

may 2020

RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	\$1,345,000	\$1,515,000	12.64%	4	200	1139
BEACH	\$684,000	\$900,000	31.58%	3	140	809
BEACH	\$950,000	\$1,600,000	68.42%	4	300	809
AVERAGE % ABOVE 2017 BEACH			37.55%			
ELGIN	\$198,000	\$321,000	62.12%	3	90	830
ELGIN	\$155,000	\$260,000	67.74%	3	95	637
AVERAGE % ABOVE 2017 ELGIN			64.93%			
INNER KAITI	\$260,000	\$485,000	86.54%	3	115	706
INNER KAITI	\$262,000	\$400,000	52.67%	3	102	700
INNER KAITI	\$308,000	\$490,000	59.09%	3	114	844
INNER KAITI	\$300,000	\$463,000	54.33%	3	110	758
AVERAGE % ABOVE 2017 INNER KAITI			63.16%			
KAITI	\$257,000	\$400,000	55.64%	2	100	506
KAITI	\$171,000	\$288,000	68.42%	3	95	647
KAITI	\$195,000	\$265,000	35.90%	2	110	455
KAITI	\$229,000	\$335,000	46.29%	3	110	809
AVERAGE % ABOVE 2017 KAITI			51.56%			
LYTTON WEST	\$543,000	\$875,000	61.14%	4	225	845
AVERAGE % ABOVE 2017 LYTTON WEST			61.14%			
MANGAPAPA	\$227,000	\$405,000	78.41%	3	100	1012
MANGAPAPA	\$150,000	\$415,000	176.67%	3	95	878
MANGAPAPA	\$302,000	\$466,000	54.30%	3	90	761
MANGAPAPA	\$151,000	\$187,500	24.17%	3	101	673
AVERAGE % ABOVE 2017 MANGAPAPA			83.39%			
OUTER KAITI	\$154,000	\$350,000	127.27%	3	95	751
AVERAGE % ABOVE 2017 OUTER KAITI			127.27%			
RIVERDALE	\$615,000	\$765,000	24.39%	3	195	1000
RIVERDALE	\$285,000	\$412,000	44.56%	3	92	809
AVERAGE % ABOVE 2017 RIVERDALE			34.48%			
TE HAPARA	\$201,000	\$385,000	91.54%	3	105	705
TE HAPARA	\$252,000	\$323,000	28.17%	3	90	471
TE HAPARA	\$258,000	\$530,000	105.43%	4	130	659
TE HAPARA	\$200,000	\$433,000	116.50%	3	102	716
TE HAPARA	\$145,000	\$230,000	58.62%	2	110	C/LEASE
TE HAPARA	\$251,000	\$430,000	71.31%	3	130	503
TE HAPARA	\$358,000	\$497,000	38.83%	3	141	809

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 REA 2008

www.tracyrealestate.co.nz

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SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
TE HAPARA	\$276,000	\$430,000	55.80%	3	120	632
TE HAPARA	\$268,000	\$435,000	62.31%	4	121	837
TE HAPARA	\$219,000	\$405,000	84.93%	3	90	648
TE HAPARA	\$217,000	\$336,000	54.84%	2	94	839
TE HAPARA	\$235,000	\$433,500	84.47%	3	110	0
TE HAPARA	\$228,000	\$415,000	82.02%	3	101	674
AVERAGE % ABOVE 2017 TE HAPARA			71.91%			
SPONGE BAY	\$450,000	\$665,000	47.78%	4	181	646
AVERAGE % ABOVE 2017 SPONGE BAY			47.78%			
WHATAUPOKO	\$345,000	\$560,000	62.32%	3	100	860
WHATAUPOKO	\$233,000	\$389,000	66.95%	2	140	728
WHATAUPOKO	\$364,000	\$530,000	45.60%	3	187	913
AVERAGE % ABOVE 2017 WHATAUPOKO			52.09%			
AVERAGE % ABOVE 2017 OF ALL ABOVE SALES			64.47%			

REINZ DATA STATISTICS FOR THE MONTH: RESIDENTIAL HOUSES *(including apartments)*

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
MAY 2019	\$440,000	36	69
MAY 2020	\$415,000	64	35 * COVID-19

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 a percentage.

Suburbs covered : Elgin, Gisborne Central, Heatherlea, Inner Kaiti, Kaiti, Lytton West, Mangapapa, Okitu, Riverdale, Tamarau, Te Hapara, Wainui, Whataupoko

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