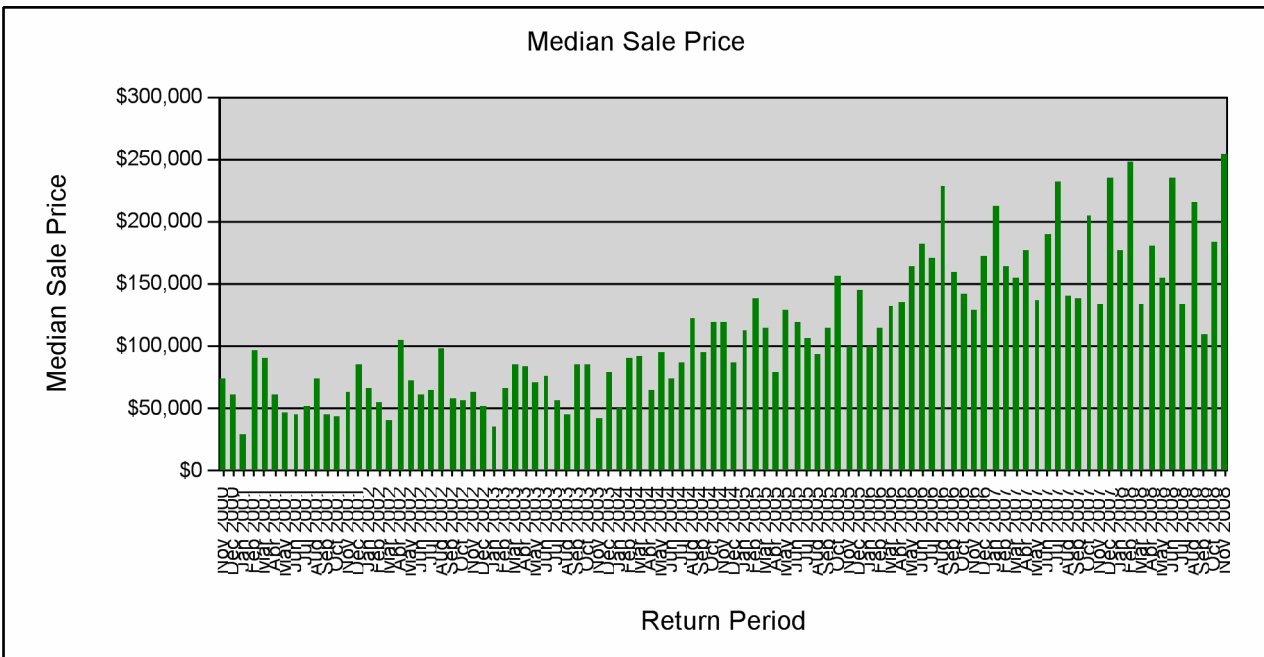


Market Facts Median Sale Price

District: Manawatu/Wanganui From: Nov 2000
 Zone: Raetihi/Ohakune/Taihape 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	\$75,000.00	4	317	-27.90 %	\$285,000	\$1,228,515,172	0.02 %
Dec 2000	\$62,000.00	5	88	-17.30 %	\$286,500	\$936,485,445	0.03 %
Jan 2001	\$30,000.00	11	115	-51.60 %	\$366,950	\$994,121,763	0.04 %
Feb 2001	\$96,000.00	4	303	220.00 %	\$358,000	\$1,305,299,516	0.03 %
Mar 2001	\$90,000.00	5	164	-6.30 %	\$437,000	\$1,385,885,191	0.03 %
Apr 2001	\$62,000.00	5	365	-31.10 %	\$329,000	\$1,409,788,449	0.02 %
May 2001	\$47,000.00	3	216	-24.20 %	\$170,500	\$1,308,231,537	0.01 %
Jun 2001	\$46,000.00	11	507	-2.10 %	\$573,750	\$1,293,270,772	0.04 %
Jul 2001	\$52,000.00	5	358	13.00 %	\$279,200	\$1,233,240,690	0.02 %
Aug 2001	\$75,000.00	14	132	44.20 %	\$973,700	\$1,451,696,431	0.07 %
Sep 2001	\$45,500.00	2	223	-39.30 %	\$91,000	\$1,158,915,623	0.01 %
Oct 2001	\$44,250.00	10	153	-2.70 %	\$599,000	\$1,433,623,485	0.04 %
Nov 2001	\$63,500.00	6	142	43.50 %	\$435,200	\$1,682,405,899	0.03 %
Dec 2001	\$85,000.00	5	226	33.90 %	\$408,500	\$1,321,976,029	0.03 %
Jan 2002	\$66,000.00	10	76	-22.40 %	\$715,500	\$1,408,732,170	0.05 %
Feb 2002	\$54,250.00	14	179	-17.80 %	\$865,500	\$1,954,697,622	0.04 %



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Market Facts Median Sale Price

Mar 2002	\$40,000.00	5	671	-26.30 %	\$206,000	\$2,218,064,092	0.01 %
Apr 2002	\$105,000.00	5	176	162.50 %	\$472,000	\$2,170,418,593	0.02 %
May 2002	\$72,500.00	18	181	-31.00 %	\$1,339,500	\$2,106,307,805	0.06 %
Jun 2002	\$62,000.00	10	94	-14.50 %	\$651,000	\$1,677,029,080	0.04 %
Jul 2002	\$65,000.00	17	87	4.80 %	\$1,182,500	\$1,785,431,521	0.07 %
Aug 2002	\$98,000.00	11	298	50.80 %	\$943,000	\$1,825,131,338	0.05 %
Sep 2002	\$58,000.00	11	183	-40.80 %	\$784,500	\$1,854,109,675	0.04 %
Oct 2002	\$57,000.00	14	72	-1.70 %	\$807,250	\$2,222,696,747	0.04 %
Nov 2002	\$62,500.00	7	242	9.60 %	\$485,000	\$2,396,345,565	0.02 %
Dec 2002	\$51,000.00	6	63	-18.40 %	\$379,500	\$1,846,021,505	0.02 %
Jan 2003	\$35,500.00	6	72	-30.40 %	\$286,000	\$1,939,431,080	0.01 %
Feb 2003	\$66,000.00	12	208	85.90 %	\$835,000	\$2,301,186,294	0.04 %
Mar 2003	\$85,000.00	17	339	28.80 %	\$1,307,000	\$2,662,329,963	0.05 %
Apr 2003	\$83,500.00	12	143	-1.80 %	\$915,500	\$2,286,043,586	0.04 %
May 2003	\$71,000.00	14	99	-15.00 %	\$1,066,000	\$2,924,812,111	0.04 %
Jun 2003	\$76,000.00	33	70	7.00 %	\$3,069,050	\$2,493,952,673	0.12 %
Jul 2003	\$56,500.00	7	560	-25.70 %	\$441,500	\$2,635,758,318	0.02 %
Aug 2003	\$45,500.00	8	196	-19.50 %	\$352,000	\$2,705,117,597	0.01 %
Sep 2003	\$86,000.00	9	188	89.00 %	\$762,500	\$2,828,242,432	0.03 %
Oct 2003	\$86,000.00	9	92	0.00 %	\$743,500	\$3,068,019,983	0.02 %
Nov 2003	\$42,000.00	13	169	-51.20 %	\$721,000	\$3,028,646,674	0.02 %
Dec 2003	\$79,500.00	7	59	89.30 %	\$635,000	\$2,413,031,768	0.03 %
Jan 2004	\$50,000.00	9	536	-37.10 %	\$617,000	\$2,310,184,738	0.03 %
Feb 2004	\$90,000.00	47	97	80.00 %	\$4,660,000	\$2,758,234,661	0.17 %
Mar 2004	\$92,500.00	22	67	2.80 %	\$1,913,200	\$3,299,144,744	0.06 %
Apr 2004	\$64,750.00	22	91	-30.00 %	\$1,840,000	\$2,817,130,071	0.07 %
May 2004	\$95,000.00	13	94	46.70 %	\$1,129,000	\$2,797,608,745	0.04 %
Jun 2004	\$75,000.00	16	111	-21.10 %	\$1,501,250	\$2,448,118,219	0.06 %
Jul 2004	\$86,500.00	24	104	15.30 %	\$2,744,500	\$2,338,761,863	0.12 %
Aug 2004	\$122,500.00	14	54	41.60 %	\$1,739,500	\$2,439,929,259	0.07 %
Sep 2004	\$95,000.00	7	157	-22.40 %	\$786,000	\$2,336,106,623	0.03 %
Oct 2004	\$118,750.00	18	56	25.00 %	\$2,060,750	\$2,490,068,104	0.08 %
Nov 2004	\$120,000.00	15	151	1.10 %	\$2,234,000	\$3,008,383,348	0.07 %
Dec 2004	\$87,000.00	10	54	-27.50 %	\$1,077,000	\$2,687,741,945	0.04 %
Jan 2005	\$112,500.00	10	84	29.30 %	\$1,140,500	\$2,163,790,625	0.05 %
Feb 2005	\$138,500.00	14	75	23.10 %	\$2,136,000	\$3,201,456,217	0.07 %



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Market Facts Median Sale Price

Mar 2005	\$115,000.00	18	86	-17.00 %	\$2,150,500	\$3,526,633,657	0.06 %
Apr 2005	\$79,500.00	18	72	-30.90 %	\$1,494,000	\$2,869,916,499	0.05 %
May 2005	\$128,750.00	16	103	61.90 %	\$2,018,500	\$3,018,908,058	0.07 %
Jun 2005	\$119,000.00	20	48	-7.60 %	\$2,532,500	\$2,677,547,168	0.09 %
Jul 2005	\$106,500.00	18	42	-10.50 %	\$2,060,000	\$2,694,916,753	0.08 %
Aug 2005	\$94,000.00	15	8	-11.70 %	\$1,780,500	\$2,895,264,833	0.06 %
Sep 2005	\$115,000.00	12	22	22.30 %	\$1,326,500	\$3,111,109,070	0.04 %
Oct 2005	\$156,000.00	11	29	35.70 %	\$1,700,000	\$2,920,789,673	0.06 %
Nov 2005	\$100,000.00	11	37	-35.90 %	\$1,341,250	\$3,317,975,081	0.04 %
Dec 2005	\$145,000.00	11	15	45.00 %	\$1,559,100	\$2,441,613,387	0.06 %
Jan 2006	\$100,000.00	9	45	-31.00 %	\$1,037,500	\$2,156,751,887	0.05 %
Feb 2006	\$115,000.00	13	41	15.00 %	\$1,545,500	\$2,726,977,988	0.06 %
Mar 2006	\$132,000.00	7	34	14.80 %	\$933,000	\$3,642,588,020	0.03 %
Apr 2006	\$135,000.00	15	39	2.30 %	\$2,194,000	\$2,765,380,586	0.08 %
May 2006	\$165,000.00	19	82	22.20 %	\$3,590,100	\$3,443,100,067	0.10 %
Jun 2006	\$182,500.00	11	112	10.60 %	\$2,070,500	\$3,065,823,868	0.07 %
Jul 2006	\$170,000.00	12	79	-6.80 %	\$2,302,000	\$2,840,066,918	0.08 %
Aug 2006	\$229,000.00	14	29	34.70 %	\$2,887,500	\$3,144,183,499	0.09 %
Sep 2006	\$159,000.00	11	27	-30.60 %	\$1,781,000	\$3,158,205,617	0.06 %
Oct 2006	\$142,500.00	13	76	-10.40 %	\$2,110,000	\$3,345,413,560	0.06 %
Nov 2006	\$129,000.00	16	27	-9.50 %	\$2,474,000	\$3,907,314,743	0.06 %
Dec 2006	\$172,000.00	7	103	33.30 %	\$1,318,000	\$3,238,012,215	0.04 %
Jan 2007	\$212,500.00	12	53	23.50 %	\$2,246,100	\$2,842,189,755	0.08 %
Feb 2007	\$165,000.00	13	66	-22.40 %	\$2,395,000	\$3,725,714,450	0.06 %
Mar 2007	\$155,000.00	13	65	-6.10 %	\$1,947,500	\$4,534,699,905	0.04 %
Apr 2007	\$177,000.00	17	42	14.20 %	\$3,097,500	\$3,394,822,216	0.09 %
May 2007	\$137,500.00	16	42	-22.30 %	\$2,513,000	\$3,867,735,793	0.06 %
Jun 2007	\$190,000.00	8	48	38.20 %	\$1,392,000	\$3,099,286,491	0.04 %
Jul 2007	\$231,500.00	12	144	21.80 %	\$2,818,500	\$2,763,617,537	0.10 %
Aug 2007	\$140,500.00	10	29	-39.30 %	\$1,578,000	\$2,655,528,722	0.06 %
Sep 2007	\$138,000.00	8	37	-1.80 %	\$1,283,000	\$2,440,402,914	0.05 %
Oct 2007	\$204,000.00	6	32	47.80 %	\$1,210,200	\$2,826,047,762	0.04 %
Nov 2007	\$133,500.00	6	80	-34.60 %	\$815,000	\$3,282,807,212	0.02 %
Dec 2007	\$235,500.00	6	38	76.40 %	\$1,181,000	\$2,307,364,297	0.05 %
Jan 2008	\$177,000.00	7	69	-24.80 %	\$1,535,750	\$2,054,469,162	0.07 %
Feb 2008	\$247,500.00	7	52	39.80 %	\$1,648,500	\$2,508,468,037	0.07 %



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Market Facts Median Sale Price

Mar 2008	\$134,500.00	12	62	-45.70 %	\$1,595,000	\$2,106,520,863	0.08 %
Apr 2008	\$180,000.00	8	86	33.80 %	\$1,426,000	\$1,809,532,746	0.08 %
May 2008	\$155,000.00	10	167	-13.90 %	\$1,588,500	\$1,807,272,754	0.09 %
Jun 2008	\$235,000.00	9	81	51.60 %	\$2,151,500	\$1,740,988,366	0.12 %
Jul 2008	\$134,100.00	4	68	-42.90 %	\$622,200	\$1,760,905,249	0.04 %
Aug 2008	\$215,000.00	6	30	60.30 %	\$1,231,000	\$1,649,634,630	0.07 %
Sep 2008	\$110,000.00	7	142	-48.80 %	\$810,000	\$1,722,254,557	0.05 %
Oct 2008	\$183,500.00	6	231	66.80 %	\$1,127,000	\$1,745,762,225	0.06 %
Nov 2008	\$255,000.00	5	164	39.00 %	\$1,050,500	\$1,709,644,740	0.06 %

Suburbs covered: Kakatahi, Mangaweka, Ngamahanga, Ohakune, Raetihi, Ranana, Taihape, Taoroa Junction