

Dwellings Median Price Comparison Over Last 10 Years

District	Nov 2001	Nov 2002	Nov 2003	Nov 2004	Nov 2005	Nov 2006	Nov 2007	Nov 2008	Nov 2009	Oct 2010	Nov 2010
Northland	\$154,000	\$157,750	\$176,500	\$214,000	\$253,500	\$285,000	\$307,500	\$322,000	\$341,000	\$315,000	\$310,000
Auckland	\$245,000	\$280,000	\$320,000	\$352,250	\$390,000	\$425,000	\$450,000	\$425,000	\$470,000	\$460,000	\$477,000
Waikato/BOP	\$163,250	\$169,000	\$189,000	\$230,000	\$275,000	\$305,000	\$322,750	\$302,050	\$320,000	\$305,000	\$319,400
Hawkes Bay	\$135,000	\$140,000	\$180,000	\$236,750	\$265,000	\$275,000	\$275,000	\$292,500	\$275,000	\$287,521	\$269,000
Manawatu/Wanganui	\$108,000	\$111,000	\$118,000	\$149,000	\$187,000	\$208,000	\$228,000	\$229,500	\$230,000	\$232,950	\$232,500
Taranaki	\$112,750	\$115,000	\$140,500	\$166,500	\$205,000	\$265,000	\$275,000	\$260,000	\$277,000	\$285,000	\$265,000
Wellington	\$206,500	\$222,000	\$262,000	\$282,000	\$315,250	\$370,000	\$395,000	\$369,000	\$391,500	\$390,336	\$400,000
Nelson/Marlborough	\$151,000	\$179,000	\$261,000	\$285,000	\$265,500	\$319,000	\$333,000	\$338,500	\$326,000	\$320,000	\$330,000
Canterbury/Westland	\$140,000	\$149,950	\$180,000	\$225,000	\$270,000	\$289,500	\$314,000	\$300,500	\$310,000	\$315,000	\$307,000
Central Otago Lakes	\$183,000	\$210,000	\$375,000	\$373,200	\$400,000	\$392,500	\$430,000	\$475,000	\$441,000	\$385,000	\$421,000
Otago	\$92,500	\$105,000	\$146,000	\$190,000	\$215,000	\$235,000	\$235,000	\$223,000	\$240,000	\$245,000	\$230,000
Southland	\$66,000	\$75,000	\$95,000	\$125,250	\$129,000	\$155,000	\$209,025	\$165,000	\$182,000	\$169,500	\$189,000
New Zealand Total	\$176,000	\$195,700	\$235,000	\$260,000	\$300,000	\$330,000	\$352,000	\$337,500	\$355,000	\$350,000	\$360,000

Total Dwellings Sales Comparison Over Last 10 Years

District	Nov 2001	Nov 2002	Nov 2003	Nov 2004	Nov 2005	Nov 2006	Nov 2007	Nov 2008	Nov 2009	Oct 2010	Nov 2010
Northland	157	252	354	301	266	283	174	93	146	105	108
Auckland	2,697	3,450	3,844	3,050	3,107	3,339	2,434	1,411	2,192	1,360	1,789
Waikato/BOP	1,082	1,453	1,883	1,624	1,510	1,602	1,142	606	828	531	662
Hawkes Bay	289	332	337	348	379	409	267	147	225	126	175
Manawatu/Wanganui	359	414	505	540	527	499	388	222	281	156	232
Taranaki	202	214	272	306	195	201	217	135	149	112	145
Wellington	1,077	1,213	1,127	1,041	1,084	1,161	1,009	509	665	496	670
Nelson/Marlborough	347	415	323	264	254	318	313	154	199	151	213
Canterbury/Westland	896	1,192	1,252	1,219	1,289	1,386	1,177	607	832	533	684
Central Otago Lakes	137	147	124	126	98	133	120	69	99	63	75
Otago	328	457	467	389	387	402	370	203	275	180	260
Southland	291	283	286	266	261	257	226	123	165	90	125
New Zealand Total	7,862	9,822	10,774	9,474	9,357	9,990	7,837	4,279	6,056	3,903	5,138

Dwellings Medians Days To Sell Comparison Over Last 10 Years

District	Nov 2001	Nov 2002	Nov 2003	Nov 2004	Nov 2005	Nov 2006	Nov 2007	Nov 2008	Nov 2009	Oct 2010	Nov 2010
Northland	57	53	41	36	31	46	46	70	58	63	61
Auckland	45	28	24	30	28	29	35	39	31	36	35
Waikato/BOP	57	47	31	31	28	39	48	53	42	61	59
Hawkes Bay	46	30	22	34	36	39	44	63	38	37	56
Manawatu/Wanganui	55	29	24	30	22	26	43	48	40	51	50
Taranaki	46	34	23	25	24	29	43	50	36	53	49
Wellington	34	28	23	28	24	24	30	47	28	40	36
Nelson/Marlborough	42	21	24	47	37	33	38	45	32	38	49
Canterbury/Westland	43	33	17	25	23	25	36	42	29	42	41
Central Otago Lakes	50	44	33	41	52	45	38	37	42	64	56
Otago	40	22	17	22	21	26	31	42	29	42	35
Southland	34	21	16	23	24	19	26	31	20	34	37
New Zealand Total	45	31	24	29	27	29	36	44	33	41	40

Residential Value Of Sales By District

District	Value
Northland	\$41,994,500
Auckland	\$1,047,155,988
Waikato/BOP	\$252,308,660
Hawkes Bay	\$52,068,171
Manawatu/Wanganui	\$65,724,638
Taranaki	\$41,816,150
Wellington	\$304,913,436
Nelson/Marlborough	\$80,985,000
Canterbury/Westland	\$239,534,304
Central Otago Lakes	\$45,707,251
Otago	\$69,034,112
Southland	\$27,713,948
New Zealand Total	\$2,268,956,158

Dwellings & Sections Median Price By District

District	Dwellings	Sections
Northland	\$310,000	\$142,500
Auckland	\$477,000	\$315,000
Waikato/BOP	\$319,400	\$175,000
Hawkes Bay	\$269,000	\$101,500
Manawatu/Wanganui	\$232,500	\$115,000
Taranaki	\$265,000	\$140,000
Wellington	\$400,000	\$180,000
Nelson/Marlborough	\$330,000	\$157,000
Canterbury/Westland	\$307,000	\$147,000
Central Otago Lakes	\$421,000	\$175,000
Otago	\$230,000	\$160,000
Southland	\$189,000	\$120,000
New Zealand Total	\$360,000	\$181,000

Dwellings Percentage Difference Over 12 Months

District	Nov 2009	Nov 2010	% increase
Northland	\$341,000	\$310,000	-9.09
Auckland	\$470,000	\$477,000	1.48
Waikato/BOP	\$320,000	\$319,400	-0.18
Hawkes Bay	\$275,000	\$269,000	-2.18
Manawatu/Wanganui	\$230,000	\$232,500	1.08
Taranaki	\$277,000	\$265,000	-4.33
Wellington	\$391,500	\$400,000	2.17
Nelson/Marlborough	\$326,000	\$330,000	1.22
Canterbury/Westland	\$310,000	\$307,000	-0.96
Central Otago Lakes	\$441,000	\$421,000	-4.53
Otago	\$240,000	\$230,000	-4.16
Southland	\$182,000	\$189,000	3.84
New Zealand Total	\$355,000	\$360,000	1.40

Northland Medians and Numbers Sold

	Nov 2006		Nov 2007		Nov 2008		Nov 2009		Oct 2010		Nov 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Whangarei County	\$380,000	43	\$372,500	23	\$430,000	16	\$391,500	28	\$312,500	12	\$397,500	18
Whangarei City	\$285,000	132	\$327,750	84	\$300,000	35	\$325,000	63	\$311,667	57	\$290,000	51
<u>Northland</u>	<u>\$285,000</u>	<u>283</u>	<u>\$307,500</u>	<u>174</u>	<u>\$322,000</u>	<u>93</u>	<u>\$341,000</u>	<u>146</u>	<u>\$315,000</u>	<u>105</u>	<u>\$310,000</u>	<u>108</u>

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Auckland Medians and Numbers Sold

	Nov 2006		Nov 2007		Nov 2008		Nov 2009		Oct 2010		Nov 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
North Shore City	\$504,000	569	\$540,000	407	\$513,250	266	\$560,000	428	\$531,000	272	\$550,000	335
Waitakere City	\$353,000	453	\$384,000	317	\$375,000	187	\$385,000	281	\$375,000	170	\$380,000	216
Auckland City	\$470,000	1,147	\$487,000	837	\$448,000	467	\$525,000	778	\$483,500	478	\$543,500	702
Manukau City	\$405,000	725	\$438,000	485	\$417,000	306	\$462,500	394	\$462,500	267	\$445,000	295
Papakura District	\$309,100	88	\$340,000	94	\$301,000	40	\$325,000	55	\$314,500	30	\$371,250	26
<u>Metropolitan Auckland</u>	<u>\$425,000</u>	<u>2,982</u>	<u>\$453,000</u>	<u>2,140</u>	<u>\$428,500</u>	<u>1,266</u>	<u>\$479,000</u>	<u>1,936</u>	<u>\$465,000</u>	<u>1,217</u>	<u>\$490,000</u>	<u>1,574</u>
Rodney District	\$449,500	182	\$495,000	141	\$455,000	69	\$460,000	147	\$449,000	81	\$451,000	129
Franklin District	\$359,500	102	\$390,000	84	\$385,000	37	\$375,000	52	\$370,000	27	\$398,500	40
Thames/Coromandel	\$395,000	73	\$415,000	69	\$380,000	39	\$365,000	57	\$370,000	35	\$325,000	46
<u>Outer Auckland</u>	<u>\$410,000</u>	<u>357</u>	<u>\$440,000</u>	<u>294</u>	<u>\$401,000</u>	<u>145</u>	<u>\$423,250</u>	<u>256</u>	<u>\$420,000</u>	<u>143</u>	<u>\$420,000</u>	<u>215</u>
<u>Auckland</u>	<u>\$425,000</u>	<u>3,339</u>	<u>\$450,000</u>	<u>2,434</u>	<u>\$425,000</u>	<u>1,411</u>	<u>\$470,000</u>	<u>2,192</u>	<u>\$460,000</u>	<u>1,360</u>	<u>\$477,000</u>	<u>1,789</u>

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Waikato/BOP Medians and Numbers Sold

	Nov 2006		Nov 2007		Nov 2008		Nov 2009		Oct 2010		Nov 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Waikato Country	\$250,000	270	\$269,000	238	\$275,000	92	\$255,000	147	\$284,000	70	\$282,250	92
Hamilton City	\$314,000	407	\$332,125	236	\$320,000	170	\$328,500	221	\$330,000	139	\$324,000	165
Western BOP Country	\$363,000	127	\$410,000	75	\$310,000	31	\$377,750	58	\$390,000	47	\$405,000	50
Mount Maunganui/Papamoa	\$445,000	151	\$420,000	95	\$415,000	50	\$407,000	81	\$400,000	59	\$395,000	75
Tauranga	\$340,000	191	\$392,500	146	\$323,500	91	\$355,000	114	\$314,000	74	\$328,150	98
Rotorua	\$241,750	166	\$260,000	122	\$221,000	76	\$229,000	69	\$223,100	54	\$265,000	59
Taupo	\$328,750	86	\$336,000	60	\$312,250	30	\$346,000	44	\$333,000	27	\$316,000	34
King Country	\$156,000	43	\$138,250	22	\$185,000	7	\$206,500	12	\$164,500	16	\$131,000	12
Gisborne City	\$242,000	79	\$261,000	68	\$241,500	40	\$256,500	34	\$252,000	20	\$263,000	39
Gisborne Country	\$359,500	4	\$187,000	3	\$285,000	2	\$145,000	1	\$195,000	4		0
Eastern BOP Country	\$271,000	78	\$275,000	77	\$250,000	17	\$275,000	47	\$286,000	21	\$271,000	38
<u>Waikato/BOP</u>	<u>\$305,000</u>	<u>1,602</u>	<u>\$322,750</u>	<u>1,142</u>	<u>\$302,050</u>	<u>606</u>	<u>\$320,000</u>	<u>828</u>	<u>\$305,000</u>	<u>531</u>	<u>\$319,400</u>	<u>662</u>

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Hawkes Bay Medians and Numbers Sold

	Nov 2006		Nov 2007		Nov 2008		Nov 2009		Oct 2010		Nov 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Napier City	\$300,000	160	\$320,000	100	\$293,026	56	\$284,000	93	\$316,500	52	\$288,500	68
Hastings City	\$264,000	158	\$270,100	117	\$287,500	58	\$284,000	91	\$285,000	53	\$275,000	73
Hawkes Bay Country	\$348,750	40	\$235,000	15	\$382,500	16	\$330,000	15	\$430,000	8	\$360,000	10
<u>Hawkes Bay</u>	<u>\$275,000</u>	<u>409</u>	<u>\$275,000</u>	<u>267</u>	<u>\$292,500</u>	<u>147</u>	<u>\$275,000</u>	<u>225</u>	<u>\$287,521</u>	<u>126</u>	<u>\$269,000</u>	<u>175</u>

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Manawatu/Wanganui Medians and Numbers Sold

	Nov 2006		Nov 2007		Nov 2008		Nov 2009		Oct 2010		Nov 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Palmerston North City	\$260,000	197	\$293,000	153	\$255,000	105	\$270,000	118	\$288,750	84	\$275,500	109
Manawatu Country	\$158,000	38	\$210,000	43	\$187,500	24	\$190,000	23	\$167,500	12	\$215,000	24
<i>Manawatu</i>	<i>\$220,000</i>	<i>362</i>	<i>\$235,750</i>	<i>276</i>	<i>\$238,500</i>	<i>176</i>	<i>\$245,000</i>	<i>220</i>	<i>\$242,750</i>	<i>128</i>	<i>\$248,000</i>	<i>179</i>
<u>Manawatu Region</u>	<u>\$220,000</u>	<u>362</u>	<u>\$235,750</u>	<u>276</u>	<u>\$238,500</u>	<u>176</u>	<u>\$245,000</u>	<u>220</u>	<u>\$242,750</u>	<u>128</u>	<u>\$248,000</u>	<u>179</u>
Wanganui City	\$170,000	97	\$191,000	86	\$187,500	36	\$184,000	44	\$168,000	20	\$189,500	36
<i>Wanganui</i>	<i>\$162,000</i>	<i>137</i>	<i>\$186,250</i>	<i>112</i>	<i>\$182,000</i>	<i>46</i>	<i>\$175,000</i>	<i>61</i>	<i>\$168,000</i>	<i>28</i>	<i>\$185,000</i>	<i>53</i>
<u>Wanganui Region</u>	<u>\$162,000</u>	<u>137</u>	<u>\$186,250</u>	<u>112</u>	<u>\$182,000</u>	<u>46</u>	<u>\$175,000</u>	<u>61</u>	<u>\$168,000</u>	<u>28</u>	<u>\$185,000</u>	<u>53</u>
<u>Manawatu/Wanganui</u>	<u>\$208,000</u>	<u>499</u>	<u>\$228,000</u>	<u>388</u>	<u>\$229,500</u>	<u>222</u>	<u>\$230,000</u>	<u>281</u>	<u>\$232,950</u>	<u>156</u>	<u>\$232,500</u>	<u>232</u>

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Taranaki Medians and Numbers Sold

	Nov 2006		Nov 2007		Nov 2008		Nov 2009		Oct 2010		Nov 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Taranaki Country	\$225,750	26	\$233,000	31	\$210,000	21	\$202,000	27	\$197,000	16	\$190,000	23
New Plymouth City	\$293,500	100	\$311,000	104	\$310,000	63	\$338,000	71	\$315,000	63	\$290,000	69
<u>Taranaki</u>	<u>\$265,000</u>	<u>201</u>	<u>\$275,000</u>	<u>217</u>	<u>\$260,000</u>	<u>135</u>	<u>\$277,000</u>	<u>149</u>	<u>\$285,000</u>	<u>112</u>	<u>\$265,000</u>	<u>145</u>

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Wellington Medians and Numbers Sold

	Nov 2006		Nov 2007		Nov 2008		Nov 2009		Oct 2010		Nov 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Wairarapa	\$218,000	121	\$272,500	68	\$252,500	33	\$232,000	47	\$222,500	38	\$258,000	55
Upper Hutt	\$300,000	113	\$322,000	113	\$310,075	46	\$338,400	48	\$342,500	32	\$360,000	60
Hutt Valley	\$325,000	222	\$341,450	184	\$327,000	90	\$340,000	133	\$353,500	82	\$348,750	118
Otaki / Paekakariki	\$317,500	126	\$350,000	143	\$320,000	76	\$325,000	127	\$329,000	71	\$350,000	101
Pukerua Bay / Tawa	\$358,750	126	\$416,000	97	\$392,500	68	\$386,500	70	\$349,500	68	\$395,750	76
Central Wellington	\$451,000	105	\$447,850	104	\$372,500	44	\$570,000	47	\$467,500	54	\$522,500	50
<u>Wellington</u>	<u>\$370.000</u>	<u>1,161</u>	<u>\$395.000</u>	<u>1,009</u>	<u>\$369.000</u>	<u>509</u>	<u>\$391.500</u>	<u>665</u>	<u>\$390.336</u>	<u>496</u>	<u>\$400.000</u>	<u>670</u>

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Nelson/Marlborough Medians and Numbers Sold

	Nov 2006		Nov 2007		Nov 2008		Nov 2009		Oct 2010		Nov 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Nelson City Zone	\$300,000	113	\$315,000	112	\$330,000	59	\$320,000	100	\$345,000	59	\$340,000	91
<i>Nelson Council = Nelson City Zone PLUS Nelson Country, Richmond, Takaka & Motueka Zones</i>	\$320,000	201	\$330,000	203	\$321,000	95	\$326,500	148	\$342,500	100	\$342,500	136
Marlborough	\$318,000	117	\$334,000	110	\$350,000	59	\$310,000	51	\$262,000	51	\$300,000	77
<u>Nelson/Marlborough</u>	<u>\$319,000</u>	<u>318</u>	<u>\$333,000</u>	<u>313</u>	<u>\$338,500</u>	<u>154</u>	<u>\$326,000</u>	<u>199</u>	<u>\$320,000</u>	<u>151</u>	<u>\$330,000</u>	<u>213</u>

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Canterbury/Westland Medians and Numbers Sold

	Nov 2006		Nov 2007		Nov 2008		Nov 2009		Oct 2010		Nov 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
<i>Christchurch City</i>	\$315,000	947	\$340,000	794	\$320,000	430	\$327,555	565	\$338,000	343	\$325,000	439
Rangiora	\$304,000	44	\$322,500	42	\$290,500	22	\$330,000	26	\$260,000	25	\$320,000	39
Nth Cant(All Nth&W Ofnthewaimk)	\$258,000	41	\$312,500	26	\$298,500	10	\$324,250	26	\$393,500	14	\$243,000	15
Cant Ctry(Alloth W&S To Midcan)	\$346,000	41	\$392,500	60	\$370,000	26	\$370,000	40	\$377,500	30	\$384,000	46
Mid Cant(Rakaia/R-Rangitata R)	\$239,000	70	\$247,500	49	\$255,000	22	\$260,000	46	\$233,000	25	\$212,500	34
Timaru	\$205,000	88	\$236,000	80	\$200,000	34	\$220,000	54	\$235,000	37	\$207,500	42
West Coast	\$155,000	67	\$188,000	61	\$224,000	19	\$227,750	28	\$190,000	33	\$201,000	36
<i>Other Canterbury/Westland</i>	<i>\$237,500</i>	<i>439</i>	<i>\$258,000</i>	<i>383</i>	<i>\$260,000</i>	<i>177</i>	<i>\$270,000</i>	<i>267</i>	<i>\$260,750</i>	<i>190</i>	<i>\$258,000</i>	<i>245</i>
<u>Outer Canterbury</u>	<u>\$237,500</u>	<u>439</u>	<u>\$258,000</u>	<u>383</u>	<u>\$260,000</u>	<u>177</u>	<u>\$270,000</u>	<u>267</u>	<u>\$260,750</u>	<u>190</u>	<u>\$258,000</u>	<u>245</u>
<u>Canterbury/Westland</u>	<u>\$289,500</u>	<u>1,386</u>	<u>\$314,000</u>	<u>1,177</u>	<u>\$300,500</u>	<u>607</u>	<u>\$310,000</u>	<u>832</u>	<u>\$315,000</u>	<u>533</u>	<u>\$307,000</u>	<u>684</u>

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Central Otago Lakes Medians and Numbers Sold

	Nov 2006		Nov 2007		Nov 2008		Nov 2009		Oct 2010		Nov 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Central	\$325,000	74	\$385,000	65	\$440,000	33	\$365,000	53	\$337,000	31	\$347,500	35
Queenstown	\$525,000	59	\$485,000	55	\$500,000	36	\$560,000	46	\$477,500	32	\$480,000	40
<u>Central Otago Lakes</u>	<u>\$392,500</u>	<u>133</u>	<u>\$430,000</u>	<u>120</u>	<u>\$475,000</u>	<u>69</u>	<u>\$441,000</u>	<u>99</u>	<u>\$385,000</u>	<u>63</u>	<u>\$421,000</u>	<u>75</u>

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Otago Medians and Numbers Sold

	Nov 2006		Nov 2007		Nov 2008		Nov 2009		Oct 2010		Nov 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
North Otago	\$185,000	53	\$190,000	47	\$187,500	32	\$192,000	41	\$177,500	20	\$207,000	26
Dunedin City	\$251,000	313	\$255,000	293	\$232,500	153	\$256,752	210	\$259,500	150	\$236,000	204
South Otago	\$155,000	27	\$140,000	25	\$190,000	13	\$175,000	19	\$140,000	5	\$168,500	26
East Otago	\$230,000	9	\$150,000	5	\$245,000	5	\$222,000	5	\$245,000	5	\$192,500	4
<u>Otago</u>	<u>\$235,000</u>	<u>402</u>	<u>\$235,000</u>	<u>370</u>	<u>\$223,000</u>	<u>203</u>	<u>\$240,000</u>	<u>275</u>	<u>\$245,000</u>	<u>180</u>	<u>\$230,000</u>	<u>260</u>

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

Southland Medians and Numbers Sold

	Nov 2006		Nov 2007		Nov 2008		Nov 2009		Oct 2010		Nov 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Invercargill	\$168,000	178	\$207,000	154	\$175,000	89	\$195,000	118	\$169,500	68	\$195,000	84
Gore	\$128,000	39	\$182,500	24	\$120,000	13	\$138,500	27	\$121,000	13	\$165,000	16
<u>Southland</u>	<u>\$155,000</u>	<u>257</u>	<u>\$209,025</u>	<u>226</u>	<u>\$165,000</u>	<u>123</u>	<u>\$182,000</u>	<u>165</u>	<u>\$169,500</u>	<u>90</u>	<u>\$189,000</u>	<u>125</u>

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

National Sales Distribution

Price Band	Nov 2008	Nov 2009	Oct 2010	Nov 2010
Under \$400,000	2719	3542	2343	2996
\$400,000 - \$599,999	1034	1530	990	1275
\$600,000 - \$999,999	403	760	451	663
\$1 million and over	123	224	119	204
Total	4279	6056	3903	5138