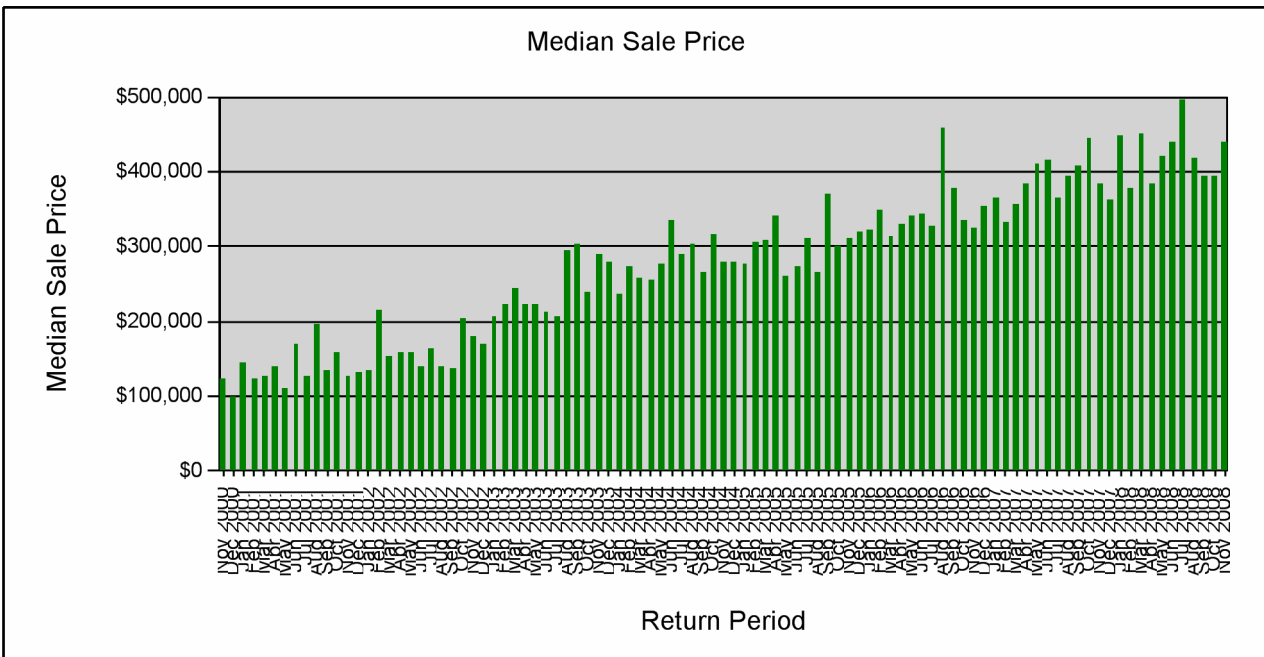


Market Facts Median Sale Price

District: Central Otago Lakes From: Nov 2000
 Zone: Central 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	\$124,000.00	59	97	7.80 %	\$8,969,250	\$1,228,515,172	0.73 %
Dec 2000	\$99,000.00	57	88	-20.20 %	\$6,700,600	\$936,485,445	0.72 %
Jan 2001	\$144,000.00	63	65	45.50 %	\$10,974,500	\$994,121,763	1.10 %
Feb 2001	\$123,500.00	62	108	-14.20 %	\$9,357,750	\$1,305,299,516	0.72 %
Mar 2001	\$126,000.00	75	93	2.00 %	\$12,220,850	\$1,385,885,191	0.88 %
Apr 2001	\$139,000.00	60	65	10.30 %	\$9,200,000	\$1,409,788,449	0.65 %
May 2001	\$110,000.00	51	104	-20.90 %	\$7,286,906	\$1,308,231,537	0.56 %
Jun 2001	\$169,250.00	58	80	53.90 %	\$11,479,500	\$1,293,270,772	0.89 %
Jul 2001	\$127,500.00	46	75	-24.70 %	\$7,736,500	\$1,233,240,690	0.63 %
Aug 2001	\$197,000.00	43	79	54.50 %	\$8,393,500	\$1,451,696,431	0.58 %
Sep 2001	\$134,500.00	58	88	-31.70 %	\$10,691,500	\$1,158,915,623	0.92 %
Oct 2001	\$158,750.00	64	73	18.00 %	\$11,733,750	\$1,433,623,485	0.82 %
Nov 2001	\$125,500.00	80	48	-20.90 %	\$12,926,100	\$1,682,405,899	0.77 %
Dec 2001	\$131,000.00	72	37	4.40 %	\$14,674,146	\$1,321,976,029	1.11 %
Jan 2002	\$135,000.00	89	59	3.10 %	\$16,020,100	\$1,408,732,170	1.14 %
Feb 2002	\$215,000.00	88	64	59.30 %	\$19,280,400	\$1,954,697,622	0.99 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2002	\$152,500.00	91	57	-29.10 %	\$16,953,500	\$2,218,064,092	0.76 %
Apr 2002	\$158,000.00	75	66	3.60 %	\$13,984,557	\$2,170,418,593	0.64 %
May 2002	\$158,000.00	73	42	0.00 %	\$16,155,700	\$2,106,307,805	0.77 %
Jun 2002	\$140,250.00	72	58	-11.20 %	\$14,591,396	\$1,677,029,080	0.87 %
Jul 2002	\$164,000.00	54	39	16.90 %	\$12,447,000	\$1,785,431,521	0.70 %
Aug 2002	\$140,000.00	73	57	-14.60 %	\$14,337,600	\$1,825,131,338	0.79 %
Sep 2002	\$137,500.00	82	51	-1.80 %	\$14,916,750	\$1,854,109,675	0.80 %
Oct 2002	\$205,000.00	84	42	49.10 %	\$20,986,456	\$2,222,696,747	0.94 %
Nov 2002	\$180,000.00	73	37	-12.20 %	\$16,931,106	\$2,396,345,565	0.71 %
Dec 2002	\$169,000.00	76	20	-6.10 %	\$15,863,600	\$1,846,021,505	0.86 %
Jan 2003	\$208,000.00	115	37	23.10 %	\$26,827,500	\$1,939,431,080	1.38 %
Feb 2003	\$223,000.00	103	30	7.20 %	\$25,881,300	\$2,301,186,294	1.12 %
Mar 2003	\$245,000.00	79	34	9.90 %	\$21,404,000	\$2,662,329,963	0.80 %
Apr 2003	\$222,500.00	72	44	-9.20 %	\$20,178,150	\$2,286,043,586	0.88 %
May 2003	\$222,500.00	84	35	0.00 %	\$22,983,550	\$2,924,812,111	0.79 %
Jun 2003	\$212,500.00	56	42	-4.50 %	\$14,155,250	\$2,493,952,673	0.57 %
Jul 2003	\$206,000.00	51	40	-3.10 %	\$14,774,500	\$2,635,758,318	0.56 %
Aug 2003	\$295,000.00	75	37	43.20 %	\$25,943,800	\$2,705,117,597	0.96 %
Sep 2003	\$302,500.00	76	39	2.50 %	\$27,176,750	\$2,828,242,432	0.96 %
Oct 2003	\$240,000.00	101	38	-20.70 %	\$29,624,850	\$3,068,019,983	0.97 %
Nov 2003	\$290,000.00	63	30	20.80 %	\$21,393,175	\$3,028,646,674	0.71 %
Dec 2003	\$278,000.00	51	25	-4.10 %	\$16,819,500	\$2,413,031,768	0.70 %
Jan 2004	\$235,000.00	61	36	-15.50 %	\$19,638,400	\$2,310,184,738	0.85 %
Feb 2004	\$275,000.00	63	37	17.00 %	\$18,484,375	\$2,758,234,661	0.67 %
Mar 2004	\$257,500.00	62	39	-6.40 %	\$17,985,450	\$3,299,144,744	0.55 %
Apr 2004	\$255,250.00	46	48	-0.90 %	\$15,183,500	\$2,817,130,071	0.54 %
May 2004	\$277,500.00	60	45	8.70 %	\$22,175,100	\$2,797,608,745	0.79 %
Jun 2004	\$335,000.00	48	76	20.70 %	\$19,506,750	\$2,448,118,219	0.80 %
Jul 2004	\$290,000.00	47	64	-13.40 %	\$15,367,500	\$2,338,761,863	0.66 %
Aug 2004	\$302,500.00	40	60	4.30 %	\$13,278,300	\$2,439,929,259	0.54 %
Sep 2004	\$265,000.00	49	42	-12.40 %	\$18,569,500	\$2,336,106,623	0.79 %
Oct 2004	\$316,500.00	52	36	19.40 %	\$19,212,500	\$2,490,068,104	0.77 %
Nov 2004	\$280,000.00	61	45	-11.50 %	\$18,702,900	\$3,008,383,348	0.62 %
Dec 2004	\$280,000.00	68	63	0.00 %	\$23,185,500	\$2,687,741,945	0.86 %
Jan 2005	\$275,500.00	70	57	-1.60 %	\$25,569,010	\$2,163,790,625	1.18 %
Feb 2005	\$305,000.00	69	50	10.70 %	\$27,062,539	\$3,201,456,217	0.85 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2005	\$308,750.00	78	40	1.20 %	\$27,248,775	\$3,526,633,657	0.77 %
Apr 2005	\$342,000.00	79	56	10.80 %	\$31,776,645	\$2,869,916,499	1.11 %
May 2005	\$260,250.00	46	63	-23.90 %	\$16,375,500	\$3,018,908,058	0.54 %
Jun 2005	\$274,000.00	49	65	5.30 %	\$16,901,000	\$2,677,547,168	0.63 %
Jul 2005	\$311,000.00	69	111	13.50 %	\$23,904,000	\$2,694,916,753	0.89 %
Aug 2005	\$267,000.00	49	71	-14.10 %	\$14,851,500	\$2,895,264,833	0.51 %
Sep 2005	\$370,000.00	49	58	38.60 %	\$21,356,500	\$3,111,109,070	0.69 %
Oct 2005	\$300,000.00	72	40	-18.90 %	\$24,796,000	\$2,920,789,673	0.85 %
Nov 2005	\$312,500.00	56	40	4.20 %	\$20,804,000	\$3,317,975,081	0.63 %
Dec 2005	\$320,000.00	52	46	2.40 %	\$19,532,350	\$2,441,613,387	0.80 %
Jan 2006	\$322,500.00	48	58	0.80 %	\$16,971,000	\$2,156,751,887	0.79 %
Feb 2006	\$349,000.00	52	75	8.20 %	\$19,651,000	\$2,726,977,988	0.72 %
Mar 2006	\$315,000.00	53	35	-9.70 %	\$17,451,605	\$3,642,588,020	0.48 %
Apr 2006	\$330,000.00	50	57	4.80 %	\$17,319,250	\$2,765,380,586	0.63 %
May 2006	\$341,000.00	65	73	3.30 %	\$22,210,849	\$3,443,100,067	0.65 %
Jun 2006	\$342,500.00	63	56	0.40 %	\$24,934,500	\$3,065,823,868	0.81 %
Jul 2006	\$328,000.00	62	59	-4.20 %	\$22,709,500	\$2,840,066,918	0.80 %
Aug 2006	\$460,000.00	67	72	40.20 %	\$34,146,150	\$3,144,183,499	1.09 %
Sep 2006	\$379,000.00	67	71	-17.60 %	\$27,917,800	\$3,158,205,617	0.88 %
Oct 2006	\$335,000.00	73	60	-11.60 %	\$28,093,800	\$3,345,413,560	0.84 %
Nov 2006	\$325,000.00	74	46	-3.00 %	\$29,851,700	\$3,907,314,743	0.76 %
Dec 2006	\$355,000.00	74	39	9.20 %	\$32,918,500	\$3,238,012,215	1.02 %
Jan 2007	\$366,250.00	88	45	3.20 %	\$35,504,000	\$2,842,189,755	1.25 %
Feb 2007	\$332,000.00	89	53	-9.40 %	\$35,514,700	\$3,725,714,450	0.95 %
Mar 2007	\$356,750.00	84	39	7.50 %	\$32,835,320	\$4,534,699,905	0.72 %
Apr 2007	\$384,500.00	73	33	7.80 %	\$30,375,350	\$3,394,822,216	0.89 %
May 2007	\$410,000.00	62	40	6.60 %	\$29,454,500	\$3,867,735,793	0.76 %
Jun 2007	\$415,000.00	49	48	1.20 %	\$21,065,600	\$3,099,286,491	0.68 %
Jul 2007	\$364,750.00	48	53	-12.10 %	\$21,001,000	\$2,763,617,537	0.76 %
Aug 2007	\$395,000.00	41	66	8.30 %	\$18,899,225	\$2,655,528,722	0.71 %
Sep 2007	\$408,000.00	53	58	3.30 %	\$28,736,500	\$2,440,402,914	1.18 %
Oct 2007	\$445,000.00	55	32	9.10 %	\$25,818,500	\$2,826,047,762	0.91 %
Nov 2007	\$385,000.00	65	39	-13.50 %	\$28,282,250	\$3,282,807,212	0.86 %
Dec 2007	\$363,000.00	81	41	-5.70 %	\$33,755,700	\$2,307,364,297	1.46 %
Jan 2008	\$449,000.00	77	57	23.70 %	\$42,197,500	\$2,054,469,162	2.05 %
Feb 2008	\$378,500.00	60	42	-15.70 %	\$26,636,250	\$2,508,468,037	1.06 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2008	\$450,000.00	53	47	18.90 %	\$30,250,000	\$2,106,520,863	1.44 %
Apr 2008	\$385,000.00	31	87	-14.40 %	\$14,000,500	\$1,809,532,746	0.77 %
May 2008	\$420,000.00	41	63	9.10 %	\$22,927,600	\$1,807,272,754	1.27 %
Jun 2008	\$440,000.00	22	69	4.80 %	\$13,739,500	\$1,740,988,366	0.79 %
Jul 2008	\$497,500.00	26	74	13.10 %	\$14,950,300	\$1,760,905,249	0.85 %
Aug 2008	\$418,000.00	29	43	-16.00 %	\$13,740,500	\$1,649,634,630	0.83 %
Sep 2008	\$395,000.00	29	82	-5.50 %	\$12,206,000	\$1,722,254,557	0.71 %
Oct 2008	\$395,000.00	39	68	0.00 %	\$17,441,625	\$1,745,762,225	1.00 %
Nov 2008	\$440,000.00	33	33	11.40 %	\$15,282,700	\$1,709,644,740	0.89 %

Suburbs covered: Albert Town, Alexandra, Bannockburn, Cardrona, Clyde, Cromwell, Etrick, Glendhu, Hawea, Lake Hawea, Luggate, Makarora, Naseby, Nevis, Omakau, Oturehua, Paerau, Ranfurly, Roxburgh, Roxburgh East, Wanaka