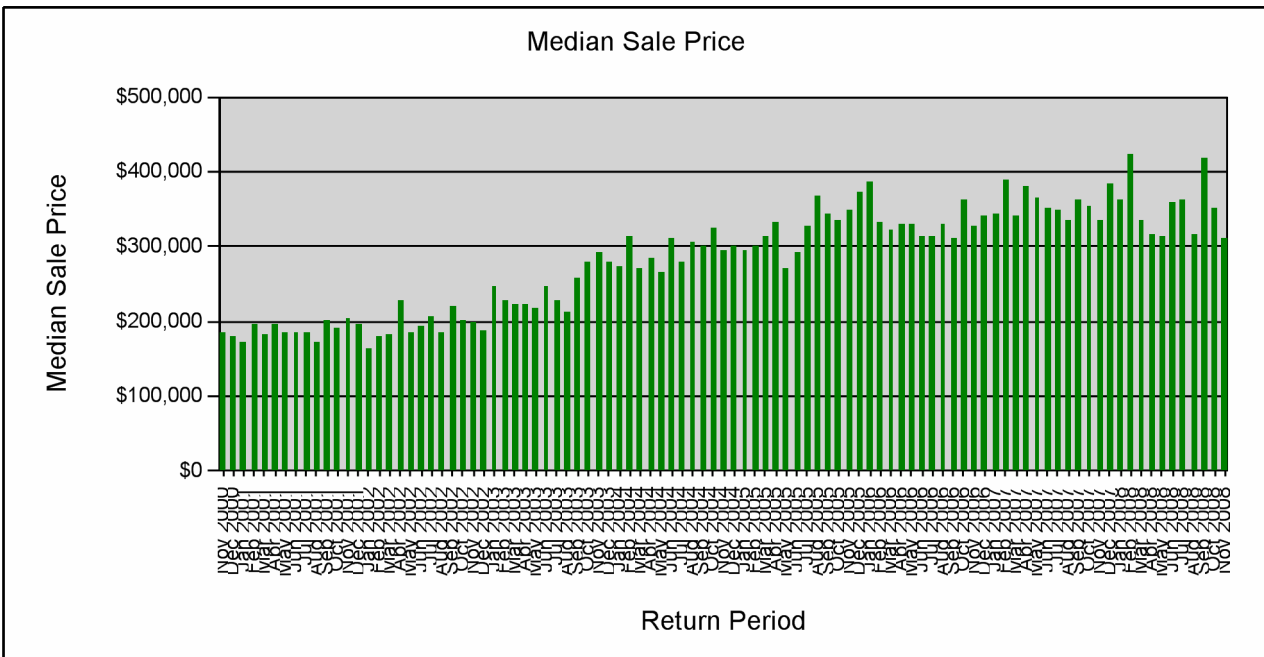


Market Facts Median Sale Price

District: Waikato/BOP From: Nov 2000
 Zone: Taupo 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	\$185,000.00	53	62	3.10 %	\$12,368,600	\$1,228,515,172	1.01 %
Dec 2000	\$179,750.00	72	73	-2.80 %	\$14,891,000	\$936,485,445	1.59 %
Jan 2001	\$173,250.00	44	59	-3.60 %	\$8,905,900	\$994,121,763	0.90 %
Feb 2001	\$196,500.00	90	69	13.40 %	\$21,813,570	\$1,305,299,516	1.67 %
Mar 2001	\$184,000.00	77	62	-6.40 %	\$18,609,900	\$1,385,885,191	1.34 %
Apr 2001	\$195,000.00	49	54	6.00 %	\$11,858,510	\$1,409,788,449	0.84 %
May 2001	\$186,000.00	62	58	-4.60 %	\$12,319,250	\$1,308,231,537	0.94 %
Jun 2001	\$185,000.00	42	43	-0.50 %	\$9,476,660	\$1,293,270,772	0.73 %
Jul 2001	\$185,000.00	95	56	0.00 %	\$20,790,150	\$1,233,240,690	1.69 %
Aug 2001	\$171,000.00	62	45	-7.60 %	\$12,969,610	\$1,451,696,431	0.89 %
Sep 2001	\$202,000.00	38	51	18.10 %	\$8,220,000	\$1,158,915,623	0.71 %
Oct 2001	\$192,000.00	111	42	-5.00 %	\$24,014,500	\$1,433,623,485	1.68 %
Nov 2001	\$205,000.00	70	41	6.80 %	\$15,014,800	\$1,682,405,899	0.89 %
Dec 2001	\$194,800.00	62	39	-5.00 %	\$14,732,300	\$1,321,976,029	1.11 %
Jan 2002	\$163,500.00	62	58	-16.10 %	\$11,301,100	\$1,408,732,170	0.80 %
Feb 2002	\$180,000.00	97	70	10.10 %	\$21,673,250	\$1,954,697,622	1.11 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2002	\$182,250.00	82	50	1.30 %	\$17,350,250	\$2,218,064,092	0.78 %
Apr 2002	\$229,000.00	102	36	25.70 %	\$28,690,600	\$2,170,418,593	1.32 %
May 2002	\$186,000.00	92	54	-18.80 %	\$20,323,950	\$2,106,307,805	0.96 %
Jun 2002	\$192,500.00	74	39	3.50 %	\$19,279,215	\$1,677,029,080	1.15 %
Jul 2002	\$206,000.00	90	38	7.00 %	\$20,599,500	\$1,785,431,521	1.15 %
Aug 2002	\$185,000.00	82	36	-10.20 %	\$20,163,560	\$1,825,131,338	1.10 %
Sep 2002	\$221,000.00	79	36	19.50 %	\$19,866,750	\$1,854,109,675	1.07 %
Oct 2002	\$202,500.00	96	41	-8.40 %	\$23,052,250	\$2,222,696,747	1.04 %
Nov 2002	\$199,000.00	110	40	-1.70 %	\$29,753,200	\$2,396,345,565	1.24 %
Dec 2002	\$189,000.00	88	45	-5.00 %	\$20,163,300	\$1,846,021,505	1.09 %
Jan 2003	\$247,000.00	51	50	30.70 %	\$14,024,000	\$1,939,431,080	0.72 %
Feb 2003	\$228,000.00	121	37	-7.70 %	\$35,967,300	\$2,301,186,294	1.56 %
Mar 2003	\$223,125.00	98	36	-2.10 %	\$34,688,500	\$2,662,329,963	1.30 %
Apr 2003	\$223,250.00	94	34	0.10 %	\$27,184,750	\$2,286,043,586	1.19 %
May 2003	\$217,500.00	88	36	-2.60 %	\$23,418,500	\$2,924,812,111	0.80 %
Jun 2003	\$247,500.00	117	40	13.80 %	\$36,352,250	\$2,493,952,673	1.46 %
Jul 2003	\$227,500.00	106	37	-8.10 %	\$29,682,091	\$2,635,758,318	1.13 %
Aug 2003	\$212,500.00	110	28	-6.60 %	\$30,674,500	\$2,705,117,597	1.13 %
Sep 2003	\$258,500.00	75	32	21.60 %	\$21,115,550	\$2,828,242,432	0.75 %
Oct 2003	\$280,000.00	109	33	8.30 %	\$36,947,850	\$3,068,019,983	1.20 %
Nov 2003	\$293,500.00	84	35	4.80 %	\$30,893,500	\$3,028,646,674	1.02 %
Dec 2003	\$280,000.00	107	31	-4.60 %	\$36,149,250	\$2,413,031,768	1.50 %
Jan 2004	\$275,000.00	79	41	-1.80 %	\$30,662,980	\$2,310,184,738	1.33 %
Feb 2004	\$313,500.00	96	42	14.00 %	\$33,756,600	\$2,758,234,661	1.22 %
Mar 2004	\$272,000.00	91	40	-13.20 %	\$33,589,000	\$3,299,144,744	1.02 %
Apr 2004	\$285,000.00	73	36	4.80 %	\$25,686,000	\$2,817,130,071	0.91 %
May 2004	\$265,000.00	87	48	-7.00 %	\$26,319,600	\$2,797,608,745	0.94 %
Jun 2004	\$310,000.00	51	33	17.00 %	\$18,392,500	\$2,448,118,219	0.75 %
Jul 2004	\$279,000.00	74	35	-10.00 %	\$22,393,500	\$2,338,761,863	0.96 %
Aug 2004	\$305,000.00	53	38	9.30 %	\$18,205,011	\$2,439,929,259	0.75 %
Sep 2004	\$300,000.00	57	41	-1.60 %	\$20,841,450	\$2,336,106,623	0.89 %
Oct 2004	\$325,000.00	65	41	8.30 %	\$22,087,000	\$2,490,068,104	0.89 %
Nov 2004	\$295,000.00	74	38	-9.20 %	\$29,878,000	\$3,008,383,348	0.99 %
Dec 2004	\$301,250.00	70	37	2.10 %	\$26,195,500	\$2,687,741,945	0.97 %
Jan 2005	\$295,000.00	71	49	-2.10 %	\$24,067,500	\$2,163,790,625	1.11 %
Feb 2005	\$300,000.00	93	42	1.70 %	\$34,157,050	\$3,201,456,217	1.07 %



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Market Facts Median Sale Price

Mar 2005	\$314,150.00	78	39	4.70 %	\$27,641,800	\$3,526,633,657	0.78 %
Apr 2005	\$332,500.00	86	45	5.80 %	\$35,123,750	\$2,869,916,499	1.22 %
May 2005	\$270,000.00	85	62	-18.80 %	\$28,551,850	\$3,018,908,058	0.95 %
Jun 2005	\$293,000.00	54	34	8.50 %	\$19,454,500	\$2,677,547,168	0.73 %
Jul 2005	\$326,500.00	65	37	11.40 %	\$21,711,325	\$2,694,916,753	0.81 %
Aug 2005	\$368,500.00	44	62	12.90 %	\$17,111,500	\$2,895,264,833	0.59 %
Sep 2005	\$343,000.00	59	52	-6.90 %	\$23,282,000	\$3,111,109,070	0.75 %
Oct 2005	\$335,000.00	75	59	-2.30 %	\$27,721,000	\$2,920,789,673	0.95 %
Nov 2005	\$349,250.00	76	38	4.30 %	\$29,312,500	\$3,317,975,081	0.88 %
Dec 2005	\$372,500.00	52	43	6.70 %	\$20,472,000	\$2,441,613,387	0.84 %
Jan 2006	\$387,500.00	48	59	4.00 %	\$19,508,700	\$2,156,751,887	0.90 %
Feb 2006	\$333,000.00	71	61	-14.10 %	\$27,434,250	\$2,726,977,988	1.01 %
Mar 2006	\$321,000.00	76	56	-3.60 %	\$30,121,152	\$3,642,588,020	0.83 %
Apr 2006	\$331,000.00	67	46	3.10 %	\$29,955,175	\$2,765,380,586	1.08 %
May 2006	\$330,000.00	68	82	-0.30 %	\$26,209,500	\$3,443,100,067	0.76 %
Jun 2006	\$315,000.00	67	53	-4.50 %	\$27,070,000	\$3,065,823,868	0.88 %
Jul 2006	\$315,000.00	64	43	0.00 %	\$23,558,500	\$2,840,066,918	0.83 %
Aug 2006	\$331,000.00	58	46	5.10 %	\$24,097,000	\$3,144,183,499	0.77 %
Sep 2006	\$311,000.00	58	51	-6.00 %	\$19,113,200	\$3,158,205,617	0.61 %
Oct 2006	\$362,500.00	76	57	16.60 %	\$29,818,500	\$3,345,413,560	0.89 %
Nov 2006	\$328,750.00	86	47	-9.30 %	\$32,846,750	\$3,907,314,743	0.84 %
Dec 2006	\$340,000.00	71	46	3.40 %	\$27,259,000	\$3,238,012,215	0.84 %
Jan 2007	\$344,750.00	46	60	1.40 %	\$17,877,500	\$2,842,189,755	0.63 %
Feb 2007	\$390,000.00	89	76	13.10 %	\$36,822,950	\$3,725,714,450	0.99 %
Mar 2007	\$340,000.00	78	56	-12.80 %	\$27,638,550	\$4,534,699,905	0.61 %
Apr 2007	\$380,000.00	63	56	11.80 %	\$26,671,200	\$3,394,822,216	0.79 %
May 2007	\$363,750.00	78	47	-4.30 %	\$31,955,500	\$3,867,735,793	0.83 %
Jun 2007	\$352,000.00	56	55	-3.20 %	\$26,001,700	\$3,099,286,491	0.84 %
Jul 2007	\$350,000.00	51	76	-0.60 %	\$21,341,000	\$2,763,617,537	0.77 %
Aug 2007	\$335,000.00	49	64	-4.30 %	\$22,066,500	\$2,655,528,722	0.83 %
Sep 2007	\$362,500.00	48	57	8.20 %	\$19,424,625	\$2,440,402,914	0.80 %
Oct 2007	\$355,000.00	45	56	-2.10 %	\$17,486,000	\$2,826,047,762	0.62 %
Nov 2007	\$336,000.00	60	54	-5.40 %	\$26,051,500	\$3,282,807,212	0.79 %
Dec 2007	\$382,500.00	36	36	13.80 %	\$16,504,000	\$2,307,364,297	0.72 %
Jan 2008	\$362,500.00	58	53	-5.20 %	\$27,695,500	\$2,054,469,162	1.35 %
Feb 2008	\$425,000.00	52	62	17.20 %	\$27,196,500	\$2,508,468,037	1.08 %



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Market Facts Median Sale Price

Mar 2008	\$335,000.00	39	73	-21.20 %	\$17,972,100	\$2,106,520,863	0.85 %
Apr 2008	\$317,500.00	15	65	-5.20 %	\$5,107,500	\$1,809,532,746	0.28 %
May 2008	\$315,000.00	32	58	-0.80 %	\$12,986,000	\$1,807,272,754	0.72 %
Jun 2008	\$360,500.00	30	42	14.40 %	\$11,944,000	\$1,740,988,366	0.69 %
Jul 2008	\$361,250.00	24	84	0.20 %	\$10,340,750	\$1,760,905,249	0.59 %
Aug 2008	\$317,500.00	30	81	-12.10 %	\$10,281,000	\$1,649,634,630	0.62 %
Sep 2008	\$419,000.00	26	133	32.00 %	\$12,715,000	\$1,722,254,557	0.74 %
Oct 2008	\$351,000.00	24	62	-16.20 %	\$8,825,000	\$1,745,762,225	0.51 %
Nov 2008	\$312,250.00	30	21	-11.00 %	\$10,417,000	\$1,709,644,740	0.61 %

Suburbs covered: Acacia Bay, Atiamuri West, Five Mile Bay, Hilltop, Iwitahi, Kaingaroa South, Kinloch, Lake Taupo, Maroa, Motutere, Nukuhau, Omori, Opepe, Richmond Heights, Taharua, Tahorakuri, Tauhara, Taupo Central, Tihoi, Wairakei, Waitahanui, Wharewaka