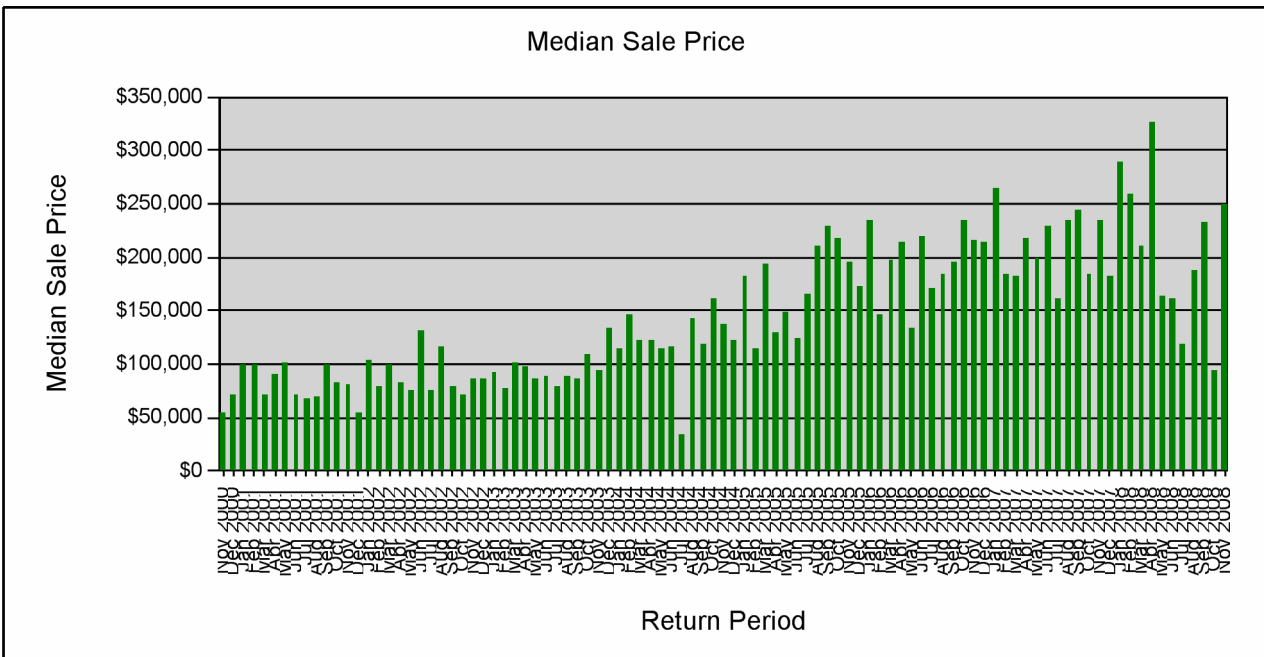


## Market Facts Median Sale Price

District: Hawkes Bay From: Nov 2000  
 Zone: Waipawa Area 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	\$55,000.00	6	205	-32.90 %	\$408,500	\$1,228,515,172	0.03 %
Dec 2000	\$71,000.00	4	170	29.10 %	\$406,500	\$936,485,445	0.04 %
Jan 2001	\$99,500.00	2	76	40.10 %	\$199,000	\$994,121,763	0.02 %
Feb 2001	\$100,000.00	3	106	0.50 %	\$300,000	\$1,305,299,516	0.02 %
Mar 2001	\$71,500.00	10	22	-28.50 %	\$812,000	\$1,385,885,191	0.06 %
Apr 2001	\$89,750.00	4	130	25.50 %	\$365,000	\$1,409,788,449	0.03 %
May 2001	\$102,500.00	4	131	14.20 %	\$452,000	\$1,308,231,537	0.03 %
Jun 2001	\$72,000.00	6	56	-29.80 %	\$631,000	\$1,293,270,772	0.05 %
Jul 2001	\$68,000.00	6	111	-5.60 %	\$563,500	\$1,233,240,690	0.05 %
Aug 2001	\$69,500.00	6	109	2.20 %	\$450,000	\$1,451,696,431	0.03 %
Sep 2001	\$100,000.00	3	82	43.90 %	\$303,000	\$1,158,915,623	0.03 %
Oct 2001	\$83,000.00	3	143	-17.00 %	\$306,000	\$1,433,623,485	0.02 %
Nov 2001	\$81,500.00	2	432	-1.80 %	\$163,000	\$1,682,405,899	0.01 %
Dec 2001	\$55,000.00	2	49	-32.50 %	\$110,000	\$1,321,976,029	0.01 %
Jan 2002	\$104,150.00	5	136	89.40 %	\$490,400	\$1,408,732,170	0.03 %
Feb 2002	\$80,000.00	1	36	-23.20 %	\$80,000	\$1,954,697,622	0.00 %



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# Market Facts Median Sale Price

Mar 2002	\$100,000.00	9	103	25.00 %	\$919,800	\$2,218,064,092	0.04 %
Apr 2002	\$83,500.00	4	73	-16.50 %	\$344,500	\$2,170,418,593	0.02 %
May 2002	\$76,000.00	8	136	-9.00 %	\$645,500	\$2,106,307,805	0.03 %
Jun 2002	\$132,000.00	9	42	73.70 %	\$941,500	\$1,677,029,080	0.06 %
Jul 2002	\$75,000.00	3	120	-43.20 %	\$290,500	\$1,785,431,521	0.02 %
Aug 2002	\$117,000.00	4	86	56.00 %	\$423,000	\$1,825,131,338	0.02 %
Sep 2002	\$80,000.00	5	33	-31.60 %	\$462,000	\$1,854,109,675	0.02 %
Oct 2002	\$72,000.00	6	105	-10.00 %	\$507,500	\$2,222,696,747	0.02 %
Nov 2002	\$86,500.00	5	65	20.10 %	\$497,000	\$2,396,345,565	0.02 %
Dec 2002	\$87,000.00	9	66	0.60 %	\$808,000	\$1,846,021,505	0.04 %
Jan 2003	\$92,000.00	6	56	5.70 %	\$540,000	\$1,939,431,080	0.03 %
Feb 2003	\$78,000.00	3	61	-15.20 %	\$213,000	\$2,301,186,294	0.01 %
Mar 2003	\$102,500.00	14	97	31.40 %	\$1,557,500	\$2,662,329,963	0.06 %
Apr 2003	\$97,500.00	8	45	-4.90 %	\$899,000	\$2,286,043,586	0.04 %
May 2003	\$87,500.00	10	36	-10.30 %	\$877,000	\$2,924,812,111	0.03 %
Jun 2003	\$88,250.00	6	63	0.90 %	\$634,500	\$2,493,952,673	0.03 %
Jul 2003	\$79,500.00	6	50	-9.90 %	\$513,000	\$2,635,758,318	0.02 %
Aug 2003	\$88,250.00	6	46	11.00 %	\$565,000	\$2,705,117,597	0.02 %
Sep 2003	\$86,000.00	8	48	-2.50 %	\$767,500	\$2,828,242,432	0.03 %
Oct 2003	\$110,000.00	13	36	27.90 %	\$1,742,000	\$3,068,019,983	0.06 %
Nov 2003	\$95,000.00	6	51	-13.60 %	\$720,000	\$3,028,646,674	0.02 %
Dec 2003	\$132,750.00	12	54	39.70 %	\$1,690,000	\$2,413,031,768	0.07 %
Jan 2004	\$115,000.00	11	55	-13.40 %	\$1,283,000	\$2,310,184,738	0.06 %
Feb 2004	\$146,875.00	6	58	27.70 %	\$790,250	\$2,758,234,661	0.03 %
Mar 2004	\$122,500.00	8	39	-16.60 %	\$1,109,348	\$3,299,144,744	0.03 %
Apr 2004	\$122,000.00	15	48	-0.40 %	\$1,780,000	\$2,817,130,071	0.06 %
May 2004	\$115,000.00	11	56	-5.70 %	\$1,416,500	\$2,797,608,745	0.05 %
Jun 2004	\$117,500.00	7	32	2.20 %	\$999,500	\$2,448,118,219	0.04 %
Jul 2004	\$35,000.00	11	59	-70.20 %	\$712,250	\$2,338,761,863	0.03 %
Aug 2004	\$142,000.00	12	70	305.70 %	\$2,111,000	\$2,439,929,259	0.09 %
Sep 2004	\$118,000.00	11	57	-16.90 %	\$1,462,000	\$2,336,106,623	0.06 %
Oct 2004	\$161,000.00	4	79	36.40 %	\$684,000	\$2,490,068,104	0.03 %
Nov 2004	\$138,000.00	5	32	-14.30 %	\$685,000	\$3,008,383,348	0.02 %
Dec 2004	\$122,500.00	11	57	-11.20 %	\$1,800,500	\$2,687,741,945	0.07 %
Jan 2005	\$183,000.00	4	82	49.40 %	\$716,000	\$2,163,790,625	0.03 %
Feb 2005	\$115,000.00	7	72	-37.20 %	\$1,585,000	\$3,201,456,217	0.05 %



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## Market Facts Median Sale Price

Mar 2005	\$193,000.00	6	51	67.80 %	\$1,066,000	\$3,526,633,657	0.03 %
Apr 2005	\$130,000.00	9	19	-32.60 %	\$1,112,500	\$2,869,916,499	0.04 %
May 2005	\$149,000.00	8	67	14.60 %	\$1,371,000	\$3,018,908,058	0.05 %
Jun 2005	\$124,500.00	9	51	-16.40 %	\$1,507,250	\$2,677,547,168	0.06 %
Jul 2005	\$165,000.00	6	76	32.50 %	\$1,149,000	\$2,694,916,753	0.04 %
Aug 2005	\$210,000.00	5	145	27.30 %	\$828,000	\$2,895,264,833	0.03 %
Sep 2005	\$230,000.00	13	48	9.50 %	\$2,995,000	\$3,111,109,070	0.10 %
Oct 2005	\$218,000.00	10	65	-5.20 %	\$2,057,000	\$2,920,789,673	0.07 %
Nov 2005	\$195,000.00	3	54	-10.60 %	\$742,000	\$3,317,975,081	0.02 %
Dec 2005	\$173,000.00	12	22	-11.30 %	\$2,478,000	\$2,441,613,387	0.10 %
Jan 2006	\$235,000.00	3	74	35.80 %	\$713,000	\$2,156,751,887	0.03 %
Feb 2006	\$147,500.00	6	64	-37.20 %	\$983,000	\$2,726,977,988	0.04 %
Mar 2006	\$198,000.00	7	88	34.20 %	\$1,464,500	\$3,642,588,020	0.04 %
Apr 2006	\$215,000.00	5	76	8.60 %	\$1,075,500	\$2,765,380,586	0.04 %
May 2006	\$133,023.00	5	28	-38.10 %	\$667,023	\$3,443,100,067	0.02 %
Jun 2006	\$220,000.00	11	46	65.40 %	\$2,655,000	\$3,065,823,868	0.09 %
Jul 2006	\$171,000.00	11	43	-22.30 %	\$1,884,000	\$2,840,066,918	0.07 %
Aug 2006	\$184,500.00	10	48	7.90 %	\$1,935,100	\$3,144,183,499	0.06 %
Sep 2006	\$196,250.00	2	76	6.40 %	\$392,500	\$3,158,205,617	0.01 %
Oct 2006	\$235,000.00	10	24	19.70 %	\$2,452,500	\$3,345,413,560	0.07 %
Nov 2006	\$216,500.00	10	38	-7.90 %	\$2,516,000	\$3,907,314,743	0.06 %
Dec 2006	\$215,000.00	7	21	-0.70 %	\$1,605,000	\$3,238,012,215	0.05 %
Jan 2007	\$264,000.00	4	60	22.80 %	\$1,135,500	\$2,842,189,755	0.04 %
Feb 2007	\$185,000.00	7	71	-29.90 %	\$1,665,000	\$3,725,714,450	0.04 %
Mar 2007	\$181,500.00	10	34	-1.90 %	\$2,059,000	\$4,534,699,905	0.05 %
Apr 2007	\$218,500.00	10	104	20.40 %	\$2,240,000	\$3,394,822,216	0.07 %
May 2007	\$200,000.00	11	89	-8.50 %	\$2,085,000	\$3,867,735,793	0.05 %
Jun 2007	\$230,000.00	4	31	15.00 %	\$914,500	\$3,099,286,491	0.03 %
Jul 2007	\$161,500.00	3	53	-29.80 %	\$614,500	\$2,763,617,537	0.02 %
Aug 2007	\$235,500.00	4	23	45.80 %	\$924,000	\$2,655,528,722	0.03 %
Sep 2007	\$245,000.00	5	22	4.00 %	\$1,132,500	\$2,440,402,914	0.05 %
Oct 2007	\$184,500.00	7	101	-24.70 %	\$1,414,000	\$2,826,047,762	0.05 %
Nov 2007	\$235,000.00	9	51	27.40 %	\$2,095,500	\$3,282,807,212	0.06 %
Dec 2007	\$182,000.00	6	23	-22.60 %	\$1,484,000	\$2,307,364,297	0.06 %
Jan 2008	\$289,500.00	4	19	59.10 %	\$1,449,000	\$2,054,469,162	0.07 %
Feb 2008	\$259,000.00	4	80	-10.50 %	\$1,065,000	\$2,508,468,037	0.04 %



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## Market Facts Median Sale Price

Mar 2008	\$210,000.00	3	20	-18.90 %	\$475,000	\$2,106,520,863	0.02 %
Apr 2008	\$326,000.00	2	70	55.20 %	\$652,000	\$1,809,532,746	0.04 %
May 2008	\$163,000.00	2	55	-50.00 %	\$326,000	\$1,807,272,754	0.02 %
Jun 2008	\$161,500.00	2	80	-0.90 %	\$323,000	\$1,740,988,366	0.02 %
Jul 2008	\$118,250.00	2	37	-26.80 %	\$236,500	\$1,760,905,249	0.01 %
Aug 2008	\$187,750.00	2	92	58.80 %	\$375,500	\$1,649,634,630	0.02 %
Sep 2008	\$232,250.00	2	53	23.70 %	\$464,500	\$1,722,254,557	0.03 %
Oct 2008	\$95,000.00	1	16	-59.10 %	\$95,000	\$1,745,762,225	0.01 %
Nov 2008	\$250,000.00	2	118	163.20 %	\$500,000	\$1,709,644,740	0.03 %

Suburbs covered: Elsthorpe, Otane, Waipawa