



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2002	\$64,500.00	22	81	5.70 %	\$1,530,000	\$2,218,064,092	0.07 %
Apr 2002	\$63,000.00	19	68	-2.30 %	\$1,467,000	\$2,170,418,593	0.07 %
May 2002	\$79,500.00	14	55	26.20 %	\$1,036,200	\$2,106,307,805	0.05 %
Jun 2002	\$56,000.00	8	63	-29.60 %	\$485,000	\$1,677,029,080	0.03 %
Jul 2002	\$82,350.00	6	142	47.10 %	\$520,700	\$1,785,431,521	0.03 %
Aug 2002	\$65,000.00	19	94	-21.10 %	\$1,366,500	\$1,825,131,338	0.07 %
Sep 2002	\$41,000.00	5	238	-36.90 %	\$229,000	\$1,854,109,675	0.01 %
Oct 2002	\$82,000.00	17	29	100.00 %	\$1,620,000	\$2,222,696,747	0.07 %
Nov 2002	\$82,500.00	12	69	0.60 %	\$1,090,500	\$2,396,345,565	0.05 %
Dec 2002	\$60,250.00	10	107	-27.00 %	\$815,000	\$1,846,021,505	0.04 %
Jan 2003	\$62,000.00	11	37	2.90 %	\$834,150	\$1,939,431,080	0.04 %
Feb 2003	\$78,500.00	14	133	26.60 %	\$1,289,000	\$2,301,186,294	0.06 %
Mar 2003	\$102,500.00	12	110	30.60 %	\$1,436,000	\$2,662,329,963	0.05 %
Apr 2003	\$74,000.00	12	18	-27.80 %	\$1,101,000	\$2,286,043,586	0.05 %
May 2003	\$69,000.00	25	210	-6.80 %	\$1,612,000	\$2,924,812,111	0.06 %
Jun 2003	\$74,500.00	14	279	8.00 %	\$1,001,000	\$2,493,952,673	0.04 %
Jul 2003	\$61,500.00	18	52	-17.40 %	\$1,254,000	\$2,635,758,318	0.05 %
Aug 2003	\$75,000.00	25	49	22.00 %	\$2,056,000	\$2,705,117,597	0.08 %
Sep 2003	\$85,000.00	42	51	13.30 %	\$3,649,000	\$2,828,242,432	0.13 %
Oct 2003	\$75,250.00	28	24	-11.50 %	\$2,364,500	\$3,068,019,983	0.08 %
Nov 2003	\$72,500.00	24	27	-3.70 %	\$2,172,500	\$3,028,646,674	0.07 %
Dec 2003	\$75,500.00	20	30	4.10 %	\$1,834,500	\$2,413,031,768	0.08 %
Jan 2004	\$90,000.00	22	25	19.20 %	\$2,582,500	\$2,310,184,738	0.11 %
Feb 2004	\$82,000.00	11	37	-8.90 %	\$928,600	\$2,758,234,661	0.03 %
Mar 2004	\$77,500.00	24	26	-5.50 %	\$2,379,500	\$3,299,144,744	0.07 %
Apr 2004	\$85,000.00	17	55	9.70 %	\$1,579,500	\$2,817,130,071	0.06 %
May 2004	\$77,500.00	24	43	-8.80 %	\$2,423,300	\$2,797,608,745	0.09 %
Jun 2004	\$87,000.00	21	26	12.30 %	\$2,315,000	\$2,448,118,219	0.09 %
Jul 2004	\$107,000.00	15	16	23.00 %	\$1,704,000	\$2,338,761,863	0.07 %
Aug 2004	\$89,750.00	18	24	-16.10 %	\$2,134,999	\$2,439,929,259	0.09 %
Sep 2004	\$100,000.00	15	56	11.40 %	\$1,662,000	\$2,336,106,623	0.07 %
Oct 2004	\$126,000.00	12	48	26.00 %	\$1,470,500	\$2,490,068,104	0.06 %
Nov 2004	\$126,000.00	18	19	0.00 %	\$2,255,600	\$3,008,383,348	0.07 %
Dec 2004	\$105,000.00	12	43	-16.70 %	\$1,285,500	\$2,687,741,945	0.05 %
Jan 2005	\$130,000.00	9	101	23.80 %	\$1,288,300	\$2,163,790,625	0.06 %
Feb 2005	\$121,000.00	22	24	-6.90 %	\$2,688,000	\$3,201,456,217	0.08 %



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Mar 2005	\$96,600.00	23	28	-20.20 %	\$2,622,100	\$3,526,633,657	0.07 %
Apr 2005	\$130,000.00	27	53	34.60 %	\$3,366,500	\$2,869,916,499	0.12 %
May 2005	\$132,500.00	12	21	1.90 %	\$1,982,500	\$3,018,908,058	0.07 %
Jun 2005	\$92,000.00	23	35	-30.60 %	\$2,898,300	\$2,677,547,168	0.11 %
Jul 2005	\$120,000.00	15	12	30.40 %	\$1,713,000	\$2,694,916,753	0.06 %
Aug 2005	\$121,000.00	14	38	0.80 %	\$1,895,000	\$2,895,264,833	0.07 %
Sep 2005	\$110,000.00	20	17	-9.10 %	\$2,354,000	\$3,111,109,070	0.08 %
Oct 2005	\$118,500.00	18	30	7.70 %	\$2,066,000	\$2,920,789,673	0.07 %
Nov 2005	\$99,000.00	20	52	-16.50 %	\$2,418,750	\$3,317,975,081	0.07 %
Dec 2005	\$130,000.00	13	33	31.30 %	\$1,756,000	\$2,441,613,387	0.07 %
Jan 2006	\$107,250.00	10	14	-17.50 %	\$1,110,500	\$2,156,751,887	0.05 %
Feb 2006	\$140,000.00	23	22	30.50 %	\$3,381,200	\$2,726,977,988	0.12 %
Mar 2006	\$140,000.00	16	31	0.00 %	\$2,393,000	\$3,642,588,020	0.07 %
Apr 2006	\$142,000.00	19	33	1.40 %	\$3,111,319	\$2,765,380,586	0.11 %
May 2006	\$110,250.00	24	29	-22.40 %	\$3,083,050	\$3,443,100,067	0.09 %
Jun 2006	\$115,000.00	23	27	4.30 %	\$2,865,500	\$3,065,823,868	0.09 %
Jul 2006	\$135,000.00	15	21	17.40 %	\$2,019,000	\$2,840,066,918	0.07 %
Aug 2006	\$148,500.00	26	48	10.00 %	\$4,052,500	\$3,144,183,499	0.13 %
Sep 2006	\$125,000.00	16	36	-15.80 %	\$2,079,000	\$3,158,205,617	0.07 %
Oct 2006	\$153,500.00	16	23	22.80 %	\$2,713,000	\$3,345,413,560	0.08 %
Nov 2006	\$149,600.00	24	27	-2.50 %	\$4,010,700	\$3,907,314,743	0.10 %
Dec 2006	\$148,500.00	24	28	-0.70 %	\$3,803,600	\$3,238,012,215	0.12 %
Jan 2007	\$164,000.00	21	40	10.40 %	\$3,527,170	\$2,842,189,755	0.12 %
Feb 2007	\$162,000.00	20	39	-1.20 %	\$3,372,000	\$3,725,714,450	0.09 %
Mar 2007	\$160,000.00	21	13	-1.20 %	\$3,531,000	\$4,534,699,905	0.08 %
Apr 2007	\$145,000.00	24	12	-9.40 %	\$4,268,500	\$3,394,822,216	0.13 %
May 2007	\$149,000.00	25	29	2.80 %	\$4,153,500	\$3,867,735,793	0.11 %
Jun 2007	\$149,500.00	22	25	0.30 %	\$3,560,250	\$3,099,286,491	0.11 %
Jul 2007	\$169,000.00	17	33	13.00 %	\$3,242,000	\$2,763,617,537	0.12 %
Aug 2007	\$150,000.00	24	37	-11.20 %	\$3,910,000	\$2,655,528,722	0.15 %
Sep 2007	\$136,500.00	16	43	-9.00 %	\$2,506,000	\$2,440,402,914	0.10 %
Oct 2007	\$168,000.00	15	29	23.10 %	\$2,527,500	\$2,826,047,762	0.09 %
Nov 2007	\$160,000.00	19	51	-4.80 %	\$3,224,500	\$3,282,807,212	0.10 %
Dec 2007	\$159,750.00	24	71	-0.20 %	\$4,512,500	\$2,307,364,297	0.20 %
Jan 2008	\$162,000.00	12	47	1.40 %	\$1,801,200	\$2,054,469,162	0.09 %
Feb 2008	\$156,000.00	17	40	-3.70 %	\$2,805,500	\$2,508,468,037	0.11 %



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Mar 2008	\$135,000.00	15	64	-13.50 %	\$2,454,000	\$2,106,520,863	0.12 %
Apr 2008	\$187,500.00	12	46	38.90 %	\$2,051,000	\$1,809,532,746	0.11 %
May 2008	\$154,000.00	16	53	-17.90 %	\$2,753,500	\$1,807,272,754	0.15 %
Jun 2008	\$110,000.00	11	81	-28.60 %	\$1,292,500	\$1,740,988,366	0.07 %
Jul 2008	\$135,000.00	7	4	22.70 %	\$1,043,000	\$1,760,905,249	0.06 %
Aug 2008	\$151,500.00	4	43	12.20 %	\$758,000	\$1,649,634,630	0.05 %
Sep 2008	\$160,000.00	9	56	5.60 %	\$1,363,500	\$1,722,254,557	0.08 %
Oct 2008	\$158,000.00	9	112	-1.30 %	\$1,862,000	\$1,745,762,225	0.11 %
Nov 2008	\$147,500.00	10	183	-6.60 %	\$1,664,000	\$1,709,644,740	0.10 %

Suburbs covered: Dannevirke, Norsewood, Pongaroa, Tiraumea, Wimbledon, Woodville