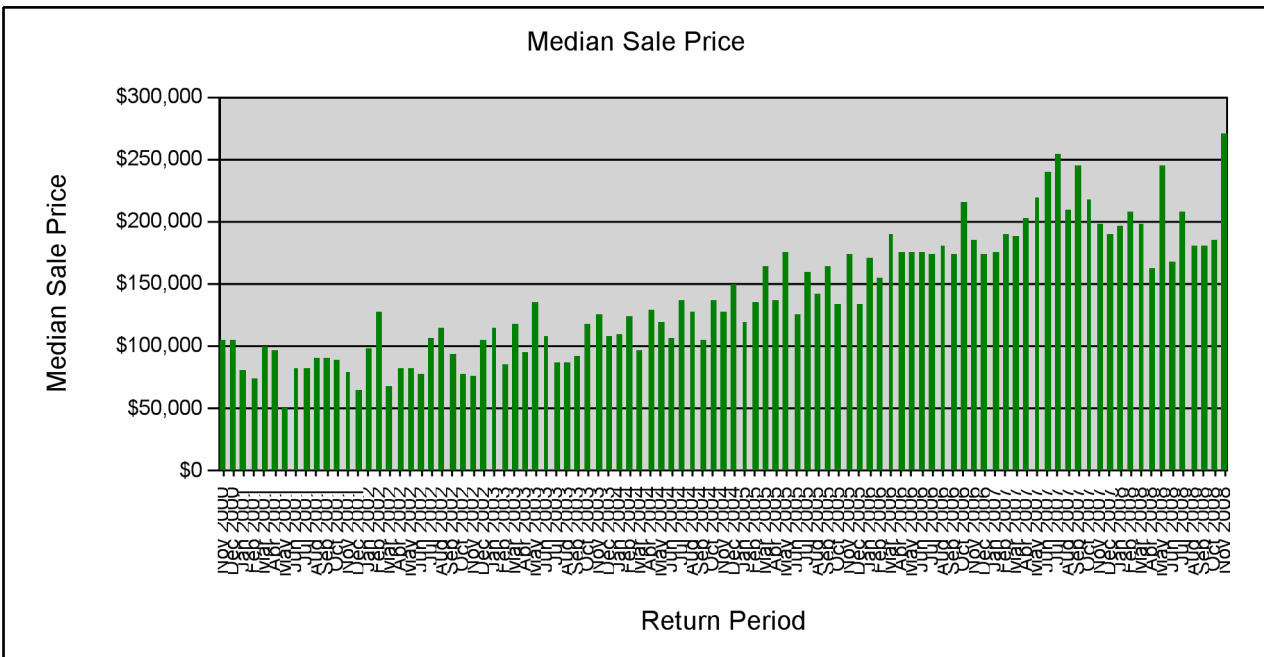


Market Facts Median Sale Price

District: Northland From: Nov 2000
 Zone: Kaitaia & Far North 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	\$105,000.00	4	56	60.30 %	\$391,000	\$1,228,515,172	0.03 %
Dec 2000	\$105,000.00	10	30	0.00 %	\$1,027,000	\$936,485,445	0.11 %
Jan 2001	\$80,000.00	7	122	-23.80 %	\$654,000	\$994,121,763	0.07 %
Feb 2001	\$75,000.00	7	6	-6.30 %	\$625,000	\$1,305,299,516	0.05 %
Mar 2001	\$100,000.00	7	52	33.30 %	\$781,000	\$1,385,885,191	0.06 %
Apr 2001	\$97,500.00	7	114	-2.50 %	\$583,500	\$1,409,788,449	0.04 %
May 2001	\$50,000.00	5	114	-48.70 %	\$371,000	\$1,308,231,537	0.03 %
Jun 2001	\$82,000.00	3	130	64.00 %	\$242,000	\$1,293,270,772	0.02 %
Jul 2001	\$81,500.00	13	66	-0.60 %	\$1,195,500	\$1,233,240,690	0.10 %
Aug 2001	\$90,500.00	12	148	11.00 %	\$1,019,000	\$1,451,696,431	0.07 %
Sep 2001	\$90,500.00	8	96	0.00 %	\$808,500	\$1,158,915,623	0.07 %
Oct 2001	\$89,000.00	8	140	-1.70 %	\$778,000	\$1,433,623,485	0.05 %
Nov 2001	\$79,500.00	7	78	-10.70 %	\$727,000	\$1,682,405,899	0.04 %
Dec 2001	\$64,500.00	10	60	-18.90 %	\$654,500	\$1,321,976,029	0.05 %
Jan 2002	\$98,000.00	6	99	51.90 %	\$706,000	\$1,408,732,170	0.05 %
Feb 2002	\$127,000.00	15	101	29.60 %	\$1,919,100	\$1,954,697,622	0.10 %



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Market Facts Median Sale Price

Mar 2002	\$68,500.00	5	519	-46.10 %	\$649,500	\$2,218,064,092	0.03 %
Apr 2002	\$82,000.00	10	90	19.70 %	\$902,500	\$2,170,418,593	0.04 %
May 2002	\$82,500.00	8	125	0.60 %	\$765,000	\$2,106,307,805	0.04 %
Jun 2002	\$78,000.00	9	54	-5.50 %	\$770,000	\$1,677,029,080	0.05 %
Jul 2002	\$106,000.00	21	65	35.90 %	\$2,284,000	\$1,785,431,521	0.13 %
Aug 2002	\$115,000.00	11	245	8.50 %	\$1,377,300	\$1,825,131,338	0.08 %
Sep 2002	\$93,500.00	7	153	-18.70 %	\$797,000	\$1,854,109,675	0.04 %
Oct 2002	\$77,500.00	10	173	-17.10 %	\$1,098,500	\$2,222,696,747	0.05 %
Nov 2002	\$75,500.00	12	65	-2.60 %	\$1,038,000	\$2,396,345,565	0.04 %
Dec 2002	\$105,000.00	7	105	39.10 %	\$818,000	\$1,846,021,505	0.04 %
Jan 2003	\$115,000.00	2	69	9.50 %	\$230,000	\$1,939,431,080	0.01 %
Feb 2003	\$85,000.00	13	102	-26.10 %	\$1,420,400	\$2,301,186,294	0.06 %
Mar 2003	\$118,000.00	17	134	38.80 %	\$2,062,000	\$2,662,329,963	0.08 %
Apr 2003	\$95,000.00	7	61	-19.50 %	\$790,000	\$2,286,043,586	0.03 %
May 2003	\$135,000.00	11	40	42.10 %	\$1,480,000	\$2,924,812,111	0.05 %
Jun 2003	\$107,500.00	18	56	-20.40 %	\$2,090,500	\$2,493,952,673	0.08 %
Jul 2003	\$87,000.00	7	78	-19.10 %	\$874,500	\$2,635,758,318	0.03 %
Aug 2003	\$87,000.00	12	113	0.00 %	\$932,000	\$2,705,117,597	0.03 %
Sep 2003	\$91,250.00	18	98	4.90 %	\$2,442,600	\$2,828,242,432	0.09 %
Oct 2003	\$117,500.00	20	58	28.80 %	\$2,535,186	\$3,068,019,983	0.08 %
Nov 2003	\$125,000.00	29	92	6.40 %	\$3,547,300	\$3,028,646,674	0.12 %
Dec 2003	\$108,000.00	23	67	-13.60 %	\$2,705,000	\$2,413,031,768	0.11 %
Jan 2004	\$110,000.00	15	74	1.90 %	\$1,875,000	\$2,310,184,738	0.08 %
Feb 2004	\$124,000.00	14	102	12.70 %	\$1,707,000	\$2,758,234,661	0.06 %
Mar 2004	\$97,500.00	20	47	-21.40 %	\$2,249,289	\$3,299,144,744	0.07 %
Apr 2004	\$129,719.00	20	52	33.00 %	\$2,945,938	\$2,817,130,071	0.10 %
May 2004	\$119,200.00	25	50	-8.10 %	\$3,764,200	\$2,797,608,745	0.13 %
Jun 2004	\$106,500.00	24	56	-10.70 %	\$3,070,000	\$2,448,118,219	0.13 %
Jul 2004	\$137,000.00	18	31	28.60 %	\$2,552,000	\$2,338,761,863	0.11 %
Aug 2004	\$128,000.00	26	28	-6.60 %	\$4,212,500	\$2,439,929,259	0.17 %
Sep 2004	\$105,000.00	24	51	-18.00 %	\$2,970,000	\$2,336,106,623	0.13 %
Oct 2004	\$137,500.00	22	21	31.00 %	\$3,231,500	\$2,490,068,104	0.13 %
Nov 2004	\$127,000.00	22	42	-7.60 %	\$3,597,000	\$3,008,383,348	0.12 %
Dec 2004	\$150,000.00	23	21	18.10 %	\$3,821,000	\$2,687,741,945	0.14 %
Jan 2005	\$120,000.00	14	10	-20.00 %	\$2,138,000	\$2,163,790,625	0.10 %
Feb 2005	\$135,000.00	21	54	12.50 %	\$3,803,500	\$3,201,456,217	0.12 %



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Market Facts Median Sale Price

Mar 2005	\$165,000.00	21	20	22.20 %	\$4,528,450	\$3,526,633,657	0.13 %
Apr 2005	\$137,000.00	22	16	-17.00 %	\$3,588,290	\$2,869,916,499	0.13 %
May 2005	\$175,000.00	12	27	27.70 %	\$2,576,000	\$3,018,908,058	0.09 %
Jun 2005	\$125,000.00	11	49	-28.60 %	\$1,754,000	\$2,677,547,168	0.07 %
Jul 2005	\$160,000.00	17	44	28.00 %	\$2,949,500	\$2,694,916,753	0.11 %
Aug 2005	\$141,000.00	16	24	-11.90 %	\$2,777,500	\$2,895,264,833	0.10 %
Sep 2005	\$164,000.00	10	47	16.30 %	\$2,045,500	\$3,111,109,070	0.07 %
Oct 2005	\$134,000.00	23	39	-18.30 %	\$3,467,500	\$2,920,789,673	0.12 %
Nov 2005	\$173,750.00	16	24	29.70 %	\$3,069,500	\$3,317,975,081	0.09 %
Dec 2005	\$133,750.00	10	29	-23.00 %	\$1,396,500	\$2,441,613,387	0.06 %
Jan 2006	\$171,000.00	7	14	27.90 %	\$1,366,000	\$2,156,751,887	0.06 %
Feb 2006	\$155,000.00	15	57	-9.40 %	\$2,382,000	\$2,726,977,988	0.09 %
Mar 2006	\$190,000.00	21	19	22.60 %	\$4,306,000	\$3,642,588,020	0.12 %
Apr 2006	\$175,000.00	19	35	-7.90 %	\$3,583,500	\$2,765,380,586	0.13 %
May 2006	\$175,000.00	18	69	0.00 %	\$3,377,000	\$3,443,100,067	0.10 %
Jun 2006	\$176,250.00	18	24	0.70 %	\$3,761,000	\$3,065,823,868	0.12 %
Jul 2006	\$174,500.00	24	21	-1.00 %	\$4,305,000	\$2,840,066,918	0.15 %
Aug 2006	\$180,500.00	18	41	3.40 %	\$4,067,900	\$3,144,183,499	0.13 %
Sep 2006	\$173,500.00	10	26	-3.90 %	\$1,657,500	\$3,158,205,617	0.05 %
Oct 2006	\$215,000.00	15	25	23.90 %	\$3,281,500	\$3,345,413,560	0.10 %
Nov 2006	\$185,000.00	15	32	-14.00 %	\$3,253,500	\$3,907,314,743	0.08 %
Dec 2006	\$174,250.00	14	21	-5.80 %	\$2,505,000	\$3,238,012,215	0.08 %
Jan 2007	\$175,000.00	7	43	0.40 %	\$1,489,000	\$2,842,189,755	0.05 %
Feb 2007	\$190,250.00	18	48	8.70 %	\$4,028,000	\$3,725,714,450	0.11 %
Mar 2007	\$188,750.00	18	28	-0.80 %	\$3,811,650	\$4,534,699,905	0.08 %
Apr 2007	\$203,000.00	15	20	7.50 %	\$3,757,500	\$3,394,822,216	0.11 %
May 2007	\$218,500.00	14	25	7.60 %	\$3,084,000	\$3,867,735,793	0.08 %
Jun 2007	\$240,000.00	14	32	9.80 %	\$3,185,000	\$3,099,286,491	0.10 %
Jul 2007	\$255,000.00	11	33	6.30 %	\$2,965,500	\$2,763,617,537	0.11 %
Aug 2007	\$210,000.00	11	54	-17.60 %	\$2,219,500	\$2,655,528,722	0.08 %
Sep 2007	\$245,000.00	5	140	16.70 %	\$1,417,000	\$2,440,402,914	0.06 %
Oct 2007	\$217,500.00	4	46	-11.20 %	\$815,000	\$2,826,047,762	0.03 %
Nov 2007	\$198,500.00	14	45	-8.70 %	\$2,934,000	\$3,282,807,212	0.09 %
Dec 2007	\$190,000.00	7	27	-4.30 %	\$1,534,000	\$2,307,364,297	0.07 %
Jan 2008	\$197,000.00	5	108	3.70 %	\$1,007,000	\$2,054,469,162	0.05 %
Feb 2008	\$207,500.00	14	40	5.30 %	\$2,928,500	\$2,508,468,037	0.12 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2008	\$197,500.00	8	64	-4.80 %	\$1,900,000	\$2,106,520,863	0.09 %
Apr 2008	\$163,000.00	3	22	-17.50 %	\$573,000	\$1,809,532,746	0.03 %
May 2008	\$245,000.00	7	84	50.30 %	\$1,664,000	\$1,807,272,754	0.09 %
Jun 2008	\$168,000.00	9	26	-31.40 %	\$1,485,000	\$1,740,988,366	0.09 %
Jul 2008	\$207,500.00	7	47	23.50 %	\$1,506,650	\$1,760,905,249	0.09 %
Aug 2008	\$180,000.00	5	187	-13.30 %	\$829,500	\$1,649,634,630	0.05 %
Sep 2008	\$181,000.00	5	26	0.60 %	\$832,000	\$1,722,254,557	0.05 %
Oct 2008	\$185,000.00	13	132	2.20 %	\$3,021,000	\$1,745,762,225	0.17 %
Nov 2008	\$270,000.00	2	496	45.90 %	\$540,000	\$1,709,644,740	0.03 %

Suburbs covered: Ahipara, Awanui, Cape Reinga, Herekino, Houhora, Kaimaumu, Kaitaia, Pukenui, Pukepoto, Waipapakauri