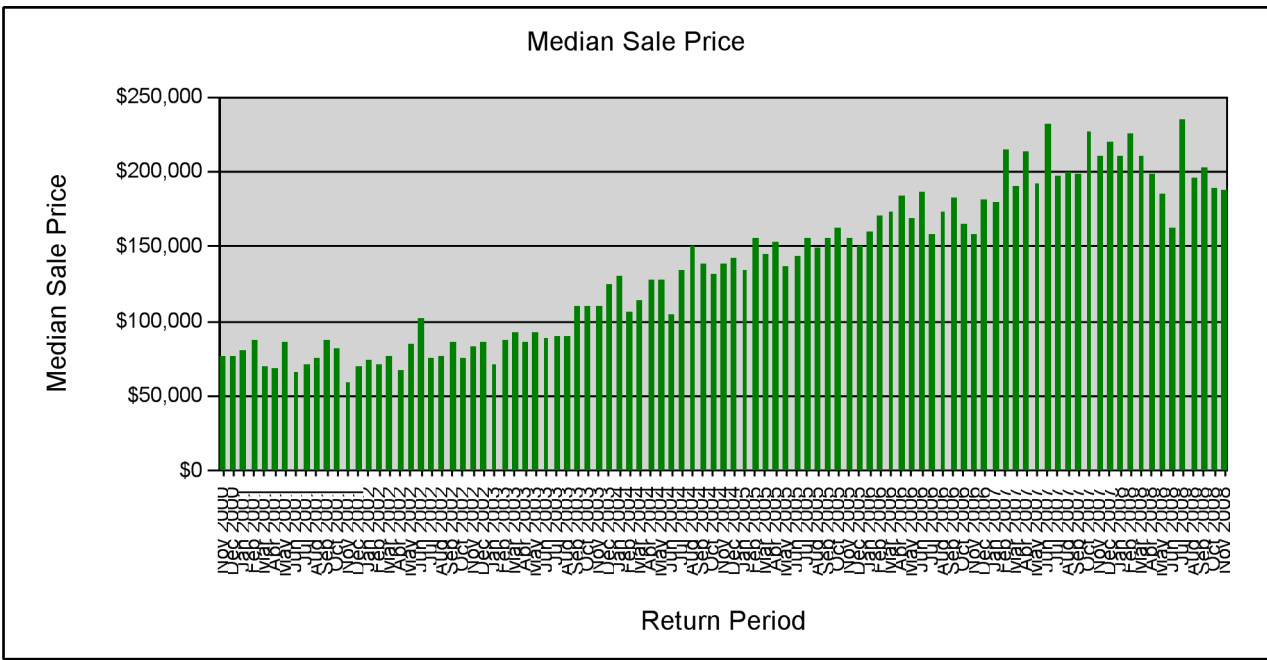


Market Facts Median Sale Price

District: Manawatu/Wanganui From: Nov 2000
 Zone: Manawatu 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	\$76,000.00	28	50	31.00 %	\$2,273,200	\$1,228,515,172	0.19 %
Dec 2000	\$76,500.00	10	97	0.70 %	\$957,250	\$936,485,445	0.10 %
Jan 2001	\$81,000.00	22	130	5.90 %	\$1,687,250	\$994,121,763	0.17 %
Feb 2001	\$87,000.00	29	39	7.40 %	\$2,486,500	\$1,305,299,516	0.19 %
Mar 2001	\$70,000.00	20	80	-19.50 %	\$1,406,650	\$1,385,885,191	0.10 %
Apr 2001	\$68,500.00	22	43	-2.10 %	\$1,995,500	\$1,409,788,449	0.14 %
May 2001	\$85,500.00	22	88	24.80 %	\$1,919,500	\$1,308,231,537	0.15 %
Jun 2001	\$66,500.00	19	52	-22.20 %	\$1,637,800	\$1,293,270,772	0.13 %
Jul 2001	\$71,000.00	27	62	6.80 %	\$2,325,500	\$1,233,240,690	0.19 %
Aug 2001	\$75,000.00	32	51	5.60 %	\$2,494,900	\$1,451,696,431	0.17 %
Sep 2001	\$86,750.00	20	61	15.70 %	\$1,950,500	\$1,158,915,623	0.17 %
Oct 2001	\$81,750.00	26	103	-5.80 %	\$2,069,500	\$1,433,623,485	0.14 %
Nov 2001	\$58,750.00	40	93	-28.10 %	\$2,759,000	\$1,682,405,899	0.16 %
Dec 2001	\$70,000.00	37	54	19.10 %	\$3,655,250	\$1,321,976,029	0.28 %
Jan 2002	\$73,500.00	35	45	5.00 %	\$3,164,500	\$1,408,732,170	0.22 %
Feb 2002	\$71,000.00	31	56	-3.40 %	\$2,625,250	\$1,954,697,622	0.13 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2002	\$77,250.00	48	49	8.80 %	\$3,983,650	\$2,218,064,092	0.18 %
Apr 2002	\$67,000.00	36	30	-13.30 %	\$2,623,500	\$2,170,418,593	0.12 %
May 2002	\$85,000.00	33	75	26.90 %	\$3,082,500	\$2,106,307,805	0.15 %
Jun 2002	\$102,000.00	23	47	20.00 %	\$2,322,500	\$1,677,029,080	0.14 %
Jul 2002	\$75,500.00	36	33	-26.00 %	\$2,966,000	\$1,785,431,521	0.17 %
Aug 2002	\$76,000.00	38	67	0.70 %	\$3,443,000	\$1,825,131,338	0.19 %
Sep 2002	\$86,000.00	35	34	13.20 %	\$3,199,200	\$1,854,109,675	0.17 %
Oct 2002	\$74,750.00	62	51	-13.10 %	\$5,846,700	\$2,222,696,747	0.26 %
Nov 2002	\$83,600.00	41	25	11.80 %	\$3,940,200	\$2,396,345,565	0.16 %
Dec 2002	\$86,000.00	45	53	2.90 %	\$4,261,500	\$1,846,021,505	0.23 %
Jan 2003	\$71,000.00	57	47	-17.40 %	\$4,466,800	\$1,939,431,080	0.23 %
Feb 2003	\$87,000.00	60	43	22.50 %	\$5,850,850	\$2,301,186,294	0.25 %
Mar 2003	\$92,500.00	52	32	6.30 %	\$4,968,675	\$2,662,329,963	0.19 %
Apr 2003	\$85,500.00	54	43	-7.60 %	\$5,522,250	\$2,286,043,586	0.24 %
May 2003	\$93,000.00	51	32	8.80 %	\$5,688,750	\$2,924,812,111	0.19 %
Jun 2003	\$89,000.00	59	46	-4.30 %	\$5,775,616	\$2,493,952,673	0.23 %
Jul 2003	\$90,000.00	57	40	1.10 %	\$5,928,750	\$2,635,758,318	0.22 %
Aug 2003	\$90,000.00	61	42	0.00 %	\$6,603,600	\$2,705,117,597	0.24 %
Sep 2003	\$110,000.00	60	35	22.20 %	\$7,463,350	\$2,828,242,432	0.26 %
Oct 2003	\$110,000.00	32	22	0.00 %	\$3,887,000	\$3,068,019,983	0.13 %
Nov 2003	\$110,000.00	45	35	0.00 %	\$5,627,400	\$3,028,646,674	0.19 %
Dec 2003	\$124,500.00	28	21	13.20 %	\$3,570,500	\$2,413,031,768	0.15 %
Jan 2004	\$130,000.00	37	34	4.40 %	\$4,769,500	\$2,310,184,738	0.21 %
Feb 2004	\$106,500.00	46	41	-18.10 %	\$5,498,500	\$2,758,234,661	0.20 %
Mar 2004	\$113,650.00	53	27	6.70 %	\$7,283,850	\$3,299,144,744	0.22 %
Apr 2004	\$128,000.00	39	54	12.60 %	\$5,093,000	\$2,817,130,071	0.18 %
May 2004	\$127,500.00	38	28	-0.40 %	\$4,943,000	\$2,797,608,745	0.18 %
Jun 2004	\$105,000.00	49	49	-17.60 %	\$5,524,200	\$2,448,118,219	0.23 %
Jul 2004	\$134,500.00	33	59	28.10 %	\$5,356,000	\$2,338,761,863	0.23 %
Aug 2004	\$150,000.00	39	64	11.50 %	\$6,226,500	\$2,439,929,259	0.26 %
Sep 2004	\$137,750.00	26	30	-8.20 %	\$3,880,822	\$2,336,106,623	0.17 %
Oct 2004	\$131,000.00	48	37	-4.90 %	\$6,489,000	\$2,490,068,104	0.26 %
Nov 2004	\$138,600.00	38	37	5.80 %	\$5,488,200	\$3,008,383,348	0.18 %
Dec 2004	\$142,000.00	31	42	2.50 %	\$4,320,000	\$2,687,741,945	0.16 %
Jan 2005	\$134,000.00	34	68	-5.60 %	\$4,678,000	\$2,163,790,625	0.22 %
Feb 2005	\$155,000.00	34	56	15.70 %	\$5,846,000	\$3,201,456,217	0.18 %



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Market Facts Median Sale Price

Mar 2005	\$145,000.00	48	35	-6.50 %	\$7,312,100	\$3,526,633,657	0.21 %
Apr 2005	\$153,000.00	59	32	5.50 %	\$9,345,000	\$2,869,916,499	0.33 %
May 2005	\$137,500.00	34	32	-10.10 %	\$5,398,500	\$3,018,908,058	0.18 %
Jun 2005	\$143,000.00	36	38	4.00 %	\$5,228,000	\$2,677,547,168	0.20 %
Jul 2005	\$155,000.00	39	36	8.40 %	\$6,185,000	\$2,694,916,753	0.23 %
Aug 2005	\$148,500.00	46	34	-4.20 %	\$7,986,000	\$2,895,264,833	0.28 %
Sep 2005	\$155,500.00	61	36	4.70 %	\$10,520,622	\$3,111,109,070	0.34 %
Oct 2005	\$162,000.00	30	39	4.20 %	\$5,165,000	\$2,920,789,673	0.18 %
Nov 2005	\$155,000.00	49	37	-4.30 %	\$8,442,250	\$3,317,975,081	0.25 %
Dec 2005	\$150,000.00	41	37	-3.20 %	\$7,157,500	\$2,441,613,387	0.29 %
Jan 2006	\$160,000.00	36	70	6.70 %	\$5,994,500	\$2,156,751,887	0.28 %
Feb 2006	\$171,000.00	56	60	6.90 %	\$10,584,000	\$2,726,977,988	0.39 %
Mar 2006	\$173,000.00	59	46	1.20 %	\$10,757,200	\$3,642,588,020	0.30 %
Apr 2006	\$184,000.00	47	45	6.40 %	\$9,174,000	\$2,765,380,586	0.33 %
May 2006	\$168,500.00	30	54	-8.40 %	\$5,716,000	\$3,443,100,067	0.17 %
Jun 2006	\$186,250.00	44	62	10.50 %	\$9,215,000	\$3,065,823,868	0.30 %
Jul 2006	\$159,000.00	26	62	-14.60 %	\$4,677,000	\$2,840,066,918	0.16 %
Aug 2006	\$173,000.00	33	40	8.80 %	\$6,075,000	\$3,144,183,499	0.19 %
Sep 2006	\$182,500.00	42	47	5.50 %	\$7,881,100	\$3,158,205,617	0.25 %
Oct 2006	\$165,000.00	47	39	-9.60 %	\$9,152,050	\$3,345,413,560	0.27 %
Nov 2006	\$158,000.00	38	38	-4.20 %	\$6,397,250	\$3,907,314,743	0.16 %
Dec 2006	\$181,000.00	36	47	14.60 %	\$7,547,500	\$3,238,012,215	0.23 %
Jan 2007	\$180,000.00	27	38	-0.60 %	\$5,659,500	\$2,842,189,755	0.20 %
Feb 2007	\$215,000.00	56	68	19.40 %	\$12,576,550	\$3,725,714,450	0.34 %
Mar 2007	\$191,000.00	73	48	-11.20 %	\$16,434,460	\$4,534,699,905	0.36 %
Apr 2007	\$213,750.00	42	39	11.90 %	\$9,548,500	\$3,394,822,216	0.28 %
May 2007	\$192,000.00	61	39	-10.20 %	\$13,343,700	\$3,867,735,793	0.35 %
Jun 2007	\$232,000.00	31	41	20.80 %	\$9,162,600	\$3,099,286,491	0.30 %
Jul 2007	\$197,500.00	37	44	-14.90 %	\$8,345,600	\$2,763,617,537	0.30 %
Aug 2007	\$200,000.00	25	88	1.30 %	\$5,104,500	\$2,655,528,722	0.19 %
Sep 2007	\$198,000.00	30	35	-1.00 %	\$6,981,100	\$2,440,402,914	0.29 %
Oct 2007	\$226,500.00	26	75	14.40 %	\$7,916,000	\$2,826,047,762	0.28 %
Nov 2007	\$210,000.00	43	49	-7.30 %	\$9,542,000	\$3,282,807,212	0.29 %
Dec 2007	\$220,000.00	28	26	4.80 %	\$6,933,000	\$2,307,364,297	0.30 %
Jan 2008	\$211,000.00	24	48	-4.10 %	\$7,129,500	\$2,054,469,162	0.35 %
Feb 2008	\$225,500.00	38	64	6.90 %	\$9,410,500	\$2,508,468,037	0.38 %



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Market Facts Median Sale Price

Mar 2008	\$211,000.00	16	82	-6.40 %	\$4,051,000	\$2,106,520,863	0.19 %
Apr 2008	\$198,000.00	21	63	-6.20 %	\$4,158,100	\$1,809,532,746	0.23 %
May 2008	\$185,000.00	19	92	-6.60 %	\$3,790,000	\$1,807,272,754	0.21 %
Jun 2008	\$162,500.00	16	46	-12.20 %	\$2,898,000	\$1,740,988,366	0.17 %
Jul 2008	\$235,000.00	25	86	44.60 %	\$5,578,000	\$1,760,905,249	0.32 %
Aug 2008	\$196,000.00	9	26	-16.60 %	\$2,150,000	\$1,649,634,630	0.13 %
Sep 2008	\$202,500.00	24	134	3.30 %	\$5,284,500	\$1,722,254,557	0.31 %
Oct 2008	\$189,000.00	21	144	-6.70 %	\$4,051,700	\$1,745,762,225	0.23 %
Nov 2008	\$187,500.00	24	68	-0.80 %	\$5,220,500	\$1,709,644,740	0.31 %

Suburbs covered: Apiti, Ashhurst, Bunnythorpe, Foxton, Foxton Beach, Halcombe, Himatangi, Himatangi Beach, Hokio, Kairanga, Kauwhata, Kimbolton, Opiki, Pohangina, Rangiwhia, Rongotea, Sanson, Shannon, Stoney Creek, Tangimoana, Tokomaru, Waitare, Waitare Beach, Waituna West