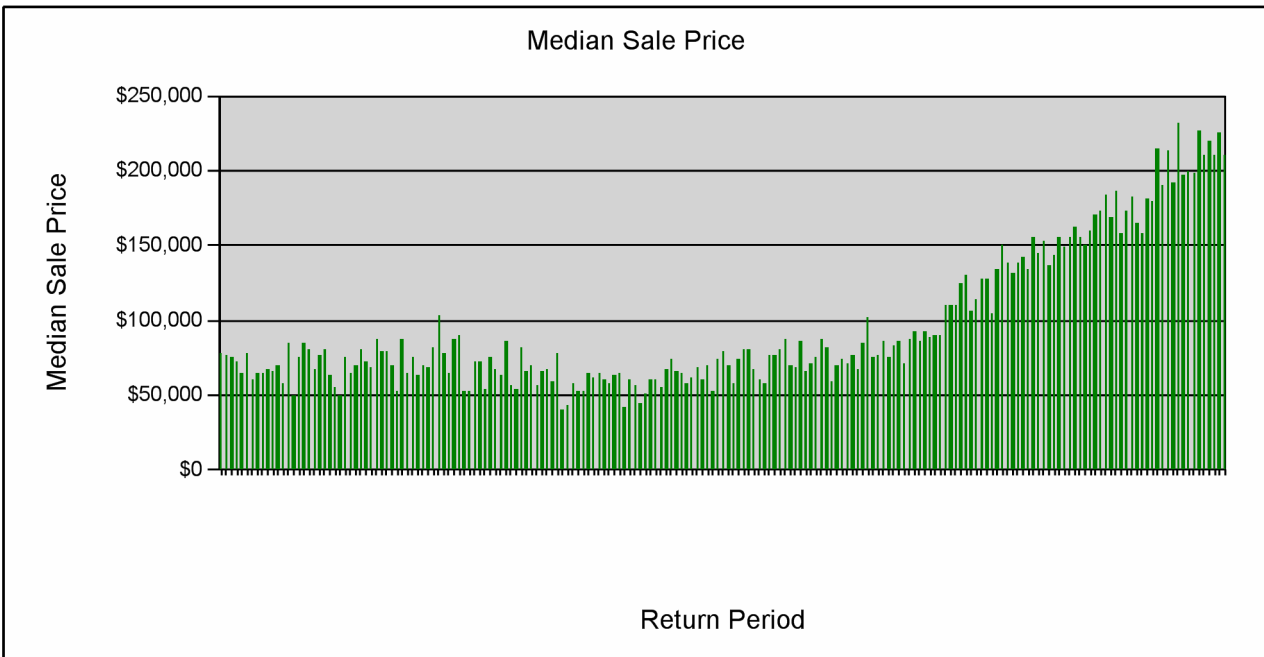


## Market Facts - Median Sale Price

District: Manawatu/Wanganui From: Jan 1992  
 Zone: Manawatu Country 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	\$77,750.00	16	75		\$1,481,000	\$552,272,275	0.27 %
Feb 1992	\$76,500.00	10	92	-1.60 %	\$749,000	\$667,866,334	0.11 %
Mar 1992	\$75,750.00	16	85	-1.00 %	\$1,289,500	\$739,294,479	0.17 %
Apr 1992	\$72,000.00	17	65	-5.00 %	\$1,305,500	\$671,847,860	0.19 %
May 1992	\$64,000.00	20	72	-11.10 %	\$1,451,500	\$680,307,185	0.21 %
Jun 1992	\$77,500.00	10	45	21.10 %	\$803,500	\$680,410,692	0.12 %
Jul 1992	\$61,000.00	20	55	-21.30 %	\$1,378,000	\$729,882,819	0.19 %
Aug 1992	\$65,000.00	13	63	6.60 %	\$867,000	\$646,065,756	0.13 %
Sep 1992	\$64,000.00	15	66	-1.50 %	\$995,000	\$719,167,928	0.14 %
Oct 1992	\$67,250.00	6	126	5.10 %	\$415,000	\$742,405,753	0.06 %
Nov 1992	\$66,500.00	24	95	-1.10 %	\$1,706,850	\$734,931,348	0.23 %
Dec 1992	\$70,000.00	13	32	5.30 %	\$876,000	\$620,261,405	0.14 %
Jan 1993	\$58,000.00	9	82	-17.10 %	\$653,300	\$594,190,541	0.11 %
Feb 1993	\$84,500.00	12	45	45.70 %	\$1,056,500	\$715,304,095	0.15 %
Mar 1993	\$50,000.00	9	66	-40.80 %	\$483,000	\$874,185,928	0.06 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts - Median Sale Price

Apr 1993	\$75,000.00	11	66	50.00 %	\$717,900	\$733,417,019	0.10 %
May 1993	\$84,400.00	15	91	12.50 %	\$1,162,600	\$716,604,437	0.16 %
Jun 1993	\$80,000.00	10	48	-5.20 %	\$825,500	\$796,460,860	0.10 %
Jul 1993	\$67,000.00	17	100	-16.30 %	\$1,188,000	\$836,436,718	0.14 %
Aug 1993	\$76,500.00	20	57	14.20 %	\$1,559,050	\$938,471,081	0.17 %
Sep 1993	\$80,000.00	18	114	4.60 %	\$1,426,500	\$948,682,660	0.15 %
Oct 1993	\$63,750.00	14	89	-20.30 %	\$1,147,500	\$996,090,217	0.12 %
Nov 1993	\$55,000.00	23	85	-13.70 %	\$1,597,000	\$1,085,029,912	0.15 %
Dec 1993	\$50,000.00	15	103	-9.10 %	\$984,500	\$886,187,302	0.11 %
Jan 1994	\$75,000.00	14	154	50.00 %	\$1,283,500	\$877,617,232	0.15 %
Feb 1994	\$64,000.00	24	53	-14.70 %	\$1,756,000	\$1,199,005,212	0.15 %
Mar 1994	\$70,000.00	19	83	9.40 %	\$1,324,000	\$1,374,621,944	0.10 %
Apr 1994	\$80,250.00	22	60	14.60 %	\$1,886,500	\$1,194,637,761	0.16 %
May 1994	\$72,000.00	23	51	-10.30 %	\$1,720,500	\$1,232,188,289	0.14 %
Jun 1994	\$68,500.00	18	104	-4.90 %	\$1,270,500	\$1,219,489,367	0.10 %
Jul 1994	\$88,000.00	23	60	28.50 %	\$2,039,800	\$1,030,004,868	0.20 %
Aug 1994	\$78,750.00	18	153	-10.50 %	\$1,347,000	\$1,225,481,117	0.11 %
Sep 1994	\$79,000.00	33	67	0.30 %	\$2,767,700	\$1,189,729,750	0.23 %
Oct 1994	\$69,500.00	16	117	-12.00 %	\$1,170,470	\$1,238,872,714	0.09 %
Nov 1994	\$53,000.00	24	36	-23.70 %	\$1,594,000	\$1,143,685,282	0.14 %
Dec 1994	\$87,500.00	17	51	65.10 %	\$1,474,500	\$988,720,543	0.15 %
Jan 1995	\$65,000.00	11	113	-25.70 %	\$796,400	\$783,232,321	0.10 %
Feb 1995	\$75,500.00	12	67	16.20 %	\$795,500	\$1,039,894,077	0.08 %
Mar 1995	\$63,500.00	22	42	-15.90 %	\$1,342,500	\$1,200,764,392	0.11 %
Apr 1995	\$70,000.00	15	55	10.20 %	\$1,106,300	\$973,872,478	0.11 %
May 1995	\$68,000.00	12	90	-2.90 %	\$859,000	\$1,171,408,332	0.07 %
Jun 1995	\$81,500.00	19	147	19.90 %	\$1,478,500	\$1,152,357,321	0.13 %
Jul 1995	\$103,875.00	18	50	27.50 %	\$1,878,750	\$1,114,360,990	0.17 %
Aug 1995	\$78,000.00	23	32	-24.90 %	\$2,021,000	\$1,226,657,283	0.16 %
Sep 1995	\$65,000.00	25	107	-16.70 %	\$1,767,500	\$1,231,303,637	0.14 %
Oct 1995	\$88,000.00	19	117	35.40 %	\$1,504,750	\$1,332,401,698	0.11 %
Nov 1995	\$90,000.00	23	33	2.30 %	\$1,979,100	\$1,460,467,069	0.14 %
Dec 1995	\$52,700.00	5	110	-41.40 %	\$257,700	\$1,099,257,181	0.02 %
Jan 1996	\$52,000.00	21	109	-1.30 %	\$1,293,500	\$1,271,220,646	0.10 %
Feb 1996	\$72,000.00	19	97	38.50 %	\$1,402,500	\$1,827,146,957	0.08 %
Mar 1996	\$72,500.00	20	94	0.70 %	\$1,416,500	\$1,877,732,896	0.08 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts - Median Sale Price

Apr 1996	\$54,500.00	16	95	-24.80 %	\$1,057,500	\$1,506,521,224	0.07 %
May 1996	\$75,000.00	22	122	37.60 %	\$1,712,000	\$1,438,822,448	0.12 %
Jun 1996	\$67,000.00	11	57	-10.70 %	\$770,000	\$1,015,486,411	0.08 %
Jul 1996	\$63,750.00	12	109	-4.90 %	\$834,500	\$979,024,121	0.09 %
Aug 1996	\$85,500.00	14	130	34.10 %	\$1,221,500	\$1,150,932,337	0.11 %
Sep 1996	\$56,500.00	10	52	-33.90 %	\$636,500	\$1,187,101,042	0.05 %
Oct 1996	\$54,000.00	13	112	-4.40 %	\$668,500	\$1,254,387,177	0.05 %
Nov 1996	\$82,500.00	16	102	52.80 %	\$1,169,550	\$1,558,585,167	0.08 %
Dec 1996	\$66,000.00	17	159	-20.00 %	\$1,191,500	\$1,048,735,904	0.11 %
Jan 1997	\$70,000.00	31	73	6.10 %	\$2,283,750	\$1,460,012,135	0.16 %
Feb 1997	\$56,500.00	22	133	-19.30 %	\$1,373,500	\$1,519,033,761	0.09 %
Mar 1997	\$65,500.00	25	151	15.90 %	\$1,879,000	\$1,610,906,394	0.12 %
Apr 1997	\$67,000.00	26	51	2.30 %	\$1,962,000	\$1,560,742,734	0.13 %
May 1997	\$59,750.00	20	80	-10.80 %	\$1,338,500	\$1,524,290,660	0.09 %
Jun 1997	\$78,000.00	17	65	30.50 %	\$1,361,000	\$1,285,629,959	0.11 %
Jul 1997	\$40,000.00	18	88	-48.70 %	\$1,124,500	\$1,393,495,988	0.08 %
Aug 1997	\$43,500.00	18	68	8.80 %	\$1,083,000	\$1,254,387,191	0.09 %
Sep 1997	\$58,000.00	21	88	33.30 %	\$1,424,000	\$1,313,384,137	0.11 %
Oct 1997	\$52,000.00	27	85	-10.30 %	\$1,651,000	\$1,430,510,412	0.12 %
Nov 1997	\$52,500.00	27	68	1.00 %	\$1,737,000	\$1,456,902,923	0.12 %
Dec 1997	\$65,000.00	19	120	23.80 %	\$1,164,500	\$1,068,386,219	0.11 %
Jan 1998	\$62,000.00	19	137	-4.60 %	\$1,387,000	\$933,755,430	0.15 %
Feb 1998	\$65,000.00	27	80	4.80 %	\$1,796,700	\$1,025,291,780	0.18 %
Mar 1998	\$60,500.00	30	98	-6.90 %	\$1,929,000	\$1,308,193,596	0.15 %
Apr 1998	\$58,500.00	20	135	-3.30 %	\$1,335,350	\$942,055,932	0.14 %
May 1998	\$63,500.00	20	81	8.50 %	\$1,378,500	\$1,012,923,814	0.14 %
Jun 1998	\$64,000.00	18	45	0.80 %	\$1,217,000	\$966,222,514	0.13 %
Jul 1998	\$42,000.00	12	116	-34.40 %	\$528,500	\$973,711,962	0.05 %
Aug 1998	\$60,000.00	23	127	42.90 %	\$1,462,500	\$1,042,185,166	0.14 %
Sep 1998	\$56,000.00	18	130	-6.70 %	\$1,203,000	\$1,082,091,582	0.11 %
Oct 1998	\$45,000.00	25	79	-19.60 %	\$1,481,500	\$1,250,664,403	0.12 %
Nov 1998	\$51,000.00	34	61	13.30 %	\$2,249,500	\$1,414,387,763	0.16 %
Dec 1998	\$60,000.00	29	85	17.60 %	\$2,005,500	\$1,186,805,877	0.17 %
Jan 1999	\$60,000.00	29	150	0.00 %	\$1,966,000	\$1,195,339,951	0.16 %
Feb 1999	\$55,500.00	32	119	-7.50 %	\$1,860,800	\$1,386,135,468	0.13 %
Mar 1999	\$67,000.00	34	81	20.70 %	\$2,387,250	\$1,609,850,475	0.15 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts - Median Sale Price

Apr 1999	\$74,125.00	38	76	10.60 %	\$3,020,350	\$1,398,634,251	0.22 %
May 1999	\$66,000.00	27	75	-11.00 %	\$2,044,000	\$1,414,706,741	0.14 %
Jun 1999	\$64,650.00	26	86	-2.00 %	\$1,797,800	\$1,259,348,010	0.14 %
Jul 1999	\$58,000.00	26	103	-10.30 %	\$1,771,750	\$1,337,851,168	0.13 %
Aug 1999	\$62,000.00	27	63	6.90 %	\$1,814,500	\$1,227,927,982	0.15 %
Sep 1999	\$68,750.00	38	70	10.90 %	\$2,730,200	\$1,248,581,053	0.22 %
Oct 1999	\$60,750.00	36	88	-11.60 %	\$2,541,500	\$1,215,170,870	0.21 %
Nov 1999	\$70,000.00	37	40	15.20 %	\$2,781,650	\$1,351,230,898	0.21 %
Dec 1999	\$52,500.00	14	29	-25.00 %	\$929,000	\$906,889,354	0.10 %
Jan 2000	\$74,500.00	22	50	41.90 %	\$1,648,850	\$1,002,276,042	0.16 %
Feb 2000	\$78,650.00	29	81	5.60 %	\$2,450,150	\$1,273,544,690	0.19 %
Mar 2000	\$70,000.00	21	45	-11.00 %	\$1,393,836	\$1,396,084,521	0.10 %
Apr 2000	\$58,000.00	19	65	-17.10 %	\$1,296,000	\$1,113,818,099	0.12 %
May 2000	\$74,000.00	26	68	27.60 %	\$2,406,500	\$1,081,483,516	0.22 %
Jun 2000	\$80,500.00	16	83	8.80 %	\$1,321,850	\$1,124,880,926	0.12 %
Jul 2000	\$80,000.00	21	53	-0.60 %	\$1,799,500	\$1,060,134,595	0.17 %
Aug 2000	\$66,750.00	34	46	-16.60 %	\$2,713,000	\$1,087,632,000	0.25 %
Sep 2000	\$60,000.00	29	51	-10.10 %	\$1,949,000	\$1,069,032,648	0.18 %
Oct 2000	\$58,000.00	17	39	-3.30 %	\$1,447,700	\$980,253,276	0.15 %
Nov 2000	\$76,000.00	28	50	31.00 %	\$2,273,200	\$1,228,515,172	0.19 %
Dec 2000	\$76,500.00	10	97	0.70 %	\$957,250	\$936,485,445	0.10 %
Jan 2001	\$81,000.00	22	130	5.90 %	\$1,687,250	\$994,121,763	0.17 %
Feb 2001	\$87,000.00	29	39	7.40 %	\$2,486,500	\$1,305,299,516	0.19 %
Mar 2001	\$70,000.00	20	80	-19.50 %	\$1,406,650	\$1,385,885,191	0.10 %
Apr 2001	\$68,500.00	22	43	-2.10 %	\$1,995,500	\$1,409,788,449	0.14 %
May 2001	\$85,500.00	22	88	24.80 %	\$1,919,500	\$1,308,231,537	0.15 %
Jun 2001	\$66,500.00	19	52	-22.20 %	\$1,637,800	\$1,293,270,772	0.13 %
Jul 2001	\$71,000.00	27	62	6.80 %	\$2,325,500	\$1,233,240,690	0.19 %
Aug 2001	\$75,000.00	32	51	5.60 %	\$2,494,900	\$1,451,696,431	0.17 %
Sep 2001	\$86,750.00	20	61	15.70 %	\$1,950,500	\$1,158,915,623	0.17 %
Oct 2001	\$81,750.00	26	103	-5.80 %	\$2,069,500	\$1,433,623,485	0.14 %
Nov 2001	\$58,750.00	40	93	-28.10 %	\$2,759,000	\$1,682,405,899	0.16 %
Dec 2001	\$70,000.00	37	54	19.10 %	\$3,655,250	\$1,321,976,029	0.28 %
Jan 2002	\$73,500.00	35	45	5.00 %	\$3,164,500	\$1,408,732,170	0.22 %
Feb 2002	\$71,000.00	31	56	-3.40 %	\$2,625,250	\$1,954,697,622	0.13 %
Mar 2002	\$77,250.00	48	49	8.80 %	\$3,983,650	\$2,218,064,092	0.18 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts - Median Sale Price

Apr 2002	\$67,000.00	36	30	-13.30 %	\$2,623,500	\$2,170,418,593	0.12 %
May 2002	\$85,000.00	33	75	26.90 %	\$3,082,500	\$2,106,307,805	0.15 %
Jun 2002	\$102,000.00	23	47	20.00 %	\$2,322,500	\$1,677,029,080	0.14 %
Jul 2002	\$75,500.00	36	33	-26.00 %	\$2,966,000	\$1,785,431,521	0.17 %
Aug 2002	\$76,000.00	38	67	0.70 %	\$3,443,000	\$1,825,131,338	0.19 %
Sep 2002	\$86,000.00	35	34	13.20 %	\$3,199,200	\$1,854,109,675	0.17 %
Oct 2002	\$74,750.00	62	51	-13.10 %	\$5,846,700	\$2,222,696,747	0.26 %
Nov 2002	\$83,600.00	41	25	11.80 %	\$3,940,200	\$2,396,345,565	0.16 %
Dec 2002	\$86,000.00	45	53	2.90 %	\$4,261,500	\$1,846,021,505	0.23 %
Jan 2003	\$71,000.00	57	47	-17.40 %	\$4,466,800	\$1,939,431,080	0.23 %
Feb 2003	\$87,000.00	60	43	22.50 %	\$5,850,850	\$2,301,186,294	0.25 %
Mar 2003	\$92,500.00	52	32	6.30 %	\$4,968,675	\$2,662,329,963	0.19 %
Apr 2003	\$85,500.00	54	43	-7.60 %	\$5,522,250	\$2,286,043,586	0.24 %
May 2003	\$93,000.00	51	32	8.80 %	\$5,688,750	\$2,924,812,111	0.19 %
Jun 2003	\$89,000.00	59	46	-4.30 %	\$5,775,616	\$2,493,952,673	0.23 %
Jul 2003	\$90,000.00	57	40	1.10 %	\$5,928,750	\$2,635,758,318	0.22 %
Aug 2003	\$90,000.00	61	42	0.00 %	\$6,603,600	\$2,705,117,597	0.24 %
Sep 2003	\$110,000.00	60	35	22.20 %	\$7,463,350	\$2,828,242,432	0.26 %
Oct 2003	\$110,000.00	32	22	0.00 %	\$3,887,000	\$3,068,019,983	0.13 %
Nov 2003	\$110,000.00	45	35	0.00 %	\$5,627,400	\$3,028,646,674	0.19 %
Dec 2003	\$124,500.00	28	21	13.20 %	\$3,570,500	\$2,413,031,768	0.15 %
Jan 2004	\$130,000.00	37	34	4.40 %	\$4,769,500	\$2,310,184,738	0.21 %
Feb 2004	\$106,500.00	46	41	-18.10 %	\$5,498,500	\$2,758,234,661	0.20 %
Mar 2004	\$113,650.00	53	27	6.70 %	\$7,283,850	\$3,299,144,744	0.22 %
Apr 2004	\$128,000.00	39	54	12.60 %	\$5,093,000	\$2,817,130,071	0.18 %
May 2004	\$127,500.00	38	28	-0.40 %	\$4,943,000	\$2,797,608,745	0.18 %
Jun 2004	\$105,000.00	49	49	-17.60 %	\$5,524,200	\$2,448,118,219	0.23 %
Jul 2004	\$134,500.00	33	59	28.10 %	\$5,356,000	\$2,338,761,863	0.23 %
Aug 2004	\$150,000.00	39	64	11.50 %	\$6,226,500	\$2,439,929,259	0.26 %
Sep 2004	\$137,750.00	26	30	-8.20 %	\$3,880,822	\$2,336,106,623	0.17 %
Oct 2004	\$131,000.00	48	37	-4.90 %	\$6,489,000	\$2,490,068,104	0.26 %
Nov 2004	\$138,600.00	38	37	5.80 %	\$5,488,200	\$3,008,383,348	0.18 %
Dec 2004	\$142,000.00	31	42	2.50 %	\$4,320,000	\$2,687,741,945	0.16 %
Jan 2005	\$134,000.00	34	68	-5.60 %	\$4,678,000	\$2,163,790,625	0.22 %
Feb 2005	\$155,000.00	34	56	15.70 %	\$5,846,000	\$3,201,456,217	0.18 %
Mar 2005	\$145,000.00	48	35	-6.50 %	\$7,312,100	\$3,526,633,657	0.21 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts - Median Sale Price

Apr 2005	\$153,000.00	59	32	5.50 %	\$9,345,000	\$2,869,916,499	0.33 %
May 2005	\$137,500.00	34	32	-10.10 %	\$5,398,500	\$3,018,908,058	0.18 %
Jun 2005	\$143,000.00	36	38	4.00 %	\$5,228,000	\$2,677,547,168	0.20 %
Jul 2005	\$155,000.00	39	36	8.40 %	\$6,185,000	\$2,694,916,753	0.23 %
Aug 2005	\$148,500.00	46	34	-4.20 %	\$7,986,000	\$2,895,264,833	0.28 %
Sep 2005	\$155,500.00	61	36	4.70 %	\$10,520,622	\$3,111,109,070	0.34 %
Oct 2005	\$162,000.00	30	39	4.20 %	\$5,165,000	\$2,920,789,673	0.18 %
Nov 2005	\$155,000.00	49	37	-4.30 %	\$8,442,250	\$3,317,975,081	0.25 %
Dec 2005	\$150,000.00	41	37	-3.20 %	\$7,157,500	\$2,441,613,387	0.29 %
Jan 2006	\$160,000.00	36	70	6.70 %	\$5,994,500	\$2,156,751,887	0.28 %
Feb 2006	\$171,000.00	56	60	6.90 %	\$10,584,000	\$2,726,977,988	0.39 %
Mar 2006	\$173,000.00	59	46	1.20 %	\$10,757,200	\$3,642,588,020	0.30 %
Apr 2006	\$184,000.00	47	45	6.40 %	\$9,174,000	\$2,765,380,586	0.33 %
May 2006	\$168,500.00	30	54	-8.40 %	\$5,716,000	\$3,443,100,067	0.17 %
Jun 2006	\$186,250.00	44	62	10.50 %	\$9,215,000	\$3,065,823,868	0.30 %
Jul 2006	\$159,000.00	26	62	-14.60 %	\$4,677,000	\$2,840,066,918	0.16 %
Aug 2006	\$173,000.00	33	40	8.80 %	\$6,075,000	\$3,144,183,499	0.19 %
Sep 2006	\$182,500.00	42	47	5.50 %	\$7,881,100	\$3,158,205,617	0.25 %
Oct 2006	\$165,000.00	47	39	-9.60 %	\$9,152,050	\$3,345,413,560	0.27 %
Nov 2006	\$158,000.00	38	38	-4.20 %	\$6,397,250	\$3,907,314,743	0.16 %
Dec 2006	\$181,000.00	36	47	14.60 %	\$7,547,500	\$3,238,012,215	0.23 %
Jan 2007	\$180,000.00	27	38	-0.60 %	\$5,659,500	\$2,842,189,755	0.20 %
Feb 2007	\$215,000.00	56	68	19.40 %	\$12,576,550	\$3,725,714,450	0.34 %
Mar 2007	\$191,000.00	73	48	-11.20 %	\$16,434,460	\$4,534,699,905	0.36 %
Apr 2007	\$213,750.00	42	39	11.90 %	\$9,548,500	\$3,394,822,216	0.28 %
May 2007	\$192,000.00	61	39	-10.20 %	\$13,343,700	\$3,867,735,793	0.35 %
Jun 2007	\$232,000.00	31	41	20.80 %	\$9,162,600	\$3,099,286,491	0.30 %
Jul 2007	\$197,500.00	37	44	-14.90 %	\$8,345,600	\$2,763,617,537	0.30 %
Aug 2007	\$200,000.00	25	88	1.30 %	\$5,104,500	\$2,655,528,722	0.19 %
Sep 2007	\$198,000.00	30	35	-1.00 %	\$6,981,100	\$2,440,402,914	0.29 %
Oct 2007	\$226,500.00	26	75	14.40 %	\$7,916,000	\$2,826,047,762	0.28 %
Nov 2007	\$210,000.00	43	49	-7.30 %	\$9,542,000	\$3,282,807,212	0.29 %
Dec 2007	\$220,000.00	28	26	4.80 %	\$6,933,000	\$2,307,364,297	0.30 %
Jan 2008	\$211,000.00	24	48	-4.10 %	\$7,129,500	\$2,054,469,162	0.35 %
Feb 2008	\$225,500.00	38	64	6.90 %	\$9,410,500	\$2,508,468,037	0.38 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts - Median Sale Price

Mar 2008	\$211,000.00	16	82	-6.40 %	\$4,051,000	\$2,106,520,863	0.19 %
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Suburbs covered: Apiti, Ashhurst, Bunnythorpe, Foxton, Foxton Beach, Halcombe, Himatangi, Himatangi Beach, Hokio, Kairanga, Kauwhata, Kimbolton, Opiki, Pohangina, Rangiwahia, Rongotea, Sanson, Shannon, Stoney Creek, Tangimoana, Tokomaru, Waitarere, Waitarere Beach, Waituna West