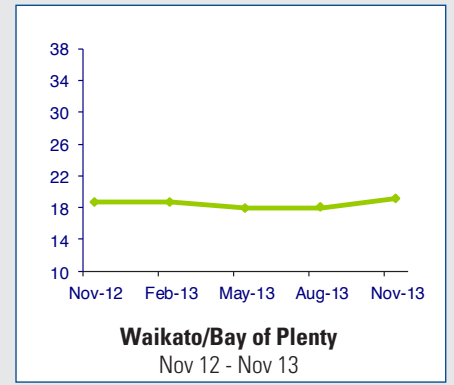
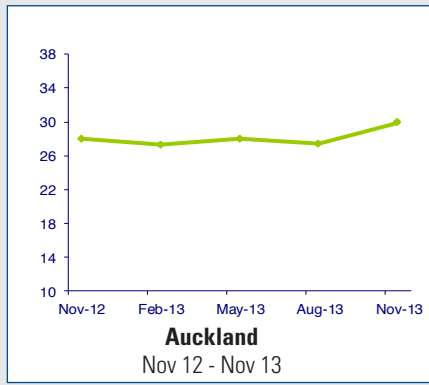
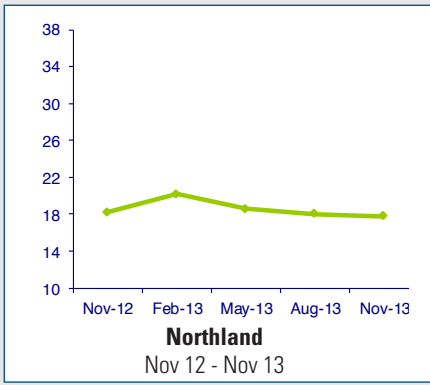
REGIONAL AFFORDABILITY AS A PERCENTAGE OF NATIONAL AVERAGE



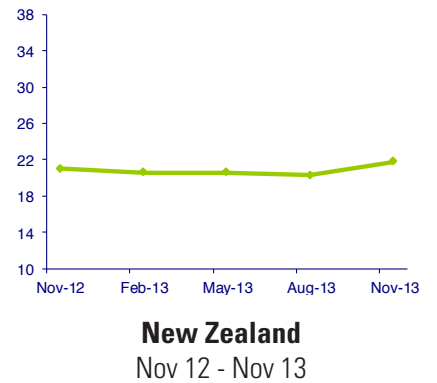
HOME AFFORDABILITY INDEX	PERCENTAGE CHANGE IN HOME AFFORDABILITY IN THE LAST 12 MONTHS			
	Region	Aug 2013	Nov 2013	improvement
Northland	18	17.8	2.5%	-
Auckland	27.4	29.9	-	6.5%
Waikato/Bay of Plenty	18.0	19.1	-	2.1%
Hawke's Bay	16.5	14.6	6.0%	-
Taranaki	14.0	14.8	-	6.7%
Manawatu/Wanganui	13.5	12.2	9.0%	-
Wellington	18.0	19.4	4.3%	-
Nelson/Marlborough	20.9	20.5	-	2.1%
Canterbury/Westland	20.0	21.1	-	5.8%
Otago	13.6	13.6	11.5%	-
Central Otago Lakes	24.8	30.0	-	7.2%
Southland	10.6	10.7	9.1%	-
New Zealand	20.3	21.8	-	3.8%

NATIONAL HOME AFFORDABILITY INDEX
(A LOW INDEX EQUALS IMPROVED AFFORDABILITY)





REGIONAL AFFORDABILITY INDEX



DATA SOURCES

The average weekly earnings and mortgage interest rate figures are drawn from Statistics New Zealand and Reserve Bank data. Housing prices are released by the Real Estate Institute of New Zealand (REINZ). The combination of this data provides the opportunity to calculate a reliable and useful summary index. The lower the index the more affordable the housing. The index allows for comparisons over time and between regions of relative housing affordability in New Zealand.

TERMINOLOGY

Housing affordability for housing in New Zealand can be assessed by comparing the average weekly earnings with the median dwelling price and the mortgage interest rate. The earnings figure represents the money available to the family, or household unit, and the median dwelling price combined with the mortgage interest rates provide an indicator of the expense involved.

MEDIAN DWELLING PRICES

Median dwelling prices for various regions within New Zealand are released monthly by the REINZ. The figures are obtained from a survey of member agencies' sales during that specific month. There may be irregularities in the data resulting from errors in the returns or processing, but when individual returns are combined with those of other agencies the distortion is likely to be small. In some months there may be very few transactions and this can result in somewhat non-representative median prices. The REINZ continues to research ways of improving the quality of the data. The research, and other continuing action by the REINZ to monitor and improve data quality, should minimise data errors.

AVERAGE WEEKLY EARNINGS

Average national and regional weekly earnings data is provided directly by Statistics New Zealand.

AVERAGE MONTHLY INTEREST RATES

The Reserve Bank publishes a range of data on mortgage interest rates. The Reserve Bank series selected for the affordability index is based on end of month floating and fixed rates for existing borrowers. Weighted by volume, loan type and term from each lending institution, the rate used is effectively the weighted average interest rate earned by lenders (and paid by borrowers) for more than 90 per cent of the residential mortgage market.

This mortgage rate provides an indication of the interest which is payable on new mortgages entered into in the quarter under consideration. While there are various levels, as a percentage of the house price which a mortgage may represent, in general most new home buyers are up to the maximum percentage of approximately 80 percent.

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MASSEY UNIVERSITY PROPERTY FOUNDATION

The Foundation is established to sponsor research and education in property related matters in New Zealand. Funding is obtained through sponsorship from corporations and firms within the property industry. The Foundation has established a Real Estate Analysis Unit to operate out of both Massey University's Palmerston North and Albany campuses.

The Foundation works closely with the Property Studies Group at Massey University.

SCHOOL OF ECONOMICS AND FINANCE MASSEY UNIVERSITY

Massey University has three campuses, located in Palmerston North, Wellington and Auckland, in New Zealand. The University has an enrolment of 33,000 students with approximately 13,000 business students. There are five schools within the Business Studies College. Professor R.V.(Bob) Hargreaves, directs the Massey University Real Estate Analysis Unit (MUREAU).

IMPORTANT DISCLAIMER

No person should rely on the contents of this report without first obtaining advice from a qualified professional person. This report is made available on the terms and understanding that Massey University and the authors of this report are not responsible for the results of any actions taken on the basis of information in this report, nor for any error in or omission from this report.