



REIT

REAL ESTATE INSTITUTE
OF TASMANIA

MUNICIPALITY REPORT
for
CENTRAL COAST

While REIT has full confidence in its figures, no warranty, no guarantee, or holding out, either expressed or implied is given and persons or companies who pursue financial investment or otherwise who act on the basis of this data do so at their own risk.

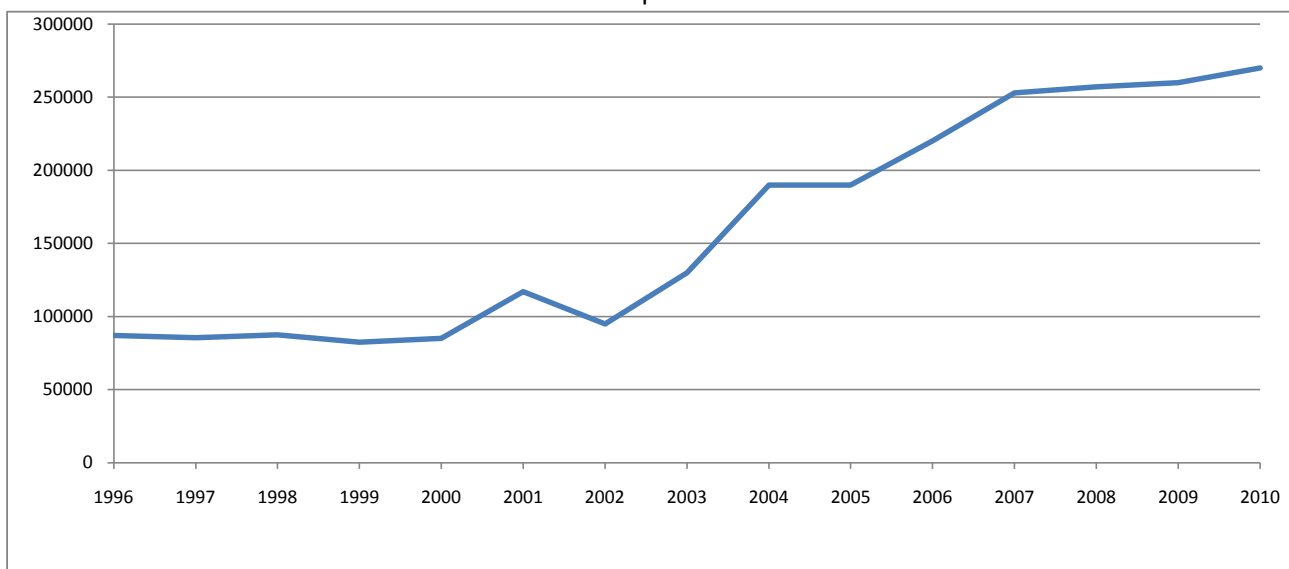
Statistical Information - 2009		
Houses		
Sales:	230	Percentage Change
Median:	\$260,000	last year: 1.2%
Lower Quartile:	\$215,000	2 years prior: 2.8%
Upper Quartile:	\$338,750	5 years prior: 36.8%
Median Days on Market:	72	10 years prior: 215.2%

Year	Sales	Sell Price			Quartile		Days on Market
		Median	Min Price	Max Price	Lower	Upper	
1996	214	\$87,000	\$40,000	\$240,000	\$69,250	\$117,750	87
1997	212	\$85,500	\$22,000	\$295,000	\$67,375	\$121,250	88
1998	178	\$87,500	\$12,000	\$215,000	\$67,000	\$123,000	83.5
1999	208	\$82,500	\$15,000	\$475,000	\$65,000	\$110,500	150
2000	292	\$85,000	\$6,600	\$400,000	\$64,500	\$120,500	139.5
2001	94	\$117,000	\$45,000	\$440,000	\$83,000	\$163,750	52
2002	409	\$95,000	\$32,000	\$385,000	\$70,000	\$130,000	120
2003	581	\$130,000	\$9,000	\$820,000	\$92,000	\$175,000	40
2004	241	\$190,000	\$60,000	\$925,000	\$147,500	\$248,000	49
2005	213	\$190,000	\$87,500	\$480,000	\$151,000	\$250,000	75.5
2006	287	\$220,000	\$68,000	\$600,000	\$175,000	\$277,500	71
2007	229	\$253,000	\$90,000	\$635,000	\$205,000	\$310,000	71
2008	191	\$257,000	\$40,000	\$625,000	\$214,500	\$332,000	73
2009	230	\$260,000	\$80,000	\$1,000,000	\$215,000	\$338,750	72
2010 *	113	\$270,000	\$113,000	\$585,000	\$229,000	\$350,000	62

Note: 2010 includes from 01/01/2010 to 30/06/2010

CENTRAL COAST

Median House price movement



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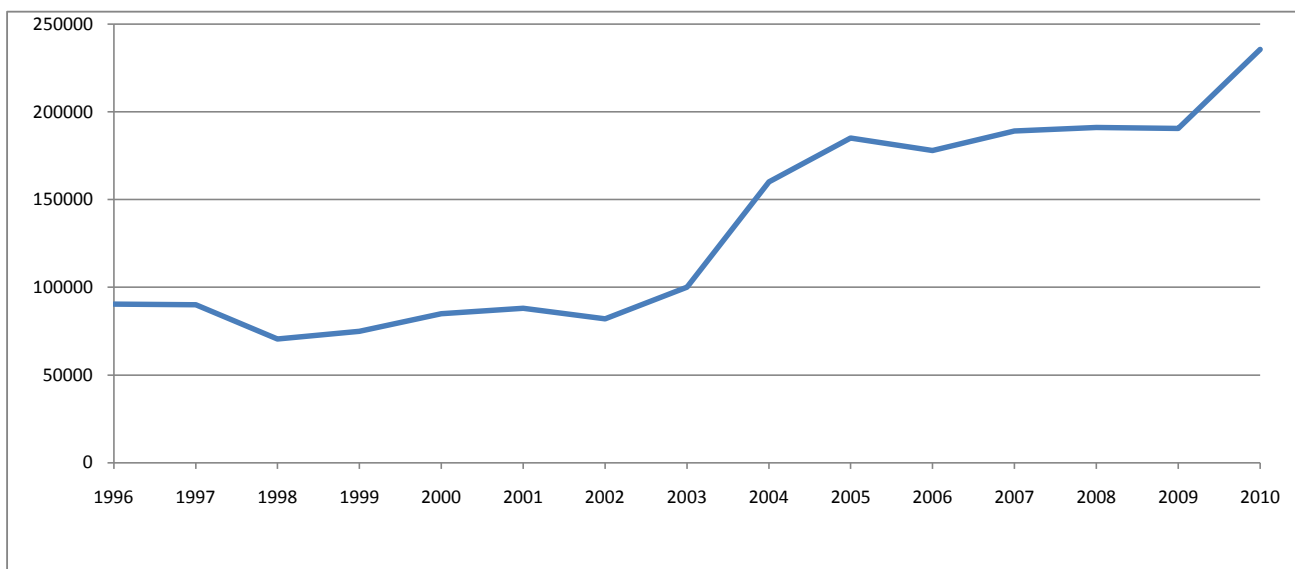
Statistical Information - 2009		
Other Dwellings		
Sales:	22	Percentage Change
Median:	\$190,500	last year: -0.3%
Lower Quartile:	\$171,750	2 years prior: 0.8%
Upper Quartile:	\$233,875	5 years prior: 19.1%
Median Days on Market:	67	10 years prior: 154.0%

Year	Sales	Sell Price			Quartile		Days on Market
		Median	Min Price	Max Price	Lower	Upper	
1996	13	\$90,500	\$33,000	\$121,300	\$84,750	\$96,500	250
1997	19	\$90,000	\$56,000	\$170,400	\$77,750	\$110,000	203
1998	14	\$70,500	\$50,000	\$102,500	\$64,250	\$82,625	76.5
1999	17	\$75,000	\$38,000	\$112,500	\$58,000	\$88,000	156
2000	21	\$85,000	\$53,500	\$133,000	\$70,000	\$94,500	278
2001	9	\$88,000	\$56,000	\$105,000	\$82,500	\$95,000	52
2002	50	\$82,000	\$34,000	\$325,000	\$66,438	\$95,875	147.5
2003	49	\$100,000	\$56,000	\$250,000	\$85,000	\$140,000	18.5
2004	25	\$160,000	\$99,000	\$600,000	\$140,000	\$189,000	56.5
2005	28	\$185,000	\$80,000	\$240,000	\$157,500	\$191,250	57
2006	33	\$178,000	\$93,250	\$272,000	\$145,000	\$205,000	57.5
2007	37	\$189,000	\$25,000	\$325,000	\$162,000	\$235,000	63
2008	15	\$191,000	\$150,000	\$277,000	\$179,000	\$225,000	74.5
2009	22	\$190,500	\$130,000	\$600,000	\$171,750	\$233,875	67
2010 *	10	\$235,500	\$217,000	\$335,000	\$220,500	\$284,500	105.5

Note: 2010 includes from 01/01/2010 to 30/06/2010

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Median Land Price Movement



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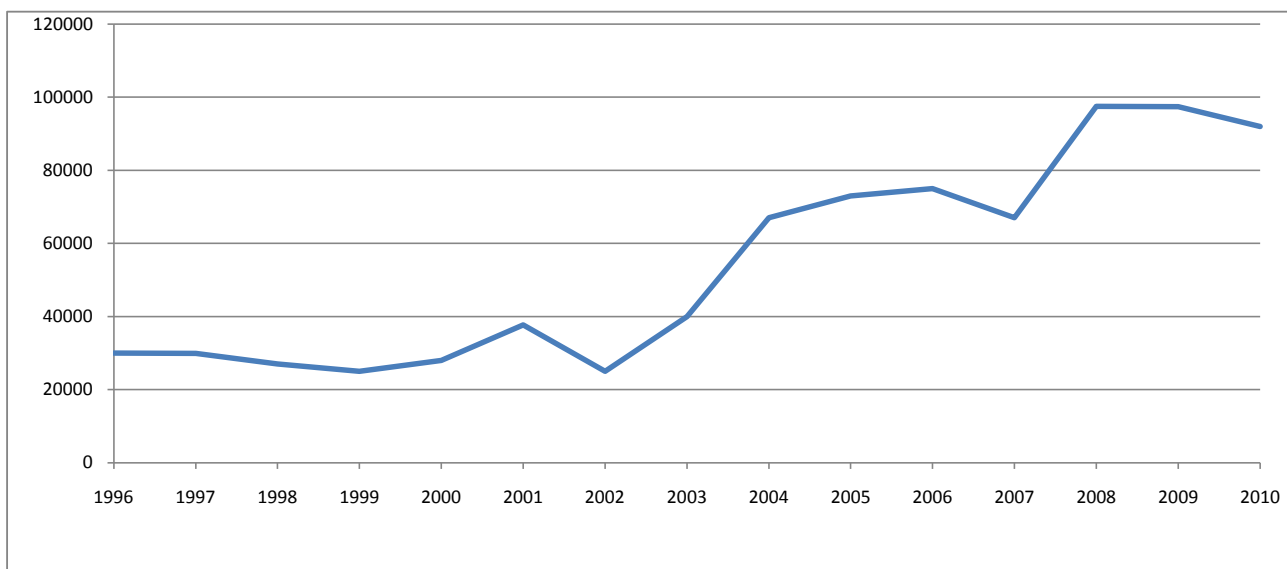
Statistical Information - 2009		
Land		
Sales:	54	Percentage Change
Median:	\$97,450	last year: -0.1%
Lower Quartile:	\$76,250	2 years prior: 45.4%
Upper Quartile:	\$138,750	5 years prior: 45.4%
Median Days on Market:	88	10 years prior: 289.8%

Year	Sales	Sell Price			Quartile		Days on Market
		Median	Min Price	Max Price	Lower	Upper	
1996	34	\$30,000	\$5,000	\$118,500	\$25,000	\$50,000	116
1997	37	\$29,900	\$14,000	\$151,000	\$25,500	\$44,000	115
1998	43	\$27,000	\$10,000	\$72,500	\$18,500	\$30,000	335.5
1999	35	\$25,000	\$7,000	\$315,000	\$18,850	\$39,500	351
2000	33	\$28,000	\$9,500	\$235,000	\$21,500	\$42,500	353
2001	20	\$37,750	\$15,000	\$225,000	\$26,125	\$80,000	46
2002	63	\$25,000	\$3,500	\$275,000	\$19,500	\$39,500	213
2003	186	\$40,000	\$7,000	\$285,000	\$28,125	\$58,000	56
2004	95	\$67,000	\$21,000	\$352,000	\$55,000	\$79,000	153.5
2005	49	\$73,000	\$35,000	\$170,000	\$52,500	\$87,000	113
2006	66	\$75,000	\$35,500	\$650,000	\$60,000	\$120,000	134
2007	87	\$67,000	\$37,000	\$560,000	\$54,313	\$108,750	282
2008	52	\$97,500	\$51,000	\$720,000	\$77,750	\$145,500	120.5
2009	54	\$97,450	\$48,000	\$420,000	\$76,250	\$138,750	88
2010 *	39	\$92,000	\$51,500	\$365,000	\$70,000	\$123,500	219

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