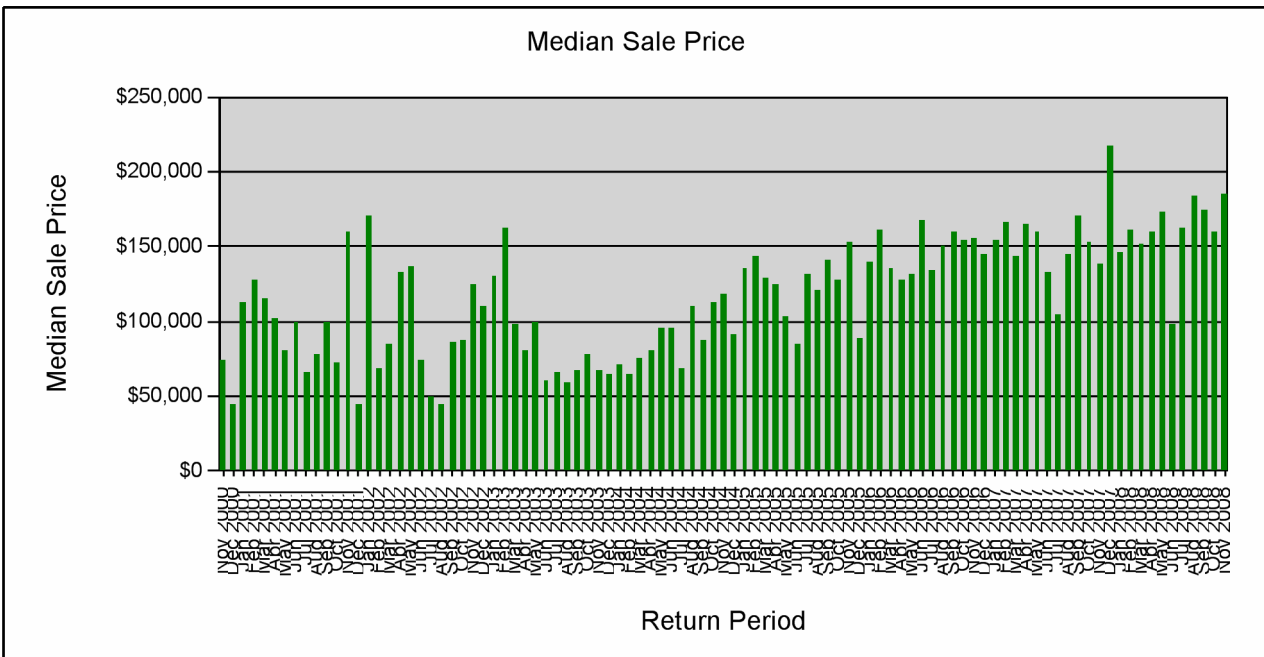


Market Facts Median Sale Price

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