

## february 2018

### RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	SALE PRICE\$	RV/SP%	LAND	FLOOR	BEDS
BEACH	\$685,000	\$900,000	31.39%	880	204	4
BEACH	\$705,000	\$758,000	7.52%	3086	230	4
<b>BEACH AVERAGE SALE PRICE ABOVE 2017 RV:</b>			<b>19.45%</b>			
CITY	\$242,000	\$293,000	21.07%	678	100	3
CITY	\$241,000	\$300,000	24.48%	456	120	4
CITY	\$260,000	\$256,000	-1.54%	672	110	3
<b>CITY AVERAGE SALE PRICE ABOVE 2017 RV:</b>			<b>14.67%</b>			
INNER KAITI	\$206,000	\$325,000	57.77%	757	101	3
INNER KAITI	\$188,000	\$315,000	67.55%	1012	101	3
INNER KAITI	\$302,000	\$330,000	9.27%	631	140	3
INNER KAITI	\$349,000	\$410,000	17.48%	900	165	5
INNER KAITI	\$350,000	\$430,000	22.86%	675	142	3
INNER KAITI	\$396,000	\$420,000	6.06%	989	300	6
<b>INNER KAITI AVERAGE SALE PRICE ABOVE 2017 RV:</b>			<b>30.16%</b>			
KAITI	\$156,000	\$210,000	34.62%	702	90	3
KAITI	\$201,000	\$245,000	21.89%	642	100	3
KAITI	\$204,000	\$170,000	-16.67%	1542	133	3
KAITI	\$165,000	\$165,000	0.00%	764	100	3
KAITI	\$202,000	\$245,000	21.29%	1348	104	3
KAITI	\$284,000	\$378,000	33.10%	719	150	4
<b>KAITI AVERAGE SALE PRICE ABOVE 2017 RV:</b>			<b>15.70%</b>			
LYTTON WEST	\$609,000	\$695,000	14.12%	801	225	4
LYTTON WEST	\$660,000	\$790,000	19.70%	1546	250	4
LYTTON WEST	\$555,000	\$500,000	-9.91%	800	200	4
<b>LYTTON WEST AVERAGE SALE PRICE ABOVE 2017 RV:</b>			<b>7.97%</b>			
MANGAPAPA	\$419,000	\$435,000	3.82%	1517	187	5
MANGAPAPA	\$181,000	\$237,500	31.22%	0	90	2
MANGAPAPA	\$265,000	\$310,000	16.98%	602	120	3
MANGAPAPA	\$323,000	\$360,000	11.46%	880	123	4
MANGAPAPA	\$217,000	\$215,000	-0.92%	789	87	3
MANGAPAPA	\$290,000	\$400,000	37.93%	1012	184	4
MANGAPAPA	\$219,000	\$218,000	-0.46%	693	121	3
MANGAPAPA	\$271,000	\$407,000	50.18%	875	206	6
MANGAPAPA	\$211,000	\$200,000	-5.21%	1088	110	4
MANGAPAPA	\$310,000	\$346,000	11.61%	809	130	2
MANGAPAPA	\$323,000	\$383,000	18.58%	654	120	3
<b>MANGAPAPA AVERAGE SALE PRICE ABOVE 2017 RV:</b>			<b>15.93%</b>			



**tracy** real estate

121 Ormond Road, Gisborne

P 06 929 1933 | M 027 553 5360 | E [tracy@tracyrealestate.co.nz](mailto:tracy@tracyrealestate.co.nz)

Tracy Bristowe, AREINZ | Licensed Real Estate Agent REAA 2008

[www.tracyrealestate.co.nz](http://www.tracyrealestate.co.nz)

SUBURB	2017 RV	SALE PRICE	RV/SP%	LAND	FLOOR	BEDS
RIVERDALE	\$309,000	\$275,000	-11.00%	809	100	3
RIVERDALE	\$321,000	\$385,000	19.94%	926	146	5
RIVERDALE	\$271,000	\$314,000	15.87%	657	110	3
<b>RIVERDALE AVERAGE SALE PRICE ABOVE 2017 RV:</b>			<b>8.27%</b>			
TAMARAU	\$164,000	\$180,000	9.76%	463	81	2
TAMARAU	\$190,000	\$183,000	-3.68%	1100	84	3
<b>TAMARAU AVERAGE SALE PRICE ABOVE 2017 RV:</b>			<b>3.04%</b>			
TE HAPARA	\$228,000	\$229,000	0.44%	647	92	2
TE HAPARA	\$458,000	\$490,000	6.99%	835	211	4
TE HAPARA	\$241,000	\$260,000	7.88%	567	112	2
TE HAPARA	\$219,000	\$215,000	-1.83%	890	120	3
TE HAPARA	\$251,000	\$302,000	20.32%	809	120	3
TE HAPARA	\$230,000	\$280,000	21.74%	573	94	2
TE HAPARA	\$163,000	\$266,000	63.19%	1243	90	2
TE HAPARA	\$272,000	\$320,000	17.65%	531	96	3
TE HAPARA	\$349,000	\$290,000	-16.91%	607	120	3
TE HAPARA	\$231,000	\$249,000	7.79%	534	96	2
TE HAPARA	\$262,000	\$325,000	24.05%	1333	91	3
TE HAPARA	\$217,000	\$256,000	17.97%	839	94	2
TE HAPARA	\$251,000	\$214,000	-14.74%	503	130	3
TE HAPARA	\$348,000	\$370,000	6.32%	507	140	3
<b>TE HAPARA AVERAGE SALE PRICE ABOVE 2017 RV:</b>			<b>11.49%</b>			
WHATAUPOKO	\$270,000	\$320,000	18.52%	539	99	3
WHATAUPOKO	\$320,000	\$336,700	5.22%	607	140	3
WHATAUPOKO	\$369,000	\$385,000	4.34%	726	160	3
WHATAUPOKO	\$324,000	\$310,000	-4.32%	1012	110	3
WHATAUPOKO	\$307,000	\$362,000	17.92%	1012	130	3
WHATAUPOKO	\$480,000	\$580,000	20.83%	2312	190	4
<b>WHATAUPOKO AVERAGE SALE PRICE ABOVE 2017 RV:</b>			<b>10.42%</b>			
<b>AVERAGE SALE PRICE ABOVE 2017 RV OF ABOVE DATA:</b>			<b>14.80%</b>			

**REINZ DATA STATISTICS FOR THE MONTH: Residential Houses (including apartments)**

Residential Houses	Median	Median Days	Number Sold	Sections Sold
February 2017	\$320,000	44	57	4 sold median \$160,000
February 2018	\$310,000	46	55	1 sold median \$110,000

Disclaimer: The data herein has been sourced via REINZ and RPNZ, and whilst every care has been taken to verify the accuracy of the information, the writer accepts no responsibility for error or omission.

The RV/SP % is the difference between the sale price and the 2017 RV expressed as an percentage.

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