

Dwellings Median Price Comparison Over Last 10 Years

District	Jun 2001	Jun 2002	Jun 2003	Jun 2004	Jun 2005	Jun 2006	Jun 2007	Jun 2008	Jun 2009	May 2010	Jun 2010
Northland	\$158,000	\$154,000	\$168,000	\$185,000	\$244,750	\$273,500	\$315,000	\$302,750	\$310,000	\$325,000	\$280,000
Auckland	\$254,000	\$261,800	\$289,000	\$323,920	\$366,500	\$405,000	\$445,000	\$435,000	\$435,000	\$455,000	\$445,000
Waikato/BOP	\$157,000	\$164,500	\$176,000	\$195,000	\$250,000	\$285,000	\$325,000	\$316,000	\$318,750	\$307,000	\$322,000
Hawkes Bay	\$126,000	\$132,000	\$150,000	\$219,000	\$236,500	\$259,500	\$268,100	\$261,000	\$280,000	\$276,000	\$285,000
Manawatu/Wanganui	\$100,500	\$105,000	\$107,750	\$125,000	\$166,250	\$208,000	\$248,000	\$213,750	\$221,750	\$225,000	\$219,000
Taranaki	\$92,000	\$108,000	\$125,000	\$150,000	\$210,000	\$237,000	\$265,000	\$255,000	\$271,000	\$275,000	\$285,000
Wellington	\$195,000	\$198,000	\$220,500	\$262,500	\$300,000	\$328,000	\$375,000	\$366,500	\$375,000	\$385,000	\$405,000
Nelson/Marlborough	\$153,000	\$154,000	\$219,000	\$264,000	\$264,500	\$284,000	\$335,000	\$335,000	\$334,000	\$330,000	\$347,250
Canterbury/Westland	\$140,000	\$140,000	\$159,500	\$216,500	\$255,000	\$271,250	\$305,250	\$299,000	\$295,000	\$303,750	\$325,000
Central Otago Lakes	\$190,000	\$212,000	\$280,000	\$380,000	\$395,000	\$391,500	\$420,000	\$514,000	\$438,750	\$432,000	\$415,000
Otago	\$91,000	\$96,500	\$110,000	\$170,000	\$197,250	\$226,500	\$230,000	\$225,000	\$219,150	\$230,000	\$227,500
Southland	\$55,000	\$64,000	\$85,000	\$115,000	\$128,000	\$142,500	\$177,750	\$182,500	\$193,500	\$197,000	\$172,000
New Zealand Total	\$177,000	\$184,000	\$210,000	\$243,000	\$284,500	\$310,000	\$347,500	\$340,000	\$340,000	\$350,000	\$352,500

Total Dwellings Sales Comparison Over Last 10 Years

District	Jun 2001	Jun 2002	Jun 2003	Jun 2004	Jun 2005	Jun 2006	Jun 2007	Jun 2008	Jun 2009	May 2010	Jun 2010
Northland	171	173	294	352	256	240	178	108	167	143	99
Auckland	2,059	2,649	3,578	2,965	2,796	2,897	2,687	1,466	2,032	1,887	1,645
Waikato/BOP	853	1,072	1,558	1,424	1,332	1,265	1,136	581	892	681	579
Hawkes Bay	206	287	327	305	278	349	285	136	223	181	163
Manawatu/Wanganui	312	330	500	478	394	443	363	196	300	233	221
Taranaki	135	175	233	203	183	205	203	135	184	167	137
Wellington	906	905	938	808	824	839	788	458	674	548	485
Nelson/Marlborough	259	309	326	230	244	332	206	169	197	230	150
Canterbury/Westland	713	960	1,285	1,044	1,095	1,198	998	666	889	726	710
Central Otago Lakes	87	129	115	116	110	112	91	61	80	67	85
Otago	220	299	399	277	312	315	281	177	232	207	182
Southland	177	189	236	223	201	233	258	152	170	136	119
New Zealand Total	6,098	7,477	9,789	8,425	8,025	8,428	7,474	4,305	6,040	5,206	4,575

Dwellings Medians Days To Sell Comparison Over Last 10 Years

District	Jun 2001	Jun 2002	Jun 2003	Jun 2004	Jun 2005	Jun 2006	Jun 2007	Jun 2008	Jun 2009	May 2010	Jun 2010
Northland	88	79	69	42	39	50	37	61	72	63	54
Auckland	51	30	29	31	30	36	28	51	33	37	38
Waikato/BOP	67	55	42	34	29	39	38	57	56	55	63
Hawkes Bay	65	35	30	30	36	48	40	79	49	49	62
Manawatu/Wanganui	61	49	39	29	28	37	34	58	50	63	69
Taranaki	60	37	40	30	32	30	37	52	31	50	61
Wellington	47	37	31	31	29	30	26	51	44	45	44
Nelson/Marlborough	55	35	22	38	42	45	33	50	47	44	43
Canterbury/Westland	59	41	26	23	25	32	26	54	37	41	42
Central Otago Lakes	80	45	47	55	61	58	67	69	52	67	86
Otago	71	33	18	24	30	38	29	50	55	48	43
Southland	50	34	24	19	24	33	18	38	49	35	47
New Zealand Total	56	37	31	30	30	37	30	53	41	43	45

Residential Value Of Sales By District

District	Value
Northland	\$34,891,450
Auckland	\$896,482,117
Waikato/BOP	\$215,941,960
Hawkes Bay	\$53,640,653
Manawatu/Wanganui	\$55,450,283
Taranaki	\$43,111,100
Wellington	\$217,255,399
Nelson/Marlborough	\$63,141,232
Canterbury/Westland	\$267,073,286
Central Otago Lakes	\$47,465,450
Otago	\$50,041,100
Southland	\$25,166,750
New Zealand Total	\$1,969,660,780

Dwellings & Sections Median Price By District

District	Dwellings	Sections
Northland	\$280,000	\$135,000
Auckland	\$445,000	\$245,000
Waikato/BOP	\$322,000	\$160,000
Hawkes Bay	\$285,000	\$136,000
Manawatu/Wanganui	\$219,000	\$68,000
Taranaki	\$285,000	\$120,000
Wellington	\$405,000	\$180,000
Nelson/Marlborough	\$347,250	\$168,500
Canterbury/Westland	\$325,000	\$155,000
Central Otago Lakes	\$415,000	\$205,000
Otago	\$227,500	\$72,500
Southland	\$172,000	\$75,000
New Zealand Total	\$352,500	\$169,500

Dwellings Percentage Difference Over 12 Months

District	Jun 2009	Jun 2010	% increase
Northland	\$310,000	\$280,000	-9.67
Auckland	\$435,000	\$445,000	2.29
Waikato/BOP	\$318,750	\$322,000	1.01
Hawkes Bay	\$280,000	\$285,000	1.78
Manawatu/Wanganui	\$221,750	\$219,000	-1.24
Taranaki	\$271,000	\$285,000	5.16
Wellington	\$375,000	\$405,000	8.00
Nelson/Marlborough	\$334,000	\$347,250	3.96
Canterbury/Westland	\$295,000	\$325,000	10.16
Central Otago Lakes	\$438,750	\$415,000	-5.41
Otago	\$219,150	\$227,500	3.81
Southland	\$193,500	\$172,000	-11.11
New Zealand Total	\$340,000	\$352,500	3.67

Northland Medians and Numbers Sold

	Jun 2006		Jun 2007		Jun 2008		Jun 2009		May 2010		Jun 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Whangarei County	\$415,000	19	\$515,000	11	\$427,500	13	\$420,000	27	\$390,000	41	\$358,500	16
Whangarei City	\$260,500	131	\$335,000	77	\$301,000	52	\$293,500	80	\$280,000	61	\$280,000	50
<u>Northland</u>	<u>\$273,500</u>	<u>240</u>	<u>\$315,000</u>	<u>178</u>	<u>\$302,750</u>	<u>108</u>	<u>\$310,000</u>	<u>167</u>	<u>\$325,000</u>	<u>143</u>	<u>\$280,000</u>	<u>99</u>

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Auckland Medians and Numbers Sold

	Jun 2006		Jun 2007		Jun 2008		Jun 2009		May 2010		Jun 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
North Shore City	\$475,000	527	\$539,000	435	\$510,000	271	\$523,250	396	\$550,000	353	\$539,000	315
Waitakere City	\$341,500	352	\$376,500	378	\$337,000	169	\$355,000	279	\$400,500	238	\$379,500	204
Auckland City	\$445,000	1,014	\$495,000	896	\$472,100	542	\$477,500	655	\$520,000	675	\$495,000	559
Manukau City	\$375,299	592	\$416,000	609	\$442,000	265	\$441,000	415	\$438,000	363	\$419,000	346
Papakura District	\$320,000	79	\$332,250	68	\$320,000	51	\$329,000	61	\$306,500	54	\$321,250	56
<u>Metropolitan Auckland</u>	<u>\$410,000</u>	<u>2,564</u>	<u>\$450,000</u>	<u>2,386</u>	<u>\$440,000</u>	<u>1,298</u>	<u>\$440,750</u>	<u>1,806</u>	<u>\$465,000</u>	<u>1,683</u>	<u>\$448,000</u>	<u>1,480</u>
Rodney District	\$415,000	173	\$450,000	147	\$470,000	77	\$423,000	116	\$440,000	99	\$500,000	81
Franklin District	\$322,750	88	\$352,500	94	\$368,000	49	\$357,500	68	\$362,000	56	\$364,000	38
Thames/Coromandel	\$349,750	72	\$412,000	60	\$377,500	42	\$342,500	42	\$385,000	49	\$390,000	46
<u>Outer Auckland</u>	<u>\$384,000</u>	<u>333</u>	<u>\$415,000</u>	<u>301</u>	<u>\$407,500</u>	<u>168</u>	<u>\$378,750</u>	<u>226</u>	<u>\$411,250</u>	<u>204</u>	<u>\$424,000</u>	<u>165</u>
<u>Auckland</u>	<u>\$405,000</u>	<u>2,897</u>	<u>\$445,000</u>	<u>2,687</u>	<u>\$435,000</u>	<u>1,466</u>	<u>\$435,000</u>	<u>2,032</u>	<u>\$455,000</u>	<u>1,887</u>	<u>\$445,000</u>	<u>1,645</u>

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Waikato/BOP Medians and Numbers Sold

	Jun 2006		Jun 2007		Jun 2008		Jun 2009		May 2010		Jun 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Waikato Country	\$223,000	259	\$240,000	237	\$244,250	112	\$267,750	132	\$230,000	124	\$260,000	87
Hamilton City	\$299,750	338	\$355,000	289	\$323,000	158	\$330,000	241	\$337,500	164	\$350,000	153
Western BOP Country	\$352,000	73	\$343,000	80	\$382,500	33	\$365,000	65	\$387,000	47	\$375,000	43
Mount Maunganui/Papamoa	\$393,750	74	\$435,000	91	\$398,000	46	\$390,000	71	\$390,000	57	\$375,150	54
Tauranga	\$350,500	152	\$378,250	150	\$363,000	75	\$367,000	153	\$340,000	97	\$330,000	81
Rotorua	\$203,100	145	\$255,000	111	\$255,000	37	\$245,000	77	\$246,500	70	\$272,250	58
Taupo	\$315,000	67	\$352,000	56	\$360,500	30	\$330,000	45	\$348,000	41	\$336,250	28
King Country	\$168,000	37	\$132,500	16	\$97,500	12	\$156,500	12	\$125,000	9	\$122,000	9
Gisborne City	\$200,000	56	\$262,000	41	\$220,000	28	\$212,500	50	\$256,500	32	\$270,000	35
Gisborne Country	\$69,050	2	\$131,000	5	\$275,000	4		0	\$357,500	2	\$115,000	1
Eastern BOP Country	\$245,750	62	\$250,000	60	\$288,750	46	\$267,500	46	\$228,500	38	\$260,750	30
<u>Waikato/BOP</u>	<u>\$285,000</u>	<u>1,265</u>	<u>\$325,000</u>	<u>1,136</u>	<u>\$316,000</u>	<u>581</u>	<u>\$318,750</u>	<u>892</u>	<u>\$307,000</u>	<u>681</u>	<u>\$322,000</u>	<u>579</u>

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Hawkes Bay Medians and Numbers Sold

	Jun 2006		Jun 2007		Jun 2008		Jun 2009		May 2010		Jun 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Napier City	\$285,000	151	\$309,750	115	\$292,500	52	\$312,000	119	\$283,750	94	\$315,000	73
Hastings City	\$254,000	139	\$257,000	119	\$250,000	57	\$245,000	75	\$260,500	54	\$285,000	67
Hawkes Bay Country	\$327,000	17	\$302,000	17	\$395,000	10	\$231,500	12	\$332,500	14	\$307,000	3
<u>Hawkes Bay</u>	<u>\$259,500</u>	<u>349</u>	<u>\$268,100</u>	<u>285</u>	<u>\$261,000</u>	<u>136</u>	<u>\$280,000</u>	<u>223</u>	<u>\$276,000</u>	<u>181</u>	<u>\$285,000</u>	<u>163</u>

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Manawatu/Wanganui Medians and Numbers Sold

	Jun 2006		Jun 2007		Jun 2008		Jun 2009		May 2010		Jun 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Palmerston North City	\$241,500	170	\$293,000	147	\$240,000	88	\$270,000	126	\$250,000	115	\$278,000	93
Manawatu Country	\$186,250	44	\$232,000	31	\$162,500	16	\$209,000	20	\$195,000	23	\$165,000	22
<i>Manawatu</i>	<i>\$219,000</i>	<i>311</i>	<i>\$265,000</i>	<i>256</i>	<i>\$222,500</i>	<i>141</i>	<i>\$240,000</i>	<i>220</i>	<i>\$230,000</i>	<i>183</i>	<i>\$242,500</i>	<i>156</i>
<u>Manawatu Region</u>	<u>\$219,000</u>	<u>311</u>	<u>\$265,000</u>	<u>256</u>	<u>\$222,500</u>	<u>141</u>	<u>\$240,000</u>	<u>220</u>	<u>\$230,000</u>	<u>183</u>	<u>\$242,500</u>	<u>156</u>
Wanganui City	\$173,000	92	\$202,250	80	\$155,000	42	\$172,500	58	\$200,000	31	\$185,000	49
<i>Wanganui</i>	<i>\$174,500</i>	<i>132</i>	<i>\$202,000</i>	<i>107</i>	<i>\$166,000</i>	<i>55</i>	<i>\$172,500</i>	<i>80</i>	<i>\$185,000</i>	<i>50</i>	<i>\$185,000</i>	<i>65</i>
<u>Wanganui Region</u>	<u>\$174,500</u>	<u>132</u>	<u>\$202,000</u>	<u>107</u>	<u>\$166,000</u>	<u>55</u>	<u>\$172,500</u>	<u>80</u>	<u>\$185,000</u>	<u>50</u>	<u>\$185,000</u>	<u>65</u>
<u>Manawatu/Wanganui</u>	<u>\$208,000</u>	<u>443</u>	<u>\$248,000</u>	<u>363</u>	<u>\$213,750</u>	<u>196</u>	<u>\$221,750</u>	<u>300</u>	<u>\$225,000</u>	<u>233</u>	<u>\$219,000</u>	<u>221</u>

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Taranaki Medians and Numbers Sold

	Jun 2006		Jun 2007		Jun 2008		Jun 2009		May 2010		Jun 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Taranaki Country	\$157,000	27	\$207,500	30	\$222,500	18	\$222,500	28	\$232,000	23	\$240,000	21
New Plymouth City	\$264,000	107	\$328,000	90	\$285,000	69	\$312,750	84	\$310,000	85	\$295,000	65
<u>Taranaki</u>	<u>\$237,000</u>	<u>205</u>	<u>\$265,000</u>	<u>203</u>	<u>\$255,000</u>	<u>135</u>	<u>\$271,000</u>	<u>184</u>	<u>\$275,000</u>	<u>167</u>	<u>\$285,000</u>	<u>137</u>

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Wellington Medians and Numbers Sold

	Jun 2006		Jun 2007		Jun 2008		Jun 2009		May 2010		Jun 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Wairarapa	\$193,500	87	\$252,000	87	\$247,000	45	\$227,000	73	\$240,000	55	\$215,000	31
Upper Hutt	\$280,000	71	\$315,000	73	\$325,000	37	\$265,000	41	\$296,500	44	\$317,500	40
Hutt Valley	\$309,000	160	\$342,500	159	\$305,500	91	\$318,500	126	\$383,500	106	\$352,000	99
Otaki / Paekakariki	\$295,000	133	\$360,000	103	\$332,500	60	\$345,000	83	\$345,000	82	\$320,000	62
Pukerua Bay / Tawa	\$323,750	96	\$385,000	56	\$367,000	43	\$370,350	78	\$375,000	60	\$413,500	49
Central Wellington	\$411,000	71	\$390,000	95	\$387,500	40	\$586,500	75	\$429,000	42	\$435,500	43
<u>Wellington</u>	<u>\$328,000</u>	<u>839</u>	<u>\$375,000</u>	<u>788</u>	<u>\$366,500</u>	<u>458</u>	<u>\$375,000</u>	<u>674</u>	<u>\$385,000</u>	<u>548</u>	<u>\$405,000</u>	<u>485</u>

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Nelson/Marlborough Medians and Numbers Sold

	Jun 2006		Jun 2007		Jun 2008		Jun 2009		May 2010		Jun 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Nelson City Zone	\$285,000	105	\$311,000	77	\$345,000	67	\$352,000	77	\$323,500	88	\$325,250	50
<i>Nelson Council = Nelson City Zone PLUS Nelson Country, Richmond, Takaka & Motueka Zones</i>	\$307,500	190	\$312,000	129	\$345,000	108	\$357,500	130	\$350,500	158	\$352,500	98
Marlborough	\$270,000	142	\$342,000	77	\$315,000	61	\$270,000	67	\$306,000	72	\$312,000	52
<u>Nelson/Marlborough</u>	<u>\$284,000</u>	<u>332</u>	<u>\$335,000</u>	<u>206</u>	<u>\$335,000</u>	<u>169</u>	<u>\$334,000</u>	<u>197</u>	<u>\$330,000</u>	<u>230</u>	<u>\$347,250</u>	<u>150</u>

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Canterbury/Westland Medians and Numbers Sold

	Jun 2006		Jun 2007		Jun 2008		Jun 2009		May 2010		Jun 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
<i>Christchurch City</i>	\$290,000	824	\$330,000	687	\$315,000	479	\$312,500	601	\$323,750	492	\$340,000	473
Rangiora	\$301,000	37	\$290,000	34	\$318,750	22	\$272,500	32	\$277,500	30	\$330,000	29
Nth Cant(All Nth&W Ofnthewaimk)	\$275,000	37	\$262,500	22	\$290,000	16	\$300,000	24	\$240,000	17	\$283,500	16
Cant Ctry(Alloth W&S To Midcan)	\$327,500	35	\$338,500	46	\$365,000	22	\$373,000	47	\$371,250	42	\$365,000	40
Mid Cant(Rakaia/R-Rangitata R)	\$237,500	55	\$277,500	48	\$248,000	29	\$246,000	42	\$260,000	31	\$279,000	32
Timaru	\$215,500	74	\$220,000	57	\$195,000	33	\$237,500	59	\$210,000	39	\$218,000	40
West Coast	\$163,500	62	\$177,500	42	\$185,000	25	\$205,000	30	\$170,000	29	\$187,500	36
<i>Other Canterbury/Westland</i>	\$235,000	374	\$257,000	311	\$250,000	187	\$255,250	288	\$255,000	234	\$285,000	237
<u>Outer Canterbury</u>	<u>\$235,000</u>	<u>374</u>	<u>\$257,000</u>	<u>311</u>	<u>\$250,000</u>	<u>187</u>	<u>\$255,250</u>	<u>288</u>	<u>\$255,000</u>	<u>234</u>	<u>\$285,000</u>	<u>237</u>
<u>Canterbury/Westland</u>	<u>\$271,250</u>	<u>1,198</u>	<u>\$305,250</u>	<u>998</u>	<u>\$299,000</u>	<u>666</u>	<u>\$295,000</u>	<u>889</u>	<u>\$303,750</u>	<u>726</u>	<u>\$325,000</u>	<u>710</u>

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Central Otago Lakes Medians and Numbers Sold

	Jun 2006		Jun 2007		Jun 2008		Jun 2009		May 2010		Jun 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Central	\$342,500	63	\$415,000	49	\$440,000	22	\$400,000	39	\$355,000	44	\$349,500	42
Queenstown	\$526,250	49	\$442,500	42	\$580,000	39	\$460,000	41	\$570,000	23	\$500,000	43
<u>Central Otago Lakes</u>	<u>\$391,500</u>	<u>112</u>	<u>\$420,000</u>	<u>91</u>	<u>\$514,000</u>	<u>61</u>	<u>\$438,750</u>	<u>80</u>	<u>\$432,000</u>	<u>67</u>	<u>\$415,000</u>	<u>85</u>

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Otago Medians and Numbers Sold

	Jun 2006		Jun 2007		Jun 2008		Jun 2009		May 2010		Jun 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
North Otago	\$165,000	43	\$197,000	49	\$200,000	27	\$200,000	35	\$222,000	25	\$190,000	29
Dunedin City	\$250,000	237	\$240,000	202	\$244,600	131	\$225,000	171	\$241,250	154	\$243,000	139
South Otago	\$139,000	26	\$162,500	22	\$151,000	16	\$160,000	19	\$142,500	23	\$173,500	10
East Otago	\$175,000	9	\$220,000	8	\$233,000	3	\$220,000	7	\$192,000	5	\$230,250	4
<u>Otago</u>	<u>\$226,500</u>	<u>315</u>	<u>\$230,000</u>	<u>281</u>	<u>\$225,000</u>	<u>177</u>	<u>\$219,150</u>	<u>232</u>	<u>\$230,000</u>	<u>207</u>	<u>\$227,500</u>	<u>182</u>

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

Southland Medians and Numbers Sold

	Jun 2006		Jun 2007		Jun 2008		Jun 2009		May 2010		Jun 2010	
	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold	Median	# Sold
Invercargill	\$145,000	165	\$188,000	180	\$185,000	101	\$190,000	123	\$210,000	97	\$188,500	79
Gore	\$111,000	34	\$125,000	46	\$158,000	26	\$140,000	17	\$140,000	23	\$153,750	22
<u>Southland</u>	<u>\$142,500</u>	<u>233</u>	<u>\$177,750</u>	<u>258</u>	<u>\$182,500</u>	<u>152</u>	<u>\$193,500</u>	<u>170</u>	<u>\$197,000</u>	<u>136</u>	<u>\$172,000</u>	<u>119</u>

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

National Sales Distribution

Price Band	Jun 2008	Jun 2009	May 2010	Jun 2010
Under \$400,000	2708	3802	3099	2718
\$400,000 - \$599,999	1039	1442	1311	1162
\$600,000 - \$999,999	427	635	601	539
\$1 million and over	131	161	195	156
Total	4305	6040	5206	4575