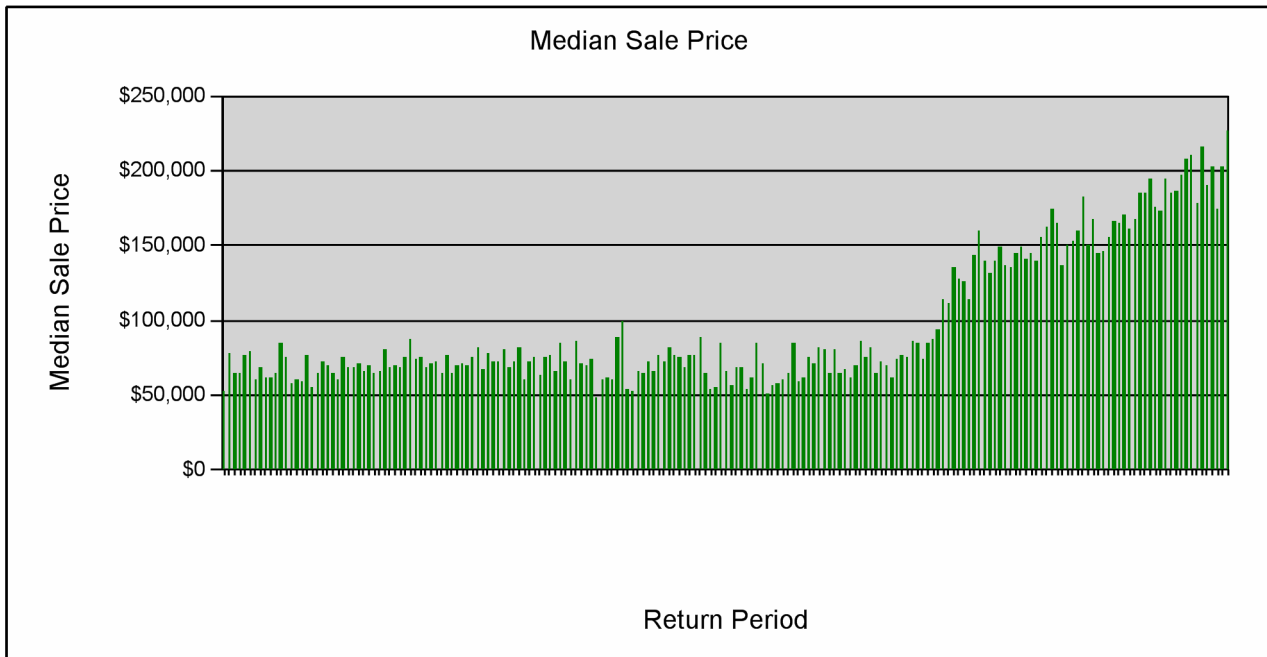


Market Facts - Median Sale Price

District: Otago From: Jan 1992
 Zone: North Otago 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	\$52,500.00	39	43		\$2,484,000	\$552,272,275	0.45 %
Feb 1992	\$77,500.00	41	52	47.60 %	\$3,276,250	\$667,866,334	0.49 %
Mar 1992	\$64,250.00	44	63	-17.10 %	\$3,297,550	\$739,294,479	0.45 %
Apr 1992	\$64,000.00	34	56	-0.40 %	\$2,159,000	\$671,847,860	0.32 %
May 1992	\$76,000.00	34	95	18.80 %	\$2,429,000	\$680,307,185	0.36 %
Jun 1992	\$79,875.00	38	71	5.10 %	\$3,209,850	\$680,410,692	0.47 %
Jul 1992	\$61,000.00	40	100	-23.60 %	\$2,824,500	\$729,882,819	0.39 %
Aug 1992	\$68,000.00	33	39	11.50 %	\$2,507,000	\$646,065,756	0.39 %
Sep 1992	\$61,500.00	23	53	-9.60 %	\$1,613,500	\$719,167,928	0.22 %
Oct 1992	\$62,000.00	27	85	0.80 %	\$1,551,500	\$742,405,753	0.21 %
Nov 1992	\$65,000.00	45	61	4.80 %	\$3,192,500	\$734,931,348	0.43 %
Dec 1992	\$85,000.00	28	20	30.80 %	\$2,319,219	\$620,261,405	0.37 %
Jan 1993	\$75,000.00	29	71	-11.80 %	\$2,332,500	\$594,190,541	0.39 %
Feb 1993	\$58,000.00	38	99	-22.70 %	\$2,590,750	\$715,304,095	0.36 %
Mar 1993	\$60,750.00	30	97	4.70 %	\$2,116,000	\$874,185,928	0.24 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1993	\$59,000.00	37	90	-2.90 %	\$2,305,000	\$733,417,019	0.31 %
May 1993	\$77,000.00	37	165	30.50 %	\$3,298,500	\$716,604,437	0.46 %
Jun 1993	\$55,500.00	30	43	-27.90 %	\$1,951,735	\$796,460,860	0.25 %
Jul 1993	\$65,000.00	29	75	17.10 %	\$1,955,000	\$836,436,718	0.23 %
Aug 1993	\$72,000.00	43	41	10.80 %	\$3,302,000	\$938,471,081	0.35 %
Sep 1993	\$70,000.00	39	84	-2.80 %	\$2,882,750	\$948,682,660	0.30 %
Oct 1993	\$64,000.00	31	34	-8.60 %	\$2,319,500	\$996,090,217	0.23 %
Nov 1993	\$60,000.00	51	51	-6.30 %	\$3,654,500	\$1,085,029,912	0.34 %
Dec 1993	\$75,000.00	45	52	25.00 %	\$3,672,700	\$886,187,302	0.41 %
Jan 1994	\$68,000.00	33	92	-9.30 %	\$2,508,950	\$877,617,232	0.29 %
Feb 1994	\$68,000.00	58	81	0.00 %	\$4,383,500	\$1,199,005,212	0.37 %
Mar 1994	\$71,250.00	44	41	4.80 %	\$3,222,000	\$1,374,621,944	0.23 %
Apr 1994	\$66,000.00	37	43	-7.40 %	\$2,752,000	\$1,194,637,761	0.23 %
May 1994	\$70,500.00	26	52	6.80 %	\$2,191,000	\$1,232,188,289	0.18 %
Jun 1994	\$65,000.00	41	60	-7.80 %	\$2,921,000	\$1,219,489,367	0.24 %
Jul 1994	\$66,500.00	42	81	2.30 %	\$3,127,600	\$1,030,004,868	0.30 %
Aug 1994	\$81,250.00	40	18	22.20 %	\$3,470,500	\$1,225,481,117	0.28 %
Sep 1994	\$69,000.00	32	65	-15.10 %	\$2,508,100	\$1,189,729,750	0.21 %
Oct 1994	\$69,750.00	44	33	1.10 %	\$3,301,000	\$1,238,872,714	0.27 %
Nov 1994	\$68,000.00	41	35	-2.50 %	\$2,979,700	\$1,143,685,282	0.26 %
Dec 1994	\$75,000.00	36	60	10.30 %	\$3,288,500	\$988,720,543	0.33 %
Jan 1995	\$87,500.00	33	61	16.70 %	\$3,023,000	\$783,232,321	0.39 %
Feb 1995	\$73,500.00	37	38	-16.00 %	\$3,045,000	\$1,039,894,077	0.29 %
Mar 1995	\$75,000.00	41	61	2.00 %	\$3,506,750	\$1,200,764,392	0.29 %
Apr 1995	\$68,000.00	27	59	-9.30 %	\$2,259,500	\$973,872,478	0.23 %
May 1995	\$70,900.00	23	66	4.30 %	\$1,622,650	\$1,171,408,332	0.14 %
Jun 1995	\$72,750.00	26	82	2.60 %	\$2,026,500	\$1,152,357,321	0.18 %
Jul 1995	\$64,000.00	33	91	-12.00 %	\$2,328,150	\$1,114,360,990	0.21 %
Aug 1995	\$76,000.00	29	74	18.80 %	\$2,282,500	\$1,226,657,283	0.19 %
Sep 1995	\$65,000.00	31	50	-14.50 %	\$2,454,420	\$1,231,303,637	0.20 %
Oct 1995	\$70,500.00	30	101	8.50 %	\$2,481,500	\$1,332,401,698	0.19 %
Nov 1995	\$71,000.00	44	68	0.70 %	\$3,551,300	\$1,460,467,069	0.24 %
Dec 1995	\$70,000.00	24	31	-1.40 %	\$2,051,500	\$1,099,257,181	0.19 %
Jan 1996	\$74,750.00	34	58	6.80 %	\$2,555,000	\$1,271,220,646	0.20 %
Feb 1996	\$82,500.00	32	65	10.40 %	\$2,811,000	\$1,827,146,957	0.15 %
Mar 1996	\$67,000.00	55	62	-18.80 %	\$4,043,500	\$1,877,732,896	0.22 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1996	\$77,500.00	30	41	15.70 %	\$2,566,000	\$1,506,521,224	0.17 %
May 1996	\$73,000.00	44	61	-5.80 %	\$3,432,500	\$1,438,822,448	0.24 %
Jun 1996	\$72,500.00	37	85	-0.70 %	\$3,018,500	\$1,015,486,411	0.30 %
Jul 1996	\$81,250.00	34	49	12.10 %	\$2,856,125	\$979,024,121	0.29 %
Aug 1996	\$68,250.00	30	96	-16.00 %	\$2,349,771	\$1,150,932,337	0.20 %
Sep 1996	\$73,000.00	27	125	7.00 %	\$2,032,500	\$1,187,101,042	0.17 %
Oct 1996	\$82,000.00	33	55	12.30 %	\$2,976,000	\$1,254,387,177	0.24 %
Nov 1996	\$60,000.00	27	56	-26.80 %	\$1,826,170	\$1,558,585,167	0.12 %
Dec 1996	\$72,500.00	20	91	20.80 %	\$1,568,500	\$1,048,735,904	0.15 %
Jan 1997	\$75,000.00	25	56	3.40 %	\$2,319,000	\$1,460,012,135	0.16 %
Feb 1997	\$63,250.00	28	123	-15.70 %	\$1,938,000	\$1,519,033,761	0.13 %
Mar 1997	\$75,500.00	32	86	19.40 %	\$2,772,000	\$1,610,906,394	0.17 %
Apr 1997	\$76,000.00	26	109	0.70 %	\$2,035,500	\$1,560,742,734	0.13 %
May 1997	\$66,000.00	29	121	-13.20 %	\$2,190,000	\$1,524,290,660	0.14 %
Jun 1997	\$85,000.00	26	120	28.80 %	\$2,748,000	\$1,285,629,959	0.21 %
Jul 1997	\$72,500.00	30	76	-14.70 %	\$2,603,000	\$1,393,495,988	0.19 %
Aug 1997	\$60,300.00	28	85	-16.80 %	\$1,757,820	\$1,254,387,191	0.14 %
Sep 1997	\$85,750.00	20	114	42.20 %	\$1,742,800	\$1,313,384,137	0.13 %
Oct 1997	\$71,000.00	31	111	-17.20 %	\$2,523,500	\$1,430,510,412	0.18 %
Nov 1997	\$70,250.00	22	42	-1.10 %	\$1,527,700	\$1,456,902,923	0.10 %
Dec 1997	\$74,500.00	30	93	6.00 %	\$2,416,000	\$1,068,386,219	0.23 %
Jan 1998	\$48,000.00	15	110	-35.60 %	\$1,007,000	\$933,755,430	0.11 %
Feb 1998	\$60,000.00	19	143	25.00 %	\$1,302,600	\$1,025,291,780	0.13 %
Mar 1998	\$62,000.00	20	114	3.30 %	\$1,364,000	\$1,308,193,596	0.10 %
Apr 1998	\$60,000.00	20	142	-3.20 %	\$1,409,190	\$942,055,932	0.15 %
May 1998	\$88,500.00	24	108	47.50 %	\$1,981,500	\$1,012,923,814	0.20 %
Jun 1998	\$100,000.00	18	77	13.00 %	\$1,952,450	\$966,222,514	0.20 %
Jul 1998	\$54,000.00	17	103	-46.00 %	\$1,266,000	\$973,711,962	0.13 %
Aug 1998	\$52,000.00	24	122	-3.70 %	\$1,539,000	\$1,042,185,166	0.15 %
Sep 1998	\$65,500.00	28	97	26.00 %	\$2,075,000	\$1,082,091,582	0.19 %
Oct 1998	\$65,000.00	27	92	-0.80 %	\$1,806,200	\$1,250,664,403	0.14 %
Nov 1998	\$73,000.00	38	61	12.30 %	\$2,869,500	\$1,414,387,763	0.20 %
Dec 1998	\$66,000.00	26	64	-9.60 %	\$1,818,500	\$1,186,805,877	0.15 %
Jan 1999	\$77,000.00	23	126	16.70 %	\$1,987,000	\$1,195,339,951	0.17 %
Feb 1999	\$73,000.00	28	107	-5.20 %	\$2,276,500	\$1,386,135,468	0.16 %
Mar 1999	\$81,500.00	50	89	11.60 %	\$4,221,280	\$1,609,850,475	0.26 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1999	\$76,750.00	28	145	-5.80 %	\$2,238,500	\$1,398,634,251	0.16 %
May 1999	\$75,000.00	22	167	-2.30 %	\$1,582,500	\$1,414,706,741	0.11 %
Jun 1999	\$68,500.00	26	134	-8.70 %	\$2,007,500	\$1,259,348,010	0.16 %
Jul 1999	\$76,000.00	16	37	10.90 %	\$1,231,000	\$1,337,851,168	0.09 %
Aug 1999	\$77,000.00	28	74	1.30 %	\$2,081,000	\$1,227,927,982	0.17 %
Sep 1999	\$88,250.00	26	171	14.60 %	\$2,451,000	\$1,248,581,053	0.20 %
Oct 1999	\$64,000.00	19	92	-27.50 %	\$1,330,000	\$1,215,170,870	0.11 %
Nov 1999	\$54,000.00	35	99	-15.60 %	\$2,263,200	\$1,351,230,898	0.17 %
Dec 1999	\$55,000.00	19	92	1.90 %	\$1,111,500	\$906,889,354	0.12 %
Jan 2000	\$84,000.00	18	176	52.70 %	\$1,911,500	\$1,002,276,042	0.19 %
Feb 2000	\$66,500.00	20	184	-20.80 %	\$1,280,500	\$1,273,544,690	0.10 %
Mar 2000	\$56,000.00	21	108	-15.80 %	\$1,356,500	\$1,396,084,521	0.10 %
Apr 2000	\$69,000.00	19	175	23.20 %	\$1,552,000	\$1,113,818,099	0.14 %
May 2000	\$68,750.00	30	100	-0.40 %	\$2,344,000	\$1,081,483,516	0.22 %
Jun 2000	\$54,000.00	21	33	-21.50 %	\$1,594,750	\$1,124,880,926	0.14 %
Jul 2000	\$62,500.00	37	182	15.70 %	\$2,747,650	\$1,060,134,595	0.26 %
Aug 2000	\$85,000.00	17	77	36.00 %	\$1,475,500	\$1,087,632,000	0.14 %
Sep 2000	\$71,000.00	15	77	-16.50 %	\$1,093,500	\$1,069,032,648	0.10 %
Oct 2000	\$51,500.00	24	183	-27.50 %	\$1,423,600	\$980,253,276	0.15 %
Nov 2000	\$57,000.00	31	187	10.70 %	\$2,188,000	\$1,228,515,172	0.18 %
Dec 2000	\$58,500.00	22	71	2.60 %	\$1,540,000	\$936,485,445	0.16 %
Jan 2001	\$60,000.00	19	126	2.60 %	\$1,309,500	\$994,121,763	0.13 %
Feb 2001	\$65,000.00	37	94	8.30 %	\$2,973,950	\$1,305,299,516	0.23 %
Mar 2001	\$84,500.00	37	111	30.00 %	\$3,790,500	\$1,385,885,191	0.27 %
Apr 2001	\$59,000.00	44	131	-30.20 %	\$2,902,000	\$1,409,788,449	0.21 %
May 2001	\$62,000.00	44	139	5.10 %	\$3,310,500	\$1,308,231,537	0.25 %
Jun 2001	\$75,500.00	44	120	21.80 %	\$3,904,000	\$1,293,270,772	0.30 %
Jul 2001	\$71,000.00	34	118	-6.00 %	\$2,975,650	\$1,233,240,690	0.24 %
Aug 2001	\$81,500.00	46	92	14.80 %	\$4,051,500	\$1,451,696,431	0.28 %
Sep 2001	\$80,500.00	36	53	-1.20 %	\$3,202,000	\$1,158,915,623	0.28 %
Oct 2001	\$65,000.00	35	63	-19.30 %	\$2,889,000	\$1,433,623,485	0.20 %
Nov 2001	\$80,000.00	60	54	23.10 %	\$4,864,000	\$1,682,405,899	0.29 %
Dec 2001	\$65,000.00	43	67	-18.80 %	\$3,209,901	\$1,321,976,029	0.24 %
Jan 2002	\$67,500.00	33	61	3.80 %	\$2,283,000	\$1,408,732,170	0.16 %
Feb 2002	\$62,500.00	42	70	-7.40 %	\$3,365,000	\$1,954,697,622	0.17 %
Mar 2002	\$69,500.00	50	65	11.20 %	\$4,380,500	\$2,218,064,092	0.20 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 2002	\$85,500.00	64	46	23.00 %	\$6,578,650	\$2,170,418,593	0.30 %
May 2002	\$75,000.00	61	63	-12.30 %	\$5,058,300	\$2,106,307,805	0.24 %
Jun 2002	\$82,000.00	49	71	9.30 %	\$4,188,250	\$1,677,029,080	0.25 %
Jul 2002	\$65,000.00	43	93	-20.70 %	\$3,469,800	\$1,785,431,521	0.19 %
Aug 2002	\$72,000.00	57	61	10.80 %	\$4,542,387	\$1,825,131,338	0.25 %
Sep 2002	\$69,500.00	53	43	-3.50 %	\$4,104,950	\$1,854,109,675	0.22 %
Oct 2002	\$62,500.00	65	59	-10.10 %	\$4,873,400	\$2,222,696,747	0.22 %
Nov 2002	\$74,000.00	62	43	18.40 %	\$5,550,000	\$2,396,345,565	0.23 %
Dec 2002	\$77,000.00	50	61	4.10 %	\$4,399,660	\$1,846,021,505	0.24 %
Jan 2003	\$75,000.00	66	49	-2.60 %	\$5,745,500	\$1,939,431,080	0.30 %
Feb 2003	\$86,000.00	88	32	14.70 %	\$8,576,600	\$2,301,186,294	0.37 %
Mar 2003	\$85,000.00	63	26	-1.20 %	\$6,043,600	\$2,662,329,963	0.23 %
Apr 2003	\$74,500.00	41	14	-12.40 %	\$4,012,950	\$2,286,043,586	0.18 %
May 2003	\$85,200.00	77	31	14.40 %	\$7,474,930	\$2,924,812,111	0.26 %
Jun 2003	\$87,000.00	57	31	2.10 %	\$6,181,770	\$2,493,952,673	0.25 %
Jul 2003	\$94,000.00	59	18	8.00 %	\$6,513,450	\$2,635,758,318	0.25 %
Aug 2003	\$114,500.00	64	45	21.80 %	\$7,630,000	\$2,705,117,597	0.28 %
Sep 2003	\$112,000.00	71	20	-2.20 %	\$9,347,560	\$2,828,242,432	0.33 %
Oct 2003	\$135,000.00	65	31	20.50 %	\$8,943,649	\$3,068,019,983	0.29 %
Nov 2003	\$128,000.00	56	18	-5.20 %	\$7,376,899	\$3,028,646,674	0.24 %
Dec 2003	\$126,000.00	55	27	-1.60 %	\$7,823,200	\$2,413,031,768	0.32 %
Jan 2004	\$114,500.00	47	35	-9.10 %	\$6,745,750	\$2,310,184,738	0.29 %
Feb 2004	\$143,250.00	50	31	25.10 %	\$7,848,700	\$2,758,234,661	0.28 %
Mar 2004	\$160,000.00	54	29	11.70 %	\$10,021,750	\$3,299,144,744	0.30 %
Apr 2004	\$139,000.00	36	31	-13.10 %	\$6,821,100	\$2,817,130,071	0.24 %
May 2004	\$131,000.00	40	34	-5.80 %	\$5,583,500	\$2,797,608,745	0.20 %
Jun 2004	\$140,000.00	43	36	6.90 %	\$6,768,850	\$2,448,118,219	0.28 %
Jul 2004	\$148,750.00	32	30	6.30 %	\$5,161,000	\$2,338,761,863	0.22 %
Aug 2004	\$137,250.00	38	42	-7.70 %	\$5,623,000	\$2,439,929,259	0.23 %
Sep 2004	\$135,000.00	31	77	-1.60 %	\$4,698,000	\$2,336,106,623	0.20 %
Oct 2004	\$145,000.00	37	61	7.40 %	\$5,648,000	\$2,490,068,104	0.23 %
Nov 2004	\$149,250.00	40	39	2.90 %	\$5,557,100	\$3,008,383,348	0.18 %
Dec 2004	\$141,000.00	45	41	-5.50 %	\$7,357,350	\$2,687,741,945	0.27 %
Jan 2005	\$144,500.00	42	67	2.50 %	\$6,760,000	\$2,163,790,625	0.31 %
Feb 2005	\$140,000.00	63	61	-3.10 %	\$10,067,000	\$3,201,456,217	0.31 %
Mar 2005	\$155,000.00	61	57	10.70 %	\$11,177,500	\$3,526,633,657	0.32 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 2005	\$162,000.00	39	34	4.50 %	\$7,099,550	\$2,869,916,499	0.25 %
May 2005	\$175,000.00	57	38	8.00 %	\$10,834,000	\$3,018,908,058	0.36 %
Jun 2005	\$165,000.00	50	50	-5.70 %	\$8,606,000	\$2,677,547,168	0.32 %
Jul 2005	\$136,750.00	26	47	-17.10 %	\$3,838,500	\$2,694,916,753	0.14 %
Aug 2005	\$150,000.00	40	39	9.70 %	\$6,395,250	\$2,895,264,833	0.22 %
Sep 2005	\$153,500.00	42	37	2.30 %	\$7,365,950	\$3,111,109,070	0.24 %
Oct 2005	\$160,000.00	42	33	4.20 %	\$6,417,533	\$2,920,789,673	0.22 %
Nov 2005	\$182,500.00	42	31	14.10 %	\$8,690,000	\$3,317,975,081	0.26 %
Dec 2005	\$150,000.00	43	30	-17.80 %	\$6,692,656	\$2,441,613,387	0.27 %
Jan 2006	\$168,250.00	32	47	12.20 %	\$5,492,000	\$2,156,751,887	0.25 %
Feb 2006	\$145,000.00	37	40	-13.80 %	\$5,662,500	\$2,726,977,988	0.21 %
Mar 2006	\$146,000.00	58	60	0.70 %	\$9,722,100	\$3,642,588,020	0.27 %
Apr 2006	\$155,000.00	39	67	6.20 %	\$6,738,300	\$2,765,380,586	0.24 %
May 2006	\$167,000.00	56	50	7.70 %	\$10,469,000	\$3,443,100,067	0.30 %
Jun 2006	\$165,000.00	43	42	-1.20 %	\$7,550,000	\$3,065,823,868	0.25 %
Jul 2006	\$170,000.00	39	64	3.00 %	\$7,241,450	\$2,840,066,918	0.25 %
Aug 2006	\$161,000.00	55	47	-5.30 %	\$10,229,500	\$3,144,183,499	0.33 %
Sep 2006	\$167,250.00	60	17	3.90 %	\$11,027,350	\$3,158,205,617	0.35 %
Oct 2006	\$185,000.00	56	42	10.60 %	\$11,672,000	\$3,345,413,560	0.35 %
Nov 2006	\$185,000.00	53	39	0.00 %	\$9,996,250	\$3,907,314,743	0.26 %
Dec 2006	\$195,000.00	45	42	5.40 %	\$9,751,999	\$3,238,012,215	0.30 %
Jan 2007	\$175,500.00	54	42	-10.00 %	\$9,949,000	\$2,842,189,755	0.35 %
Feb 2007	\$172,500.00	56	56	-1.70 %	\$10,921,600	\$3,725,714,450	0.29 %
Mar 2007	\$194,500.00	66	41	12.80 %	\$13,352,000	\$4,534,699,905	0.29 %
Apr 2007	\$185,000.00	67	32	-4.90 %	\$12,629,000	\$3,394,822,216	0.37 %
May 2007	\$187,000.00	51	28	1.10 %	\$10,455,000	\$3,867,735,793	0.27 %
Jun 2007	\$197,000.00	49	41	5.30 %	\$10,365,500	\$3,099,286,491	0.33 %
Jul 2007	\$208,250.00	30	49	5.70 %	\$6,196,925	\$2,763,617,537	0.22 %
Aug 2007	\$210,000.00	29	58	0.80 %	\$6,775,500	\$2,655,528,722	0.26 %
Sep 2007	\$178,000.00	32	40	-15.20 %	\$5,601,000	\$2,440,402,914	0.23 %
Oct 2007	\$216,500.00	38	63	21.60 %	\$8,379,050	\$2,826,047,762	0.30 %
Nov 2007	\$190,000.00	47	54	-12.20 %	\$9,784,000	\$3,282,807,212	0.30 %
Dec 2007	\$202,500.00	34	35	6.60 %	\$8,301,790	\$2,307,364,297	0.36 %
Jan 2008	\$174,750.00	44	56	-13.70 %	\$8,551,000	\$2,054,469,162	0.42 %
Feb 2008	\$202,000.00	58	44	15.60 %	\$12,604,600	\$2,508,468,037	0.50 %



Market Facts - Median Sale Price

Mar 2008	\$227,000.00	50	50	12.40 %	\$11,973,000	\$2,106,520,863	0.57 %
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Suburbs covered: Deborah, Duntroon, Enfield, Five Forks, Hampden, Herbert, Kakanui - Taranui, Kurow, Lake Ohau, Lindis Pass, Maheno, Moeraki, North Otago, Oamaru, Omarama, Orana Park, Otekaieke, Otematata, Palmerston, Pukeuri Junction, Richmond - Otago, Waihanakarua, Waihemo, Weston, Windsor - Waitaki District