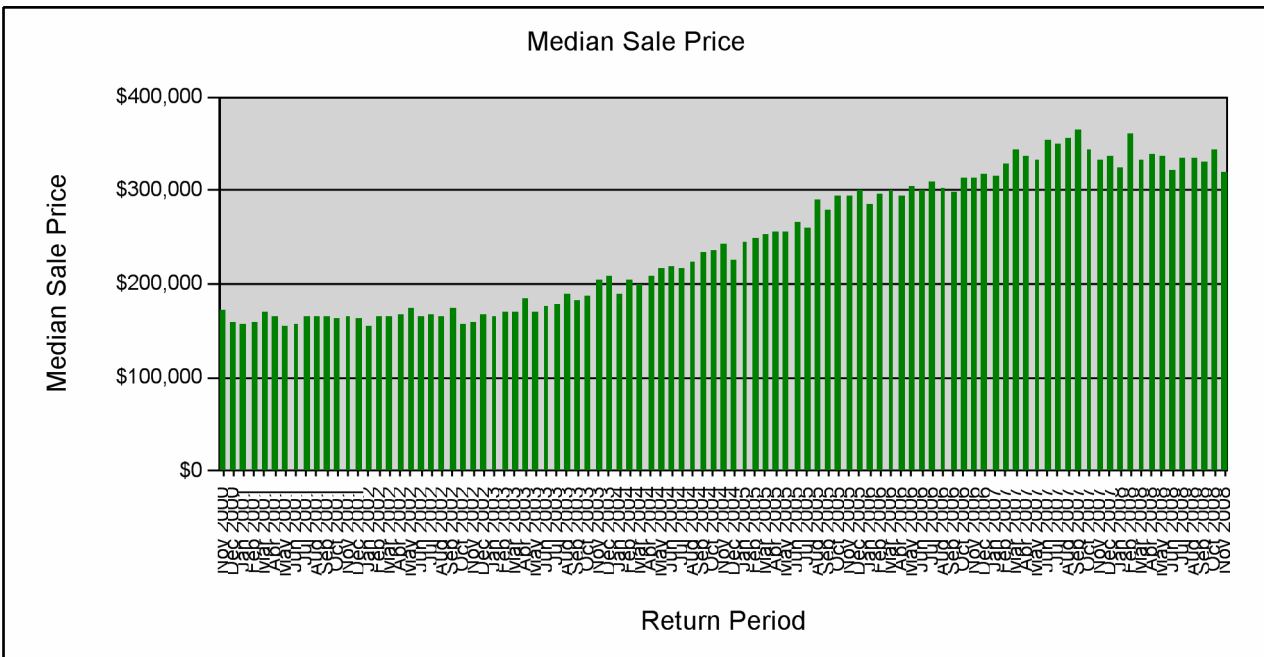


## Market Facts Median Sale Price

District: Waikato/BOP From: Nov 2000  
 Zone: Hamilton 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	\$172,000.00	127	52	5.20 %	\$23,626,498	\$1,228,515,172	1.92 %
Dec 2000	\$158,750.00	206	54	-7.70 %	\$35,519,338	\$936,485,445	3.79 %
Jan 2001	\$156,000.00	173	62	-1.70 %	\$29,566,416	\$994,121,763	2.97 %
Feb 2001	\$160,000.00	206	59	2.60 %	\$35,935,167	\$1,305,299,516	2.75 %
Mar 2001	\$169,000.00	200	49	5.60 %	\$36,018,480	\$1,385,885,191	2.60 %
Apr 2001	\$165,000.00	284	48	-2.40 %	\$51,033,701	\$1,409,788,449	3.62 %
May 2001	\$154,000.00	217	58	-6.70 %	\$37,021,400	\$1,308,231,537	2.83 %
Jun 2001	\$157,250.00	186	56	2.10 %	\$31,609,800	\$1,293,270,772	2.44 %
Jul 2001	\$165,000.00	228	52	4.90 %	\$40,978,989	\$1,233,240,690	3.32 %
Aug 2001	\$165,000.00	236	49	0.00 %	\$41,579,700	\$1,451,696,431	2.86 %
Sep 2001	\$165,000.00	173	36	0.00 %	\$29,795,650	\$1,158,915,623	2.57 %
Oct 2001	\$163,500.00	190	47	-0.90 %	\$32,684,150	\$1,433,623,485	2.28 %
Nov 2001	\$166,000.00	242	40	1.50 %	\$43,947,111	\$1,682,405,899	2.61 %
Dec 2001	\$163,000.00	241	41	-1.80 %	\$45,221,817	\$1,321,976,029	3.42 %
Jan 2002	\$154,000.00	217	56	-5.50 %	\$36,139,025	\$1,408,732,170	2.57 %
Feb 2002	\$166,000.00	289	47	7.80 %	\$53,057,388	\$1,954,697,622	2.71 %



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# Market Facts Median Sale Price

Mar 2002	\$166,000.00	183	36	0.00 %	\$33,928,475	\$2,218,064,092	1.53 %
Apr 2002	\$168,000.00	429	32	1.20 %	\$78,083,150	\$2,170,418,593	3.60 %
May 2002	\$175,000.00	305	39	4.20 %	\$55,708,095	\$2,106,307,805	2.64 %
Jun 2002	\$166,000.00	291	41	-5.10 %	\$50,405,100	\$1,677,029,080	3.01 %
Jul 2002	\$168,000.00	253	43	1.20 %	\$49,381,806	\$1,785,431,521	2.77 %
Aug 2002	\$166,000.00	295	37	-1.20 %	\$54,222,176	\$1,825,131,338	2.97 %
Sep 2002	\$175,000.00	280	35	5.40 %	\$53,329,075	\$1,854,109,675	2.88 %
Oct 2002	\$157,000.00	320	36	-10.30 %	\$57,377,912	\$2,222,696,747	2.58 %
Nov 2002	\$160,000.00	344	31	1.90 %	\$62,746,489	\$2,396,345,565	2.62 %
Dec 2002	\$168,000.00	275	35	5.00 %	\$53,287,660	\$1,846,021,505	2.89 %
Jan 2003	\$165,250.00	234	41	-1.60 %	\$44,254,510	\$1,939,431,080	2.28 %
Feb 2003	\$170,000.00	339	39	2.90 %	\$64,816,711	\$2,301,186,294	2.82 %
Mar 2003	\$170,000.00	392	36	0.00 %	\$73,624,706	\$2,662,329,963	2.77 %
Apr 2003	\$185,500.00	312	39	9.10 %	\$62,316,735	\$2,286,043,586	2.73 %
May 2003	\$170,000.00	376	41	-8.40 %	\$73,185,149	\$2,924,812,111	2.50 %
Jun 2003	\$175,500.00	360	32	3.20 %	\$73,401,253	\$2,493,952,673	2.94 %
Jul 2003	\$178,500.00	351	30	1.70 %	\$68,840,250	\$2,635,758,318	2.61 %
Aug 2003	\$188,000.00	372	28	5.30 %	\$76,071,790	\$2,705,117,597	2.81 %
Sep 2003	\$183,000.00	375	26	-2.70 %	\$76,242,600	\$2,828,242,432	2.70 %
Oct 2003	\$187,000.00	429	26	2.20 %	\$90,804,721	\$3,068,019,983	2.96 %
Nov 2003	\$205,075.00	388	20	9.70 %	\$88,910,585	\$3,028,646,674	2.94 %
Dec 2003	\$207,500.00	389	21	1.20 %	\$89,354,355	\$2,413,031,768	3.70 %
Jan 2004	\$189,000.00	254	36	-8.90 %	\$53,239,261	\$2,310,184,738	2.30 %
Feb 2004	\$205,000.00	379	26	8.50 %	\$86,472,810	\$2,758,234,661	3.14 %
Mar 2004	\$200,000.00	443	24	-2.40 %	\$99,062,180	\$3,299,144,744	3.00 %
Apr 2004	\$209,000.00	319	30	4.50 %	\$72,514,000	\$2,817,130,071	2.57 %
May 2004	\$217,000.00	358	30	3.80 %	\$85,122,330	\$2,797,608,745	3.04 %
Jun 2004	\$220,000.00	362	29	1.40 %	\$83,361,750	\$2,448,118,219	3.41 %
Jul 2004	\$216,000.00	286	25	-1.80 %	\$68,532,425	\$2,338,761,863	2.93 %
Aug 2004	\$223,000.00	366	23	3.20 %	\$89,579,750	\$2,439,929,259	3.67 %
Sep 2004	\$235,000.00	333	27	5.40 %	\$83,516,364	\$2,336,106,623	3.58 %
Oct 2004	\$237,000.00	338	21	0.90 %	\$87,359,505	\$2,490,068,104	3.51 %
Nov 2004	\$242,000.00	399	20	2.10 %	\$105,724,582	\$3,008,383,348	3.51 %
Dec 2004	\$226,000.00	440	17	-6.60 %	\$111,054,170	\$2,687,741,945	4.13 %
Jan 2005	\$244,000.00	271	26	8.00 %	\$69,834,183	\$2,163,790,625	3.23 %
Feb 2005	\$250,000.00	395	17	2.50 %	\$101,453,268	\$3,201,456,217	3.17 %



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## Market Facts Median Sale Price

Mar 2005	\$252,750.00	456	20	1.10 %	\$124,396,058	\$3,526,633,657	3.53 %
Apr 2005	\$256,000.00	347	18	1.30 %	\$94,969,550	\$2,869,916,499	3.31 %
May 2005	\$255,000.00	383	22	-0.40 %	\$106,566,260	\$3,018,908,058	3.53 %
Jun 2005	\$267,250.00	362	24	4.80 %	\$105,155,071	\$2,677,547,168	3.93 %
Jul 2005	\$260,000.00	322	24	-2.70 %	\$90,570,230	\$2,694,916,753	3.36 %
Aug 2005	\$290,000.00	424	23	11.50 %	\$129,889,392	\$2,895,264,833	4.49 %
Sep 2005	\$280,000.00	412	19	-3.40 %	\$122,789,659	\$3,111,109,070	3.95 %
Oct 2005	\$295,000.00	360	27	5.40 %	\$113,417,690	\$2,920,789,673	3.88 %
Nov 2005	\$295,000.00	381	23	0.00 %	\$122,505,000	\$3,317,975,081	3.69 %
Dec 2005	\$300,250.00	308	24	1.80 %	\$100,671,215	\$2,441,613,387	4.12 %
Jan 2006	\$285,000.00	210	39	-5.10 %	\$66,373,500	\$2,156,751,887	3.08 %
Feb 2006	\$297,000.00	317	40	4.20 %	\$106,830,670	\$2,726,977,988	3.92 %
Mar 2006	\$301,500.00	364	34	1.50 %	\$118,194,307	\$3,642,588,020	3.24 %
Apr 2006	\$293,400.00	270	36	-2.70 %	\$83,987,431	\$2,765,380,586	3.04 %
May 2006	\$305,000.00	425	39	4.00 %	\$137,399,475	\$3,443,100,067	3.99 %
Jun 2006	\$299,750.00	338	35	-1.70 %	\$110,599,950	\$3,065,823,868	3.61 %
Jul 2006	\$310,000.00	309	32	3.40 %	\$101,783,828	\$2,840,066,918	3.58 %
Aug 2006	\$303,000.00	385	34	-2.30 %	\$127,063,105	\$3,144,183,499	4.04 %
Sep 2006	\$297,500.00	338	31	-1.80 %	\$112,620,758	\$3,158,205,617	3.57 %
Oct 2006	\$312,500.00	325	28	5.00 %	\$110,732,362	\$3,345,413,560	3.31 %
Nov 2006	\$314,000.00	407	28	0.50 %	\$142,240,017	\$3,907,314,743	3.64 %
Dec 2006	\$318,000.00	311	27	1.30 %	\$107,172,665	\$3,238,012,215	3.31 %
Jan 2007	\$315,000.00	279	34	-0.90 %	\$93,549,088	\$2,842,189,755	3.29 %
Feb 2007	\$328,000.00	335	27	4.10 %	\$129,758,875	\$3,725,714,450	3.48 %
Mar 2007	\$343,500.00	368	27	4.70 %	\$140,110,143	\$4,534,699,905	3.09 %
Apr 2007	\$337,750.00	256	28	-1.70 %	\$95,541,509	\$3,394,822,216	2.81 %
May 2007	\$332,500.00	289	25	-1.60 %	\$104,574,950	\$3,867,735,793	2.70 %
Jun 2007	\$355,000.00	289	29	6.80 %	\$110,598,117	\$3,099,286,491	3.57 %
Jul 2007	\$350,000.00	232	29	-1.40 %	\$87,044,800	\$2,763,617,537	3.15 %
Aug 2007	\$355,500.00	208	37	1.60 %	\$77,389,868	\$2,655,528,722	2.91 %
Sep 2007	\$365,000.00	200	30	2.70 %	\$78,764,320	\$2,440,402,914	3.23 %
Oct 2007	\$342,500.00	244	42	-6.20 %	\$89,658,125	\$2,826,047,762	3.17 %
Nov 2007	\$332,125.00	236	39	-3.00 %	\$87,384,365	\$3,282,807,212	2.66 %
Dec 2007	\$337,500.00	231	34	1.60 %	\$85,000,425	\$2,307,364,297	3.68 %
Jan 2008	\$325,000.00	155	47	-3.70 %	\$58,139,611	\$2,054,469,162	2.83 %
Feb 2008	\$360,000.00	209	59	10.80 %	\$80,588,475	\$2,508,468,037	3.21 %



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## Market Facts Median Sale Price

Mar 2008	\$332,000.00	149	40	-7.80 %	\$55,544,750	\$2,106,520,863	2.64 %
Apr 2008	\$340,000.00	149	50	2.40 %	\$56,455,000	\$1,809,532,746	3.12 %
May 2008	\$337,500.00	160	49	-0.70 %	\$60,503,850	\$1,807,272,754	3.35 %
Jun 2008	\$323,000.00	158	52	-4.30 %	\$56,398,750	\$1,740,988,366	3.24 %
Jul 2008	\$335,000.00	146	51	3.70 %	\$53,835,430	\$1,760,905,249	3.06 %
Aug 2008	\$334,000.00	146	56	-0.30 %	\$51,336,550	\$1,649,634,630	3.11 %
Sep 2008	\$330,000.00	168	46	-1.20 %	\$58,989,200	\$1,722,254,557	3.43 %
Oct 2008	\$343,000.00	194	40	3.90 %	\$72,440,575	\$1,745,762,225	4.15 %
Nov 2008	\$320,000.00	170	45	-6.70 %	\$57,561,880	\$1,709,644,740	3.37 %

Suburbs covered: Bader, Bankwood, Beerescourt, Burbush, Callum Brae, Chartwell - Hamilton, Chedworth, Claudelands, Deanwell, Dinsdale, Enderley, Fairfield - Hamilton City, Fairview Downs, Fitzroy - Hamilton, Flagstaff, Forest Lake, Frankton - Hamilton City, Glenview, Gordonton, Hamilton Central, Hamilton East, Hamilton West, Harrowfield, Hillcrest - Hamilton City, Huntington, Livingstone, Maeroa, Matangi, Melville, Nawton, Peachgrove, Peacocke, Pukete, Queenwood, Rototuna, Rukuhia, Silverdale - Hamilton, St Andrews - Hamilton City, Te Rapa, Western Heights - Hamilton, Whatawhata, Whitiara