

TAUPO 2019

ANNUAL MOVING MEDIAN AND MONTHLY MEDIAN FOR RESIDENTIAL HOUSE 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	\$ 503,000	\$ 488,500	62	54	49	48	38	48
February	\$504,041	\$555,000	68	69	69	98	61	43
March	\$510,708	\$540,000	71	69	85	100	56	39
April	\$516,666	\$526,500	60	61	54	84	81	39
May	\$517,250	\$519,000	70	71	96	114	55	44
June				61	60	63	74	
July				59	51	85	68	
August				54	57	73	73	
September				55	45	81	73	
October				83	87	73	53	
November				67	57	70	81	
December				63	61	67	64	
		TOTALS:	331	766	771	956	777	

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.