

TAUPO 2019

ANNUAL MOVING MEDIAN AND MONTHLY MEDIAN FOR RESIDENTIAL SECTION SALES IN TAUPO FOR ALL AGENTS

MONTH	ANNUAL MOVING MEDIAN	MONTHLY MEDIAN	NUMBER OF SALES 2019	NUMBER OF SALES 2018	NUMBER OF SALES 2017	NUMBER OF SALES 2016	NUMBER OF SALES 2015	MEDIAN DAYS TO SELL
January	\$ 234,804	\$ 260,000	7	3	9	12	3	119
February	\$ 237,887	\$ 295,000	11	64	7	22	2	36
March	\$ 233,590	\$ 230,434	19	9	7	10	9	186
April	\$ 243,590	\$ 285,000	11	31	19	13	15	77
May	\$ 249,483	\$ 240,000	31	40	8	13	13	18
June	\$ 251,431	\$ 262,500	40	41	8	11	19	43
July	\$ 249,764	\$ 225,000	17	5	8	16	8	25
August	\$ 251,014	\$ 275,000	16	12	27	17	19	828
September	\$ 249,121	\$ 217,500	10	10	3	17	11	70
October	\$ 252,454	\$ 260,000	25	37	7	14	27	10
November	\$ 255,453	\$ 275,000	11	10	2	9	26	111
December	\$ 258,786	\$ 280,000	7	7	4	6	8	126
		TOTALS:	205	269	109	160	160	

Definitions

- * **Sale** The sale is entered in the month in which the sale becomes unconditional in a binding contract, signed by all parties agreeing to all terms of the contract.
- * **Median** The median property prices discussed in this publication refer to the middle figure in a range. It tends to reduce distortions found in average figures.
- * **Moving Medians** The objective of moving medians is to eliminate the erratic and short term fluctuations sometimes found with monthly figures only. The number of terms used in a moving median will determine the degree of smoothness that results. Because we are dealing with monthly data, a 12 term moving median analysis has been adopted as the most appropriate which is the total of the median prices for the month stated plus the previous 11 months divided by 12.