Case Study: NZ Property Market Trends Dashboard (Expected Findings Edition)

1. Executive Summary

The NZ Property Market Trends Dashboard is designed to visualise the relationship between property prices, sales volumes, and mortgage lending trends across New Zealand. Using Reserve Bank of New Zealand (RBNZ) and Real Estate Institute of New Zealand (REINZ) data, this project integrates real housing and lending metrics into an interactive Power BI dashboard. This edition outlines the expected analytical findings before formal data modelling and visualisation are completed.

2. Expected Findings (Pre-Analysis Hypotheses)

Based on economic theory, historical data, and prior RBNZ/REINZ releases, the analysis is expected to reveal the following relationships:

• **Interest Rate Sensitivity:** Periods of rising mortgage interest rates are expected to correspond with measurable declines in both property sales volume and first-home-buyer (FHB) lending activity, especially during the 2022–2023 OCR hikes.

• **Regional Price Variations:** Major urban centres (Auckland, Wellington) are anticipated to experience sharper price corrections under high-rate environments, while Canterbury and Bay of Plenty may show more stable price performance.

• **Post-COVID Growth Surge:** The data is expected to confirm a sharp rise in property prices and sales volumes between 2020 and 2021, driven by record-low rates and high investor participation.

• **Buyer Behaviour Shifts:** FHB lending share is projected to peak during low-rate periods and decline as LVR restrictions and borrowing costs increase, with investor activity moving inversely.

• **Inflation-Adjusted Trends:** When adjusted for inflation (CPI), nominal price growth is expected to moderate, indicating that real housing affordability may not have improved as strongly as nominal data suggests.

3. Analytical Goals

Confirming or refuting these expectations will help quantify how interest rate changes affect the housing market, identify resilient regional markets, and provide evidence for economic and housing policy decisions.

4. Next Steps

The next phase involves data extraction, cleaning, and integration using Python, followed by Power BI data modelling, DAX measure creation, and visualisation. Once the data is analysed, this document will be updated with verified Key Findings and visuals summarising real results.