

The finer points of finance

Market Trend?

Good morning , I hope everyone had an enjoyable weekend.

In the last 3 weeks I have had multiple (4/5 deals) where the bank's valuation for the property being purchased was well below either the asking price or the price the buyer was willing to pay.

The lenders will only go to 80% of their valuation , unless a registered valuation is carried out.

This is something I haven't come across on a regular basis and suggests the banks are predicting a correction in the market this year?

2 Year Swap market



Indicators till April Rate Decision

With the next rate decision not until April, the 2-year swap rate will give the market an indication on where rates are headed.

Since the last decision this swap has drifted off, allowing the small rate cuts from the lenders in the last week or so.

Would be great to see this rate below the Jan 2024 levels before the April Decision.



Tim Becker
Mortgage Adviser
M: 021 052 0997
E: tim@vegalend.co.nz

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