

Dwellings Median Price Comparison Over Last 10 Years

District	Mar 2001	Mar 2002	Mar 2003	Mar 2004	Mar 2005	Mar 2006	Mar 2007	Mar 2008	Mar 2009	Feb 2010	Mar 2010
Northland	\$146,500	\$176,000	\$168,000	\$205,000	\$242,000	\$280,000	\$306,000	\$325,000	\$311,000	\$305,000	\$319,000
Auckland	\$248,000	\$262,500	\$279,500	\$318,000	\$372,500	\$385,000	\$443,000	\$437,500	\$435,000	\$453,500	\$475,500
Waikato/BOP	\$160,000	\$156,000	\$173,000	\$200,000	\$249,000	\$272,500	\$320,000	\$320,000	\$310,000	\$320,000	\$320,000
Hawkes Bay	\$130,000	\$137,500	\$150,500	\$195,000	\$240,000	\$277,750	\$268,000	\$267,000	\$265,000	\$285,000	\$270,250
Manawatu/Wanganui	\$107,000	\$115,000	\$110,000	\$127,000	\$155,000	\$180,000	\$230,000	\$225,000	\$225,000	\$233,000	\$231,500
Taranaki	\$105,000	\$114,500	\$123,000	\$150,026	\$220,000	\$225,000	\$260,500	\$253,500	\$258,000	\$285,000	\$280,000
Wellington	\$190,000	\$205,000	\$225,250	\$262,878	\$289,000	\$322,000	\$375,000	\$410,000	\$376,000	\$392,000	\$409,000
Nelson/Marlborough	\$150,000	\$157,000	\$210,000	\$275,000	\$287,000	\$280,000	\$326,500	\$315,000	\$320,000	\$330,000	\$337,000
Canterbury/Westland	\$149,500	\$140,250	\$158,000	\$198,000	\$250,000	\$267,000	\$300,000	\$311,000	\$290,000	\$304,500	\$305,000
Central Otago Lakes	\$182,000	\$203,500	\$289,000	\$349,000	\$397,500	\$395,000	\$416,000	\$480,000	\$435,000	\$435,000	\$440,000
Otago	\$89,000	\$95,050	\$105,000	\$166,000	\$198,000	\$218,000	\$230,000	\$241,000	\$230,000	\$222,000	\$232,000
Southland	\$62,500	\$63,500	\$81,000	\$105,000	\$127,000	\$128,000	\$157,000	\$190,500	\$182,000	\$190,000	\$191,750
New Zealand Total	\$173,000	\$186,125	\$200,000	\$240,000	\$280,500	\$302,000	\$343,500	\$349,000	\$335,000	\$350,000	\$360,500

Total Dwellings Sales Comparison Over Last 10 Years

District	Mar 2001	Mar 2002	Mar 2003	Mar 2004	Mar 2005	Mar 2006	Mar 2007	Mar 2008	Mar 2009	Feb 2010	Mar 2010
Northland	177	205	282	349	296	300	302	153	170	130	143
Auckland	2,051	3,684	3,758	3,942	3,652	3,465	3,884	1,621	2,190	1,578	2,187
Waikato/BOP	883	1,258	1,637	1,848	1,778	1,507	1,622	677	944	695	827
Hawkes Bay	300	330	383	364	345	290	369	180	244	186	191
Manawatu/Wanganui	309	487	501	575	506	517	534	224	283	219	268
Taranaki	155	188	261	301	269	243	264	155	166	160	182
Wellington	974	1,096	1,250	1,192	1,002	1,142	1,251	603	755	607	763
Nelson/Marlborough	272	384	374	263	339	356	349	203	286	207	223
Canterbury/Westland	900	1,256	1,377	1,664	1,465	1,474	1,514	821	1,090	786	871
Central Otago Lakes	141	158	141	127	152	106	151	85	101	103	83
Otago	291	392	472	421	343	372	420	242	287	217	271
Southland	179	210	309	332	259	267	329	165	178	141	152
New Zealand Total	6,632	9,648	10,745	11,378	10,406	10,039	10,989	5,129	6,694	5,029	6,161

Dwellings Medians Days To Sell Comparison Over Last 10 Years

District	Mar 2001	Mar 2002	Mar 2003	Mar 2004	Mar 2005	Mar 2006	Mar 2007	Mar 2008	Mar 2009	Feb 2010	Mar 2010
Northland	74	69	64	40	37	40	45	61	75	68	82
Auckland	49	37	28	29	29	34	27	36	38	41	34
Waikato/BOP	61	55	41	32	28	40	37	49	64	62	48
Hawkes Bay	45	33	31	29	32	39	35	55	60	45	42
Manawatu/Wanganui	54	43	37	25	25	31	29	55	50	53	47
Taranaki	54	40	26	27	21	30	33	54	35	49	49
Wellington	40	32	27	27	27	26	22	36	47	32	29
Nelson/Marlborough	49	35	18	28	38	36	26	35	44	55	37
Canterbury/Westland	49	40	24	21	22	30	24	41	41	43	29
Central Otago Lakes	94	56	34	34	36	54	43	48	82	66	70
Otago	50	35	20	21	26	27	27	40	35	51	29
Southland	52	30	18	20	27	34	17	30	47	32	34
New Zealand Total	50	39	29	27	28	33	27	40	44	46	35

Residential Value Of Sales By District

District	Value
Northland	\$57,630,700
Auckland	\$1,267,478,877
Waikato/BOP	\$299,578,487
Hawkes Bay	\$61,277,366
Manawatu/Wanganui	\$69,050,950
Taranaki	\$58,565,424
Wellington	\$350,414,346
Nelson/Marlborough	\$88,411,168
Canterbury/Westland	\$326,284,146
Central Otago Lakes	\$44,901,298
Otago	\$78,858,388
Southland	\$32,558,830
New Zealand Total	\$2,735,009,980

Dwellings & Sections Median Price By District

District	Dwellings	Sections
Northland	\$319,000	\$150,000
Auckland	\$475,500	\$285,000
Waikato/BOP	\$320,000	\$160,000
Hawkes Bay	\$270,250	\$216,000
Manawatu/Wanganui	\$231,500	\$126,500
Taranaki	\$280,000	\$95,000
Wellington	\$409,000	\$156,000
Nelson/Marlborough	\$337,000	\$155,000
Canterbury/Westland	\$305,000	\$140,000
Central Otago Lakes	\$440,000	\$205,500
Otago	\$232,000	\$125,500
Southland	\$191,750	\$89,000
New Zealand Total	\$360,500	\$155,000

Dwellings Percentage Difference Over 12 Months

District	Mar 2009	Mar 2010	% increase
Northland	\$311,000	\$319,000	2.57
Auckland	\$435,000	\$475,500	9.31
Waikato/BOP	\$310,000	\$320,000	3.22
Hawkes Bay	\$265,000	\$270,250	1.98
Manawatu/Wanganui	\$225,000	\$231,500	2.88
Taranaki	\$258,000	\$280,000	8.52
Wellington	\$376,000	\$409,000	8.77
Nelson/Marlborough	\$320,000	\$337,000	5.31
Canterbury/Westland	\$290,000	\$305,000	5.17
Central Otago Lakes	\$435,000	\$440,000	1.14
Otago	\$230,000	\$232,000	0.86
Southland	\$182,000	\$191,750	5.35
New Zealand Total	\$335,000	\$360,500	7.61

Northland Medians and Numbers Sold

	Mar 2006		Mar 2007		Mar 2008		Mar 2009		Feb 2010		Mar 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Whangarei County	\$472,500	42	\$435,000	36	\$421,250	22	\$417,000	25	\$417,500	28	\$405,500	24
Whangarei City	\$261,000	136	\$300,000	139	\$310,500	66	\$295,000	94	\$269,000	47	\$292,500	59
<u>Northland</u>	<u>\$280,000</u>	<u>300</u>	<u>\$306,000</u>	<u>302</u>	<u>\$325,000</u>	<u>153</u>	<u>\$311,000</u>	<u>170</u>	<u>\$305,000</u>	<u>130</u>	<u>\$319,000</u>	<u>143</u>

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Auckland Medians and Numbers Sold

	Mar 2006		Mar 2007		Mar 2008		Mar 2009		Feb 2010		Mar 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
North Shore City	\$425,000	567	\$520,000	683	\$510,000	269	\$485,000	433	\$526,000	289	\$555,000	399
Waitakere City	\$333,500	417	\$380,000	505	\$373,634	210	\$367,500	276	\$386,500	206	\$378,000	279
Auckland City	\$410,000	1,254	\$507,500	1,291	\$510,000	551	\$476,500	768	\$499,000	515	\$550,000	801
Manukau City	\$372,000	691	\$415,000	827	\$390,000	352	\$440,750	428	\$452,000	303	\$439,300	409
Papakura District	\$312,500	122	\$332,500	140	\$329,500	46	\$338,000	48	\$361,500	52	\$325,000	43
<u>Metropolitan Auckland</u>	<u>\$387,000</u>	<u>3,051</u>	<u>\$449,000</u>	<u>3,446</u>	<u>\$440,400</u>	<u>1,428</u>	<u>\$441,000</u>	<u>1,953</u>	<u>\$460,000</u>	<u>1,365</u>	<u>\$485,000</u>	<u>1,931</u>
Rodney District	\$429,000	192	\$450,000	215	\$482,500	102	\$450,000	120	\$452,500	124	\$475,000	128
Franklin District	\$330,000	103	\$356,500	132	\$365,000	43	\$365,000	72	\$341,500	37	\$342,500	68
Thames/Coromandel	\$335,000	119	\$395,000	91	\$365,000	48	\$330,000	45	\$382,500	52	\$405,500	60
<u>Outer Auckland</u>	<u>\$372,500</u>	<u>414</u>	<u>\$420,500</u>	<u>438</u>	<u>\$420,000</u>	<u>193</u>	<u>\$405,000</u>	<u>237</u>	<u>\$410,000</u>	<u>213</u>	<u>\$430,500</u>	<u>256</u>
<u>Auckland</u>	<u>\$385,000</u>	<u>3,465</u>	<u>\$443,000</u>	<u>3,884</u>	<u>\$437,500</u>	<u>1,621</u>	<u>\$435,000</u>	<u>2,190</u>	<u>\$453,500</u>	<u>1,578</u>	<u>\$475,500</u>	<u>2,187</u>

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Waikato/BOP Medians and Numbers Sold

	Mar 2006		Mar 2007		Mar 2008		Mar 2009		Feb 2010		Mar 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Waikato Country	\$210,000	342	\$255,000	341	\$253,750	150	\$243,500	132	\$280,000	120	\$246,000	120
Hamilton City	\$301,500	364	\$343,500	368	\$332,000	149	\$320,000	247	\$320,000	173	\$328,000	229
Western BOP Country	\$357,500	86	\$395,000	139	\$440,000	38	\$329,000	71	\$340,000	65	\$357,500	64
Mount Maunganui/Papamoa	\$417,000	117	\$433,500	112	\$450,000	57	\$415,000	97	\$434,000	52	\$411,000	76
Tauranga	\$322,500	150	\$362,000	214	\$350,000	79	\$341,500	146	\$350,000	92	\$360,000	112
Rotorua	\$210,000	181	\$246,750	178	\$254,000	78	\$250,000	80	\$243,500	68	\$250,000	72
Taupo	\$321,000	76	\$340,000	78	\$335,000	39	\$351,250	60	\$360,250	32	\$356,500	48
King Country	\$136,000	39	\$143,000	37	\$152,000	15	\$125,000	13	\$208,500	14	\$108,750	12
Gisborne City	\$213,500	70	\$268,250	68	\$237,500	34	\$220,000	55	\$310,000	39	\$251,000	48
Gisborne Country	\$90,000	3	\$200,000	9		0	\$170,000	3	\$410,000	1	\$120,000	3
Eastern BOP Country	\$212,500	79	\$255,000	78	\$271,250	38	\$250,000	40	\$320,000	39	\$245,000	43
<u>Waikato/BOP</u>	<u>\$272,500</u>	<u>1,507</u>	<u>\$320,000</u>	<u>1,622</u>	<u>\$320,000</u>	<u>677</u>	<u>\$310,000</u>	<u>944</u>	<u>\$320,000</u>	<u>695</u>	<u>\$320,000</u>	<u>827</u>

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Hawkes Bay Medians and Numbers Sold

	Mar 2006		Mar 2007		Mar 2008		Mar 2009		Feb 2010		Mar 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Napier City	\$305,000	108	\$290,500	162	\$279,000	78	\$295,000	101	\$330,000	81	\$309,000	71
Hastings City	\$261,000	123	\$266,250	140	\$284,000	63	\$268,750	102	\$273,250	74	\$270,000	87
Hawkes Bay Country	\$318,500	26	\$292,000	21	\$298,000	13	\$301,500	13	\$280,000	13	\$274,000	8
<u>Hawkes Bay</u>	<u>\$277,750</u>	<u>290</u>	<u>\$268,000</u>	<u>369</u>	<u>\$267,000</u>	<u>180</u>	<u>\$265,000</u>	<u>244</u>	<u>\$285,000</u>	<u>186</u>	<u>\$270,250</u>	<u>191</u>

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Manawatu/Wanganui Medians and Numbers Sold

	Mar 2006		Mar 2007		Mar 2008		Mar 2009		Feb 2010		Mar 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Palmerston North City	\$210,000	182	\$270,000	193	\$294,500	82	\$267,500	138	\$263,750	98	\$273,000	99
Manawatu Country	\$173,000	59	\$191,000	73	\$211,000	16	\$165,000	26	\$200,000	19	\$210,000	33
<i>Manawatu</i>	<i>\$186,250</i>	<i>357</i>	<i>\$242,500</i>	<i>393</i>	<i>\$255,000</i>	<i>160</i>	<i>\$233,750</i>	<i>224</i>	<i>\$242,250</i>	<i>166</i>	<i>\$240,000</i>	<i>204</i>
<u>Manawatu Region</u>	<u>\$186,250</u>	<u>357</u>	<u>\$242,500</u>	<u>393</u>	<u>\$255,000</u>	<u>160</u>	<u>\$233,750</u>	<u>224</u>	<u>\$242,250</u>	<u>166</u>	<u>\$240,000</u>	<u>204</u>
Wanganui City	\$159,000	131	\$192,500	104	\$180,000	41	\$160,000	43	\$195,000	35	\$195,000	39
<i>Wanganui</i>	<i>\$150,250</i>	<i>160</i>	<i>\$185,000</i>	<i>141</i>	<i>\$174,500</i>	<i>64</i>	<i>\$162,600</i>	<i>59</i>	<i>\$200,000</i>	<i>53</i>	<i>\$195,000</i>	<i>64</i>
<u>Wanganui Region</u>	<u>\$150,250</u>	<u>160</u>	<u>\$185,000</u>	<u>141</u>	<u>\$174,500</u>	<u>64</u>	<u>\$162,600</u>	<u>59</u>	<u>\$200,000</u>	<u>53</u>	<u>\$195,000</u>	<u>64</u>
<u>Manawatu/Wanganui</u>	<u>\$180,000</u>	<u>517</u>	<u>\$230,000</u>	<u>534</u>	<u>\$225,000</u>	<u>224</u>	<u>\$225,000</u>	<u>283</u>	<u>\$233,000</u>	<u>219</u>	<u>\$231,500</u>	<u>268</u>

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Taranaki Medians and Numbers Sold

	Mar 2006		Mar 2007		Mar 2008		Mar 2009		Feb 2010		Mar 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Taranaki Country	\$178,000	45	\$160,000	51	\$212,500	28	\$231,000	28	\$215,000	29	\$231,250	30
New Plymouth City	\$273,000	115	\$320,000	113	\$340,000	62	\$305,750	78	\$345,000	75	\$300,000	101
<u>Taranaki</u>	<u>\$225,000</u>	<u>243</u>	<u>\$260,500</u>	<u>264</u>	<u>\$253,500</u>	<u>155</u>	<u>\$258,000</u>	<u>166</u>	<u>\$285,000</u>	<u>160</u>	<u>\$280,000</u>	<u>182</u>

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Wellington Medians and Numbers Sold

	Mar 2006		Mar 2007		Mar 2008		Mar 2009		Feb 2010		Mar 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Wairarapa	\$195,000	109	\$235,000	139	\$243,000	51	\$225,000	65	\$239,000	64	\$250,000	55
Upper Hutt	\$250,000	103	\$315,000	120	\$350,000	61	\$300,000	76	\$304,000	35	\$347,500	58
Hutt Valley	\$262,500	191	\$322,000	272	\$315,000	111	\$333,000	135	\$293,750	98	\$345,000	147
Otaki / Paekakariki	\$276,500	168	\$330,000	153	\$358,000	65	\$317,400	104	\$345,000	95	\$382,500	98
Pukerua Bay / Tawa	\$328,300	112	\$403,500	101	\$385,000	71	\$355,000	72	\$419,000	63	\$395,000	74
Central Wellington	\$425,000	89	\$395,000	89	\$540,000	45	\$398,300	62	\$480,000	53	\$492,500	58
<u>Wellington</u>	<u>\$322,000</u>	<u>1,142</u>	<u>\$375,000</u>	<u>1,251</u>	<u>\$410,000</u>	<u>603</u>	<u>\$376,000</u>	<u>755</u>	<u>\$392,000</u>	<u>607</u>	<u>\$409,000</u>	<u>763</u>

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Nelson/Marlborough Medians and Numbers Sold

	Mar 2006		Mar 2007		Mar 2008		Mar 2009		Feb 2010		Mar 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Nelson City Zone	\$280,000	117	\$322,500	118	\$307,500	70	\$317,000	109	\$352,250	74	\$327,500	92
<i>Nelson Council = Nelson City Zone PLUS Nelson Country, Richmond, Takaka & Motueka Zones</i>	\$300,000	211	\$328,000	207	\$338,000	119	\$320,000	184	\$358,750	140	\$353,250	158
Marlborough	\$255,000	145	\$325,000	142	\$311,250	84	\$312,750	102	\$289,000	67	\$320,000	65
<u>Nelson/Marlborough</u>	<u>\$280,000</u>	<u>356</u>	<u>\$326,500</u>	<u>349</u>	<u>\$315,000</u>	<u>203</u>	<u>\$320,000</u>	<u>286</u>	<u>\$330,000</u>	<u>207</u>	<u>\$337,000</u>	<u>223</u>

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Canterbury/Westland Medians and Numbers Sold

	Mar 2006		Mar 2007		Mar 2008		Mar 2009		Feb 2010		Mar 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
<i>Christchurch City</i>	\$285,000	1,012	\$325,000	974	\$335,000	540	\$302,750	758	\$329,000	519	\$320,000	595
Rangiora	\$259,500	40	\$305,000	53	\$300,000	29	\$307,500	34	\$291,000	36	\$289,000	41
Nth Cant(All Nth&W Ofnthewaimk)	\$239,500	56	\$310,000	47	\$347,000	27	\$265,000	21	\$295,000	31	\$306,000	39
Cant Ctry(Alloth W&S To Midcan)	\$295,000	65	\$322,500	62	\$385,000	30	\$370,000	43	\$367,500	46	\$362,000	37
Mid Cant(Rakaia/R-Rangitata R)	\$195,000	65	\$260,000	82	\$267,500	50	\$260,000	59	\$245,000	29	\$266,000	37
Timaru	\$193,750	86	\$210,000	90	\$230,000	53	\$220,000	72	\$214,750	46	\$225,000	40
West Coast	\$155,000	62	\$185,000	63	\$180,000	35	\$173,938	38	\$171,350	30	\$220,500	32
<i>Other Canterbury/Westland</i>	\$221,500	462	\$259,000	540	\$268,000	281	\$252,000	332	\$259,000	267	\$272,500	276
<u>Outer Canterbury</u>	<u>\$221,500</u>	<u>462</u>	<u>\$259,000</u>	<u>540</u>	<u>\$268,000</u>	<u>281</u>	<u>\$252,000</u>	<u>332</u>	<u>\$259,000</u>	<u>267</u>	<u>\$272,500</u>	<u>276</u>
<u>Canterbury/Westland</u>	<u>\$267,000</u>	<u>1,474</u>	<u>\$300,000</u>	<u>1,514</u>	<u>\$311,000</u>	<u>821</u>	<u>\$290,000</u>	<u>1,090</u>	<u>\$304,500</u>	<u>786</u>	<u>\$305,000</u>	<u>871</u>

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Central Otago Lakes Medians and Numbers Sold

	Mar 2006		Mar 2007		Mar 2008		Mar 2009		Feb 2010		Mar 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Central	\$315,000	53	\$356,750	84	\$450,000	53	\$380,000	57	\$345,250	58	\$367,000	43
Queenstown	\$515,000	53	\$491,000	67	\$502,500	32	\$535,000	44	\$519,500	45	\$513,750	40
<u>Central Otago Lakes</u>	<u>\$395,000</u>	<u>106</u>	<u>\$416,000</u>	<u>151</u>	<u>\$480,000</u>	<u>85</u>	<u>\$435,000</u>	<u>101</u>	<u>\$435,000</u>	<u>103</u>	<u>\$440,000</u>	<u>83</u>

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Otago Medians and Numbers Sold

	Mar 2006		Mar 2007		Mar 2008		Mar 2009		Feb 2010		Mar 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
North Otago	\$146,000	58	\$194,500	66	\$227,000	50	\$200,500	40	\$192,500	26	\$193,500	29
Dunedin City	\$236,750	274	\$250,000	311	\$265,500	162	\$240,500	224	\$235,000	175	\$249,000	213
South Otago	\$130,250	28	\$140,500	34	\$139,500	26	\$172,500	18	\$179,000	8	\$152,000	27
East Otago	\$177,500	12	\$215,000	9	\$161,250	4	\$273,000	5	\$205,000	8	\$282,500	2
<u>Otago</u>	<u>\$218,000</u>	<u>372</u>	<u>\$230,000</u>	<u>420</u>	<u>\$241,000</u>	<u>242</u>	<u>\$230,000</u>	<u>287</u>	<u>\$222,000</u>	<u>217</u>	<u>\$232,000</u>	<u>271</u>

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

Southland Medians and Numbers Sold

	Mar 2006		Mar 2007		Mar 2008		Mar 2009		Feb 2010		Mar 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Invercargill	\$138,000	181	\$165,000	237	\$213,000	101	\$183,750	122	\$195,000	104	\$191,750	106
Gore	\$90,000	51	\$130,000	47	\$145,000	37	\$153,000	35	\$140,000	25	\$120,000	20
<u>Southland</u>	<u>\$128,000</u>	<u>267</u>	<u>\$157,000</u>	<u>329</u>	<u>\$190,500</u>	<u>165</u>	<u>\$182,000</u>	<u>178</u>	<u>\$190,000</u>	<u>141</u>	<u>\$191,750</u>	<u>152</u>

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

National Sales Distribution

Price Band	Mar 2008	Mar 2009	Feb 2010	Mar 2010
Under \$400,000	3125	4260	3039	3552
\$400,000 - \$599,999	1240	1623	1269	1589
\$600,000 - \$999,999	614	648	587	812
\$1 million and over	150	163	134	208
Total	5129	6694	5029	6161