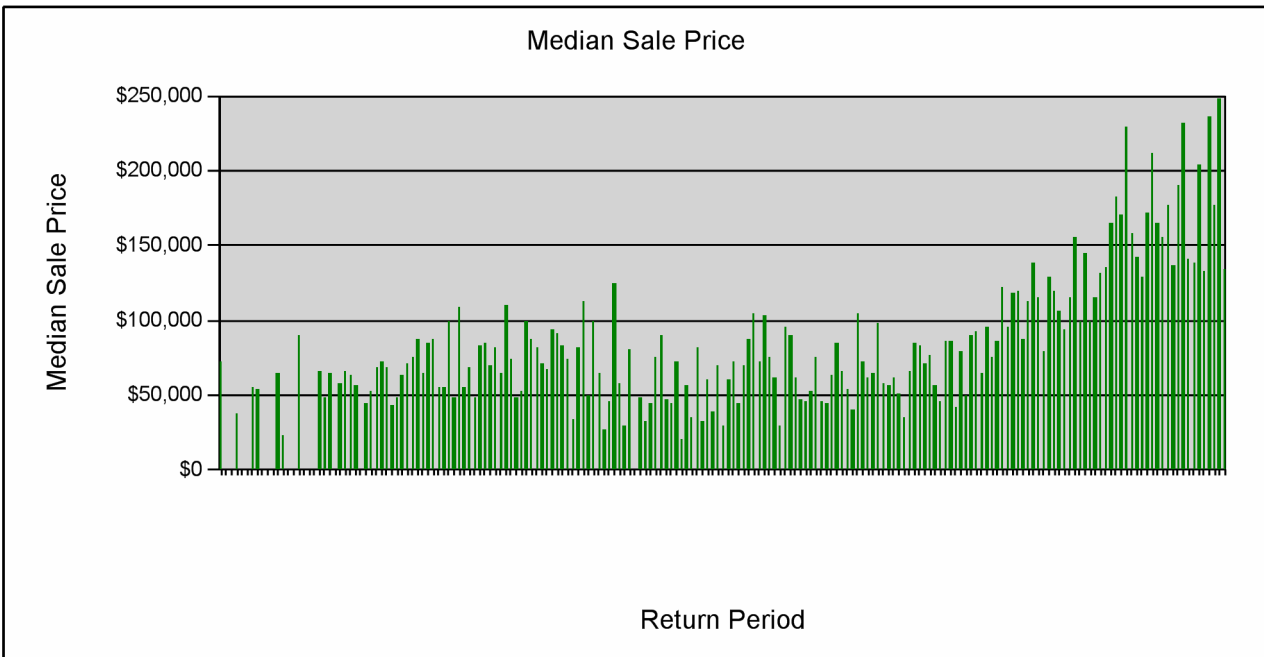


Market Facts - Median Sale Price

District: Manawatu/Wanganui From: Jan 1992
 Zone: Raetihi/Ohakune/Taihape 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	\$72,000.00	5	0		\$338,000	\$552,272,275	0.06 %
Feb 1992		0			\$0	\$667,866,334	0.00 %
Mar 1992		0			\$0	\$739,294,479	0.00 %
Apr 1992	\$38,000.00	3	0		\$126,000	\$671,847,860	0.02 %
May 1992		0			\$0	\$680,307,185	0.00 %
Jun 1992		0			\$0	\$680,410,692	0.00 %
Jul 1992	\$55,000.00	1	102		\$55,000	\$729,882,819	0.01 %
Aug 1992	\$54,500.00	4	91	-0.90 %	\$242,000	\$646,065,756	0.04 %
Sep 1992		0			\$0	\$719,167,928	0.00 %
Oct 1992		0			\$0	\$742,405,753	0.00 %
Nov 1992		0			\$0	\$734,931,348	0.00 %
Dec 1992	\$65,000.00	5	123		\$298,675	\$620,261,405	0.05 %
Jan 1993	\$22,500.00	1	201	-65.40 %	\$22,500	\$594,190,541	0.00 %
Feb 1993		0			\$0	\$715,304,095	0.00 %
Mar 1993		0			\$0	\$874,185,928	0.00 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1993	\$90,000.00	3	212		\$215,000	\$733,417,019	0.03 %
May 1993		0			\$0	\$716,604,437	0.00 %
Jun 1993		0			\$0	\$796,460,860	0.00 %
Jul 1993		0			\$0	\$836,436,718	0.00 %
Aug 1993	\$66,000.00	5	51		\$281,000	\$938,471,081	0.03 %
Sep 1993	\$48,000.00	5	144	-27.30 %	\$300,500	\$948,682,660	0.03 %
Oct 1993	\$65,000.00	5	22	35.40 %	\$337,000	\$996,090,217	0.03 %
Nov 1993		0			\$0	\$1,085,029,912	0.00 %
Dec 1993	\$57,500.00	6	122		\$371,500	\$886,187,302	0.04 %
Jan 1994	\$66,500.00	2	13	15.70 %	\$133,000	\$877,617,232	0.02 %
Feb 1994	\$63,000.00	4	53	-5.30 %	\$243,000	\$1,199,005,212	0.02 %
Mar 1994	\$56,000.00	8	48	-11.10 %	\$449,000	\$1,374,621,944	0.03 %
Apr 1994		0			\$0	\$1,194,637,761	0.00 %
May 1994	\$45,000.00	9	61		\$448,500	\$1,232,188,289	0.04 %
Jun 1994	\$53,000.00	8	37	17.80 %	\$411,000	\$1,219,489,367	0.03 %
Jul 1994	\$68,000.00	9	37	28.30 %	\$509,300	\$1,030,004,868	0.05 %
Aug 1994	\$72,000.00	2	142	5.90 %	\$144,000	\$1,225,481,117	0.01 %
Sep 1994	\$68,000.00	11	82	-5.60 %	\$879,500	\$1,189,729,750	0.07 %
Oct 1994	\$43,000.00	7	116	-36.80 %	\$390,000	\$1,238,872,714	0.03 %
Nov 1994	\$49,000.00	8	86	14.00 %	\$438,000	\$1,143,685,282	0.04 %
Dec 1994	\$63,500.00	10	40	29.60 %	\$687,000	\$988,720,543	0.07 %
Jan 1995	\$71,000.00	3	91	11.80 %	\$190,500	\$783,232,321	0.02 %
Feb 1995	\$75,000.00	11	73	5.60 %	\$794,500	\$1,039,894,077	0.08 %
Mar 1995	\$87,200.00	8	66	16.30 %	\$665,900	\$1,200,764,392	0.06 %
Apr 1995	\$65,000.00	9	23	-25.50 %	\$587,187	\$973,872,478	0.06 %
May 1995	\$85,000.00	5	26	30.80 %	\$452,500	\$1,171,408,332	0.04 %
Jun 1995	\$87,000.00	7	27	2.40 %	\$622,500	\$1,152,357,321	0.05 %
Jul 1995	\$55,250.00	8	79	-36.50 %	\$428,000	\$1,114,360,990	0.04 %
Aug 1995	\$55,000.00	7	33	-0.50 %	\$401,250	\$1,226,657,283	0.03 %
Sep 1995	\$100,000.00	8	52	81.80 %	\$779,000	\$1,231,303,637	0.06 %
Oct 1995	\$48,000.00	8	61	-52.00 %	\$560,000	\$1,332,401,698	0.04 %
Nov 1995	\$109,000.00	4	92	127.10 %	\$355,000	\$1,460,467,069	0.02 %
Dec 1995	\$55,000.00	11	144	-49.50 %	\$834,500	\$1,099,257,181	0.08 %
Jan 1996	\$69,000.00	5	167	25.50 %	\$379,500	\$1,271,220,646	0.03 %
Feb 1996	\$48,500.00	11	119	-29.70 %	\$761,000	\$1,827,146,957	0.04 %
Mar 1996	\$82,750.00	12	68	70.60 %	\$958,000	\$1,877,732,896	0.05 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1996	\$85,000.00	13	49	2.70 %	\$1,039,500	\$1,506,521,224	0.07 %
May 1996	\$70,000.00	10	47	-17.60 %	\$719,500	\$1,438,822,448	0.05 %
Jun 1996	\$82,500.00	8	82	17.90 %	\$655,000	\$1,015,486,411	0.06 %
Jul 1996	\$65,000.00	6	95	-21.20 %	\$461,000	\$979,024,121	0.05 %
Aug 1996	\$110,500.00	3	80	70.00 %	\$302,500	\$1,150,932,337	0.03 %
Sep 1996	\$74,500.00	4	58	-32.60 %	\$331,000	\$1,187,101,042	0.03 %
Oct 1996	\$48,000.00	5	92	-35.60 %	\$367,000	\$1,254,387,177	0.03 %
Nov 1996	\$52,250.00	4	146	8.90 %	\$299,875	\$1,558,585,167	0.02 %
Dec 1996	\$100,000.00	2	196	91.40 %	\$200,000	\$1,048,735,904	0.02 %
Jan 1997	\$87,735.00	7	202	-12.30 %	\$721,235	\$1,460,012,135	0.05 %
Feb 1997	\$81,500.00	2	125	-7.10 %	\$163,000	\$1,519,033,761	0.01 %
Mar 1997	\$71,250.00	10	79	-12.60 %	\$845,000	\$1,610,906,394	0.05 %
Apr 1997	\$67,500.00	9	103	-5.30 %	\$565,500	\$1,560,742,734	0.04 %
May 1997	\$93,500.00	10	188	38.50 %	\$901,500	\$1,524,290,660	0.06 %
Jun 1997	\$91,500.00	2	126	-2.10 %	\$183,000	\$1,285,629,959	0.01 %
Jul 1997	\$83,750.00	10	305	-8.50 %	\$825,500	\$1,393,495,988	0.06 %
Aug 1997	\$74,250.00	4	133	-11.30 %	\$318,500	\$1,254,387,191	0.03 %
Sep 1997	\$33,500.00	5	266	-54.90 %	\$218,500	\$1,313,384,137	0.02 %
Oct 1997	\$82,000.00	3	38	144.80 %	\$241,000	\$1,430,510,412	0.02 %
Nov 1997	\$112,500.00	6	187	37.20 %	\$631,000	\$1,456,902,923	0.04 %
Dec 1997	\$50,000.00	3	345	-55.60 %	\$208,500	\$1,068,386,219	0.02 %
Jan 1998	\$100,000.00	5	112	100.00 %	\$408,000	\$933,755,430	0.04 %
Feb 1998	\$64,500.00	8	291	-35.50 %	\$604,000	\$1,025,291,780	0.06 %
Mar 1998	\$27,500.00	6	181	-57.40 %	\$225,300	\$1,308,193,596	0.02 %
Apr 1998	\$46,000.00	6	72	67.30 %	\$314,200	\$942,055,932	0.03 %
May 1998	\$125,000.00	3	144	171.70 %	\$447,000	\$1,012,923,814	0.04 %
Jun 1998	\$58,500.00	17	71	-53.20 %	\$1,248,000	\$966,222,514	0.13 %
Jul 1998	\$30,000.00	9	248	-48.70 %	\$493,000	\$973,711,962	0.05 %
Aug 1998	\$80,000.00	1	443	166.70 %	\$80,000	\$1,042,185,166	0.01 %
Sep 1998		0			\$0	\$1,082,091,582	0.00 %
Oct 1998	\$48,000.00	6	495		\$316,500	\$1,250,664,403	0.03 %
Nov 1998	\$33,000.00	4	132	-31.30 %	\$157,000	\$1,414,387,763	0.01 %
Dec 1998	\$45,000.00	4	294	36.40 %	\$177,500	\$1,186,805,877	0.01 %
Jan 1999	\$75,000.00	3	362	66.70 %	\$190,000	\$1,195,339,951	0.02 %
Feb 1999	\$89,500.00	2	151	19.30 %	\$179,000	\$1,386,135,468	0.01 %
Mar 1999	\$46,500.00	12	231	-48.00 %	\$723,000	\$1,609,850,475	0.04 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 1999	\$45,000.00	9	213	-3.20 %	\$497,500	\$1,398,634,251	0.04 %
May 1999	\$73,000.00	7	113	62.20 %	\$492,000	\$1,414,706,741	0.03 %
Jun 1999	\$21,000.00	5	141	-71.20 %	\$128,100	\$1,259,348,010	0.01 %
Jul 1999	\$57,000.00	5	303	171.40 %	\$248,500	\$1,337,851,168	0.02 %
Aug 1999	\$34,750.00	4	123	-39.00 %	\$244,500	\$1,227,927,982	0.02 %
Sep 1999	\$81,500.00	6	168	134.50 %	\$506,000	\$1,248,581,053	0.04 %
Oct 1999	\$32,000.00	9	92	-60.70 %	\$487,000	\$1,215,170,870	0.04 %
Nov 1999	\$60,000.00	5	335	87.50 %	\$286,000	\$1,351,230,898	0.02 %
Dec 1999	\$39,000.00	7	316	-35.00 %	\$291,500	\$906,889,354	0.03 %
Jan 2000	\$70,000.00	3	604	79.50 %	\$227,000	\$1,002,276,042	0.02 %
Feb 2000	\$29,500.00	4	315	-57.90 %	\$142,500	\$1,273,544,690	0.01 %
Mar 2000	\$60,000.00	5	182	103.40 %	\$346,500	\$1,396,084,521	0.02 %
Apr 2000	\$72,800.00	3	207	21.30 %	\$197,800	\$1,113,818,099	0.02 %
May 2000	\$44,500.00	6	103	-38.90 %	\$361,000	\$1,081,483,516	0.03 %
Jun 2000	\$70,000.00	9	259	57.30 %	\$663,000	\$1,124,880,926	0.06 %
Jul 2000	\$88,000.00	7	61	25.70 %	\$699,000	\$1,060,134,595	0.07 %
Aug 2000	\$104,500.00	2	225	18.80 %	\$209,000	\$1,087,632,000	0.02 %
Sep 2000	\$72,000.00	5	92	-31.10 %	\$406,000	\$1,069,032,648	0.04 %
Oct 2000	\$104,000.00	5	310	44.40 %	\$475,000	\$980,253,276	0.05 %
Nov 2000	\$75,000.00	4	317	-27.90 %	\$285,000	\$1,228,515,172	0.02 %
Dec 2000	\$62,000.00	5	88	-17.30 %	\$286,500	\$936,485,445	0.03 %
Jan 2001	\$30,000.00	11	115	-51.60 %	\$366,950	\$994,121,763	0.04 %
Feb 2001	\$96,000.00	4	303	220.00 %	\$358,000	\$1,305,299,516	0.03 %
Mar 2001	\$90,000.00	5	164	-6.30 %	\$437,000	\$1,385,885,191	0.03 %
Apr 2001	\$62,000.00	5	365	-31.10 %	\$329,000	\$1,409,788,449	0.02 %
May 2001	\$47,000.00	3	216	-24.20 %	\$170,500	\$1,308,231,537	0.01 %
Jun 2001	\$46,000.00	11	507	-2.10 %	\$573,750	\$1,293,270,772	0.04 %
Jul 2001	\$52,000.00	5	358	13.00 %	\$279,200	\$1,233,240,690	0.02 %
Aug 2001	\$75,000.00	14	132	44.20 %	\$973,700	\$1,451,696,431	0.07 %
Sep 2001	\$45,500.00	2	223	-39.30 %	\$91,000	\$1,158,915,623	0.01 %
Oct 2001	\$44,250.00	10	153	-2.70 %	\$599,000	\$1,433,623,485	0.04 %
Nov 2001	\$63,500.00	6	142	43.50 %	\$435,200	\$1,682,405,899	0.03 %
Dec 2001	\$85,000.00	5	226	33.90 %	\$408,500	\$1,321,976,029	0.03 %
Jan 2002	\$66,000.00	10	76	-22.40 %	\$715,500	\$1,408,732,170	0.05 %
Feb 2002	\$54,250.00	14	179	-17.80 %	\$865,500	\$1,954,697,622	0.04 %
Mar 2002	\$40,000.00	5	671	-26.30 %	\$206,000	\$2,218,064,092	0.01 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 2002	\$105,000.00	5	176	162.50 %	\$472,000	\$2,170,418,593	0.02 %
May 2002	\$72,500.00	18	181	-31.00 %	\$1,339,500	\$2,106,307,805	0.06 %
Jun 2002	\$62,000.00	10	94	-14.50 %	\$651,000	\$1,677,029,080	0.04 %
Jul 2002	\$65,000.00	17	87	4.80 %	\$1,182,500	\$1,785,431,521	0.07 %
Aug 2002	\$98,000.00	11	298	50.80 %	\$943,000	\$1,825,131,338	0.05 %
Sep 2002	\$58,000.00	11	183	-40.80 %	\$784,500	\$1,854,109,675	0.04 %
Oct 2002	\$57,000.00	14	72	-1.70 %	\$807,250	\$2,222,696,747	0.04 %
Nov 2002	\$62,500.00	7	242	9.60 %	\$485,000	\$2,396,345,565	0.02 %
Dec 2002	\$51,000.00	6	63	-18.40 %	\$379,500	\$1,846,021,505	0.02 %
Jan 2003	\$35,500.00	6	72	-30.40 %	\$286,000	\$1,939,431,080	0.01 %
Feb 2003	\$66,000.00	12	208	85.90 %	\$835,000	\$2,301,186,294	0.04 %
Mar 2003	\$85,000.00	17	339	28.80 %	\$1,307,000	\$2,662,329,963	0.05 %
Apr 2003	\$83,500.00	12	143	-1.80 %	\$915,500	\$2,286,043,586	0.04 %
May 2003	\$71,000.00	14	99	-15.00 %	\$1,066,000	\$2,924,812,111	0.04 %
Jun 2003	\$76,000.00	33	70	7.00 %	\$3,069,050	\$2,493,952,673	0.12 %
Jul 2003	\$56,500.00	7	560	-25.70 %	\$441,500	\$2,635,758,318	0.02 %
Aug 2003	\$45,500.00	8	196	-19.50 %	\$352,000	\$2,705,117,597	0.01 %
Sep 2003	\$86,000.00	9	188	89.00 %	\$762,500	\$2,828,242,432	0.03 %
Oct 2003	\$86,000.00	9	92	0.00 %	\$743,500	\$3,068,019,983	0.02 %
Nov 2003	\$42,000.00	13	169	-51.20 %	\$721,000	\$3,028,646,674	0.02 %
Dec 2003	\$79,500.00	7	59	89.30 %	\$635,000	\$2,413,031,768	0.03 %
Jan 2004	\$50,000.00	9	536	-37.10 %	\$617,000	\$2,310,184,738	0.03 %
Feb 2004	\$90,000.00	47	97	80.00 %	\$4,660,000	\$2,758,234,661	0.17 %
Mar 2004	\$92,500.00	22	67	2.80 %	\$1,913,200	\$3,299,144,744	0.06 %
Apr 2004	\$64,750.00	22	91	-30.00 %	\$1,840,000	\$2,817,130,071	0.07 %
May 2004	\$95,000.00	13	94	46.70 %	\$1,129,000	\$2,797,608,745	0.04 %
Jun 2004	\$75,000.00	16	111	-21.10 %	\$1,501,250	\$2,448,118,219	0.06 %
Jul 2004	\$86,500.00	24	104	15.30 %	\$2,744,500	\$2,338,761,863	0.12 %
Aug 2004	\$122,500.00	14	54	41.60 %	\$1,739,500	\$2,439,929,259	0.07 %
Sep 2004	\$95,000.00	7	157	-22.40 %	\$786,000	\$2,336,106,623	0.03 %
Oct 2004	\$118,750.00	18	56	25.00 %	\$2,060,750	\$2,490,068,104	0.08 %
Nov 2004	\$120,000.00	15	151	1.10 %	\$2,234,000	\$3,008,383,348	0.07 %
Dec 2004	\$87,000.00	10	54	-27.50 %	\$1,077,000	\$2,687,741,945	0.04 %
Jan 2005	\$112,500.00	10	84	29.30 %	\$1,140,500	\$2,163,790,625	0.05 %
Feb 2005	\$138,500.00	14	75	23.10 %	\$2,136,000	\$3,201,456,217	0.07 %
Mar 2005	\$115,000.00	18	86	-17.00 %	\$2,150,500	\$3,526,633,657	0.06 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

Market Facts - Median Sale Price

Apr 2005	\$79,500.00	18	72	-30.90 %	\$1,494,000	\$2,869,916,499	0.05 %
May 2005	\$128,750.00	16	103	61.90 %	\$2,018,500	\$3,018,908,058	0.07 %
Jun 2005	\$119,000.00	20	48	-7.60 %	\$2,532,500	\$2,677,547,168	0.09 %
Jul 2005	\$106,500.00	18	42	-10.50 %	\$2,060,000	\$2,694,916,753	0.08 %
Aug 2005	\$94,000.00	15	8	-11.70 %	\$1,780,500	\$2,895,264,833	0.06 %
Sep 2005	\$115,000.00	12	22	22.30 %	\$1,326,500	\$3,111,109,070	0.04 %
Oct 2005	\$156,000.00	11	29	35.70 %	\$1,700,000	\$2,920,789,673	0.06 %
Nov 2005	\$100,000.00	11	37	-35.90 %	\$1,341,250	\$3,317,975,081	0.04 %
Dec 2005	\$145,000.00	11	15	45.00 %	\$1,559,100	\$2,441,613,387	0.06 %
Jan 2006	\$100,000.00	9	45	-31.00 %	\$1,037,500	\$2,156,751,887	0.05 %
Feb 2006	\$115,000.00	13	41	15.00 %	\$1,545,500	\$2,726,977,988	0.06 %
Mar 2006	\$132,000.00	7	34	14.80 %	\$933,000	\$3,642,588,020	0.03 %
Apr 2006	\$135,000.00	15	39	2.30 %	\$2,194,000	\$2,765,380,586	0.08 %
May 2006	\$165,000.00	19	82	22.20 %	\$3,590,100	\$3,443,100,067	0.10 %
Jun 2006	\$182,500.00	11	112	10.60 %	\$2,070,500	\$3,065,823,868	0.07 %
Jul 2006	\$170,000.00	12	79	-6.80 %	\$2,302,000	\$2,840,066,918	0.08 %
Aug 2006	\$229,000.00	14	29	34.70 %	\$2,887,500	\$3,144,183,499	0.09 %
Sep 2006	\$159,000.00	11	27	-30.60 %	\$1,781,000	\$3,158,205,617	0.06 %
Oct 2006	\$142,500.00	13	76	-10.40 %	\$2,110,000	\$3,345,413,560	0.06 %
Nov 2006	\$129,000.00	16	27	-9.50 %	\$2,474,000	\$3,907,314,743	0.06 %
Dec 2006	\$172,000.00	7	103	33.30 %	\$1,318,000	\$3,238,012,215	0.04 %
Jan 2007	\$212,500.00	12	53	23.50 %	\$2,246,100	\$2,842,189,755	0.08 %
Feb 2007	\$165,000.00	13	66	-22.40 %	\$2,395,000	\$3,725,714,450	0.06 %
Mar 2007	\$155,000.00	13	65	-6.10 %	\$1,947,500	\$4,534,699,905	0.04 %
Apr 2007	\$177,000.00	17	42	14.20 %	\$3,097,500	\$3,394,822,216	0.09 %
May 2007	\$137,500.00	16	42	-22.30 %	\$2,513,000	\$3,867,735,793	0.06 %
Jun 2007	\$190,000.00	8	48	38.20 %	\$1,392,000	\$3,099,286,491	0.04 %
Jul 2007	\$231,500.00	12	144	21.80 %	\$2,818,500	\$2,763,617,537	0.10 %
Aug 2007	\$140,500.00	10	29	-39.30 %	\$1,578,000	\$2,655,528,722	0.06 %
Sep 2007	\$138,000.00	8	37	-1.80 %	\$1,283,000	\$2,440,402,914	0.05 %
Oct 2007	\$204,000.00	6	32	47.80 %	\$1,210,200	\$2,826,047,762	0.04 %
Nov 2007	\$133,500.00	6	80	-34.60 %	\$815,000	\$3,282,807,212	0.02 %
Dec 2007	\$235,500.00	6	38	76.40 %	\$1,181,000	\$2,307,364,297	0.05 %
Jan 2008	\$177,000.00	7	69	-24.80 %	\$1,535,750	\$2,054,469,162	0.07 %
Feb 2008	\$247,500.00	7	52	39.80 %	\$1,648,500	\$2,508,468,037	0.07 %



Market Facts - Median Sale Price

Mar 2008	\$134,500.00	12	62	-45.70 %	\$1,595,000	\$2,106,520,863	0.08 %
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Suburbs covered: Kakatahi, Mangaweka, Ngamahanga, Ohakune, Raetihi, Ranana, Taihape, Taoroa Junction