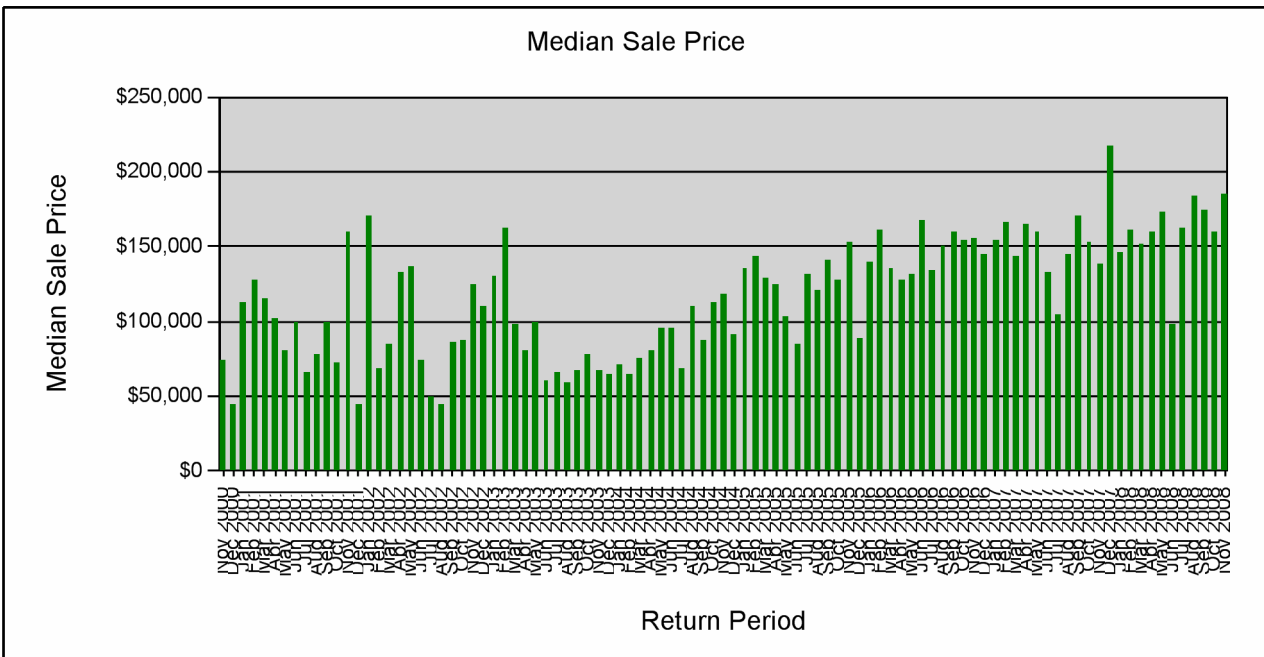


## Market Facts Median Sale Price

District: Waikato/BOP From: Nov 2000  
 Zone: King Country 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	\$73,750.00	18	76	-3.00 %	\$1,463,000	\$1,228,515,172	0.12 %
Dec 2000	\$44,000.00	13	168	-40.30 %	\$1,269,000	\$936,485,445	0.14 %
Jan 2001	\$112,500.00	12	92	155.70 %	\$1,330,500	\$994,121,763	0.13 %
Feb 2001	\$127,500.00	26	92	13.30 %	\$3,443,500	\$1,305,299,516	0.26 %
Mar 2001	\$115,950.00	16	71	-9.10 %	\$1,915,900	\$1,385,885,191	0.14 %
Apr 2001	\$101,500.00	18	82	-12.50 %	\$3,209,987	\$1,409,788,449	0.23 %
May 2001	\$80,000.00	17	93	-21.20 %	\$1,793,500	\$1,308,231,537	0.14 %
Jun 2001	\$99,000.00	14	128	23.80 %	\$1,359,200	\$1,293,270,772	0.11 %
Jul 2001	\$65,500.00	12	206	-33.80 %	\$1,023,500	\$1,233,240,690	0.08 %
Aug 2001	\$78,000.00	21	85	19.10 %	\$1,725,500	\$1,451,696,431	0.12 %
Sep 2001	\$100,000.00	18	40	28.20 %	\$2,110,750	\$1,158,915,623	0.18 %
Oct 2001	\$72,000.00	19	53	-28.00 %	\$1,633,500	\$1,433,623,485	0.11 %
Nov 2001	\$160,000.00	13	72	122.20 %	\$2,391,600	\$1,682,405,899	0.14 %
Dec 2001	\$45,000.00	15	64	-71.90 %	\$1,415,500	\$1,321,976,029	0.11 %
Jan 2002	\$170,000.00	20	145	277.80 %	\$3,331,500	\$1,408,732,170	0.24 %
Feb 2002	\$68,500.00	16	84	-59.70 %	\$1,479,500	\$1,954,697,622	0.08 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts Median Sale Price

Mar 2002	\$85,000.00	35	93	24.10 %	\$3,946,600	\$2,218,064,092	0.18 %
Apr 2002	\$133,500.00	22	68	57.10 %	\$2,971,700	\$2,170,418,593	0.14 %
May 2002	\$137,000.00	23	130	2.60 %	\$3,454,750	\$2,106,307,805	0.16 %
Jun 2002	\$73,500.00	15	52	-46.40 %	\$2,030,500	\$1,677,029,080	0.12 %
Jul 2002	\$50,000.00	33	71	-32.00 %	\$2,508,500	\$1,785,431,521	0.14 %
Aug 2002	\$45,000.00	10	139	-10.00 %	\$617,000	\$1,825,131,338	0.03 %
Sep 2002	\$86,500.00	37	86	92.20 %	\$4,721,000	\$1,854,109,675	0.25 %
Oct 2002	\$87,500.00	27	85	1.20 %	\$3,419,000	\$2,222,696,747	0.15 %
Nov 2002	\$125,000.00	19	158	42.90 %	\$2,459,000	\$2,396,345,565	0.10 %
Dec 2002	\$110,000.00	39	54	-12.00 %	\$6,363,500	\$1,846,021,505	0.34 %
Jan 2003	\$130,000.00	34	46	18.20 %	\$5,164,500	\$1,939,431,080	0.27 %
Feb 2003	\$162,500.00	21	65	25.00 %	\$3,418,250	\$2,301,186,294	0.15 %
Mar 2003	\$98,000.00	47	77	-39.70 %	\$7,043,250	\$2,662,329,963	0.26 %
Apr 2003	\$80,000.00	25	132	-18.40 %	\$2,890,700	\$2,286,043,586	0.13 %
May 2003	\$100,001.00	35	46	25.00 %	\$4,723,751	\$2,924,812,111	0.16 %
Jun 2003	\$60,000.00	47	83	-40.00 %	\$4,381,000	\$2,493,952,673	0.18 %
Jul 2003	\$66,000.00	30	45	10.00 %	\$4,186,750	\$2,635,758,318	0.16 %
Aug 2003	\$59,500.00	38	53	-9.80 %	\$4,143,750	\$2,705,117,597	0.15 %
Sep 2003	\$67,500.00	79	36	13.40 %	\$7,520,600	\$2,828,242,432	0.27 %
Oct 2003	\$78,000.00	39	15	15.60 %	\$5,470,850	\$3,068,019,983	0.18 %
Nov 2003	\$67,500.00	66	59	-13.50 %	\$6,343,500	\$3,028,646,674	0.21 %
Dec 2003	\$64,000.00	41	29	-5.20 %	\$5,175,500	\$2,413,031,768	0.21 %
Jan 2004	\$70,750.00	44	38	10.50 %	\$4,524,750	\$2,310,184,738	0.20 %
Feb 2004	\$65,000.00	58	44	-8.10 %	\$6,258,750	\$2,758,234,661	0.23 %
Mar 2004	\$75,000.00	32	47	15.40 %	\$3,296,050	\$3,299,144,744	0.10 %
Apr 2004	\$80,000.00	73	50	6.70 %	\$10,193,500	\$2,817,130,071	0.36 %
May 2004	\$95,500.00	64	34	19.40 %	\$8,778,500	\$2,797,608,745	0.31 %
Jun 2004	\$95,000.00	39	32	-0.50 %	\$5,344,600	\$2,448,118,219	0.22 %
Jul 2004	\$68,000.00	41	38	-28.40 %	\$5,736,300	\$2,338,761,863	0.25 %
Aug 2004	\$110,000.00	54	27	61.80 %	\$6,890,300	\$2,439,929,259	0.28 %
Sep 2004	\$87,500.00	34	28	-20.50 %	\$4,155,150	\$2,336,106,623	0.18 %
Oct 2004	\$113,000.00	40	30	29.10 %	\$5,483,750	\$2,490,068,104	0.22 %
Nov 2004	\$117,500.00	38	49	4.00 %	\$6,251,700	\$3,008,383,348	0.21 %
Dec 2004	\$91,250.00	26	61	-22.30 %	\$3,684,000	\$2,687,741,945	0.14 %
Jan 2005	\$135,000.00	46	48	47.90 %	\$9,884,600	\$2,163,790,625	0.46 %
Feb 2005	\$143,000.00	41	37	5.90 %	\$7,335,500	\$3,201,456,217	0.23 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts Median Sale Price

Mar 2005	\$129,000.00	39	36	-9.80 %	\$6,317,500	\$3,526,633,657	0.18 %
Apr 2005	\$125,000.00	49	38	-3.10 %	\$7,792,500	\$2,869,916,499	0.27 %
May 2005	\$103,000.00	24	58	-17.60 %	\$3,365,000	\$3,018,908,058	0.11 %
Jun 2005	\$85,000.00	23	28	-17.50 %	\$2,707,550	\$2,677,547,168	0.10 %
Jul 2005	\$132,000.00	28	43	55.30 %	\$4,755,500	\$2,694,916,753	0.18 %
Aug 2005	\$121,000.00	48	49	-8.30 %	\$7,476,600	\$2,895,264,833	0.26 %
Sep 2005	\$140,500.00	32	43	16.10 %	\$6,623,750	\$3,111,109,070	0.21 %
Oct 2005	\$127,000.00	29	54	-9.60 %	\$5,469,000	\$2,920,789,673	0.19 %
Nov 2005	\$152,500.00	40	14	20.10 %	\$6,845,800	\$3,317,975,081	0.21 %
Dec 2005	\$89,000.00	29	22	-41.60 %	\$3,541,851	\$2,441,613,387	0.15 %
Jan 2006	\$140,000.00	23	45	57.30 %	\$4,380,900	\$2,156,751,887	0.20 %
Feb 2006	\$161,250.00	34	49	15.20 %	\$7,957,501	\$2,726,977,988	0.29 %
Mar 2006	\$136,000.00	39	41	-15.70 %	\$8,747,960	\$3,642,588,020	0.24 %
Apr 2006	\$127,500.00	20	45	-6.30 %	\$2,923,800	\$2,765,380,586	0.11 %
May 2006	\$132,000.00	25	39	3.50 %	\$5,617,006	\$3,443,100,067	0.16 %
Jun 2006	\$168,000.00	37	72	27.30 %	\$6,816,500	\$3,065,823,868	0.22 %
Jul 2006	\$134,000.00	26	48	-20.20 %	\$4,255,250	\$2,840,066,918	0.15 %
Aug 2006	\$150,000.00	31	48	11.90 %	\$4,779,000	\$3,144,183,499	0.15 %
Sep 2006	\$160,000.00	27	51	6.70 %	\$5,316,000	\$3,158,205,617	0.17 %
Oct 2006	\$153,750.00	26	46	-3.90 %	\$4,113,750	\$3,345,413,560	0.12 %
Nov 2006	\$156,000.00	43	48	1.50 %	\$6,843,500	\$3,907,314,743	0.18 %
Dec 2006	\$145,000.00	23	81	-7.10 %	\$3,206,000	\$3,238,012,215	0.10 %
Jan 2007	\$154,000.00	22	35	6.20 %	\$3,410,250	\$2,842,189,755	0.12 %
Feb 2007	\$166,500.00	40	43	8.10 %	\$7,619,100	\$3,725,714,450	0.20 %
Mar 2007	\$143,000.00	37	55	-14.10 %	\$6,477,500	\$4,534,699,905	0.14 %
Apr 2007	\$165,000.00	24	32	15.40 %	\$4,255,900	\$3,394,822,216	0.13 %
May 2007	\$160,000.00	24	33	-3.00 %	\$4,537,500	\$3,867,735,793	0.12 %
Jun 2007	\$132,500.00	16	81	-17.20 %	\$2,932,500	\$3,099,286,491	0.09 %
Jul 2007	\$105,000.00	13	58	-20.80 %	\$1,634,000	\$2,763,617,537	0.06 %
Aug 2007	\$145,000.00	25	45	38.10 %	\$4,189,500	\$2,655,528,722	0.16 %
Sep 2007	\$171,000.00	14	35	17.90 %	\$2,712,500	\$2,440,402,914	0.11 %
Oct 2007	\$153,000.00	22	45	-10.50 %	\$4,245,500	\$2,826,047,762	0.15 %
Nov 2007	\$138,250.00	22	71	-9.60 %	\$3,359,000	\$3,282,807,212	0.10 %
Dec 2007	\$217,000.00	10	57	57.00 %	\$2,275,000	\$2,307,364,297	0.10 %
Jan 2008	\$146,000.00	18	80	-32.70 %	\$3,169,000	\$2,054,469,162	0.15 %
Feb 2008	\$161,000.00	25	59	10.30 %	\$4,222,500	\$2,508,468,037	0.17 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts Median Sale Price

Mar 2008	\$152,000.00	15	54	-5.60 %	\$2,364,000	\$2,106,520,863	0.11 %
Apr 2008	\$160,000.00	17	127	5.30 %	\$3,821,500	\$1,809,532,746	0.21 %
May 2008	\$173,000.00	7	86	8.10 %	\$1,238,100	\$1,807,272,754	0.07 %
Jun 2008	\$97,500.00	12	48	-43.60 %	\$1,800,500	\$1,740,988,366	0.10 %
Jul 2008	\$162,500.00	14	102	66.70 %	\$2,332,800	\$1,760,905,249	0.13 %
Aug 2008	\$184,250.00	14	85	13.40 %	\$2,918,500	\$1,649,634,630	0.18 %
Sep 2008	\$175,000.00	9	195	-5.00 %	\$1,836,000	\$1,722,254,557	0.11 %
Oct 2008	\$159,500.00	11	109	-8.90 %	\$2,002,000	\$1,745,762,225	0.11 %
Nov 2008	\$185,000.00	7	68	16.00 %	\$1,230,000	\$1,709,644,740	0.07 %

Suburbs covered: Kakahi, Mangatupoto, Manunui, National Park, Ngapuke, Ohura, Owhango, Rangipo, Taumarunui, Tokirima, Tongariro, Turangi, Waimiha, Waiouru, Whakapapa