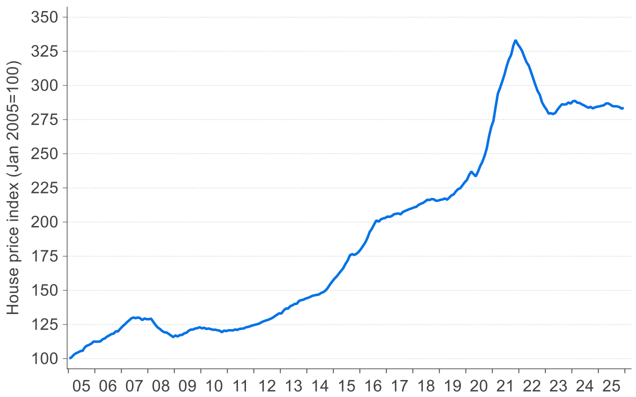
New Zealand Property Focus

Headwinds and tailwinds

January 2026

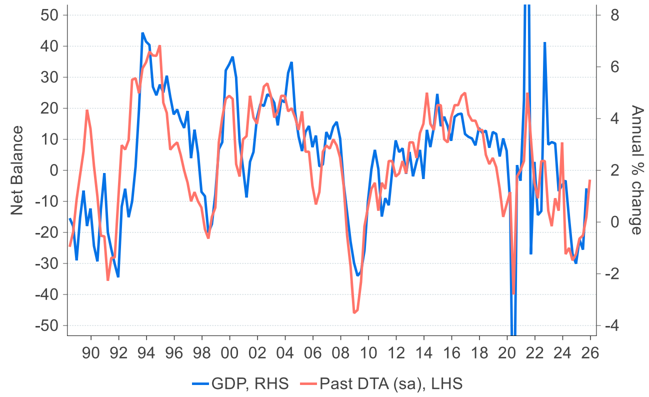
At a glance

House prices have been flat for three years



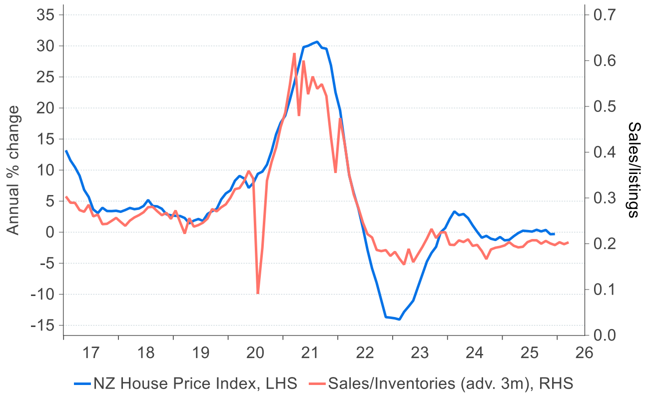
Source: REINZ, Macrobond, ANZ Research

An improving economy will be a tailwind for the market



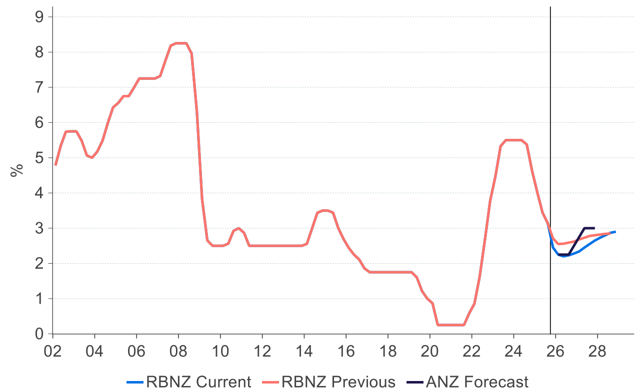
Source: NZIER, Stats NZ, Macrobond, ANZ Research

But there is little near-term momentum in prices



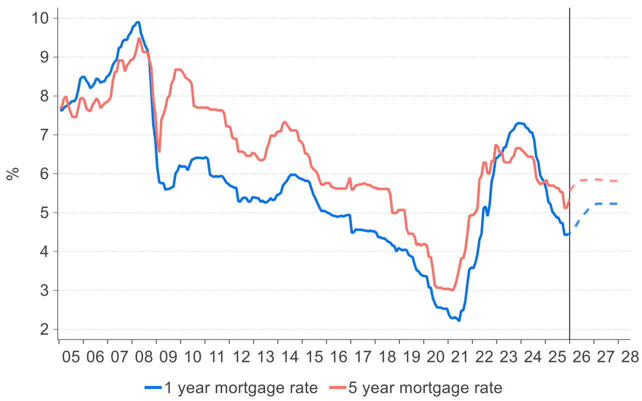
Source: REINZ, realestate.co.nz, Macrobond, ANZ Research

And we expect OCR hikes sooner, now from December 2026



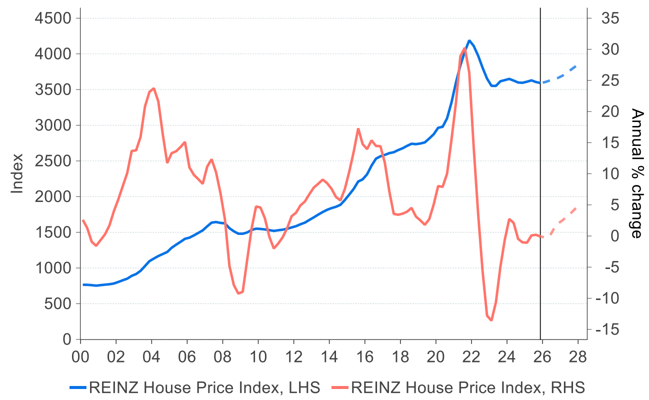
Source: RBNZ, Macrobond, ANZ Research

Rising mortgage rates are a headwind for the housing market



Source: RBNZ, Macrobond, ANZ Research

We have cut our 2026 house price inflation forecast from 5% to 2%



Source: REINZ, Macrobond, ANZ Research

This is not personal advice nor financial advice about any product or service. The opinions and research contained in this document are provided for information only, are intended to be general in nature and do not take into account your financial situation or goals. Please refer to the Important Notice.

Contact

Sharon Zollner, Matthew Galt or David Croy for more details.

See page 13

Inside

Confused by acronyms or jargon? See a glossary here.

ISSN 2624-0629

Publication date: 28 January 2026

Summary

Our monthly *Property Focus* publication provides an independent appraisal of recent developments in the residential property market.

Property Focus

House prices have now been flat for three years. There is clear evidence that the economy improved through the latter part of 2025, and this will be a tailwind for the housing market. However, house prices are starting 2026 with little momentum, and uncertainty from the upcoming election – including the prospect of a capital gains tax – may keep some buyers on the sidelines this year. Moreover, the OCR looks set to rise sooner rather than later after growth and inflation have both come in hotter than the RBNZ expected. We have brought forward our expectation for the first OCR hike to December 2026 (previously February 2027). As OCR hikes draw closer, mortgage rates are shifting from a tailwind to a headwind for the housing market. Weighing it all up, we have reduced our house price inflation forecast for 2026 to 2% (from 5% previously). See our Property Focus section.

Mortgage Borrowing Strategy

There have been mixed developments on the mortgage rate front since our last Property Focus in late November, with median fixed rates 18 months and longer all 20-45bp higher, the median 6-month rate 10bp lower, and median floating and 1-year fixed rates unchanged. Increases seen for longer terms are reflective of moves in wholesale swap rates, which have risen as markets have swung from expecting further OCR cuts to now expecting the RBNZ's next move to be a hike. Those sentiments were in play in financial markets before Christmas, which explains why mortgage rates rose after the RBNZ cut. While there was a brief reprieve over the summer break, higher global interest rates and the recent run of strong domestic data have driven wholesale swap rates back up towards the highs seen in mid-December. Looking ahead we expect fixed mortgage rates to continue rising gradually. That suggests that there is still merit in fixing for longer even though mortgage rates are up off their lows. With longer fixed terms costing more, we see merit in breakeven analysis, which we provide on pages 10-11. At the moment, breakevens suggest on a pure cost basis that there is merit in fixing for 2 or possibly 3 years. Fixing for 4 or 5 years may appeal to those who want certainty or are worried about the long-term outlook for interest rates but are less favourable on a cost basis. Floating is still very expensive and much cheaper 6-month rates may be a viable alternative for those who value flexibility.
See our Mortgage Borrowing Strategy.

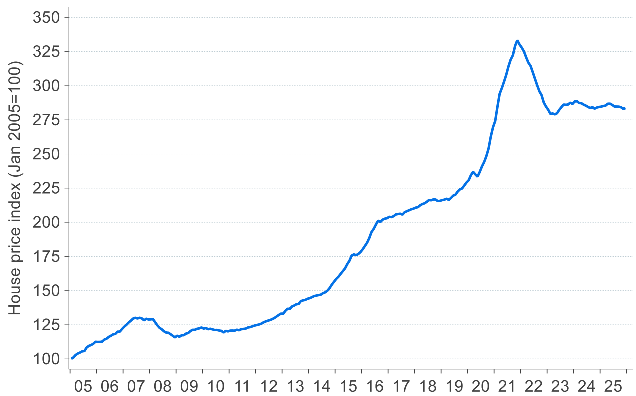
Summary

House prices have now been flat for three years. There is clear evidence that the economy improved through the latter part of 2025, and this will be a tailwind for the housing market. However, house prices are starting 2026 with little momentum, and uncertainty from the upcoming election – including the prospect of a capital gains tax – may keep some buyers on the sidelines this year. Moreover, the OCR looks set to rise sooner rather than later after growth and inflation have both come in hotter than the RBNZ expected. We have brought forward our expectation for the first OCR hike to December 2026 (previously February 2027). As OCR hikes draw closer, mortgage rates are shifting from a tailwind to a headwind for the housing market. Weighing it all up, we have reduced our house price inflation forecast for 2026 to 2% (from 5% previously).

Starting 2026 with little momentum in prices

Average nationwide house prices are showing little sign of breaking away from their three-year long flat trend (figure 1). The REINZ House Price Index is down just 0.1% from a year ago (on a seasonally adjusted and 3-month moving average basis). Recent monthly movements in the House Price Index have alternated between small falls and increases.

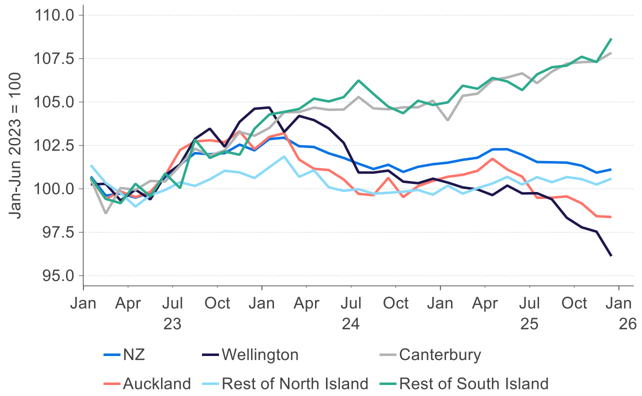
Figure 1. REINZ House price index



Source: REINZ, Macrobond, ANZ Research

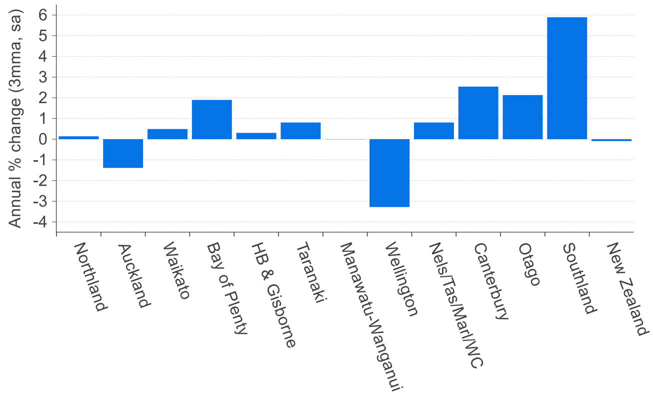
Around this nationwide average, the broad North/South split in house prices trends is striking, with meaningful divergence within the islands too (figures 2 and 3). Prices in Wellington have steadily fallen and are now down around 4% compared to six months ago. Prices in Auckland have been drifting down too, but not as quickly as in Wellington. In contrast, prices in Canterbury, Otago and Southland have continued to rise, supported by their stronger regional economies.

Figure 2. Change in house prices by region since the first half of 2023



Source: REINZ, Macrobond, ANZ Research

Figure 3. Annual change in house price index by region (sa, 3mma)



Source: REINZ, Macrobond, ANZ Research

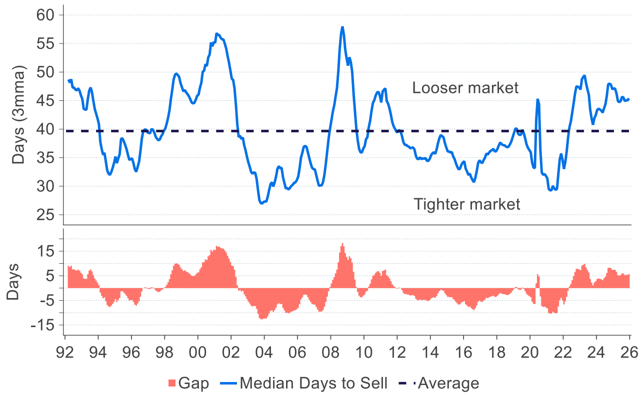
Indicators of the balance between demand and supply suggest prices will continue to be flat through the early part of 2026. The ratio of sales to inventories is a useful indicator of heat in the housing market and tends to give a 3-6 month lead on house price momentum. It is flat as a pancake, suggesting prices will be too (figure 4).

Figure 4. Sales-to-inventories ratio

Source: REINZ, realestate.co.nz, Macrobond, ANZ Research

There's been equally little change in median days to sell over recent months. This has sat at exactly 45 days (sa) in all of October, November and December. This is above the long-run average of 40, signalling a market that's still tilted in favour of buyers (figure 5).

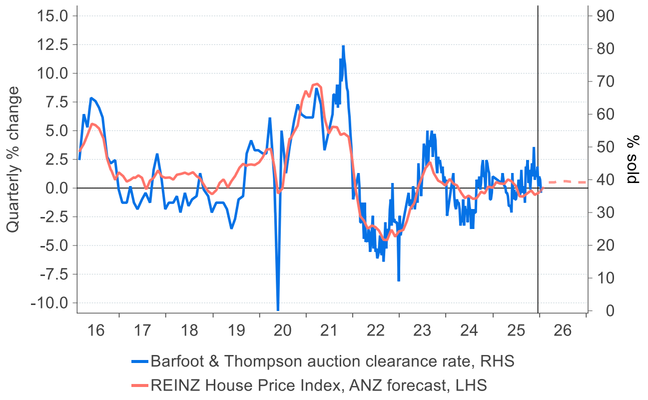
Figure 5. Days to sell



Source: REINZ, Macrobond, ANZ Research

The weekly auction clearance rate also points to quite a balanced market, signalling little movement in prices either up or down in the next few months (figure 6).

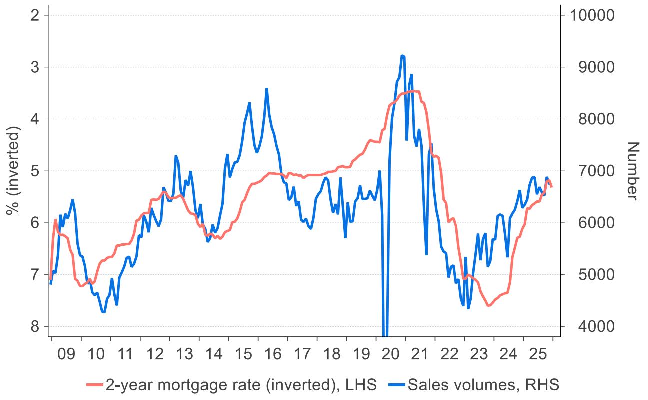
Figure 6. Auction clearance rate vs ANZ house price forecast



Source: REINZ, Barfoot & Thompson, interest.co.nz, Macrobond, ANZ Research

Underlying this, sales volumes did tick up a small amount towards the end of 2025, indicating a touch more demand in the final months of the year (figure 7). This makes sense given that sales volumes respond quickly to interest rates, and the Reserve Bank delivered a string of OCR cuts through to November last year. However, as we discuss later, the next move in the OCR is set to be up late in 2026, which will limit growth in housing demand from here, with mortgage rates already off their lows.

Figure 7. Sales volumes vs mortgage rates



Source: REINZ, RBNZ, Macrobond, ANZ Research

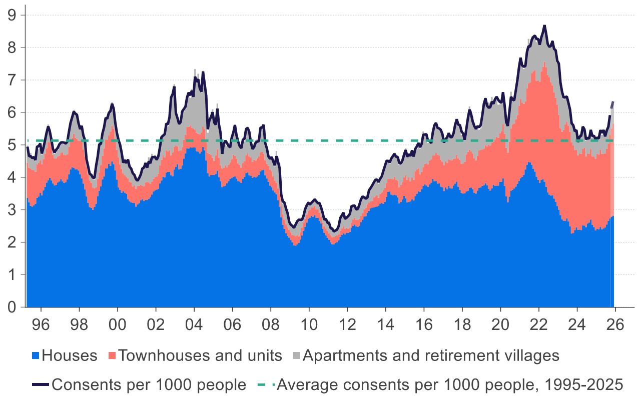
Rising demand has been met with plenty of listings of new property for sale, helping to keep price pressures in check. Inventories of property for sale have oscillated around a 10-year high for over a year now (figure 8).

Figure 8. Inventories of property for sale

Source: realestate.co.nz, Macrobond, ANZ Research

One factor supporting the number of listings has been resilient house-building activity through this economic downturn. While there has been a steep drop-off in the number of homes consented from its 2022 peak, the number of consents per capita has only dropped down to its long-term average, rather than dropping well below, as it did after 2008 (figure 9). In the past few months, consents have increased in response to lower interest rates, which will further support the supply of new housing over 2026.

Figure 9. Number of building consents per 1000 people (sa, 3mma)

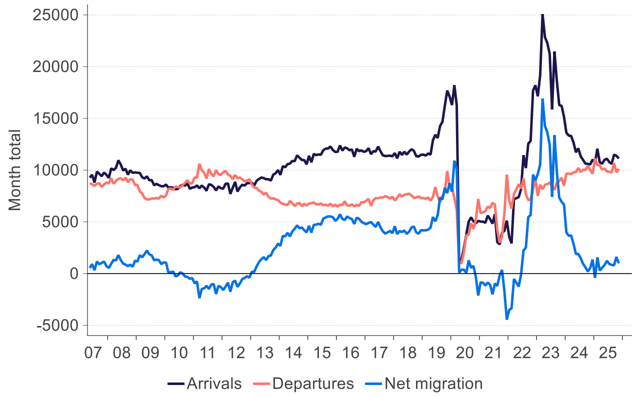


Source: Stats NZ, Macrobond, ANZ Research

Townhouses have featured heavily in home-building over recent years across the main urban areas, supported by reforms over the past 10-15 years that make it easier to build at higher density. Even though real house prices have come down a long way from the peak, developers are still clearly finding it feasible to build. Lower interest rates, less land input per home (for higher-density developments), and much lower land prices in some areas are all helping to keep housing construction going.

Another factor keeping house prices in check is low net migration (figure 10). Departures have held at elevated levels as the strong Australian job market has drawn New Zealanders across the ditch, while arrivals have been well off their peak. Net migration is likely to increase as the labour market recovers, but it may only be gradual given ongoing strength in the Australian job market. The unemployment rate in Australia is currently 4.1%, versus over 5% here.

Figure 10. Net migration (sa)

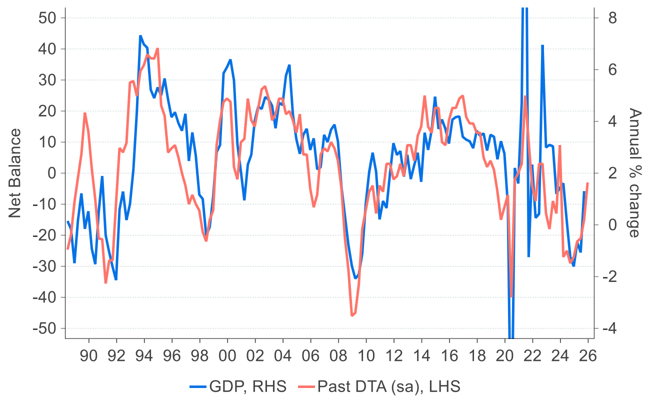


Source: Stats NZ, Macrobond, ANZ Research

More headwinds than tailwinds, leading us to cut our 2026 forecast from 5% to 2%

Since our last Property Focus, the data has shown a clear economic recovery underway through the latter part of 2025. GDP growth came in stronger than expected in Q3, retail spending is up, and businesses are reporting stronger activity across the major surveys. The economic recovery underway will support house prices by supporting a stronger labour market, improved consumer confidence, and an eventual turn higher in net migration.

Figure 11. GDP growth and past domestic trading activity in the NZIER's Quarterly Survey of Business Opinion



Source: NZIER, Stats NZ, Macrobond, ANZ Research

However, there are important headwinds weighing against this.

First, the housing market is starting 2026 with little momentum, suggesting that the recent flat trends in the market will persist through the early months of 2026.

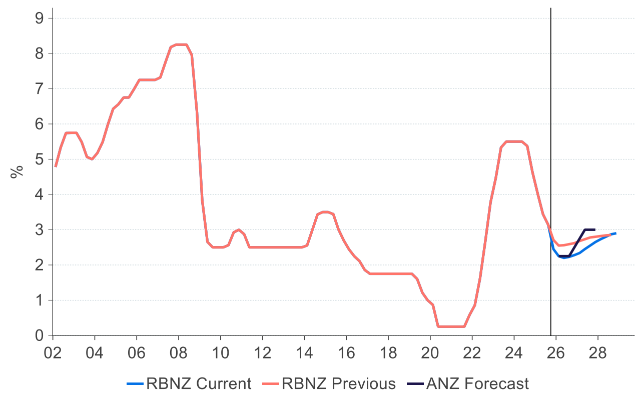
Second, uncertainty from the upcoming general election – including the prospect of a capital gains tax – may keep some home buyers on the sidelines through the year. There were some signs that investors pulled back during previous times a capital gains tax was proposed, such as over 2014 and 2017-2019. The impact wasn't large – not enough to disentangle from the bigger macroeconomic drivers of the housing market – and prices rose by around 2-8% per year during those windows. But debate about a capital gains tax may well restrain housing market activity somewhat until the policy landscape becomes clearer.

Third, and most importantly, interest rates look set to head higher sooner rather than later.

The recovery in economic activity has come alongside stronger inflation. CPI inflation came in at an annual rate of 3.1% in Q4 2025, roundly beating the RBNZ's November MPS forecast of 2.7%. What's more, it was a broad-based surprise and the decline in measures of core inflation stalled in the upper part of the RBNZ's target band, suggesting underlying disinflation slowed in the latter part of last year. There's still plenty of evidence of spare capacity in the economy that will pull inflation down over the coming year, but the amount of spare capacity is now diminishing in the face of decent economic growth. That's the plan, but it is happening a little more quickly than the RBNZ expected.

Given the persistence in inflation and the lift in activity indicators, we have recently brought forward our forecast for the first OCR hike from February 2027 to December 2026, and for now have pencilled in the OCR still settling at our assumed neutral rate of 3% from April 2027 (figure 12). There's a lot of water to flow under the bridge before then though, and every chance that the first OCR hike could come either earlier or later than our forecast given it's still so far off.

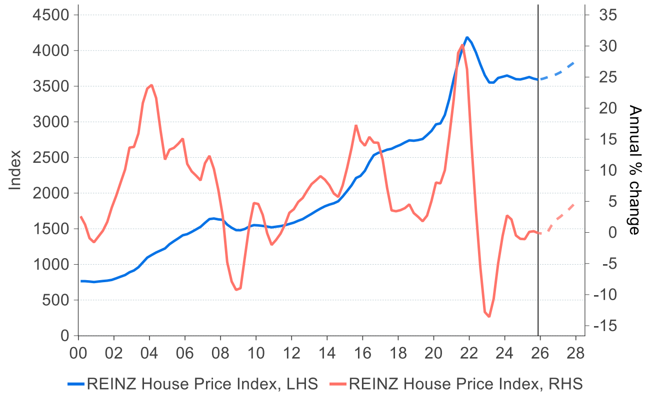
Figure 12. Official cash rate and forecasts



Source: RBNZ, Macrobond, ANZ Research

Weighing up the economic recovery, higher interest rates, the lack of near-term momentum in the housing market, and election-related uncertainty, we have reduced our house price inflation forecast for 2026 from 5% to 2%. We have kept our house price inflation forecast for 2027 unchanged at 4.5%, which would see it broadly match income growth.

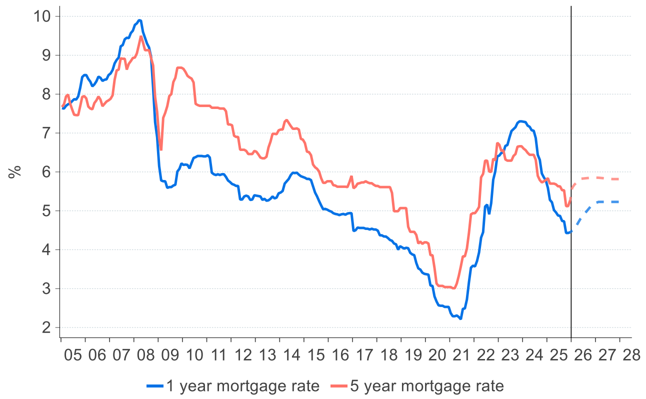
Figure 13. House price forecast



Source: REINZ, Macrobond, ANZ Research

Mortgage rates are a particularly important influence on the housing market, and we now see these as shifting from a tailwind to a headwind. As discussed in our Mortgage Borrowing Strategy section below, average fixed mortgage rates across the major banks for terms of 18 months and beyond have already increased 20-45bp since November. These increases have come as wholesale interest rates have risen in anticipation of OCR hikes. As OCR hikes draw closer through 2026, we anticipate that wholesale interest rates will continue to rise, putting further upward pressure on mortgage rates (figure 14).

Figure 14. Short- and longer-term mortgage rates

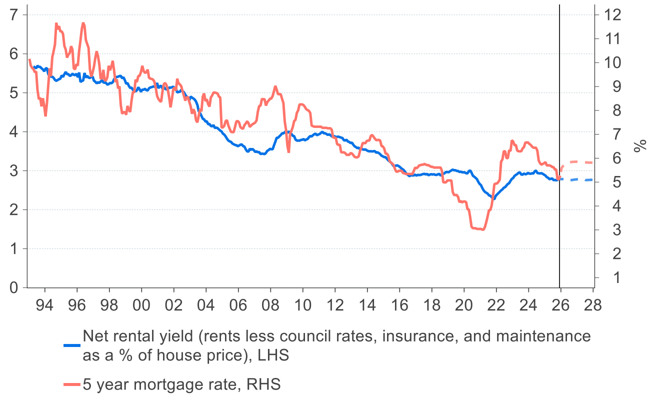


Source: RBNZ, Macrobond, ANZ Research

Even right now, it's not clear that mortgage rates are at a level that would drive house prices particularly higher. One way of estimating the extent of upward or downward pressure of mortgage rates on house prices is by comparing mortgage rates and net rental yields (rents less council rates, insurance and maintenance as a percentage of house prices). A good rule of thumb, looking back over time, is that net rental yields are typically roughly half the level of the 5-year fixed mortgage rate (figure 15).[1] When mortgage rates are low compared to rental yields, there will tend to be upward pressure on house prices (and vice versa when mortgage rates are high).

Right now, rental yields don't look especially compelling given where mortgage rates are at, and that will become even more the case as OCR hikes put further upward pressure on mortgage rates. Rent inflation has been very subdued recently, and while it is likely to pick up as the economy recovers, it will still take a long time for this to significantly raise rental yields. This implies that restrained house price inflation will be needed to keep rental yields broadly in line with mortgage rates.

Figure 15. 5-year mortgage rate vs net rental yield



Source: REINZ, NZ Tenancy Services, Stats NZ, RBNZ, Macrobond, ANZ Research

All up, while an economic recovery will provide support to the housing market, prices are starting the year with little momentum and the market faces headwinds from election uncertainty and rising interest rates. This makes 2026 look set to be another year of little movement in overall house prices.

[1] This makes some sense from the perspective of an investor, as it means rents cover most of the costs of the property, and capital gains over the long term provide a return on the investor's funds. While not a popular term, the 5-year mortgage rate captures where interest rates are expected to average over time, which is what matters for a long-term investment.

Housing market indicators for December 2025 (based on REINZ data seasonally adjusted by ANZ Research)

	Median house price			House price index		Sales		Average days to sell
	Level	Annual % change	3-mth % change	Annual % change	3-mth % change	# of monthly sales	Monthly % change	
Northland	$686,404	7.2	3.3	-0.1	0.1	186	-8%	65
Auckland	$1,000,214	1.7	1.7	-2.1	-0.9	1,994	-2%	46
Waikato	$753,562	4.2	1.3	0.8	0.2	701	+3%	47
Bay of Plenty	$819,737	1.7	1.3	1.4	0.5	438	-5%	45
Gisborne	$748,877	25.2	5.3	2.5	-0.4	42	-4%	47
Hawke's Bay	$666,671	-6.3	0.3	2.5	-0.4	211	-2%	40
Manawatu-Whanganui	$537,361	-0.4	0.0	0.0	-0.5	332	+5%	46
Taranaki	$613,101	2.1	1.9	0.9	-1.9	162	-2%	35
Wellington	$767,440	0.9	0.2	-4.4	-2.0	638	-1%	48
Tasman, Nelson & Marlborough	$733,992	1.0	1.3			232	0%	42
Canterbury	$717,088	3.3	1.4	2.6	0.8	1,183	-1%	41
Otago	$698,955	0.6	-1.2	2.5	0.4	390	-6%	47
West Coast	$394,723	7.9	5.7	2.0	0.0	41	-6%	83
Southland	$496,514	7.8	0.3	6.6	2.3	166	+7%	22
New Zealand	**$784,016**	**1.4**	**0.7**	**-0.3**	**-0.4**	**6,729**	**0%**	**45**

Mortgage borrowing strategy

This is not financial advice about any product or service. The opinions and research contained in this document are provided for information only, are intended to be general in nature and do not take into account your financial situation or goals. Please refer to the Important Notice.

Summary

There have been mixed developments on the mortgage rate front since our last Property Focus in late November, with median fixed rates 18 months and longer all 20-45bp higher, the median 6-month rate 10bp lower, and median floating and 1-year fixed rates unchanged. Increases seen for longer terms are reflective of moves in wholesale swap rates, which have risen as markets have swung from expecting further OCR cuts to now expecting the RBNZ's next move to be a hike. Those sentiments were in play in financial markets before Christmas, which explains why mortgage rates rose after the RBNZ cut. While there was a brief reprieve over the summer break, higher global interest rates and the recent run of strong domestic data have driven wholesale swap rates back up towards the highs seen in mid-December. Looking ahead we expect fixed mortgage rates to continue rising gradually. That suggests that there is still merit in fixing for longer even though mortgage rates are up off their lows. With longer fixed terms costing more, we see merit in breakeven analysis, which we provide on pages 10-11. At the moment, breakevens suggest on a pure cost basis that there is merit in fixing for 2 or possibly 3 years. Fixing for 4 or 5 years may appeal to those who want certainty or are worried about the long-term outlook for interest rates but are less favourable on a cost basis. Floating is still very expensive and much cheaper 6-month rates may be a viable alternative for those who value flexibility.

Thoughts and views

There have been mixed moves in mortgage rates since our last Property Focus was published on 27 November. Median rates 18 months and longer are higher, but the median 6-month rate is lower, and median floating and 1-year rates have not changed. Odd as that may seem given that the RBNZ's last move was a cut, the reason for the divergence between the OCR and mortgage rates is that mortgage rates are determined primarily by wholesale swap rates rather than the OCR. In practice, mortgage rates aren't about where the OCR is now; it's all about where markets think the OCR is going in the future, and markets have swung from expecting more cuts to expecting the next move to be a hike. We concur and now expect the first hike to come later this year. Longer-term rates are also heavily influenced by global rates, and global bond yields are rising on inflation and fiscal sustainability concerns. There's a lot to think about.

Given recent rises in mortgage rates, borrowers who did lock in at lower rates last year, which we favoured doing at the time, will likely be pleased they did. For those who have yet to make a decision to fix or have rollovers coming up, even though fixed rates are off their lows, we still see merit in fixing now for longer. In simple terms, that's because we expect wholesale and retail interest rates to continue rising, albeit gradually (page 12).

Fixing costs more the further out one goes, so it's not as simple as "longer is better". Our breakeven analysis shows that if mortgage rates do rise in line with what is implied by our wholesale interest rate forecasts, fixing for 2 or even 3 years looks like a sweet spot. Our breakevens (see infographics on pages 10-11) show that fixing for 2 years a 4.69% will be cheaper overall than fixing for 1-year at 4.49% and rolling for another year if the rate you roll into next year is above 4.89%. And as our mortgage projections on page 12 show, we expect 1-year mortgage rates to be above 5% by then. Forecasts are by nature uncertain, and borrowers ought to use their own judgement, but by doing the maths you can at least compare your expectations against what's built into the term structure of mortgage rates. Fixing for 3 years at 5.09% will be cheaper than fixing for 2 years at 4.69% and then re-fixing for another year if the 1-year rate is above 5.89% in 2 years' time. That is of course possible, but we aren't projecting rises of that magnitude. The cost gap widens when it comes to 4 and 5-year rates. Note, though, that it's important to bear in mind risks around forecasts rather than taking them as gospel. You could write a fat book on that currently, and everyone must ultimately decide for themselves how to manage the cost/certainty trade-off. A mix of terms can help in that regard, as it hedges risks.

Finally, RBNZ data shows that many borrowers remain on floating. That makes sense when mortgage rates are expected to fall. But now mortgage rates are no longer falling, for those who value flexibility, fixing for 6 months might be a good alternative to remaining on floating.

Figure 1. Carded special mortgage rates*

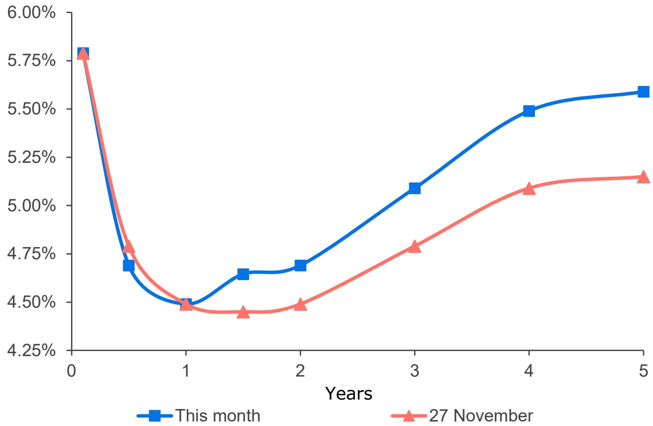


Table 1. Carded special mortgage rates*

Term	Current	Last month
Floating	5.79%	5.79%
6 months	4.69%	4.79%
1 year	4.49%	4.49%
18 months	4.65%	4.45%
2 years	4.69%	4.49%
3 years	5.09%	4.79%
4 years	5.49%	5.09%
5 years	5.59%	5.15%

Source (figure 1 and table 1): interest.co.nz, ANZ Research

*Median of the five largest banks

Breakevens

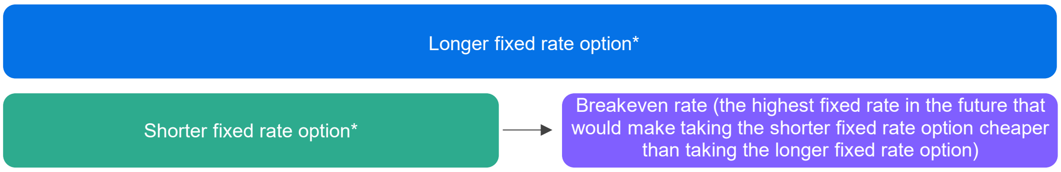
Table 1. Special mortgage rates and breakevens*^

		Breakevens for 20%+ equity borrowers					
Term	Current	in 6mths	in 1yr	in 18mths	in 2 yrs	in 3 yrs	in 4 yrs
Floating	5.79%	3.19%					
6 months	4.69%	4.29%	4.96%	4.83%			
1 year	4.49%	4.62%	4.89%	5.26%	5.89%	6.69%	5.99%
18 months	4.65%	4.69%		5.54%			
2 years	4.69%	4.94%	5.39%	5.77%	6.29%	6.34%	
3 years	5.09%	5.39%	5.82%	5.99%	6.19%		
4 years	5.49%	5.65%	5.87%				
5 years	5.59%			*Median of the five largest banks			

Source: interest.co.nz, ANZ Research

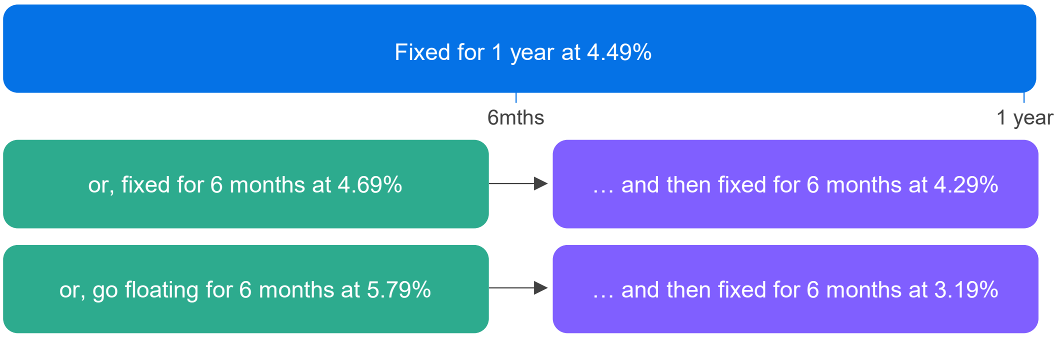
^ Floating rate breakeven assumes floating rate won't change. If it falls, the breakeven will be higher; if it rises, the breakeven will be lower.

Key – how to read our infographics

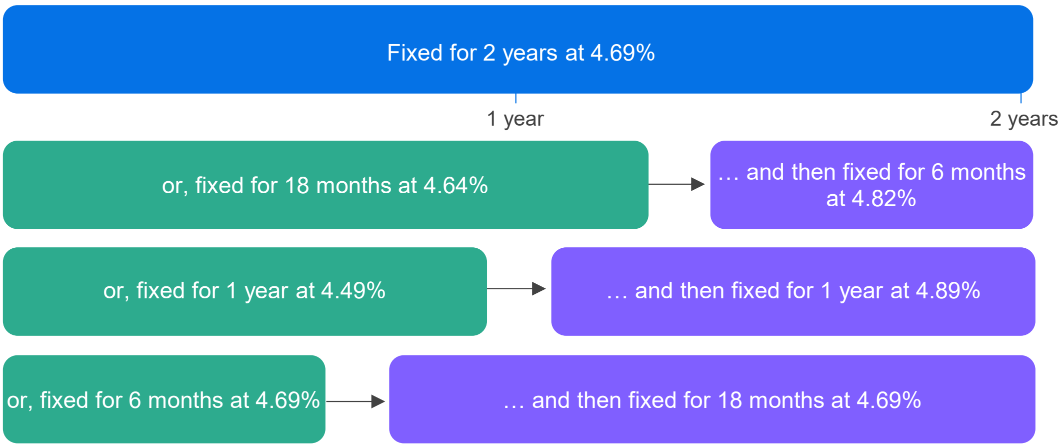


* Current advertised special mortgage rate, median of 5 largest banks

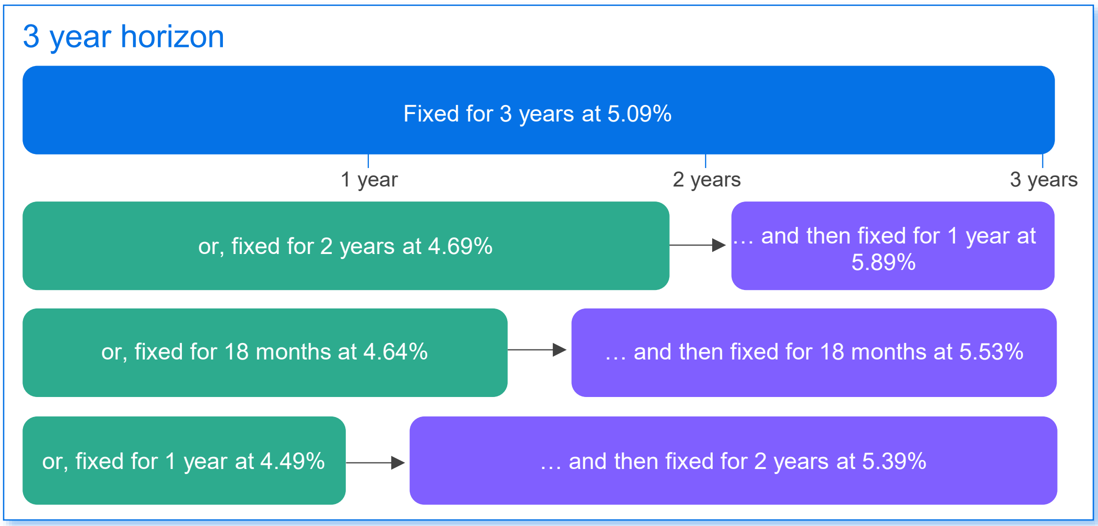
1 year horizon^

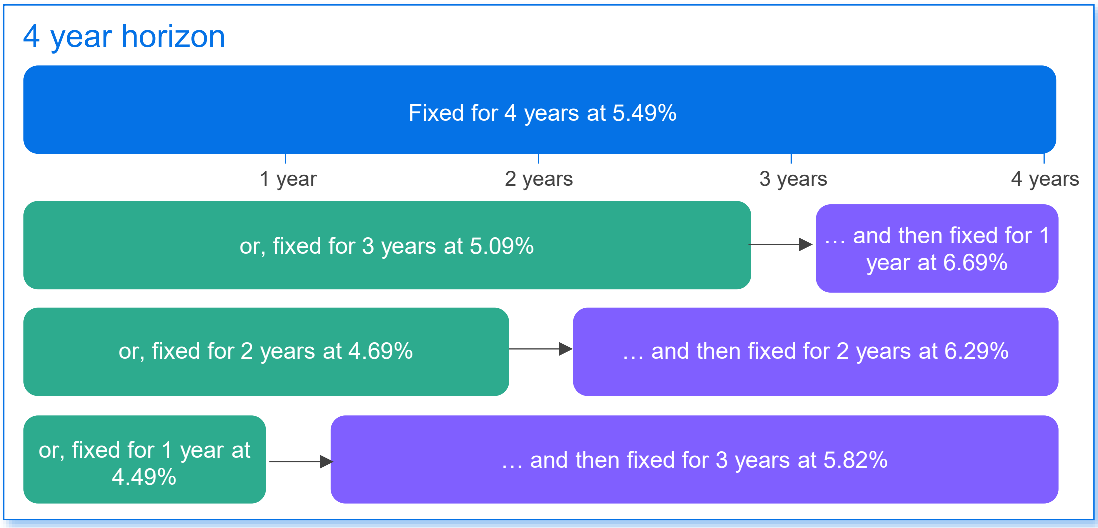


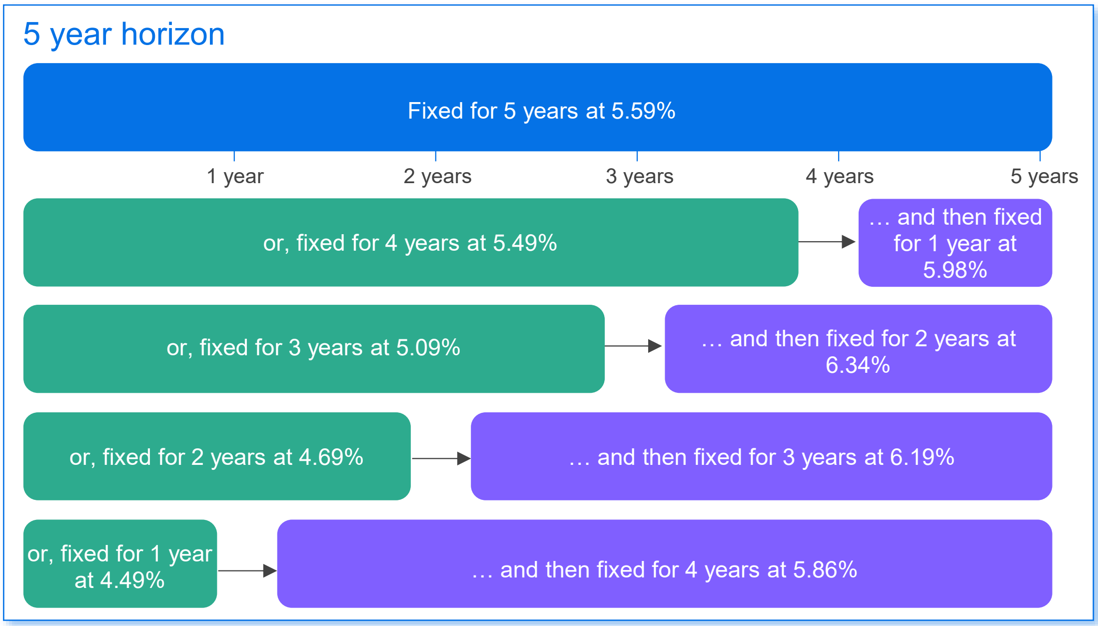
2 year horizon



Breakevens







Source: interest.co.nz, ANZ Research calculations

Key forecasts

Weekly mortgage repayments table (based on 30-year term)

Mortgage Size ($000)	Mortgage Rate (%)													
	4.25	4.50	4.75	5.00	5.25	5.50	5.75	6.00	6.25	6.50	6.75	7.00	7.25	7.50
200	227	234	241	248	255	262	269	277	284	292	299	307	315	323
250	284	292	301	309	318	327	336	346	355	364	374	384	393	403
300	340	351	361	371	382	393	404	415	426	437	449	460	472	484
350	397	409	421	433	446	458	471	484	497	510	524	537	551	564
400	454	467	481	495	509	524	538	553	568	583	598	614	629	645
450	511	526	541	557	573	589	606	622	639	656	673	690	708	726
500	567	584	601	619	637	655	673	691	710	729	748	767	787	806
550	624	643	662	681	700	720	740	760	781	802	823	844	865	887
600	681	701	722	743	764	786	807	830	852	875	897	921	944	968
650	737	760	782	805	828	851	875	899	923	947	972	997	1,023	1,048
700	794	818	842	867	891	917	942	968	994	1,020	1,047	1,074	1,101	1,129
750	851	876	902	928	955	982	1,009	1,037	1,065	1,093	1,122	1,151	1,180	1,209
800	908	935	962	990	1,019	1,048	1,077	1,106	1,136	1,166	1,197	1,227	1,259	1,290
850	964	993	1,023	1,052	1,082	1,113	1,144	1,175	1,207	1,239	1,271	1,304	1,337	1,371
900	1,021	1,052	1,083	1,114	1,146	1,178	1,211	1,244	1,278	1,312	1,346	1,381	1,416	1,451
950	1,078	1,110	1,143	1,176	1,210	1,244	1,278	1,313	1,349	1,385	1,421	1,458	1,495	1,532
1000	1,134	1,168	1,203	1,238	1,273	1,309	1,346	1,383	1,420	1,458	1,496	1,534	1,573	1,613

Mortgage rate projections (historic rates are special rates; projections based on ANZ's wholesale rate forecasts)

	Actual			Projections						
	Sep-25	Dec-25	Current	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27
Floating Mortgage Rate	6.6	6.1	5.8	5.8	5.9	5.9	6.1	6.4	6.6	6.6
1-Yr Fixed Mortgage Rate	4.7	4.5	4.5	4.6	4.9	5.0	5.2	5.2	5.2	5.2
2-Yr Fixed Mortgage Rate	4.7	4.7	4.7	4.8	5.0	5.2	5.3	5.3	5.3	5.4
3-Yr Fixed Mortgage Rate	5.0	5.0	5.1	5.1	5.3	5.3	5.3	5.3	5.4	5.5
5-Yr Fixed Mortgage Rate	5.5	5.3	5.6	5.7	5.8	5.8	5.9	5.8	5.8	5.8

Source: RBNZ, ANZ Research

Wholesale interest rate forecasts

	Actual			Forecasts						
	Sep-25	Dec-25	Current	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27	Sep-27
Official Cash Rate	2.25	2.25	2.25	2.25	2.25	2.25	2.50	2.75	3.00	3.00
90-Day Bank Bill Rate	2.45	2.52	2.50	2.53	2.58	2.68	3.02	3.35	3.35	3.35
NZ 2-yr swap	2.86	2.93	3.11	3.10	3.17	3.26	3.33	3.35	3.35	3.35
10-Year Bond	4.25	4.40	4.62	4.50	4.50	4.50	4.50	4.50	4.50	4.50

Economic forecasts

	Actual			Forecasts						
	Mar-25	Jun-25	Sep-25	Dec-25	Mar-26	Jun-26	Sep-26	Dec-26	Mar-27	Jun-27
GDP (Annual % Chg)	-0.7	-1.1	1.3	1.9	1.6	3.2	2.8	2.8	2.7	2.8
CPI Inflation (Annual % Chg)	2.5	2.7	3.0	3.1(a)	*Under review*					
Unemployment Rate (%)	5.1	5.2	5.3	5.2	5.0	4.8	4.6	4.5	4.3	4.3
House Prices (Quarter % Chg)	0.4	0.5	-0.6	-0.4(a)	0.3	0.6	0.6	0.5	0.8	1.2
House Prices (Annual % Chg)	-1.1	0.1	0.2	-0.1(a)	-0.2	-0.1	1.1	2.0	2.5	3.1

Source: RBNZ, Statistics NZ, REINZ, Bloomberg, ANZ Research

Meet the team

We welcome your questions and feedback. Click here for more information about our team.

Sharon Zollner
Chief Economist, New Zealand

Telephone: +64 9 357 4094
Email: sharon.zollner@anz.com

General enquiries:
research@anz.com

Update your subscription
www.research.anz.com

David Croy
Senior Strategist

Market developments, interest rates, FX, unconventional monetary policy, liaison with market participants.

Telephone: +64 4 576 1022
Email: david.croy@anz.com

Matthew Dilly
Agricultural Economist

Primary industry developments and outlook, structural change and regulation, liaison with industry.

Telephone: +64 21 221 6939
Email: matthew.dilly@anz.com

Miles Workman
Senior Economist

Macroeconomic forecast co-ordinator, economic developments, labour market dynamics, inflation, fiscal and monetary policy.

Telephone: +64 21 661 792
Email: miles.workman@anz.com

Matthew Galt
Senior Economist

Macroeconomic forecasting, economic developments, GDP, housing and credit dynamics.

Telephone: +64 21 633 469
Email: matthew.galt@anz.com

Natalie Denne
PA / Desktop Publisher

Business management, general enquiries, mailing lists, publications, chief economist's diary.

Telephone: +64 21 221 7438
Email: natalie.denne@anz.com

Important Notice

Last updated: 18 June 2025

The opinions and research contained in this document (in the form of text, image, video or audio) are (a) not personal financial advice nor financial advice about any product or service; (b) provided for information only; and (c) general in nature and do not take into account your financial situation or goals.

This document may be restricted by law in certain jurisdictions. Recipients must observe all relevant restrictions.

Disclaimer for all jurisdictions: This document is prepared by ANZ Bank New Zealand Limited (ANZ Centre, 23-29 Albert Street, Auckland 1010, New Zealand). This document is distributed in your country/region by Australia and New Zealand Banking Group Limited (ABN11 005 357 522) (**ANZ**), a company incorporated in Australia or (if otherwise stated), by its subsidiary or branch (herein collectively referred to as **ANZ Group**). The views expressed in it are those of ANZ Economics and Markets Research, an independent research team of ANZ Bank New Zealand Limited.

This document is distributed on the basis that it is only for the information of the specified recipient or permitted user of the relevant website (**recipients**).

This document is solely for informational purposes and nothing in it is intended to be an invitation, solicitation or offer by ANZ Group to sell, or buy, receive or provide any product or service, or to participate in a particular trading strategy.

Distribution of this document to you is only as may be permissible by the laws of your jurisdiction, and is not directed to or intended for distribution or use by recipients resident or located in jurisdictions where its use or distribution would be contrary to those laws or regulations, or in jurisdictions where ANZ Group would be subject to additional licensing or registration requirements. Further, any products and services mentioned in this document may not be available in all countries.

ANZ Group in no way provides any personal financial, legal, taxation or investment advice to you in connection with any product or service discussed in this document. Before making any investment decision, recipients should seek independent financial, legal, tax and other relevant advice having regard to their particular circumstances.

Whilst care has been taken in the preparation of this document and the information contained within is believed to be accurate and made on reasonable grounds on the date it was published, ANZ Group does not represent or warrant the accuracy or completeness of the information. Further, ANZ Group does not accept any responsibility to inform you of any matter that subsequently comes to its notice, which may affect the accuracy of the information in this document.

This document may contain forward looking statements or opinions including statements regarding our intent, belief or current expectations regarding economic and market conditions, financial instruments and credit markets. Words such as ‘forecast’, ‘anticipate’, ‘likely’, ’unlikely’, ‘believe’, ‘expect’, ‘may’, ‘probability’, ‘risk’, ‘will’, ‘seek’, ‘would’, ‘could’, ‘should’ and similar expressions, are intended to identify forward-looking statements or opinions. Such statements are usually predictive in character, subject to assumptions that may prove inaccurate or unknown risks and uncertainties, and should not be relied upon when making investment decisions. Past performance is not a reliable indicator of future performance. ANZ does not accept any responsibility to inform you of any revisions to these forward-looking statements to reflect events or circumstances occurring after the date of this document.

Preparation of this document and the opinions expressed in it may involve material elements of subjective judgement and analysis. Unless specifically stated otherwise: they are current on the date of this document and are subject to change without notice; and, all price information is indicative only. Any opinions expressed in this document are subject to change at any time without notice.

This document may contain climate-related statements, such as climate-related risks and opportunities, goals and ambitions, scenarios and projections. Where present, such content is subject to significant uncertainty and risk, and may ultimately prove to be incorrect, inaccurate or incomplete.

ANZ Group does not guarantee the performance of any product mentioned in this document. All investments entail a risk and may result in both profits and losses. Any products and services described in this document may not be suitable for all investors, and transacting in these products or services may be considered risky.

ANZ Group expressly disclaims any responsibility and shall not be liable for any loss, damage, claim, liability, proceedings, cost or expense (**Liability**) arising directly or indirectly and whether in tort (including negligence), contract, equity or otherwise (including infringement of any third party rights) out of or in connection with this document and your use of it to the extent permissible under relevant law. The contents of this document have not been reviewed by any regulatory body or authority in any jurisdiction.

ANZ Group may have an interest in the subject matter of this document. They may receive fees from customers for dealing in any products or services described in this document, and their staff and introducers of business may share in such fees or remuneration that may be influenced by total sales, at all times received and/or apportioned in accordance with local regulatory requirements. Further, they or their customers may have or have had interests or long or short positions in any products or services described in this document, and may at any time make purchases and/or sales in them as principal or agent, as well as act (or have acted) as a market maker in such products. This document is published in accordance with ANZ Group’s policies on conflicts of interest and ANZ Group maintains appropriate information barriers to control the flow of information between businesses within the group.

Your ANZ Group point of contact can assist with any questions about this document including for further information on these disclosures of interest.

Australia. ANZ holds an Australian Financial Services licence no. 234527. For a copy of ANZ's Financial Services Guide please click here or request from your ANZ point of contact.

Brazil. This document is distributed on a cross border basis and only following request by the recipient. No securities are being offered or sold in Brazil under this document, and no securities have been and will not be registered with the Securities Commission - CVM.

Brunei, Japan, Kuwait, Malaysia, Switzerland, Taiwan. This document is distributed in each of these jurisdictions by ANZ on a cross-border basis.

Cambodia. The information contained in this document is confidential and is provided solely for your use upon your request. This does not constitute or form part of an offer or solicitation of any offer to engage services, nor should it or any part of it form the basis of, or be relied in any connection with, any contract or commitment whatsoever. ANZ does not have a licence to undertake banking operations or securities business or similar business, in Cambodia. By requesting financial services from ANZ, you agree, represent and warrant that you are engaging our services wholly outside of Cambodia and subject to the laws of the contract governing the terms of our engagement.

Canada. This document is provided for general information purposes only. It is intended solely for use by institutional or otherwise sophisticated clients and prospective clients, and is not intended for retail investors or the general public. It is not tailored to the needs and circumstances of any recipient, nor is it intended as an offer or solicitation to purchase or sell any security or financial instrument or to employ any specific investment strategy. If you are not an institutional client, prospective institutional client, or a permitted client (as defined under Canadian securities law), you should not rely on or act upon the information contained herein.

Chile. You understand and agree that ANZ is not regulated by Chilean Authorities and that the provision of this document is not subject to any Chilean supervision and is not guaranteed by any regulatory or governmental agency in Chile.

Fiji. For Fiji regulatory purposes, this document and any views and recommendations are not to be deemed as investment advice. Fiji investors must seek licensed professional advice should they wish to make any investment in relation to this document.

Hong Kong. This document is issued or distributed in Hong Kong by the Hong Kong branch of ANZ, which is registered at the Hong Kong Monetary Authority to conduct Type 1 (dealing in securities), Type 4 (advising on securities) and Type 6 (advising on corporate finance) regulated activities. The contents of this document have not been reviewed by any regulatory authority in Hong Kong. If you are in any doubt about any of the contents of this document, you should obtain independent professional advice.

India. If this document is received in India, only you (the specified recipient) may print it provided that before doing so, you specify on it your name and place of printing.

Israel. ANZ is not a holder of a licence granted in Israel pursuant to the Regulation of Investment Advising, Investment Marketing and Portfolio Management Law, 1995 ("Investment Advice Law") and does not hold the insurance coverage required of a licensee pursuant to the Investment Advice Law. This publication has been prepared exclusively for Qualified Clients as such term is defined in the First Schedule to the Investment Advice Law. As a prerequisite to the receipt of a copy of this publication a recipient will be required to provide confirmation and evidence that it is a Qualified Client. Nothing in this publication should be considered Investment Advice or Investment Marketing as defined in the Investment Advice Law. Recipients are encouraged to seek competent investment advice from a locally licensed investment adviser prior to making any investment.

Macau. Click here to read the disclaimer for all jurisdictions in Mandarin. 澳门. **点**击此处阅读所有司法管辖区的免责声明的中文版。

Myanmar. This document is intended to be general and part of ANZ's customer service and marketing activities when implementing its functions as a licensed bank. This document is not Securities Investment Advice (as that term is defined in the Myanmar Securities Transaction Law 2013).

New Zealand. This document is distributed in New Zealand by ANZ Bank New Zealand Limited. The material is for information purposes only and is not financial advice about any product or service. We recommend you seek advice about your financial situation and goals before acquiring or disposing of (or not acquiring or disposing of) a financial product.

Oman. ANZ neither has a registered business presence nor a representative office in Oman and does not undertake banking business or provide financial services in Oman. Consequently, ANZ is not regulated by either the Central Bank of Oman (CBO) or Oman's Capital Market Authority (CMA). The information contained in this document is for discussion purposes only and neither constitutes an offer of securities in Oman as contemplated by the Commercial Companies Law of Oman (Royal Decree 4/74) or the Capital Market Law of Oman (Royal Decree 80/98), nor does it constitute an offer to sell, or the solicitation of any offer to buy non-Omani securities in Oman as contemplated by Article 139 of the Executive Regulations to the Capital Market Law (issued vide CMA Decision 1/2009). ANZ does not solicit business in Oman and the only circumstances in which ANZ sends information or material describing financial products or financial services to recipients in Oman, is where such information or material has been requested from ANZ and the recipient understands, acknowledges and agrees that this document has not been approved by the CBO, the CMA or any other regulatory body or authority in Oman. ANZ does not market, offer, sell or distribute any financial or investment products or services in Oman and no subscription to any securities, products or financial services may or will be consummated within Oman. Nothing contained in this document is intended to constitute Omani investment, legal, tax, accounting or other professional advice.

People's Republic of China (PRC). This document may be distributed by either ANZ or Australia and New Zealand Bank (China) Company Limited (**ANZ China**). Recipients must comply with all applicable laws and regulations of PRC, including any prohibitions on speculative transactions and CNY/CNH arbitrage trading. If this document is distributed by ANZ or an Affiliate (other than ANZ China), the following statement and the text below is applicable: No action has been taken by ANZ or any affiliate which would permit a public offering of any products or services of such an entity or distribution or re-distribution of this document in the PRC. So, the products and services of such entities are not being offered or sold within the PRC by means of this document or any other document. This document may not be distributed, re-distributed or published in the PRC, except under circumstances that will result in compliance with any applicable laws and regulations. If and when the material accompanying this document relates to the products and/or services of ANZ China, the following statement and the text below is applicable: This document is distributed by ANZ China in the Mainland of the PRC.

Peru. The information contained in this document has not been, and will not be, registered with or approved by the Peruvian Superintendency of the Securities Market (Superintendencia del Mercado de Valores, **SMV**) or the Lima Stock Exchange (Bolsa de Valores de Lima, **BVL**) or under the Peruvian Securities Market Law (Legislative Decree 6 861), and will not be subject to Peruvian laws applicable to public offerings in Peru. To the extent this information refers to any securities or interests, it should be noted the securities or interests may not be offered or sold in Peru, except if (i) such securities or interests were previously registered with the Peruvian Superintendency of the Securities Market, or (ii) such offering is considered a private offering in Peru under the securities laws and regulation of Peru.

Qatar. This document has not been, and will not be:

- lodged or registered with, or reviewed or approved by, the Qatar Central Bank (QCB), the Qatar Financial Centre (QFC) Authority, QFC Regulatory Authority or any other authority in the State of Qatar (Qatar); or
- authorised or licensed for distribution in Qatar, and the information contained in this document does not, and is not intended to, constitute a public offer or other invitation in respect of securities in Qatar or the QFC.

The financial products or services described in this document have not been, and will not be:

- registered with the QCB, QFC Authority, QFC Regulatory Authority or any other governmental authority in Qatar; or
- authorised or licensed for offering, marketing, issue or sale, directly or indirectly, in Qatar.

Accordingly, the financial products or services described in this document are not being, and will not be, offered, issued or sold in Qatar, and this document is not being, and will not be, distributed in Qatar. The offering, marketing, issue and sale of the financial products or services described in this document and distribution of this document is being made in, and is subject to the laws, regulations and rules of, jurisdictions outside of Qatar and the QFC. Recipients of this document must abide by this restriction and not distribute this document in breach of this restriction. This document is being sent/issued to a limited number of institutional and/or sophisticated investors (i) upon their request and confirmation that they understand the statements above; and (ii) on the condition that it will not be provided to any person other than the original recipient, and is not for general circulation and may not be reproduced or used for any other purpose.

Singapore. To the extent that this document contains any statements of opinion and/or recommendations related to an investment product or class of investment product (as defined in the Financial Advisers Act 2001), this document is distributed in Singapore by ANZ solely for the information of "accredited investors", "expert investors" or (as the case may be) "institutional investors" (each term as defined in the Securities and Futures Act 2001 of Singapore). ANZ is licensed in Singapore under the Banking Act 1970 of Singapore and is exempted from holding a financial adviser's licence under Section 23(1)(a) of the Financial Advisers Act 2001 of Singapore. In respect of any matters arising from, or in connection with, the distribution of this document in Singapore, please speak to your usual ANZ contact in Singapore.

United Arab Emirates (UAE). This document is distributed in the UAE or the Dubai International Financial Centre (DIFC) (as applicable) by ANZ. This document does not, and is not intended to constitute: (a) an offer of securities anywhere in the UAE; (b) the carrying on or engagement in banking, financial and/or investment consultation business in the UAE under the rules and regulations made by the Central Bank of the UAE, the Emirates Securities and Commodities Authority or the UAE Ministry of Economy; (c) an offer of securities within the meaning of the Dubai International Financial Centre Markets Law (**DIFCML**) No. 12 of 2004; and (d) a financial promotion, as defined under the DIFCML No. 1 of 200. ANZ DIFC Branch is regulated by the Dubai Financial Services Authority (**DFSA**). The financial products or services described in this document are only available to persons who qualify as “Professional Clients” or “Market Counterparty” in accordance with the provisions of the DFSA rules.

United Kingdom. This document is distributed in the United Kingdom by Australia and New Zealand Banking Group Limited (ANZ) solely for the information of persons who would come within the Financial Conduct Authority (FCA) definition of “eligible counterparty” or “professional client”. It is not intended for and must not be distributed to any person who would come within the FCA definition of “retail client”. Nothing here excludes or restricts any duty or liability to a customer which ANZ may have under the UK Financial Services and Markets Act 2000 or under the regulatory system as defined in the Rules of the Prudential Regulation Authority (PRA) and the FCA. ANZ considers this document to constitute an Acceptable Minor Non-Monetary Benefits (AMNMB) under the relevant inducement rules of the FCA. ANZ is authorised in the United Kingdom by the PRA and is subject to regulation by the FCA and limited regulation by the PRA. Details about the extent of our regulation by the PRA are available from us on request.

United States. Except where this is a FX-related document, this document is distributed in the United States by ANZ Securities, Inc. (ANZ SI) which is a member of the Financial Regulatory Authority (FINRA) (www.finra.org) and registered with the SEC. ANZSI’s address is 277 Park Avenue, 31st Floor, New York, NY 10172, USA (Tel: +1 212 801 9160 Fax: +1 212 801 9163). ANZSI accepts responsibility for its content. Information on any securities referred to in this document may be obtained from ANZSI upon request. This document or material is intended for institutional use only – not retail. If you are an institutional customer wishing to effect transactions in any securities referred to in this document you must contact ANZSI, not its affiliates. ANZSI is authorised as a broker-dealer only for institutional customers, not for US Persons (as “US person” is defined in Regulation S under the US Securities Act of 1933, as amended) who are individuals. If you have registered to use our website or have otherwise received this document and are a US Person who is an individual: to avoid loss, you should cease to use our website by unsubscribing or should notify the sender and you should not act on the contents of this document in any way. Non-U.S. analysts may not be associated persons of ANZSI and therefore may not be subject to FINRA Rule 2242 restrictions on communications with the subject company, public appearances and trading securities held by the analysts. Where this is a FX-related document, it is distributed in the United States by ANZ's New York Branch, which is also located at 277 Park Avenue, 31st Floor, New York, NY 10172, USA (Tel: +1 212 801 916 0 Fax: +1 212 801 9163).

Vietnam. This document is distributed in Vietnam by ANZ or ANZ Bank (Vietnam) Limited, a subsidiary of ANZ.