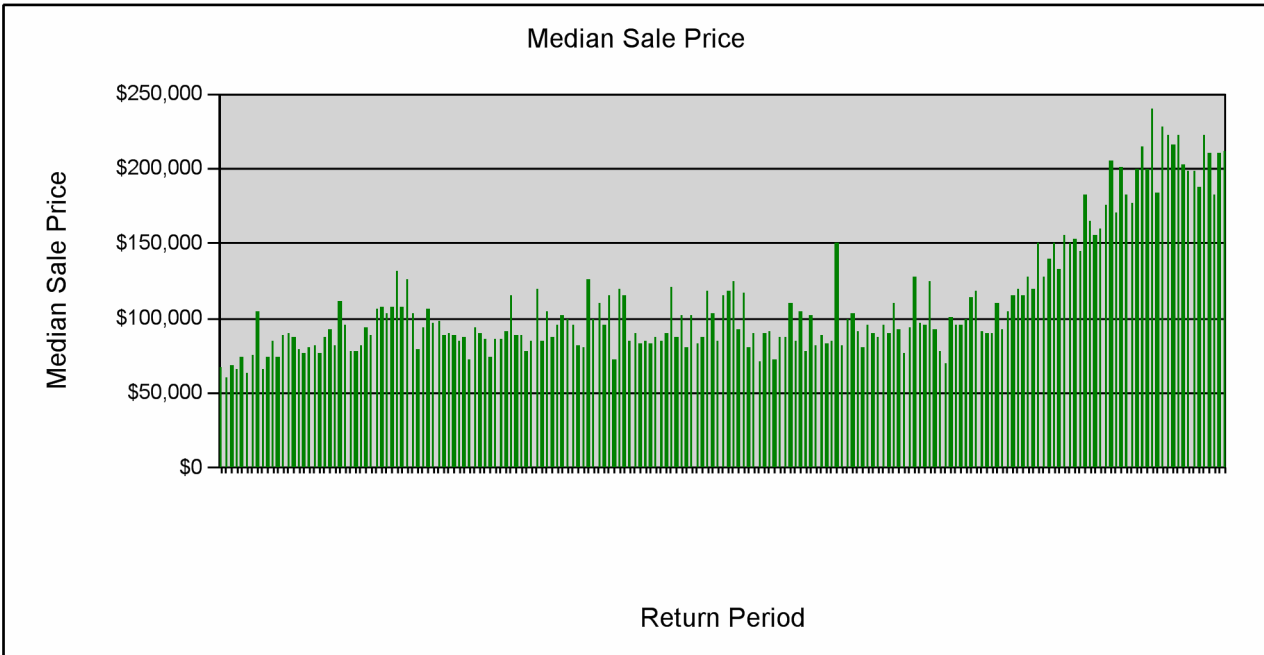


Market Facts - Median Sale Price

District: Taranaki From: Jan 1992
 Zone: Hawera 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	\$67,250.00	28	64		\$2,216,625	\$552,272,275	0.40 %
Feb 1992	\$60,000.00	21	62	-10.80 %	\$1,355,900	\$667,866,334	0.20 %
Mar 1992	\$68,000.00	23	29	13.30 %	\$1,880,500	\$739,294,479	0.25 %
Apr 1992	\$66,000.00	27	31	-2.90 %	\$1,863,000	\$671,847,860	0.28 %
May 1992	\$74,000.00	29	61	12.10 %	\$2,352,100	\$680,307,185	0.35 %
Jun 1992	\$63,000.00	25	31	-14.90 %	\$1,857,000	\$680,410,692	0.27 %
Jul 1992	\$75,000.00	30	36	19.00 %	\$2,401,500	\$729,882,819	0.33 %
Aug 1992	\$105,000.00	33	30	40.00 %	\$3,718,500	\$646,065,756	0.58 %
Sep 1992	\$66,000.00	21	31	-37.10 %	\$1,574,000	\$719,167,928	0.22 %
Oct 1992	\$74,000.00	27	31	12.10 %	\$2,297,000	\$742,405,753	0.31 %
Nov 1992	\$84,625.00	32	56	14.40 %	\$3,018,250	\$734,931,348	0.41 %
Dec 1992	\$74,500.00	22	40	-12.00 %	\$1,782,100	\$620,261,405	0.29 %
Jan 1993	\$88,250.00	26	32	18.50 %	\$2,525,000	\$594,190,541	0.42 %
Feb 1993	\$89,500.00	28	24	1.40 %	\$2,798,000	\$715,304,095	0.39 %
Mar 1993	\$87,500.00	20	24	-2.20 %	\$1,866,500	\$874,185,928	0.21 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1993	\$79,000.00	22	16	-9.70 %	\$2,042,500	\$733,417,019	0.28 %
May 1993	\$77,000.00	21	41	-2.50 %	\$2,075,000	\$716,604,437	0.29 %
Jun 1993	\$80,000.00	17	71	3.90 %	\$1,475,000	\$796,460,860	0.19 %
Jul 1993	\$82,000.00	21	61	2.50 %	\$1,837,500	\$836,436,718	0.22 %
Aug 1993	\$77,000.00	22	41	-6.10 %	\$2,047,000	\$938,471,081	0.22 %
Sep 1993	\$87,000.00	19	31	13.00 %	\$1,993,500	\$948,682,660	0.21 %
Oct 1993	\$92,500.00	25	86	6.30 %	\$2,669,000	\$996,090,217	0.27 %
Nov 1993	\$82,500.00	18	46	-10.80 %	\$1,678,500	\$1,085,029,912	0.15 %
Dec 1993	\$111,000.00	22	61	34.50 %	\$2,616,500	\$886,187,302	0.30 %
Jan 1994	\$95,000.00	21	84	-14.40 %	\$2,094,500	\$877,617,232	0.24 %
Feb 1994	\$77,500.00	16	38	-18.40 %	\$1,367,255	\$1,199,005,212	0.11 %
Mar 1994	\$78,500.00	25	34	1.30 %	\$2,168,900	\$1,374,621,944	0.16 %
Apr 1994	\$82,000.00	28	31	4.50 %	\$2,724,300	\$1,194,637,761	0.23 %
May 1994	\$94,000.00	19	35	14.60 %	\$1,812,500	\$1,232,188,289	0.15 %
Jun 1994	\$88,750.00	28	31	-5.60 %	\$2,754,500	\$1,219,489,367	0.23 %
Jul 1994	\$106,000.00	28	40	19.40 %	\$3,103,000	\$1,030,004,868	0.30 %
Aug 1994	\$108,000.00	23	40	1.90 %	\$2,635,000	\$1,225,481,117	0.22 %
Sep 1994	\$103,500.00	27	36	-4.20 %	\$3,219,300	\$1,189,729,750	0.27 %
Oct 1994	\$107,000.00	19	39	3.40 %	\$2,324,700	\$1,238,872,714	0.19 %
Nov 1994	\$131,000.00	20	84	22.40 %	\$2,581,500	\$1,143,685,282	0.23 %
Dec 1994	\$108,000.00	17	61	-17.60 %	\$2,082,000	\$988,720,543	0.21 %
Jan 1995	\$126,500.00	16	75	17.10 %	\$2,145,000	\$783,232,321	0.27 %
Feb 1995	\$103,000.00	27	57	-18.60 %	\$2,845,750	\$1,039,894,077	0.27 %
Mar 1995	\$79,000.00	15	42	-23.30 %	\$1,208,000	\$1,200,764,392	0.10 %
Apr 1995	\$93,500.00	18	59	18.40 %	\$1,839,500	\$973,872,478	0.19 %
May 1995	\$106,000.00	23	61	13.40 %	\$2,508,000	\$1,171,408,332	0.21 %
Jun 1995	\$97,000.00	18	64	-8.50 %	\$1,872,500	\$1,152,357,321	0.16 %
Jul 1995	\$97,500.00	30	48	0.50 %	\$3,492,500	\$1,114,360,990	0.31 %
Aug 1995	\$89,250.00	22	92	-8.50 %	\$2,292,500	\$1,226,657,283	0.19 %
Sep 1995	\$90,000.00	20	125	0.80 %	\$2,134,355	\$1,231,303,637	0.17 %
Oct 1995	\$89,000.00	23	30	-1.10 %	\$2,230,500	\$1,332,401,698	0.17 %
Nov 1995	\$84,000.00	19	43	-5.60 %	\$1,833,500	\$1,460,467,069	0.13 %
Dec 1995	\$87,000.00	10	58	3.60 %	\$855,000	\$1,099,257,181	0.08 %
Jan 1996	\$72,500.00	10	55	-16.70 %	\$883,500	\$1,271,220,646	0.07 %
Feb 1996	\$94,500.00	37	61	30.30 %	\$4,028,850	\$1,827,146,957	0.22 %
Mar 1996	\$90,500.00	24	96	-4.20 %	\$2,298,500	\$1,877,732,896	0.12 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1996	\$86,000.00	36	60	-5.00 %	\$3,438,000	\$1,506,521,224	0.23 %
May 1996	\$74,000.00	17	92	-14.00 %	\$1,361,000	\$1,438,822,448	0.09 %
Jun 1996	\$86,000.00	18	49	16.20 %	\$1,782,000	\$1,015,486,411	0.18 %
Jul 1996	\$85,750.00	24	69	-0.30 %	\$2,249,000	\$979,024,121	0.23 %
Aug 1996	\$91,500.00	20	65	6.70 %	\$1,946,500	\$1,150,932,337	0.17 %
Sep 1996	\$115,000.00	23	59	25.70 %	\$2,850,000	\$1,187,101,042	0.24 %
Oct 1996	\$88,500.00	30	61	-23.00 %	\$3,042,000	\$1,254,387,177	0.24 %
Nov 1996	\$88,500.00	21	66	0.00 %	\$2,224,500	\$1,558,585,167	0.14 %
Dec 1996	\$77,500.00	14	87	-12.40 %	\$1,118,500	\$1,048,735,904	0.11 %
Jan 1997	\$85,000.00	15	54	9.70 %	\$1,465,500	\$1,460,012,135	0.10 %
Feb 1997	\$120,000.00	16	107	41.20 %	\$1,865,500	\$1,519,033,761	0.12 %
Mar 1997	\$85,000.00	23	63	-29.20 %	\$2,258,000	\$1,610,906,394	0.14 %
Apr 1997	\$105,000.00	44	64	23.50 %	\$5,107,500	\$1,560,742,734	0.33 %
May 1997	\$87,000.00	33	64	-17.10 %	\$3,062,600	\$1,524,290,660	0.20 %
Jun 1997	\$95,500.00	22	67	9.80 %	\$2,040,250	\$1,285,629,959	0.16 %
Jul 1997	\$102,500.00	17	61	7.30 %	\$1,807,700	\$1,393,495,988	0.13 %
Aug 1997	\$100,000.00	31	53	-2.40 %	\$3,858,500	\$1,254,387,191	0.31 %
Sep 1997	\$95,000.00	11	139	-5.00 %	\$1,124,700	\$1,313,384,137	0.09 %
Oct 1997	\$82,000.00	21	47	-13.70 %	\$1,876,000	\$1,430,510,412	0.13 %
Nov 1997	\$80,000.00	23	95	-2.40 %	\$2,436,500	\$1,456,902,923	0.17 %
Dec 1997	\$126,000.00	13	41	57.50 %	\$1,621,300	\$1,068,386,219	0.15 %
Jan 1998	\$99,500.00	14	61	-21.00 %	\$1,630,500	\$933,755,430	0.17 %
Feb 1998	\$109,500.00	6	78	10.10 %	\$689,500	\$1,025,291,780	0.07 %
Mar 1998	\$95,500.00	12	93	-12.80 %	\$1,228,000	\$1,308,193,596	0.09 %
Apr 1998	\$115,000.00	15	136	20.40 %	\$1,766,000	\$942,055,932	0.19 %
May 1998	\$72,500.00	14	65	-37.00 %	\$1,316,000	\$1,012,923,814	0.13 %
Jun 1998	\$120,000.00	18	87	65.50 %	\$2,498,750	\$966,222,514	0.26 %
Jul 1998	\$115,000.00	20	71	-4.20 %	\$2,147,500	\$973,711,962	0.22 %
Aug 1998	\$84,000.00	21	61	-27.00 %	\$2,103,500	\$1,042,185,166	0.20 %
Sep 1998	\$90,000.00	31	93	7.10 %	\$3,268,050	\$1,082,091,582	0.30 %
Oct 1998	\$83,000.00	19	70	-7.80 %	\$1,848,000	\$1,250,664,403	0.15 %
Nov 1998	\$84,000.00	22	40	1.20 %	\$2,321,000	\$1,414,387,763	0.16 %
Dec 1998	\$83,250.00	16	61	-0.90 %	\$1,424,500	\$1,186,805,877	0.12 %
Jan 1999	\$88,000.00	24	68	5.70 %	\$2,513,500	\$1,195,339,951	0.21 %
Feb 1999	\$85,250.00	16	80	-3.10 %	\$1,420,100	\$1,386,135,468	0.10 %
Mar 1999	\$90,000.00	27	74	5.60 %	\$2,657,500	\$1,609,850,475	0.17 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1999	\$121,000.00	23	95	34.40 %	\$3,106,000	\$1,398,634,251	0.22 %
May 1999	\$88,000.00	19	120	-27.30 %	\$1,741,000	\$1,414,706,741	0.12 %
Jun 1999	\$101,500.00	14	58	15.30 %	\$1,511,549	\$1,259,348,010	0.12 %
Jul 1999	\$81,000.00	13	53	-20.20 %	\$1,300,000	\$1,337,851,168	0.10 %
Aug 1999	\$102,500.00	12	60	26.50 %	\$1,348,000	\$1,227,927,982	0.11 %
Sep 1999	\$83,000.00	27	58	-19.00 %	\$2,369,500	\$1,248,581,053	0.19 %
Oct 1999	\$88,000.00	15	92	6.00 %	\$1,729,000	\$1,215,170,870	0.14 %
Nov 1999	\$117,500.00	22	85	33.50 %	\$2,540,500	\$1,351,230,898	0.19 %
Dec 1999	\$104,000.00	18	57	-11.50 %	\$1,956,200	\$906,889,354	0.22 %
Jan 2000	\$85,000.00	11	74	-18.30 %	\$1,090,200	\$1,002,276,042	0.11 %
Feb 2000	\$115,000.00	23	68	35.30 %	\$2,703,250	\$1,273,544,690	0.21 %
Mar 2000	\$118,000.00	20	84	2.60 %	\$2,534,500	\$1,396,084,521	0.18 %
Apr 2000	\$125,000.00	20	32	5.90 %	\$3,003,900	\$1,113,818,099	0.27 %
May 2000	\$92,500.00	16	92	-26.00 %	\$1,742,000	\$1,081,483,516	0.16 %
Jun 2000	\$117,000.00	15	64	26.50 %	\$1,901,500	\$1,124,880,926	0.17 %
Jul 2000	\$80,000.00	21	119	-31.60 %	\$2,034,000	\$1,060,134,595	0.19 %
Aug 2000	\$90,000.00	15	92	12.50 %	\$1,539,578	\$1,087,632,000	0.14 %
Sep 2000	\$71,000.00	19	53	-21.10 %	\$1,770,500	\$1,069,032,648	0.17 %
Oct 2000	\$90,000.00	16	33	26.80 %	\$1,601,600	\$980,253,276	0.16 %
Nov 2000	\$91,000.00	16	56	1.10 %	\$1,598,000	\$1,228,515,172	0.13 %
Dec 2000	\$72,000.00	17	27	-20.90 %	\$1,714,600	\$936,485,445	0.18 %
Jan 2001	\$87,000.00	11	89	20.80 %	\$975,500	\$994,121,763	0.10 %
Feb 2001	\$87,000.00	19	65	0.00 %	\$1,698,000	\$1,305,299,516	0.13 %
Mar 2001	\$110,000.00	17	74	26.40 %	\$2,150,000	\$1,385,885,191	0.16 %
Apr 2001	\$85,000.00	22	116	-22.70 %	\$2,138,100	\$1,409,788,449	0.15 %
May 2001	\$105,000.00	22	57	23.50 %	\$2,290,000	\$1,308,231,537	0.18 %
Jun 2001	\$78,000.00	11	117	-25.70 %	\$994,500	\$1,293,270,772	0.08 %
Jul 2001	\$102,500.00	20	61	31.40 %	\$1,996,700	\$1,233,240,690	0.16 %
Aug 2001	\$81,750.00	20	55	-20.20 %	\$2,090,000	\$1,451,696,431	0.14 %
Sep 2001	\$88,500.00	19	77	8.30 %	\$2,098,000	\$1,158,915,623	0.18 %
Oct 2001	\$83,000.00	17	80	-6.20 %	\$2,070,000	\$1,433,623,485	0.14 %
Nov 2001	\$85,000.00	25	72	2.40 %	\$2,975,550	\$1,682,405,899	0.18 %
Dec 2001	\$150,000.00	15	65	76.50 %	\$2,186,000	\$1,321,976,029	0.17 %
Jan 2002	\$82,000.00	16	92	-45.30 %	\$1,402,000	\$1,408,732,170	0.10 %
Feb 2002	\$100,000.00	33	80	22.00 %	\$3,807,600	\$1,954,697,622	0.19 %
Mar 2002	\$103,000.00	31	108	3.00 %	\$3,359,500	\$2,218,064,092	0.15 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 2002	\$91,000.00	21	90	-11.70 %	\$2,324,000	\$2,170,418,593	0.11 %
May 2002	\$80,000.00	13	102	-12.10 %	\$1,482,000	\$2,106,307,805	0.07 %
Jun 2002	\$95,000.00	17	81	18.80 %	\$1,624,100	\$1,677,029,080	0.10 %
Jul 2002	\$90,000.00	25	131	-5.30 %	\$2,450,000	\$1,785,431,521	0.14 %
Aug 2002	\$87,500.00	26	40	-2.80 %	\$2,736,000	\$1,825,131,338	0.15 %
Sep 2002	\$95,500.00	18	124	9.10 %	\$1,947,700	\$1,854,109,675	0.11 %
Oct 2002	\$90,000.00	32	78	-5.80 %	\$3,191,500	\$2,222,696,747	0.14 %
Nov 2002	\$110,000.00	23	62	22.20 %	\$2,766,000	\$2,396,345,565	0.12 %
Dec 2002	\$93,000.00	23	70	-15.50 %	\$2,942,306	\$1,846,021,505	0.16 %
Jan 2003	\$77,000.00	25	97	-17.20 %	\$2,669,100	\$1,939,431,080	0.14 %
Feb 2003	\$94,000.00	30	83	22.10 %	\$3,300,500	\$2,301,186,294	0.14 %
Mar 2003	\$128,000.00	33	86	36.20 %	\$4,735,000	\$2,662,329,963	0.18 %
Apr 2003	\$96,500.00	24	71	-24.60 %	\$2,552,600	\$2,286,043,586	0.11 %
May 2003	\$95,000.00	39	64	-1.60 %	\$4,361,156	\$2,924,812,111	0.15 %
Jun 2003	\$125,500.00	32	62	32.10 %	\$4,157,235	\$2,493,952,673	0.17 %
Jul 2003	\$92,500.00	28	49	-26.30 %	\$2,986,350	\$2,635,758,318	0.11 %
Aug 2003	\$78,500.00	28	65	-15.10 %	\$2,833,000	\$2,705,117,597	0.10 %
Sep 2003	\$69,500.00	52	32	-11.50 %	\$4,909,250	\$2,828,242,432	0.17 %
Oct 2003	\$100,750.00	36	33	45.00 %	\$4,105,000	\$3,068,019,983	0.13 %
Nov 2003	\$94,750.00	28	30	-6.00 %	\$3,582,750	\$3,028,646,674	0.12 %
Dec 2003	\$95,000.00	33	38	0.30 %	\$4,467,500	\$2,413,031,768	0.19 %
Jan 2004	\$100,000.00	23	55	5.30 %	\$2,918,000	\$2,310,184,738	0.13 %
Feb 2004	\$113,500.00	32	31	13.50 %	\$4,347,000	\$2,758,234,661	0.16 %
Mar 2004	\$117,551.00	46	40	3.60 %	\$5,765,101	\$3,299,144,744	0.17 %
Apr 2004	\$92,000.00	43	51	-21.70 %	\$4,678,000	\$2,817,130,071	0.17 %
May 2004	\$90,000.00	38	42	-2.20 %	\$4,326,200	\$2,797,608,745	0.15 %
Jun 2004	\$90,000.00	35	30	0.00 %	\$3,596,157	\$2,448,118,219	0.15 %
Jul 2004	\$110,000.00	37	42	22.20 %	\$4,312,000	\$2,338,761,863	0.18 %
Aug 2004	\$92,250.00	36	34	-16.10 %	\$3,820,300	\$2,439,929,259	0.16 %
Sep 2004	\$105,000.00	39	37	13.80 %	\$5,333,425	\$2,336,106,623	0.23 %
Oct 2004	\$114,900.00	34	29	9.40 %	\$3,734,800	\$2,490,068,104	0.15 %
Nov 2004	\$119,000.00	87	21	3.60 %	\$11,648,305	\$3,008,383,348	0.39 %
Dec 2004	\$116,075.00	56	17	-2.50 %	\$7,802,350	\$2,687,741,945	0.29 %
Jan 2005	\$127,000.00	23	28	9.40 %	\$3,218,500	\$2,163,790,625	0.15 %
Feb 2005	\$120,000.00	42	31	-5.50 %	\$5,123,350	\$3,201,456,217	0.16 %
Mar 2005	\$150,000.00	50	18	25.00 %	\$8,432,700	\$3,526,633,657	0.24 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 2005	\$127,750.00	44	18	-14.80 %	\$6,217,225	\$2,869,916,499	0.22 %
May 2005	\$140,000.00	44	30	9.60 %	\$6,786,650	\$3,018,908,058	0.22 %
Jun 2005	\$150,000.00	38	34	7.10 %	\$6,286,850	\$2,677,547,168	0.23 %
Jul 2005	\$133,500.00	34	15	-11.00 %	\$5,673,000	\$2,694,916,753	0.21 %
Aug 2005	\$155,000.00	33	29	16.10 %	\$5,588,000	\$2,895,264,833	0.19 %
Sep 2005	\$150,000.00	33	31	-3.20 %	\$4,935,600	\$3,111,109,070	0.16 %
Oct 2005	\$152,500.00	50	42	1.70 %	\$8,629,225	\$2,920,789,673	0.30 %
Nov 2005	\$145,000.00	33	24	-4.90 %	\$5,501,750	\$3,317,975,081	0.17 %
Dec 2005	\$182,000.00	29	23	25.50 %	\$5,802,100	\$2,441,613,387	0.24 %
Jan 2006	\$165,000.00	23	80	-9.30 %	\$4,295,100	\$2,156,751,887	0.20 %
Feb 2006	\$155,000.00	25	41	-6.10 %	\$5,080,750	\$2,726,977,988	0.19 %
Mar 2006	\$160,000.00	25	25	3.20 %	\$4,566,300	\$3,642,588,020	0.13 %
Apr 2006	\$175,500.00	30	30	9.70 %	\$6,050,200	\$2,765,380,586	0.22 %
May 2006	\$205,500.00	40	28	17.10 %	\$9,138,333	\$3,443,100,067	0.27 %
Jun 2006	\$170,000.00	31	26	-17.30 %	\$5,358,000	\$3,065,823,868	0.17 %
Jul 2006	\$201,500.00	30	31	18.50 %	\$6,159,000	\$2,840,066,918	0.22 %
Aug 2006	\$182,500.00	37	28	-9.40 %	\$7,405,201	\$3,144,183,499	0.24 %
Sep 2006	\$177,000.00	34	23	-3.00 %	\$7,228,500	\$3,158,205,617	0.23 %
Oct 2006	\$200,000.00	41	28	13.00 %	\$8,691,200	\$3,345,413,560	0.26 %
Nov 2006	\$215,000.00	37	35	7.50 %	\$9,119,500	\$3,907,314,743	0.23 %
Dec 2006	\$200,000.00	37	21	-7.00 %	\$8,178,800	\$3,238,012,215	0.25 %
Jan 2007	\$240,000.00	25	42	20.00 %	\$6,565,500	\$2,842,189,755	0.23 %
Feb 2007	\$184,250.00	32	29	-23.20 %	\$6,296,000	\$3,725,714,450	0.17 %
Mar 2007	\$228,250.00	32	39	23.90 %	\$7,553,000	\$4,534,699,905	0.17 %
Apr 2007	\$222,500.00	25	35	-2.50 %	\$6,400,000	\$3,394,822,216	0.19 %
May 2007	\$216,250.00	22	35	-2.80 %	\$5,266,875	\$3,867,735,793	0.14 %
Jun 2007	\$222,500.00	33	56	2.90 %	\$7,920,750	\$3,099,286,491	0.26 %
Jul 2007	\$202,500.00	28	35	-9.00 %	\$6,034,600	\$2,763,617,537	0.22 %
Aug 2007	\$199,000.00	24	31	-1.70 %	\$5,433,040	\$2,655,528,722	0.20 %
Sep 2007	\$199,000.00	22	55	0.00 %	\$4,459,000	\$2,440,402,914	0.18 %
Oct 2007	\$187,250.00	30	56	-5.90 %	\$6,429,000	\$2,826,047,762	0.23 %
Nov 2007	\$223,000.00	29	48	19.10 %	\$6,921,500	\$3,282,807,212	0.21 %
Dec 2007	\$210,000.00	22	34	-5.80 %	\$4,970,250	\$2,307,364,297	0.22 %
Jan 2008	\$182,750.00	38	55	-13.00 %	\$7,450,100	\$2,054,469,162	0.36 %
Feb 2008	\$210,000.00	26	42	14.90 %	\$5,442,500	\$2,508,468,037	0.22 %



Market Facts - Median Sale Price

Mar 2008	\$212,000.00	29	47	1.00 %	\$7,674,700	\$2,106,520,863	0.36 %
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Suburbs covered: Hawera, Normanby, Ohangai, Okaiawa