

april 2018

RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	SALE PRICE	RV/SP%	LAND	HOUSE	BEDS
CITY	\$287,000	\$300,000	4.53%	----	110	2
CITY	\$202,000	\$180,000	-10.89%	475	120	3
CITY	\$192,000	\$150,000	-21.88%	475	110	3
CITY	\$234,000	\$180,000	-23.08%	712	131	3
CITY	\$278,000	\$300,000	7.91%	551	150	4
CITY	\$75,000	\$65,000	-13.33%	----	25	1
CITY	\$317,000	\$350,000	10.41%	320	90	2
CITY CENTRAL SALE PRICE ABOVE 2017 RV:			-6.62%			
INNER KAITI	\$505,000	\$530,000	4.95%	842	200	4
INNER KAITI	\$236,000	\$355,000	50.42%	911	111	3
INNER KAITI	\$509,000	\$550,000	8.06%	1287	186	4
INNER KAITI	\$500,000	\$520,000	4.00%	1012	160	4
INNER KAITI	\$353,000	\$375,000	6.23%	809	150	4
INNER KAITI	\$281,000	\$380,000	35.23%	690	140	3
INNER KAITI	\$480,000	\$536,000	11.67%	1012	208	4
INNER KAITI	\$480,000	\$392,000	-18.33%	1647	200	3
INNER KAITI	\$215,000	\$250,000	16.28%	806	111	3
INNER KAITI SALE PRICE ABOVE 2017 RV:			13.17%			
KAITI	\$302,000	\$320,000	5.96%	1050	170	5
KAITI	\$143,000	\$162,500	13.64%	630	100	3
KAITI	\$161,000	\$261,000	62.11%	506	150	3
KAITI	\$152,000	\$162,000	6.58%	8098	90	3
KAITI SALE PRICE ABOVE 2017 RV:			22.07%			
LYTTON WEST	\$324,000	\$400,000	23.46%	720	103	3
LYTTON WEST	\$544,000	\$575,000	5.70%	728	200	4
LYTTON WEST	\$597,000	\$650,000	8.88%	998	215	4
LYTTON WEST	\$585,000	\$682,000	16.58%	1003	247	4
LYTTON WEST SALE PRICE ABOVE 2017 RV:			13.65%			
MAKARAKA	\$218,000	\$338,000	55.05%	809	100	3
MAKARAKA SALE PRICE ABOVE 2017 RV :			55.05%			
MANGAPAPA	\$261,000	\$230,000	-11.88%	896	100	3
MANGAPAPA	\$197,000	\$235,000	19.29%	---	90	2
MANGAPAPA	\$240,000	\$240,000	0.00%	1292	170	3
MANGAPAPA	\$285,000	\$279,000	-2.11%	855	122	4
MANGAPAPA	\$187,000	\$240,000	28.34%	1010	93	4
MANGAPAPA	\$263,000	\$290,000	10.27%	840	102	3
MANGAPAPA	\$305,000	\$340,000	11.48%	635	123	3
MANGAPAPA	\$268,000	\$260,000	-2.99%	1012	100	3
MANGAPAPA	\$286,000	\$370,000	29.37%	1237	151	5



tracy real estate

121 Ormond Road, Gisborne

P 06 929 1933 | M 027 553 5360 | E tracy@tracyrealestate.co.nz

Tracy Bristowe, AREINZ | Licensed Real Estate Agent REAA 2008

www.tracyrealestate.co.nz

SUBURB	2017 RV	SALE PRICE	RV/SP%	LAND	HOUSE	BEDS
MANGAPAPA	\$199,000	\$200,000	0.50%	379	88	2
MANGAPAPA	\$222,000	\$280,000	26.13%	472	94	2
MANGAPAPA	\$780,000	\$855,000	9.62%	3447	201	4
MANGAPAPA	\$185,000	\$241,000	30.27%	611	100	3
MANGAPAPA	\$269,000	\$372,000	38.29%	1011	140	3
MANGAPAPA	\$227,000	\$362,000	59.47%	675	90	3
MANGAPAPA	\$640,000	\$725,000	13.28%	14531	165	3
MANGAPAPA SALE PRICE ABOVE 2017 RV :			16.21%			
RIVERDALE	\$281,000	\$300,000	6.76%	850	80	2
RIVERDALE	\$320,000	\$330,000	3.13%	669	121	3
RIVERDALE SALE PRICE ABOVE 2017 RV :			4.94%			
TAMARAU	\$263,000	\$263,000	0.00%	642	120	4
TAMARAU	\$214,000	\$186,000	-13.08%	924	91	3
TAMARAU SALE PRICE ABOVE 2017 RV:			-13.08%			
TE HAPARA	\$253,000	\$275,000	8.70%	528	111	4
TE HAPARA	\$213,000	\$210,000	-1.41%	648	120	2
TE HAPARA	\$329,000	\$427,000	29.79%	637	140	4
TE HAPARA	\$210,000	\$270,000	28.57%	506	85	2
TE HAPARA	\$215,000	\$350,000	62.79%	484	130	3
TE HAPARA	\$259,000	\$387,000	49.42%	801	160	4
TE HAPARA	\$219,000	\$335,000	52.97%	648	90	3
TE HAPARA	\$195,000	\$243,000	24.62%	835	104	3
TE HAPARA	\$292,000	\$325,500	11.47%	625	100	3
TE HAPARA SALE PRICE ABOVE 2017 RV :			29.66%			
SPONGE BAY	\$439,000	\$545,000	24.15%	675	147	3
SPONGE BAY SALE PRICE ABOVE 2017 RV :			24.15%			
WHATAUPOKO	\$725,000	\$745,000	2.76%	1024	238	4
WHATAUPOKO	\$215,000	\$230,000	6.98%	484	103	3
WHATAUPOKO	\$283,000	\$312,000	10.25%	627	110	3
WHATAUPOKO	\$521,000	\$600,000	15.16%	736	161	4
WHATAUPOKO	\$335,000	\$310,000	-7.46%	503	130	3
WHATAUPOKO	\$311,000	\$335,000	7.72%	644	125	3
WHATAUPOKO	\$425,000	\$450,000	5.88%	1842	160	4
WHATAUPOKO SALE PRICE ABOVE 2017 RV:			5.90%			
AVERAGE SALE PRICE OF ABOVE SALES ABOVE RV FOR APRIL 2018:			13.85%			

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

Residential Houses	Median	Median Days	Number Sold	Sections Sold
April 2017	\$289,000	27	59	\$175,000 – 3 sections
April 2018	\$320,000	36	57	\$217,000 – 6 sections

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.

tracy real estate

121 Ormond Road, Gisborne

P 06 929 1933 | M 027 553 5360 | E tracy@tracyrealestate.co.nz

Tracy Bristowe, AREINZ | Licensed Real Estate Agent REAA 2008

www.tracyrealestate.co.nz

the smart little fee