

Dwellings Median Price Comparison Over Last 10 Years

District	Dec 2002	Dec 2003	Dec 2004	Dec 2005	Dec 2006	Dec 2007	Dec 2008	Dec 2009	Dec 2010	Nov 2011	Dec 2011
Northland	\$167,500	\$195,000	\$220,000	\$290,000	\$290,500	\$335,000	\$312,500	\$306,000	\$296,000	\$305,000	\$289,000
Auckland	\$267,750	\$325,000	\$350,000	\$395,000	\$422,500	\$460,000	\$440,000	\$470,000	\$455,000	\$490,000	\$484,375
Waikato/BOP	\$176,000	\$195,000	\$230,000	\$269,000	\$300,000	\$330,000	\$302,800	\$320,000	\$315,000	\$310,000	\$305,000
Hawkes Bay	\$156,250	\$178,000	\$225,000	\$251,000	\$255,000	\$273,267	\$265,000	\$290,000	\$285,000	\$288,750	\$271,750
Manawatu/Wanganui	\$102,000	\$134,250	\$150,000	\$184,500	\$215,000	\$244,000	\$223,500	\$230,000	\$220,000	\$230,000	\$220,750
Taranaki	\$115,000	\$136,250	\$186,000	\$230,000	\$270,000	\$260,000	\$260,000	\$280,000	\$268,000	\$272,500	\$285,000
Wellington	\$213,700	\$240,500	\$276,250	\$316,000	\$365,000	\$370,000	\$370,000	\$400,000	\$400,000	\$383,250	\$387,000
Nelson/Marlborough	\$175,500	\$286,000	\$265,000	\$281,000	\$320,000	\$338,000	\$300,000	\$343,500	\$327,000	\$330,000	\$331,500
Canterbury/Westland	\$151,750	\$190,000	\$232,250	\$263,000	\$290,000	\$315,000	\$299,000	\$320,000	\$305,000	\$335,000	\$325,000
Central Otago Lakes	\$240,000	\$375,000	\$350,000	\$490,000	\$422,500	\$419,000	\$427,500	\$432,500	\$400,000	\$405,000	\$435,000
Otago	\$103,000	\$145,500	\$194,250	\$205,000	\$229,000	\$250,050	\$230,000	\$230,000	\$235,000	\$245,000	\$245,000
Southland	\$75,000	\$96,000	\$122,250	\$140,000	\$150,000	\$191,000	\$166,000	\$184,000	\$184,000	\$196,000	\$195,500
New Zealand Total	\$192,000	\$228,500	\$260,000	\$295,000	\$330,000	\$345,000	\$328,500	\$360,000	\$352,000	\$367,500	\$355,000

Total Dwellings Sales Comparison Over Last 10 Years

District	Dec 2002	Dec 2003	Dec 2004	Dec 2005	Dec 2006	Dec 2007	Dec 2008	Dec 2009	Dec 2010	Nov 2011	Dec 2011
Northland	216	284	255	213	231	147	116	113	95	136	113
Auckland	2,510	2,672	2,562	2,123	2,779	1,665	1,269	1,646	1,428	2,266	1,826
Waikato/BOP	1,365	1,535	1,639	1,131	1,252	852	613	715	620	804	783
Hawkes Bay	302	369	295	252	267	246	166	182	169	192	164
Manawatu/Wanganui	319	428	459	404	402	289	212	204	177	275	258
Taranaki	173	232	265	153	199	150	125	141	104	161	148
Wellington	907	857	934	791	977	598	489	548	586	657	577
Nelson/Marlborough	337	286	270	238	272	249	189	195	159	224	204
Canterbury/Westland	984	1,260	1,172	1,021	1,209	825	705	754	637	816	787
Central Otago Lakes	121	99	117	119	139	124	84	95	67	85	87
Otago	348	390	356	275	306	260	221	231	231	253	243
Southland	198	257	222	186	212	192	113	133	124	139	126
New Zealand Total	7,780	8,669	8,546	6,906	8,245	5,597	4,302	4,957	4,397	6,008	5,316

Dwellings Medians Days To Sell Comparison Over Last 10 Years

District	Dec 2002	Dec 2003	Dec 2004	Dec 2005	Dec 2006	Dec 2007	Dec 2008	Dec 2009	Dec 2010	Nov 2011	Dec 2011
Northland	54	46	33	38	42	45	52	45	88	53	54
Auckland	27	24	31	28	29	34	37	31	33	33	31
Waikato/BOP	48	29	29	28	37	41	54	42	53	43	47
Hawkes Bay	32	24	40	32	32	51	52	42	50	43	61
Manawatu/Wanganui	43	24	25	23	27	43	67	42	53	44	41
Taranaki	35	27	24	36	30	41	51	41	64	48	48
Wellington	27	24	28	23	22	34	48	28	38	34	33
Nelson/Marlborough	21	23	39	38	26	35	46	32	42	38	37
Canterbury/Westland	30	20	23	25	26	33	44	29	36	31	29
Central Otago Lakes	28	25	44	41	42	41	63	47	44	51	59
Otago	23	19	22	27	29	34	47	29	38	30	31
Southland	17	15	27	24	24	26	37	34	40	40	30
New Zealand Total	31	23	29	27	29	36	45	33	39	35	35

Residential Value Of Sales By District

District	Value
Northland	\$38,839,817
Auckland	\$1,071,362,653
Waikato/BOP	\$265,340,536
Hawkes Bay	\$51,588,800
Manawatu/Wanganui	\$63,077,651
Taranaki	\$46,935,920
Wellington	\$261,989,912
Nelson/Marlborough	\$80,198,194
Canterbury/Westland	\$294,319,862
Central Otago Lakes	\$47,919,250
Otago	\$67,977,110
Southland	\$27,605,525
New Zealand Total	\$2,317,155,230

Dwellings & Sections Median Price By District

District	Dwellings	Sections
Northland	\$289,000	\$94,500
Auckland	\$484,375	\$270,000
Waikato/BOP	\$305,000	\$130,000
Hawkes Bay	\$271,750	\$189,000
Manawatu/Wanganui	\$220,750	\$75,000
Taranaki	\$285,000	\$137,000
Wellington	\$387,000	\$170,000
Nelson/Marlborough	\$331,500	\$190,000
Canterbury/Westland	\$325,000	\$190,000
Central Otago Lakes	\$435,000	\$180,000
Otago	\$245,000	\$172,000
Southland	\$195,500	\$62,000
New Zealand Total	\$355,000	\$176,500

Dwellings Percentage Difference Over 12 Months

District	Dec 2010	Dec 2011	% increase
Northland	\$296,000	\$289,000	-2.36
Auckland	\$455,000	\$484,375	6.45
Waikato/BOP	\$315,000	\$305,000	-3.17
Hawkes Bay	\$285,000	\$271,750	-4.64
Manawatu/Wanganui	\$220,000	\$220,750	0.34
Taranaki	\$268,000	\$285,000	6.34
Wellington	\$400,000	\$387,000	-3.25
Nelson/Marlborough	\$327,000	\$331,500	1.37
Canterbury/Westland	\$305,000	\$325,000	6.55
Central Otago Lakes	\$400,000	\$435,000	8.75
Otago	\$235,000	\$245,000	4.25
Southland	\$184,000	\$195,500	6.25
New Zealand Total	\$352,000	\$355,000	0.85

Northland Medians and Numbers Sold

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Mangonui	\$301,000	4	\$429,500	2	\$358,000	1	\$246,500	2	\$335,000	7	\$269,500	6
Kaitaia & Far North	\$190,000	7	\$175,500	6	\$207,500	8	\$160,000	1	\$162,000	12	\$252,500	4
Whangaroa/Kaeo	\$280,000	1		0		0	\$492,500	2		0	\$409,750	2
Hokianga		0	\$110,000	1	\$177,500	2		0	\$100,000	1		0
Kaikohu	\$170,000	9	\$206,320	1	\$92,000	3	\$140,000	3	\$250,000	1	\$110,000	5
Paihia	\$285,000	7	\$280,100	5		0	\$351,000	1	\$408,000	6	\$472,500	4
Kawakawa	\$222,000	1		0	\$150,000	1		0	\$40,000	1	\$155,000	1
Moerewa	\$138,000	1		0		0		0		0		0
Kerikeri	\$457,000	24	\$435,000	15	\$486,000	14	\$388,050	13	\$399,000	13	\$328,000	11
Russell	\$400,000	3	\$1,000,000	2	\$349,000	1	\$580,000	4	\$363,000	2	\$382,500	2
Dargaville Borough	\$181,000	7	\$295,000	7	\$212,000	9	\$247,500	2	\$247,500	6	\$125,000	8
Whangarei County	\$430,000	16	\$400,000	17	\$425,000	10	\$281,000	13	\$325,000	25	\$330,000	15
Whangarei City	\$307,050	58	\$273,000	53	\$280,000	51	\$277,500	51	\$277,000	54	\$261,500	46
Otamatea County	\$335,000	9	\$320,000	7	\$428,000	13	\$460,000	3	\$292,500	8	\$354,000	9
<u>Northland</u>	<u>\$335,000</u>	<u>147</u>	<u>\$312,500</u>	<u>116</u>	<u>\$306,000</u>	<u>113</u>	<u>\$296,000</u>	<u>95</u>	<u>\$305,000</u>	<u>136</u>	<u>\$289,000</u>	<u>113</u>

Key to fonts used: Suburb *Local Council* Region **REINZ District**

R059 Reinz Property Market Report

For Period Dec 2011

Auckland Medians and Numbers Sold

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Albany District	\$508,000	71	\$565,000	37	\$610,000	50	\$686,000	49	\$661,800	74	\$705,000	60
East Coast Bays	\$582,500	72	\$528,888	63	\$533,800	91	\$563,750	86	\$590,500	148	\$590,000	103
Glenfield Area	\$436,000	49	\$345,000	33	\$395,500	59	\$410,000	53	\$451,000	81	\$440,000	99
Birkenhead Area	\$515,250	46	\$499,750	32	\$505,000	59	\$506,750	42	\$582,500	56	\$613,750	60
Milford/Takapuna	\$558,000	21	\$465,500	18	\$658,750	40	\$613,800	49	\$592,500	38	\$675,000	35
Devonport Area	\$675,000	21	\$520,000	19	\$690,000	21	\$795,000	18	\$706,000	34	\$855,250	34
<i>North Shore City</i>	<i>\$516,000</i>	<i>280</i>	<i>\$490,500</i>	<i>202</i>	<i>\$526,500</i>	<i>320</i>	<i>\$550,000</i>	<i>297</i>	<i>\$570,000</i>	<i>431</i>	<i>\$575,000</i>	<i>391</i>
Upper Harbour	\$645,000	9	\$553,500	16	\$560,000	9	\$420,000	17	\$523,250	28	\$587,500	20
Waitakeres	\$507,500	2	\$680,000	3	\$511,000	3	\$520,000	1	\$446,000	4	\$348,000	1
Henderson Area	\$369,500	94	\$372,000	84	\$374,000	80	\$341,000	95	\$395,000	183	\$397,570	119
Glen Eden Area	\$360,000	51	\$335,000	43	\$355,000	42	\$355,000	49	\$347,500	66	\$345,000	51
Titirangi Area	\$463,250	18	\$430,000	27	\$529,000	31	\$417,750	20	\$510,000	37	\$465,000	43
<i>Waitakere City</i>	<i>\$376,250</i>	<i>174</i>	<i>\$375,000</i>	<i>173</i>	<i>\$385,000</i>	<i>165</i>	<i>\$365,000</i>	<i>182</i>	<i>\$402,250</i>	<i>318</i>	<i>\$418,500</i>	<i>234</i>
Mount Roskill Area	\$463,000	83	\$411,000	59	\$455,000	84	\$445,000	59	\$493,000	116	\$500,000	102
Mount Albert Area	\$512,500	52	\$540,000	35	\$610,000	55	\$520,000	30	\$618,000	60	\$644,588	31
City / Pt Chev	\$340,000	175	\$320,000	144	\$360,000	169	\$359,500	136	\$410,000	220	\$300,000	163
Mt Eden / Epsom	\$640,000	79	\$610,000	75	\$636,000	98	\$725,500	55	\$776,000	118	\$810,000	72
Eastern Suburbs	\$775,000	114	\$675,000	93	\$820,000	123	\$801,250	98	\$812,000	157	\$818,000	136
Ellerslie / Panmure	\$485,000	39	\$450,000	20	\$437,500	22	\$425,000	21	\$468,000	29	\$499,500	25
Onehunga / Penrose	\$389,500	40	\$377,100	34	\$401,000	54	\$380,000	39	\$435,000	75	\$436,500	50
Islands Of Gulf	\$530,000	23	\$457,500	16	\$500,000	17	\$473,500	18	\$435,000	33	\$445,000	23
<i>Auckland City</i>	<i>\$510,000</i>	<i>605</i>	<i>\$490,000</i>	<i>476</i>	<i>\$520,500</i>	<i>622</i>	<i>\$500,000</i>	<i>456</i>	<i>\$565,000</i>	<i>808</i>	<i>\$557,500</i>	<i>602</i>
Eastern Beaches	\$555,500	136	\$512,000	120	\$574,350	147	\$560,000	144	\$575,000	214	\$565,000	167
Manukau Rural	\$547,500	2	\$750,000	1		0	\$617,500	2	\$632,000	1		0
Papatoetoe Area	\$373,725	109	\$342,000	68	\$330,000	89	\$355,000	87	\$354,500	134	\$368,000	91

R059 Reinz Property Market Report

For Period Dec 2011

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Manurewa Area	\$347,500	90	\$316,000	40	\$339,000	61	\$312,500	62	\$324,750	74	\$307,500	59
<i>Manukau City</i>	<i>\$430,000</i>	<i>337</i>	<i>\$431,000</i>	<i>229</i>	<i>\$457,000</i>	<i>297</i>	<i>\$455,000</i>	<i>295</i>	<i>\$484,000</i>	<i>423</i>	<i>\$475,000</i>	<i>317</i>
Papakura Area	\$380,000	58	\$358,000	41	\$337,000	43	\$300,000	37	\$354,750	54	\$300,000	55
<i>Papakura District</i>	<i>\$380,000</i>	<i>58</i>	<i>\$358,000</i>	<i>41</i>	<i>\$337,000</i>	<i>43</i>	<i>\$300,000</i>	<i>37</i>	<i>\$354,750</i>	<i>54</i>	<i>\$300,000</i>	<i>55</i>
<u>Metropolitan Auckland</u>	<u>\$460,000</u>	<u>1,454</u>	<u>\$440,000</u>	<u>1,121</u>	<u>\$480,000</u>	<u>1,447</u>	<u>\$465,000</u>	<u>1,267</u>	<u>\$500,000</u>	<u>2,034</u>	<u>\$498,000</u>	<u>1,599</u>
Rodney North	\$443,500	41	\$458,000	25	\$475,500	36	\$468,500	26	\$492,500	42	\$450,000	47
Hibiscus Coast	\$515,000	73	\$456,000	49	\$460,000	65	\$427,500	63	\$465,000	77	\$431,500	72
<i>Rodney District</i>	<i>\$500,000</i>	<i>114</i>	<i>\$457,000</i>	<i>74</i>	<i>\$465,000</i>	<i>101</i>	<i>\$432,000</i>	<i>89</i>	<i>\$465,000</i>	<i>119</i>	<i>\$433,000</i>	<i>119</i>
Franklin County	\$379,000	48	\$381,500	34	\$344,500	62	\$393,000	40	\$360,000	61	\$370,000	69
<i>Franklin District</i>	<i>\$379,000</i>	<i>48</i>	<i>\$381,500</i>	<i>34</i>	<i>\$344,500</i>	<i>62</i>	<i>\$393,000</i>	<i>40</i>	<i>\$360,000</i>	<i>61</i>	<i>\$370,000</i>	<i>69</i>
Thames / Coromandel	\$470,000	49	\$335,000	40	\$353,200	36	\$340,000	32	\$378,750	52	\$375,000	39
<i>Thames/Coromandel</i>	<i>\$470,000</i>	<i>49</i>	<i>\$335,000</i>	<i>40</i>	<i>\$353,200</i>	<i>36</i>	<i>\$340,000</i>	<i>32</i>	<i>\$378,750</i>	<i>52</i>	<i>\$375,000</i>	<i>39</i>
<u>Outer Auckland</u>	<u>\$460,000</u>	<u>211</u>	<u>\$420,000</u>	<u>148</u>	<u>\$405,000</u>	<u>199</u>	<u>\$410,000</u>	<u>161</u>	<u>\$417,500</u>	<u>232</u>	<u>\$415,000</u>	<u>227</u>
<u>Auckland</u>	<u>\$460,000</u>	<u>1,665</u>	<u>\$440,000</u>	<u>1,269</u>	<u>\$470,000</u>	<u>1,646</u>	<u>\$455,000</u>	<u>1,428</u>	<u>\$490,000</u>	<u>2,266</u>	<u>\$484,375</u>	<u>1,826</u>

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Waikato/BOP Medians and Numbers Sold

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Waikato Country	\$272,600	154	\$267,500	84	\$283,000	120	\$275,000	83	\$275,000	159	\$248,000	129
Hamilton City	\$337,500	231	\$314,500	186	\$350,000	197	\$326,750	177	\$327,500	216	\$337,500	204
Western BOP Country	\$400,000	57	\$322,500	42	\$365,000	53	\$367,500	46	\$345,000	55	\$322,000	53
Mount Maunganui/Papamoa	\$450,500	76	\$435,000	46	\$440,000	59	\$410,000	49	\$385,000	79	\$418,000	75
Tauranga	\$362,000	94	\$357,125	64	\$337,500	95	\$379,500	84	\$369,000	113	\$315,500	108
Rotorua	\$255,000	91	\$230,000	67	\$215,100	63	\$220,000	55	\$232,500	59	\$242,750	68
Taupo	\$382,500	36	\$345,000	36	\$346,500	30	\$315,000	38	\$355,000	49	\$275,000	57
King Country	\$217,000	10	\$141,500	8	\$109,500	8	\$130,000	9	\$151,500	10	\$81,500	4
Gisborne City	\$257,500	34	\$240,000	33	\$252,500	48	\$223,000	33	\$245,000	29	\$225,000	37
Gisborne Country	\$230,000	2	\$280,000	3	\$150,000	3	\$234,000	3	\$188,500	2	\$445,000	1
Eastern BOP Country	\$298,000	67	\$267,500	44	\$295,000	39	\$275,000	43	\$255,000	33	\$250,000	47
<u>Waikato/BOP</u>	<u>\$330,000</u>	<u>852</u>	<u>\$302,800</u>	<u>613</u>	<u>\$320,000</u>	<u>715</u>	<u>\$315,000</u>	<u>620</u>	<u>\$310,000</u>	<u>804</u>	<u>\$305,000</u>	<u>783</u>

Key to fonts used: Suburb *Local Council* Region **REINZ District**

Hawkes Bay Medians and Numbers Sold

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Napier City	\$309,000	99	\$291,000	70	\$313,750	76	\$315,088	78	\$290,000	80	\$296,000	70
Hastings City	\$281,000	81	\$259,500	65	\$306,500	65	\$290,000	55	\$285,000	85	\$279,000	64
Hawkes Bay Country	\$240,000	26	\$135,000	7	\$366,000	10	\$243,750	12	\$346,000	12	\$340,000	8
Waipawa Area	\$182,000	6	\$176,000	1	\$285,000	2	\$158,000	3	\$244,000	4	\$105,000	2
Waipukurau Area	\$217,500	10	\$224,000	6	\$180,500	12	\$134,000	7	\$215,000	7	\$170,000	11
Dannevirke Borough	\$159,750	24	\$136,000	17	\$124,000	17	\$126,500	14	\$130,827	4	\$175,000	9
<u>Hawkes Bay</u>	<u>\$273,267</u>	<u>246</u>	<u>\$265,000</u>	<u>166</u>	<u>\$290,000</u>	<u>182</u>	<u>\$285,000</u>	<u>169</u>	<u>\$288,750</u>	<u>192</u>	<u>\$271,750</u>	<u>164</u>

Key to fonts used: Suburb *Local Council* Region **REINZ District**

Manawatu/Wanganui Medians and Numbers Sold

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Palmerston North City	\$267,500	121	\$250,000	91	\$264,000	92	\$258,500	72	\$270,000	135	\$272,000	109
Feilding	\$251,000	16	\$222,500	28	\$236,000	16	\$210,000	20	\$269,000	16	\$224,250	26
Levin	\$236,250	38	\$182,020	19	\$188,000	18	\$210,000	19	\$166,000	22	\$172,500	21
Pahiatua	\$157,000	8	\$142,500	4	\$163,500	3	\$133,500	8	\$154,500	10	\$136,000	6
Manawatu Country	\$220,000	28	\$212,000	25	\$177,000	21	\$200,000	15	\$170,000	35	\$188,000	31
<i>Manawatu</i>	<i>\$255,000</i>	<i>211</i>	<i>\$230,000</i>	<i>167</i>	<i>\$237,000</i>	<i>150</i>	<i>\$221,250</i>	<i>134</i>	<i>\$237,500</i>	<i>218</i>	<i>\$230,000</i>	<i>193</i>
<u>Manawatu Region</u>	<u>\$255,000</u>	<u>211</u>	<u>\$230,000</u>	<u>167</u>	<u>\$237,000</u>	<u>150</u>	<u>\$221,250</u>	<u>134</u>	<u>\$237,500</u>	<u>218</u>	<u>\$230,000</u>	<u>193</u>
Waverley	\$105,000	2	\$273,500	3	\$148,000	3		0	\$136,500	2	\$111,000	1
Wanganui City	\$195,000	57	\$160,000	30	\$206,500	32	\$175,000	29	\$195,500	42	\$170,000	44
Raetihi/Ohakune/Taihape	\$235,500	6	\$141,250	4	\$235,000	11		0	\$105,000	7	\$151,000	6
Rangitikei	\$189,000	11	\$205,000	4	\$154,000	5	\$160,000	9	\$218,000	5	\$190,000	11
Wanganui Country	\$195,500	2	\$292,000	4	\$345,000	3	\$357,500	5	\$115,000	1	\$355,000	3
<i>Wanganui</i>	<i>\$194,400</i>	<i>78</i>	<i>\$172,500</i>	<i>45</i>	<i>\$207,000</i>	<i>54</i>	<i>\$197,000</i>	<i>43</i>	<i>\$175,000</i>	<i>57</i>	<i>\$185,000</i>	<i>65</i>
<u>Wanganui Region</u>	<u>\$194,400</u>	<u>78</u>	<u>\$172,500</u>	<u>45</u>	<u>\$207,000</u>	<u>54</u>	<u>\$197,000</u>	<u>43</u>	<u>\$175,000</u>	<u>57</u>	<u>\$185,000</u>	<u>65</u>
<u>Manawatu/Wanganui</u>	<u>\$244,000</u>	<u>289</u>	<u>\$223,500</u>	<u>212</u>	<u>\$230,000</u>	<u>204</u>	<u>\$220,000</u>	<u>177</u>	<u>\$230,000</u>	<u>275</u>	<u>\$220,750</u>	<u>258</u>

Key to fonts used: Suburb *Local Council* Region **REINZ District**

Taranaki Medians and Numbers Sold

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Taranaki Country	\$232,500	25	\$164,000	17	\$232,000	25	\$232,500	16	\$232,500	22	\$245,000	27
Waitara	\$200,000	8	\$147,500	4	\$220,000	9	\$194,000	6	\$192,500	6	\$248,500	9
New Plymouth City	\$293,500	70	\$280,000	66	\$335,000	69	\$325,000	52	\$295,000	87	\$295,500	62
Bell Block	\$315,000	11	\$335,000	10	\$310,000	13	\$320,000	7	\$321,500	12	\$367,000	20
Stratford	\$192,500	14	\$190,000	9	\$190,000	9	\$175,000	7	\$177,500	8	\$175,000	13
Hawera	\$210,000	22	\$225,000	19	\$205,000	16	\$229,000	16	\$246,000	26	\$210,000	17
<u>Taranaki</u>	<u>\$260,000</u>	<u>150</u>	<u>\$260,000</u>	<u>125</u>	<u>\$280,000</u>	<u>141</u>	<u>\$268,000</u>	<u>104</u>	<u>\$272,500</u>	<u>161</u>	<u>\$285,000</u>	<u>148</u>

Key to fonts used: Suburb *Local Council* Region **REINZ District**

Wellington Medians and Numbers Sold

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Wairarapa	\$266,000	52	\$240,000	44	\$260,000	55	\$222,500	46	\$220,000	42	\$250,000	35
Upper Hutt	\$340,500	68	\$265,000	35	\$305,000	43	\$310,000	75	\$339,000	64	\$355,000	65
Hutt Valley	\$314,500	129	\$360,000	97	\$362,000	87	\$372,000	111	\$328,500	134	\$354,000	111
Otaki / Paekakariki	\$337,000	101	\$317,500	69	\$335,000	81	\$350,000	66	\$337,000	93	\$347,000	89
Pukerua Bay / Tawa	\$360,000	46	\$385,000	42	\$371,000	52	\$410,000	63	\$410,000	81	\$360,000	65
Northern Wellington	\$480,000	63	\$446,000	54	\$450,000	57	\$492,000	62	\$475,275	70	\$461,000	75
Western Wellington	\$445,000	32	\$500,000	33	\$517,500	48	\$500,000	43	\$472,500	34	\$545,000	43
Southern Wellington	\$497,500	34	\$450,000	35	\$535,250	37	\$501,250	42	\$530,000	46	\$537,300	24
Eastern Wellington	\$585,750	24	\$461,000	27	\$468,000	36	\$585,500	34	\$550,000	45	\$505,500	24
Central Wellington	\$415,000	49	\$430,000	53	\$484,000	52	\$459,500	44	\$436,000	48	\$457,750	46
<u>Wellington</u>	<u>\$370,000</u>	<u>598</u>	<u>\$370,000</u>	<u>489</u>	<u>\$400,000</u>	<u>548</u>	<u>\$400,000</u>	<u>586</u>	<u>\$383,250</u>	<u>657</u>	<u>\$387,000</u>	<u>577</u>

Key to fonts used: Suburb *Local Council* Region **REINZ District**

Nelson/Marlborough Medians and Numbers Sold

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Nelson City Zone	\$320,000	97	\$270,000	73	\$355,000	81	\$329,500	64	\$331,250	80	\$315,000	73
Richmond	\$381,500	18	\$387,500	16	\$383,250	19	\$398,500	19	\$382,000	29	\$410,000	21
Motueka	\$319,000	22	\$294,000	8	\$282,500	9	\$328,250	8	\$300,000	27	\$364,250	16
Takaka	\$321,000	4	\$248,500	7	\$407,500	6	\$409,750	2	\$466,000	2	\$290,000	7
Nelson Country	\$405,000	14	\$355,000	11	\$425,000	13	\$310,000	7	\$413,250	16	\$344,500	11
<i>Nelson Council = Nelson City Zone PLUS Nelson Country, Richmond, Takaka & Motueka Zones</i>	<i>\$330,000</i>	<i>155</i>	<i>\$296,000</i>	<i>115</i>	<i>\$367,500</i>	<i>128</i>	<i>\$346,000</i>	<i>100</i>	<i>\$342,075</i>	<i>154</i>	<i>\$346,500</i>	<i>128</i>
Marlborough Sounds	\$614,000	5	\$417,500	2	\$435,000	3	\$467,750	2	\$518,750	4	\$410,000	4
Marlborough/Kaikoura	\$345,000	89	\$306,500	72	\$284,000	64	\$285,000	57	\$271,263	66	\$325,000	72
<i>Marlborough</i>	<i>\$355,000</i>	<i>94</i>	<i>\$312,000</i>	<i>74</i>	<i>\$285,000</i>	<i>67</i>	<i>\$288,000</i>	<i>59</i>	<i>\$276,000</i>	<i>70</i>	<i>\$325,000</i>	<i>76</i>
<u>Nelson/Marlborough</u>	<u>\$338,000</u>	<u>249</u>	<u>\$300,000</u>	<u>189</u>	<u>\$343,500</u>	<u>195</u>	<u>\$327,000</u>	<u>159</u>	<u>\$330,000</u>	<u>224</u>	<u>\$331,500</u>	<u>204</u>

Key to fonts used: Suburb *Local Council* Region **REINZ District**

Canterbury/Westland Medians and Numbers Sold

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Central (Inside,4 Avenues)	\$365,000	16	\$393,500	10	\$377,250	22	\$422,000	11	\$264,500	4	\$315,000	5
Nth East(Avnda/Avsi/Bur/Park)	\$356,250	44	\$360,000	41	\$292,000	37	\$356,500	21	\$495,000	17	\$422,500	28
East(Aran/Bxly/Brom/Linwd)	\$217,500	34	\$205,000	27	\$218,000	31	\$238,000	21	\$225,000	17	\$243,500	18
Sth East(Hthct/Opawa/Wlstn)	\$300,000	23	\$240,500	18	\$361,250	12	\$250,000	11	\$287,500	16	\$294,000	19
Sth Inner (Sydhm/Wlthm)	\$240,000	9	\$228,000	12	\$235,000	9	\$230,050	12	\$205,000	6	\$222,500	12
Sth Outer (Beck/Bow/Casfl/Stma)	\$299,500	17	\$317,500	26	\$359,000	20	\$450,000	25	\$479,250	14	\$400,000	13
S/W Inner(Addtn/Smfl/Sprey)	\$296,000	30	\$284,000	36	\$282,500	30	\$307,500	28	\$314,000	34	\$337,500	29
S/W Outer(Hlswl/Himtn/Hnhy)	\$381,000	37	\$310,000	35	\$383,000	40	\$308,000	25	\$385,000	47	\$390,000	51
West Inner(Riccn/Upper Riccn)	\$311,000	18	\$280,000	15	\$320,250	20	\$305,000	14	\$340,000	19	\$373,500	22
West Outer (Heih/Hby/Sckbn/Tem)	\$288,500	36	\$280,000	29	\$281,000	24	\$273,500	36	\$310,000	37	\$318,500	32
N/W Inner(Fendn/llam/Meriv)	\$492,500	42	\$423,000	49	\$510,000	39	\$573,000	48	\$545,000	47	\$445,000	33
Avonhead	\$381,000	26	\$355,000	15	\$376,000	25	\$368,500	18	\$433,500	18	\$382,000	33
N/W Outer(Brynd/Burns)	\$356,000	32	\$380,000	31	\$462,500	24	\$381,500	23	\$360,000	41	\$390,000	23
Nth Inner(Dal/Rich/Shly/Stalb)	\$296,000	56	\$290,000	50	\$315,000	56	\$276,500	34	\$365,000	41	\$336,000	37
Nth Outer(Bfst/Bish/Pap/Redwd)	\$328,000	53	\$287,000	51	\$340,000	53	\$317,500	44	\$362,000	69	\$345,000	83
Seaside Sth(Rdcfs/Sumfl)	\$579,000	10	\$579,000	12	\$500,000	15	\$475,000	10	\$468,000	13	\$389,000	5
Seaside Nth (Nb/Nthbeach/Sthnb)	\$295,000	21	\$278,500	26	\$270,000	18	\$301,500	22	\$360,000	19	\$270,000	28
All Hill(Cash/Clh/Mtp/Scar/Wm)	\$597,500	14	\$517,500	22	\$500,000	18	\$507,500	12	\$646,500	5	\$565,000	10
Harbourside(All Lytl&Harbour)	\$499,000	9	\$345,125	4	\$395,000	13	\$345,000	11	\$295,000	6	\$431,250	6
<i>Christchurch City</i>	<i>\$336,000</i>	<i>527</i>	<i>\$310,000</i>	<i>509</i>	<i>\$347,250</i>	<i>506</i>	<i>\$330,500</i>	<i>426</i>	<i>\$355,000</i>	<i>470</i>	<i>\$346,000</i>	<i>487</i>
Banks Pen(East Of Motukarara)	\$445,000	6	\$409,500	2	\$1,200,000	1	\$445,000	4	\$382,500	8	\$457,500	4
Kaiapoi	\$320,000	35	\$260,000	15	\$307,500	14	\$250,000	7	\$335,000	23	\$325,000	19
Rangiora	\$284,000	34	\$323,250	20	\$276,000	35	\$327,500	24	\$397,500	40	\$349,288	36
Nth Cant(All Nth&W Ofnthwaimk)	\$297,155	16	\$279,000	13	\$272,500	23	\$285,000	10	\$348,500	40	\$310,000	41

R059 Reinz Property Market Report

For Period Dec 2011

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Cant Ctry(Alloth W&S To Midcan)	\$390,000	43	\$325,000	41	\$380,600	33	\$357,500	30	\$432,500	54	\$418,750	45
Mid Cant(Rakaia/R-Rangitata R)	\$287,500	36	\$237,500	22	\$246,500	34	\$213,500	18	\$250,000	43	\$255,000	35
Timaru	\$234,000	52	\$195,500	38	\$218,000	42	\$215,000	47	\$225,000	52	\$250,000	49
Sth Cant(Below Rangitata Riv)	\$200,000	45	\$222,500	22	\$210,000	29	\$207,500	34	\$210,000	41	\$195,000	29
West Coast	\$185,000	31	\$225,000	23	\$202,500	37	\$196,000	37	\$198,000	45	\$215,750	42
<i>Other Canterbury/Westland</i>	<i>\$270,000</i>	<i>298</i>	<i>\$247,750</i>	<i>196</i>	<i>\$250,000</i>	<i>248</i>	<i>\$249,000</i>	<i>211</i>	<i>\$291,750</i>	<i>346</i>	<i>\$290,000</i>	<i>300</i>
<i>Outer Canterbury</i>	<i>\$270,000</i>	<i>298</i>	<i>\$247,750</i>	<i>196</i>	<i>\$250,000</i>	<i>248</i>	<i>\$249,000</i>	<i>211</i>	<i>\$291,750</i>	<i>346</i>	<i>\$290,000</i>	<i>300</i>
<u>Canterbury/Westland</u>	<u>\$315,000</u>	<u>825</u>	<u>\$299,000</u>	<u>705</u>	<u>\$320,000</u>	<u>754</u>	<u>\$305,000</u>	<u>637</u>	<u>\$335,000</u>	<u>816</u>	<u>\$325,000</u>	<u>787</u>

Key to fonts used: Suburb *Local Council* Region **REINZ District**

Central Otago Lakes Medians and Numbers Sold

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Central	\$363,000	81	\$376,500	40	\$417,000	53	\$355,000	27	\$311,000	46	\$360,000	53
Queenstown	\$550,000	43	\$450,500	44	\$481,000	42	\$429,000	40	\$447,500	39	\$565,000	34
<u>Central Otago Lakes</u>	<u>\$419,000</u>	<u>124</u>	<u>\$427,500</u>	<u>84</u>	<u>\$432,500</u>	<u>95</u>	<u>\$400,000</u>	<u>67</u>	<u>\$405,000</u>	<u>85</u>	<u>\$435,000</u>	<u>87</u>

Key to fonts used: Suburb *Local Council* Region **REINZ District**

Otago Medians and Numbers Sold

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
North Otago	\$202,500	34	\$188,000	21	\$186,500	30	\$210,000	25	\$209,500	32	\$208,000	34
Dunedin City	\$260,000	208	\$245,000	180	\$243,000	185	\$249,500	179	\$255,000	199	\$255,000	184
South Otago	\$176,000	11	\$162,500	16	\$200,000	15	\$175,000	15	\$149,500	16	\$165,000	17
East Otago	\$231,000	7	\$260,000	4	\$305,000	1	\$182,500	12	\$207,500	6	\$224,500	8
<u>Otago</u>	<u>\$250,050</u>	<u>260</u>	<u>\$230,000</u>	<u>221</u>	<u>\$230,000</u>	<u>231</u>	<u>\$235,000</u>	<u>231</u>	<u>\$245,000</u>	<u>253</u>	<u>\$245,000</u>	<u>243</u>

Key to fonts used: Suburb *Local Council* Region **REINZ District**

Southland Medians and Numbers Sold

	Dec 2007		Dec 2008		Dec 2009		Dec 2010		Nov 2011		Dec 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Invercargill	\$199,000	125	\$152,000	75	\$189,025	86	\$180,000	81	\$198,000	86	\$198,000	80
Bluff	\$165,000	5	\$95,000	1		0	\$145,000	2	\$127,500	2		0
Gore	\$164,500	28	\$165,000	21	\$141,000	29	\$183,000	19	\$168,750	26	\$122,000	21
Riverton	\$224,500	10	\$170,000	7	\$180,000	8	\$155,000	5	\$270,000	7	\$204,000	3
Winton	\$165,000	14	\$240,000	7	\$175,500	6	\$199,000	10	\$142,500	10	\$195,000	19
Te Anau	\$258,500	10	\$332,500	2	\$278,000	4	\$222,500	7	\$243,750	8	\$260,000	3
<u>Southland</u>	<u>\$191,000</u>	<u>192</u>	<u>\$166,000</u>	<u>113</u>	<u>\$184,000</u>	<u>133</u>	<u>\$184,000</u>	<u>124</u>	<u>\$196,000</u>	<u>139</u>	<u>\$195,500</u>	<u>126</u>

Key to fonts used: Suburb *Local Council* Region **REINZ District**

National Sales Distribution

Price Band	Dec 2009	Dec 2010	Nov 2011	Dec 2011
Under \$400,000	2886	2620	3389	3127
\$400,000 - \$599,999	1289	1106	1596	1302
\$600,000 - \$999,999	617	517	796	693
\$1 million and over	165	154	227	194
Total	4957	4397	6008	5316