



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1993	\$57,000.00	15	53	-10.20 %	\$907,000	\$733,417,019	0.12 %
May 1993	\$62,000.00	9	105	8.80 %	\$611,500	\$716,604,437	0.09 %
Jun 1993	\$72,000.00	13	75	16.10 %	\$847,500	\$796,460,860	0.11 %
Jul 1993	\$54,500.00	10	64	-24.30 %	\$584,000	\$836,436,718	0.07 %
Aug 1993	\$56,500.00	16	92	3.70 %	\$963,000	\$938,471,081	0.10 %
Sep 1993	\$55,000.00	13	50	-2.70 %	\$891,500	\$948,682,660	0.09 %
Oct 1993	\$55,000.00	19	65	0.00 %	\$1,070,250	\$996,090,217	0.11 %
Nov 1993	\$62,000.00	15	61	12.70 %	\$940,250	\$1,085,029,912	0.09 %
Dec 1993	\$71,500.00	10	61	15.30 %	\$739,250	\$886,187,302	0.08 %
Jan 1994	\$76,000.00	13	36	6.30 %	\$1,002,500	\$877,617,232	0.11 %
Feb 1994	\$63,000.00	8	53	-17.10 %	\$657,000	\$1,199,005,212	0.05 %
Mar 1994	\$52,000.00	16	28	-17.50 %	\$928,000	\$1,374,621,944	0.07 %
Apr 1994	\$80,000.00	21	90	53.80 %	\$1,805,400	\$1,194,637,761	0.15 %
May 1994	\$61,000.00	11	51	-23.80 %	\$726,100	\$1,232,188,289	0.06 %
Jun 1994	\$77,250.00	12	130	26.60 %	\$868,144	\$1,219,489,367	0.07 %
Jul 1994	\$69,000.00	11	96	-10.70 %	\$773,000	\$1,030,004,868	0.08 %
Aug 1994	\$85,000.00	15	115	23.20 %	\$1,240,400	\$1,225,481,117	0.10 %
Sep 1994	\$76,500.00	8	41	-10.00 %	\$590,500	\$1,189,729,750	0.05 %
Oct 1994	\$60,250.00	8	128	-21.20 %	\$559,500	\$1,238,872,714	0.05 %
Nov 1994	\$79,000.00	9	42	31.10 %	\$646,000	\$1,143,685,282	0.06 %
Dec 1994	\$69,500.00	4	85	-12.00 %	\$272,000	\$988,720,543	0.03 %
Jan 1995	\$93,000.00	9	57	33.80 %	\$785,000	\$783,232,321	0.10 %
Feb 1995	\$75,000.00	13	99	-19.40 %	\$1,396,500	\$1,039,894,077	0.13 %
Mar 1995	\$71,000.00	11	78	-5.30 %	\$875,500	\$1,200,764,392	0.07 %
Apr 1995	\$67,000.00	15	93	-5.60 %	\$1,039,000	\$973,872,478	0.11 %
May 1995	\$65,000.00	11	35	-3.00 %	\$696,500	\$1,171,408,332	0.06 %
Jun 1995	\$87,000.00	5	199	33.80 %	\$451,000	\$1,152,357,321	0.04 %
Jul 1995	\$77,000.00	8	47	-11.50 %	\$631,750	\$1,114,360,990	0.06 %
Aug 1995	\$77,500.00	8	123	0.60 %	\$604,500	\$1,226,657,283	0.05 %
Sep 1995	\$72,000.00	17	55	-7.10 %	\$1,315,800	\$1,231,303,637	0.11 %
Oct 1995	\$83,250.00	10	88	15.60 %	\$909,500	\$1,332,401,698	0.07 %
Nov 1995	\$65,000.00	7	161	-21.90 %	\$481,500	\$1,460,467,069	0.03 %
Dec 1995	\$76,000.00	3	296	16.90 %	\$238,000	\$1,099,257,181	0.02 %
Jan 1996	\$69,000.00	13	176	-9.20 %	\$871,500	\$1,271,220,646	0.07 %
Feb 1996	\$95,000.00	11	106	37.70 %	\$1,276,000	\$1,827,146,957	0.07 %
Mar 1996	\$82,000.00	5	272	-13.70 %	\$473,000	\$1,877,732,896	0.03 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1996	\$72,000.00	11	85	-12.20 %	\$847,500	\$1,506,521,224	0.06 %
May 1996	\$66,500.00	4	46	-7.60 %	\$303,000	\$1,438,822,448	0.02 %
Jun 1996	\$69,000.00	16	63	3.80 %	\$1,193,775	\$1,015,486,411	0.12 %
Jul 1996	\$80,000.00	12	68	15.90 %	\$947,800	\$979,024,121	0.10 %
Aug 1996	\$100,000.00	9	128	25.00 %	\$794,000	\$1,150,932,337	0.07 %
Sep 1996	\$95,000.00	9	131	-5.00 %	\$797,500	\$1,187,101,042	0.07 %
Oct 1996	\$48,000.00	2	214	-49.50 %	\$96,000	\$1,254,387,177	0.01 %
Nov 1996	\$75,000.00	7	298	56.30 %	\$454,000	\$1,558,585,167	0.03 %
Dec 1996	\$110,000.00	5	90	46.70 %	\$536,000	\$1,048,735,904	0.05 %
Jan 1997	\$58,500.00	4	392	-46.80 %	\$237,500	\$1,460,012,135	0.02 %
Feb 1997	\$55,000.00	6	78	-6.00 %	\$347,000	\$1,519,033,761	0.02 %
Mar 1997	\$57,250.00	8	330	4.10 %	\$531,500	\$1,610,906,394	0.03 %
Apr 1997	\$77,000.00	2	87	34.50 %	\$154,000	\$1,560,742,734	0.01 %
May 1997	\$111,500.00	3	104	44.80 %	\$298,500	\$1,524,290,660	0.02 %
Jun 1997	\$80,000.00	9	132	-28.30 %	\$775,800	\$1,285,629,959	0.06 %
Jul 1997	\$16,000.00	11	25	-80.00 %	\$288,000	\$1,393,495,988	0.02 %
Aug 1997	\$15,000.00	27	86	-6.30 %	\$1,168,000	\$1,254,387,191	0.09 %
Sep 1997	\$65,500.00	6	119	336.70 %	\$477,000	\$1,313,384,137	0.04 %
Oct 1997	\$63,000.00	9	50	-3.80 %	\$650,500	\$1,430,510,412	0.05 %
Nov 1997	\$47,000.00	17	84	-25.40 %	\$1,028,200	\$1,456,902,923	0.07 %
Dec 1997	\$39,895.00	7	89	-15.10 %	\$325,395	\$1,068,386,219	0.03 %
Jan 1998		0			\$0	\$933,755,430	0.00 %
Feb 1998		0			\$0	\$1,025,291,780	0.00 %
Mar 1998	\$72,000.00	2	5		\$144,000	\$1,308,193,596	0.01 %
Apr 1998	\$58,000.00	1	222	-19.40 %	\$58,000	\$942,055,932	0.01 %
May 1998	\$61,000.00	3	65	5.20 %	\$149,500	\$1,012,923,814	0.01 %
Jun 1998		0			\$0	\$966,222,514	0.00 %
Jul 1998	\$63,000.00	1	52		\$63,000	\$973,711,962	0.01 %
Aug 1998	\$44,000.00	1	75	-30.20 %	\$44,000	\$1,042,185,166	0.00 %
Sep 1998		0			\$0	\$1,082,091,582	0.00 %
Oct 1998		0			\$0	\$1,250,664,403	0.00 %
Nov 1998		0			\$0	\$1,414,387,763	0.00 %
Dec 1998		0			\$0	\$1,186,805,877	0.00 %
Jan 1999	\$23,000.00	3	506		\$102,000	\$1,195,339,951	0.01 %
Feb 1999	\$75,200.00	5	39	227.00 %	\$303,200	\$1,386,135,468	0.02 %
Mar 1999	\$59,000.00	10	217	-21.50 %	\$637,000	\$1,609,850,475	0.04 %



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Market Facts - Median Sale Price

Apr 1999	\$72,250.00	12	319	22.50 %	\$912,000	\$1,398,634,251	0.07 %
May 1999	\$87,000.00	5	88	20.40 %	\$426,500	\$1,414,706,741	0.03 %
Jun 1999	\$68,000.00	14	152	-21.80 %	\$990,300	\$1,259,348,010	0.08 %
Jul 1999	\$65,000.00	11	683	-4.40 %	\$867,500	\$1,337,851,168	0.06 %
Aug 1999	\$55,000.00	10	156	-15.40 %	\$645,000	\$1,227,927,982	0.05 %
Sep 1999	\$58,500.00	13	204	6.40 %	\$1,032,500	\$1,248,581,053	0.08 %
Oct 1999	\$55,000.00	13	749	-6.00 %	\$712,000	\$1,215,170,870	0.06 %
Nov 1999	\$81,500.00	10	525	48.20 %	\$946,350	\$1,351,230,898	0.07 %
Dec 1999	\$52,500.00	10	147	-35.60 %	\$651,500	\$906,889,354	0.07 %
Jan 2000	\$30,500.00	3	57	-41.90 %	\$125,500	\$1,002,276,042	0.01 %
Feb 2000	\$46,000.00	3	42	50.80 %	\$224,500	\$1,273,544,690	0.02 %
Mar 2000	\$71,000.00	9	158	54.30 %	\$788,100	\$1,396,084,521	0.06 %
Apr 2000	\$76,750.00	18	161	8.10 %	\$1,333,250	\$1,113,818,099	0.12 %
May 2000	\$52,500.00	9	196	-31.60 %	\$415,000	\$1,081,483,516	0.04 %
Jun 2000	\$68,500.00	11	107	30.50 %	\$761,500	\$1,124,880,926	0.07 %
Jul 2000	\$69,250.00	12	130	1.10 %	\$829,500	\$1,060,134,595	0.08 %
Aug 2000	\$79,500.00	6	58	14.80 %	\$648,500	\$1,087,632,000	0.06 %
Sep 2000	\$58,000.00	4	84	-27.00 %	\$198,000	\$1,069,032,648	0.02 %
Oct 2000	\$77,500.00	10	106	33.60 %	\$798,500	\$980,253,276	0.08 %
Nov 2000	\$75,500.00	8	62	-2.60 %	\$679,000	\$1,228,515,172	0.06 %
Dec 2000	\$65,500.00	12	67	-13.20 %	\$833,000	\$936,485,445	0.09 %
Jan 2001	\$74,500.00	13	31	13.70 %	\$1,101,787	\$994,121,763	0.11 %
Feb 2001	\$60,500.00	20	91	-18.80 %	\$1,349,250	\$1,305,299,516	0.10 %
Mar 2001	\$89,500.00	6	117	47.90 %	\$596,000	\$1,385,885,191	0.04 %
Apr 2001	\$83,500.00	13	35	-6.70 %	\$1,147,500	\$1,409,788,449	0.08 %
May 2001	\$68,500.00	6	30	-18.00 %	\$424,500	\$1,308,231,537	0.03 %
Jun 2001	\$73,500.00	12	92	7.30 %	\$869,250	\$1,293,270,772	0.07 %
Jul 2001	\$80,250.00	10	111	9.20 %	\$831,750	\$1,233,240,690	0.07 %
Aug 2001	\$60,000.00	17	116	-25.20 %	\$1,039,000	\$1,451,696,431	0.07 %
Sep 2001	\$69,000.00	11	23	15.00 %	\$859,000	\$1,158,915,623	0.07 %
Oct 2001	\$60,000.00	15	267	-13.00 %	\$1,128,000	\$1,433,623,485	0.08 %
Nov 2001	\$58,000.00	14	148	-3.30 %	\$921,000	\$1,682,405,899	0.05 %
Dec 2001	\$77,000.00	5	14	32.80 %	\$373,500	\$1,321,976,029	0.03 %
Jan 2002	\$70,500.00	12	110	-8.40 %	\$1,080,500	\$1,408,732,170	0.08 %
Feb 2002	\$61,000.00	4	1165	-13.50 %	\$248,000	\$1,954,697,622	0.01 %
Mar 2002	\$64,500.00	22	81	5.70 %	\$1,530,000	\$2,218,064,092	0.07 %



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Apr 2002	\$63,000.00	19	68	-2.30 %	\$1,467,000	\$2,170,418,593	0.07 %
May 2002	\$79,500.00	14	55	26.20 %	\$1,036,200	\$2,106,307,805	0.05 %
Jun 2002	\$56,000.00	8	63	-29.60 %	\$485,000	\$1,677,029,080	0.03 %
Jul 2002	\$82,350.00	6	142	47.10 %	\$520,700	\$1,785,431,521	0.03 %
Aug 2002	\$65,000.00	19	94	-21.10 %	\$1,366,500	\$1,825,131,338	0.07 %
Sep 2002	\$41,000.00	5	238	-36.90 %	\$229,000	\$1,854,109,675	0.01 %
Oct 2002	\$82,000.00	17	29	100.00 %	\$1,620,000	\$2,222,696,747	0.07 %
Nov 2002	\$82,500.00	12	69	0.60 %	\$1,090,500	\$2,396,345,565	0.05 %
Dec 2002	\$60,250.00	10	107	-27.00 %	\$815,000	\$1,846,021,505	0.04 %
Jan 2003	\$62,000.00	11	37	2.90 %	\$834,150	\$1,939,431,080	0.04 %
Feb 2003	\$78,500.00	14	133	26.60 %	\$1,289,000	\$2,301,186,294	0.06 %
Mar 2003	\$102,500.00	12	110	30.60 %	\$1,436,000	\$2,662,329,963	0.05 %
Apr 2003	\$74,000.00	12	18	-27.80 %	\$1,101,000	\$2,286,043,586	0.05 %
May 2003	\$69,000.00	25	210	-6.80 %	\$1,612,000	\$2,924,812,111	0.06 %
Jun 2003	\$74,500.00	14	279	8.00 %	\$1,001,000	\$2,493,952,673	0.04 %
Jul 2003	\$61,500.00	18	52	-17.40 %	\$1,254,000	\$2,635,758,318	0.05 %
Aug 2003	\$75,000.00	25	49	22.00 %	\$2,056,000	\$2,705,117,597	0.08 %
Sep 2003	\$85,000.00	42	51	13.30 %	\$3,649,000	\$2,828,242,432	0.13 %
Oct 2003	\$75,250.00	28	24	-11.50 %	\$2,364,500	\$3,068,019,983	0.08 %
Nov 2003	\$72,500.00	24	27	-3.70 %	\$2,172,500	\$3,028,646,674	0.07 %
Dec 2003	\$75,500.00	20	30	4.10 %	\$1,834,500	\$2,413,031,768	0.08 %
Jan 2004	\$90,000.00	22	25	19.20 %	\$2,582,500	\$2,310,184,738	0.11 %
Feb 2004	\$82,000.00	11	37	-8.90 %	\$928,600	\$2,758,234,661	0.03 %
Mar 2004	\$77,500.00	24	26	-5.50 %	\$2,379,500	\$3,299,144,744	0.07 %
Apr 2004	\$85,000.00	17	55	9.70 %	\$1,579,500	\$2,817,130,071	0.06 %
May 2004	\$77,500.00	24	43	-8.80 %	\$2,423,300	\$2,797,608,745	0.09 %
Jun 2004	\$87,000.00	21	26	12.30 %	\$2,315,000	\$2,448,118,219	0.09 %
Jul 2004	\$107,000.00	15	16	23.00 %	\$1,704,000	\$2,338,761,863	0.07 %
Aug 2004	\$89,750.00	18	24	-16.10 %	\$2,134,999	\$2,439,929,259	0.09 %
Sep 2004	\$100,000.00	15	56	11.40 %	\$1,662,000	\$2,336,106,623	0.07 %
Oct 2004	\$126,000.00	12	48	26.00 %	\$1,470,500	\$2,490,068,104	0.06 %
Nov 2004	\$126,000.00	18	19	0.00 %	\$2,255,600	\$3,008,383,348	0.07 %
Dec 2004	\$105,000.00	12	43	-16.70 %	\$1,285,500	\$2,687,741,945	0.05 %
Jan 2005	\$130,000.00	9	101	23.80 %	\$1,288,300	\$2,163,790,625	0.06 %
Feb 2005	\$121,000.00	22	24	-6.90 %	\$2,688,000	\$3,201,456,217	0.08 %
Mar 2005	\$96,600.00	23	28	-20.20 %	\$2,622,100	\$3,526,633,657	0.07 %



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Apr 2005	\$130,000.00	27	53	34.60 %	\$3,366,500	\$2,869,916,499	0.12 %
May 2005	\$132,500.00	12	21	1.90 %	\$1,982,500	\$3,018,908,058	0.07 %
Jun 2005	\$92,000.00	23	35	-30.60 %	\$2,898,300	\$2,677,547,168	0.11 %
Jul 2005	\$120,000.00	15	12	30.40 %	\$1,713,000	\$2,694,916,753	0.06 %
Aug 2005	\$121,000.00	14	38	0.80 %	\$1,895,000	\$2,895,264,833	0.07 %
Sep 2005	\$110,000.00	20	17	-9.10 %	\$2,354,000	\$3,111,109,070	0.08 %
Oct 2005	\$118,500.00	18	30	7.70 %	\$2,066,000	\$2,920,789,673	0.07 %
Nov 2005	\$99,000.00	20	52	-16.50 %	\$2,418,750	\$3,317,975,081	0.07 %
Dec 2005	\$130,000.00	13	33	31.30 %	\$1,756,000	\$2,441,613,387	0.07 %
Jan 2006	\$107,250.00	10	14	-17.50 %	\$1,110,500	\$2,156,751,887	0.05 %
Feb 2006	\$140,000.00	23	22	30.50 %	\$3,381,200	\$2,726,977,988	0.12 %
Mar 2006	\$140,000.00	16	31	0.00 %	\$2,393,000	\$3,642,588,020	0.07 %
Apr 2006	\$142,000.00	19	33	1.40 %	\$3,111,319	\$2,765,380,586	0.11 %
May 2006	\$110,250.00	24	29	-22.40 %	\$3,083,050	\$3,443,100,067	0.09 %
Jun 2006	\$115,000.00	23	27	4.30 %	\$2,865,500	\$3,065,823,868	0.09 %
Jul 2006	\$135,000.00	15	21	17.40 %	\$2,019,000	\$2,840,066,918	0.07 %
Aug 2006	\$148,500.00	26	48	10.00 %	\$4,052,500	\$3,144,183,499	0.13 %
Sep 2006	\$125,000.00	16	36	-15.80 %	\$2,079,000	\$3,158,205,617	0.07 %
Oct 2006	\$153,500.00	16	23	22.80 %	\$2,713,000	\$3,345,413,560	0.08 %
Nov 2006	\$149,600.00	24	27	-2.50 %	\$4,010,700	\$3,907,314,743	0.10 %
Dec 2006	\$148,500.00	24	28	-0.70 %	\$3,803,600	\$3,238,012,215	0.12 %
Jan 2007	\$164,000.00	21	40	10.40 %	\$3,527,170	\$2,842,189,755	0.12 %
Feb 2007	\$162,000.00	20	39	-1.20 %	\$3,372,000	\$3,725,714,450	0.09 %
Mar 2007	\$160,000.00	21	13	-1.20 %	\$3,531,000	\$4,534,699,905	0.08 %
Apr 2007	\$145,000.00	24	12	-9.40 %	\$4,268,500	\$3,394,822,216	0.13 %
May 2007	\$149,000.00	25	29	2.80 %	\$4,153,500	\$3,867,735,793	0.11 %
Jun 2007	\$149,500.00	22	25	0.30 %	\$3,560,250	\$3,099,286,491	0.11 %
Jul 2007	\$169,000.00	17	33	13.00 %	\$3,242,000	\$2,763,617,537	0.12 %
Aug 2007	\$150,000.00	24	37	-11.20 %	\$3,910,000	\$2,655,528,722	0.15 %
Sep 2007	\$136,500.00	16	43	-9.00 %	\$2,506,000	\$2,440,402,914	0.10 %
Oct 2007	\$168,000.00	15	29	23.10 %	\$2,527,500	\$2,826,047,762	0.09 %
Nov 2007	\$160,000.00	19	51	-4.80 %	\$3,224,500	\$3,282,807,212	0.10 %
Dec 2007	\$159,750.00	24	71	-0.20 %	\$4,512,500	\$2,307,364,297	0.20 %
Jan 2008	\$162,000.00	12	47	1.40 %	\$1,801,200	\$2,054,469,162	0.09 %
Feb 2008	\$156,000.00	17	40	-3.70 %	\$2,805,500	\$2,508,468,037	0.11 %



Market Facts - Median Sale Price

Mar 2008	\$135,000.00	15	64	-13.50 %	\$2,454,000	\$2,106,520,863	0.12 %
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Suburbs covered: Dannevirke, Norsewood, Pongaroa, Tiraumea, Wimbledon, Woodville