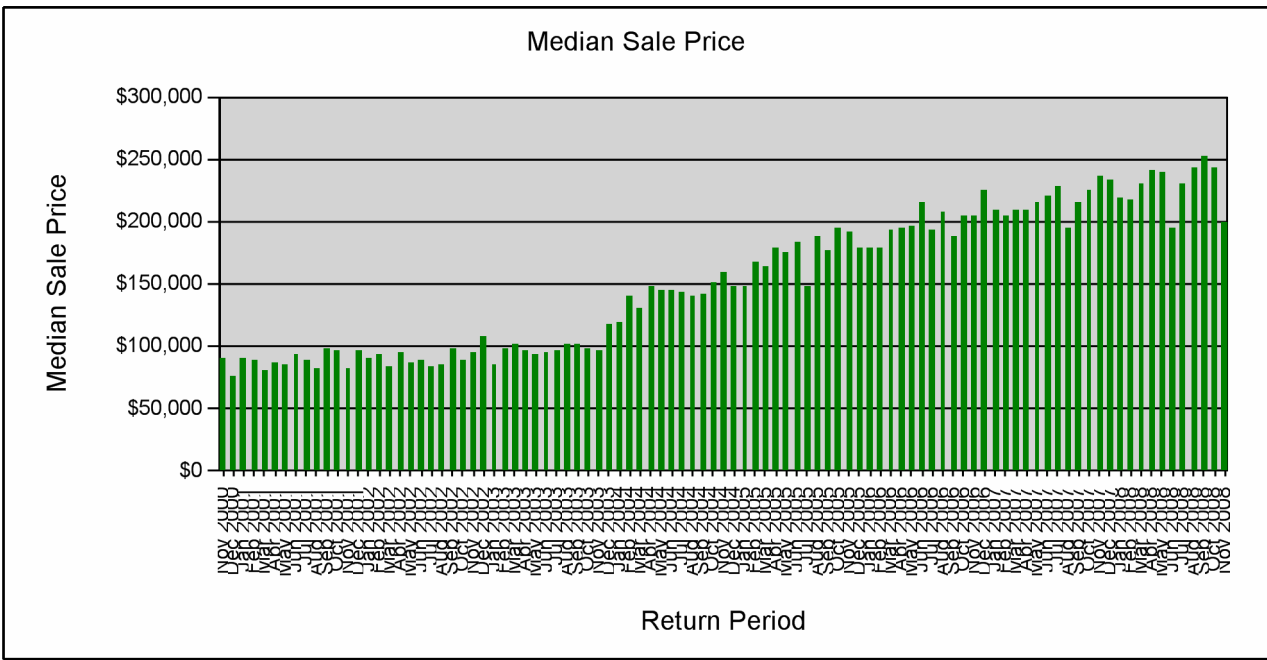


Market Facts Median Sale Price

District: Canterbury/Westland From: Nov 2000
 Zone: Timaru 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	\$90,000.00	53	76	13.90 %	\$5,504,821	\$1,228,515,172	0.45 %
Dec 2000	\$76,000.00	37	61	-15.60 %	\$3,482,763	\$936,485,445	0.37 %
Jan 2001	\$89,750.00	30	51	18.10 %	\$2,981,000	\$994,121,763	0.30 %
Feb 2001	\$88,250.00	62	66	-1.70 %	\$6,397,063	\$1,305,299,516	0.49 %
Mar 2001	\$80,000.00	63	43	-9.30 %	\$5,737,317	\$1,385,885,191	0.41 %
Apr 2001	\$87,000.00	63	44	8.80 %	\$6,738,950	\$1,409,788,449	0.48 %
May 2001	\$85,000.00	65	44	-2.30 %	\$6,324,700	\$1,308,231,537	0.48 %
Jun 2001	\$93,000.00	60	44	9.40 %	\$6,318,272	\$1,293,270,772	0.49 %
Jul 2001	\$88,000.00	53	57	-5.40 %	\$5,353,700	\$1,233,240,690	0.43 %
Aug 2001	\$82,000.00	63	71	-6.80 %	\$6,178,800	\$1,451,696,431	0.43 %
Sep 2001	\$97,750.00	36	35	19.20 %	\$3,715,250	\$1,158,915,623	0.32 %
Oct 2001	\$96,000.00	55	52	-1.80 %	\$5,856,200	\$1,433,623,485	0.41 %
Nov 2001	\$82,000.00	63	30	-14.60 %	\$5,858,030	\$1,682,405,899	0.35 %
Dec 2001	\$97,000.00	54	33	18.30 %	\$6,046,600	\$1,321,976,029	0.46 %
Jan 2002	\$90,500.00	96	39	-6.70 %	\$9,894,250	\$1,408,732,170	0.70 %
Feb 2002	\$94,000.00	75	43	3.90 %	\$7,835,889	\$1,954,697,622	0.40 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2002	\$84,000.00	65	34	-10.60 %	\$5,915,092	\$2,218,064,092	0.27 %
Apr 2002	\$95,000.00	78	29	13.10 %	\$9,014,690	\$2,170,418,593	0.42 %
May 2002	\$86,500.00	66	35	-8.90 %	\$6,677,520	\$2,106,307,805	0.32 %
Jun 2002	\$88,500.00	74	41	2.30 %	\$7,522,750	\$1,677,029,080	0.45 %
Jul 2002	\$84,000.00	61	30	-5.10 %	\$5,592,000	\$1,785,431,521	0.31 %
Aug 2002	\$85,500.00	63	34	1.80 %	\$7,169,650	\$1,825,131,338	0.39 %
Sep 2002	\$98,500.00	72	36	15.20 %	\$8,271,750	\$1,854,109,675	0.45 %
Oct 2002	\$88,275.00	80	30	-10.40 %	\$8,680,999	\$2,222,696,747	0.39 %
Nov 2002	\$95,000.00	73	29	7.60 %	\$8,572,569	\$2,396,345,565	0.36 %
Dec 2002	\$108,750.00	78	40	14.50 %	\$9,909,725	\$1,846,021,505	0.54 %
Jan 2003	\$86,000.00	58	57	-20.90 %	\$6,536,800	\$1,939,431,080	0.34 %
Feb 2003	\$97,750.00	86	39	13.70 %	\$9,953,350	\$2,301,186,294	0.43 %
Mar 2003	\$102,000.00	79	20	4.30 %	\$9,030,445	\$2,662,329,963	0.34 %
Apr 2003	\$97,000.00	56	34	-4.90 %	\$6,199,250	\$2,286,043,586	0.27 %
May 2003	\$93,500.00	103	27	-3.60 %	\$11,541,834	\$2,924,812,111	0.39 %
Jun 2003	\$95,000.00	94	14	1.60 %	\$10,206,890	\$2,493,952,673	0.41 %
Jul 2003	\$97,500.00	85	14	2.60 %	\$9,322,389	\$2,635,758,318	0.35 %
Aug 2003	\$102,000.00	104	15	4.60 %	\$12,807,840	\$2,705,117,597	0.47 %
Sep 2003	\$102,025.00	76	10	0.00 %	\$9,574,631	\$2,828,242,432	0.34 %
Oct 2003	\$99,000.00	105	12	-3.00 %	\$12,991,101	\$3,068,019,983	0.42 %
Nov 2003	\$96,050.00	85	13	-3.00 %	\$10,310,960	\$3,028,646,674	0.34 %
Dec 2003	\$117,000.00	76	18	21.80 %	\$9,886,450	\$2,413,031,768	0.41 %
Jan 2004	\$120,000.00	82	11	2.60 %	\$12,328,286	\$2,310,184,738	0.53 %
Feb 2004	\$140,125.00	56	22	16.80 %	\$8,554,694	\$2,758,234,661	0.31 %
Mar 2004	\$130,168.00	109	17	-7.10 %	\$15,620,737	\$3,299,144,744	0.47 %
Apr 2004	\$149,000.00	108	14	14.50 %	\$17,360,958	\$2,817,130,071	0.62 %
May 2004	\$145,000.00	93	18	-2.70 %	\$15,342,330	\$2,797,608,745	0.55 %
Jun 2004	\$145,500.00	84	15	0.30 %	\$13,466,454	\$2,448,118,219	0.55 %
Jul 2004	\$144,000.00	58	16	-1.00 %	\$9,062,077	\$2,338,761,863	0.39 %
Aug 2004	\$140,000.00	71	15	-2.80 %	\$10,672,489	\$2,439,929,259	0.44 %
Sep 2004	\$141,200.00	57	22	0.90 %	\$9,266,465	\$2,336,106,623	0.40 %
Oct 2004	\$151,375.00	84	28	7.20 %	\$14,180,797	\$2,490,068,104	0.57 %
Nov 2004	\$160,000.00	81	28	5.70 %	\$13,549,964	\$3,008,383,348	0.45 %
Dec 2004	\$147,500.00	58	21	-7.80 %	\$9,477,456	\$2,687,741,945	0.35 %
Jan 2005	\$148,200.00	57	22	0.50 %	\$9,313,066	\$2,163,790,625	0.43 %
Feb 2005	\$168,068.00	88	16	13.40 %	\$17,022,031	\$3,201,456,217	0.53 %



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Market Facts Median Sale Price

Mar 2005	\$165,000.00	103	15	-1.80 %	\$19,750,090	\$3,526,633,657	0.56 %
Apr 2005	\$178,500.00	70	13	8.20 %	\$13,373,432	\$2,869,916,499	0.47 %
May 2005	\$175,778.00	63	16	-1.50 %	\$12,331,126	\$3,018,908,058	0.41 %
Jun 2005	\$184,000.00	65	21	4.70 %	\$13,894,262	\$2,677,547,168	0.52 %
Jul 2005	\$147,500.00	63	18	-19.80 %	\$10,082,475	\$2,694,916,753	0.37 %
Aug 2005	\$188,500.00	76	19	27.80 %	\$14,946,511	\$2,895,264,833	0.52 %
Sep 2005	\$176,500.00	79	17	-6.40 %	\$15,801,173	\$3,111,109,070	0.51 %
Oct 2005	\$195,000.00	55	14	10.50 %	\$11,206,086	\$2,920,789,673	0.38 %
Nov 2005	\$191,700.00	77	18	-1.70 %	\$15,611,976	\$3,317,975,081	0.47 %
Dec 2005	\$178,250.00	68	15	-7.00 %	\$14,226,307	\$2,441,613,387	0.58 %
Jan 2006	\$179,000.00	51	23	0.40 %	\$10,516,875	\$2,156,751,887	0.49 %
Feb 2006	\$178,500.00	74	27	-0.30 %	\$15,091,465	\$2,726,977,988	0.55 %
Mar 2006	\$193,750.00	86	24	8.50 %	\$18,529,399	\$3,642,588,020	0.51 %
Apr 2006	\$195,000.00	53	27	0.60 %	\$10,747,316	\$2,765,380,586	0.39 %
May 2006	\$196,500.00	112	35	0.80 %	\$23,540,550	\$3,443,100,067	0.68 %
Jun 2006	\$215,500.00	74	29	9.70 %	\$16,851,425	\$3,065,823,868	0.55 %
Jul 2006	\$193,000.00	75	30	-10.40 %	\$15,251,050	\$2,840,066,918	0.54 %
Aug 2006	\$208,000.00	65	27	7.80 %	\$14,043,850	\$3,144,183,499	0.45 %
Sep 2006	\$188,900.00	56	14	-9.20 %	\$11,558,426	\$3,158,205,617	0.37 %
Oct 2006	\$205,000.00	85	31	8.50 %	\$18,599,291	\$3,345,413,560	0.56 %
Nov 2006	\$205,000.00	88	25	0.00 %	\$19,224,305	\$3,907,314,743	0.49 %
Dec 2006	\$225,500.00	75	21	10.00 %	\$18,359,145	\$3,238,012,215	0.57 %
Jan 2007	\$209,500.00	68	26	-7.10 %	\$14,703,895	\$2,842,189,755	0.52 %
Feb 2007	\$205,000.00	61	45	-2.10 %	\$12,750,225	\$3,725,714,450	0.34 %
Mar 2007	\$210,000.00	90	26	2.40 %	\$22,295,463	\$4,534,699,905	0.49 %
Apr 2007	\$209,000.00	70	17	-0.50 %	\$15,177,517	\$3,394,822,216	0.45 %
May 2007	\$215,000.00	79	23	2.90 %	\$17,291,029	\$3,867,735,793	0.45 %
Jun 2007	\$220,000.00	57	29	2.30 %	\$16,274,407	\$3,099,286,491	0.53 %
Jul 2007	\$228,000.00	62	23	3.60 %	\$15,152,428	\$2,763,617,537	0.55 %
Aug 2007	\$195,280.00	52	27	-14.40 %	\$12,531,210	\$2,655,528,722	0.47 %
Sep 2007	\$216,500.00	38	24	10.90 %	\$9,154,305	\$2,440,402,914	0.38 %
Oct 2007	\$225,000.00	67	25	3.90 %	\$16,956,550	\$2,826,047,762	0.60 %
Nov 2007	\$236,000.00	80	26	4.90 %	\$19,429,554	\$3,282,807,212	0.59 %
Dec 2007	\$234,000.00	52	31	-0.80 %	\$13,439,400	\$2,307,364,297	0.58 %
Jan 2008	\$219,000.00	49	40	-6.40 %	\$12,270,790	\$2,054,469,162	0.60 %
Feb 2008	\$218,000.00	43	53	-0.50 %	\$10,849,089	\$2,508,468,037	0.43 %



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Market Facts Median Sale Price

Mar 2008	\$230,000.00	53	45	5.50 %	\$13,413,400	\$2,106,520,863	0.64 %
Apr 2008	\$241,250.00	36	48	4.90 %	\$9,499,000	\$1,809,532,746	0.52 %
May 2008	\$240,000.00	49	45	-0.50 %	\$12,583,566	\$1,807,272,754	0.70 %
Jun 2008	\$195,000.00	33	69	-18.80 %	\$7,607,500	\$1,740,988,366	0.44 %
Jul 2008	\$230,000.00	29	40	17.90 %	\$6,673,000	\$1,760,905,249	0.38 %
Aug 2008	\$243,570.00	35	65	5.90 %	\$8,928,641	\$1,649,634,630	0.54 %
Sep 2008	\$252,500.00	40	42	3.70 %	\$9,645,228	\$1,722,254,557	0.56 %
Oct 2008	\$243,000.00	53	45	-3.80 %	\$13,422,385	\$1,745,762,225	0.77 %
Nov 2008	\$200,000.00	34	44	-17.70 %	\$7,636,611	\$1,709,644,740	0.45 %

Suburbs covered: Beaconfield, Cave, Clandeboye, Fairview, Gleniti, Glenwood, Hadlow, Highfield, Kensington - Timaru District, Marchwiell, Mesopotamia, Orari Bridge, Parkside, Port Timaru, Redruth, Seaview - Timaru District, Smithfield, Timaru Central, Waimataitai, Washdyke, Watlington, West End