

# september 2019

## RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	\$635,000	\$840,000	32.28%	3	162	558
<b>BEACH - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>32.28%</b>			
CITY CENTRAL	\$325,000	\$420,000	29.23%	4	148	342
CITY CENTRAL	\$270,000	\$470,000	74.07%	2	110	441
<b>CITY - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>51.65%</b>			
INNER KAITI	\$169,000	\$250,000	47.93%	2	90	842
INNER KAITI	\$402,000	\$560,000	39.30%	3	270	904
<b>INNER KAITI - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>43.62%</b>			
KAITI	\$151,000	\$217,000	43.71%	2	80	378
KAITI	\$216,000	\$312,000	44.44%	2	80	242
KAITI	\$265,000	\$413,000	55.85%	2	80	574
KAITI	\$183,000	\$270,000	47.54%	3	90	688
<b>KAITI - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>47.89%</b>			
MANGAPAPA	\$377,000	\$370,000	-1.86%	3	236	1146
MANGAPAPA	\$257,000	\$287,000	11.67%	2	70	512
MANGAPAPA	\$260,000	\$437,000	68.08%	3	123	1428
MANGAPAPA	\$352,000	\$442,000	25.57%	3	130	482
MANGAPAPA	\$227,000	\$295,000	29.96%	2	70	400
MANGAPAPA	\$234,000	\$480,000	105.13%	4	190	969
MANGAPAPA	\$264,000	\$385,000	45.83%	3	101	761
<b>MANGAPAPA- AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>40.63%</b>			
OUTER KAITI	\$143,000	\$215,000	50.35%	4	111	774
OUTER KAITI	\$182,000	\$290,000	59.34%	3	110	661
OUTER KAITI	\$186,000	\$320,000	72.04%	3	94	589
OUTER KAITI	\$153,000	\$240,000	56.86%	3	100	652
OUTER KAITI	\$143,000	\$205,000	43.36%	3	103	670
<b>OUTER KAITI- AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>56.39%</b>			
RIVERDALE	\$420,000	\$576,000	37.14%	3	136	700
RIVERDALE	\$323,000	\$434,000	34.37%	3	111	916
RIVERDALE	\$652,000	\$800,000	22.70%	4	240	805
RIVERDALE	\$232,000	\$384,000	65.52%	3	120	809
<b>RIVERDALE - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>39.93%</b>			
SPONGE BAY	\$505,000	\$690,000	36.63%	3	209	799
<b>SPONGE BAY - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>36.63%</b>			

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SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
TE HAPARA	\$321,000	\$475,000	47.98%	3	120	629
TE HAPARA	\$222,000	\$380,000	71.17%	4	121	1067
TE HAPARA	\$303,000	\$380,000	25.41%	3	148	759
TE HAPARA	\$190,000	\$230,000	21.05%	3	100	673
TE HAPARA	\$255,000	\$300,000	17.65%	3	110	696
<b>TE HAPARA - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>36.65%</b>			
WHATAUPOKO	\$363,000	\$420,000	15.70%	3	150	482
WHATAUPOKO	\$389,000	\$468,000	20.31%	4	125	684
WHATAUPOKO	\$324,000	\$396,000	22.22%	3	100	744
WHATAUPOKO	\$474,000	\$900,000	89.87%	4	268	2099
<b>WHATAUPOKO - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>37.03%</b>			
<b>AVERAGE % OVER RV OF ALL OF THE ABOVE DATA :</b>			<b>43.10%</b>			

**REINZ DATA STATISTICS FOR THE MONTH: RESIDENTIAL HOUSES (INCLUDING APARTMENTS)**

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
SEPTEMBER 2018	\$342,500	32	49
SEPTEMBER 2019	\$384,000	29	39

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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