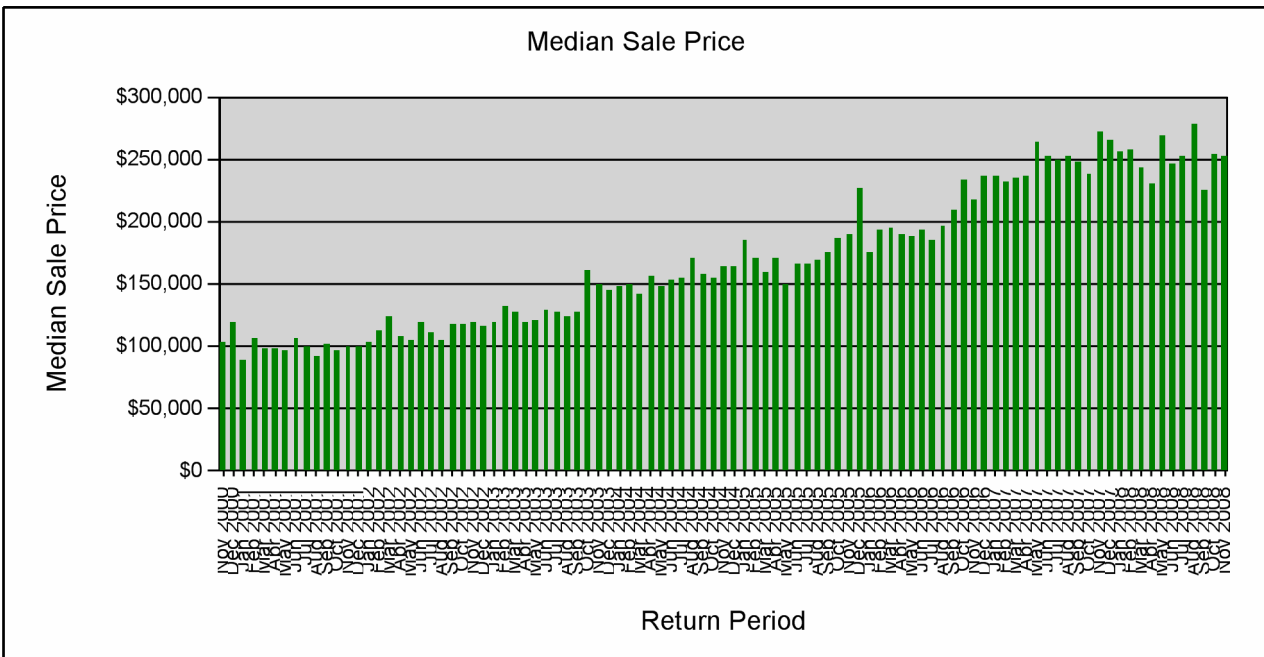


## Market Facts Median Sale Price

District: Wellington From: Nov 2000  
 Zone: Wairarapa 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	\$104,000.00	76	50	15.90 %	\$8,692,950	\$1,228,515,172	0.71 %
Dec 2000	\$119,000.00	56	46	14.40 %	\$6,823,000	\$936,485,445	0.73 %
Jan 2001	\$88,000.00	59	61	-26.10 %	\$6,369,001	\$994,121,763	0.64 %
Feb 2001	\$106,500.00	84	62	21.00 %	\$10,305,051	\$1,305,299,516	0.79 %
Mar 2001	\$98,000.00	101	46	-8.00 %	\$11,508,000	\$1,385,885,191	0.83 %
Apr 2001	\$98,500.00	94	57	0.50 %	\$11,041,600	\$1,409,788,449	0.78 %
May 2001	\$97,500.00	78	46	-1.00 %	\$9,126,000	\$1,308,231,537	0.70 %
Jun 2001	\$106,500.00	85	51	9.20 %	\$10,440,000	\$1,293,270,772	0.81 %
Jul 2001	\$100,000.00	82	38	-6.10 %	\$9,438,950	\$1,233,240,690	0.77 %
Aug 2001	\$92,750.00	54	43	-7.30 %	\$6,105,500	\$1,451,696,431	0.42 %
Sep 2001	\$102,000.00	71	39	10.00 %	\$7,996,800	\$1,158,915,623	0.69 %
Oct 2001	\$97,500.00	84	45	-4.40 %	\$9,451,490	\$1,433,623,485	0.66 %
Nov 2001	\$99,500.00	106	41	2.10 %	\$11,772,200	\$1,682,405,899	0.70 %
Dec 2001	\$100,000.00	78	52	0.50 %	\$8,650,900	\$1,321,976,029	0.65 %
Jan 2002	\$104,000.00	86	49	4.00 %	\$10,085,250	\$1,408,732,170	0.72 %
Feb 2002	\$112,250.00	98	47	7.90 %	\$11,877,950	\$1,954,697,622	0.61 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts Median Sale Price

Mar 2002	\$124,000.00	89	40	10.50 %	\$11,587,373	\$2,218,064,092	0.52 %
Apr 2002	\$107,500.00	90	47	-13.30 %	\$11,496,250	\$2,170,418,593	0.53 %
May 2002	\$105,505.00	84	48	-1.90 %	\$9,768,510	\$2,106,307,805	0.46 %
Jun 2002	\$118,500.00	78	39	12.30 %	\$9,723,800	\$1,677,029,080	0.58 %
Jul 2002	\$111,000.00	79	54	-6.30 %	\$9,669,900	\$1,785,431,521	0.54 %
Aug 2002	\$105,000.00	77	30	-5.40 %	\$9,767,500	\$1,825,131,338	0.54 %
Sep 2002	\$118,000.00	76	39	12.40 %	\$9,702,210	\$1,854,109,675	0.52 %
Oct 2002	\$118,000.00	104	43	0.00 %	\$14,401,011	\$2,222,696,747	0.65 %
Nov 2002	\$119,050.00	84	43	0.90 %	\$11,363,000	\$2,396,345,565	0.47 %
Dec 2002	\$115,500.00	86	44	-3.00 %	\$11,990,450	\$1,846,021,505	0.65 %
Jan 2003	\$120,000.00	66	38	3.90 %	\$8,885,190	\$1,939,431,080	0.46 %
Feb 2003	\$131,500.00	112	24	9.60 %	\$16,446,000	\$2,301,186,294	0.71 %
Mar 2003	\$127,000.00	111	38	-3.40 %	\$15,533,760	\$2,662,329,963	0.58 %
Apr 2003	\$119,500.00	80	33	-5.90 %	\$10,249,450	\$2,286,043,586	0.45 %
May 2003	\$121,000.00	91	48	1.30 %	\$13,103,300	\$2,924,812,111	0.45 %
Jun 2003	\$129,000.00	105	49	6.60 %	\$15,199,570	\$2,493,952,673	0.61 %
Jul 2003	\$128,000.00	96	40	-0.80 %	\$13,572,150	\$2,635,758,318	0.51 %
Aug 2003	\$124,000.00	96	32	-3.10 %	\$13,115,683	\$2,705,117,597	0.48 %
Sep 2003	\$126,750.00	92	34	2.20 %	\$13,018,979	\$2,828,242,432	0.46 %
Oct 2003	\$161,000.00	90	39	27.00 %	\$15,568,000	\$3,068,019,983	0.51 %
Nov 2003	\$150,000.00	97	29	-6.80 %	\$16,310,800	\$3,028,646,674	0.54 %
Dec 2003	\$145,000.00	82	41	-3.30 %	\$13,665,700	\$2,413,031,768	0.57 %
Jan 2004	\$149,000.00	65	36	2.80 %	\$10,900,200	\$2,310,184,738	0.47 %
Feb 2004	\$150,000.00	106	41	0.70 %	\$18,862,500	\$2,758,234,661	0.68 %
Mar 2004	\$142,000.00	116	38	-5.30 %	\$20,120,946	\$3,299,144,744	0.61 %
Apr 2004	\$156,000.00	90	43	9.90 %	\$16,516,150	\$2,817,130,071	0.59 %
May 2004	\$149,000.00	100	35	-4.50 %	\$16,907,859	\$2,797,608,745	0.60 %
Jun 2004	\$152,500.00	82	35	2.30 %	\$15,049,350	\$2,448,118,219	0.61 %
Jul 2004	\$155,000.00	57	37	1.60 %	\$10,125,700	\$2,338,761,863	0.43 %
Aug 2004	\$170,000.00	71	43	9.70 %	\$13,723,265	\$2,439,929,259	0.56 %
Sep 2004	\$158,600.00	73	50	-6.70 %	\$13,143,800	\$2,336,106,623	0.56 %
Oct 2004	\$154,000.00	85	42	-2.90 %	\$14,742,750	\$2,490,068,104	0.59 %
Nov 2004	\$165,000.00	93	43	7.10 %	\$17,070,450	\$3,008,383,348	0.57 %
Dec 2004	\$165,000.00	95	33	0.00 %	\$17,381,954	\$2,687,741,945	0.65 %
Jan 2005	\$185,000.00	86	59	12.10 %	\$17,611,684	\$2,163,790,625	0.81 %
Feb 2005	\$170,000.00	121	38	-8.10 %	\$23,629,000	\$3,201,456,217	0.74 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts Median Sale Price

Mar 2005	\$160,000.00	108	37	-5.90 %	\$21,713,455	\$3,526,633,657	0.62 %
Apr 2005	\$170,000.00	103	37	6.30 %	\$19,928,416	\$2,869,916,499	0.69 %
May 2005	\$150,000.00	95	29	-11.80 %	\$16,713,500	\$3,018,908,058	0.55 %
Jun 2005	\$166,000.00	81	43	10.70 %	\$15,322,061	\$2,677,547,168	0.57 %
Jul 2005	\$166,000.00	75	52	0.00 %	\$14,920,250	\$2,694,916,753	0.55 %
Aug 2005	\$169,250.00	84	33	2.00 %	\$17,116,250	\$2,895,264,833	0.59 %
Sep 2005	\$175,250.00	122	25	3.50 %	\$25,064,855	\$3,111,109,070	0.81 %
Oct 2005	\$186,500.00	96	39	6.40 %	\$20,487,000	\$2,920,789,673	0.70 %
Nov 2005	\$190,500.00	100	34	2.10 %	\$20,789,000	\$3,317,975,081	0.63 %
Dec 2005	\$227,500.00	96	27	19.40 %	\$22,998,300	\$2,441,613,387	0.94 %
Jan 2006	\$175,625.00	84	47	-22.80 %	\$17,546,700	\$2,156,751,887	0.81 %
Feb 2006	\$194,000.00	96	39	10.50 %	\$21,093,466	\$2,726,977,988	0.77 %
Mar 2006	\$195,000.00	109	40	0.50 %	\$22,948,800	\$3,642,588,020	0.63 %
Apr 2006	\$190,250.00	71	28	-2.40 %	\$15,313,125	\$2,765,380,586	0.55 %
May 2006	\$189,000.00	99	42	-0.70 %	\$22,035,950	\$3,443,100,067	0.64 %
Jun 2006	\$193,500.00	87	46	2.40 %	\$17,905,625	\$3,065,823,868	0.58 %
Jul 2006	\$185,000.00	87	40	-4.40 %	\$17,212,050	\$2,840,066,918	0.61 %
Aug 2006	\$196,500.00	79	41	6.20 %	\$17,336,250	\$3,144,183,499	0.55 %
Sep 2006	\$209,000.00	124	31	6.40 %	\$29,054,550	\$3,158,205,617	0.92 %
Oct 2006	\$234,000.00	102	34	12.00 %	\$25,915,080	\$3,345,413,560	0.77 %
Nov 2006	\$218,000.00	121	28	-6.80 %	\$28,664,521	\$3,907,314,743	0.73 %
Dec 2006	\$236,750.00	102	32	8.60 %	\$26,780,050	\$3,238,012,215	0.83 %
Jan 2007	\$236,000.00	92	35	-0.30 %	\$22,959,050	\$2,842,189,755	0.81 %
Feb 2007	\$232,000.00	86	25	-1.70 %	\$22,139,650	\$3,725,714,450	0.59 %
Mar 2007	\$235,000.00	139	21	1.30 %	\$36,526,556	\$4,534,699,905	0.81 %
Apr 2007	\$237,000.00	93	35	0.90 %	\$25,890,300	\$3,394,822,216	0.76 %
May 2007	\$263,750.00	94	38	11.30 %	\$26,849,250	\$3,867,735,793	0.69 %
Jun 2007	\$252,000.00	87	29	-4.50 %	\$24,265,918	\$3,099,286,491	0.78 %
Jul 2007	\$250,000.00	67	29	-0.80 %	\$17,972,150	\$2,763,617,537	0.65 %
Aug 2007	\$253,000.00	67	41	1.20 %	\$18,810,200	\$2,655,528,722	0.71 %
Sep 2007	\$247,500.00	62	34	-2.20 %	\$15,895,650	\$2,440,402,914	0.65 %
Oct 2007	\$238,500.00	92	41	-3.60 %	\$25,043,075	\$2,826,047,762	0.89 %
Nov 2007	\$272,500.00	68	45	14.30 %	\$19,840,200	\$3,282,807,212	0.60 %
Dec 2007	\$266,000.00	52	45	-2.40 %	\$14,376,050	\$2,307,364,297	0.62 %
Jan 2008	\$256,500.00	60	62	-3.60 %	\$16,894,100	\$2,054,469,162	0.82 %
Feb 2008	\$258,000.00	59	56	0.60 %	\$18,067,150	\$2,508,468,037	0.72 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts Median Sale Price

Mar 2008	\$243,000.00	51	53	-5.80 %	\$14,559,750	\$2,106,520,863	0.69 %
Apr 2008	\$230,000.00	41	44	-5.30 %	\$12,026,750	\$1,809,532,746	0.66 %
May 2008	\$268,500.00	38	57	16.70 %	\$11,943,500	\$1,807,272,754	0.66 %
Jun 2008	\$247,000.00	45	65	-8.00 %	\$12,450,000	\$1,740,988,366	0.72 %
Jul 2008	\$252,500.00	39	82	2.20 %	\$11,124,500	\$1,760,905,249	0.63 %
Aug 2008	\$278,750.00	28	64	10.40 %	\$9,473,000	\$1,649,634,630	0.57 %
Sep 2008	\$225,000.00	31	79	-19.30 %	\$7,712,500	\$1,722,254,557	0.45 %
Oct 2008	\$254,000.00	36	108	12.90 %	\$10,479,181	\$1,745,762,225	0.60 %
Nov 2008	\$252,500.00	33	78	-0.60 %	\$8,805,100	\$1,709,644,740	0.52 %

Suburbs covered: Bideford, Blairlogie, Cape Palliser, Carterton, Castlepoint, Featherston, Gladstone, Greytown, Hinakura, Homebush, Kahutara, Lansdowne, Longbush, Martinborough, Masterton, Matahiwi, Mauriceville, Mt Holdsworth, Ngahape, Opaki, Pirinoa, Riversdale Beach, Ruamahanga Forks, Solway, Tauweru, Te Wharau, Tinui, Tukurumuri, Waingawa