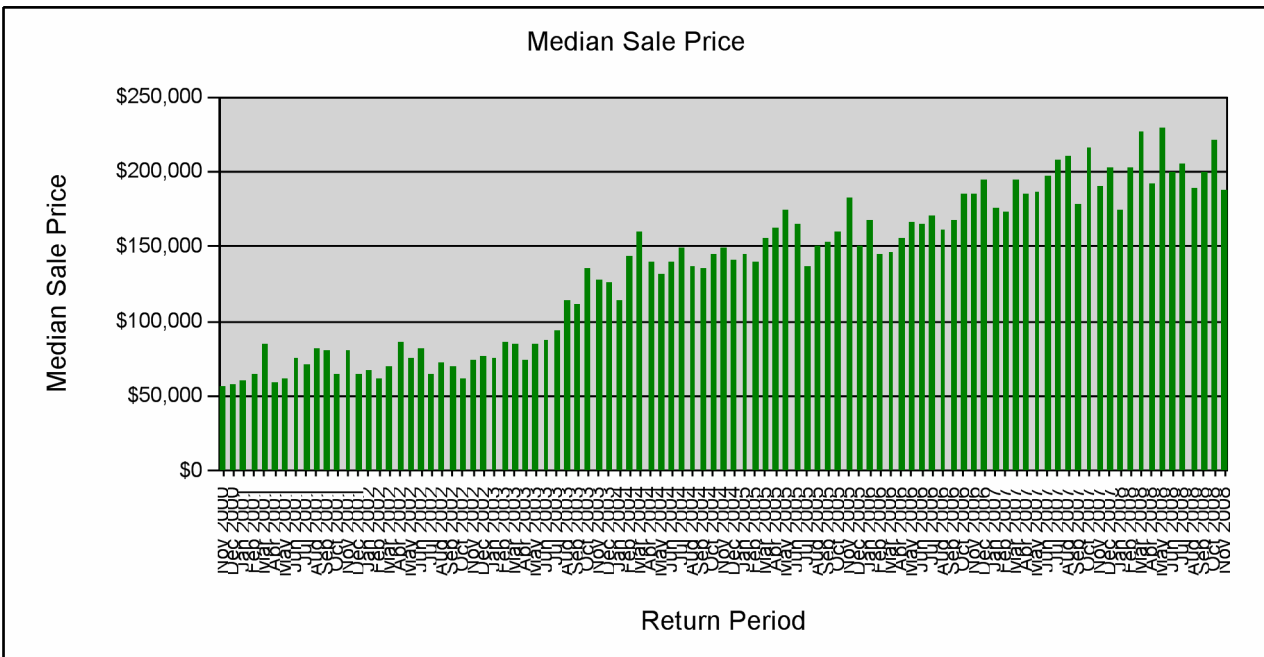


## Market Facts Median Sale Price

District: Otago From: Nov 2000  
 Zone: North Otago 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      | \$57,000.00       | 31           | 187         | 10.70 %         | \$2,188,000    | \$1,228,515,172    | 0.18 %            |
| Dec 2000      | \$58,500.00       | 22           | 71          | 2.60 %          | \$1,540,000    | \$936,485,445      | 0.16 %            |
| Jan 2001      | \$60,000.00       | 19           | 126         | 2.60 %          | \$1,309,500    | \$994,121,763      | 0.13 %            |
| Feb 2001      | \$65,000.00       | 37           | 94          | 8.30 %          | \$2,973,950    | \$1,305,299,516    | 0.23 %            |
| Mar 2001      | \$84,500.00       | 37           | 111         | 30.00 %         | \$3,790,500    | \$1,385,885,191    | 0.27 %            |
| Apr 2001      | \$59,000.00       | 44           | 131         | -30.20 %        | \$2,902,000    | \$1,409,788,449    | 0.21 %            |
| May 2001      | \$62,000.00       | 44           | 139         | 5.10 %          | \$3,310,500    | \$1,308,231,537    | 0.25 %            |
| Jun 2001      | \$75,500.00       | 44           | 120         | 21.80 %         | \$3,904,000    | \$1,293,270,772    | 0.30 %            |
| Jul 2001      | \$71,000.00       | 34           | 118         | -6.00 %         | \$2,975,650    | \$1,233,240,690    | 0.24 %            |
| Aug 2001      | \$81,500.00       | 46           | 92          | 14.80 %         | \$4,051,500    | \$1,451,696,431    | 0.28 %            |
| Sep 2001      | \$80,500.00       | 36           | 53          | -1.20 %         | \$3,202,000    | \$1,158,915,623    | 0.28 %            |
| Oct 2001      | \$65,000.00       | 35           | 63          | -19.30 %        | \$2,889,000    | \$1,433,623,485    | 0.20 %            |
| Nov 2001      | \$80,000.00       | 60           | 54          | 23.10 %         | \$4,864,000    | \$1,682,405,899    | 0.29 %            |
| Dec 2001      | \$65,000.00       | 43           | 67          | -18.80 %        | \$3,209,901    | \$1,321,976,029    | 0.24 %            |
| Jan 2002      | \$67,500.00       | 33           | 61          | 3.80 %          | \$2,283,000    | \$1,408,732,170    | 0.16 %            |
| Feb 2002      | \$62,500.00       | 42           | 70          | -7.40 %         | \$3,365,000    | \$1,954,697,622    | 0.17 %            |



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts Median Sale Price

|          |              |    |    |          |              |                 |        |
|----------|--------------|----|----|----------|--------------|-----------------|--------|
| Mar 2002 | \$69,500.00  | 50 | 65 | 11.20 %  | \$4,380,500  | \$2,218,064,092 | 0.20 % |
| Apr 2002 | \$85,500.00  | 64 | 46 | 23.00 %  | \$6,578,650  | \$2,170,418,593 | 0.30 % |
| May 2002 | \$75,000.00  | 61 | 63 | -12.30 % | \$5,058,300  | \$2,106,307,805 | 0.24 % |
| Jun 2002 | \$82,000.00  | 49 | 71 | 9.30 %   | \$4,188,250  | \$1,677,029,080 | 0.25 % |
| Jul 2002 | \$65,000.00  | 43 | 93 | -20.70 % | \$3,469,800  | \$1,785,431,521 | 0.19 % |
| Aug 2002 | \$72,000.00  | 57 | 61 | 10.80 %  | \$4,542,387  | \$1,825,131,338 | 0.25 % |
| Sep 2002 | \$69,500.00  | 53 | 43 | -3.50 %  | \$4,104,950  | \$1,854,109,675 | 0.22 % |
| Oct 2002 | \$62,500.00  | 65 | 59 | -10.10 % | \$4,873,400  | \$2,222,696,747 | 0.22 % |
| Nov 2002 | \$74,000.00  | 62 | 43 | 18.40 %  | \$5,550,000  | \$2,396,345,565 | 0.23 % |
| Dec 2002 | \$77,000.00  | 50 | 61 | 4.10 %   | \$4,399,660  | \$1,846,021,505 | 0.24 % |
| Jan 2003 | \$75,000.00  | 66 | 49 | -2.60 %  | \$5,745,500  | \$1,939,431,080 | 0.30 % |
| Feb 2003 | \$86,000.00  | 88 | 32 | 14.70 %  | \$8,576,600  | \$2,301,186,294 | 0.37 % |
| Mar 2003 | \$85,000.00  | 63 | 26 | -1.20 %  | \$6,043,600  | \$2,662,329,963 | 0.23 % |
| Apr 2003 | \$74,500.00  | 41 | 14 | -12.40 % | \$4,012,950  | \$2,286,043,586 | 0.18 % |
| May 2003 | \$85,200.00  | 77 | 31 | 14.40 %  | \$7,474,930  | \$2,924,812,111 | 0.26 % |
| Jun 2003 | \$87,000.00  | 57 | 31 | 2.10 %   | \$6,181,770  | \$2,493,952,673 | 0.25 % |
| Jul 2003 | \$94,000.00  | 59 | 18 | 8.00 %   | \$6,513,450  | \$2,635,758,318 | 0.25 % |
| Aug 2003 | \$114,500.00 | 64 | 45 | 21.80 %  | \$7,630,000  | \$2,705,117,597 | 0.28 % |
| Sep 2003 | \$112,000.00 | 71 | 20 | -2.20 %  | \$9,347,560  | \$2,828,242,432 | 0.33 % |
| Oct 2003 | \$135,000.00 | 65 | 31 | 20.50 %  | \$8,943,649  | \$3,068,019,983 | 0.29 % |
| Nov 2003 | \$128,000.00 | 56 | 18 | -5.20 %  | \$7,376,899  | \$3,028,646,674 | 0.24 % |
| Dec 2003 | \$126,000.00 | 55 | 27 | -1.60 %  | \$7,823,200  | \$2,413,031,768 | 0.32 % |
| Jan 2004 | \$114,500.00 | 47 | 35 | -9.10 %  | \$6,745,750  | \$2,310,184,738 | 0.29 % |
| Feb 2004 | \$143,250.00 | 50 | 31 | 25.10 %  | \$7,848,700  | \$2,758,234,661 | 0.28 % |
| Mar 2004 | \$160,000.00 | 54 | 29 | 11.70 %  | \$10,021,750 | \$3,299,144,744 | 0.30 % |
| Apr 2004 | \$139,000.00 | 36 | 31 | -13.10 % | \$6,821,100  | \$2,817,130,071 | 0.24 % |
| May 2004 | \$131,000.00 | 40 | 34 | -5.80 %  | \$5,583,500  | \$2,797,608,745 | 0.20 % |
| Jun 2004 | \$140,000.00 | 43 | 36 | 6.90 %   | \$6,768,850  | \$2,448,118,219 | 0.28 % |
| Jul 2004 | \$148,750.00 | 32 | 30 | 6.30 %   | \$5,161,000  | \$2,338,761,863 | 0.22 % |
| Aug 2004 | \$137,250.00 | 38 | 42 | -7.70 %  | \$5,623,000  | \$2,439,929,259 | 0.23 % |
| Sep 2004 | \$135,000.00 | 31 | 77 | -1.60 %  | \$4,698,000  | \$2,336,106,623 | 0.20 % |
| Oct 2004 | \$145,000.00 | 37 | 61 | 7.40 %   | \$5,648,000  | \$2,490,068,104 | 0.23 % |
| Nov 2004 | \$149,250.00 | 40 | 39 | 2.90 %   | \$5,557,100  | \$3,008,383,348 | 0.18 % |
| Dec 2004 | \$141,000.00 | 45 | 41 | -5.50 %  | \$7,357,350  | \$2,687,741,945 | 0.27 % |
| Jan 2005 | \$144,500.00 | 42 | 67 | 2.50 %   | \$6,760,000  | \$2,163,790,625 | 0.31 % |
| Feb 2005 | \$140,000.00 | 63 | 61 | -3.10 %  | \$10,067,000 | \$3,201,456,217 | 0.31 % |



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts Median Sale Price

|          |              |    |    |          |              |                 |        |
|----------|--------------|----|----|----------|--------------|-----------------|--------|
| Mar 2005 | \$155,000.00 | 61 | 57 | 10.70 %  | \$11,177,500 | \$3,526,633,657 | 0.32 % |
| Apr 2005 | \$162,000.00 | 39 | 34 | 4.50 %   | \$7,099,550  | \$2,869,916,499 | 0.25 % |
| May 2005 | \$175,000.00 | 57 | 38 | 8.00 %   | \$10,834,000 | \$3,018,908,058 | 0.36 % |
| Jun 2005 | \$165,000.00 | 50 | 50 | -5.70 %  | \$8,606,000  | \$2,677,547,168 | 0.32 % |
| Jul 2005 | \$136,750.00 | 26 | 47 | -17.10 % | \$3,838,500  | \$2,694,916,753 | 0.14 % |
| Aug 2005 | \$150,000.00 | 40 | 39 | 9.70 %   | \$6,395,250  | \$2,895,264,833 | 0.22 % |
| Sep 2005 | \$153,500.00 | 42 | 37 | 2.30 %   | \$7,365,950  | \$3,111,109,070 | 0.24 % |
| Oct 2005 | \$160,000.00 | 42 | 33 | 4.20 %   | \$6,417,533  | \$2,920,789,673 | 0.22 % |
| Nov 2005 | \$182,500.00 | 42 | 31 | 14.10 %  | \$8,690,000  | \$3,317,975,081 | 0.26 % |
| Dec 2005 | \$150,000.00 | 43 | 30 | -17.80 % | \$6,692,656  | \$2,441,613,387 | 0.27 % |
| Jan 2006 | \$168,250.00 | 32 | 47 | 12.20 %  | \$5,492,000  | \$2,156,751,887 | 0.25 % |
| Feb 2006 | \$145,000.00 | 37 | 40 | -13.80 % | \$5,662,500  | \$2,726,977,988 | 0.21 % |
| Mar 2006 | \$146,000.00 | 58 | 60 | 0.70 %   | \$9,722,100  | \$3,642,588,020 | 0.27 % |
| Apr 2006 | \$155,000.00 | 39 | 67 | 6.20 %   | \$6,738,300  | \$2,765,380,586 | 0.24 % |
| May 2006 | \$167,000.00 | 56 | 50 | 7.70 %   | \$10,469,000 | \$3,443,100,067 | 0.30 % |
| Jun 2006 | \$165,000.00 | 43 | 42 | -1.20 %  | \$7,550,000  | \$3,065,823,868 | 0.25 % |
| Jul 2006 | \$170,000.00 | 39 | 64 | 3.00 %   | \$7,241,450  | \$2,840,066,918 | 0.25 % |
| Aug 2006 | \$161,000.00 | 55 | 47 | -5.30 %  | \$10,229,500 | \$3,144,183,499 | 0.33 % |
| Sep 2006 | \$167,250.00 | 60 | 17 | 3.90 %   | \$11,027,350 | \$3,158,205,617 | 0.35 % |
| Oct 2006 | \$185,000.00 | 56 | 42 | 10.60 %  | \$11,672,000 | \$3,345,413,560 | 0.35 % |
| Nov 2006 | \$185,000.00 | 53 | 39 | 0.00 %   | \$9,996,250  | \$3,907,314,743 | 0.26 % |
| Dec 2006 | \$195,000.00 | 45 | 42 | 5.40 %   | \$9,751,999  | \$3,238,012,215 | 0.30 % |
| Jan 2007 | \$175,500.00 | 54 | 42 | -10.00 % | \$9,949,000  | \$2,842,189,755 | 0.35 % |
| Feb 2007 | \$172,500.00 | 56 | 56 | -1.70 %  | \$10,921,600 | \$3,725,714,450 | 0.29 % |
| Mar 2007 | \$194,500.00 | 66 | 41 | 12.80 %  | \$13,352,000 | \$4,534,699,905 | 0.29 % |
| Apr 2007 | \$185,000.00 | 67 | 32 | -4.90 %  | \$12,629,000 | \$3,394,822,216 | 0.37 % |
| May 2007 | \$187,000.00 | 51 | 28 | 1.10 %   | \$10,455,000 | \$3,867,735,793 | 0.27 % |
| Jun 2007 | \$197,000.00 | 49 | 41 | 5.30 %   | \$10,365,500 | \$3,099,286,491 | 0.33 % |
| Jul 2007 | \$208,250.00 | 30 | 49 | 5.70 %   | \$6,196,925  | \$2,763,617,537 | 0.22 % |
| Aug 2007 | \$210,000.00 | 29 | 58 | 0.80 %   | \$6,775,500  | \$2,655,528,722 | 0.26 % |
| Sep 2007 | \$178,000.00 | 32 | 40 | -15.20 % | \$5,601,000  | \$2,440,402,914 | 0.23 % |
| Oct 2007 | \$216,500.00 | 38 | 63 | 21.60 %  | \$8,379,050  | \$2,826,047,762 | 0.30 % |
| Nov 2007 | \$190,000.00 | 47 | 54 | -12.20 % | \$9,784,000  | \$3,282,807,212 | 0.30 % |
| Dec 2007 | \$202,500.00 | 34 | 35 | 6.60 %   | \$8,301,790  | \$2,307,364,297 | 0.36 % |
| Jan 2008 | \$174,750.00 | 44 | 56 | -13.70 % | \$8,551,000  | \$2,054,469,162 | 0.42 % |
| Feb 2008 | \$202,000.00 | 58 | 44 | 15.60 %  | \$12,604,600 | \$2,508,468,037 | 0.50 % |



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts Median Sale Price

|          |              |    |    |          |              |                 |        |
|----------|--------------|----|----|----------|--------------|-----------------|--------|
| Mar 2008 | \$227,000.00 | 50 | 50 | 12.40 %  | \$11,973,000 | \$2,106,520,863 | 0.57 % |
| Apr 2008 | \$192,500.00 | 30 | 58 | -15.20 % | \$5,953,815  | \$1,809,532,746 | 0.33 % |
| May 2008 | \$230,000.00 | 23 | 64 | 19.50 %  | \$6,602,300  | \$1,807,272,754 | 0.37 % |
| Jun 2008 | \$200,000.00 | 27 | 74 | -13.00 % | \$6,247,212  | \$1,740,988,366 | 0.36 % |
| Jul 2008 | \$205,000.00 | 23 | 62 | 2.50 %   | \$5,591,810  | \$1,760,905,249 | 0.32 % |
| Aug 2008 | \$189,000.00 | 24 | 74 | -7.80 %  | \$4,904,850  | \$1,649,634,630 | 0.30 % |
| Sep 2008 | \$200,000.00 | 24 | 47 | 5.80 %   | \$5,263,000  | \$1,722,254,557 | 0.31 % |
| Oct 2008 | \$221,500.00 | 26 | 62 | 10.80 %  | \$6,662,500  | \$1,745,762,225 | 0.38 % |
| Nov 2008 | \$187,500.00 | 32 | 72 | -15.30 % | \$6,466,500  | \$1,709,644,740 | 0.38 % |

Suburbs covered: Deborah, Duntroon, Enfield, Five Forks, Hampden, Herbert, Kakanui - Taranui, Kurow, Lake Ohau, Lindis Pass, Maheno, Moeraki, North Otago, Oamaru, Omarama, Orana Park, Otekaieke, Otematata, Palmerston, Pukeuri Junction, Richmond - Otago, Waianakarua, Waihemo, Weston, Windsor - Waitaki District