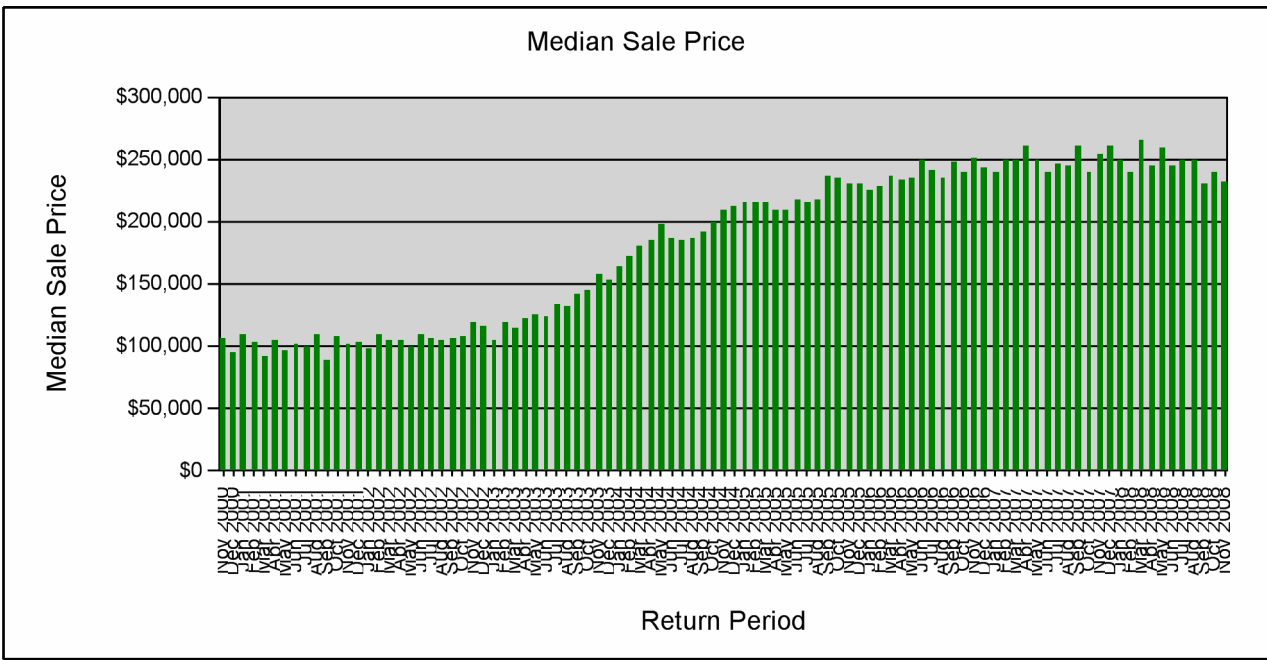


Market Facts Median Sale Price

District: Otago From: Nov 2000
 Zone: Dunedin City 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	\$106,250.00	184	36	-1.60 %	\$21,959,955	\$1,228,515,172	1.79 %
Dec 2000	\$95,500.00	190	37	-10.10 %	\$21,679,250	\$936,485,445	2.31 %
Jan 2001	\$110,000.00	175	61	15.20 %	\$21,243,200	\$994,121,763	2.14 %
Feb 2001	\$104,000.00	231	54	-5.50 %	\$28,869,147	\$1,305,299,516	2.21 %
Mar 2001	\$91,250.00	230	41	-12.30 %	\$24,816,950	\$1,385,885,191	1.79 %
Apr 2001	\$105,000.00	201	45	15.10 %	\$23,770,500	\$1,409,788,449	1.69 %
May 2001	\$96,000.00	213	57	-8.60 %	\$26,363,209	\$1,308,231,537	2.02 %
Jun 2001	\$101,500.00	148	62	5.70 %	\$17,719,300	\$1,293,270,772	1.37 %
Jul 2001	\$100,000.00	151	55	-1.50 %	\$17,599,601	\$1,233,240,690	1.43 %
Aug 2001	\$109,000.00	229	46	9.00 %	\$27,953,665	\$1,451,696,431	1.93 %
Sep 2001	\$89,125.00	150	39	-18.20 %	\$17,153,400	\$1,158,915,623	1.48 %
Oct 2001	\$107,500.00	264	41	20.60 %	\$33,807,733	\$1,433,623,485	2.36 %
Nov 2001	\$102,000.00	234	36	-5.10 %	\$27,694,250	\$1,682,405,899	1.65 %
Dec 2001	\$102,500.00	202	40	0.50 %	\$24,941,415	\$1,321,976,029	1.89 %
Jan 2002	\$99,000.00	193	55	-3.40 %	\$21,454,900	\$1,408,732,170	1.52 %
Feb 2002	\$109,500.00	230	31	10.60 %	\$31,177,196	\$1,954,697,622	1.59 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2002	\$105,500.00	296	31	-3.70 %	\$36,763,300	\$2,218,064,092	1.66 %
Apr 2002	\$105,000.00	279	34	-0.50 %	\$34,971,750	\$2,170,418,593	1.61 %
May 2002	\$100,000.00	243	39	-4.80 %	\$31,253,729	\$2,106,307,805	1.48 %
Jun 2002	\$110,000.00	221	30	10.00 %	\$27,904,350	\$1,677,029,080	1.66 %
Jul 2002	\$106,000.00	209	30	-3.60 %	\$26,252,040	\$1,785,431,521	1.47 %
Aug 2002	\$105,350.00	264	26	-0.60 %	\$33,872,055	\$1,825,131,338	1.86 %
Sep 2002	\$106,500.00	279	24	1.10 %	\$34,895,667	\$1,854,109,675	1.88 %
Oct 2002	\$107,500.00	324	23	0.90 %	\$44,118,252	\$2,222,696,747	1.98 %
Nov 2002	\$119,500.00	351	18	11.20 %	\$49,535,905	\$2,396,345,565	2.07 %
Dec 2002	\$116,000.00	261	21	-2.90 %	\$37,563,099	\$1,846,021,505	2.03 %
Jan 2003	\$105,000.00	273	32	-9.50 %	\$34,480,699	\$1,939,431,080	1.78 %
Feb 2003	\$120,000.00	339	18	14.30 %	\$50,054,061	\$2,301,186,294	2.18 %
Mar 2003	\$115,000.00	343	18	-4.20 %	\$48,356,506	\$2,662,329,963	1.82 %
Apr 2003	\$122,750.00	286	19	6.70 %	\$42,985,793	\$2,286,043,586	1.88 %
May 2003	\$125,000.00	331	19	1.80 %	\$53,833,943	\$2,924,812,111	1.84 %
Jun 2003	\$124,000.00	311	17	-0.80 %	\$47,845,400	\$2,493,952,673	1.92 %
Jul 2003	\$134,000.00	315	16	8.10 %	\$51,460,404	\$2,635,758,318	1.95 %
Aug 2003	\$132,000.00	313	15	-1.50 %	\$50,730,606	\$2,705,117,597	1.88 %
Sep 2003	\$142,250.00	360	15	7.80 %	\$61,204,317	\$2,828,242,432	2.16 %
Oct 2003	\$144,750.00	386	19	1.80 %	\$72,850,449	\$3,068,019,983	2.37 %
Nov 2003	\$157,750.00	354	16	9.00 %	\$66,921,721	\$3,028,646,674	2.21 %
Dec 2003	\$153,000.00	289	18	-3.00 %	\$53,063,258	\$2,413,031,768	2.20 %
Jan 2004	\$163,500.00	230	27	6.90 %	\$42,726,244	\$2,310,184,738	1.85 %
Feb 2004	\$173,000.00	337	20	5.80 %	\$67,306,665	\$2,758,234,661	2.44 %
Mar 2004	\$180,000.00	324	19	4.00 %	\$70,843,400	\$3,299,144,744	2.15 %
Apr 2004	\$185,000.00	296	22	2.80 %	\$65,079,320	\$2,817,130,071	2.31 %
May 2004	\$197,750.00	216	20	6.90 %	\$50,301,830	\$2,797,608,745	1.80 %
Jun 2004	\$187,000.00	208	21	-5.40 %	\$43,810,550	\$2,448,118,219	1.79 %
Jul 2004	\$185,000.00	216	23	-1.10 %	\$47,398,714	\$2,338,761,863	2.03 %
Aug 2004	\$186,500.00	246	27	0.80 %	\$51,796,720	\$2,439,929,259	2.12 %
Sep 2004	\$191,000.00	238	26	2.40 %	\$50,930,468	\$2,336,106,623	2.18 %
Oct 2004	\$200,000.00	268	21	4.70 %	\$64,605,730	\$2,490,068,104	2.59 %
Nov 2004	\$210,000.00	314	21	5.00 %	\$77,885,927	\$3,008,383,348	2.59 %
Dec 2004	\$212,000.00	263	22	1.00 %	\$64,743,080	\$2,687,741,945	2.41 %
Jan 2005	\$215,000.00	177	30	1.40 %	\$41,553,370	\$2,163,790,625	1.92 %
Feb 2005	\$216,500.00	278	21	0.70 %	\$68,138,927	\$3,201,456,217	2.13 %



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Market Facts Median Sale Price

Mar 2005	\$215,000.00	239	23	-0.70 %	\$58,439,910	\$3,526,633,657	1.66 %
Apr 2005	\$210,000.00	239	23	-2.30 %	\$58,640,766	\$2,869,916,499	2.04 %
May 2005	\$209,750.00	244	24	-0.10 %	\$62,295,222	\$3,018,908,058	2.06 %
Jun 2005	\$217,500.00	218	26	3.70 %	\$56,335,325	\$2,677,547,168	2.10 %
Jul 2005	\$215,000.00	200	30	-1.10 %	\$49,022,661	\$2,694,916,753	1.82 %
Aug 2005	\$217,750.00	242	25	1.30 %	\$62,225,909	\$2,895,264,833	2.15 %
Sep 2005	\$237,000.00	271	22	8.80 %	\$72,037,950	\$3,111,109,070	2.32 %
Oct 2005	\$235,000.00	241	19	-0.80 %	\$62,980,800	\$2,920,789,673	2.16 %
Nov 2005	\$230,500.00	315	20	-1.90 %	\$81,273,725	\$3,317,975,081	2.45 %
Dec 2005	\$229,500.00	196	26	-0.40 %	\$52,057,400	\$2,441,613,387	2.13 %
Jan 2006	\$225,000.00	183	35	-2.00 %	\$44,347,381	\$2,156,751,887	2.06 %
Feb 2006	\$228,000.00	284	26	1.30 %	\$73,429,250	\$2,726,977,988	2.69 %
Mar 2006	\$236,750.00	274	24	3.80 %	\$72,240,016	\$3,642,588,020	1.98 %
Apr 2006	\$234,000.00	218	28	-1.20 %	\$57,386,238	\$2,765,380,586	2.08 %
May 2006	\$235,000.00	254	31	0.40 %	\$67,560,847	\$3,443,100,067	1.96 %
Jun 2006	\$250,000.00	237	35	6.40 %	\$62,976,350	\$3,065,823,868	2.05 %
Jul 2006	\$242,000.00	190	29	-3.20 %	\$49,040,120	\$2,840,066,918	1.73 %
Aug 2006	\$235,000.00	244	28	-2.90 %	\$62,334,650	\$3,144,183,499	1.98 %
Sep 2006	\$248,251.00	220	23	5.60 %	\$62,509,603	\$3,158,205,617	1.98 %
Oct 2006	\$240,000.00	270	25	-3.30 %	\$74,611,066	\$3,345,413,560	2.23 %
Nov 2006	\$251,000.00	313	24	4.60 %	\$87,538,323	\$3,907,314,743	2.24 %
Dec 2006	\$242,750.00	228	27	-3.30 %	\$59,880,137	\$3,238,012,215	1.85 %
Jan 2007	\$239,500.00	198	39	-1.30 %	\$53,208,918	\$2,842,189,755	1.87 %
Feb 2007	\$250,000.00	285	24	4.40 %	\$80,440,960	\$3,725,714,450	2.16 %
Mar 2007	\$250,000.00	311	24	0.00 %	\$90,860,310	\$4,534,699,905	2.00 %
Apr 2007	\$260,000.00	201	25	4.00 %	\$58,795,225	\$3,394,822,216	1.73 %
May 2007	\$250,000.00	259	25	-3.80 %	\$72,685,235	\$3,867,735,793	1.88 %
Jun 2007	\$240,000.00	202	28	-4.00 %	\$57,501,950	\$3,099,286,491	1.86 %
Jul 2007	\$247,000.00	170	26	2.90 %	\$48,653,950	\$2,763,617,537	1.76 %
Aug 2007	\$244,250.00	201	28	-1.10 %	\$59,503,600	\$2,655,528,722	2.24 %
Sep 2007	\$260,000.00	194	27	6.40 %	\$56,163,565	\$2,440,402,914	2.30 %
Oct 2007	\$240,000.00	264	31	-7.70 %	\$72,761,271	\$2,826,047,762	2.57 %
Nov 2007	\$255,000.00	293	29	6.30 %	\$86,130,373	\$3,282,807,212	2.62 %
Dec 2007	\$260,000.00	208	34	2.00 %	\$60,997,338	\$2,307,364,297	2.64 %
Jan 2008	\$250,000.00	181	52	-3.80 %	\$50,470,750	\$2,054,469,162	2.46 %
Feb 2008	\$240,000.00	244	42	-4.00 %	\$66,928,760	\$2,508,468,037	2.67 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2008	\$265,500.00	162	37	10.60 %	\$45,738,625	\$2,106,520,863	2.17 %
Apr 2008	\$245,000.00	156	43	-7.70 %	\$45,186,100	\$1,809,532,746	2.50 %
May 2008	\$259,000.00	145	53	5.70 %	\$43,389,800	\$1,807,272,754	2.40 %
Jun 2008	\$244,600.00	131	50	-5.60 %	\$35,564,046	\$1,740,988,366	2.04 %
Jul 2008	\$249,500.00	180	64	2.00 %	\$52,560,600	\$1,760,905,249	2.98 %
Aug 2008	\$249,500.00	152	56	0.00 %	\$42,043,705	\$1,649,634,630	2.55 %
Sep 2008	\$230,000.00	190	51	-7.80 %	\$49,041,178	\$1,722,254,557	2.85 %
Oct 2008	\$240,000.00	157	36	4.30 %	\$42,099,426	\$1,745,762,225	2.41 %
Nov 2008	\$232,500.00	153	37	-3.10 %	\$40,492,280	\$1,709,644,740	2.37 %

Suburbs covered: Abbotsford, Andersons Bay, Aramoana, Belleknowes, Blackhead, Brighton - Clutha District, Brighton - Dunedin City, Broad Bay, Brockville, Burnside - Dunedin City, Cape Saunders, Caversham, Clarks Junction, Company Bay, Concord, Corstorphine, Deborah Bay, Dunedin Central, Dunedin North, Dunedin South, East Taieri, Fairfield - Dunedin City, Glenleith, Green Island, Halfway Bush, Highcliff, Hoopers Inlet, Kaikorai Valley, Leith Valley, Macandrew Bay, Maori Hill, Middlemarch, Mornington - Dunedin, Mosgiel, Mt Allan, Mt Cargill, Musselburgh, North East Valley, North Taieri, Ocean Grove, Otago Harbour, Otago Peninsula, Outram, Pine Hill, Port Chalmers, Portobello, Purakanui, Ravensbourne, Roslyn, Sandymount, Sawyers Bay, St Clair, St Kilda, St Leonards - Dunedin City, Taiaeroa Head, Taieri Plain, The Cove, Upper Junction, Waihola, Wakari, Waldronville, Waverley - Dunedin City, Whare Flat