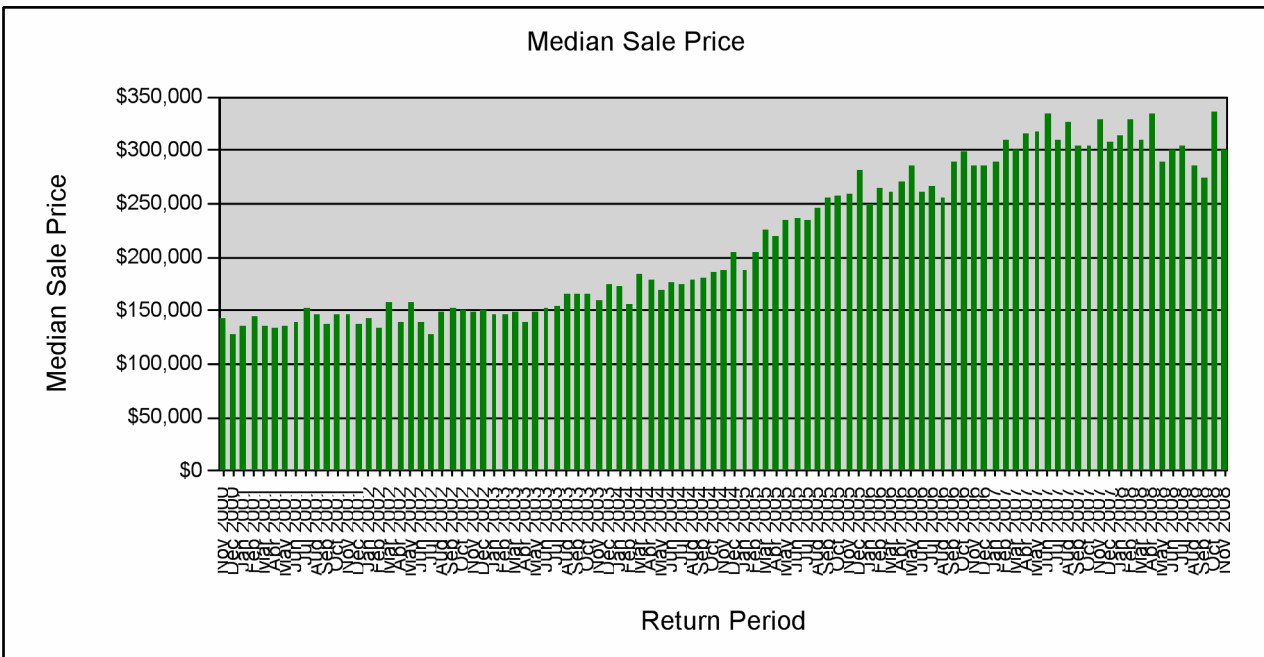


Market Facts Median Sale Price

District: Northland From: Nov 2000
 Zone: Whangarei City 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	\$143,000.00	95	54	-2.70 %	\$15,250,400	\$1,228,515,172	1.24 %
Dec 2000	\$128,250.00	42	61	-10.30 %	\$5,473,500	\$936,485,445	0.58 %
Jan 2001	\$135,000.00	69	62	5.30 %	\$10,742,000	\$994,121,763	1.08 %
Feb 2001	\$145,000.00	62	81	7.40 %	\$10,537,500	\$1,305,299,516	0.81 %
Mar 2001	\$135,000.00	75	66	-6.90 %	\$10,695,800	\$1,385,885,191	0.77 %
Apr 2001	\$133,000.00	87	79	-1.50 %	\$12,059,933	\$1,409,788,449	0.86 %
May 2001	\$136,000.00	71	73	2.30 %	\$10,605,442	\$1,308,231,537	0.81 %
Jun 2001	\$140,000.00	81	78	2.90 %	\$12,682,334	\$1,293,270,772	0.98 %
Jul 2001	\$152,000.00	87	67	8.60 %	\$14,398,400	\$1,233,240,690	1.17 %
Aug 2001	\$147,000.00	82	79	-3.30 %	\$13,263,750	\$1,451,696,431	0.91 %
Sep 2001	\$137,000.00	76	81	-6.80 %	\$11,449,000	\$1,158,915,623	0.99 %
Oct 2001	\$146,500.00	74	61	6.90 %	\$11,076,900	\$1,433,623,485	0.77 %
Nov 2001	\$146,000.00	80	47	-0.30 %	\$13,028,277	\$1,682,405,899	0.77 %
Dec 2001	\$137,500.00	83	74	-5.80 %	\$12,846,000	\$1,321,976,029	0.97 %
Jan 2002	\$143,000.00	73	82	4.00 %	\$11,588,944	\$1,408,732,170	0.82 %
Feb 2002	\$134,000.00	87	58	-6.30 %	\$12,663,950	\$1,954,697,622	0.65 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2002	\$158,000.00	83	86	17.90 %	\$13,965,500	\$2,218,064,092	0.63 %
Apr 2002	\$140,000.00	101	58	-11.40 %	\$15,604,500	\$2,170,418,593	0.72 %
May 2002	\$158,000.00	79	43	12.90 %	\$13,581,200	\$2,106,307,805	0.64 %
Jun 2002	\$139,000.00	76	61	-12.00 %	\$12,193,500	\$1,677,029,080	0.73 %
Jul 2002	\$128,000.00	114	80	-7.90 %	\$16,397,750	\$1,785,431,521	0.92 %
Aug 2002	\$148,750.00	98	60	16.20 %	\$15,962,889	\$1,825,131,338	0.87 %
Sep 2002	\$153,000.00	106	52	2.90 %	\$18,351,700	\$1,854,109,675	0.99 %
Oct 2002	\$150,500.00	92	50	-1.60 %	\$16,097,400	\$2,222,696,747	0.72 %
Nov 2002	\$148,000.00	110	44	-1.70 %	\$18,366,250	\$2,396,345,565	0.77 %
Dec 2002	\$150,000.00	93	50	1.40 %	\$16,122,100	\$1,846,021,505	0.87 %
Jan 2003	\$146,000.00	86	67	-2.70 %	\$13,722,500	\$1,939,431,080	0.71 %
Feb 2003	\$146,000.00	93	44	0.00 %	\$16,334,000	\$2,301,186,294	0.71 %
Mar 2003	\$148,600.00	133	55	1.80 %	\$21,479,250	\$2,662,329,963	0.81 %
Apr 2003	\$138,250.00	106	43	-7.00 %	\$17,331,200	\$2,286,043,586	0.76 %
May 2003	\$148,500.00	124	45	7.40 %	\$19,738,750	\$2,924,812,111	0.67 %
Jun 2003	\$153,000.00	136	57	3.00 %	\$22,781,663	\$2,493,952,673	0.91 %
Jul 2003	\$155,000.00	145	49	1.30 %	\$23,962,250	\$2,635,758,318	0.91 %
Aug 2003	\$165,000.00	131	35	6.50 %	\$23,301,850	\$2,705,117,597	0.86 %
Sep 2003	\$165,750.00	120	42	0.50 %	\$21,528,505	\$2,828,242,432	0.76 %
Oct 2003	\$165,000.00	165	32	-0.50 %	\$30,467,400	\$3,068,019,983	0.99 %
Nov 2003	\$160,000.00	142	28	-3.00 %	\$25,176,891	\$3,028,646,674	0.83 %
Dec 2003	\$174,500.00	92	28	9.10 %	\$18,665,464	\$2,413,031,768	0.77 %
Jan 2004	\$173,000.00	126	36	-0.90 %	\$23,989,900	\$2,310,184,738	1.04 %
Feb 2004	\$155,500.00	123	44	-10.10 %	\$21,901,397	\$2,758,234,661	0.79 %
Mar 2004	\$185,000.00	151	32	19.00 %	\$30,456,250	\$3,299,144,744	0.92 %
Apr 2004	\$179,000.00	125	39	-3.20 %	\$24,267,750	\$2,817,130,071	0.86 %
May 2004	\$170,000.00	101	32	-5.00 %	\$19,479,155	\$2,797,608,745	0.70 %
Jun 2004	\$176,000.00	173	33	3.50 %	\$33,060,100	\$2,448,118,219	1.35 %
Jul 2004	\$174,250.00	102	37	-1.00 %	\$19,125,589	\$2,338,761,863	0.82 %
Aug 2004	\$178,000.00	125	31	2.20 %	\$24,444,601	\$2,439,929,259	1.00 %
Sep 2004	\$180,000.00	131	37	1.10 %	\$25,387,786	\$2,336,106,623	1.09 %
Oct 2004	\$186,000.00	122	29	3.30 %	\$26,649,500	\$2,490,068,104	1.07 %
Nov 2004	\$187,500.00	131	31	0.80 %	\$28,322,600	\$3,008,383,348	0.94 %
Dec 2004	\$204,500.00	96	30	9.10 %	\$22,413,500	\$2,687,741,945	0.83 %
Jan 2005	\$188,000.00	129	46	-8.10 %	\$28,003,500	\$2,163,790,625	1.29 %
Feb 2005	\$205,025.00	140	36	9.10 %	\$31,306,300	\$3,201,456,217	0.98 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2005	\$225,000.00	135	29	9.70 %	\$32,413,522	\$3,526,633,657	0.92 %
Apr 2005	\$220,000.00	141	25	-2.20 %	\$32,225,250	\$2,869,916,499	1.12 %
May 2005	\$235,250.00	142	23	6.90 %	\$35,184,700	\$3,018,908,058	1.17 %
Jun 2005	\$236,000.00	123	24	0.30 %	\$31,124,750	\$2,677,547,168	1.16 %
Jul 2005	\$234,000.00	96	23	-0.80 %	\$24,238,700	\$2,694,916,753	0.90 %
Aug 2005	\$246,000.00	147	29	5.10 %	\$38,058,631	\$2,895,264,833	1.31 %
Sep 2005	\$256,150.00	129	23	4.10 %	\$35,804,800	\$3,111,109,070	1.15 %
Oct 2005	\$257,075.00	164	24	0.40 %	\$45,047,350	\$2,920,789,673	1.54 %
Nov 2005	\$259,500.00	124	26	0.90 %	\$34,942,200	\$3,317,975,081	1.05 %
Dec 2005	\$282,500.00	83	33	8.90 %	\$26,527,000	\$2,441,613,387	1.09 %
Jan 2006	\$250,000.00	83	38	-11.50 %	\$24,227,500	\$2,156,751,887	1.12 %
Feb 2006	\$265,000.00	99	48	6.00 %	\$27,208,100	\$2,726,977,988	1.00 %
Mar 2006	\$261,000.00	136	35	-1.50 %	\$37,402,000	\$3,642,588,020	1.03 %
Apr 2006	\$270,000.00	87	35	3.40 %	\$26,236,385	\$2,765,380,586	0.95 %
May 2006	\$286,000.00	112	47	5.90 %	\$33,010,600	\$3,443,100,067	0.96 %
Jun 2006	\$260,500.00	131	50	-8.90 %	\$37,090,907	\$3,065,823,868	1.21 %
Jul 2006	\$267,000.00	92	43	2.50 %	\$27,706,100	\$2,840,066,918	0.98 %
Aug 2006	\$255,000.00	102	34	-4.50 %	\$29,354,300	\$3,144,183,499	0.93 %
Sep 2006	\$288,500.00	116	37	13.10 %	\$35,195,167	\$3,158,205,617	1.11 %
Oct 2006	\$299,500.00	124	38	3.80 %	\$39,479,125	\$3,345,413,560	1.18 %
Nov 2006	\$285,000.00	132	38	-4.80 %	\$38,716,400	\$3,907,314,743	0.99 %
Dec 2006	\$285,000.00	104	34	0.00 %	\$32,962,250	\$3,238,012,215	1.02 %
Jan 2007	\$289,500.00	98	35	1.60 %	\$30,249,700	\$2,842,189,755	1.06 %
Feb 2007	\$310,000.00	114	41	7.10 %	\$39,086,100	\$3,725,714,450	1.05 %
Mar 2007	\$300,000.00	139	29	-3.20 %	\$42,450,563	\$4,534,699,905	0.94 %
Apr 2007	\$315,000.00	115	33	5.00 %	\$39,027,000	\$3,394,822,216	1.15 %
May 2007	\$317,500.00	124	43	0.80 %	\$43,054,650	\$3,867,735,793	1.11 %
Jun 2007	\$335,000.00	77	30	5.50 %	\$27,531,650	\$3,099,286,491	0.89 %
Jul 2007	\$310,000.00	118	36	-7.50 %	\$39,574,000	\$2,763,617,537	1.43 %
Aug 2007	\$327,000.00	83	37	5.50 %	\$28,491,800	\$2,655,528,722	1.07 %
Sep 2007	\$305,000.00	71	44	-6.70 %	\$23,975,450	\$2,440,402,914	0.98 %
Oct 2007	\$305,000.00	89	33	0.00 %	\$29,640,150	\$2,826,047,762	1.05 %
Nov 2007	\$327,750.00	84	41	7.50 %	\$29,919,100	\$3,282,807,212	0.91 %
Dec 2007	\$307,050.00	58	44	-6.30 %	\$19,058,850	\$2,307,364,297	0.83 %
Jan 2008	\$313,500.00	66	64	2.10 %	\$21,316,180	\$2,054,469,162	1.04 %
Feb 2008	\$328,500.00	80	65	4.80 %	\$27,027,600	\$2,508,468,037	1.08 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts Median Sale Price

Mar 2008	\$310,500.00	66	52	-5.50 %	\$22,935,750	\$2,106,520,863	1.09 %
Apr 2008	\$334,000.00	49	37	7.60 %	\$17,420,750	\$1,809,532,746	0.96 %
May 2008	\$288,500.00	52	38	-13.60 %	\$15,436,150	\$1,807,272,754	0.85 %
Jun 2008	\$301,000.00	52	54	4.30 %	\$16,765,313	\$1,740,988,366	0.96 %
Jul 2008	\$304,000.00	61	64	1.00 %	\$19,473,944	\$1,760,905,249	1.11 %
Aug 2008	\$285,000.00	68	56	-6.30 %	\$22,453,000	\$1,649,634,630	1.36 %
Sep 2008	\$275,000.00	51	57	-3.50 %	\$15,341,500	\$1,722,254,557	0.89 %
Oct 2008	\$336,000.00	45	50	22.20 %	\$14,862,600	\$1,745,762,225	0.85 %
Nov 2008	\$300,000.00	35	54	-10.70 %	\$10,924,500	\$1,709,644,740	0.64 %

Suburbs covered: Horahora, Kamo, Kensington - Whangarei District, Mairtown, Maunu, Morningside - Whangarei District, Onerahi, Otaika, Otangarei, Parahaki, Port Whangarei, Raumanga, Regent, Riverside, Sherwood Rise, Springs Flat, Three Mile Bush, Tikipunga, Vinetown, Whangarei Central, Whau Valley, Woodhill - Whangarei