



# RESIDENTIAL MARKET REPORT

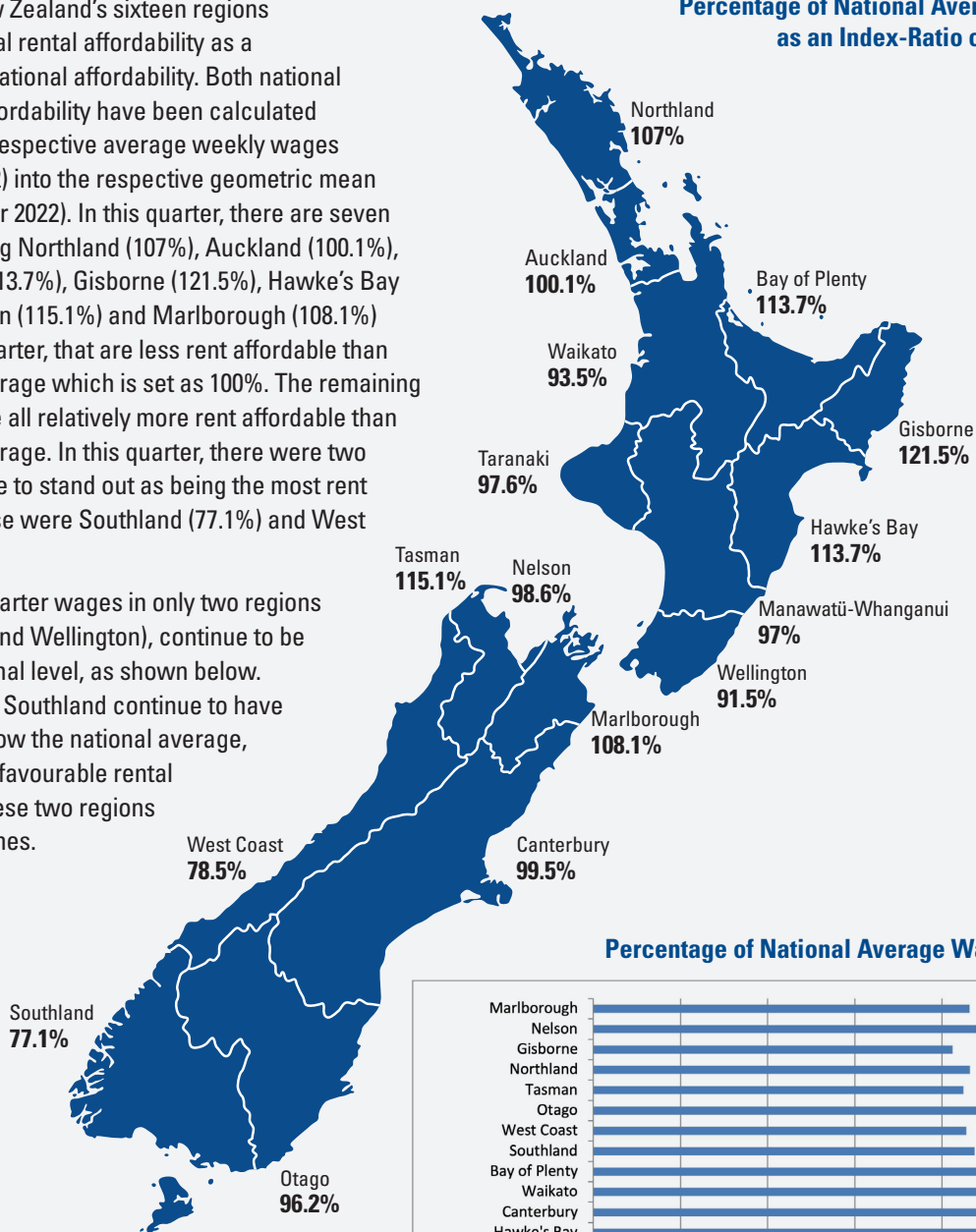
## RENTAL REPORT MARCH 2023

### REGIONAL RENTAL MARKET AFFORDABILITY

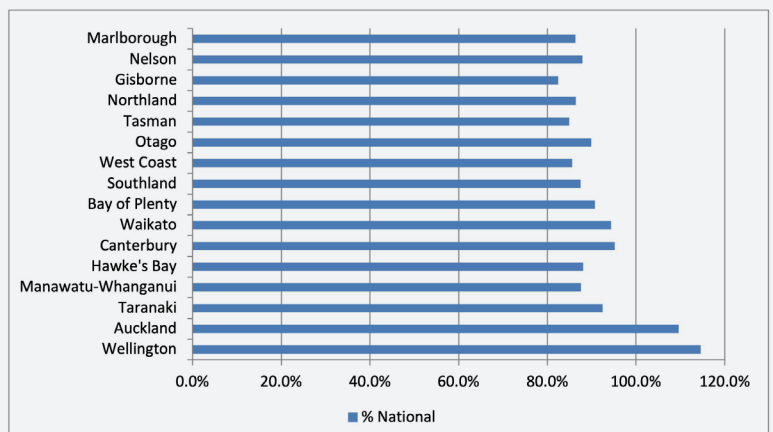
The map of New Zealand's sixteen regions showing regional rental affordability as a percentage of national affordability. Both national and regional affordability have been calculated by dividing the respective average weekly wages (December 2022) into the respective geometric mean rents (December 2022). In this quarter, there are seven regions including Northland (107%), Auckland (100.1%), Bay of Plenty (113.7%), Gisborne (121.5%), Hawke's Bay (113.7%), Tasman (115.1%) and Marlborough (108.1%) from the last quarter, that are less rent affordable than the national average which is set as 100%. The remaining nine regions are all relatively more rent affordable than the national average. In this quarter, there were two regions continue to stand out as being the most rent affordable. These were Southland (77.1%) and West Coast (78.5%).

Again, in this quarter wages in only two regions (i.e., Auckland and Wellington), continue to be above the national level, as shown below. West Coast and Southland continue to have affordability below the national average, reflecting more favourable rental conditions in these two regions relative to incomes.

Percentage of National Average by Region: as an Index-Ratio of Wages/Rents



Percentage of National Average Wages by Region





## QUARTERLY CHANGES IN RENTAL AFFORDABILITY INDEX SEPTEMBER 2021 – DECEMBER 2021

### Quarterly Change in Indices (September 2022 – December 2022)

	IMPROVEMENT	DETERIORATION
Northland		2.75%
Auckland		5.28%
Waikato	1.13%	
Bay of Plenty		2.70%
Gisborne		8.90%
Hawke's Bay		10.16%
Taranaki		1.52%
Manawatu-Whanganui		1.10%
Wellington	0.62%	
West Coast		14.92%
Canterbury		15.64%
Otago		1.58%
Southland		0/09%
Tasman		6.47%
Nelson		5.81%
Marlborough		11.58%
National		3.84%

Overall, in this quarter a slight deterioration of 3.84% is observed at the national level. There were fourteen regions showing deterioration and only two regions showing some improvement in rental affordability.

## REGIONAL RENTALS

The rents over the quarter (September 2022 to December 2022) and year (December 2021 to December 2022), for the main urban areas, are set out in the table. Over the past quarter, rental changes were increased in all regions with a net result of 4.1% increase for the quarter.

Nationally, rents increased by 3.1% over the year, and this is reflected across all regions except Auckland and Wellington. The largest annual rent increases in double digit were recorded in five regions including Gisborne (16.8%) and West Coast (14%).

	Dec 2021	Sep 2022	Dec 2022	Qtrly Change	Annual Change
Northland	\$477	\$477	\$494	3.6%	3.6%
Auckland	\$589	\$561	\$586	4.5%	-0.5%
Waikato	\$457	\$470	\$471	0.2%	3.1%
Bay of Plenty	\$535	\$538	\$551	2.4%	3.0%
Gisborne	\$458	\$495	\$535	8.1%	16.8%
Hawke's Bay	\$483	\$485	\$535	10.3%	10.8%
Taranaki	\$427	\$469	\$482	2.8%	12.9%
Manawatu-Whanganui	\$440	\$442	\$454	2.7%	3.2%
Wellington	\$572	\$552	\$560	1.4%	-2.1%
West Coast	\$315	\$311	\$359	15.4%	14.0%
Canterbury	\$461	\$437	\$506	15.8%	9.8%
Otago	\$452	\$451	\$462	2.4%	2.2%
Southland	\$353	\$357	\$360	0.8%	2.0%
Tasman	\$477	\$491	\$522	6.3%	9.4%
Nelson	\$422	\$438	\$463	5.7%	9.7%
Marlborough	\$452	\$445	\$498	11.9%	10.2%
National	\$518	\$513	\$534	4.1%	3.1%



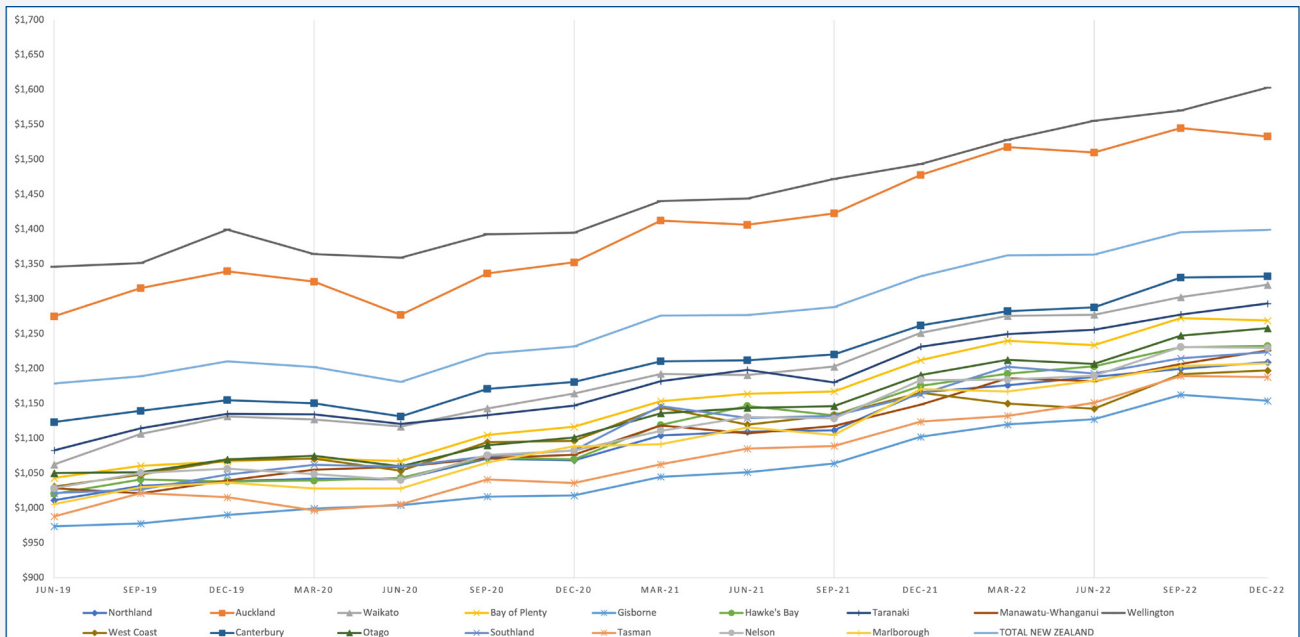
## Quarter and annual changes in average weekly earnings

	3-month change (%)	3-month change (\$)	12-month change (%)	12-month change (\$)
Northland	0.8%	\$9.51	3.7%	\$43.35
Auckland	-0.8%	\$12.02	3.7%	\$55.13
Waikato	1.4%	\$17.68	5.5%	\$68.96
Bay of Plenty	-0.3%	\$3.47	4.7%	\$56.80
Gisborne	-0.8%	\$8.77	4.7%	\$51.67
Hawke's Bay	0.1%	\$1.72	4.9%	\$57.07
Manawatu-Whanganui	1.2%	\$15.73	5.0%	\$61.92
Taranaki	1.6%	\$19.22	6.7%	\$77.27
Wellington	2.1%	\$32.77	7.3%	\$109.73
Tasman	0.4%	\$5.33	2.7%	\$31.85
Nelson	0.1%	\$1.74	5.6%	\$70.26
Marlborough	0.8%	\$10.60	5.6%	\$67.12
West Coast	0.8%	\$9.16	5.2%	\$60.86
Canterbury	-0.1%	\$1.72	5.7%	\$63.83
Otago	-0.1%	\$1.17	3.9%	\$46.45
Southland	0.3%	\$3.57	3.1%	\$36.76
All Regions	0.2%	\$3.42	5.0%	\$66.31

Average incomes have increased slightly by 0.2% during the quarter (September 2022 to December 2022) and out of sixteen eleven regions are showing an increasing trend and remaining five are showing slight decline in the wages. The yearly results (December 2021 to December 2022) show that incomes have increased in all sixteen regions. The greatest increase in wages has for the last quarter occurred in Wellington (7.3% or \$109.73) and Taranaki (6.7% or \$77.27).

## Quarterly Average Earnings June 2019 – December 2022

(Source: Statistics New Zealand, Monthly Employment Indicator)





## DATA SOURCES

This publication has been developed from private sector rental data supplied by the Ministry of Business Innovation and Employment (Bond Centre). Information on wage rates, demographics and the structure of the rental housing stock is drawn from Statistics NZ data. House price information has been extracted from Real Estate Institute New Zealand (REINZ) and Quotable Value (QV) NZ statistics.

## TERMINOLOGY

Geometric mean rents are used in this publication as a better measure of rental trends than median and average rents because rents at the top end of the market are down weighted. For example, take three numbers 2,3, and 6.

The average is 3.66, the median is 3 and the geometric mean is 3.3. To calculate the geometric mean multiply the three numbers together and then calculate the cubed root.

## REAL ESTATE ANALYSIS UNIT (REAU)

Visit Real Estate Analysis Unit (REAU) at:  
[http://www.massey.ac.nz/massey/learning/colleges/college-business/school-of-economics-and-finance/research/reau/reau\\_home.cfm](http://www.massey.ac.nz/massey/learning/colleges/college-business/school-of-economics-and-finance/research/reau/reau_home.cfm)

## SCHOOL OF ECONOMICS AND FINANCE MASSEY UNIVERSITY

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