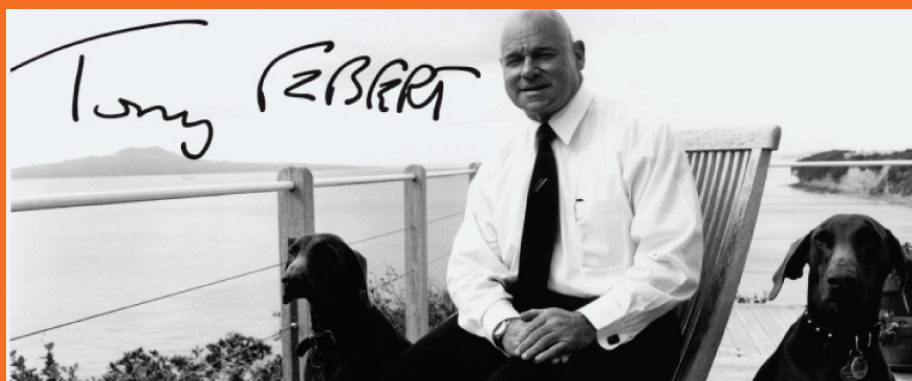


economic & housing indices

- Record month for visitor arrivals (341,300) in December 09 the highest total ever recorded for a month. *Statistics NZ*
- Unemployment rises to 7.3% - the highest since 1999.
- Property values increase further across New Zealand. Values were up 4.4% on the same time last year – 4.3% below the peak in 2006. *Quotable Value NZ*
- In January cars sales up 16% (12,429 registered in New Zealand), commercial vehicles down 2.8% (1342) & tractors down 21% (155).
- House building consents down at 14,425 compared to the normal construction level of 23,000 which is not keeping up with positive immigration flows. *BNZ Weekly 4/2/10*
- Shifting Sands – the house sales may have slowed because of several uncertainties – potential tax changes – possible interest rate moves up in the middle of the year, more people on compulsory leave December and January. *Various Sources*

the new year 2010

- Uncertainty in Europe lead by the Greek economic turmoil has seen massive amounts of money moved from Greece abroad.
- Waitangi Day celebrated positively in Northland on the 170 anniversary of the Treaty. *NZ Herald 8/2/10*
- Global economic growth we hope, but our New Zealand market lies at the mercy of the G7 USA, Japan, Germany, France, Britain, Italy & Canada. Lets hope their stimulus packages work for our world. *NZ Herald 8/2/10*



current marketing environment

December Sales December '09 December '08 December '07

New Zealand

Volume	4,957	4,302	5,597
Median sell price	\$360,000	\$328,500	\$345,000

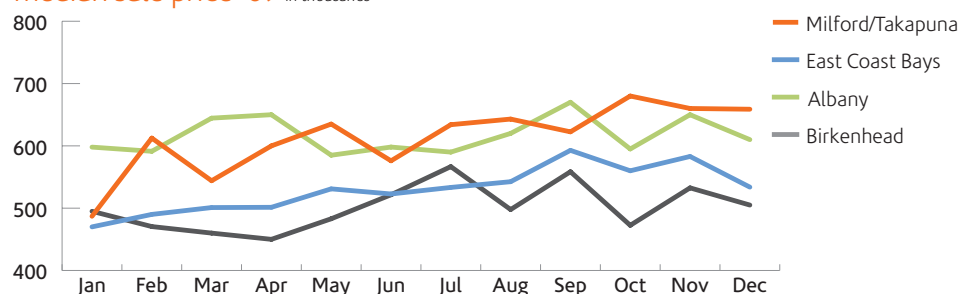
Auckland

Volume	1,646	1,269	1,665
Median sell price	\$470,000	\$440,000	\$460,000

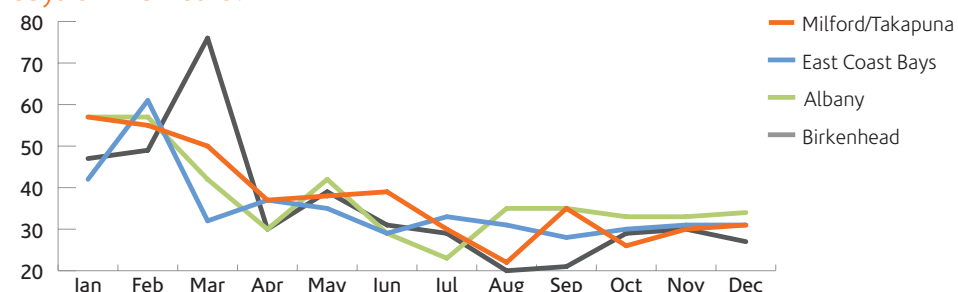
North Shore

Volume	320	202	280
Median sell price	\$526,500	\$490,500	\$516,000
Median days to sell	31	38	35

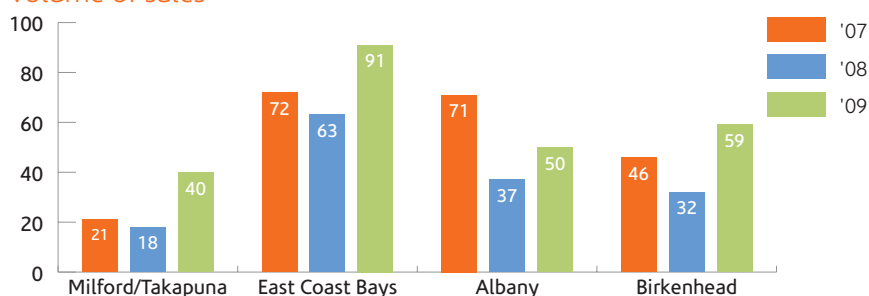
median sale price '09 in thousands



days on market '09



volume of sales



north shore rental statistics

December Rentals '09 No. Rented Median Price Price Range

Takapuna/Milford

Two Bedrooms	17	\$400 pw	\$345 - \$485
Three Bedrooms	16	\$532 pw	\$462 - \$572
Four Bedrooms	5	\$700 pw	\$602 - \$912

East Coast Bays

Two Bedrooms	30	\$350 pw	\$320 - \$380
Three Bedrooms	25	\$500 pw	\$445 - \$583
Four Bedrooms	16	\$645 pw	\$500 - \$725

The rental market is holding stable however tenants do now have a wider range of homes to choose from. Ensure your rental property is priced fairly and in good condition prior to advertising to ensure they are presented in the best possible light to potential tenants.

At MRE property we offer casual letting service as well as full property management. To find out more or to arrange a free rental appraisal call Jessica on 021 916 699.