

Dwellings Median Price Comparison Over Last 10 Years

District	Jul 2001	Jul 2002	Jul 2003	Jul 2004	Jul 2005	Jul 2006	Jul 2007	Jul 2008	Jul 2009	Jun 2010	Jul 2010
Northland	\$160,750	\$141,500	\$175,000	\$183,500	\$235,000	\$268,250	\$316,500	\$315,000	\$315,500	\$280,000	\$307,500
Auckland	\$239,500	\$260,000	\$298,000	\$340,000	\$363,500	\$390,000	\$445,000	\$421,000	\$440,000	\$445,000	\$450,000
Waikato/BOP	\$162,000	\$167,000	\$177,000	\$201,750	\$252,500	\$285,000	\$320,000	\$325,000	\$320,000	\$322,000	\$315,000
Hawkes Bay	\$135,000	\$138,000	\$158,000	\$190,000	\$250,000	\$253,000	\$287,000	\$282,000	\$271,500	\$285,000	\$265,000
Manawatu/Wanganui	\$105,000	\$99,000	\$111,000	\$140,000	\$169,500	\$205,000	\$230,000	\$233,750	\$224,250	\$219,000	\$232,000
Taranaki	\$97,000	\$111,000	\$130,000	\$176,500	\$216,000	\$236,800	\$255,000	\$265,000	\$280,100	\$285,000	\$292,000
Wellington	\$190,000	\$205,000	\$237,000	\$265,000	\$295,250	\$330,000	\$360,000	\$371,000	\$370,000	\$405,000	\$385,000
Nelson/Marlborough	\$145,000	\$156,000	\$212,750	\$262,000	\$273,500	\$297,750	\$320,000	\$330,000	\$328,000	\$347,250	\$327,000
Canterbury/Westland	\$136,000	\$141,000	\$165,000	\$216,000	\$250,000	\$270,000	\$310,000	\$300,000	\$297,000	\$325,000	\$310,000
Central Otago Lakes	\$189,500	\$213,500	\$300,000	\$345,500	\$350,000	\$397,500	\$452,500	\$565,000	\$411,000	\$415,000	\$390,800
Otago	\$86,000	\$95,000	\$125,000	\$170,000	\$201,000	\$212,000	\$227,875	\$240,000	\$223,000	\$227,500	\$245,000
Southland	\$70,000	\$71,500	\$90,000	\$105,000	\$138,500	\$146,000	\$185,000	\$172,000	\$190,000	\$172,000	\$210,000
New Zealand Total	\$170,000	\$185,000	\$212,000	\$249,000	\$282,000	\$312,500	\$345,000	\$340,000	\$340,000	\$352,500	\$349,000

Total Dwellings Sales Comparison Over Last 10 Years

District	Jul 2001	Jul 2002	Jul 2003	Jul 2004	Jul 2005	Jul 2006	Jul 2007	Jul 2008	Jul 2009	Jun 2010	Jul 2010
Northland	190	222	325	240	210	192	222	119	149	99	102
Auckland	1,980	2,862	3,583	2,609	2,950	2,754	2,446	1,411	2,024	1,645	1,505
Waikato/BOP	894	1,189	1,672	1,406	1,297	1,165	949	637	884	579	588
Hawkes Bay	168	237	341	301	269	251	239	167	232	163	157
Manawatu/Wanganui	374	320	505	440	438	414	351	230	328	221	207
Taranaki	143	204	231	210	206	194	151	155	168	137	145
Wellington	772	846	1,078	753	860	790	652	503	618	485	512
Nelson/Marlborough	261	319	296	203	236	254	224	177	228	150	159
Canterbury/Westland	810	1,003	1,348	1,068	1,110	1,118	886	675	905	710	683
Central Otago Lakes	94	90	97	82	109	111	84	69	84	85	48
Otago	215	269	411	284	255	259	238	217	229	182	196
Southland	177	229	263	216	195	259	218	129	165	119	109
New Zealand Total	6,078	7,790	10,150	7,812	8,135	7,761	6,660	4,489	6,014	4,575	4,411

Dwellings Medians Days To Sell Comparison Over Last 10 Years

District	Jul 2001	Jul 2002	Jul 2003	Jul 2004	Jul 2005	Jul 2006	Jul 2007	Jul 2008	Jul 2009	Jun 2010	Jul 2010
Northland	82	82	60	44	32	50	45	63	51	54	65
Auckland	49	35	26	32	31	34	29	52	33	38	38
Waikato/BOP	66	64	41	31	32	39	40	64	47	63	61
Hawkes Bay	60	34	24	30	42	43	49	63	45	62	54
Manawatu/Wanganui	66	49	34	27	28	34	40	68	39	69	57
Taranaki	38	47	33	28	28	33	40	73	32	61	51
Wellington	52	38	28	29	27	30	29	60	36	44	47
Nelson/Marlborough	63	29	21	33	47	34	34	48	40	43	46
Canterbury/Westland	58	41	25	23	25	34	26	55	33	42	41
Central Otago Lakes	86	36	45	64	103	76	65	71	116	86	76
Otago	64	40	18	24	32	35	31	64	40	43	54
Southland	48	26	21	28	29	27	21	59	35	47	38
New Zealand Total	57	40	28	30	30	35	31	58	37	45	45

Residential Value Of Sales By District

District	Value
Northland	\$36,097,716
Auckland	\$805,204,196
Waikato/BOP	\$218,475,444
Hawkes Bay	\$47,616,247
Manawatu/Wanganui	\$51,816,050
Taranaki	\$47,908,300
Wellington	\$216,235,329
Nelson/Marlborough	\$62,429,525
Canterbury/Westland	\$243,961,765
Central Otago Lakes	\$28,498,100
Otago	\$52,940,539
Southland	\$25,190,963
New Zealand Total	\$1,836,374,174

Dwellings & Sections Median Price By District

District	Dwellings	Sections
Northland	\$307,500	\$115,000
Auckland	\$450,000	\$281,000
Waikato/BOP	\$315,000	\$181,000
Hawkes Bay	\$265,000	\$130,000
Manawatu/Wanganui	\$232,000	\$103,000
Taranaki	\$292,000	\$127,000
Wellington	\$385,000	\$175,150
Nelson/Marlborough	\$327,000	\$200,000
Canterbury/Westland	\$310,000	\$139,500
Central Otago Lakes	\$390,800	\$185,000
Otago	\$245,000	\$72,775
Southland	\$210,000	\$70,000
New Zealand Total	\$349,000	\$165,000

Dwellings Percentage Difference Over 12 Months

District	Jul 2009	Jul 2010	% increase
Northland	\$315,500	\$307,500	-2.53
Auckland	\$440,000	\$450,000	2.27
Waikato/BOP	\$320,000	\$315,000	-1.56
Hawkes Bay	\$271,500	\$265,000	-2.39
Manawatu/Wanganui	\$224,250	\$232,000	3.45
Taranaki	\$280,100	\$292,000	4.24
Wellington	\$370,000	\$385,000	4.05
Nelson/Marlborough	\$328,000	\$327,000	-0.30
Canterbury/Westland	\$297,000	\$310,000	4.37
Central Otago Lakes	\$411,000	\$390,800	-4.91
Otago	\$223,000	\$245,000	9.86
Southland	\$190,000	\$210,000	10.52
New Zealand Total	\$340,000	\$349,000	2.64

Northland Medians and Numbers Sold

	Jul 2006		Jul 2007		Jul 2008		Jul 2009		Jun 2010		Jul 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Whangarei County	\$356,000	20	\$420,000	31	\$454,000	14	\$342,500	28	\$358,500	16	\$320,000	19
Whangarei City	\$267,000	92	\$310,000	118	\$304,000	61	\$290,000	69	\$280,000	50	\$280,000	43
<u>Northland</u>	<u>\$268,250</u>	<u>192</u>	<u>\$316,500</u>	<u>222</u>	<u>\$315,000</u>	<u>119</u>	<u>\$315,500</u>	<u>149</u>	<u>\$280,000</u>	<u>99</u>	<u>\$307,500</u>	<u>102</u>

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Auckland Medians and Numbers Sold

	Jul 2006		Jul 2007		Jul 2008		Jul 2009		Jun 2010		Jul 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
North Shore City	\$460,000	492	\$555,000	395	\$483,500	230	\$535,000	400	\$539,000	315	\$490,000	277
Waitakere City	\$342,750	365	\$396,125	311	\$355,000	188	\$360,000	260	\$379,500	204	\$390,500	206
Auckland City	\$435,000	897	\$496,600	778	\$443,000	532	\$461,250	646	\$495,000	559	\$492,500	520
Manukau City	\$368,000	620	\$385,000	570	\$426,250	276	\$438,000	411	\$419,000	346	\$455,000	289
Papakura District	\$299,500	104	\$320,000	93	\$302,500	38	\$338,000	60	\$321,250	56	\$320,000	45
<u>Metropolitan Auckland</u>	<u>\$390,000</u>	<u>2,478</u>	<u>\$442,500</u>	<u>2,147</u>	<u>\$425,000</u>	<u>1,264</u>	<u>\$450,000</u>	<u>1,777</u>	<u>\$448,000</u>	<u>1,480</u>	<u>\$455,000</u>	<u>1,337</u>
Rodney District	\$415,000	139	\$488,250	160	\$455,000	68	\$439,500	142	\$500,000	81	\$459,500	98
Franklin District	\$347,500	88	\$388,000	85	\$379,000	50	\$337,500	58	\$364,000	38	\$340,000	51
Thames/Coromandel	\$360,000	49	\$433,000	54	\$352,500	29	\$355,000	47	\$390,000	46	\$390,000	19
<u>Outer Auckland</u>	<u>\$385,000</u>	<u>276</u>	<u>\$450,000</u>	<u>299</u>	<u>\$410,000</u>	<u>147</u>	<u>\$400,000</u>	<u>247</u>	<u>\$424,000</u>	<u>165</u>	<u>\$420,000</u>	<u>168</u>
<u>Auckland</u>	<u>\$390,000</u>	<u>2,754</u>	<u>\$445,000</u>	<u>2,446</u>	<u>\$421,000</u>	<u>1,411</u>	<u>\$440,000</u>	<u>2,024</u>	<u>\$445,000</u>	<u>1,645</u>	<u>\$450,000</u>	<u>1,505</u>

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Waikato/BOP Medians and Numbers Sold

	Jul 2006		Jul 2007		Jul 2008		Jul 2009		Jun 2010		Jul 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Waikato Country	\$210,000	225	\$247,500	194	\$275,000	115	\$280,000	161	\$260,000	87	\$257,000	97
Hamilton City	\$310,000	309	\$350,000	232	\$335,000	146	\$338,500	234	\$350,000	153	\$335,000	155
Western BOP Country	\$355,000	83	\$339,000	71	\$400,000	47	\$380,000	47	\$375,000	43	\$347,500	38
Mount Maunganui/Papamoa	\$412,500	70	\$420,000	61	\$412,500	51	\$361,500	74	\$375,150	54	\$412,000	47
Tauranga	\$340,000	145	\$372,750	126	\$350,000	97	\$340,000	149	\$330,000	81	\$339,250	90
Rotorua	\$205,000	115	\$261,400	104	\$271,250	71	\$246,500	72	\$272,250	58	\$262,000	63
Taupo	\$315,000	64	\$350,000	51	\$361,250	24	\$347,500	51	\$336,250	28	\$289,000	34
King Country	\$134,000	26	\$105,000	13	\$162,500	14	\$190,000	15	\$122,000	9	\$140,000	6
Gisborne City	\$209,000	67	\$302,000	35	\$212,000	31	\$250,000	41	\$270,000	35	\$259,000	27
Gisborne Country	\$165,000	3	\$290,000	3	\$67,000	1	\$290,000	1	\$115,000	1	\$250,000	4
Eastern BOP Country	\$220,750	58	\$289,000	59	\$257,500	40	\$238,000	39	\$260,750	30	\$310,000	27
<u>Waikato/BOP</u>	<u>\$285,000</u>	<u>1,165</u>	<u>\$320,000</u>	<u>949</u>	<u>\$325,000</u>	<u>637</u>	<u>\$320,000</u>	<u>884</u>	<u>\$322,000</u>	<u>579</u>	<u>\$315,000</u>	<u>588</u>

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Hawkes Bay Medians and Numbers Sold

	Jul 2006		Jul 2007		Jul 2008		Jul 2009		Jun 2010		Jul 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Napier City	\$295,000	89	\$311,000	102	\$312,000	83	\$277,000	115	\$315,000	73	\$286,750	66
Hastings City	\$269,000	105	\$279,000	98	\$270,000	56	\$287,500	85	\$285,000	67	\$285,000	67
Hawkes Bay Country	\$150,000	17	\$365,000	13	\$430,000	10	\$330,000	9	\$307,000	3	\$189,000	5
<u>Hawkes Bay</u>	<u>\$253,000</u>	<u>251</u>	<u>\$287,000</u>	<u>239</u>	<u>\$282,000</u>	<u>167</u>	<u>\$271,500</u>	<u>232</u>	<u>\$285,000</u>	<u>163</u>	<u>\$265,000</u>	<u>157</u>

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Manawatu/Wanganui Medians and Numbers Sold

	Jul 2006		Jul 2007		Jul 2008		Jul 2009		Jun 2010		Jul 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Palmerston North City	\$256,500	154	\$287,094	134	\$272,500	112	\$277,000	134	\$278,000	93	\$255,000	99
Manawatu Country	\$159,000	26	\$197,500	37	\$235,000	25	\$220,000	31	\$165,000	22	\$202,500	18
<i>Manawatu</i>	<i>\$225,000</i>	<i>292</i>	<i>\$247,500</i>	<i>247</i>	<i>\$260,000</i>	<i>165</i>	<i>\$246,500</i>	<i>243</i>	<i>\$242,500</i>	<i>156</i>	<i>\$237,000</i>	<i>162</i>
<u>Manawatu Region</u>	<u>\$225,000</u>	<u>292</u>	<u>\$247,500</u>	<u>247</u>	<u>\$260,000</u>	<u>165</u>	<u>\$246,500</u>	<u>243</u>	<u>\$242,500</u>	<u>156</u>	<u>\$237,000</u>	<u>162</u>
Wanganui City	\$160,000	86	\$171,000	75	\$187,500	44	\$164,000	60	\$185,000	49	\$190,000	27
<i>Wanganui</i>	<i>\$157,000</i>	<i>122</i>	<i>\$173,500</i>	<i>104</i>	<i>\$185,000</i>	<i>65</i>	<i>\$175,000</i>	<i>85</i>	<i>\$185,000</i>	<i>65</i>	<i>\$185,000</i>	<i>45</i>
<u>Wanganui Region</u>	<u>\$157,000</u>	<u>122</u>	<u>\$173,500</u>	<u>104</u>	<u>\$185,000</u>	<u>65</u>	<u>\$175,000</u>	<u>85</u>	<u>\$185,000</u>	<u>65</u>	<u>\$185,000</u>	<u>45</u>
<u>Manawatu/Wanganui</u>	<u>\$205,000</u>	<u>414</u>	<u>\$230,000</u>	<u>351</u>	<u>\$233,750</u>	<u>230</u>	<u>\$224,250</u>	<u>328</u>	<u>\$219,000</u>	<u>221</u>	<u>\$232,000</u>	<u>207</u>

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Taranaki Medians and Numbers Sold

	Jul 2006		Jul 2007		Jul 2008		Jul 2009		Jun 2010		Jul 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Taranaki Country	\$195,000	35	\$190,000	19	\$190,000	28	\$220,000	21	\$240,000	21	\$274,000	21
New Plymouth City	\$295,000	77	\$310,000	67	\$285,000	76	\$310,000	96	\$295,000	65	\$324,500	84
<u>Taranaki</u>	<u>\$236,800</u>	<u>194</u>	<u>\$255,000</u>	<u>151</u>	<u>\$265,000</u>	<u>155</u>	<u>\$280,100</u>	<u>168</u>	<u>\$285,000</u>	<u>137</u>	<u>\$292,000</u>	<u>145</u>

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Wellington Medians and Numbers Sold

	Jul 2006		Jul 2007		Jul 2008		Jul 2009		Jun 2010		Jul 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Wairarapa	\$185,000	87	\$250,000	67	\$252,500	39	\$231,500	63	\$215,000	31	\$248,000	41
Upper Hutt	\$285,500	85	\$342,500	62	\$315,000	57	\$332,000	39	\$317,500	40	\$322,000	47
Hutt Valley	\$313,750	158	\$340,000	140	\$337,250	98	\$325,500	134	\$352,000	99	\$330,000	100
Otaki / Paekakariki	\$295,000	127	\$351,300	100	\$303,000	65	\$315,000	91	\$320,000	62	\$328,000	75
Pukerua Bay / Tawa	\$330,000	73	\$345,000	54	\$337,800	46	\$367,563	80	\$413,500	49	\$386,500	67
Central Wellington	\$395,000	49	\$337,000	84	\$420,000	47	\$427,500	42	\$435,500	43	\$524,500	32
<u>Wellington</u>	<u>\$330,000</u>	<u>790</u>	<u>\$360,000</u>	<u>652</u>	<u>\$371,000</u>	<u>503</u>	<u>\$370,000</u>	<u>618</u>	<u>\$405,000</u>	<u>485</u>	<u>\$385,000</u>	<u>512</u>

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Nelson/Marlborough Medians and Numbers Sold

	Jul 2006		Jul 2007		Jul 2008		Jul 2009		Jun 2010		Jul 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Nelson City Zone	\$331,250	80	\$319,000	89	\$310,000	61	\$350,000	75	\$325,250	50	\$312,000	59
<i>Nelson Council = Nelson City Zone PLUS Nelson Country, Richmond, Takaka & Motueka Zones</i>	\$311,000	140	\$320,000	140	\$330,000	107	\$355,000	135	\$352,500	98	\$332,000	113
Marlborough	\$280,000	114	\$319,500	84	\$324,000	70	\$305,000	93	\$312,000	52	\$307,750	46
<u>Nelson/Marlborough</u>	<u>\$297,750</u>	<u>254</u>	<u>\$320,000</u>	<u>224</u>	<u>\$330,000</u>	<u>177</u>	<u>\$328,000</u>	<u>228</u>	<u>\$347,250</u>	<u>150</u>	<u>\$327,000</u>	<u>159</u>

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Canterbury/Westland Medians and Numbers Sold

	Jul 2006		Jul 2007		Jul 2008		Jul 2009		Jun 2010		Jul 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
<i>Christchurch City</i>	\$285,000	773	\$330,000	589	\$316,500	481	\$310,000	628	\$340,000	473	\$328,250	482
Rangiora	\$320,750	30	\$318,000	29	\$290,000	20	\$272,500	38	\$330,000	29	\$289,000	26
Nth Cant(All Nth&W Ofnthewaimk)	\$280,000	36	\$285,000	34	\$247,500	14	\$315,000	29	\$283,500	16	\$320,000	19
Cant Ctry(Alloth W&S To Midcan)	\$345,250	36	\$389,000	32	\$335,000	47	\$389,000	41	\$365,000	40	\$367,500	34
Mid Cant(Rakaia/R-Rangitata R)	\$213,500	53	\$264,500	42	\$257,000	29	\$266,000	32	\$279,000	32	\$235,000	29
Timaru	\$193,000	75	\$228,000	62	\$230,000	29	\$226,410	48	\$218,000	40	\$190,000	33
West Coast	\$165,000	55	\$162,500	32	\$191,500	30	\$223,000	31	\$187,500	36	\$180,750	32
<i>Other Canterbury/Westland</i>	\$228,000	345	\$262,000	297	\$263,000	194	\$270,000	277	\$285,000	237	\$265,000	201
<u>Outer Canterbury</u>	<u>\$228,000</u>	<u>345</u>	<u>\$262,000</u>	<u>297</u>	<u>\$263,000</u>	<u>194</u>	<u>\$270,000</u>	<u>277</u>	<u>\$285,000</u>	<u>237</u>	<u>\$265,000</u>	<u>201</u>
<u>Canterbury/Westland</u>	<u>\$270,000</u>	<u>1,118</u>	<u>\$310,000</u>	<u>886</u>	<u>\$300,000</u>	<u>675</u>	<u>\$297,000</u>	<u>905</u>	<u>\$325,000</u>	<u>710</u>	<u>\$310,000</u>	<u>683</u>

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Central Otago Lakes Medians and Numbers Sold

	Jul 2006		Jul 2007		Jul 2008		Jul 2009		Jun 2010		Jul 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Central	\$328,000	62	\$364,750	48	\$497,500	26	\$327,000	49	\$349,500	42	\$333,500	24
Queenstown	\$509,000	49	\$592,500	36	\$586,667	43	\$530,000	35	\$500,000	43	\$436,000	24
<u>Central Otago Lakes</u>	<u>\$397,500</u>	<u>111</u>	<u>\$452,500</u>	<u>84</u>	<u>\$565,000</u>	<u>69</u>	<u>\$411,000</u>	<u>84</u>	<u>\$415,000</u>	<u>85</u>	<u>\$390,800</u>	<u>48</u>

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Otago Medians and Numbers Sold

	Jul 2006		Jul 2007		Jul 2008		Jul 2009		Jun 2010		Jul 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
North Otago	\$170,000	39	\$208,250	30	\$205,000	23	\$207,500	37	\$190,000	29	\$211,000	26
Dunedin City	\$242,000	190	\$247,000	170	\$249,500	180	\$230,000	179	\$243,000	139	\$259,000	151
South Otago	\$100,000	25	\$165,000	31	\$130,000	11	\$142,500	10	\$173,500	10	\$227,000	15
East Otago	\$161,000	5	\$187,000	7	\$135,000	3	\$292,500	3	\$230,250	4	\$290,000	4
<u>Otago</u>	<u>\$212,000</u>	<u>259</u>	<u>\$227,875</u>	<u>238</u>	<u>\$240,000</u>	<u>217</u>	<u>\$223,000</u>	<u>229</u>	<u>\$227,500</u>	<u>182</u>	<u>\$245,000</u>	<u>196</u>

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

Southland Medians and Numbers Sold

	Jul 2006		Jul 2007		Jul 2008		Jul 2009		Jun 2010		Jul 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Invercargill	\$151,000	184	\$197,000	157	\$183,000	87	\$205,500	120	\$188,500	79	\$210,500	80
Gore	\$90,000	37	\$115,000	29	\$147,500	20	\$138,750	22	\$153,750	22	\$183,250	14
<u>Southland</u>	<u>\$146,000</u>	<u>259</u>	<u>\$185,000</u>	<u>218</u>	<u>\$172,000</u>	<u>129</u>	<u>\$190,000</u>	<u>165</u>	<u>\$172,000</u>	<u>119</u>	<u>\$210,000</u>	<u>109</u>

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

National Sales Distribution

Price Band	Jul 2008	Jul 2009	Jun 2010	Jul 2010
Under \$400,000	2845	3822	2718	2731
\$400,000 - \$599,999	1100	1451	1162	1084
\$600,000 - \$999,999	435	616	539	462
\$1 million and over	109	125	156	134
Total	4489	6014	4575	4411