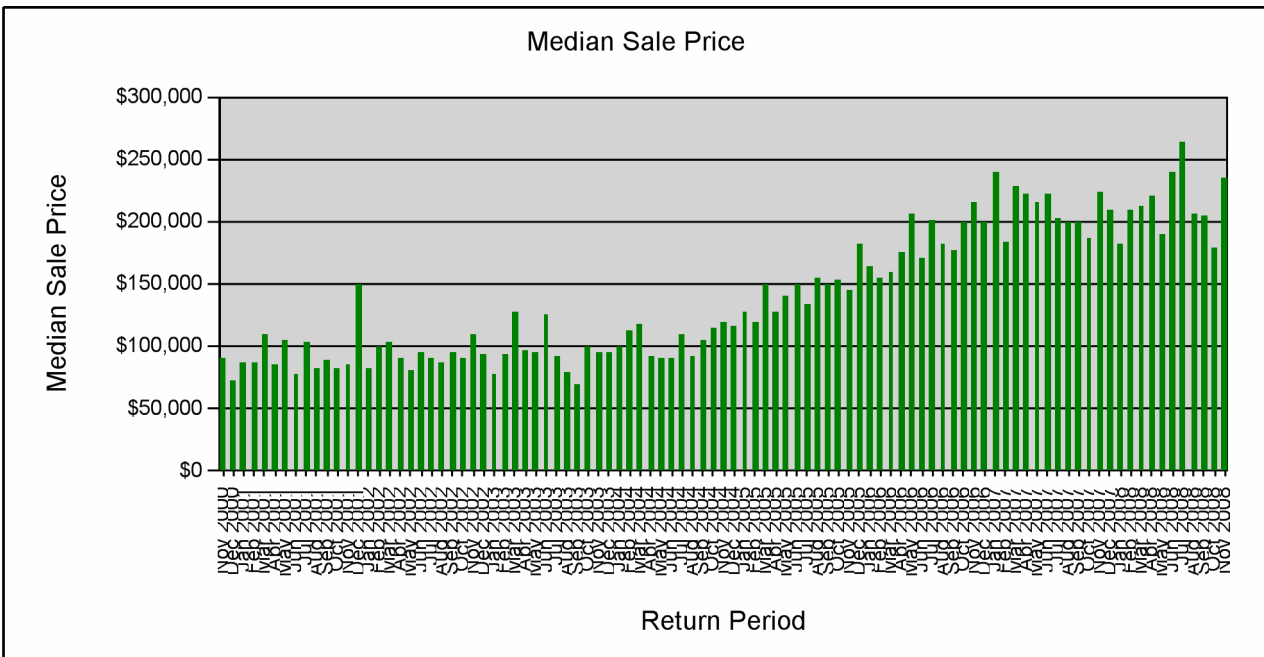


Market Facts Median Sale Price

District: Taranaki From: Nov 2000
 Zone: Hawera 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	\$91,000.00	16	56	1.10 %	\$1,598,000	\$1,228,515,172	0.13 %
Dec 2000	\$72,000.00	17	27	-20.90 %	\$1,714,600	\$936,485,445	0.18 %
Jan 2001	\$87,000.00	11	89	20.80 %	\$975,500	\$994,121,763	0.10 %
Feb 2001	\$87,000.00	19	65	0.00 %	\$1,698,000	\$1,305,299,516	0.13 %
Mar 2001	\$110,000.00	17	74	26.40 %	\$2,150,000	\$1,385,885,191	0.16 %
Apr 2001	\$85,000.00	22	116	-22.70 %	\$2,138,100	\$1,409,788,449	0.15 %
May 2001	\$105,000.00	22	57	23.50 %	\$2,290,000	\$1,308,231,537	0.18 %
Jun 2001	\$78,000.00	11	117	-25.70 %	\$994,500	\$1,293,270,772	0.08 %
Jul 2001	\$102,500.00	20	61	31.40 %	\$1,996,700	\$1,233,240,690	0.16 %
Aug 2001	\$81,750.00	20	55	-20.20 %	\$2,090,000	\$1,451,696,431	0.14 %
Sep 2001	\$88,500.00	19	77	8.30 %	\$2,098,000	\$1,158,915,623	0.18 %
Oct 2001	\$83,000.00	17	80	-6.20 %	\$2,070,000	\$1,433,623,485	0.14 %
Nov 2001	\$85,000.00	25	72	2.40 %	\$2,975,550	\$1,682,405,899	0.18 %
Dec 2001	\$150,000.00	15	65	76.50 %	\$2,186,000	\$1,321,976,029	0.17 %
Jan 2002	\$82,000.00	16	92	-45.30 %	\$1,402,000	\$1,408,732,170	0.10 %
Feb 2002	\$100,000.00	33	80	22.00 %	\$3,807,600	\$1,954,697,622	0.19 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2002	\$103,000.00	31	108	3.00 %	\$3,359,500	\$2,218,064,092	0.15 %
Apr 2002	\$91,000.00	21	90	-11.70 %	\$2,324,000	\$2,170,418,593	0.11 %
May 2002	\$80,000.00	13	102	-12.10 %	\$1,482,000	\$2,106,307,805	0.07 %
Jun 2002	\$95,000.00	17	81	18.80 %	\$1,624,100	\$1,677,029,080	0.10 %
Jul 2002	\$90,000.00	25	131	-5.30 %	\$2,450,000	\$1,785,431,521	0.14 %
Aug 2002	\$87,500.00	26	40	-2.80 %	\$2,736,000	\$1,825,131,338	0.15 %
Sep 2002	\$95,500.00	18	124	9.10 %	\$1,947,700	\$1,854,109,675	0.11 %
Oct 2002	\$90,000.00	32	78	-5.80 %	\$3,191,500	\$2,222,696,747	0.14 %
Nov 2002	\$110,000.00	23	62	22.20 %	\$2,766,000	\$2,396,345,565	0.12 %
Dec 2002	\$93,000.00	23	70	-15.50 %	\$2,942,306	\$1,846,021,505	0.16 %
Jan 2003	\$77,000.00	25	97	-17.20 %	\$2,669,100	\$1,939,431,080	0.14 %
Feb 2003	\$94,000.00	30	83	22.10 %	\$3,300,500	\$2,301,186,294	0.14 %
Mar 2003	\$128,000.00	33	86	36.20 %	\$4,735,000	\$2,662,329,963	0.18 %
Apr 2003	\$96,500.00	24	71	-24.60 %	\$2,552,600	\$2,286,043,586	0.11 %
May 2003	\$95,000.00	39	64	-1.60 %	\$4,361,156	\$2,924,812,111	0.15 %
Jun 2003	\$125,500.00	32	62	32.10 %	\$4,157,235	\$2,493,952,673	0.17 %
Jul 2003	\$92,500.00	28	49	-26.30 %	\$2,986,350	\$2,635,758,318	0.11 %
Aug 2003	\$78,500.00	28	65	-15.10 %	\$2,833,000	\$2,705,117,597	0.10 %
Sep 2003	\$69,500.00	52	32	-11.50 %	\$4,909,250	\$2,828,242,432	0.17 %
Oct 2003	\$100,750.00	36	33	45.00 %	\$4,105,000	\$3,068,019,983	0.13 %
Nov 2003	\$94,750.00	28	30	-6.00 %	\$3,582,750	\$3,028,646,674	0.12 %
Dec 2003	\$95,000.00	33	38	0.30 %	\$4,467,500	\$2,413,031,768	0.19 %
Jan 2004	\$100,000.00	23	55	5.30 %	\$2,918,000	\$2,310,184,738	0.13 %
Feb 2004	\$113,500.00	32	31	13.50 %	\$4,347,000	\$2,758,234,661	0.16 %
Mar 2004	\$117,551.00	46	40	3.60 %	\$5,765,101	\$3,299,144,744	0.17 %
Apr 2004	\$92,000.00	43	51	-21.70 %	\$4,678,000	\$2,817,130,071	0.17 %
May 2004	\$90,000.00	38	42	-2.20 %	\$4,326,200	\$2,797,608,745	0.15 %
Jun 2004	\$90,000.00	35	30	0.00 %	\$3,596,157	\$2,448,118,219	0.15 %
Jul 2004	\$110,000.00	37	42	22.20 %	\$4,312,000	\$2,338,761,863	0.18 %
Aug 2004	\$92,250.00	36	34	-16.10 %	\$3,820,300	\$2,439,929,259	0.16 %
Sep 2004	\$105,000.00	39	37	13.80 %	\$5,333,425	\$2,336,106,623	0.23 %
Oct 2004	\$114,900.00	34	29	9.40 %	\$3,734,800	\$2,490,068,104	0.15 %
Nov 2004	\$119,000.00	87	21	3.60 %	\$11,648,305	\$3,008,383,348	0.39 %
Dec 2004	\$116,075.00	56	17	-2.50 %	\$7,802,350	\$2,687,741,945	0.29 %
Jan 2005	\$127,000.00	23	28	9.40 %	\$3,218,500	\$2,163,790,625	0.15 %
Feb 2005	\$120,000.00	42	31	-5.50 %	\$5,123,350	\$3,201,456,217	0.16 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2005	\$150,000.00	50	18	25.00 %	\$8,432,700	\$3,526,633,657	0.24 %
Apr 2005	\$127,750.00	44	18	-14.80 %	\$6,217,225	\$2,869,916,499	0.22 %
May 2005	\$140,000.00	44	30	9.60 %	\$6,786,650	\$3,018,908,058	0.22 %
Jun 2005	\$150,000.00	38	34	7.10 %	\$6,286,850	\$2,677,547,168	0.23 %
Jul 2005	\$133,500.00	34	15	-11.00 %	\$5,673,000	\$2,694,916,753	0.21 %
Aug 2005	\$155,000.00	33	29	16.10 %	\$5,588,000	\$2,895,264,833	0.19 %
Sep 2005	\$150,000.00	33	31	-3.20 %	\$4,935,600	\$3,111,109,070	0.16 %
Oct 2005	\$152,500.00	50	42	1.70 %	\$8,629,225	\$2,920,789,673	0.30 %
Nov 2005	\$145,000.00	33	24	-4.90 %	\$5,501,750	\$3,317,975,081	0.17 %
Dec 2005	\$182,000.00	29	23	25.50 %	\$5,802,100	\$2,441,613,387	0.24 %
Jan 2006	\$165,000.00	23	80	-9.30 %	\$4,295,100	\$2,156,751,887	0.20 %
Feb 2006	\$155,000.00	25	41	-6.10 %	\$5,080,750	\$2,726,977,988	0.19 %
Mar 2006	\$160,000.00	25	25	3.20 %	\$4,566,300	\$3,642,588,020	0.13 %
Apr 2006	\$175,500.00	30	30	9.70 %	\$6,050,200	\$2,765,380,586	0.22 %
May 2006	\$205,500.00	40	28	17.10 %	\$9,138,333	\$3,443,100,067	0.27 %
Jun 2006	\$170,000.00	31	26	-17.30 %	\$5,358,000	\$3,065,823,868	0.17 %
Jul 2006	\$201,500.00	30	31	18.50 %	\$6,159,000	\$2,840,066,918	0.22 %
Aug 2006	\$182,500.00	37	28	-9.40 %	\$7,405,201	\$3,144,183,499	0.24 %
Sep 2006	\$177,000.00	34	23	-3.00 %	\$7,228,500	\$3,158,205,617	0.23 %
Oct 2006	\$200,000.00	41	28	13.00 %	\$8,691,200	\$3,345,413,560	0.26 %
Nov 2006	\$215,000.00	37	35	7.50 %	\$9,119,500	\$3,907,314,743	0.23 %
Dec 2006	\$200,000.00	37	21	-7.00 %	\$8,178,800	\$3,238,012,215	0.25 %
Jan 2007	\$240,000.00	25	42	20.00 %	\$6,565,500	\$2,842,189,755	0.23 %
Feb 2007	\$184,250.00	32	29	-23.20 %	\$6,296,000	\$3,725,714,450	0.17 %
Mar 2007	\$228,250.00	32	39	23.90 %	\$7,553,000	\$4,534,699,905	0.17 %
Apr 2007	\$222,500.00	25	35	-2.50 %	\$6,400,000	\$3,394,822,216	0.19 %
May 2007	\$216,250.00	22	35	-2.80 %	\$5,266,875	\$3,867,735,793	0.14 %
Jun 2007	\$222,500.00	33	56	2.90 %	\$7,920,750	\$3,099,286,491	0.26 %
Jul 2007	\$202,500.00	28	35	-9.00 %	\$6,034,600	\$2,763,617,537	0.22 %
Aug 2007	\$199,000.00	24	31	-1.70 %	\$5,433,040	\$2,655,528,722	0.20 %
Sep 2007	\$199,000.00	22	55	0.00 %	\$4,459,000	\$2,440,402,914	0.18 %
Oct 2007	\$187,250.00	30	56	-5.90 %	\$6,429,000	\$2,826,047,762	0.23 %
Nov 2007	\$223,000.00	29	48	19.10 %	\$6,921,500	\$3,282,807,212	0.21 %
Dec 2007	\$210,000.00	22	34	-5.80 %	\$4,970,250	\$2,307,364,297	0.22 %
Jan 2008	\$182,750.00	38	55	-13.00 %	\$7,450,100	\$2,054,469,162	0.36 %
Feb 2008	\$210,000.00	26	42	14.90 %	\$5,442,500	\$2,508,468,037	0.22 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2008	\$212,000.00	29	47	1.00 %	\$7,674,700	\$2,106,520,863	0.36 %
Apr 2008	\$220,000.00	21	35	3.80 %	\$5,334,000	\$1,809,532,746	0.29 %
May 2008	\$190,000.00	30	68	-13.60 %	\$6,314,500	\$1,807,272,754	0.35 %
Jun 2008	\$240,000.00	23	57	26.30 %	\$5,621,000	\$1,740,988,366	0.32 %
Jul 2008	\$264,000.00	16	91	10.00 %	\$4,410,000	\$1,760,905,249	0.25 %
Aug 2008	\$206,500.00	30	53	-21.80 %	\$6,550,500	\$1,649,634,630	0.40 %
Sep 2008	\$205,000.00	30	58	-0.70 %	\$7,394,525	\$1,722,254,557	0.43 %
Oct 2008	\$178,750.00	16	83	-12.80 %	\$3,437,500	\$1,745,762,225	0.20 %
Nov 2008	\$235,000.00	23	58	31.50 %	\$5,657,700	\$1,709,644,740	0.33 %

Suburbs covered: Hawera, Normanby, Ohangai, Okaiawa