

september 2018

RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	SALE PRICE	RV/SP%	LAND	HOUSE	BEDS
BEACH	\$600,000	\$880,000	46.67%	980	208	3
BEACH	\$755,000	\$865,000	14.57%	1966	221	4
BEACH	\$515,000	\$671,500	30.39%	2154	140	3
BEACH SALE PRICE OVER 2017 RV:			48.81%			
CITY CENTRAL	\$75,000	\$79,500	6.00%	0	0	1
CITY CENTRAL	\$272,000	\$335,000	23.16%	682	140	3
CITY CENTRAL SALE PRICE ABOVE 2017 RV:			14.58%			
ELGIN	\$174,000	\$170,000	-2.30%	1167	112	4
ELGIN SALE PRICE UNDER 2017 RV:			-2.30%			
HEXTON	\$298,000	\$358,000	20.13%	1755	130	3
HEXTON SALE PRICE OVER 2017 RV			20.13%			
INNER KAITI	\$224,000	\$295,000	31.70%	893	110	2
INNER KAITI	\$323,000	\$360,000	11.46%	880	140	4
INNER KAITI	\$157,000	\$165,000	5.10%	674	100	2
INNER KAITI	\$291,000	\$295,000	1.37%	593	137	3
INNER KAITI	\$227,000	\$285,000	25.55%	737	82	3
INNER KAITI SALE PRICE OVER 2017 RV			15.04%			
KAITI	\$160,000	\$226,000	41.25%	695	94	3
KAITI	\$293,000	\$315,000	7.51%	3219	81	2
KAITI	\$375,000	\$415,000	10.67%	932	160	3
KAITI	\$366,000	\$368,000	0.55%	848	130	3
KAITI	\$173,000	\$210,000	21.39%	688	90	3
KAITI	\$143,000	\$162,000	13.29%	640	110	3
KAITI	\$233,000	\$356,000	52.79%	931	100	3
KAITI SALE PRICE OVER 2017 RV			21.06%			
LYTTON WEST	\$566,000	\$625,000	10.42%	800	210	4
LYTTON WEST	\$709,000	\$720,000	1.55%	805	290	4
LYTTON WEST SALE PRICE OVER 2017 RV:			5.99%			
MAKARAKA	\$285,000	\$428,000	50.18%	1012	93	3
MAKARAKA WEST SALE PRICE OVER 2017 RV:			50.18%			
MANGAPAPA	\$655,000	\$680,000	3.82%	1041	213	4
MANGAPAPA	\$525,000	\$637,000	21.33%	2023	350	10
MANGAPAPA	\$265,000	\$335,000	26.42%	607	110	3
MANGAPAPA	\$274,000	\$318,000	16.06%	761	96	3
MANGAPAPA	\$202,000	\$180,000	-10.89%	506	92	4
MANGAPAPA	\$263,000	\$351,000	33.46%	784	100	3
MANGAPAPA SALE PRICE ABOVE 2017 RV:			15.03%			



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SUBURB	2017 RV	SALE PRICE	RV/SP%	LAND	HOUSE	BEDS
PATUTAHI	\$316,000	\$300,000	-5.06%	1619	150	3
PATUTAHI SALE PRICE UNDER 2017 RV:			-5.06%			
RIVERDALE	\$257,000	\$371,500	44.55%	822	94	3
RIVERDALE	\$301,000	\$354,000	17.61%	668	102	3
RIVERDALE SALE PRICE OVER 2017 RV:			8.76%			
TAMARAU	\$208,000	\$197,000	-5.29%	672	91	3
TAMARAU	\$228,000	\$280,000	22.81%	1012	112	3
TAMARAU SALE PRICE OVER 2017 RV:			31.08%			
TE HAPARA	\$172,000	\$185,000	7.56%	0	80	2
TE HAPARA	\$393,000	\$450,000	14.50%	771	190	4
TE HAPARA	\$334,000	\$410,000	22.75%	0	160	3
TE HAPARA	\$239,000	\$295,000	23.43%	1012	114	3
TE HAPARA	\$267,000	\$421,000	57.68%	855	112	4
TE HAPARA	\$270,000	\$310,000	14.81%	533	100	3
TE HAPARA	\$179,000	\$220,000	22.91%	0	77	2
TE HAPARA	\$264,000	\$342,500	29.73%	506	132	3
TE HAPARA SALE PRICE OVER 2017 RV:			24.17%			
TE KARAKA	\$400,000	\$460,000	15.00%	4047	150	2
TE KARAKA	\$93,000	\$135,000	45.16%	736	80	3
TE KARAKA SALE PRICE OVER 2017 RV:			30.08%			
WHATAUPOKO	\$436,000	\$490,000	12.39%	500	126	3
WHATAUPOKO	\$384,000	\$535,000	39.32%	1012	249	4
WHATAUPOKO	\$274,000	\$300,000	9.49%	683	120	3
WHATAUPOKO SALE PRICE OVER 2017 RV:			20.40%			
AVERAGE SALE PRICE OF ABOVE SALES ABOVE RV FOR SEPTEMBER 2018:			20.12%			

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

Residential Houses	Median	Median Days	Number Sold
September 2017	\$272,000	26	57
September 2018	\$338,750	32	42

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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