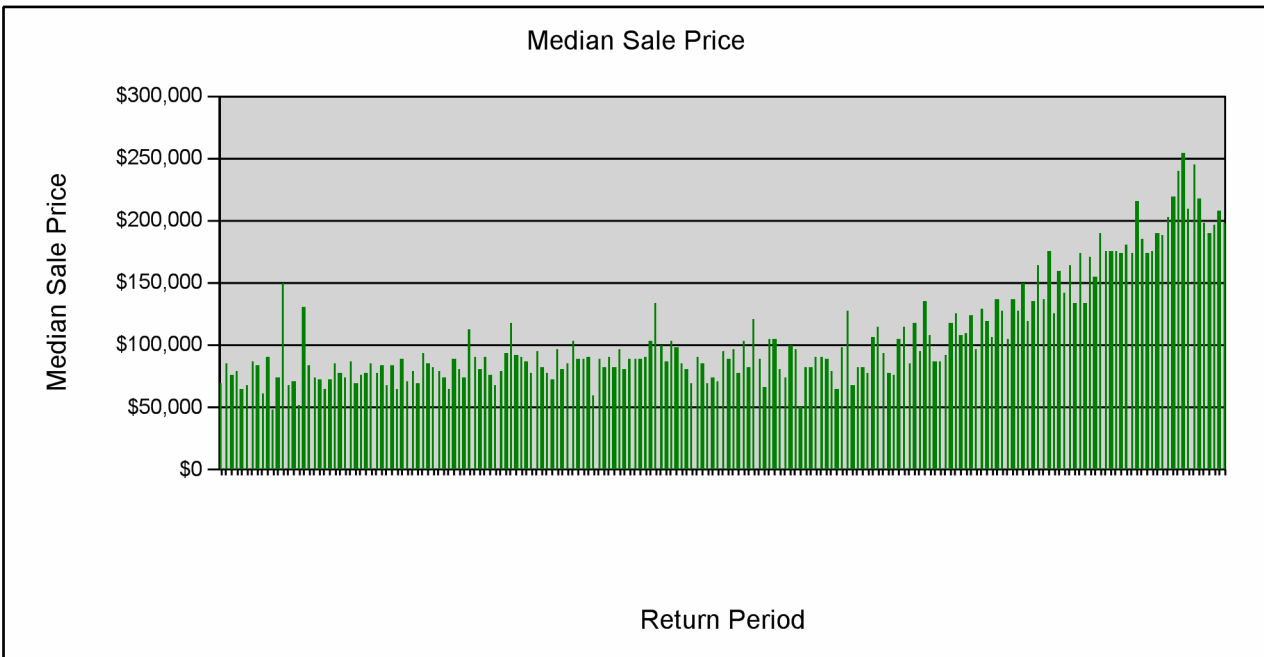


Market Facts - Median Sale Price

District: Northland From: Jan 1992
 Zone: Kaitaia & Far North To: Mar 2008
 Property Type: Dwellings Medians calculated over: One Month



Return Period	Median Sale Price	No. of Sales	Median Days	% Diff Prev Mth	Total \$ Sales	Total Nat \$ Sales	% of Nat \$ Sales
Jan 1992	\$70,000.00	5	61		\$336,000	\$552,272,275	0.06 %
Feb 1992	\$85,000.00	6	81	21.40 %	\$697,000	\$667,866,334	0.10 %
Mar 1992	\$76,343.00	6	167	-10.20 %	\$427,950	\$739,294,479	0.06 %
Apr 1992	\$79,500.00	6	198	4.10 %	\$509,000	\$671,847,860	0.08 %
May 1992	\$65,000.00	11	121	-18.20 %	\$794,000	\$680,307,185	0.12 %
Jun 1992	\$67,500.00	6	126	3.80 %	\$453,500	\$680,410,692	0.07 %
Jul 1992	\$87,500.00	8	258	29.60 %	\$686,000	\$729,882,819	0.09 %
Aug 1992	\$84,000.00	13	122	-4.00 %	\$1,317,000	\$646,065,756	0.20 %
Sep 1992	\$61,000.00	9	275	-27.40 %	\$638,000	\$719,167,928	0.09 %
Oct 1992	\$90,000.00	3	30	47.50 %	\$274,000	\$742,405,753	0.04 %
Nov 1992	\$48,000.00	9	22	-46.70 %	\$645,500	\$734,931,348	0.09 %
Dec 1992	\$74,000.00	5	91	54.20 %	\$339,000	\$620,261,405	0.05 %
Jan 1993	\$150,000.00	1	731	102.70 %	\$150,000	\$594,190,541	0.03 %
Feb 1993	\$68,000.00	4	156	-54.70 %	\$258,000	\$715,304,095	0.04 %
Mar 1993	\$70,500.00	6	318	3.70 %	\$414,000	\$874,185,928	0.05 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1993	\$52,000.00	6	195	-26.20 %	\$339,000	\$733,417,019	0.05 %
May 1993	\$130,000.00	5	129	150.00 %	\$870,000	\$716,604,437	0.12 %
Jun 1993	\$83,500.00	6	280	-35.80 %	\$497,000	\$796,460,860	0.06 %
Jul 1993	\$75,000.00	5	61	-10.20 %	\$376,000	\$836,436,718	0.04 %
Aug 1993	\$73,000.00	6	16	-2.70 %	\$448,000	\$938,471,081	0.05 %
Sep 1993	\$65,000.00	13	184	-11.00 %	\$996,000	\$948,682,660	0.10 %
Oct 1993	\$72,000.00	10	97	10.80 %	\$731,000	\$996,090,217	0.07 %
Nov 1993	\$85,000.00	17	214	18.10 %	\$1,396,000	\$1,085,029,912	0.13 %
Dec 1993	\$77,500.00	8	334	-8.80 %	\$727,000	\$886,187,302	0.08 %
Jan 1994	\$75,000.00	13	122	-3.20 %	\$1,135,500	\$877,617,232	0.13 %
Feb 1994	\$87,000.00	19	184	16.00 %	\$1,540,500	\$1,199,005,212	0.13 %
Mar 1994	\$70,000.00	13	59	-19.50 %	\$971,000	\$1,374,621,944	0.07 %
Apr 1994	\$76,000.00	9	59	8.60 %	\$712,000	\$1,194,637,761	0.06 %
May 1994	\$78,250.00	8	45	3.00 %	\$627,500	\$1,232,188,289	0.05 %
Jun 1994	\$85,500.00	13	151	9.30 %	\$1,061,500	\$1,219,489,367	0.09 %
Jul 1994	\$77,000.00	14	91	-9.90 %	\$1,127,000	\$1,030,004,868	0.11 %
Aug 1994	\$84,500.00	8	92	9.70 %	\$668,500	\$1,225,481,117	0.05 %
Sep 1994	\$68,000.00	13	123	-19.50 %	\$931,000	\$1,189,729,750	0.08 %
Oct 1994	\$84,000.00	7	122	23.50 %	\$642,000	\$1,238,872,714	0.05 %
Nov 1994	\$65,000.00	12	171	-22.60 %	\$842,000	\$1,143,685,282	0.07 %
Dec 1994	\$88,500.00	6	182	36.20 %	\$522,500	\$988,720,543	0.05 %
Jan 1995	\$71,500.00	4	110	-19.20 %	\$330,500	\$783,232,321	0.04 %
Feb 1995	\$79,000.00	10	104	10.50 %	\$850,500	\$1,039,894,077	0.08 %
Mar 1995	\$70,000.00	17	75	-11.40 %	\$1,225,000	\$1,200,764,392	0.10 %
Apr 1995	\$94,000.00	11	54	34.30 %	\$1,057,500	\$973,872,478	0.11 %
May 1995	\$85,000.00	7	151	-9.60 %	\$626,000	\$1,171,408,332	0.05 %
Jun 1995	\$82,500.00	9	120	-2.90 %	\$832,250	\$1,152,357,321	0.07 %
Jul 1995	\$79,000.00	9	32	-4.20 %	\$674,500	\$1,114,360,990	0.06 %
Aug 1995	\$74,000.00	10	79	-6.30 %	\$1,040,500	\$1,226,657,283	0.08 %
Sep 1995	\$65,000.00	4	76	-12.20 %	\$313,000	\$1,231,303,637	0.03 %
Oct 1995	\$89,000.00	12	82	36.90 %	\$1,240,500	\$1,332,401,698	0.09 %
Nov 1995	\$81,000.00	18	49	-9.00 %	\$1,535,500	\$1,460,467,069	0.11 %
Dec 1995	\$74,500.00	16	141	-8.00 %	\$1,248,000	\$1,099,257,181	0.11 %
Jan 1996	\$112,500.00	4	222	51.00 %	\$623,000	\$1,271,220,646	0.05 %
Feb 1996	\$90,000.00	15	79	-20.00 %	\$1,545,500	\$1,827,146,957	0.08 %
Mar 1996	\$80,500.00	22	95	-10.60 %	\$1,869,500	\$1,877,732,896	0.10 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1996	\$90,000.00	14	124	11.80 %	\$1,250,500	\$1,506,521,224	0.08 %
May 1996	\$76,500.00	23	203	-15.00 %	\$2,078,500	\$1,438,822,448	0.14 %
Jun 1996	\$68,250.00	10	169	-10.80 %	\$750,500	\$1,015,486,411	0.07 %
Jul 1996	\$79,000.00	8	65	15.80 %	\$669,500	\$979,024,121	0.07 %
Aug 1996	\$94,000.00	11	35	19.00 %	\$1,160,500	\$1,150,932,337	0.10 %
Sep 1996	\$118,000.00	11	91	25.50 %	\$1,136,000	\$1,187,101,042	0.10 %
Oct 1996	\$92,500.00	16	150	-21.60 %	\$1,497,500	\$1,254,387,177	0.12 %
Nov 1996	\$90,000.00	17	135	-2.70 %	\$1,726,700	\$1,558,585,167	0.11 %
Dec 1996	\$87,000.00	18	87	-3.30 %	\$1,603,500	\$1,048,735,904	0.15 %
Jan 1997	\$78,000.00	11	122	-10.30 %	\$877,600	\$1,460,012,135	0.06 %
Feb 1997	\$94,500.00	21	31	21.20 %	\$2,416,000	\$1,519,033,761	0.16 %
Mar 1997	\$81,500.00	12	41	-13.80 %	\$1,086,000	\$1,610,906,394	0.07 %
Apr 1997	\$77,000.00	14	99	-5.50 %	\$1,027,000	\$1,560,742,734	0.07 %
May 1997	\$72,500.00	10	95	-5.80 %	\$882,500	\$1,524,290,660	0.06 %
Jun 1997	\$97,500.00	6	61	34.50 %	\$564,000	\$1,285,629,959	0.04 %
Jul 1997	\$80,000.00	17	95	-17.90 %	\$1,498,500	\$1,393,495,988	0.11 %
Aug 1997	\$85,000.00	13	75	6.30 %	\$1,118,500	\$1,254,387,191	0.09 %
Sep 1997	\$103,750.00	14	67	22.10 %	\$1,374,800	\$1,313,384,137	0.10 %
Oct 1997	\$88,500.00	10	169	-14.70 %	\$938,000	\$1,430,510,412	0.07 %
Nov 1997	\$88,600.00	10	110	0.10 %	\$890,700	\$1,456,902,923	0.06 %
Dec 1997	\$90,000.00	10	76	1.60 %	\$888,500	\$1,068,386,219	0.08 %
Jan 1998	\$60,000.00	5	31	-33.30 %	\$331,000	\$933,755,430	0.04 %
Feb 1998	\$89,000.00	12	10	48.30 %	\$1,190,500	\$1,025,291,780	0.12 %
Mar 1998	\$83,000.00	17	93	-6.70 %	\$1,494,500	\$1,308,193,596	0.11 %
Apr 1998	\$91,000.00	13	84	9.60 %	\$1,256,500	\$942,055,932	0.13 %
May 1998	\$83,000.00	9	57	-8.80 %	\$862,000	\$1,012,923,814	0.09 %
Jun 1998	\$96,500.00	10	76	16.30 %	\$971,500	\$966,222,514	0.10 %
Jul 1998	\$80,500.00	10	53	-16.60 %	\$832,500	\$973,711,962	0.09 %
Aug 1998	\$89,000.00	13	92	10.60 %	\$1,401,500	\$1,042,185,166	0.13 %
Sep 1998	\$89,000.00	8	82	0.00 %	\$713,000	\$1,082,091,582	0.07 %
Oct 1998	\$89,500.00	14	86	0.60 %	\$1,431,000	\$1,250,664,403	0.11 %
Nov 1998	\$90,000.00	17	74	0.60 %	\$1,728,500	\$1,414,387,763	0.12 %
Dec 1998	\$102,500.00	14	54	13.90 %	\$1,505,699	\$1,186,805,877	0.13 %
Jan 1999	\$134,500.00	6	56	31.20 %	\$752,000	\$1,195,339,951	0.06 %
Feb 1999	\$100,000.00	15	106	-25.70 %	\$1,562,000	\$1,386,135,468	0.11 %
Mar 1999	\$87,000.00	9	28	-13.00 %	\$844,700	\$1,609,850,475	0.05 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1999	\$103,000.00	6	113	18.40 %	\$602,000	\$1,398,634,251	0.04 %
May 1999	\$98,000.00	15	102	-4.90 %	\$1,672,000	\$1,414,706,741	0.12 %
Jun 1999	\$85,500.00	4	48	-12.80 %	\$366,000	\$1,259,348,010	0.03 %
Jul 1999	\$80,000.00	12	35	-6.40 %	\$1,000,500	\$1,337,851,168	0.07 %
Aug 1999	\$70,000.00	9	61	-12.50 %	\$744,000	\$1,227,927,982	0.06 %
Sep 1999	\$90,000.00	9	42	28.60 %	\$978,000	\$1,248,581,053	0.08 %
Oct 1999	\$85,000.00	9	32	-5.60 %	\$1,150,000	\$1,215,170,870	0.09 %
Nov 1999	\$70,000.00	11	28	-17.60 %	\$854,720	\$1,351,230,898	0.06 %
Dec 1999	\$75,000.00	4	14	7.10 %	\$311,500	\$906,889,354	0.03 %
Jan 2000	\$70,750.00	4	71	-5.70 %	\$275,500	\$1,002,276,042	0.03 %
Feb 2000	\$95,000.00	9	82	34.30 %	\$906,500	\$1,273,544,690	0.07 %
Mar 2000	\$89,500.00	14	60	-5.80 %	\$1,332,840	\$1,396,084,521	0.10 %
Apr 2000	\$96,500.00	12	78	7.80 %	\$1,302,500	\$1,113,818,099	0.12 %
May 2000	\$78,000.00	12	85	-19.20 %	\$1,030,500	\$1,081,483,516	0.10 %
Jun 2000	\$103,750.00	6	183	33.00 %	\$713,500	\$1,124,880,926	0.06 %
Jul 2000	\$83,000.00	7	107	-20.00 %	\$788,000	\$1,060,134,595	0.07 %
Aug 2000	\$121,500.00	4	523	46.40 %	\$525,000	\$1,087,632,000	0.05 %
Sep 2000	\$89,000.00	4	91	-26.70 %	\$332,000	\$1,069,032,648	0.03 %
Oct 2000	\$65,500.00	2	243	-26.40 %	\$131,000	\$980,253,276	0.01 %
Nov 2000	\$105,000.00	4	56	60.30 %	\$391,000	\$1,228,515,172	0.03 %
Dec 2000	\$105,000.00	10	30	0.00 %	\$1,027,000	\$936,485,445	0.11 %
Jan 2001	\$80,000.00	7	122	-23.80 %	\$654,000	\$994,121,763	0.07 %
Feb 2001	\$75,000.00	7	6	-6.30 %	\$625,000	\$1,305,299,516	0.05 %
Mar 2001	\$100,000.00	7	52	33.30 %	\$781,000	\$1,385,885,191	0.06 %
Apr 2001	\$97,500.00	7	114	-2.50 %	\$583,500	\$1,409,788,449	0.04 %
May 2001	\$50,000.00	5	114	-48.70 %	\$371,000	\$1,308,231,537	0.03 %
Jun 2001	\$82,000.00	3	130	64.00 %	\$242,000	\$1,293,270,772	0.02 %
Jul 2001	\$81,500.00	13	66	-0.60 %	\$1,195,500	\$1,233,240,690	0.10 %
Aug 2001	\$90,500.00	12	148	11.00 %	\$1,019,000	\$1,451,696,431	0.07 %
Sep 2001	\$90,500.00	8	96	0.00 %	\$808,500	\$1,158,915,623	0.07 %
Oct 2001	\$89,000.00	8	140	-1.70 %	\$778,000	\$1,433,623,485	0.05 %
Nov 2001	\$79,500.00	7	78	-10.70 %	\$727,000	\$1,682,405,899	0.04 %
Dec 2001	\$64,500.00	10	60	-18.90 %	\$654,500	\$1,321,976,029	0.05 %
Jan 2002	\$98,000.00	6	99	51.90 %	\$706,000	\$1,408,732,170	0.05 %
Feb 2002	\$127,000.00	15	101	29.60 %	\$1,919,100	\$1,954,697,622	0.10 %
Mar 2002	\$68,500.00	5	519	-46.10 %	\$649,500	\$2,218,064,092	0.03 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 2002	\$82,000.00	10	90	19.70 %	\$902,500	\$2,170,418,593	0.04 %
May 2002	\$82,500.00	8	125	0.60 %	\$765,000	\$2,106,307,805	0.04 %
Jun 2002	\$78,000.00	9	54	-5.50 %	\$770,000	\$1,677,029,080	0.05 %
Jul 2002	\$106,000.00	21	65	35.90 %	\$2,284,000	\$1,785,431,521	0.13 %
Aug 2002	\$115,000.00	11	245	8.50 %	\$1,377,300	\$1,825,131,338	0.08 %
Sep 2002	\$93,500.00	7	153	-18.70 %	\$797,000	\$1,854,109,675	0.04 %
Oct 2002	\$77,500.00	10	173	-17.10 %	\$1,098,500	\$2,222,696,747	0.05 %
Nov 2002	\$75,500.00	12	65	-2.60 %	\$1,038,000	\$2,396,345,565	0.04 %
Dec 2002	\$105,000.00	7	105	39.10 %	\$818,000	\$1,846,021,505	0.04 %
Jan 2003	\$115,000.00	2	69	9.50 %	\$230,000	\$1,939,431,080	0.01 %
Feb 2003	\$85,000.00	13	102	-26.10 %	\$1,420,400	\$2,301,186,294	0.06 %
Mar 2003	\$118,000.00	17	134	38.80 %	\$2,062,000	\$2,662,329,963	0.08 %
Apr 2003	\$95,000.00	7	61	-19.50 %	\$790,000	\$2,286,043,586	0.03 %
May 2003	\$135,000.00	11	40	42.10 %	\$1,480,000	\$2,924,812,111	0.05 %
Jun 2003	\$107,500.00	18	56	-20.40 %	\$2,090,500	\$2,493,952,673	0.08 %
Jul 2003	\$87,000.00	7	78	-19.10 %	\$874,500	\$2,635,758,318	0.03 %
Aug 2003	\$87,000.00	12	113	0.00 %	\$932,000	\$2,705,117,597	0.03 %
Sep 2003	\$91,250.00	18	98	4.90 %	\$2,442,600	\$2,828,242,432	0.09 %
Oct 2003	\$117,500.00	20	58	28.80 %	\$2,535,186	\$3,068,019,983	0.08 %
Nov 2003	\$125,000.00	29	92	6.40 %	\$3,547,300	\$3,028,646,674	0.12 %
Dec 2003	\$108,000.00	23	67	-13.60 %	\$2,705,000	\$2,413,031,768	0.11 %
Jan 2004	\$110,000.00	15	74	1.90 %	\$1,875,000	\$2,310,184,738	0.08 %
Feb 2004	\$124,000.00	14	102	12.70 %	\$1,707,000	\$2,758,234,661	0.06 %
Mar 2004	\$97,500.00	20	47	-21.40 %	\$2,249,289	\$3,299,144,744	0.07 %
Apr 2004	\$129,719.00	20	52	33.00 %	\$2,945,938	\$2,817,130,071	0.10 %
May 2004	\$119,200.00	25	50	-8.10 %	\$3,764,200	\$2,797,608,745	0.13 %
Jun 2004	\$106,500.00	24	56	-10.70 %	\$3,070,000	\$2,448,118,219	0.13 %
Jul 2004	\$137,000.00	18	31	28.60 %	\$2,552,000	\$2,338,761,863	0.11 %
Aug 2004	\$128,000.00	26	28	-6.60 %	\$4,212,500	\$2,439,929,259	0.17 %
Sep 2004	\$105,000.00	24	51	-18.00 %	\$2,970,000	\$2,336,106,623	0.13 %
Oct 2004	\$137,500.00	22	21	31.00 %	\$3,231,500	\$2,490,068,104	0.13 %
Nov 2004	\$127,000.00	22	42	-7.60 %	\$3,597,000	\$3,008,383,348	0.12 %
Dec 2004	\$150,000.00	23	21	18.10 %	\$3,821,000	\$2,687,741,945	0.14 %
Jan 2005	\$120,000.00	14	10	-20.00 %	\$2,138,000	\$2,163,790,625	0.10 %
Feb 2005	\$135,000.00	21	54	12.50 %	\$3,803,500	\$3,201,456,217	0.12 %
Mar 2005	\$165,000.00	21	20	22.20 %	\$4,528,450	\$3,526,633,657	0.13 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 2005	\$137,000.00	22	16	-17.00 %	\$3,588,290	\$2,869,916,499	0.13 %
May 2005	\$175,000.00	12	27	27.70 %	\$2,576,000	\$3,018,908,058	0.09 %
Jun 2005	\$125,000.00	11	49	-28.60 %	\$1,754,000	\$2,677,547,168	0.07 %
Jul 2005	\$160,000.00	17	44	28.00 %	\$2,949,500	\$2,694,916,753	0.11 %
Aug 2005	\$141,000.00	16	24	-11.90 %	\$2,777,500	\$2,895,264,833	0.10 %
Sep 2005	\$164,000.00	10	47	16.30 %	\$2,045,500	\$3,111,109,070	0.07 %
Oct 2005	\$134,000.00	23	39	-18.30 %	\$3,467,500	\$2,920,789,673	0.12 %
Nov 2005	\$173,750.00	16	24	29.70 %	\$3,069,500	\$3,317,975,081	0.09 %
Dec 2005	\$133,750.00	10	29	-23.00 %	\$1,396,500	\$2,441,613,387	0.06 %
Jan 2006	\$171,000.00	7	14	27.90 %	\$1,366,000	\$2,156,751,887	0.06 %
Feb 2006	\$155,000.00	15	57	-9.40 %	\$2,382,000	\$2,726,977,988	0.09 %
Mar 2006	\$190,000.00	21	19	22.60 %	\$4,306,000	\$3,642,588,020	0.12 %
Apr 2006	\$175,000.00	19	35	-7.90 %	\$3,583,500	\$2,765,380,586	0.13 %
May 2006	\$175,000.00	18	69	0.00 %	\$3,377,000	\$3,443,100,067	0.10 %
Jun 2006	\$176,250.00	18	24	0.70 %	\$3,761,000	\$3,065,823,868	0.12 %
Jul 2006	\$174,500.00	24	21	-1.00 %	\$4,305,000	\$2,840,066,918	0.15 %
Aug 2006	\$180,500.00	18	41	3.40 %	\$4,067,900	\$3,144,183,499	0.13 %
Sep 2006	\$173,500.00	10	26	-3.90 %	\$1,657,500	\$3,158,205,617	0.05 %
Oct 2006	\$215,000.00	15	25	23.90 %	\$3,281,500	\$3,345,413,560	0.10 %
Nov 2006	\$185,000.00	15	32	-14.00 %	\$3,253,500	\$3,907,314,743	0.08 %
Dec 2006	\$174,250.00	14	21	-5.80 %	\$2,505,000	\$3,238,012,215	0.08 %
Jan 2007	\$175,000.00	7	43	0.40 %	\$1,489,000	\$2,842,189,755	0.05 %
Feb 2007	\$190,250.00	18	48	8.70 %	\$4,028,000	\$3,725,714,450	0.11 %
Mar 2007	\$188,750.00	18	28	-0.80 %	\$3,811,650	\$4,534,699,905	0.08 %
Apr 2007	\$203,000.00	15	20	7.50 %	\$3,757,500	\$3,394,822,216	0.11 %
May 2007	\$218,500.00	14	25	7.60 %	\$3,084,000	\$3,867,735,793	0.08 %
Jun 2007	\$240,000.00	14	32	9.80 %	\$3,185,000	\$3,099,286,491	0.10 %
Jul 2007	\$255,000.00	11	33	6.30 %	\$2,965,500	\$2,763,617,537	0.11 %
Aug 2007	\$210,000.00	11	54	-17.60 %	\$2,219,500	\$2,655,528,722	0.08 %
Sep 2007	\$245,000.00	5	140	16.70 %	\$1,417,000	\$2,440,402,914	0.06 %
Oct 2007	\$217,500.00	4	46	-11.20 %	\$815,000	\$2,826,047,762	0.03 %
Nov 2007	\$198,500.00	14	45	-8.70 %	\$2,934,000	\$3,282,807,212	0.09 %
Dec 2007	\$190,000.00	7	27	-4.30 %	\$1,534,000	\$2,307,364,297	0.07 %
Jan 2008	\$197,000.00	5	108	3.70 %	\$1,007,000	\$2,054,469,162	0.05 %
Feb 2008	\$207,500.00	14	40	5.30 %	\$2,928,500	\$2,508,468,037	0.12 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Mar 2008	\$197,500.00	8	64	-4.80 %	\$1,900,000	\$2,106,520,863	0.09 %
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Suburbs covered: Ahipara, Awanui, Cape Reinga, Herekino, Houhora, Kaimaumu, Kaitaia, Pukenui, Pukepoto, Waipapakauri