



New Zealand Mortgage & Housing Market Newsletter – February 2026

Mortgage Rates Update – Stability Arrives

With interest rates stabilising after several volatile years, borrowers now enjoy greater predictability and improved affordability. This stability has boosted confidence among first-home buyers and existing homeowners exploring refinancing opportunities.



NZ Housing Market Trends

The housing market remains steady with modest growth expected throughout 2026. Buyers now have more choice, and pricing remains realistic across most regions. Although growth is not explosive, a more sustainable pace creates healthier long-term conditions.



Regional Markets & Lifestyle Appeal

Lifestyle regions are seeing strong interest from buyers seeking space, community, and better value. Smaller towns with access to nature and modern amenities continue to attract long-term residents, relocators, and remote workers.



Economic Factors Influencing Borrowing in 2026

Inflation pressures have softened compared to previous years, helping maintain the lowered OCR. This stability offers borrowers an opportunity to reassess loan structures and long-range planning.

Refinancing Opportunities

Homeowners whose fixed terms are expiring in 2026 may find attractive refinancing options. Shorter-term fixed rates combined with floating rate flexibility are losing popularity.

Investment Market Outlook

With a focus on cash flow rather than rapid capital gains, investors are targeting high-demand rental zones and resilient suburbs.

Advice for First-Home Buyers

First-time buyers benefit from increased inventory and competitive lending conditions. Budgeting, deposit planning, and early pre-approval are key.

Looking Ahead: Remainder of 2026

Market sentiment is cautiously optimistic with stability in lending costs and balanced supply and demand.

Final Word

2026 is shaping up to be a year defined by thoughtful decisions, strategic planning, and long-term stability for New Zealand homeowners.