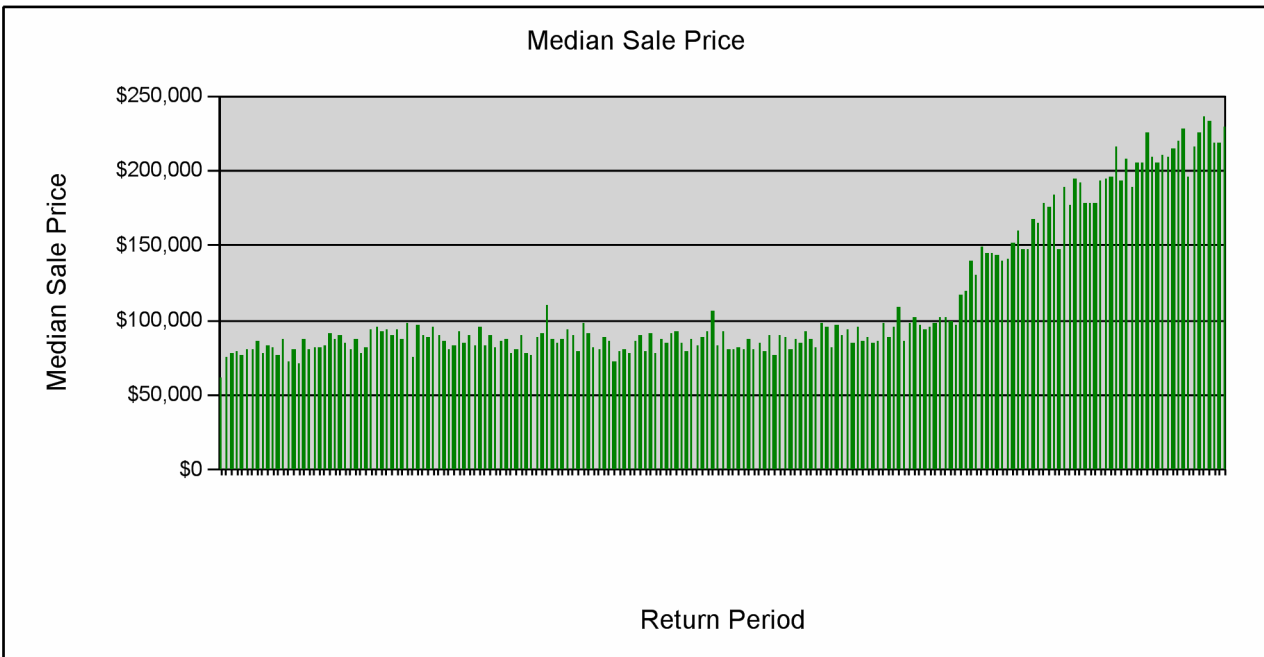


## Market Facts - Median Sale Price

District: Canterbury/Westland From: Jan 1992  
 Zone: Timaru 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	\$62,000.00	56	32		\$4,255,250	\$552,272,275	0.77 %
Feb 1992	\$75,500.00	71	31	21.80 %	\$6,050,900	\$667,866,334	0.91 %
Mar 1992	\$77,500.00	76	29	2.60 %	\$6,279,600	\$739,294,479	0.85 %
Apr 1992	\$79,000.00	92	46	1.90 %	\$8,398,450	\$671,847,860	1.25 %
May 1992	\$77,000.00	83	29	-2.50 %	\$6,998,950	\$680,307,185	1.03 %
Jun 1992	\$80,000.00	88	31	3.90 %	\$8,148,000	\$680,410,692	1.20 %
Jul 1992	\$80,500.00	104	38	0.60 %	\$8,953,300	\$729,882,819	1.23 %
Aug 1992	\$86,500.00	60	41	7.50 %	\$5,490,800	\$646,065,756	0.85 %
Sep 1992	\$78,000.00	85	31	-9.80 %	\$7,353,250	\$719,167,928	1.02 %
Oct 1992	\$83,500.00	83	30	7.10 %	\$7,246,800	\$742,405,753	0.98 %
Nov 1992	\$82,000.00	87	31	-1.80 %	\$7,195,850	\$734,931,348	0.98 %
Dec 1992	\$77,075.00	88	33	-6.00 %	\$7,430,000	\$620,261,405	1.20 %
Jan 1993	\$87,500.00	46	39	13.50 %	\$4,408,250	\$594,190,541	0.74 %
Feb 1993	\$72,750.00	78	29	-16.90 %	\$6,492,350	\$715,304,095	0.91 %
Mar 1993	\$80,500.00	94	36	10.70 %	\$9,130,100	\$874,185,928	1.04 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts - Median Sale Price

Apr 1993	\$71,500.00	49	31	-11.20 %	\$3,924,450	\$733,417,019	0.54 %
May 1993	\$88,000.00	61	30	23.10 %	\$5,862,255	\$716,604,437	0.82 %
Jun 1993	\$80,500.00	83	46	-8.50 %	\$7,447,000	\$796,460,860	0.94 %
Jul 1993	\$82,500.00	100	45	2.50 %	\$9,534,209	\$836,436,718	1.14 %
Aug 1993	\$81,750.00	94	36	-0.90 %	\$8,470,200	\$938,471,081	0.90 %
Sep 1993	\$83,000.00	91	43	1.50 %	\$8,474,550	\$948,682,660	0.89 %
Oct 1993	\$91,250.00	94	40	9.90 %	\$9,591,660	\$996,090,217	0.96 %
Nov 1993	\$87,000.00	112	31	-4.70 %	\$10,694,420	\$1,085,029,912	0.99 %
Dec 1993	\$89,525.00	64	44	2.90 %	\$6,379,150	\$886,187,302	0.72 %
Jan 1994	\$85,000.00	83	45	-5.10 %	\$7,234,400	\$877,617,232	0.82 %
Feb 1994	\$80,000.00	96	32	-5.90 %	\$8,343,900	\$1,199,005,212	0.70 %
Mar 1994	\$88,000.00	123	33	10.00 %	\$11,522,700	\$1,374,621,944	0.84 %
Apr 1994	\$78,000.00	79	31	-11.40 %	\$6,631,150	\$1,194,637,761	0.56 %
May 1994	\$81,750.00	114	35	4.80 %	\$10,711,000	\$1,232,188,289	0.87 %
Jun 1994	\$94,250.00	58	32	15.30 %	\$6,039,600	\$1,219,489,367	0.50 %
Jul 1994	\$95,000.00	101	36	0.80 %	\$10,465,525	\$1,030,004,868	1.02 %
Aug 1994	\$93,000.00	101	33	-2.10 %	\$10,052,385	\$1,225,481,117	0.82 %
Sep 1994	\$94,500.00	88	35	1.60 %	\$9,431,154	\$1,189,729,750	0.79 %
Oct 1994	\$90,000.00	85	29	-4.80 %	\$8,428,305	\$1,238,872,714	0.68 %
Nov 1994	\$93,500.00	49	32	3.90 %	\$5,138,392	\$1,143,685,282	0.45 %
Dec 1994	\$88,000.00	69	31	-5.90 %	\$6,574,650	\$988,720,543	0.66 %
Jan 1995	\$97,500.00	50	46	10.80 %	\$5,196,150	\$783,232,321	0.66 %
Feb 1995	\$75,000.00	69	36	-23.10 %	\$6,183,650	\$1,039,894,077	0.59 %
Mar 1995	\$96,050.00	82	38	28.10 %	\$8,485,950	\$1,200,764,392	0.71 %
Apr 1995	\$90,250.00	80	44	-6.00 %	\$8,184,500	\$973,872,478	0.84 %
May 1995	\$89,250.00	70	33	-1.10 %	\$6,699,500	\$1,171,408,332	0.57 %
Jun 1995	\$96,000.00	59	61	7.60 %	\$6,299,000	\$1,152,357,321	0.55 %
Jul 1995	\$90,000.00	57	57	-6.30 %	\$6,249,670	\$1,114,360,990	0.56 %
Aug 1995	\$86,500.00	93	71	-3.90 %	\$8,900,700	\$1,226,657,283	0.73 %
Sep 1995	\$80,000.00	93	45	-7.50 %	\$8,305,614	\$1,231,303,637	0.67 %
Oct 1995	\$83,250.00	64	44	4.10 %	\$5,716,240	\$1,332,401,698	0.43 %
Nov 1995	\$92,750.00	86	37	11.40 %	\$9,127,000	\$1,460,467,069	0.62 %
Dec 1995	\$85,100.00	89	47	-8.20 %	\$8,533,250	\$1,099,257,181	0.78 %
Jan 1996	\$89,500.00	40	36	5.20 %	\$3,921,063	\$1,271,220,646	0.31 %
Feb 1996	\$82,750.00	62	30	-7.50 %	\$5,611,780	\$1,827,146,957	0.31 %
Mar 1996	\$95,000.00	86	36	14.80 %	\$8,777,863	\$1,877,732,896	0.47 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts - Median Sale Price

Apr 1996	\$83,250.00	62	45	-12.40 %	\$5,685,989	\$1,506,521,224	0.38 %
May 1996	\$89,900.00	73	44	8.00 %	\$6,966,471	\$1,438,822,448	0.48 %
Jun 1996	\$82,056.00	49	55	-8.70 %	\$4,605,013	\$1,015,486,411	0.45 %
Jul 1996	\$85,875.00	46	42	4.70 %	\$4,386,927	\$979,024,121	0.45 %
Aug 1996	\$87,000.00	61	37	1.30 %	\$5,404,500	\$1,150,932,337	0.47 %
Sep 1996	\$77,500.00	72	35	-10.90 %	\$6,772,700	\$1,187,101,042	0.57 %
Oct 1996	\$80,500.00	48	54	3.90 %	\$4,107,151	\$1,254,387,177	0.33 %
Nov 1996	\$90,000.00	59	36	11.80 %	\$6,030,500	\$1,558,585,167	0.39 %
Dec 1996	\$78,000.00	45	39	-13.30 %	\$4,217,665	\$1,048,735,904	0.40 %
Jan 1997	\$76,525.00	52	61	-1.90 %	\$4,591,860	\$1,460,012,135	0.31 %
Feb 1997	\$89,250.00	70	55	16.60 %	\$6,646,825	\$1,519,033,761	0.44 %
Mar 1997	\$92,000.00	66	49	3.10 %	\$6,451,243	\$1,610,906,394	0.40 %
Apr 1997	\$110,250.00	42	74	19.80 %	\$4,504,300	\$1,560,742,734	0.29 %
May 1997	\$87,550.00	56	64	-20.60 %	\$5,343,235	\$1,524,290,660	0.35 %
Jun 1997	\$85,000.00	57	47	-2.90 %	\$5,232,300	\$1,285,629,959	0.41 %
Jul 1997	\$87,000.00	48	55	2.40 %	\$4,583,993	\$1,393,495,988	0.33 %
Aug 1997	\$94,500.00	46	78	8.60 %	\$4,611,950	\$1,254,387,191	0.37 %
Sep 1997	\$89,500.00	61	50	-5.30 %	\$6,468,628	\$1,313,384,137	0.49 %
Oct 1997	\$79,000.00	62	44	-11.70 %	\$5,566,790	\$1,430,510,412	0.39 %
Nov 1997	\$98,000.00	46	62	24.10 %	\$5,029,150	\$1,456,902,923	0.35 %
Dec 1997	\$92,000.00	41	43	-6.10 %	\$3,898,600	\$1,068,386,219	0.36 %
Jan 1998	\$82,500.00	44	47	-10.30 %	\$3,730,500	\$933,755,430	0.40 %
Feb 1998	\$81,250.00	64	68	-1.50 %	\$5,605,225	\$1,025,291,780	0.55 %
Mar 1998	\$89,013.00	68	50	9.60 %	\$6,747,675	\$1,308,193,596	0.52 %
Apr 1998	\$86,000.00	32	48	-3.40 %	\$2,804,100	\$942,055,932	0.30 %
May 1998	\$72,250.00	50	49	-16.00 %	\$4,325,250	\$1,012,923,814	0.43 %
Jun 1998	\$79,500.00	40	57	10.00 %	\$3,475,760	\$966,222,514	0.36 %
Jul 1998	\$80,000.00	57	65	0.60 %	\$5,197,545	\$973,711,962	0.53 %
Aug 1998	\$78,500.00	52	82	-1.90 %	\$4,479,675	\$1,042,185,166	0.43 %
Sep 1998	\$85,500.00	49	70	8.90 %	\$4,358,500	\$1,082,091,582	0.40 %
Oct 1998	\$89,500.00	58	69	4.70 %	\$5,557,500	\$1,250,664,403	0.44 %
Nov 1998	\$79,500.00	74	74	-11.20 %	\$6,727,200	\$1,414,387,763	0.48 %
Dec 1998	\$92,000.00	53	41	15.70 %	\$5,594,000	\$1,186,805,877	0.47 %
Jan 1999	\$78,000.00	29	52	-15.20 %	\$2,783,950	\$1,195,339,951	0.23 %
Feb 1999	\$88,000.00	59	57	12.80 %	\$5,692,205	\$1,386,135,468	0.41 %
Mar 1999	\$84,000.00	83	48	-4.50 %	\$7,658,249	\$1,609,850,475	0.48 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts - Median Sale Price

Apr 1999	\$91,000.00	50	64	8.30 %	\$5,290,000	\$1,398,634,251	0.38 %
May 1999	\$92,250.00	50	45	1.40 %	\$5,047,400	\$1,414,706,741	0.36 %
Jun 1999	\$84,500.00	54	50	-8.40 %	\$5,349,750	\$1,259,348,010	0.42 %
Jul 1999	\$79,000.00	45	66	-6.50 %	\$3,900,150	\$1,337,851,168	0.29 %
Aug 1999	\$86,750.00	46	60	9.80 %	\$4,319,915	\$1,227,927,982	0.35 %
Sep 1999	\$83,500.00	52	37	-3.70 %	\$4,402,828	\$1,248,581,053	0.35 %
Oct 1999	\$88,500.00	58	51	6.00 %	\$5,822,300	\$1,215,170,870	0.48 %
Nov 1999	\$92,325.00	52	50	4.30 %	\$5,287,400	\$1,351,230,898	0.39 %
Dec 1999	\$105,750.00	28	49	14.50 %	\$3,044,500	\$906,889,354	0.34 %
Jan 2000	\$83,000.00	49	73	-21.50 %	\$4,743,025	\$1,002,276,042	0.47 %
Feb 2000	\$93,000.00	50	63	12.00 %	\$4,983,250	\$1,273,544,690	0.39 %
Mar 2000	\$81,000.00	63	50	-12.90 %	\$5,617,300	\$1,396,084,521	0.40 %
Apr 2000	\$80,000.00	39	45	-1.20 %	\$3,610,351	\$1,113,818,099	0.32 %
May 2000	\$82,250.00	48	49	2.80 %	\$4,213,622	\$1,081,483,516	0.39 %
Jun 2000	\$81,000.00	47	71	-1.50 %	\$4,457,450	\$1,124,880,926	0.40 %
Jul 2000	\$87,500.00	41	67	8.00 %	\$4,234,260	\$1,060,134,595	0.40 %
Aug 2000	\$80,250.00	56	55	-8.30 %	\$5,309,750	\$1,087,632,000	0.49 %
Sep 2000	\$85,000.00	44	64	5.90 %	\$4,108,250	\$1,069,032,648	0.38 %
Oct 2000	\$79,000.00	33	44	-7.10 %	\$3,111,316	\$980,253,276	0.32 %
Nov 2000	\$90,000.00	53	76	13.90 %	\$5,504,821	\$1,228,515,172	0.45 %
Dec 2000	\$76,000.00	37	61	-15.60 %	\$3,482,763	\$936,485,445	0.37 %
Jan 2001	\$89,750.00	30	51	18.10 %	\$2,981,000	\$994,121,763	0.30 %
Feb 2001	\$88,250.00	62	66	-1.70 %	\$6,397,063	\$1,305,299,516	0.49 %
Mar 2001	\$80,000.00	63	43	-9.30 %	\$5,737,317	\$1,385,885,191	0.41 %
Apr 2001	\$87,000.00	63	44	8.80 %	\$6,738,950	\$1,409,788,449	0.48 %
May 2001	\$85,000.00	65	44	-2.30 %	\$6,324,700	\$1,308,231,537	0.48 %
Jun 2001	\$93,000.00	60	44	9.40 %	\$6,318,272	\$1,293,270,772	0.49 %
Jul 2001	\$88,000.00	53	57	-5.40 %	\$5,353,700	\$1,233,240,690	0.43 %
Aug 2001	\$82,000.00	63	71	-6.80 %	\$6,178,800	\$1,451,696,431	0.43 %
Sep 2001	\$97,750.00	36	35	19.20 %	\$3,715,250	\$1,158,915,623	0.32 %
Oct 2001	\$96,000.00	55	52	-1.80 %	\$5,856,200	\$1,433,623,485	0.41 %
Nov 2001	\$82,000.00	63	30	-14.60 %	\$5,858,030	\$1,682,405,899	0.35 %
Dec 2001	\$97,000.00	54	33	18.30 %	\$6,046,600	\$1,321,976,029	0.46 %
Jan 2002	\$90,500.00	96	39	-6.70 %	\$9,894,250	\$1,408,732,170	0.70 %
Feb 2002	\$94,000.00	75	43	3.90 %	\$7,835,889	\$1,954,697,622	0.40 %
Mar 2002	\$84,000.00	65	34	-10.60 %	\$5,915,092	\$2,218,064,092	0.27 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts - Median Sale Price

Apr 2002	\$95,000.00	78	29	13.10 %	\$9,014,690	\$2,170,418,593	0.42 %
May 2002	\$86,500.00	66	35	-8.90 %	\$6,677,520	\$2,106,307,805	0.32 %
Jun 2002	\$88,500.00	74	41	2.30 %	\$7,522,750	\$1,677,029,080	0.45 %
Jul 2002	\$84,000.00	61	30	-5.10 %	\$5,592,000	\$1,785,431,521	0.31 %
Aug 2002	\$85,500.00	63	34	1.80 %	\$7,169,650	\$1,825,131,338	0.39 %
Sep 2002	\$98,500.00	72	36	15.20 %	\$8,271,750	\$1,854,109,675	0.45 %
Oct 2002	\$88,275.00	80	30	-10.40 %	\$8,680,999	\$2,222,696,747	0.39 %
Nov 2002	\$95,000.00	73	29	7.60 %	\$8,572,569	\$2,396,345,565	0.36 %
Dec 2002	\$108,750.00	78	40	14.50 %	\$9,909,725	\$1,846,021,505	0.54 %
Jan 2003	\$86,000.00	58	57	-20.90 %	\$6,536,800	\$1,939,431,080	0.34 %
Feb 2003	\$97,750.00	86	39	13.70 %	\$9,953,350	\$2,301,186,294	0.43 %
Mar 2003	\$102,000.00	79	20	4.30 %	\$9,030,445	\$2,662,329,963	0.34 %
Apr 2003	\$97,000.00	56	34	-4.90 %	\$6,199,250	\$2,286,043,586	0.27 %
May 2003	\$93,500.00	103	27	-3.60 %	\$11,541,834	\$2,924,812,111	0.39 %
Jun 2003	\$95,000.00	94	14	1.60 %	\$10,206,890	\$2,493,952,673	0.41 %
Jul 2003	\$97,500.00	85	14	2.60 %	\$9,322,389	\$2,635,758,318	0.35 %
Aug 2003	\$102,000.00	104	15	4.60 %	\$12,807,840	\$2,705,117,597	0.47 %
Sep 2003	\$102,025.00	76	10	0.00 %	\$9,574,631	\$2,828,242,432	0.34 %
Oct 2003	\$99,000.00	105	12	-3.00 %	\$12,991,101	\$3,068,019,983	0.42 %
Nov 2003	\$96,050.00	85	13	-3.00 %	\$10,310,960	\$3,028,646,674	0.34 %
Dec 2003	\$117,000.00	76	18	21.80 %	\$9,886,450	\$2,413,031,768	0.41 %
Jan 2004	\$120,000.00	82	11	2.60 %	\$12,328,286	\$2,310,184,738	0.53 %
Feb 2004	\$140,125.00	56	22	16.80 %	\$8,554,694	\$2,758,234,661	0.31 %
Mar 2004	\$130,168.00	109	17	-7.10 %	\$15,620,737	\$3,299,144,744	0.47 %
Apr 2004	\$149,000.00	108	14	14.50 %	\$17,360,958	\$2,817,130,071	0.62 %
May 2004	\$145,000.00	93	18	-2.70 %	\$15,342,330	\$2,797,608,745	0.55 %
Jun 2004	\$145,500.00	84	15	0.30 %	\$13,466,454	\$2,448,118,219	0.55 %
Jul 2004	\$144,000.00	58	16	-1.00 %	\$9,062,077	\$2,338,761,863	0.39 %
Aug 2004	\$140,000.00	71	15	-2.80 %	\$10,672,489	\$2,439,929,259	0.44 %
Sep 2004	\$141,200.00	57	22	0.90 %	\$9,266,465	\$2,336,106,623	0.40 %
Oct 2004	\$151,375.00	84	28	7.20 %	\$14,180,797	\$2,490,068,104	0.57 %
Nov 2004	\$160,000.00	81	28	5.70 %	\$13,549,964	\$3,008,383,348	0.45 %
Dec 2004	\$147,500.00	58	21	-7.80 %	\$9,477,456	\$2,687,741,945	0.35 %
Jan 2005	\$148,200.00	57	22	0.50 %	\$9,313,066	\$2,163,790,625	0.43 %
Feb 2005	\$168,068.00	88	16	13.40 %	\$17,022,031	\$3,201,456,217	0.53 %
Mar 2005	\$165,000.00	103	15	-1.80 %	\$19,750,090	\$3,526,633,657	0.56 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts - Median Sale Price

Apr 2005	\$178,500.00	70	13	8.20 %	\$13,373,432	\$2,869,916,499	0.47 %
May 2005	\$175,778.00	63	16	-1.50 %	\$12,331,126	\$3,018,908,058	0.41 %
Jun 2005	\$184,000.00	65	21	4.70 %	\$13,894,262	\$2,677,547,168	0.52 %
Jul 2005	\$147,500.00	63	18	-19.80 %	\$10,082,475	\$2,694,916,753	0.37 %
Aug 2005	\$188,500.00	76	19	27.80 %	\$14,946,511	\$2,895,264,833	0.52 %
Sep 2005	\$176,500.00	79	17	-6.40 %	\$15,801,173	\$3,111,109,070	0.51 %
Oct 2005	\$195,000.00	55	14	10.50 %	\$11,206,086	\$2,920,789,673	0.38 %
Nov 2005	\$191,700.00	77	18	-1.70 %	\$15,611,976	\$3,317,975,081	0.47 %
Dec 2005	\$178,250.00	68	15	-7.00 %	\$14,226,307	\$2,441,613,387	0.58 %
Jan 2006	\$179,000.00	51	23	0.40 %	\$10,516,875	\$2,156,751,887	0.49 %
Feb 2006	\$178,500.00	74	27	-0.30 %	\$15,091,465	\$2,726,977,988	0.55 %
Mar 2006	\$193,750.00	86	24	8.50 %	\$18,529,399	\$3,642,588,020	0.51 %
Apr 2006	\$195,000.00	53	27	0.60 %	\$10,747,316	\$2,765,380,586	0.39 %
May 2006	\$196,500.00	112	35	0.80 %	\$23,540,550	\$3,443,100,067	0.68 %
Jun 2006	\$215,500.00	74	29	9.70 %	\$16,851,425	\$3,065,823,868	0.55 %
Jul 2006	\$193,000.00	75	30	-10.40 %	\$15,251,050	\$2,840,066,918	0.54 %
Aug 2006	\$208,000.00	65	27	7.80 %	\$14,043,850	\$3,144,183,499	0.45 %
Sep 2006	\$188,900.00	56	14	-9.20 %	\$11,558,426	\$3,158,205,617	0.37 %
Oct 2006	\$205,000.00	85	31	8.50 %	\$18,599,291	\$3,345,413,560	0.56 %
Nov 2006	\$205,000.00	88	25	0.00 %	\$19,224,305	\$3,907,314,743	0.49 %
Dec 2006	\$225,500.00	75	21	10.00 %	\$18,359,145	\$3,238,012,215	0.57 %
Jan 2007	\$209,500.00	68	26	-7.10 %	\$14,703,895	\$2,842,189,755	0.52 %
Feb 2007	\$205,000.00	61	45	-2.10 %	\$12,750,225	\$3,725,714,450	0.34 %
Mar 2007	\$210,000.00	90	26	2.40 %	\$22,295,463	\$4,534,699,905	0.49 %
Apr 2007	\$209,000.00	70	17	-0.50 %	\$15,177,517	\$3,394,822,216	0.45 %
May 2007	\$215,000.00	79	23	2.90 %	\$17,291,029	\$3,867,735,793	0.45 %
Jun 2007	\$220,000.00	57	29	2.30 %	\$16,274,407	\$3,099,286,491	0.53 %
Jul 2007	\$228,000.00	62	23	3.60 %	\$15,152,428	\$2,763,617,537	0.55 %
Aug 2007	\$195,280.00	52	27	-14.40 %	\$12,531,210	\$2,655,528,722	0.47 %
Sep 2007	\$216,500.00	38	24	10.90 %	\$9,154,305	\$2,440,402,914	0.38 %
Oct 2007	\$225,000.00	67	25	3.90 %	\$16,956,550	\$2,826,047,762	0.60 %
Nov 2007	\$236,000.00	80	26	4.90 %	\$19,429,554	\$3,282,807,212	0.59 %
Dec 2007	\$234,000.00	52	31	-0.80 %	\$13,439,400	\$2,307,364,297	0.58 %
Jan 2008	\$219,000.00	49	40	-6.40 %	\$12,270,790	\$2,054,469,162	0.60 %
Feb 2008	\$218,000.00	43	53	-0.50 %	\$10,849,089	\$2,508,468,037	0.43 %



REAL ESTATE INSTITUTE OF NEW ZEALAND INC

## Market Facts - Median Sale Price

Mar 2008	\$230,000.00	53	45	5.50 %	\$13,413,400	\$2,106,520,863	0.64 %
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Suburbs covered: Beaconfield, Cave, Clandeboye, Fairview, Gleniti, Glenwood, Hadlow, Highfield, Kensington - Timaru District, Marchwiell, Mesopotamia, Orari Bridge, Parkside, Port Timaru, Redruth, Seaview - Timaru District, Smithfield, Timaru Central, Waimataitai, Washdyke, Watlington, West End