

MAY 2016

H O M E **LOAN**
AFFORDABILITY
R E P O R T
DUNEDIN



HOME LOAN AFFORDABILITY REPORT

May 2016



Home loan affordability is a measure of the proportion of take-home pay that is needed to make the mortgage payments for a typical household. If that is no more than 40%, then a mortgage is considered 'affordable'. The following are typical assessments for households at three stages of home ownership.

FIRST HOME BUYERS 25-29



First home buyers earn the median income for their age group, and buy a lower quartile priced home in their area. Both parties work full-time.

Mortgage payments as a percentage of take home pay

Take Home Pay
\$1,374.22
per Week

May 16	15.7%
May 15	17.9%
May 14	18.4%
May 11	19.1%

This report estimates how affordable it would be for a couple where both are aged 25-29 and are working full time, to buy a home at the lower quartile price in Dunedin.

It assumes they earn the median rate of pay for people of their age in their region, which would give them a take home pay of \$1,374.22 a week.

It is assumed they would have saved \$47,000 to use as a deposit, by putting aside 20% of their net pay each week for up to four years, earning interest on the savings at the 90 day bank deposit rate, or 20% of the house price, whichever is lower.

To buy a home at Dunedin's lower quartile price they would need a mortgage of \$188,000.

They would need to set aside \$215.79 a week to cover the mortgage payments, which would be 15.7% of their take home pay.

Mortgage payments are considered affordable when they take up no more than 40% of take home pay.

On that basis it would be affordable for a young couple earning the median pay rate to buy a lower quartile-priced home in Dunedin.

Second Rung - YOUNG FAMILY 30-34



Young family buyers earn median incomes in their age bracket, and buy a median priced home in their area. One partner works half-time.

Mortgage payments as a percentage of take home pay

Take Home Pay
\$1,152.52
per Week

May 16	22.5%
May 15	24.2%
May 14	25.1%
May 11	26.7%

This report estimates how affordable it would be for a couple with a young family to move up the property ladder and buy their next home at the current median price.

It is assumed that one partner works full time and one works half time and both are paid at the median rate for people of their age in Dunedin, and that they receive the Working for Families allowance.

That would give them total after tax weekly income of \$1,152.52 a week.

It is also assumed they purchased their current home five years ago for \$198,500, which was the lower quartile selling price in Dunedin at the time.

If they sold that home for the current lower quartile price in Dunedin of \$235,000, they would have equity of \$81,155 to use as a deposit on a new home.

If they purchased a home at Dunedin's current median price of \$307,000 they would need a \$225,845 mortgage.

The repayments on this would be \$259.22 a week which would be 22.5% of their weekly income.

Mortgage payments are considered affordable when they take up no more than 40% of take home pay.

Second Rung - OLDER FAMILY 35-39



Older family buyers earn median incomes in their age bracket, and buy a median priced home in their area. Both partners work full-time.

Mortgage payments as a percentage of take home pay

Take Home Pay
\$1,532.57
per Week

May 16	15%
May 15	15.1%
May 14	14.9%

This report estimates how affordable it would be for a couple who are both aged 35-39 and working full time, to move up the property ladder and buy their next home at the current median price.

It is assumed that both are paid at the median rate for people of their age in Dunedin, and that they no longer receive the Working for Families allowance.

That would give them total after tax weekly income of \$1,532.57 a week.

It is also assumed they purchased their current home 10 years ago for \$186,500, which was the lower quartile selling price in Dunedin at the time.

If they sold that home for the current lower quartile price in Dunedin of \$235,000, they would have equity of \$106,893 to use as a deposit on a new home.

If they purchased a home at Dunedin's current median price of \$307,000 they would need a \$200,107 mortgage.

The repayments on this would be \$229.68 a week which would be 15% of their weekly income.

Mortgage payments are considered affordable when they take up no more than 40% of take home pay.

KEY DRIVERS OF HOME LOAN AFFORDABILITY

May 2016



HOUSE PRICES

The median dwelling price was \$307,000 in May 2016, down from \$315,000 in April. In May 2015 it was \$284,163, which puts annual growth at 8%. Five years ago the median was \$250,000.

They were 259 homes sold in May, up from 254 in April. That compares with 188 sales in May last year and 166 sales five years ago.

The lower-quartile house price was \$235,000 in May 2016, down from \$247,125 in April. Annual growth was 4.5%, from the \$224,875 lower-quartile house price in May 2015.

		Lower Quartile House Price	Median House Price
Dunedin	May 16	\$235,000	\$307,000
	April 16	\$247,125	\$315,000
	May 15	\$224,875	\$284,163
	May 14	\$213,750	\$270,000
	May 11	\$198,500	\$250,000
All NZ	May 16	\$325,000	\$506,000
	April 16	\$319,000	\$490,000
	May 15	\$305,000	\$460,000
	May 14	\$298,000	\$450,000
	May 11	\$248,750	\$350,000

INTEREST RATES AND MORTGAGE PAYMENTS

The average bank interest rate for two year fixed rate mortgages was 4.348% for May, -126 basis points less than the 5.607% 12 months earlier.

The RBNZ has started a rate cut program with the first reduction occurring in June 2015 and the latest one in December 2015. No more cuts are expected although turmoil in markets recently may change that expectation. Wholesale rates have been volatile recently and that has kept downward pressure on fixed mortgage rates.

Our model assumes borrowers switched to a 2 year fixed rate in June 2014, following the shift reflected in RBNZ data.

	Average 2 Year Fixed rate
This Month	4.348%
A Month Ago	4.452%

	Mortgage Payment (Weekly)
First Home Buyers	\$215.79
Second Rung- Young families	\$259.22
Second Rung- Older buyer	\$229.68

INCOMES (WEEKLY TAKE HOME PAY)

First Home Buyers

First home buyers are aged 25-29. A household is a male and a female both earning median incomes. There is no child in this household. Take home pay is gross pay less income tax.

The change in take home pay is as follows:

	Weekly	Change
May 16	\$1,374.22	2.98%
May 15	\$1,334.45	3.36%
May 14	\$1,291.13	7.58%
May 11	\$1,200.17	

Young Families

Second Rung- Young families are aged 30-34. A household is a male, a female and a child aged five. One partner works part-time. Take home pay is gross pay less income tax.

The change in take home pay is as follows:

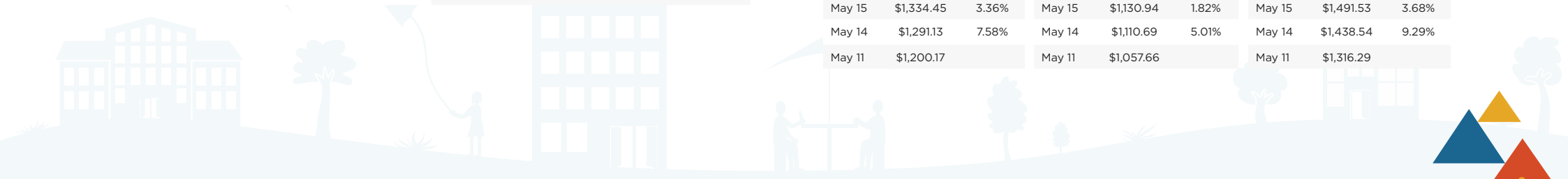
	Weekly	Change
May 16	\$1,152.52	1.91%
May 15	\$1,130.94	1.82%
May 14	\$1,110.69	5.01%
May 11	\$1,057.66	

Older Families

Second rung- Older family buyers are aged 35-39. A household is a male, a female, and school aged children. Both parents work full time. Take home pay is gross income less income tax.

The change in take home pay is as follows:

	Weekly	Change
May 16	\$1,532.57	2.75%
May 15	\$1,491.53	3.68%
May 14	\$1,438.54	9.29%
May 11	\$1,316.29	



SEPERATE HOME LOAN AFFORDABILITY REPORTS ARE AVAILABLE TO EACH OF THE FOLLOWING AREAS

National

New Zealand

Auckland Region

Auckland Central	North Shore	Auckland South
Auckland West	Papakura	Rodney
Pukekohe		

Wellington Region

Wellington City	Hutt Valley	Porirua
Katpiti Coast	Wairarapa	

Northland

Whangarei

Waikato and Bay of Plenty

Hamilton	Tauranga	Rotorua
----------	----------	---------

Hawkes Bay and Gisborne

Napier	Hastings	Gisborne
--------	----------	----------

Taranaki, Manawhatu and Whanganui

New Plymouth	Palmerston North	Whanganui
--------------	------------------	-----------

Nelson and Marlborough

Nelson

Cantebury

Christchurch	Timaru
--------------	--------

Otago, Central Otago Lakes and Southland

Queenstown	Dunedin	Invercargill
------------	---------	--------------



Notes

This work must be referred to as The interest.co.nz Home Loan Affordability series.

From May 2016 it refers solely to households. There are other important changes. There are now three related components – The First Home Buyer household series which tracks home loan affordability for households aged 25 to 29 years, Second Rung young family buyers, aged 30-34 years, and Second Rung older family buyers, aged 35-39 years. They have all been produced by interest.co.nz.

Sources / Definitions / Methodology

First home buyer households have two partners working full time, and use a purchase deposit based on what they saved over the prior four years to buy a lower quartile priced home. Second Rung young family buyers have one partner working full time, one half time, and a child under 5 years of age. It is assumed they buy a median priced house, using the equity and capital gain from their First Home. (If Working for Families tax credits apply, they are added to the household income.) Second Rung older family buyers have two partners working full time. It is assumed they buy a median priced house using the equity and capital gain from their First Home.

Interpreting the Index:

The home loan affordability index in each segment measures the proportion of their after-tax income they would need to set aside each week for their mortgage payments. An index measure is generated for each region (some sub regions), and nationally. A mortgage is 'affordable' when the mortgage payment is no greater than 40% of household weekly take-home pay. The value of the mortgage is based on the criteria below.

Weekly Income:

From the July 2007 Report onward, the source on which we base our estimates of weekly income is the LEEDS (Linked employer- employee data survey) data from Statistics New Zealand. Income tax is deducted to give take-home pay. Income tax rates are from the IRD are vary over time and income levels.

Mortgage payments:

Mortgage repayments are based on the value of the home loan, paid weekly for 30 years, using the average bank interest rate. The home loan is assumed to be a standard table mortgage, where both interest and principal is repaid in a fixed weekly payment made in arrears. The repayment is calculated using the tools at <http://www.interest.co.nz/calculators/mortgage-calculator>

Mortgage Rates:

Average mortgage interest rates are sourced from www.interest.co.nz. These averages are for banks only as banks have 90%+ of the mortgage market. Affordability calculations are done for mortgages at the floating rate and one year through to the five fixed-rate terms. In these Reports, the two-year fixed mortgage interest rate is used. Until August 2010 this series used a 2 year fixed rate loan as the basis for interest rates. In September 2010 it was switched to the floating rate, reflecting actual market shifts by borrowers. In June 2014, it was switched back to the 2 year fixed rates, again reflecting market shifts.

House price data:

Median house prices are as reported by the Real Estate Institute of New Zealand. Although the REINZ series is more volatile than the QV equivalent, there is a highly positive correlation between the two series. The REINZ series is more current and offers an earlier indication of market trends.

Saving Rates:

These are used to calculate the First Home Buyer deposit. Average savings interest rates are sourced from www.interest.co.nz. These averages are for banks only, and use the 90 day term deposit rate. Saving calculations take into account the individuals, marginal tax rates as defined by IRD.

Disclaimer

IMPORTANT – PLEASE READ

No reader should rely on the contents of this Report for making a specific investment or purchase decision. The information in this Report is supplied strictly on the basis that only overall market trends are being reported on, and that all data, conclusions and opinions expressed are provisional and subject to revision. If you are making a specific investment or purchase decision, you are strongly advised to seek independent advice from a qualified professional you trust.

The conditions and disclaimers set out at <http://www.interest.co.nz/terms-conditions> are applicable to this Report as well.

These Reports is made available on these terms only, and JDJL Limited (or www.interest.co.nz) is not responsible for any actions taken on the basis of information in these Reports, or for any error in or omission from these Reports.

Contact

For more information, contact
Greg Ninness
Property Editor,
www.interest.co.nz / JDJL Limited
206 Jervois Road, Herne Bay
PO Box 47-756, Ponsonby Auckland, New Zealand
Phone: (09) 361-6682
Mobile: 027 500 5110
Fax: (09) 360-9319
Email: greg.ninness@interest.co.nz

