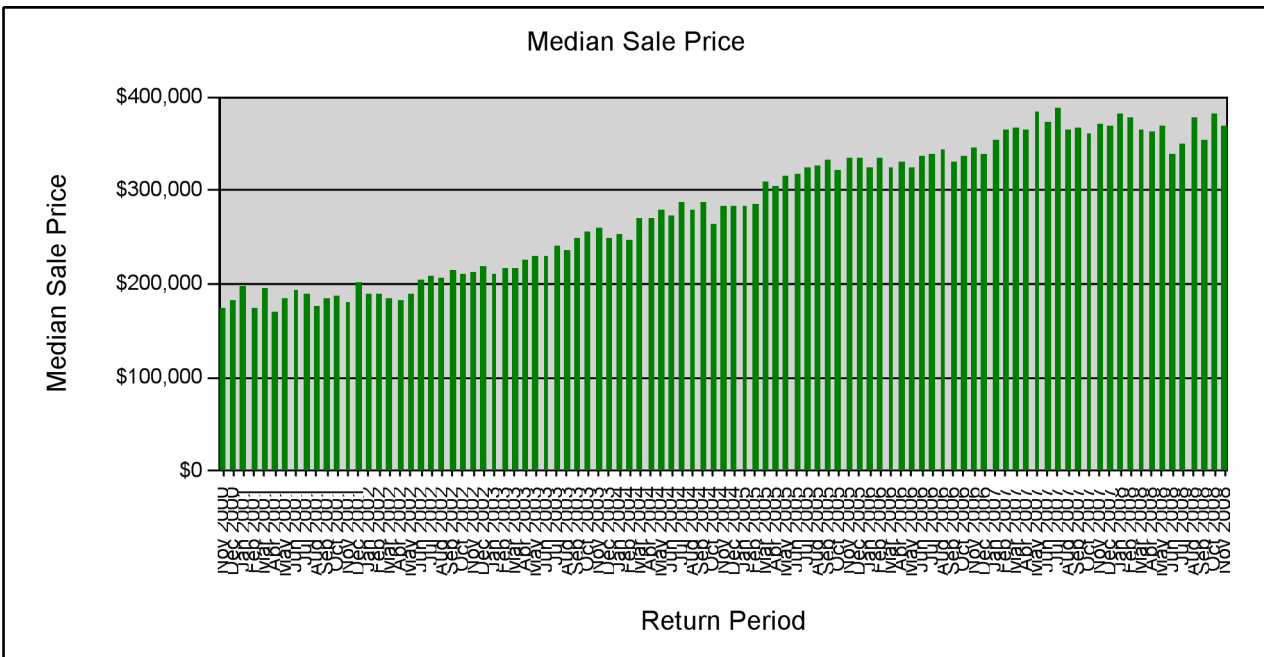


Market Facts Median Sale Price

District: Auckland From: Nov 2000
 Zone: Henderson Area To: Nov 2008
 Property Type: Dwellings Medians calculated over: 1 Month



Return Period	Median Sale Price	No. of Sales	Median Days	% Diff Prev Mth	Total \$ Sales	Total Nat \$ Sales	% of Nat \$ Sales
Nov 2000	\$175,000.00	129	40	-3.80 %	\$24,165,250	\$1,228,515,172	1.97 %
Dec 2000	\$182,000.00	95	53	4.00 %	\$19,344,250	\$936,485,445	2.07 %
Jan 2001	\$197,000.00	83	66	8.20 %	\$17,118,098	\$994,121,763	1.72 %
Feb 2001	\$175,000.00	109	43	-11.20 %	\$20,892,000	\$1,305,299,516	1.60 %
Mar 2001	\$194,500.00	134	50	11.10 %	\$28,487,052	\$1,385,885,191	2.06 %
Apr 2001	\$169,250.00	100	45	-13.00 %	\$18,826,900	\$1,409,788,449	1.34 %
May 2001	\$184,500.00	129	45	9.00 %	\$25,001,450	\$1,308,231,537	1.91 %
Jun 2001	\$193,500.00	117	51	4.90 %	\$24,328,000	\$1,293,270,772	1.88 %
Jul 2001	\$189,000.00	120	50	-2.30 %	\$24,102,800	\$1,233,240,690	1.95 %
Aug 2001	\$175,250.00	164	48	-7.30 %	\$32,101,150	\$1,451,696,431	2.21 %
Sep 2001	\$185,000.00	141	43	5.60 %	\$29,887,107	\$1,158,915,623	2.58 %
Oct 2001	\$186,000.00	132	42	0.50 %	\$27,441,186	\$1,433,623,485	1.91 %
Nov 2001	\$180,000.00	129	41	-3.20 %	\$25,595,000	\$1,682,405,899	1.52 %
Dec 2001	\$201,500.00	111	35	11.90 %	\$24,706,546	\$1,321,976,029	1.87 %
Jan 2002	\$188,500.00	156	45	-6.50 %	\$30,771,300	\$1,408,732,170	2.18 %
Feb 2002	\$190,000.00	166	49	0.80 %	\$35,004,170	\$1,954,697,622	1.79 %



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Market Facts Median Sale Price

Mar 2002	\$184,500.00	223	36	-2.90 %	\$46,255,533	\$2,218,064,092	2.09 %
Apr 2002	\$183,250.00	172	27	-0.70 %	\$35,089,125	\$2,170,418,593	1.62 %
May 2002	\$190,000.00	209	32	3.70 %	\$44,289,840	\$2,106,307,805	2.10 %
Jun 2002	\$205,000.00	193	30	7.90 %	\$43,267,200	\$1,677,029,080	2.58 %
Jul 2002	\$208,000.00	191	36	1.50 %	\$42,875,668	\$1,785,431,521	2.40 %
Aug 2002	\$207,000.00	226	30	-0.50 %	\$50,112,918	\$1,825,131,338	2.75 %
Sep 2002	\$215,000.00	151	33	3.90 %	\$33,071,150	\$1,854,109,675	1.78 %
Oct 2002	\$210,000.00	205	29	-2.30 %	\$45,780,270	\$2,222,696,747	2.06 %
Nov 2002	\$211,750.00	214	29	0.80 %	\$49,635,939	\$2,396,345,565	2.07 %
Dec 2002	\$220,000.00	150	27	3.90 %	\$34,670,650	\$1,846,021,505	1.88 %
Jan 2003	\$210,000.00	244	25	-4.50 %	\$55,268,450	\$1,939,431,080	2.85 %
Feb 2003	\$217,750.00	192	24	3.70 %	\$45,556,210	\$2,301,186,294	1.98 %
Mar 2003	\$216,000.00	219	25	-0.80 %	\$50,777,638	\$2,662,329,963	1.91 %
Apr 2003	\$225,000.00	230	23	4.20 %	\$56,094,900	\$2,286,043,586	2.45 %
May 2003	\$230,000.00	370	29	2.20 %	\$91,144,358	\$2,924,812,111	3.12 %
Jun 2003	\$230,000.00	289	24	0.00 %	\$70,748,868	\$2,493,952,673	2.84 %
Jul 2003	\$240,000.00	316	22	4.30 %	\$83,077,463	\$2,635,758,318	3.15 %
Aug 2003	\$235,500.00	294	16	-1.90 %	\$74,846,300	\$2,705,117,597	2.77 %
Sep 2003	\$250,000.00	290	17	6.20 %	\$77,912,877	\$2,828,242,432	2.75 %
Oct 2003	\$256,000.00	287	16	2.40 %	\$81,460,238	\$3,068,019,983	2.66 %
Nov 2003	\$260,850.00	322	19	1.90 %	\$92,128,764	\$3,028,646,674	3.04 %
Dec 2003	\$250,000.00	192	19	-4.20 %	\$56,189,100	\$2,413,031,768	2.33 %
Jan 2004	\$252,750.00	240	28	1.10 %	\$65,408,790	\$2,310,184,738	2.83 %
Feb 2004	\$246,000.00	261	36	-2.70 %	\$72,916,139	\$2,758,234,661	2.64 %
Mar 2004	\$271,000.00	297	22	10.20 %	\$86,069,887	\$3,299,144,744	2.61 %
Apr 2004	\$270,000.00	256	28	-0.40 %	\$75,574,200	\$2,817,130,071	2.68 %
May 2004	\$279,500.00	280	27	3.50 %	\$83,569,178	\$2,797,608,745	2.99 %
Jun 2004	\$273,000.00	228	26	-2.30 %	\$68,107,132	\$2,448,118,219	2.78 %
Jul 2004	\$287,500.00	228	32	5.30 %	\$73,054,550	\$2,338,761,863	3.12 %
Aug 2004	\$280,000.00	229	28	-2.60 %	\$73,409,168	\$2,439,929,259	3.01 %
Sep 2004	\$287,250.00	196	25	2.60 %	\$60,043,738	\$2,336,106,623	2.57 %
Oct 2004	\$265,000.00	166	30	-7.70 %	\$48,966,500	\$2,490,068,104	1.97 %
Nov 2004	\$282,500.00	224	27	6.60 %	\$68,681,805	\$3,008,383,348	2.28 %
Dec 2004	\$282,750.00	210	29	0.10 %	\$63,346,980	\$2,687,741,945	2.36 %
Jan 2005	\$284,000.00	148	36	0.40 %	\$46,820,880	\$2,163,790,625	2.16 %
Feb 2005	\$285,000.00	271	29	0.40 %	\$84,067,700	\$3,201,456,217	2.63 %



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Market Facts Median Sale Price

Mar 2005	\$310,000.00	304	26	8.80 %	\$99,190,919	\$3,526,633,657	2.81 %
Apr 2005	\$304,000.00	225	25	-1.90 %	\$79,704,180	\$2,869,916,499	2.78 %
May 2005	\$316,500.00	234	25	4.10 %	\$78,531,050	\$3,018,908,058	2.60 %
Jun 2005	\$317,500.00	253	27	0.30 %	\$90,401,450	\$2,677,547,168	3.38 %
Jul 2005	\$323,750.00	222	32	2.00 %	\$80,504,505	\$2,694,916,753	2.99 %
Aug 2005	\$327,000.00	229	32	1.00 %	\$79,414,627	\$2,895,264,833	2.74 %
Sep 2005	\$333,000.00	261	27	1.80 %	\$92,659,449	\$3,111,109,070	2.98 %
Oct 2005	\$322,000.00	209	29	-3.30 %	\$72,119,950	\$2,920,789,673	2.47 %
Nov 2005	\$335,000.00	227	21	4.00 %	\$81,367,376	\$3,317,975,081	2.45 %
Dec 2005	\$335,000.00	153	27	0.00 %	\$54,524,684	\$2,441,613,387	2.23 %
Jan 2006	\$325,000.00	164	29	-3.00 %	\$56,690,200	\$2,156,751,887	2.63 %
Feb 2006	\$335,000.00	197	30	3.10 %	\$68,815,686	\$2,726,977,988	2.52 %
Mar 2006	\$325,000.00	221	26	-3.00 %	\$78,353,869	\$3,642,588,020	2.15 %
Apr 2006	\$330,000.00	197	33	1.50 %	\$68,537,850	\$2,765,380,586	2.48 %
May 2006	\$325,000.00	202	38	-1.50 %	\$71,403,201	\$3,443,100,067	2.07 %
Jun 2006	\$338,000.00	183	36	4.00 %	\$65,532,000	\$3,065,823,868	2.14 %
Jul 2006	\$339,250.00	194	35	0.40 %	\$71,258,586	\$2,840,066,918	2.51 %
Aug 2006	\$343,500.00	256	34	1.30 %	\$93,553,213	\$3,144,183,499	2.98 %
Sep 2006	\$330,000.00	221	27	-3.90 %	\$79,450,200	\$3,158,205,617	2.52 %
Oct 2006	\$338,000.00	243	29	2.40 %	\$87,386,173	\$3,345,413,560	2.61 %
Nov 2006	\$346,500.00	282	28	2.50 %	\$106,967,200	\$3,907,314,743	2.74 %
Dec 2006	\$340,000.00	220	27	-1.90 %	\$87,322,563	\$3,238,012,215	2.70 %
Jan 2007	\$355,000.00	238	32	4.40 %	\$88,585,496	\$2,842,189,755	3.12 %
Feb 2007	\$365,000.00	213	24	2.80 %	\$83,611,900	\$3,725,714,450	2.24 %
Mar 2007	\$367,250.00	288	23	0.60 %	\$114,934,155	\$4,534,699,905	2.53 %
Apr 2007	\$365,000.00	240	23	-0.60 %	\$106,822,088	\$3,394,822,216	3.15 %
May 2007	\$383,750.00	260	24	5.10 %	\$106,937,688	\$3,867,735,793	2.76 %
Jun 2007	\$373,750.00	206	25	-2.60 %	\$82,503,784	\$3,099,286,491	2.66 %
Jul 2007	\$389,100.00	183	21	4.10 %	\$79,425,600	\$2,763,617,537	2.87 %
Aug 2007	\$365,500.00	166	31	-6.10 %	\$65,021,706	\$2,655,528,722	2.45 %
Sep 2007	\$368,000.00	153	26	0.70 %	\$62,233,350	\$2,440,402,914	2.55 %
Oct 2007	\$361,000.00	190	24	-1.90 %	\$77,713,600	\$2,826,047,762	2.75 %
Nov 2007	\$372,000.00	163	35	3.00 %	\$64,389,700	\$3,282,807,212	1.96 %
Dec 2007	\$369,500.00	94	26	-0.70 %	\$38,176,500	\$2,307,364,297	1.65 %
Jan 2008	\$382,000.00	101	36	3.40 %	\$41,374,450	\$2,054,469,162	2.01 %
Feb 2008	\$376,800.00	125	28	-1.40 %	\$50,643,664	\$2,508,468,037	2.02 %



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Market Facts Median Sale Price

Mar 2008	\$365,000.00	109	32	-3.10 %	\$43,886,600	\$2,106,520,863	2.08 %
Apr 2008	\$363,000.00	102	30	-0.50 %	\$42,026,335	\$1,809,532,746	2.32 %
May 2008	\$370,000.00	86	57	1.90 %	\$36,123,508	\$1,807,272,754	2.00 %
Jun 2008	\$338,750.00	90	47	-8.40 %	\$32,260,625	\$1,740,988,366	1.85 %
Jul 2008	\$350,000.00	101	52	3.30 %	\$36,976,500	\$1,760,905,249	2.10 %
Aug 2008	\$376,750.00	126	54	7.60 %	\$50,429,488	\$1,649,634,630	3.06 %
Sep 2008	\$355,000.00	108	51	-5.80 %	\$40,770,188	\$1,722,254,557	2.37 %
Oct 2008	\$382,250.00	94	42	7.70 %	\$37,287,000	\$1,745,762,225	2.14 %
Nov 2008	\$370,000.00	93	37	-3.20 %	\$37,477,888	\$1,709,644,740	2.19 %

Suburbs covered: Edmonton, Glendene, Henderson, Massey, McLaren Park, Oratia, Ranui, Royal Heights, Sunnyvale, Swanson, Te Atatu Peninsula, Te Atatu South, Waitatarua, Western Heights - Waitakere City