

Dwellings Median Price Comparison Over Last 10 Years

District	May 2002	May 2003	May 2004	May 2005	May 2006	May 2007	May 2008	May 2009	May 2010	Apr 2011	May 2011
Northland	\$170,000	\$170,500	\$185,250	\$251,500	\$286,000	\$330,000	\$310,000	\$306,500	\$325,000	\$292,000	\$285,000
Auckland	\$266,000	\$292,000	\$339,000	\$370,000	\$400,000	\$450,000	\$447,500	\$450,000	\$455,000	\$479,500	\$464,000
Waikato/BOP	\$165,000	\$178,000	\$197,000	\$245,000	\$283,000	\$315,000	\$310,000	\$312,000	\$307,000	\$312,875	\$315,000
Hawkes Bay	\$133,000	\$163,600	\$195,000	\$249,500	\$250,000	\$277,000	\$265,000	\$259,750	\$276,000	\$271,500	\$268,000
Manawatu/Wanganui	\$104,000	\$109,000	\$127,000	\$160,000	\$187,250	\$222,000	\$224,500	\$220,000	\$225,000	\$220,000	\$230,000
Taranaki	\$110,000	\$120,000	\$148,000	\$213,750	\$233,500	\$281,000	\$285,000	\$261,000	\$275,000	\$279,500	\$255,000
Wellington	\$204,000	\$235,000	\$264,000	\$285,000	\$315,000	\$385,000	\$389,500	\$380,000	\$385,000	\$386,500	\$375,000
Nelson/Marlborough	\$157,500	\$217,000	\$275,000	\$265,000	\$290,000	\$328,000	\$337,000	\$330,250	\$330,000	\$339,000	\$329,500
Canterbury/Westland	\$139,000	\$155,000	\$211,250	\$247,500	\$275,000	\$305,000	\$296,000	\$285,000	\$303,750	\$310,000	\$308,000
Central Otago Lakes	\$232,000	\$285,000	\$382,500	\$380,000	\$420,000	\$485,000	\$490,000	\$427,500	\$432,000	\$479,000	\$402,000
Otago	\$92,000	\$111,750	\$169,000	\$190,000	\$218,500	\$240,000	\$240,000	\$220,000	\$230,000	\$235,000	\$235,000
Southland	\$70,000	\$88,000	\$116,150	\$126,750	\$130,000	\$177,000	\$200,000	\$180,000	\$197,000	\$193,250	\$180,500
New Zealand Total	\$188,000	\$210,000	\$248,000	\$275,000	\$305,000	\$350,000	\$345,000	\$337,500	\$350,000	\$360,000	\$350,000

Total Dwellings Sales Comparison Over Last 10 Years

District	May 2002	May 2003	May 2004	May 2005	May 2006	May 2007	May 2008	May 2009	May 2010	Apr 2011	May 2011
Northland	175	360	273	304	246	275	103	177	143	98	133
Auckland	3,268	4,078	3,197	3,092	2,981	3,300	1,388	2,114	1,887	1,854	2,188
Waikato/BOP	1,286	1,655	1,665	1,574	1,502	1,364	582	897	681	708	838
Hawkes Bay	342	425	302	340	340	298	173	230	181	118	195
Manawatu/Wanganui	388	486	467	480	460	430	226	324	233	219	279
Taranaki	194	261	230	282	248	210	158	197	167	142	201
Wellington	1,141	1,178	987	953	1,212	1,074	534	673	548	574	573
Nelson/Marlborough	369	375	269	279	336	307	179	252	230	191	236
Canterbury/Westland	1,168	1,616	1,304	1,213	1,522	1,276	619	955	726	626	654
Central Otago Lakes	149	167	110	123	139	124	79	84	67	106	94
Otago	343	468	307	337	344	344	183	215	207	225	215
Southland	238	267	297	272	312	283	148	173	136	126	160
New Zealand Total	9,061	11,336	9,408	9,249	9,642	9,285	4,372	6,291	5,206	4,987	5,766

Dwellings Medians Days To Sell Comparison Over Last 10 Years

District	May 2002	May 2003	May 2004	May 2005	May 2006	May 2007	May 2008	May 2009	May 2010	Apr 2011	May 2011
Northland	68	66	40	32	51	46	56	65	63	73	79
Auckland	30	30	32	30	37	28	47	37	37	34	36
Waikato/BOP	54	44	38	30	46	40	56	54	55	60	64
Hawkes Bay	40	37	33	35	45	42	52	54	49	41	58
Manawatu/Wanganui	48	41	24	28	35	34	69	55	63	49	62
Taranaki	38	41	23	27	41	31	52	46	50	45	64
Wellington	41	31	29	28	31	27	48	41	45	42	47
Nelson/Marlborough	32	26	41	44	44	28	41	43	44	57	57
Canterbury/Westland	42	29	24	25	35	27	45	43	41	49	41
Central Otago Lakes	41	40	41	37	66	49	80	85	67	47	89
Otago	42	22	21	25	35	28	54	34	48	47	47
Southland	28	20	18	22	32	19	37	37	35	50	43
New Zealand Total	37	32	30	29	38	30	49	42	43	43	45

Residential Value Of Sales By District

District	Value
Northland	\$45,407,298
Auckland	\$1,212,499,576
Waikato/BOP	\$313,015,390
Hawkes Bay	\$59,180,150
Manawatu/Wanganui	\$69,630,660
Taranaki	\$55,056,985
Wellington	\$235,566,919
Nelson/Marlborough	\$91,193,050
Canterbury/Westland	\$238,547,725
Central Otago Lakes	\$52,095,000
Otago	\$55,456,220
Southland	\$32,922,510
New Zealand Total	\$2,460,571,483

Dwellings & Sections Median Price By District

District	Dwellings	Sections
Northland	\$285,000	\$115,000
Auckland	\$464,000	\$259,000
Waikato/BOP	\$315,000	\$143,000
Hawkes Bay	\$268,000	\$250,000
Manawatu/Wanganui	\$230,000	\$85,000
Taranaki	\$255,000	\$191,500
Wellington	\$375,000	\$185,250
Nelson/Marlborough	\$329,500	\$176,550
Canterbury/Westland	\$308,000	\$147,500
Central Otago Lakes	\$402,000	\$267,000
Otago	\$235,000	\$70,000
Southland	\$180,500	\$95,000
New Zealand Total	\$350,000	\$171,000

Dwellings Percentage Difference Over 12 Months

District	May 2010	May 2011	% increase
Northland	\$325,000	\$285,000	-12.30
Auckland	\$455,000	\$464,000	1.97
Waikato/BOP	\$307,000	\$315,000	2.60
Hawkes Bay	\$276,000	\$268,000	-2.89
Manawatu/Wanganui	\$225,000	\$230,000	2.22
Taranaki	\$275,000	\$255,000	-7.27
Wellington	\$385,000	\$375,000	-2.59
Nelson/Marlborough	\$330,000	\$329,500	-0.15
Canterbury/Westland	\$303,750	\$308,000	1.39
Central Otago Lakes	\$432,000	\$402,000	-6.94
Otago	\$230,000	\$235,000	2.17
Southland	\$197,000	\$180,500	-8.37
New Zealand Total	\$350,000	\$350,000	0.00

Northland Medians and Numbers Sold

	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Mangonui	\$360,000	7	\$440,000	3	\$277,000	3	\$330,000	5	\$265,000	1		0
Kaitaia & Far North	\$218,500	14	\$245,000	7	\$245,000	7	\$220,000	6	\$310,000	2	\$120,000	3
Whangaroa/Kaeo	\$429,500	2	\$580,000	1	\$225,000	1		0		0		0
Hokianga	\$250,000	3		0	\$187,500	2	\$375,000	1		0	\$218,750	2
Kaikohu	\$192,500	18	\$170,000	1	\$220,000	3		0		0	\$160,000	5
Paihia	\$555,000	8	\$710,000	4	\$306,500	1	\$365,000	5	\$450,000	7	\$480,000	2
Kawakawa	\$275,000	2	\$337,350	2	\$210,000	1	\$102,000	1	\$190,000	1		0
Moerewa		0	\$206,250	2	\$180,500	2		0		0	\$108,998	1
Kerikeri	\$520,000	25	\$377,500	10	\$420,000	20	\$370,000	7	\$387,500	14	\$360,000	17
Russell	\$1,195,000	4		0	\$830,000	1	\$770,000	1	\$615,000	1	\$180,000	4
Dargaville Borough	\$190,000	9	\$282,500	6	\$210,000	6	\$195,000	5	\$150,000	5	\$205,000	3
Whangarei County	\$390,000	37	\$428,000	10	\$413,500	28	\$390,000	41	\$355,000	9	\$325,000	15
Whangarei City	\$317,500	124	\$288,500	52	\$289,000	95	\$280,000	61	\$274,000	54	\$285,000	77
Otamatea County	\$367,500	22	\$269,000	5	\$269,000	7	\$345,000	10	\$156,500	4	\$319,000	4
<u>Northland</u>	<u>\$330,000</u>	<u>275</u>	<u>\$310,000</u>	<u>103</u>	<u>\$306,500</u>	<u>177</u>	<u>\$325,000</u>	<u>143</u>	<u>\$292,000</u>	<u>98</u>	<u>\$285,000</u>	<u>133</u>

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

R059 Reinz Property Market Report

For Period May 2011

Auckland Medians and Numbers Sold

	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Albany District	\$640,000	81	\$630,000	40	\$585,000	60	\$657,500	62	\$627,500	64	\$641,444	82
East Coast Bays	\$570,500	158	\$512,500	82	\$531,000	125	\$555,000	103	\$550,000	115	\$580,500	112
Glenfield Area	\$430,000	121	\$385,000	56	\$380,000	104	\$408,000	73	\$400,500	72	\$415,000	109
Birkenhead Area	\$552,250	56	\$460,500	31	\$483,000	59	\$570,000	43	\$512,000	59	\$520,000	69
Milford/Takapuna	\$700,000	63	\$623,750	30	\$635,000	49	\$590,750	50	\$692,500	44	\$640,000	47
Devonport Area	\$845,000	36	\$820,000	11	\$845,000	27	\$750,000	22	\$635,000	30	\$700,125	35
<i>North Shore City</i>	<i>\$535,000</i>	<i>515</i>	<i>\$495,000</i>	<i>250</i>	<i>\$505,500</i>	<i>424</i>	<i>\$550,000</i>	<i>353</i>	<i>\$540,000</i>	<i>384</i>	<i>\$545,050</i>	<i>454</i>
Upper Harbour	\$466,000	29	\$402,500	20	\$485,000	16	\$639,000	12	\$570,000	25	\$415,100	22
Waitakeres	\$385,000	3	\$825,000	3	\$783,000	3		0	\$1,100,000	1	\$730,500	1
Henderson Area	\$383,750	260	\$370,000	86	\$348,000	150	\$371,500	138	\$356,000	133	\$367,500	201
Glen Eden Area	\$330,000	118	\$345,000	37	\$331,750	58	\$358,500	50	\$329,000	68	\$330,000	59
Titirangi Area	\$457,500	42	\$425,000	25	\$414,250	38	\$435,125	38	\$475,000	31	\$485,000	37
<i>Waitakere City</i>	<i>\$378,113</i>	<i>452</i>	<i>\$380,000</i>	<i>171</i>	<i>\$357,500</i>	<i>265</i>	<i>\$400,500</i>	<i>238</i>	<i>\$372,250</i>	<i>258</i>	<i>\$375,000</i>	<i>320</i>
Mount Roskill Area	\$440,000	150	\$425,000	73	\$429,000	99	\$474,500	75	\$484,000	65	\$463,500	96
Mount Albert Area	\$488,000	85	\$492,500	45	\$498,750	46	\$550,000	63	\$582,500	60	\$564,250	64
City / Pt Chev	\$427,250	290	\$430,000	141	\$320,000	191	\$383,750	194	\$355,000	197	\$315,000	227
Mt Eden / Epsom	\$690,000	126	\$624,250	70	\$580,000	123	\$662,500	98	\$740,000	84	\$711,000	99
Eastern Suburbs	\$761,500	202	\$742,000	109	\$807,000	175	\$850,400	140	\$902,500	144	\$755,000	140
Ellerslie / Panmure	\$453,000	61	\$450,000	27	\$448,625	26	\$420,750	28	\$452,000	33	\$502,250	38
Onehunga / Penrose	\$393,000	120	\$365,000	45	\$380,500	48	\$370,000	64	\$413,625	48	\$450,000	49
Islands Of Gulf	\$492,500	30	\$668,313	12	\$502,500	18	\$455,000	13	\$490,000	14	\$670,000	21
<i>Auckland City</i>	<i>\$492,000</i>	<i>1,064</i>	<i>\$504,500</i>	<i>522</i>	<i>\$519,750</i>	<i>726</i>	<i>\$520,000</i>	<i>675</i>	<i>\$550,000</i>	<i>645</i>	<i>\$525,000</i>	<i>734</i>
Eastern Beaches	\$565,000	309	\$540,500	123	\$540,500	225	\$537,500	159	\$547,000	174	\$561,000	187
Manukau Rural	\$325,000	1	\$412,000	1	\$445,000	2	\$410,000	1		0		0
Papatoetoe Area	\$334,500	248	\$330,000	69	\$335,000	107	\$356,500	115	\$360,000	101	\$375,000	115

R059 Reinz Property Market Report

For Period May 2011

	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Manurewa Area	\$330,000	198	\$310,000	62	\$260,000	71	\$315,000	88	\$334,862	61	\$324,500	88
<i>Manukau City</i>	<i>\$433,250</i>	<i>756</i>	<i>\$400,000</i>	<i>255</i>	<i>\$450,000</i>	<i>405</i>	<i>\$438,000</i>	<i>363</i>	<i>\$480,000</i>	<i>336</i>	<i>\$466,000</i>	<i>390</i>
Papakura Area	\$317,500	112	\$312,500	37	\$331,000	62	\$306,500	54	\$342,500	40	\$360,000	49
<i>Papakura District</i>	<i>\$317,500</i>	<i>112</i>	<i>\$312,500</i>	<i>37</i>	<i>\$331,000</i>	<i>62</i>	<i>\$306,500</i>	<i>54</i>	<i>\$342,500</i>	<i>40</i>	<i>\$360,000</i>	<i>49</i>
<u>Metropolitan Auckland</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>\$465,000</u>	<u>1,683</u>	<u>\$490,000</u>	<u>1,663</u>	<u>\$472,000</u>	<u>1,947</u>
Rodney North	\$421,500	84	\$502,500	26	\$423,500	34	\$451,250	38	\$460,000	27	\$486,000	47
Hibiscus Coast	\$521,000	119	\$470,000	43	\$395,000	87	\$440,000	61	\$467,500	68	\$487,500	87
<i>Rodney District</i>	<i>\$475,000</i>	<i>203</i>	<i>\$475,000</i>	<i>69</i>	<i>\$410,000</i>	<i>121</i>	<i>\$440,000</i>	<i>99</i>	<i>\$460,000</i>	<i>95</i>	<i>\$486,750</i>	<i>134</i>
Franklin County	\$370,000	120	\$365,000	44	\$370,000	69	\$362,000	56	\$351,250	56	\$370,000	73
<i>Franklin District</i>	<i>\$370,000</i>	<i>120</i>	<i>\$365,000</i>	<i>44</i>	<i>\$370,000</i>	<i>69</i>	<i>\$362,000</i>	<i>56</i>	<i>\$351,250</i>	<i>56</i>	<i>\$370,000</i>	<i>73</i>
Thames / Coromandel	\$377,500	78	\$317,500	40	\$377,500	42	\$385,000	49	\$306,250	40	\$320,000	34
<i>Thames/Coromandel</i>	<i>\$377,500</i>	<i>78</i>	<i>\$317,500</i>	<i>40</i>	<i>\$377,500</i>	<i>42</i>	<i>\$385,000</i>	<i>49</i>	<i>\$306,250</i>	<i>40</i>	<i>\$320,000</i>	<i>34</i>
<u>Outer Auckland</u>	<u>\$420,000</u>	<u>401</u>	<u>\$405,000</u>	<u>153</u>	<u>\$380,000</u>	<u>232</u>	<u>\$411,250</u>	<u>204</u>	<u>\$405,000</u>	<u>191</u>	<u>\$420,000</u>	<u>241</u>
<u>Auckland</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>\$455,000</u>	<u>1,887</u>	<u>\$479,500</u>	<u>1,854</u>	<u>\$464,000</u>	<u>2,188</u>

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Waikato/BOP Medians and Numbers Sold

	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Waikato Country	\$240,000	324	\$250,000	111	\$264,500	164	\$230,000	124	\$266,000	112	\$270,000	146
Hamilton City	\$332,500	289	\$337,500	160	\$330,500	221	\$337,500	164	\$339,500	180	\$330,000	219
Western BOP Country	\$370,000	96	\$377,500	30	\$366,000	46	\$387,000	47	\$412,500	52	\$365,000	61
Mount Maunganui/Papamoa	\$438,000	92	\$395,500	41	\$399,000	78	\$390,000	57	\$389,500	74	\$430,000	85
Tauranga	\$360,000	175	\$376,500	83	\$335,000	113	\$340,000	97	\$320,800	103	\$330,000	121
Rotorua	\$251,000	139	\$247,000	69	\$239,000	94	\$246,500	70	\$255,500	72	\$247,500	70
Taupo	\$363,750	78	\$315,000	32	\$340,000	43	\$348,000	41	\$338,500	38	\$410,000	35
King Country	\$160,000	24	\$173,000	7	\$195,000	11	\$125,000	9	\$123,000	8	\$102,500	12
Gisborne City	\$253,000	71	\$200,000	27	\$231,500	64	\$256,500	32	\$220,250	29	\$240,000	41
Gisborne Country	\$620,000	1	\$296,700	1	\$220,000	2	\$357,500	2	\$180,000	1	\$320,000	1
Eastern BOP Country	\$234,000	75	\$383,000	21	\$295,000	61	\$228,500	38	\$270,000	39	\$276,000	47
<u>Waikato/BOP</u>	<u>\$315,000</u>	<u>1,364</u>	<u>\$310,000</u>	<u>582</u>	<u>\$312,000</u>	<u>897</u>	<u>\$307,000</u>	<u>681</u>	<u>\$312,875</u>	<u>708</u>	<u>\$315,000</u>	<u>838</u>

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Hawkes Bay Medians and Numbers Sold

	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Napier City	\$299,000	122	\$298,000	64	\$302,250	92	\$283,750	94	\$310,000	49	\$287,500	94
Hastings City	\$282,500	120	\$275,000	79	\$259,750	92	\$260,500	54	\$252,000	49	\$266,000	67
Hawkes Bay Country	\$450,000	11	\$330,000	9	\$150,000	17	\$332,500	14	\$95,000	9	\$220,000	9
Waipawa Area	\$200,000	11	\$163,000	2	\$188,500	6	\$290,000	3	\$179,150	3	\$222,500	4
Waipukurau Area	\$192,000	9	\$232,000	3	\$195,000	11	\$220,000	7	\$184,250	2	\$200,000	12
Dannevirke Borough	\$149,000	25	\$154,000	16	\$161,500	12	\$95,000	9	\$139,300	6	\$127,000	9
<u>Hawkes Bay</u>	<u>\$277,000</u>	<u>298</u>	<u>\$265,000</u>	<u>173</u>	<u>\$259,750</u>	<u>230</u>	<u>\$276,000</u>	<u>181</u>	<u>\$271,500</u>	<u>118</u>	<u>\$268,000</u>	<u>195</u>

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

Manawatu/Wanganui Medians and Numbers Sold

	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Palmerston North City	\$286,000	122	\$295,000	85	\$257,500	148	\$250,000	115	\$266,000	106	\$274,000	142
Feilding	\$235,000	45	\$218,000	19	\$239,750	36	\$241,500	14	\$206,500	24	\$252,500	24
Levin	\$216,000	54	\$227,500	26	\$185,000	39	\$195,500	28	\$165,000	7	\$155,000	19
Pahiatua	\$145,000	21	\$145,000	7	\$170,000	12	\$138,000	3	\$141,500	6	\$155,000	9
Manawatu Country	\$192,000	61	\$185,000	19	\$185,000	21	\$195,000	23	\$160,000	19	\$168,000	20
<i>Manawatu</i>	<i>\$242,000</i>	<i>303</i>	<i>\$246,000</i>	<i>156</i>	<i>\$230,000</i>	<i>256</i>	<i>\$230,000</i>	<i>183</i>	<i>\$237,500</i>	<i>162</i>	<i>\$248,500</i>	<i>214</i>
<u>Manawatu Region</u>	<u>\$242,000</u>	<u>303</u>	<u>\$246,000</u>	<u>156</u>	<u>\$230,000</u>	<u>256</u>	<u>\$230,000</u>	<u>183</u>	<u>\$237,500</u>	<u>162</u>	<u>\$248,500</u>	<u>214</u>
Waverley	\$117,500	2	\$145,000	1	\$90,000	2		0		0		0
Wanganui City	\$179,500	84	\$182,500	47	\$160,000	41	\$200,000	31	\$195,000	42	\$140,000	43
Raetihi/Ohakune/Taihape	\$137,500	16	\$155,000	10	\$220,000	17	\$227,000	6	\$167,500	8	\$221,400	10
Rangitikei	\$175,000	22	\$165,000	10	\$187,500	6	\$126,500	13	\$70,000	5	\$160,000	9
Wanganui Country	\$170,000	3	\$466,500	2	\$232,500	2		0	\$282,500	2	\$240,000	3
<i>Wanganui</i>	<i>\$173,000</i>	<i>127</i>	<i>\$166,500</i>	<i>70</i>	<i>\$180,000</i>	<i>68</i>	<i>\$185,000</i>	<i>50</i>	<i>\$169,000</i>	<i>57</i>	<i>\$160,000</i>	<i>65</i>
<u>Wanganui Region</u>	<u>\$173,000</u>	<u>127</u>	<u>\$166,500</u>	<u>70</u>	<u>\$180,000</u>	<u>68</u>	<u>\$185,000</u>	<u>50</u>	<u>\$169,000</u>	<u>57</u>	<u>\$160,000</u>	<u>65</u>
<u>Manawatu/Wanganui</u>	<u>\$222,000</u>	<u>430</u>	<u>\$224,500</u>	<u>226</u>	<u>\$220,000</u>	<u>324</u>	<u>\$225,000</u>	<u>233</u>	<u>\$220,000</u>	<u>219</u>	<u>\$230,000</u>	<u>279</u>

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

Taranaki Medians and Numbers Sold

	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Taranaki Country	\$207,500	32	\$292,500	16	\$205,000	29	\$232,000	23	\$225,000	28	\$215,000	36
Waitara	\$230,000	5	\$217,500	4	\$216,000	19	\$220,000	11	\$185,000	12	\$162,000	7
New Plymouth City	\$330,000	123	\$332,500	84	\$310,000	91	\$310,000	85	\$321,000	56	\$295,000	95
Bell Block	\$327,500	10	\$330,000	15	\$322,500	11	\$321,250	16	\$355,000	15	\$315,000	17
Stratford	\$170,000	18	\$185,000	9	\$197,000	19	\$198,000	14	\$210,000	12	\$180,000	19
Hawera	\$216,250	22	\$190,000	30	\$234,000	28	\$215,500	18	\$190,000	19	\$215,000	27
<u>Taranaki</u>	<u>\$281,000</u>	<u>210</u>	<u>\$285,000</u>	<u>158</u>	<u>\$261,000</u>	<u>197</u>	<u>\$275,000</u>	<u>167</u>	<u>\$279,500</u>	<u>142</u>	<u>\$255,000</u>	<u>201</u>

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R059 Reinz Property Market Report

For Period May 2011

Wellington Medians and Numbers Sold

	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Wairarapa	\$263,750	94	\$268,500	38	\$247,500	76	\$240,000	55	\$216,000	57	\$220,000	35
Upper Hutt	\$324,000	106	\$339,500	64	\$320,000	51	\$296,500	44	\$336,000	50	\$330,000	63
Hutt Valley	\$347,000	201	\$365,000	95	\$345,000	124	\$383,500	106	\$358,250	116	\$317,000	114
Otaki / Paekakariki	\$365,000	150	\$355,500	76	\$315,000	92	\$345,000	82	\$309,250	80	\$320,000	89
Pukerua Bay / Tawa	\$369,500	132	\$387,500	56	\$370,000	77	\$375,000	60	\$390,000	51	\$365,000	73
Northern Wellington	\$441,000	113	\$438,500	76	\$485,000	75	\$445,000	61	\$440,000	73	\$453,000	76
Western Wellington	\$537,500	49	\$493,000	29	\$512,500	44	\$508,000	31	\$500,000	37	\$445,000	25
Southern Wellington	\$519,500	49	\$460,000	45	\$474,000	37	\$515,000	33	\$450,500	26	\$546,500	32
Eastern Wellington	\$585,000	59	\$535,000	27	\$530,000	45	\$545,000	34	\$490,000	35	\$480,000	29
Central Wellington	\$445,000	121	\$448,584	28	\$405,500	52	\$429,000	42	\$530,000	49	\$422,000	37
<u>Wellington</u>	<u>\$385,000</u>	<u>1,074</u>	<u>\$389,500</u>	<u>534</u>	<u>\$380,000</u>	<u>673</u>	<u>\$385,000</u>	<u>548</u>	<u>\$386,500</u>	<u>574</u>	<u>\$375,000</u>	<u>573</u>

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

Nelson/Marlborough Medians and Numbers Sold

	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Nelson City Zone	\$332,500	90	\$321,425	54	\$340,000	91	\$323,500	88	\$340,000	77	\$335,000	87
Richmond	\$367,000	35	\$347,500	16	\$383,000	23	\$390,000	18	\$410,000	13	\$365,000	28
Motueka	\$270,000	20	\$336,000	15	\$354,000	19	\$307,500	30	\$345,000	19	\$301,000	20
Takaka	\$287,500	12	\$272,500	6	\$419,500	8	\$387,000	2	\$267,500	4	\$490,000	6
Nelson Country	\$380,000	15	\$370,000	15	\$335,000	13	\$414,000	20	\$368,500	14	\$395,000	11
<i>Nelson Council = Nelson City Zone PLUS Nelson Country, Richmond, Takaka & Motueka Zones</i>	<i>\$334,250</i>	<i>172</i>	<i>\$335,500</i>	<i>106</i>	<i>\$346,250</i>	<i>154</i>	<i>\$350,500</i>	<i>158</i>	<i>\$345,000</i>	<i>127</i>	<i>\$343,250</i>	<i>152</i>
Marlborough Sounds	\$935,000	5	\$435,000	4		0	\$450,000	3		0	\$397,500	2
Marlborough/Kaikoura	\$317,600	130	\$341,500	69	\$297,000	98	\$306,000	69	\$333,500	64	\$298,500	82
<i>Marlborough</i>	<i>\$320,000</i>	<i>135</i>	<i>\$345,000</i>	<i>73</i>	<i>\$297,000</i>	<i>98</i>	<i>\$306,000</i>	<i>72</i>	<i>\$333,500</i>	<i>64</i>	<i>\$302,375</i>	<i>84</i>
<u>Nelson/Marlborough</u>	<u>\$328,000</u>	<u>307</u>	<u>\$337,000</u>	<u>179</u>	<u>\$330,250</u>	<u>252</u>	<u>\$330,000</u>	<u>230</u>	<u>\$339,000</u>	<u>191</u>	<u>\$329,500</u>	<u>236</u>

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

Canterbury/Westland Medians and Numbers Sold

	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Central (Inside,4 Avenues)	\$317,000	29	\$487,500	8	\$310,000	13	\$267,500	14	\$317,500	2	\$103,250	4
Nth East(Avnda/Avsi/Bur/Park)	\$338,000	54	\$305,000	31	\$337,000	40	\$330,100	47	\$323,500	14	\$287,500	11
East(Aran/Bxly/Brom/Linwd)	\$259,000	55	\$209,000	23	\$222,500	46	\$221,500	28	\$216,000	7	\$234,000	7
Sth East(Hthct/Opawa/Wlstn)	\$279,500	40	\$274,750	14	\$272,500	27	\$261,250	18	\$222,500	8	\$300,000	7
Sth Inner (Sydhm/Wlthm)	\$220,000	23	\$215,000	15	\$211,250	10	\$222,500	10	\$238,250	6	\$220,000	5
Sth Outer (Beck/Bow/Casfl/Stma)	\$342,000	29	\$299,000	14	\$306,500	22	\$305,000	15	\$246,000	9	\$345,000	15
S/W Inner(Addtn/Smfld/Sprey)	\$298,000	31	\$252,500	20	\$259,750	46	\$265,000	29	\$285,000	15	\$311,750	20
S/W Outer(Hlswl/Himtn/Hnhy)	\$376,250	44	\$347,500	28	\$322,000	51	\$420,000	25	\$351,000	40	\$317,500	29
West Inner(Riccn/Upper Riccn)	\$316,000	32	\$370,000	14	\$292,000	23	\$305,000	23	\$352,500	16	\$292,500	20
West Outer (Heih/Hby/Sckbn/Tem)	\$285,000	41	\$275,000	17	\$275,000	37	\$282,000	31	\$271,000	28	\$287,500	34
N/W Inner(Fendn/llam/Meriv)	\$580,000	58	\$536,000	32	\$494,000	47	\$511,250	52	\$537,500	31	\$565,000	34
Avonhead	\$365,000	33	\$320,000	15	\$382,000	15	\$326,000	19	\$358,900	20	\$367,500	21
N/W Outer(Brynd/Burns)	\$375,000	35	\$316,250	32	\$335,500	30	\$350,500	28	\$358,500	20	\$420,000	29
Nth Inner(Dal/Rich/Shly/Stalb)	\$310,000	105	\$300,000	57	\$305,000	69	\$302,500	57	\$345,000	33	\$305,000	27
Nth Outer(Bfst/Bish/Pap/Redwd)	\$343,000	89	\$355,000	25	\$291,000	62	\$331,000	48	\$315,000	41	\$355,500	52
Seaside Sth(Rdcfs/Sumfl)	\$545,000	13	\$461,000	11	\$479,000	5	\$519,500	8	\$482,500	4	\$462,500	10
Seaside Nth (Nb/Nthbeach/Sthnb)	\$290,000	49	\$276,500	18	\$315,000	36	\$275,050	26	\$265,000	9	\$257,600	9
All Hill(Cash/Clh/Mtp/Scar/Wm)	\$540,000	25	\$444,500	12	\$440,000	19	\$550,000	11	\$512,500	8	\$392,000	5
Harbourside(All Lytn&Harbour)	\$415,000	15	\$355,000	6	\$315,000	11	\$522,000	3	\$285,000	4	\$357,000	7
<i>Christchurch City</i>	<i>\$330,000</i>	<i>800</i>	<i>\$315,000</i>	<i>392</i>	<i>\$306,000</i>	<i>609</i>	<i>\$323,750</i>	<i>492</i>	<i>\$335,000</i>	<i>315</i>	<i>\$337,500</i>	<i>346</i>
Banks Pen(East Of Motukarara)	\$680,000	3	\$380,000	3	\$320,000	8	\$387,500	6	\$346,000	6	\$431,500	2
Kaiapoi	\$312,500	37	\$293,000	10	\$270,000	25	\$284,250	14	\$353,500	10	\$305,000	15
Rangiora	\$307,000	62	\$296,000	25	\$271,000	50	\$277,500	30	\$305,000	59	\$318,750	44
Nth Cant(All Nth&W Ofnthwaimk)	\$303,000	49	\$355,500	15	\$289,500	26	\$240,000	17	\$302,500	26	\$309,750	30

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	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Cant Ctry(Alloth W&S To Midcan)	\$355,000	55	\$395,000	27	\$327,500	50	\$371,250	42	\$376,000	65	\$391,000	44
Mid Cant(Rakaia/R-Rangitata R)	\$250,000	69	\$275,000	28	\$270,000	51	\$260,000	31	\$250,000	37	\$280,333	52
Timaru	\$215,000	79	\$240,000	49	\$186,000	59	\$210,000	39	\$229,000	45	\$238,750	52
Sth Cant(Below Rangitata Riv)	\$179,250	62	\$224,500	24	\$188,505	48	\$189,000	26	\$217,000	32	\$190,700	31
West Coast	\$195,500	60	\$180,000	46	\$215,000	29	\$170,000	29	\$170,000	31	\$188,000	38
<i>Other Canterbury/Westland</i>	<i>\$260,000</i>	<i>476</i>	<i>\$255,250</i>	<i>227</i>	<i>\$255,000</i>	<i>346</i>	<i>\$255,000</i>	<i>234</i>	<i>\$284,000</i>	<i>311</i>	<i>\$274,000</i>	<i>308</i>
<i>Outer Canterbury</i>	<i>\$260,000</i>	<i>476</i>	<i>\$255,250</i>	<i>227</i>	<i>\$255,000</i>	<i>346</i>	<i>\$255,000</i>	<i>234</i>	<i>\$284,000</i>	<i>311</i>	<i>\$274,000</i>	<i>308</i>
<u>Canterbury/Westland</u>	<u>\$305,000</u>	<u>1,276</u>	<u>\$296,000</u>	<u>619</u>	<u>\$285,000</u>	<u>955</u>	<u>\$303,750</u>	<u>726</u>	<u>\$310,000</u>	<u>626</u>	<u>\$308,000</u>	<u>654</u>

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

Central Otago Lakes Medians and Numbers Sold

	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Central	\$410,000	62	\$420,000	41	\$399,000	39	\$355,000	44	\$403,500	49	\$340,000	59
Queenstown	\$550,000	62	\$540,000	38	\$500,000	45	\$570,000	23	\$520,000	57	\$500,000	35
<u>Central Otago Lakes</u>	<u>\$485,000</u>	<u>124</u>	<u>\$490,000</u>	<u>79</u>	<u>\$427,500</u>	<u>84</u>	<u>\$432,000</u>	<u>67</u>	<u>\$479,000</u>	<u>106</u>	<u>\$402,000</u>	<u>94</u>

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

Otago Medians and Numbers Sold

	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
North Otago	\$187,000	51	\$230,000	23	\$190,000	35	\$222,000	25	\$172,500	34	\$195,000	33
Dunedin City	\$250,000	259	\$259,000	145	\$235,000	164	\$241,250	154	\$255,000	169	\$250,000	166
South Otago	\$166,500	22	\$160,000	15	\$115,000	13	\$142,500	23	\$127,000	17	\$146,000	12
East Otago	\$261,250	12		0	\$120,000	3	\$192,000	5	\$390,000	5	\$245,500	4
<u>Otago</u>	<u>\$240,000</u>	<u>344</u>	<u>\$240,000</u>	<u>183</u>	<u>\$220,000</u>	<u>215</u>	<u>\$230,000</u>	<u>207</u>	<u>\$235,000</u>	<u>225</u>	<u>\$235,000</u>	<u>215</u>

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

Southland Medians and Numbers Sold

	May 2007		May 2008		May 2009		May 2010		Apr 2011		May 2011	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Invercargill	\$189,000	199	\$205,000	99	\$181,000	138	\$210,000	97	\$185,000	93	\$186,000	107
Bluff	\$105,000	7	\$124,250	2	\$95,000	1		0		0	\$175,000	4
Gore	\$125,000	46	\$154,500	23	\$170,000	18	\$140,000	23	\$203,500	18	\$135,000	23
Riverton	\$219,000	12	\$290,000	7	\$280,000	9	\$192,500	6	\$238,000	5	\$187,500	8
Winton	\$162,000	14	\$172,000	15	\$182,500	6	\$200,000	6	\$225,000	5	\$220,000	15
Te Anau	\$343,000	5	\$267,000	2	\$420,000	1	\$218,750	4	\$300,000	5	\$275,000	3
<u>Southland</u>	<u>\$177,000</u>	<u>283</u>	<u>\$200,000</u>	<u>148</u>	<u>\$180,000</u>	<u>173</u>	<u>\$197,000</u>	<u>136</u>	<u>\$193,250</u>	<u>126</u>	<u>\$180,500</u>	<u>160</u>

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

National Sales Distribution

Price Band	May 2009	May 2010	Apr 2011	May 2011
Under \$400,000	3975	3099	2894	3470
\$400,000 - \$599,999	1479	1311	1245	1421
\$600,000 - \$999,999	657	601	638	695
\$1 million and over	180	195	210	180
Total	6291	5206	4987	5766