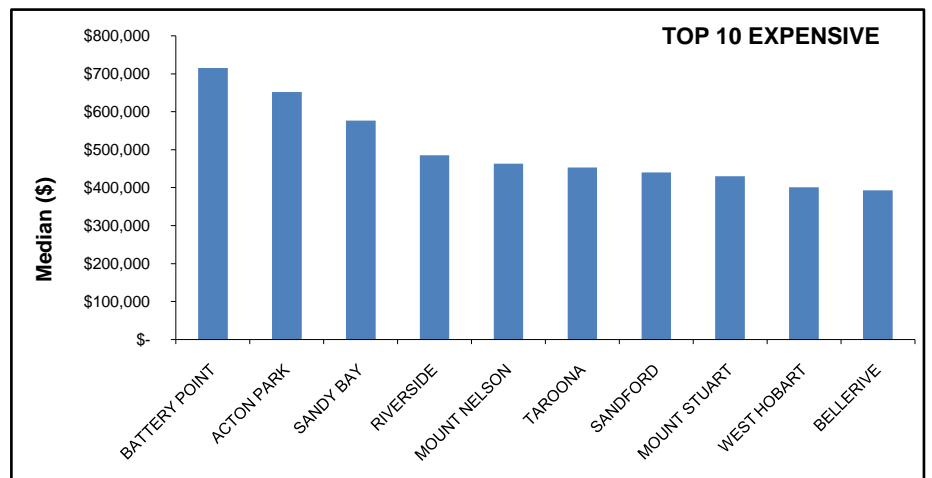


Property Focus Tasmania

RESIDENTIAL MARKET TRENDS: House Prices - December Quarter 2008

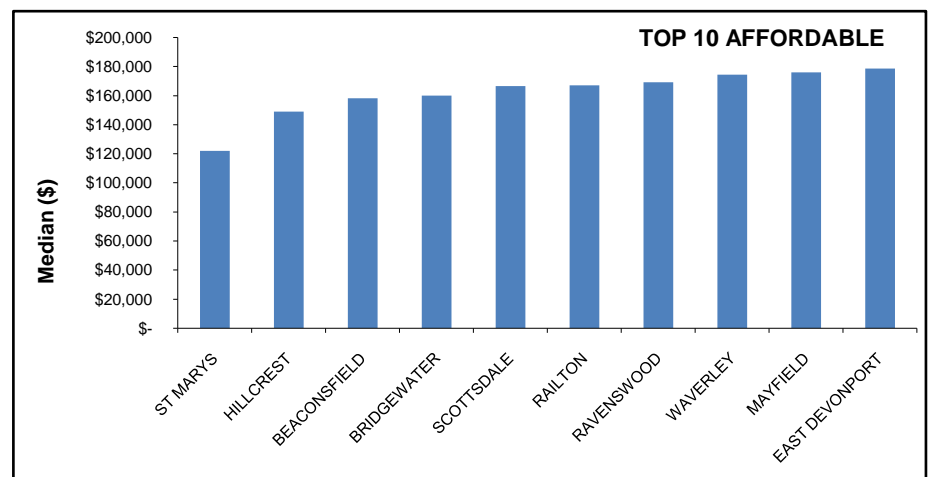
Top 10 Most Expensive Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Dec-07 to Dec-08
BATTERY POINT	6	\$ 715,000	10.9%
ACTON PARK	6	\$ 651,000	10.8%
SANDY BAY	26	\$ 576,250	-4.8%
RIVERSIDE	11	\$ 485,000	73.2%
MOUNT NELSON	15	\$ 462,500	-31.7%
TAROONA	8	\$ 452,500	14.6%
SANDFORD	5	\$ 440,000	-4.1%
MOUNT STUART	13	\$ 430,000	4.9%
WEST HOBART	19	\$ 400,051	-8.0%
BELLERIVE	13	\$ 392,000	4.5%



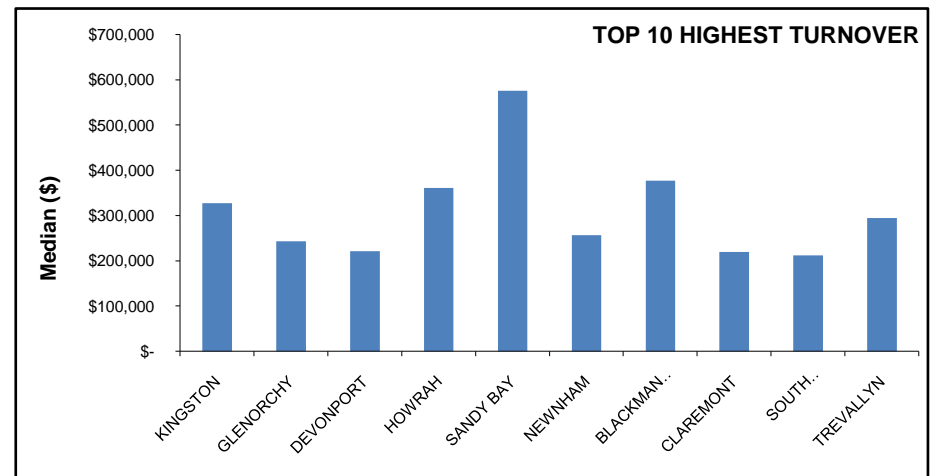
Top 10 Most Affordable Tasmanian Suburbs

Suburb	No of Sales	Median price	% Median change Dec-07 to Dec-08
ST MARYS	5	\$ 122,000	-34.8%
HILLCREST	7	\$ 149,000	-2.0%
BEACONSFIELD	7	\$ 158,000	-15.2%
BRIDGEWATER	7	\$ 160,000	-8.6%
SCOTTSDALE	8	\$ 166,500	-10.7%
RAILTON	5	\$ 167,000	-41.9%
RAVENSWOOD	18	\$ 169,000	14.2%
WAVERLEY	6	\$ 174,250	2.5%
MAYFIELD	5	\$ 176,000	11.4%
EAST DEVONPORT	10	\$ 178,500	-27.9%



Top 10 Highest Turnover Suburbs

Suburb	No of Sales	Median price	% Median change Dec-07 to Dec-08
KINGSTON	50	\$ 327,500	2.3%
GLENORCHY	38	\$ 243,750	5.1%
DEVONPORT	36	\$ 221,250	-11.5%
HOWRAH	32	\$ 361,500	5.8%
SANDY BAY	26	\$ 576,250	-4.8%
NEWNHAM	24	\$ 257,000	19.5%
BLACKMANS BAY	24	\$ 377,500	11.0%
CLAREMONT	23	\$ 220,000	-8.3%
SOUTH LAUNCESTON	21	\$ 212,000	-7.0%
TREVALLYN	21	\$ 295,000	4.2%

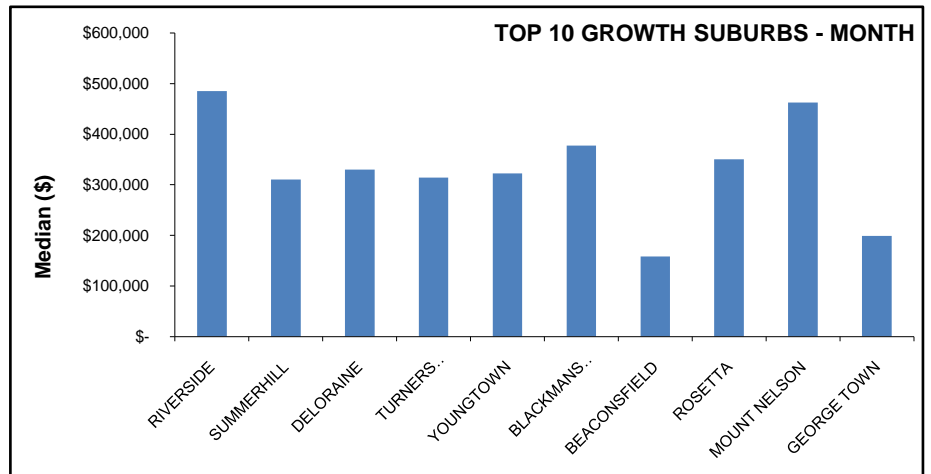


*Suburbs must contain at least 5 sales to be eligible for top 10 lists

RESIDENTIAL MARKET TRENDS: House Prices - December Quarter 2008

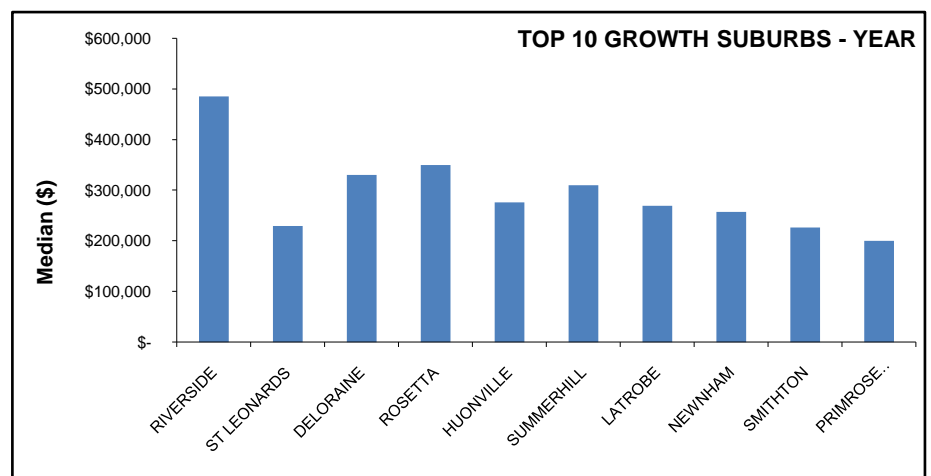
Top 10 Median Price Growth Suburbs over the quarter

Suburb	No of Sales	Median price	% Median change Sep-08 to Dec-08
RIVERSIDE	11	\$ 485,000	61.7%
SUMMERHILL	6	\$ 310,000	31.9%
DELORAINÉ	6	\$ 330,000	27.7%
TURNERS BEACH	6	\$ 314,000	25.6%
YOUNGTOWN	20	\$ 322,500	22.9%
BLACKMANS BAY	24	\$ 377,500	21.8%
BEACONSFIELD	7	\$ 158,000	21.5%
ROSETTA	8	\$ 350,000	20.3%
MOUNT NELSON	15	\$ 462,500	18.6%
GEORGE TOWN	9	\$ 199,000	17.9%



Top 10 Median Price Growth Suburbs over the year

Suburb	No of Sales	Median price	% Median change Dec-07 to Dec-08
RIVERSIDE	11	\$ 485,000	73.2%
ST LEONARDS	6	\$ 229,000	54.7%
DELORAINÉ	6	\$ 330,000	43.5%
ROSETTA	8	\$ 350,000	37.3%
HUONVILLE	5	\$ 276,000	28.4%
SUMMERHILL	6	\$ 310,000	26.5%
LATROBE	14	\$ 269,000	23.1%
NEWNHAM	24	\$ 257,000	19.5%
SMITHTON	16	\$ 226,250	19.1%
PRIMROSE SANDS	6	\$ 200,000	15.9%



*Suburbs must contain at least 5 sales to be eligible for top 10 lists

