

july 2018

RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	SALE PRICE	RV/SP%	LAND	HOUSE	BEDS
BEACH	\$1,000,000	\$1,200,000	20.00%	1102	310	4
BEACH	\$630,000	\$740,000	17.46%	5007	177	3
BEACH SALE PRICE ABOVE 2017 RV:			18.73%			
CITY CENTRAL	\$182,000	\$225,000	23.63%	405	90	2
CITY CENTRAL	\$231,000	\$445,000	92.64%	548	94	3
CITY CENTRAL	\$169,000	\$210,000	24.26%	405	100	3
CITY CENTRAL	\$264,000	\$365,000	38.26%	Apartment	60	2
CITY CENTRAL	\$297,000	\$345,720	16.40%	678	150	4
CITY CENTRAL	\$145,000	\$250,000	72.41%	Apartment	60	2
CITY CENTRAL SALE PRICE ABOVE 2017 RV:			44.60%			
ELGIN	\$204,000	\$310,000	51.96%	979	130	2
ELGIN	\$199,000	\$255,000	28.14%	863	83	3
ELGIN	\$240,000	\$292,000	21.67%	804	91	3
ELGIN SALE PRICE ABOVE 2017 RV:			33.92%			
KAITI	\$161,000	\$190,000	18.01%	441	97	3
KAITI	\$381,000	\$476,000	24.93%	1940	390	12
KAITI	\$147,000	\$111,000	-24.49%	693	110	3
KAITI	\$141,000	\$143,000	1.42%	1012	130	3
KAITI	\$198,000	\$310,000	56.57%	878	110	3
KAITI SALE PRICE ABOVE 2017 RV:			15.29%			
MANGAPAPA	\$244,000	\$310,000	27.05%	1009	150	4
MANGAPAPA	\$245,000	\$338,000	37.96%	849	103	3
MANGAPAPA	\$213,000	\$255,000	19.72%	761	100	3
MANGAPAPA	\$225,000	\$267,500	18.89%	441	100	2
MANGAPAPA	\$234,000	\$290,000	23.93%	969	190	4
MANGAPAPA	\$192,000	\$309,000	60.94%	809	130	3
MANGAPAPA	\$190,000	\$319,000	67.89%	425	85	4
MANGAPAPA SALE PRICE ABOVE 2017 RV :			36.63%			
RIVERDALE	\$785,000	\$800,000	1.91%	804	258	4
RIVERDALE	\$257,000	\$318,000	23.74%	420	105	3
RIVERDALE	\$265,000	\$350,000	32.08%	754	90	2
RIVERDALE	\$272,000	\$310,000	13.97%	1790	105	2
RIVERDALE SALE PRICE ABOVE 2017 RV :			17.92%			
TAMARAU	\$262,000	\$305,000	16.41%	1012	100	3
TAMARAU	\$161,000	\$240,000	49.07%	597	110	2
TAMARAU SALE PRICE ABOVE 2017 RV:			32.74%			

Tracy B
the smart little fee

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
TE HAPARA	\$188,000	\$290,000	54.26%	367	93	3
TE HAPARA	\$62,000	\$80,000	29.03%	Cross Lease	40	1
TE HAPARA	\$219,000	\$248,000	13.24%	905	90	3
TE HAPARA	\$299,000	\$390,000	30.43%	609	130	3
TE HAPARA	\$309,000	\$370,000	19.74%	759	130	3
TE HAPARA	\$296,000	\$436,000	47.30%	921	130	4
TE HAPARA	\$252,000	\$265,000	5.16%	487	115	3
TE HAPARA	\$265,000	\$290,000	9.43%	Cross Lease	120	2
TE HAPARA	\$222,000	\$235,000	5.86%	1214	120	3
TE HAPARA SALE PRICE ABOVE 2017 RV :			23.83%			
WHATAUPOKO	\$240,000	\$282,000	17.50%	Cross Lease	91	2
WHATAUPOKO	\$240,000	\$267,000	11.25%	Cross Lease	91	2
WHATAUPOKO	\$650,000	\$657,000	1.08%	1315	350	7
WHATAUPOKO	\$383,000	\$400,000	4.44%	541	140	3
WHATAUPOKO	\$370,000	\$425,000	14.86%	903	130	4
WHATAUPOKO	\$515,000	\$566,000	9.90%	1735	167	4
WHATAUPOKO SALE PRICE ABOVE 2017 RV:			9.84%			
AVERAGE SALE PRICE OF ABOVE SALES ABOVE RV FOR JULY 2018:			26.14%			

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

Residential Houses	Median	Median Days	Number Sold
July 2017	\$305,000	42	55
July 2018	\$305,500	38	47

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