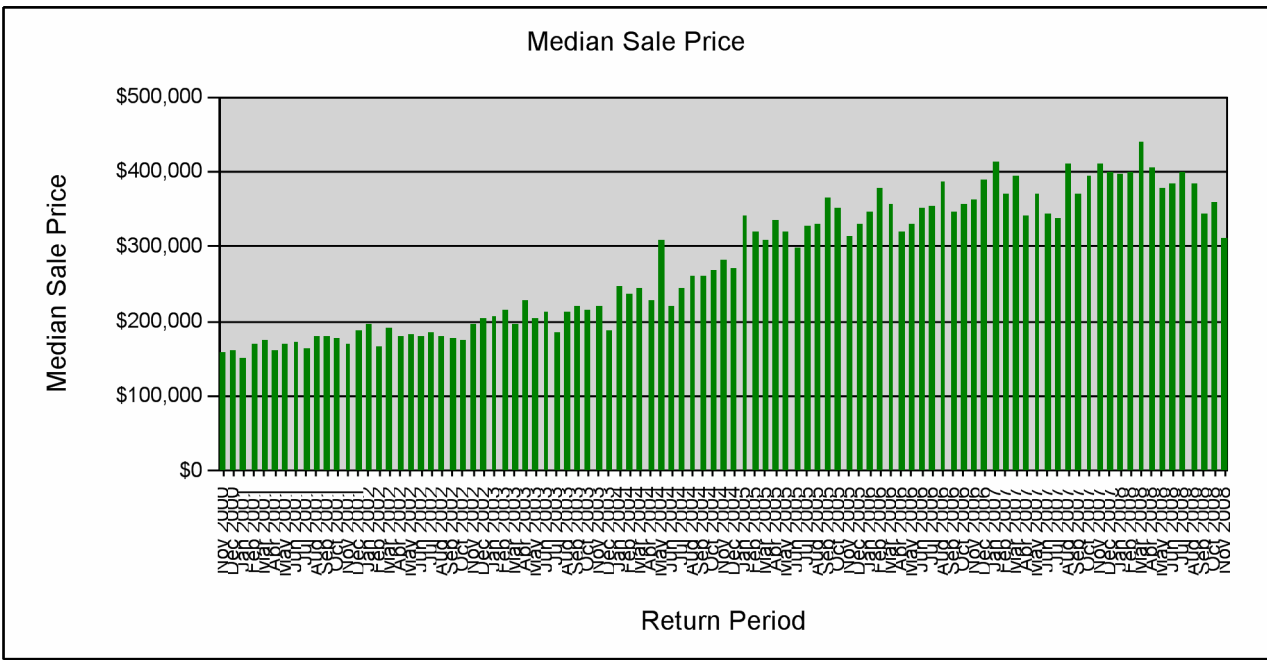


Market Facts Median Sale Price

District: Waikato/BOP From: Nov 2000
 Zone: Western BOP Country 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	\$159,750.00	58	82	-5.50 %	\$10,862,100	\$1,228,515,172	0.88 %
Dec 2000	\$160,000.00	49	119	0.20 %	\$8,648,750	\$936,485,445	0.92 %
Jan 2001	\$151,500.00	46	128	-5.30 %	\$8,132,000	\$994,121,763	0.82 %
Feb 2001	\$169,000.00	58	101	11.60 %	\$10,733,000	\$1,305,299,516	0.82 %
Mar 2001	\$175,250.00	58	75	3.70 %	\$11,550,500	\$1,385,885,191	0.83 %
Apr 2001	\$160,000.00	57	147	-8.70 %	\$10,290,400	\$1,409,788,449	0.73 %
May 2001	\$169,000.00	80	71	5.60 %	\$15,278,166	\$1,308,231,537	1.17 %
Jun 2001	\$172,500.00	60	109	2.10 %	\$11,787,500	\$1,293,270,772	0.91 %
Jul 2001	\$165,000.00	80	86	-4.30 %	\$16,375,500	\$1,233,240,690	1.33 %
Aug 2001	\$180,500.00	74	106	9.40 %	\$16,487,750	\$1,451,696,431	1.14 %
Sep 2001	\$180,000.00	49	120	-0.30 %	\$10,343,500	\$1,158,915,623	0.89 %
Oct 2001	\$177,000.00	55	106	-1.70 %	\$10,115,250	\$1,433,623,485	0.71 %
Nov 2001	\$169,000.00	99	107	-4.50 %	\$20,039,250	\$1,682,405,899	1.19 %
Dec 2001	\$189,000.00	57	72	11.80 %	\$11,113,750	\$1,321,976,029	0.84 %
Jan 2002	\$196,000.00	78	91	3.70 %	\$17,535,300	\$1,408,732,170	1.24 %
Feb 2002	\$167,000.00	85	112	-14.80 %	\$17,620,000	\$1,954,697,622	0.90 %



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Market Facts Median Sale Price

Mar 2002	\$190,000.00	103	104	13.80 %	\$21,559,000	\$2,218,064,092	0.97 %
Apr 2002	\$180,000.00	109	81	-5.30 %	\$21,992,950	\$2,170,418,593	1.01 %
May 2002	\$182,500.00	131	74	1.40 %	\$28,231,300	\$2,106,307,805	1.34 %
Jun 2002	\$180,500.00	63	143	-1.10 %	\$13,247,825	\$1,677,029,080	0.79 %
Jul 2002	\$186,250.00	78	147	3.20 %	\$16,020,250	\$1,785,431,521	0.90 %
Aug 2002	\$180,000.00	71	106	-3.40 %	\$15,368,550	\$1,825,131,338	0.84 %
Sep 2002	\$177,000.00	98	61	-1.70 %	\$20,722,300	\$1,854,109,675	1.12 %
Oct 2002	\$174,750.00	114	66	-1.30 %	\$22,934,500	\$2,222,696,747	1.03 %
Nov 2002	\$195,500.00	128	73	11.90 %	\$27,165,000	\$2,396,345,565	1.13 %
Dec 2002	\$203,750.00	128	68	4.20 %	\$28,662,900	\$1,846,021,505	1.55 %
Jan 2003	\$205,500.00	122	62	0.90 %	\$30,062,000	\$1,939,431,080	1.55 %
Feb 2003	\$215,000.00	133	62	4.60 %	\$29,363,200	\$2,301,186,294	1.28 %
Mar 2003	\$196,000.00	109	53	-8.80 %	\$24,234,400	\$2,662,329,963	0.91 %
Apr 2003	\$229,000.00	120	54	16.80 %	\$30,301,500	\$2,286,043,586	1.33 %
May 2003	\$203,750.00	128	67	-11.00 %	\$29,426,145	\$2,924,812,111	1.01 %
Jun 2003	\$212,000.00	105	61	4.00 %	\$26,385,100	\$2,493,952,673	1.06 %
Jul 2003	\$185,000.00	138	72	-12.70 %	\$29,349,100	\$2,635,758,318	1.11 %
Aug 2003	\$211,250.00	126	68	14.20 %	\$30,203,100	\$2,705,117,597	1.12 %
Sep 2003	\$220,000.00	119	56	4.10 %	\$30,825,100	\$2,828,242,432	1.09 %
Oct 2003	\$215,500.00	192	43	-2.00 %	\$50,144,099	\$3,068,019,983	1.63 %
Nov 2003	\$220,000.00	166	32	2.10 %	\$42,816,850	\$3,028,646,674	1.41 %
Dec 2003	\$188,000.00	119	35	-14.50 %	\$28,124,077	\$2,413,031,768	1.17 %
Jan 2004	\$246,000.00	126	46	30.90 %	\$34,568,500	\$2,310,184,738	1.50 %
Feb 2004	\$237,500.00	126	40	-3.50 %	\$35,516,000	\$2,758,234,661	1.29 %
Mar 2004	\$244,000.00	120	36	2.70 %	\$33,147,000	\$3,299,144,744	1.00 %
Apr 2004	\$228,500.00	124	40	-6.40 %	\$36,918,700	\$2,817,130,071	1.31 %
May 2004	\$309,000.00	98	43	35.20 %	\$32,401,100	\$2,797,608,745	1.16 %
Jun 2004	\$220,000.00	82	39	-28.80 %	\$23,061,000	\$2,448,118,219	0.94 %
Jul 2004	\$244,500.00	94	47	11.10 %	\$26,597,500	\$2,338,761,863	1.14 %
Aug 2004	\$260,000.00	55	36	6.30 %	\$14,741,791	\$2,439,929,259	0.60 %
Sep 2004	\$261,500.00	68	46	0.60 %	\$19,544,000	\$2,336,106,623	0.84 %
Oct 2004	\$267,500.00	85	61	2.30 %	\$25,513,700	\$2,490,068,104	1.02 %
Nov 2004	\$283,000.00	115	46	5.80 %	\$39,397,000	\$3,008,383,348	1.31 %
Dec 2004	\$270,500.00	94	43	-4.40 %	\$33,505,262	\$2,687,741,945	1.25 %
Jan 2005	\$340,000.00	93	54	25.70 %	\$34,037,801	\$2,163,790,625	1.57 %
Feb 2005	\$319,500.00	154	44	-6.00 %	\$53,672,300	\$3,201,456,217	1.68 %



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Market Facts Median Sale Price

Mar 2005	\$307,500.00	122	41	-3.80 %	\$45,009,310	\$3,526,633,657	1.28 %
Apr 2005	\$335,750.00	98	39	9.20 %	\$35,592,500	\$2,869,916,499	1.24 %
May 2005	\$319,000.00	94	46	-5.00 %	\$33,972,900	\$3,018,908,058	1.13 %
Jun 2005	\$297,000.00	79	54	-6.90 %	\$29,206,250	\$2,677,547,168	1.09 %
Jul 2005	\$327,000.00	69	64	10.10 %	\$24,521,000	\$2,694,916,753	0.91 %
Aug 2005	\$330,000.00	75	51	0.90 %	\$25,920,500	\$2,895,264,833	0.90 %
Sep 2005	\$365,000.00	95	70	10.60 %	\$37,894,500	\$3,111,109,070	1.22 %
Oct 2005	\$352,500.00	71	43	-3.40 %	\$28,685,750	\$2,920,789,673	0.98 %
Nov 2005	\$315,000.00	103	62	-10.60 %	\$36,612,125	\$3,317,975,081	1.10 %
Dec 2005	\$330,000.00	57	43	4.80 %	\$22,643,000	\$2,441,613,387	0.93 %
Jan 2006	\$346,000.00	64	75	4.80 %	\$23,973,000	\$2,156,751,887	1.11 %
Feb 2006	\$377,500.00	86	73	9.10 %	\$42,390,445	\$2,726,977,988	1.55 %
Mar 2006	\$357,500.00	86	69	-5.30 %	\$34,129,250	\$3,642,588,020	0.94 %
Apr 2006	\$320,000.00	75	56	-10.50 %	\$29,370,509	\$2,765,380,586	1.06 %
May 2006	\$329,000.00	77	69	2.80 %	\$30,951,750	\$3,443,100,067	0.90 %
Jun 2006	\$352,000.00	73	87	7.00 %	\$28,894,550	\$3,065,823,868	0.94 %
Jul 2006	\$355,000.00	83	61	0.90 %	\$33,753,100	\$2,840,066,918	1.19 %
Aug 2006	\$387,000.00	67	77	9.00 %	\$29,189,533	\$3,144,183,499	0.93 %
Sep 2006	\$345,000.00	75	68	-10.90 %	\$29,762,500	\$3,158,205,617	0.94 %
Oct 2006	\$357,500.00	85	69	3.60 %	\$34,908,842	\$3,345,413,560	1.04 %
Nov 2006	\$363,000.00	127	67	1.50 %	\$53,991,690	\$3,907,314,743	1.38 %
Dec 2006	\$390,000.00	87	57	7.40 %	\$35,765,500	\$3,238,012,215	1.10 %
Jan 2007	\$413,500.00	85	44	6.00 %	\$38,679,250	\$2,842,189,755	1.36 %
Feb 2007	\$370,000.00	125	64	-10.50 %	\$56,154,305	\$3,725,714,450	1.51 %
Mar 2007	\$395,000.00	139	74	6.80 %	\$63,045,500	\$4,534,699,905	1.39 %
Apr 2007	\$340,000.00	83	70	-13.90 %	\$32,973,500	\$3,394,822,216	0.97 %
May 2007	\$370,000.00	96	57	8.80 %	\$45,394,750	\$3,867,735,793	1.17 %
Jun 2007	\$343,000.00	80	67	-7.30 %	\$34,415,000	\$3,099,286,491	1.11 %
Jul 2007	\$339,000.00	71	89	-1.20 %	\$27,711,000	\$2,763,617,537	1.00 %
Aug 2007	\$410,000.00	55	62	20.90 %	\$26,844,500	\$2,655,528,722	1.01 %
Sep 2007	\$370,000.00	53	55	-9.80 %	\$24,065,000	\$2,440,402,914	0.99 %
Oct 2007	\$395,000.00	61	80	6.80 %	\$25,910,500	\$2,826,047,762	0.92 %
Nov 2007	\$410,000.00	75	68	3.80 %	\$36,586,375	\$3,282,807,212	1.11 %
Dec 2007	\$400,000.00	57	55	-2.40 %	\$28,185,100	\$2,307,364,297	1.22 %
Jan 2008	\$397,000.00	71	82	-0.80 %	\$31,508,500	\$2,054,469,162	1.53 %
Feb 2008	\$400,000.00	84	104	0.80 %	\$38,710,500	\$2,508,468,037	1.54 %



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Market Facts Median Sale Price

Mar 2008	\$440,000.00	38	62	10.00 %	\$20,904,712	\$2,106,520,863	0.99 %
Apr 2008	\$405,000.00	42	83	-8.00 %	\$19,660,000	\$1,809,532,746	1.09 %
May 2008	\$377,500.00	30	67	-6.80 %	\$13,546,500	\$1,807,272,754	0.75 %
Jun 2008	\$382,500.00	33	91	1.30 %	\$13,823,500	\$1,740,988,366	0.79 %
Jul 2008	\$400,000.00	47	58	4.60 %	\$22,727,500	\$1,760,905,249	1.29 %
Aug 2008	\$385,000.00	23	154	-3.80 %	\$9,714,500	\$1,649,634,630	0.59 %
Sep 2008	\$344,000.00	37	124	-10.60 %	\$17,494,500	\$1,722,254,557	1.02 %
Oct 2008	\$360,000.00	47	99	4.70 %	\$19,830,500	\$1,745,762,225	1.14 %
Nov 2008	\$310,000.00	31	121	-13.90 %	\$10,806,000	\$1,709,644,740	0.63 %

Suburbs covered: Athenree, Katikati, Kauri Point, Maketu, Ohauiti, Omokoroa, Onemana, Paengaroa, Pongakawa, Pukehina, Pyes Pa, Te Puke, Te Puna, Waihi, Waihi Beach, Waikino, Waimata, Whangamata, Whiritoa