

Dwellings Median Price Comparison Over Last 10 Years

District	May 2001	May 2002	May 2003	May 2004	May 2005	May 2006	May 2007	May 2008	May 2009	Apr 2010	May 2010
Northland	\$152,500	\$170,000	\$170,500	\$185,250	\$251,500	\$286,000	\$330,000	\$310,000	\$306,500	\$320,250	\$325,000
Auckland	\$235,000	\$266,000	\$292,000	\$339,000	\$370,000	\$400,000	\$450,000	\$447,500	\$450,000	\$470,000	\$455,000
Waikato/BOP	\$155,000	\$165,000	\$178,000	\$197,000	\$245,000	\$283,000	\$315,000	\$310,000	\$312,000	\$315,000	\$307,000
Hawkes Bay	\$123,000	\$133,000	\$163,600	\$195,000	\$249,500	\$250,000	\$277,000	\$265,000	\$259,750	\$275,500	\$276,000
Manawatu/Wanganui	\$100,000	\$104,000	\$109,000	\$127,000	\$160,000	\$187,250	\$222,000	\$224,500	\$220,000	\$230,000	\$225,000
Taranaki	\$100,000	\$110,000	\$120,000	\$148,000	\$213,750	\$233,500	\$281,000	\$285,000	\$261,000	\$280,000	\$275,000
Wellington	\$198,000	\$204,000	\$235,000	\$264,000	\$285,000	\$315,000	\$385,000	\$389,500	\$380,000	\$390,000	\$385,000
Nelson/Marlborough	\$152,750	\$157,500	\$217,000	\$275,000	\$265,000	\$290,000	\$328,000	\$337,000	\$330,250	\$339,500	\$330,000
Canterbury/Westland	\$135,000	\$139,000	\$155,000	\$211,250	\$247,500	\$275,000	\$305,000	\$296,000	\$285,000	\$310,000	\$303,750
Central Otago Lakes	\$185,000	\$232,000	\$285,000	\$382,500	\$380,000	\$420,000	\$485,000	\$490,000	\$427,500	\$429,500	\$432,000
Otago	\$88,000	\$92,000	\$111,750	\$169,000	\$190,000	\$218,500	\$240,000	\$240,000	\$220,000	\$235,500	\$230,000
Southland	\$60,000	\$70,000	\$88,000	\$116,150	\$126,750	\$130,000	\$177,000	\$200,000	\$180,000	\$185,000	\$197,000
New Zealand Total	\$170,000	\$188,000	\$210,000	\$248,000	\$275,000	\$305,000	\$350,000	\$345,000	\$337,500	\$356,000	\$350,000

Total Dwellings Sales Comparison Over Last 10 Years

District	May 2001	May 2002	May 2003	May 2004	May 2005	May 2006	May 2007	May 2008	May 2009	Apr 2010	May 2010
Northland	132	175	360	273	304	246	275	103	177	156	143
Auckland	2,091	3,268	4,078	3,197	3,092	2,981	3,300	1,388	2,114	1,768	1,887
Waikato/BOP	933	1,286	1,655	1,665	1,574	1,502	1,364	582	897	739	681
Hawkes Bay	247	342	425	302	340	340	298	173	230	163	181
Manawatu/Wanganui	295	388	486	467	480	460	430	226	324	212	233
Taranaki	175	194	261	230	282	248	210	158	197	156	167
Wellington	926	1,141	1,178	987	953	1,212	1,074	534	673	623	548
Nelson/Marlborough	244	369	375	269	279	336	307	179	252	206	230
Canterbury/Westland	804	1,168	1,616	1,304	1,213	1,522	1,276	619	955	742	726
Central Otago Lakes	106	149	167	110	123	139	124	79	84	100	67
Otago	280	343	468	307	337	344	344	183	215	209	207
Southland	200	238	267	297	272	312	283	148	173	133	136
New Zealand Total	6,433	9,061	11,336	9,408	9,249	9,642	9,285	4,372	6,291	5,207	5,206

Dwellings Medians Days To Sell Comparison Over Last 10 Years

District	May 2001	May 2002	May 2003	May 2004	May 2005	May 2006	May 2007	May 2008	May 2009	Apr 2010	May 2010
Northland	67	68	66	40	32	51	46	56	65	68	63
Auckland	53	30	30	32	30	37	28	47	37	35	37
Waikato/BOP	65	54	44	38	30	46	40	56	54	52	55
Hawkes Bay	56	40	37	33	35	45	42	52	54	42	49
Manawatu/Wanganui	56	48	41	24	28	35	34	69	55	45	63
Taranaki	71	38	41	23	27	41	31	52	46	59	50
Wellington	46	41	31	29	28	31	27	48	41	39	45
Nelson/Marlborough	47	32	26	41	44	44	28	41	43	43	44
Canterbury/Westland	53	42	29	24	25	35	27	45	43	36	41
Central Otago Lakes	90	41	40	41	37	66	49	80	85	56	67
Otago	66	42	22	21	25	35	28	54	34	38	48
Southland	54	28	20	18	22	32	19	37	37	37	35
New Zealand Total	55	37	32	30	29	38	30	49	42	40	43

Residential Value Of Sales By District

District	Value
Northland	\$54,807,047
Auckland	\$1,082,189,776
Waikato/BOP	\$244,404,326
Hawkes Bay	\$58,827,821
Manawatu/Wanganui	\$57,991,430
Taranaki	\$53,638,900
Wellington	\$240,744,939
Nelson/Marlborough	\$91,306,430
Canterbury/Westland	\$260,782,153
Central Otago Lakes	\$49,012,025
Otago	\$55,991,955
Southland	\$29,329,567
New Zealand Total	\$2,279,026,369

Dwellings & Sections Median Price By District

District	Dwellings	Sections
Northland	\$325,000	\$152,500
Auckland	\$455,000	\$286,000
Waikato/BOP	\$307,000	\$152,500
Hawkes Bay	\$276,000	\$140,000
Manawatu/Wanganui	\$225,000	\$50,000
Taranaki	\$275,000	\$147,250
Wellington	\$385,000	\$190,000
Nelson/Marlborough	\$330,000	\$165,000
Canterbury/Westland	\$303,750	\$143,000
Central Otago Lakes	\$432,000	\$209,500
Otago	\$230,000	\$118,500
Southland	\$197,000	\$71,500
New Zealand Total	\$350,000	\$165,500

Dwellings Percentage Difference Over 12 Months

District	May 2009	May 2010	% increase
Northland	\$306,500	\$325,000	6.03
Auckland	\$450,000	\$455,000	1.11
Waikato/BOP	\$312,000	\$307,000	-1.60
Hawkes Bay	\$259,750	\$276,000	6.25
Manawatu/Wanganui	\$220,000	\$225,000	2.27
Taranaki	\$261,000	\$275,000	5.36
Wellington	\$380,000	\$385,000	1.31
Nelson/Marlborough	\$330,250	\$330,000	-0.07
Canterbury/Westland	\$285,000	\$303,750	6.57
Central Otago Lakes	\$427,500	\$432,000	1.05
Otago	\$220,000	\$230,000	4.54
Southland	\$180,000	\$197,000	9.44
New Zealand Total	\$337,500	\$350,000	3.70

Northland Medians and Numbers Sold

	May 2006		May 2007		May 2008		May 2009		Apr 2010		May 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Whangarei County	\$375,000	19	\$390,000	37	\$428,000	10	\$413,500	28	\$380,000	25	\$390,000	41
Whangarei City	\$286,000	112	\$317,500	124	\$288,500	52	\$289,000	95	\$292,025	88	\$280,000	61
<u>Northland</u>	<u>\$286,000</u>	<u>246</u>	<u>\$330,000</u>	<u>275</u>	<u>\$310,000</u>	<u>103</u>	<u>\$306,500</u>	<u>177</u>	<u>\$320,250</u>	<u>156</u>	<u>\$325,000</u>	<u>143</u>

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Auckland Medians and Numbers Sold

	May 2006		May 2007		May 2008		May 2009		Apr 2010		May 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
North Shore City	\$470,000	553	\$535,000	515	\$495,000	250	\$505,500	424	\$540,000	325	\$550,000	353
Waitakere City	\$335,000	362	\$378,113	452	\$380,000	171	\$357,500	265	\$394,000	207	\$400,500	238
Auckland City	\$422,500	1,004	\$492,000	1,064	\$504,500	522	\$519,750	726	\$518,000	671	\$520,000	675
Manukau City	\$385,000	650	\$433,250	756	\$400,000	255	\$450,000	405	\$432,000	321	\$438,000	363
Papakura District	\$319,000	94	\$317,500	112	\$312,500	37	\$331,000	62	\$337,500	54	\$306,500	54
<u>Metropolitan Auckland</u>	<u>\$405,000</u>	<u>2,663</u>	<u>\$451,000</u>	<u>2,899</u>	<u>\$451,000</u>	<u>1,235</u>	<u>\$465,000</u>	<u>1,882</u>	<u>\$475,000</u>	<u>1,578</u>	<u>\$465,000</u>	<u>1,683</u>
Rodney District	\$415,000	165	\$475,000	203	\$475,000	69	\$410,000	121	\$490,000	94	\$440,000	99
Franklin District	\$349,000	93	\$370,000	120	\$365,000	44	\$370,000	69	\$378,000	46	\$362,000	56
Thames/Coromandel	\$419,250	60	\$377,500	78	\$317,500	40	\$377,500	42	\$392,500	50	\$385,000	49
<u>Outer Auckland</u>	<u>\$390,250</u>	<u>318</u>	<u>\$420,000</u>	<u>401</u>	<u>\$405,000</u>	<u>153</u>	<u>\$380,000</u>	<u>232</u>	<u>\$430,000</u>	<u>190</u>	<u>\$411,250</u>	<u>204</u>
<u>Auckland</u>	<u>\$400,000</u>	<u>2,981</u>	<u>\$450,000</u>	<u>3,300</u>	<u>\$447,500</u>	<u>1,388</u>	<u>\$450,000</u>	<u>2,114</u>	<u>\$470,000</u>	<u>1,768</u>	<u>\$455,000</u>	<u>1,887</u>

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Waikato/BOP Medians and Numbers Sold

	May 2006		May 2007		May 2008		May 2009		Apr 2010		May 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Waikato Country	\$222,500	286	\$240,000	324	\$250,000	111	\$264,500	164	\$255,000	162	\$230,000	124
Hamilton City	\$305,000	425	\$332,500	289	\$337,500	160	\$330,500	221	\$334,000	166	\$337,500	164
Western BOP Country	\$329,000	77	\$370,000	96	\$377,500	30	\$366,000	46	\$392,500	44	\$387,000	47
Mount Maunganui/Papamoa	\$375,000	114	\$438,000	92	\$395,500	41	\$399,000	78	\$412,500	70	\$390,000	57
Tauranga	\$331,500	162	\$360,000	175	\$376,500	83	\$335,000	113	\$370,000	97	\$340,000	97
Rotorua	\$207,000	195	\$251,000	139	\$247,000	69	\$239,000	94	\$230,000	63	\$246,500	70
Taupo	\$330,000	68	\$363,750	78	\$315,000	32	\$340,000	43	\$335,000	37	\$348,000	41
King Country	\$132,000	25	\$160,000	24	\$173,000	7	\$195,000	11	\$122,500	16	\$125,000	9
Gisborne City	\$248,000	87	\$253,000	71	\$200,000	27	\$231,500	64	\$215,500	35	\$256,500	32
Gisborne Country	\$99,500	6	\$620,000	1	\$296,700	1	\$220,000	2	\$422,000	1	\$357,500	2
Eastern BOP Country	\$240,000	57	\$234,000	75	\$383,000	21	\$295,000	61	\$308,000	48	\$228,500	38
<u>Waikato/BOP</u>	<u>\$283,000</u>	<u>1,502</u>	<u>\$315,000</u>	<u>1,364</u>	<u>\$310,000</u>	<u>582</u>	<u>\$312,000</u>	<u>897</u>	<u>\$315,000</u>	<u>739</u>	<u>\$307,000</u>	<u>681</u>

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Hawkes Bay Medians and Numbers Sold

	May 2006		May 2007		May 2008		May 2009		Apr 2010		May 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Napier City	\$280,000	140	\$299,000	122	\$298,000	64	\$302,250	92	\$303,424	81	\$283,750	94
Hastings City	\$240,000	137	\$282,500	120	\$275,000	79	\$259,750	92	\$275,500	55	\$260,500	54
Hawkes Bay Country	\$190,000	23	\$450,000	11	\$330,000	9	\$150,000	17	\$240,000	7	\$332,500	14
<u>Hawkes Bay</u>	<u>\$250,000</u>	<u>340</u>	<u>\$277,000</u>	<u>298</u>	<u>\$265,000</u>	<u>173</u>	<u>\$259,750</u>	<u>230</u>	<u>\$275,500</u>	<u>163</u>	<u>\$276,000</u>	<u>181</u>

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Manawatu/Wanganui Medians and Numbers Sold

	May 2006		May 2007		May 2008		May 2009		Apr 2010		May 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Palmerston North City	\$234,500	162	\$286,000	122	\$295,000	85	\$257,500	148	\$280,250	94	\$250,000	115
Manawatu Country	\$168,500	30	\$192,000	61	\$185,000	19	\$185,000	21	\$221,000	22	\$195,000	23
<i>Manawatu</i>	<i>\$210,000</i>	<i>305</i>	<i>\$242,000</i>	<i>303</i>	<i>\$246,000</i>	<i>156</i>	<i>\$230,000</i>	<i>256</i>	<i>\$245,000</i>	<i>165</i>	<i>\$230,000</i>	<i>183</i>
<u>Manawatu Region</u>	<u>\$210,000</u>	<u>305</u>	<u>\$242,000</u>	<u>303</u>	<u>\$246,000</u>	<u>156</u>	<u>\$230,000</u>	<u>256</u>	<u>\$245,000</u>	<u>165</u>	<u>\$230,000</u>	<u>183</u>
Wanganui City	\$154,000	104	\$179,500	84	\$182,500	47	\$160,000	41	\$200,000	35	\$200,000	31
<i>Wanganui</i>	<i>\$153,000</i>	<i>155</i>	<i>\$173,000</i>	<i>127</i>	<i>\$166,500</i>	<i>70</i>	<i>\$180,000</i>	<i>68</i>	<i>\$189,000</i>	<i>47</i>	<i>\$185,000</i>	<i>50</i>
<u>Wanganui Region</u>	<u>\$153,000</u>	<u>155</u>	<u>\$173,000</u>	<u>127</u>	<u>\$166,500</u>	<u>70</u>	<u>\$180,000</u>	<u>68</u>	<u>\$189,000</u>	<u>47</u>	<u>\$185,000</u>	<u>50</u>
<u>Manawatu/Wanganui</u>	<u>\$187,250</u>	<u>460</u>	<u>\$222,000</u>	<u>430</u>	<u>\$224,500</u>	<u>226</u>	<u>\$220,000</u>	<u>324</u>	<u>\$230,000</u>	<u>212</u>	<u>\$225,000</u>	<u>233</u>

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Taranaki Medians and Numbers Sold

	May 2006		May 2007		May 2008		May 2009		Apr 2010		May 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Taranaki Country	\$180,000	42	\$207,500	32	\$292,500	16	\$205,000	29	\$257,000	25	\$232,000	23
New Plymouth City	\$289,000	111	\$330,000	123	\$332,500	84	\$310,000	91	\$320,000	83	\$310,000	85
<u>Taranaki</u>	<u>\$233,500</u>	<u>248</u>	<u>\$281,000</u>	<u>210</u>	<u>\$285,000</u>	<u>158</u>	<u>\$261,000</u>	<u>197</u>	<u>\$280,000</u>	<u>156</u>	<u>\$275,000</u>	<u>167</u>

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Wellington Medians and Numbers Sold

	May 2006		May 2007		May 2008		May 2009		Apr 2010		May 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Wairarapa	\$189,000	99	\$263,750	94	\$268,500	38	\$247,500	76	\$261,500	54	\$240,000	55
Upper Hutt	\$284,000	108	\$324,000	106	\$339,500	64	\$320,000	51	\$315,000	57	\$296,500	44
Hutt Valley	\$285,000	231	\$347,000	201	\$365,000	95	\$345,000	124	\$368,000	130	\$383,500	106
Otaki / Paekakariki	\$275,000	163	\$365,000	150	\$355,500	76	\$315,000	92	\$355,000	92	\$345,000	82
Pukerua Bay / Tawa	\$311,503	120	\$369,500	132	\$387,500	56	\$370,000	77	\$372,750	58	\$375,000	60
Central Wellington	\$293,250	166	\$445,000	121	\$448,584	28	\$405,500	52	\$439,250	48	\$429,000	42
<u>Wellington</u>	<u>\$315,000</u>	<u>1,212</u>	<u>\$385,000</u>	<u>1,074</u>	<u>\$389,500</u>	<u>534</u>	<u>\$380,000</u>	<u>673</u>	<u>\$390,000</u>	<u>623</u>	<u>\$385,000</u>	<u>548</u>

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Nelson/Marlborough Medians and Numbers Sold

	May 2006		May 2007		May 2008		May 2009		Apr 2010		May 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Nelson City Zone	\$302,000	122	\$332,500	90	\$321,425	54	\$340,000	91	\$355,000	78	\$323,500	88
<i>Nelson Council = Nelson City Zone PLUS Nelson Country, Richmond, Takaka & Motueka Zones</i>	\$305,000	212	\$334,250	172	\$335,500	106	\$346,250	154	\$367,000	131	\$350,500	158
Marlborough	\$262,750	124	\$320,000	135	\$345,000	73	\$297,000	98	\$285,000	75	\$306,000	72
<u>Nelson/Marlborough</u>	<u>\$290,000</u>	<u>336</u>	<u>\$328,000</u>	<u>307</u>	<u>\$337,000</u>	<u>179</u>	<u>\$330,250</u>	<u>252</u>	<u>\$339,500</u>	<u>206</u>	<u>\$330,000</u>	<u>230</u>

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Canterbury/Westland Medians and Numbers Sold

	May 2006		May 2007		May 2008		May 2009		Apr 2010		May 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
<i>Christchurch City</i>	\$295,000	1,081	\$330,000	800	\$315,000	392	\$306,000	609	\$330,000	511	\$323,750	492
Rangiora	\$281,000	46	\$307,000	62	\$296,000	25	\$271,000	50	\$304,775	24	\$277,500	30
Nth Cant(All Nth&W Ofnthewaimk)	\$290,000	44	\$303,000	49	\$355,500	15	\$289,500	26	\$297,250	18	\$240,000	17
Cant Ctry(Alloth W&S To Midcan)	\$320,000	37	\$355,000	55	\$395,000	27	\$327,500	50	\$387,500	34	\$371,250	42
Mid Cant(Rakaia/R-Rangitata R)	\$205,000	62	\$250,000	69	\$275,000	28	\$270,000	51	\$240,000	25	\$260,000	31
Timaru	\$196,500	112	\$215,000	79	\$240,000	49	\$186,000	59	\$244,000	59	\$210,000	39
West Coast	\$175,000	51	\$195,500	60	\$180,000	46	\$215,000	29	\$225,000	30	\$170,000	29
<i>Other Canterbury/Westland</i>	\$235,000	441	\$260,000	476	\$255,250	227	\$255,000	346	\$265,000	231	\$255,000	234
<u>Outer Canterbury</u>	<u>\$235,000</u>	<u>441</u>	<u>\$260,000</u>	<u>476</u>	<u>\$255,250</u>	<u>227</u>	<u>\$255,000</u>	<u>346</u>	<u>\$265,000</u>	<u>231</u>	<u>\$255,000</u>	<u>234</u>
<u>Canterbury/Westland</u>	<u>\$275,000</u>	<u>1,522</u>	<u>\$305,000</u>	<u>1,276</u>	<u>\$296,000</u>	<u>619</u>	<u>\$285,000</u>	<u>955</u>	<u>\$310,000</u>	<u>742</u>	<u>\$303,750</u>	<u>726</u>

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Central Otago Lakes Medians and Numbers Sold

	May 2006		May 2007		May 2008		May 2009		Apr 2010		May 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Central	\$341,000	65	\$410,000	62	\$420,000	41	\$399,000	39	\$370,000	53	\$355,000	44
Queenstown	\$510,750	74	\$550,000	62	\$540,000	38	\$500,000	45	\$450,000	47	\$570,000	23
<u>Central Otago Lakes</u>	<u>\$420,000</u>	<u>139</u>	<u>\$485,000</u>	<u>124</u>	<u>\$490,000</u>	<u>79</u>	<u>\$427,500</u>	<u>84</u>	<u>\$429,500</u>	<u>100</u>	<u>\$432,000</u>	<u>67</u>

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Otago Medians and Numbers Sold

	May 2006		May 2007		May 2008		May 2009		Apr 2010		May 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
North Otago	\$167,000	56	\$187,000	51	\$230,000	23	\$190,000	35	\$170,000	23	\$222,000	25
Dunedin City	\$235,000	254	\$250,000	259	\$259,000	145	\$235,000	164	\$248,000	175	\$241,250	154
South Otago	\$125,000	31	\$166,500	22	\$160,000	15	\$115,000	13	\$165,000	9	\$142,500	23
East Otago	\$220,000	3	\$261,250	12		0	\$120,000	3	\$125,000	2	\$192,000	5
<u>Otago</u>	<u>\$218,500</u>	<u>344</u>	<u>\$240,000</u>	<u>344</u>	<u>\$240,000</u>	<u>183</u>	<u>\$220,000</u>	<u>215</u>	<u>\$235,500</u>	<u>209</u>	<u>\$230,000</u>	<u>207</u>

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

Southland Medians and Numbers Sold

	May 2006		May 2007		May 2008		May 2009		Apr 2010		May 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Invercargill	\$135,000	196	\$189,000	199	\$205,000	99	\$181,000	138	\$199,000	85	\$210,000	97
Gore	\$90,000	56	\$125,000	46	\$154,500	23	\$170,000	18	\$155,100	28	\$140,000	23
<u>Southland</u>	<u>\$130,000</u>	<u>312</u>	<u>\$177,000</u>	<u>283</u>	<u>\$200,000</u>	<u>148</u>	<u>\$180,000</u>	<u>173</u>	<u>\$185,000</u>	<u>133</u>	<u>\$197,000</u>	<u>136</u>

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

National Sales Distribution

Price Band	May 2008	May 2009	Apr 2010	May 2010
Under \$400,000	2680	3975	3064	3099
\$400,000 - \$599,999	1041	1479	1342	1311
\$600,000 - \$999,999	508	657	624	601
\$1 million and over	143	180	177	195
Total	4372	6291	5207	5206