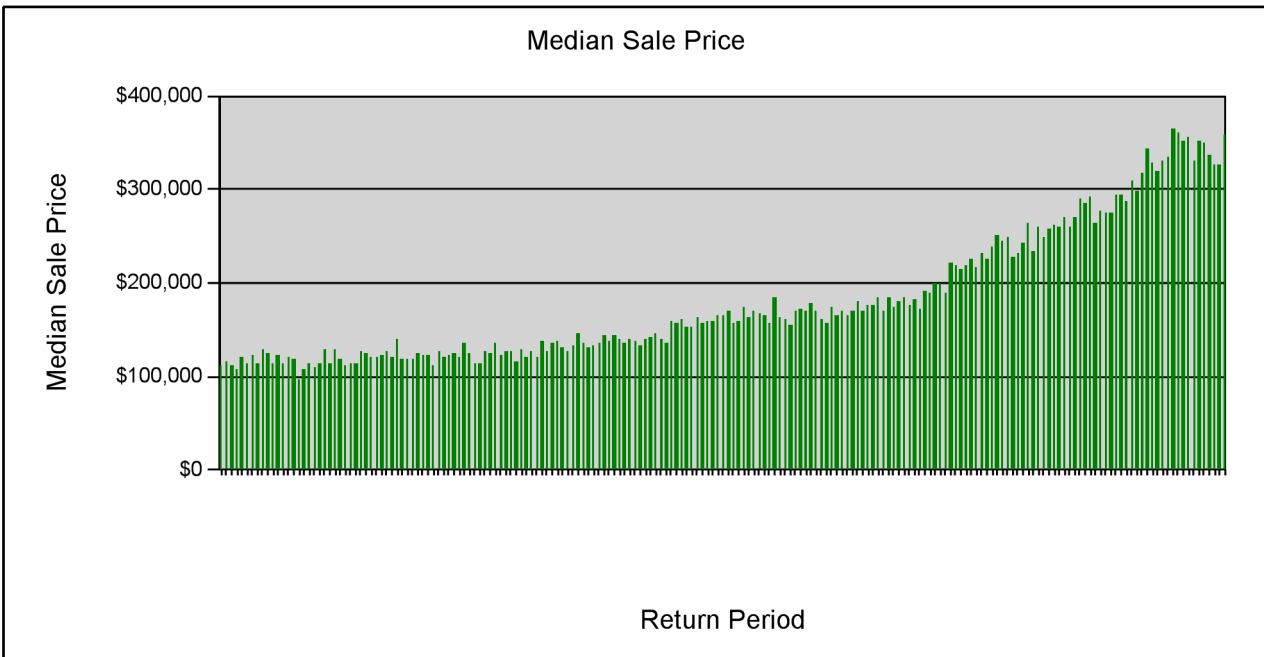


Market Facts - Median Sale Price

District: Wellington From: Jan 1992
 Zone: Otaki / Paekakariki 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	\$112,375.00	62	78		\$8,103,750	\$552,272,275	1.47 %
Feb 1992	\$115,500.00	81	89	2.80 %	\$10,560,500	\$667,866,334	1.58 %
Mar 1992	\$112,000.00	73	90	-3.00 %	\$9,133,900	\$739,294,479	1.24 %
Apr 1992	\$107,500.00	56	70	-4.00 %	\$6,800,250	\$671,847,860	1.01 %
May 1992	\$120,000.00	75	62	11.60 %	\$10,579,600	\$680,307,185	1.56 %
Jun 1992	\$115,000.00	71	92	-4.20 %	\$8,944,000	\$680,410,692	1.31 %
Jul 1992	\$122,500.00	56	79	6.50 %	\$7,238,464	\$729,882,819	0.99 %
Aug 1992	\$115,000.00	81	52	-6.10 %	\$9,966,000	\$646,065,756	1.54 %
Sep 1992	\$130,000.00	79	53	13.00 %	\$11,298,606	\$719,167,928	1.57 %
Oct 1992	\$125,000.00	69	81	-3.80 %	\$9,086,000	\$742,405,753	1.22 %
Nov 1992	\$115,000.00	99	80	-8.00 %	\$13,292,000	\$734,931,348	1.81 %
Dec 1992	\$123,000.00	53	65	7.00 %	\$6,634,000	\$620,261,405	1.07 %
Jan 1993	\$115,000.00	65	72	-6.50 %	\$7,896,975	\$594,190,541	1.33 %
Feb 1993	\$120,000.00	88	70	4.30 %	\$11,959,202	\$715,304,095	1.67 %
Mar 1993	\$118,500.00	70	57	-1.30 %	\$9,358,396	\$874,185,928	1.07 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1993	\$96,000.00	64	59	-19.00 %	\$7,076,715	\$733,417,019	0.96 %
May 1993	\$107,925.00	60	79	12.40 %	\$7,175,350	\$716,604,437	1.00 %
Jun 1993	\$115,000.00	81	82	6.60 %	\$10,842,000	\$796,460,860	1.36 %
Jul 1993	\$110,000.00	61	57	-4.30 %	\$7,941,270	\$836,436,718	0.95 %
Aug 1993	\$115,000.00	92	97	4.50 %	\$11,942,100	\$938,471,081	1.27 %
Sep 1993	\$129,750.00	72	108	12.80 %	\$10,039,500	\$948,682,660	1.06 %
Oct 1993	\$113,750.00	70	87	-12.30 %	\$9,154,750	\$996,090,217	0.92 %
Nov 1993	\$130,000.00	87	51	14.30 %	\$12,244,750	\$1,085,029,912	1.13 %
Dec 1993	\$118,000.00	67	56	-9.20 %	\$9,318,500	\$886,187,302	1.05 %
Jan 1994	\$112,000.00	92	85	-5.10 %	\$11,437,500	\$877,617,232	1.30 %
Feb 1994	\$114,000.00	138	79	1.80 %	\$17,899,350	\$1,199,005,212	1.49 %
Mar 1994	\$115,000.00	112	54	0.90 %	\$15,281,300	\$1,374,621,944	1.11 %
Apr 1994	\$127,000.00	93	72	10.40 %	\$12,068,300	\$1,194,637,761	1.01 %
May 1994	\$124,000.00	87	47	-2.40 %	\$11,682,350	\$1,232,188,289	0.95 %
Jun 1994	\$120,000.00	92	72	-3.20 %	\$12,301,300	\$1,219,489,367	1.01 %
Jul 1994	\$120,000.00	77	57	0.00 %	\$9,808,000	\$1,030,004,868	0.95 %
Aug 1994	\$123,500.00	76	79	2.90 %	\$10,253,750	\$1,225,481,117	0.84 %
Sep 1994	\$127,000.00	105	51	2.80 %	\$14,376,750	\$1,189,729,750	1.21 %
Oct 1994	\$120,000.00	91	61	-5.50 %	\$11,345,500	\$1,238,872,714	0.92 %
Nov 1994	\$139,000.00	118	56	15.80 %	\$17,476,000	\$1,143,685,282	1.53 %
Dec 1994	\$118,000.00	51	81	-15.10 %	\$7,203,900	\$988,720,543	0.73 %
Jan 1995	\$118,000.00	87	68	0.00 %	\$11,353,400	\$783,232,321	1.45 %
Feb 1995	\$118,500.00	89	77	0.40 %	\$11,568,100	\$1,039,894,077	1.11 %
Mar 1995	\$125,000.00	97	58	5.50 %	\$13,220,343	\$1,200,764,392	1.10 %
Apr 1995	\$123,000.00	79	72	-1.60 %	\$10,274,695	\$973,872,478	1.06 %
May 1995	\$123,500.00	84	52	0.40 %	\$11,257,500	\$1,171,408,332	0.96 %
Jun 1995	\$112,000.00	65	64	-9.30 %	\$7,714,500	\$1,152,357,321	0.67 %
Jul 1995	\$126,500.00	76	79	12.90 %	\$10,086,750	\$1,114,360,990	0.91 %
Aug 1995	\$120,000.00	71	105	-5.10 %	\$9,436,490	\$1,226,657,283	0.77 %
Sep 1995	\$123,000.00	93	59	2.50 %	\$13,026,500	\$1,231,303,637	1.06 %
Oct 1995	\$125,000.00	81	61	1.60 %	\$11,252,500	\$1,332,401,698	0.84 %
Nov 1995	\$120,000.00	104	77	-4.00 %	\$14,608,000	\$1,460,467,069	1.00 %
Dec 1995	\$136,000.00	60	73	13.30 %	\$9,083,000	\$1,099,257,181	0.83 %
Jan 1996	\$125,000.00	94	57	-8.10 %	\$12,914,000	\$1,271,220,646	1.02 %
Feb 1996	\$115,000.00	145	75	-8.00 %	\$18,030,750	\$1,827,146,957	0.99 %
Mar 1996	\$115,000.00	121	62	0.00 %	\$17,081,950	\$1,877,732,896	0.91 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1996	\$126,000.00	143	59	9.60 %	\$19,914,825	\$1,506,521,224	1.32 %
May 1996	\$125,000.00	115	67	-0.80 %	\$15,741,500	\$1,438,822,448	1.09 %
Jun 1996	\$136,000.00	87	72	8.80 %	\$12,620,680	\$1,015,486,411	1.24 %
Jul 1996	\$122,000.00	122	74	-10.30 %	\$16,099,729	\$979,024,121	1.64 %
Aug 1996	\$126,000.00	119	64	3.30 %	\$16,246,485	\$1,150,932,337	1.41 %
Sep 1996	\$127,000.00	125	67	0.80 %	\$18,376,105	\$1,187,101,042	1.55 %
Oct 1996	\$117,000.00	111	46	-7.90 %	\$15,894,250	\$1,254,387,177	1.27 %
Nov 1996	\$128,000.00	138	60	9.40 %	\$20,273,000	\$1,558,585,167	1.30 %
Dec 1996	\$121,000.00	96	45	-5.50 %	\$12,743,000	\$1,048,735,904	1.22 %
Jan 1997	\$126,000.00	126	80	4.10 %	\$17,430,800	\$1,460,012,135	1.19 %
Feb 1997	\$120,000.00	120	73	-4.80 %	\$16,019,299	\$1,519,033,761	1.05 %
Mar 1997	\$137,000.00	125	48	14.20 %	\$19,273,477	\$1,610,906,394	1.20 %
Apr 1997	\$126,000.00	161	53	-8.00 %	\$22,814,700	\$1,560,742,734	1.46 %
May 1997	\$135,000.00	131	52	7.10 %	\$20,109,049	\$1,524,290,660	1.32 %
Jun 1997	\$138,250.00	122	52	2.40 %	\$18,567,301	\$1,285,629,959	1.44 %
Jul 1997	\$132,000.00	121	54	-4.50 %	\$17,922,250	\$1,393,495,988	1.29 %
Aug 1997	\$126,000.00	113	52	-4.50 %	\$15,670,961	\$1,254,387,191	1.25 %
Sep 1997	\$133,000.00	147	50	5.60 %	\$21,974,045	\$1,313,384,137	1.67 %
Oct 1997	\$146,500.00	146	60	10.20 %	\$22,022,700	\$1,430,510,412	1.54 %
Nov 1997	\$135,000.00	139	46	-7.80 %	\$21,224,000	\$1,456,902,923	1.46 %
Dec 1997	\$131,000.00	126	39	-3.00 %	\$18,789,350	\$1,068,386,219	1.76 %
Jan 1998	\$134,000.00	108	51	2.30 %	\$16,163,965	\$933,755,430	1.73 %
Feb 1998	\$135,500.00	120	50	1.10 %	\$17,644,900	\$1,025,291,780	1.72 %
Mar 1998	\$143,000.00	131	36	5.50 %	\$22,442,100	\$1,308,193,596	1.72 %
Apr 1998	\$137,500.00	108	47	-3.80 %	\$16,292,400	\$942,055,932	1.73 %
May 1998	\$144,500.00	108	56	5.10 %	\$17,480,150	\$1,012,923,814	1.73 %
Jun 1998	\$140,000.00	91	52	-3.10 %	\$13,673,140	\$966,222,514	1.42 %
Jul 1998	\$136,000.00	101	50	-2.90 %	\$15,952,000	\$973,711,962	1.64 %
Aug 1998	\$140,000.00	112	51	2.90 %	\$17,217,650	\$1,042,185,166	1.65 %
Sep 1998	\$138,500.00	133	57	-1.10 %	\$20,438,100	\$1,082,091,582	1.89 %
Oct 1998	\$134,000.00	127	51	-3.20 %	\$18,633,650	\$1,250,664,403	1.49 %
Nov 1998	\$139,500.00	162	47	4.10 %	\$25,144,033	\$1,414,387,763	1.78 %
Dec 1998	\$141,750.00	86	38	1.60 %	\$13,743,500	\$1,186,805,877	1.16 %
Jan 1999	\$146,000.00	179	51	3.00 %	\$31,647,550	\$1,195,339,951	2.65 %
Feb 1999	\$140,000.00	158	42	-4.10 %	\$25,006,850	\$1,386,135,468	1.80 %
Mar 1999	\$135,000.00	168	35	-3.60 %	\$27,021,950	\$1,609,850,475	1.68 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1999	\$158,500.00	178	47	17.40 %	\$30,067,250	\$1,398,634,251	2.15 %
May 1999	\$157,000.00	155	44	-0.90 %	\$26,951,374	\$1,414,706,741	1.91 %
Jun 1999	\$160,500.00	108	41	2.20 %	\$18,951,207	\$1,259,348,010	1.50 %
Jul 1999	\$152,500.00	150	37	-5.00 %	\$25,652,650	\$1,337,851,168	1.92 %
Aug 1999	\$153,500.00	110	36	0.70 %	\$17,733,450	\$1,227,927,982	1.44 %
Sep 1999	\$162,500.00	134	41	5.90 %	\$23,543,200	\$1,248,581,053	1.89 %
Oct 1999	\$156,500.00	140	34	-3.70 %	\$23,647,250	\$1,215,170,870	1.95 %
Nov 1999	\$159,000.00	122	40	1.60 %	\$21,778,550	\$1,351,230,898	1.61 %
Dec 1999	\$160,000.00	89	37	0.60 %	\$17,250,287	\$906,889,354	1.90 %
Jan 2000	\$164,924.00	123	48	3.10 %	\$21,478,674	\$1,002,276,042	2.14 %
Feb 2000	\$165,000.00	148	34	0.00 %	\$27,236,226	\$1,273,544,690	2.14 %
Mar 2000	\$170,000.00	157	38	3.00 %	\$29,300,300	\$1,396,084,521	2.10 %
Apr 2000	\$156,000.00	96	45	-8.20 %	\$17,634,000	\$1,113,818,099	1.58 %
May 2000	\$160,000.00	134	35	2.60 %	\$24,199,275	\$1,081,483,516	2.24 %
Jun 2000	\$174,500.00	92	37	9.10 %	\$17,324,700	\$1,124,880,926	1.54 %
Jul 2000	\$163,000.00	111	50	-6.60 %	\$20,981,975	\$1,060,134,595	1.98 %
Aug 2000	\$170,000.00	118	55	4.30 %	\$22,783,300	\$1,087,632,000	2.09 %
Sep 2000	\$167,500.00	94	42	-1.50 %	\$17,163,150	\$1,069,032,648	1.61 %
Oct 2000	\$165,000.00	106	49	-1.50 %	\$19,287,400	\$980,253,276	1.97 %
Nov 2000	\$157,000.00	120	47	-4.80 %	\$21,076,300	\$1,228,515,172	1.72 %
Dec 2000	\$185,000.00	92	60	17.80 %	\$19,458,200	\$936,485,445	2.08 %
Jan 2001	\$162,500.00	101	61	-12.20 %	\$19,067,750	\$994,121,763	1.92 %
Feb 2001	\$162,000.00	113	70	-0.30 %	\$20,746,150	\$1,305,299,516	1.59 %
Mar 2001	\$155,000.00	108	49	-4.30 %	\$19,432,650	\$1,385,885,191	1.40 %
Apr 2001	\$170,000.00	107	44	9.70 %	\$19,354,500	\$1,409,788,449	1.37 %
May 2001	\$172,500.00	125	56	1.50 %	\$23,860,550	\$1,308,231,537	1.82 %
Jun 2001	\$170,000.00	113	65	-1.40 %	\$20,599,450	\$1,293,270,772	1.59 %
Jul 2001	\$177,500.00	108	53	4.40 %	\$20,113,550	\$1,233,240,690	1.63 %
Aug 2001	\$170,000.00	137	64	-4.20 %	\$26,602,381	\$1,451,696,431	1.83 %
Sep 2001	\$161,000.00	110	47	-5.30 %	\$19,120,800	\$1,158,915,623	1.65 %
Oct 2001	\$157,500.00	118	59	-2.20 %	\$21,226,250	\$1,433,623,485	1.48 %
Nov 2001	\$174,500.00	142	48	10.80 %	\$26,682,045	\$1,682,405,899	1.59 %
Dec 2001	\$165,000.00	109	47	-5.40 %	\$21,364,600	\$1,321,976,029	1.62 %
Jan 2002	\$169,000.00	96	59	2.40 %	\$18,624,922	\$1,408,732,170	1.32 %
Feb 2002	\$165,000.00	157	62	-2.40 %	\$29,797,200	\$1,954,697,622	1.52 %
Mar 2002	\$170,250.00	132	37	3.20 %	\$25,693,400	\$2,218,064,092	1.16 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 2002	\$181,500.00	151	38	6.60 %	\$30,553,650	\$2,170,418,593	1.41 %
May 2002	\$170,000.00	162	47	-6.30 %	\$30,949,050	\$2,106,307,805	1.47 %
Jun 2002	\$176,000.00	121	49	3.50 %	\$23,647,803	\$1,677,029,080	1.41 %
Jul 2002	\$176,000.00	103	61	0.00 %	\$18,782,750	\$1,785,431,521	1.05 %
Aug 2002	\$184,500.00	125	55	4.80 %	\$25,467,500	\$1,825,131,338	1.40 %
Sep 2002	\$170,000.00	141	48	-7.90 %	\$27,727,500	\$1,854,109,675	1.50 %
Oct 2002	\$185,000.00	157	45	8.80 %	\$32,337,450	\$2,222,696,747	1.45 %
Nov 2002	\$173,500.00	154	38	-6.20 %	\$32,395,900	\$2,396,345,565	1.35 %
Dec 2002	\$180,500.00	152	38	4.00 %	\$31,152,839	\$1,846,021,505	1.69 %
Jan 2003	\$185,000.00	144	48	2.50 %	\$31,174,746	\$1,939,431,080	1.61 %
Feb 2003	\$176,000.00	198	50	-4.90 %	\$38,927,900	\$2,301,186,294	1.69 %
Mar 2003	\$182,000.00	175	36	3.40 %	\$36,222,050	\$2,662,329,963	1.36 %
Apr 2003	\$172,000.00	177	31	-5.50 %	\$35,006,628	\$2,286,043,586	1.53 %
May 2003	\$192,000.00	171	44	11.60 %	\$39,911,990	\$2,924,812,111	1.36 %
Jun 2003	\$190,000.00	163	44	-1.00 %	\$36,129,137	\$2,493,952,673	1.45 %
Jul 2003	\$199,000.00	182	36	4.70 %	\$39,320,816	\$2,635,758,318	1.49 %
Aug 2003	\$200,000.00	165	35	0.50 %	\$36,834,284	\$2,705,117,597	1.36 %
Sep 2003	\$188,250.00	176	33	-5.90 %	\$37,520,033	\$2,828,242,432	1.33 %
Oct 2003	\$222,000.00	199	34	17.90 %	\$48,342,804	\$3,068,019,983	1.58 %
Nov 2003	\$220,000.00	179	33	-0.90 %	\$46,028,064	\$3,028,646,674	1.52 %
Dec 2003	\$215,500.00	146	27	-2.00 %	\$33,749,857	\$2,413,031,768	1.40 %
Jan 2004	\$220,000.00	150	35	2.10 %	\$36,361,600	\$2,310,184,738	1.57 %
Feb 2004	\$225,000.00	171	29	2.30 %	\$44,104,450	\$2,758,234,661	1.60 %
Mar 2004	\$217,000.00	169	29	-3.60 %	\$42,598,417	\$3,299,144,744	1.29 %
Apr 2004	\$231,000.00	148	34	6.50 %	\$37,763,245	\$2,817,130,071	1.34 %
May 2004	\$225,000.00	141	35	-2.60 %	\$35,195,310	\$2,797,608,745	1.26 %
Jun 2004	\$238,500.00	130	38	6.00 %	\$34,552,000	\$2,448,118,219	1.41 %
Jul 2004	\$252,250.00	113	37	5.80 %	\$31,138,450	\$2,338,761,863	1.33 %
Aug 2004	\$245,750.00	114	36	-2.60 %	\$30,243,450	\$2,439,929,259	1.24 %
Sep 2004	\$248,000.00	141	38	0.90 %	\$39,716,250	\$2,336,106,623	1.70 %
Oct 2004	\$227,750.00	138	45	-8.20 %	\$34,646,092	\$2,490,068,104	1.39 %
Nov 2004	\$232,000.00	175	40	1.90 %	\$45,687,250	\$3,008,383,348	1.52 %
Dec 2004	\$243,500.00	138	34	5.00 %	\$38,326,883	\$2,687,741,945	1.43 %
Jan 2005	\$265,000.00	121	43	8.80 %	\$35,725,470	\$2,163,790,625	1.65 %
Feb 2005	\$235,000.00	161	38	-11.30 %	\$43,071,809	\$3,201,456,217	1.35 %
Mar 2005	\$260,000.00	178	31	10.60 %	\$51,031,860	\$3,526,633,657	1.45 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 2005	\$249,000.00	143	36	-4.20 %	\$40,132,650	\$2,869,916,499	1.40 %
May 2005	\$257,500.00	170	33	3.40 %	\$49,673,300	\$3,018,908,058	1.65 %
Jun 2005	\$263,000.00	117	31	2.10 %	\$37,633,850	\$2,677,547,168	1.41 %
Jul 2005	\$260,750.00	143	36	-0.90 %	\$41,149,950	\$2,694,916,753	1.53 %
Aug 2005	\$270,000.00	127	37	3.50 %	\$35,126,750	\$2,895,264,833	1.21 %
Sep 2005	\$260,000.00	132	31	-3.70 %	\$38,098,900	\$3,111,109,070	1.22 %
Oct 2005	\$270,000.00	139	39	3.80 %	\$42,520,400	\$2,920,789,673	1.46 %
Nov 2005	\$290,000.00	165	32	7.40 %	\$53,215,950	\$3,317,975,081	1.60 %
Dec 2005	\$285,000.00	117	28	-1.70 %	\$37,724,400	\$2,441,613,387	1.55 %
Jan 2006	\$292,000.00	134	43	2.50 %	\$41,134,050	\$2,156,751,887	1.91 %
Feb 2006	\$265,000.00	141	50	-9.20 %	\$40,290,225	\$2,726,977,988	1.48 %
Mar 2006	\$276,500.00	168	33	4.30 %	\$51,400,000	\$3,642,588,020	1.41 %
Apr 2006	\$275,000.00	98	40	-0.50 %	\$30,953,800	\$2,765,380,586	1.12 %
May 2006	\$275,000.00	163	31	0.00 %	\$48,109,733	\$3,443,100,067	1.40 %
Jun 2006	\$295,000.00	133	47	7.30 %	\$42,390,600	\$3,065,823,868	1.38 %
Jul 2006	\$295,000.00	127	47	0.00 %	\$44,786,500	\$2,840,066,918	1.58 %
Aug 2006	\$288,000.00	132	33	-2.40 %	\$42,723,680	\$3,144,183,499	1.36 %
Sep 2006	\$310,000.00	145	31	7.60 %	\$52,839,200	\$3,158,205,617	1.67 %
Oct 2006	\$297,500.00	142	28	-4.00 %	\$46,261,470	\$3,345,413,560	1.38 %
Nov 2006	\$317,500.00	126	32	6.70 %	\$46,220,250	\$3,907,314,743	1.18 %
Dec 2006	\$343,000.00	196	27	8.00 %	\$76,025,540	\$3,238,012,215	2.35 %
Jan 2007	\$327,500.00	125	39	-4.50 %	\$46,274,058	\$2,842,189,755	1.63 %
Feb 2007	\$320,000.00	137	28	-2.30 %	\$47,942,100	\$3,725,714,450	1.29 %
Mar 2007	\$330,000.00	153	21	3.10 %	\$54,610,626	\$4,534,699,905	1.20 %
Apr 2007	\$335,000.00	99	38	1.50 %	\$35,972,400	\$3,394,822,216	1.06 %
May 2007	\$365,000.00	150	34	9.00 %	\$59,816,361	\$3,867,735,793	1.55 %
Jun 2007	\$360,000.00	103	35	-1.40 %	\$39,549,750	\$3,099,286,491	1.28 %
Jul 2007	\$351,300.00	100	39	-2.40 %	\$38,826,350	\$2,763,617,537	1.40 %
Aug 2007	\$357,000.00	94	35	1.60 %	\$35,626,700	\$2,655,528,722	1.34 %
Sep 2007	\$330,500.00	89	35	-7.40 %	\$32,847,651	\$2,440,402,914	1.35 %
Oct 2007	\$352,500.00	114	33	6.70 %	\$43,025,250	\$2,826,047,762	1.52 %
Nov 2007	\$350,000.00	143	43	-0.70 %	\$55,657,041	\$3,282,807,212	1.70 %
Dec 2007	\$337,000.00	101	48	-3.70 %	\$37,051,224	\$2,307,364,297	1.61 %
Jan 2008	\$325,500.00	74	49	-3.40 %	\$26,903,550	\$2,054,469,162	1.31 %
Feb 2008	\$326,500.00	86	53	0.30 %	\$30,683,200	\$2,508,468,037	1.22 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Mar 2008	\$358,000.00	65	52	9.60 %	\$26,909,500	\$2,106,520,863	1.28 %
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Suburbs covered: Manakau, Maungakotukutuku, Otaihanga, Otaki, Paekakariki, Paekakariki Hill, Paraparaumu, Paraparaumu Beach, Peka Peka, Raumati, Raumati Beach, Te Horo, Waikanae, Waikanae Beach