

october 2019

RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	\$530,000	\$735,000	38.68%	3	153	803
BEACH - AVERAGE SALE PRICE % OVER 2017 RV			38.68%			
CITY	\$203,000	\$265,000	30.54%	2	80	674
CITY	\$213,000	\$310,000	45.54%	4	90	364
CITY	\$399,000	\$600,000	50.38%	4	161	844
CITY	\$393,000	\$555,000	41.22%	2	111	UNIT
CITY - AVERAGE SALE PRICE % OVER 2017 RV			41.92%			
ELGIN	\$257,000	\$350,000	36.19%	2	120	UNIT
ELGIN	\$192,000	\$289,000	50.52%	3	120	742
ELGIN	\$174,000	\$180,000	3.45%	2	83	1022
ELGIN - AVERAGE SALE PRICE % OVER 2017 RV			30.05%			
INNER KAITI	\$193,000	\$290,000	50.26%	2	86	554
INNER KAITI	\$285,000	\$470,000	64.91%	3	131	675
INNER KAITI	\$365,000	\$470,000	28.77%	3	160	792
INNER KAITI	\$181,000	\$324,000	79.01%	2	90	670
INNER KAITI	\$327,000	\$415,000	26.91%	3	140	913
INNER KAITI - AVERAGE SALE PRICE % OVER 2017 RV			49.97%			
KAITI	\$208,000	\$300,000	44.23%	3	120	598
KAITI	\$226,000	\$299,000	32.30%	4	140	1012
KAITI	\$143,000	\$215,000	50.35%	4	111	774
KAITI - AVERAGE SALE PRICE % OVER 2017 RV			42.29%			
LYTTON WEST	\$567,000	\$640,000	12.87%	3	170	942
LYTTON WEST	\$539,000	\$653,000	21.15%	4	220	759
LYTTON WEST- AVERAGE SALE PRICE % OVER 2017 RV			17.01%			
MANGAPAPA	\$194,000	\$303,000	56.19%	2	80	632
MANGAPAPA	\$182,000	\$430,000	136.26%	3	102	1505
MANGAPAPA	\$292,000	\$450,000	54.11%	3	130	809
MANGAPAPA	\$355,000	\$600,000	69.01%	4	190	2221
MANGAPAPA	\$288,000	\$430,000	49.31%	4	130	746
MANGAPAPA	\$217,000	\$410,000	88.94%	3	92	833
MANGAPAPA	\$199,000	\$350,000	75.88%	2	88	379
MANGAPAPA	\$362,000	\$390,000	7.73%	3	120	1290
MANGAPAPA - AVERAGE SALE PRICE % OVER 2017 RV			67.18%			

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the smart little fee

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
RIVERDALE	\$257,000	\$425,000	65.37%	4	100	1045
RIVERDALE	\$356,000	\$415,000	16.57%	4	163	935
RIVERDALE - AVERAGE SALE PRICE % OVER 2017 RV			40.97%			
TAMARAU	\$244,000	\$409,000	67.62%	3	130	809
TAMARAU	\$225,000	\$387,500	72.22%	4	140	1012
TAMARAU - AVERAGE SALE PRICE % OVER 2017 RV			69.92%			
TE HAPARA	\$243,000	\$355,000	46.09%	2	90	UNIT
TE HAPARA	\$244,000	\$372,000	52.46%	3	103	653
TE HAPARA	\$292,000	\$600,000	105.48%	4	110	1199
TE HAPARA	\$237,000	\$330,000	39.24%	3	100	535
TE HAPARA	\$187,000	\$297,000	58.82%	3	100	516
TE HAPARA - AVERAGE SALE PRICE % OVER 2017 RV			60.42%			
WHATAUPOKO	\$297,000	\$425,000	43.10%	3	100	450
WHATAUPOKO	\$311,000	\$462,000	48.55%	3	100	484
WHATAUPOKO	\$356,000	\$560,000	57.30%	4	113	719
WHATAUPOKO	\$364,000	\$490,000	34.62%	3	187	913
WHATAUPOKO	\$490,000	\$685,000	39.80%	3	157	1012
WHATAUPOKO	\$350,000	\$410,000	17.14%	2	100	431
WHATAUPOKO	\$295,000	\$432,500	46.61%	3	116	633
WHATAUPOKO	\$785,000	\$730,000	-7.01%	4	260	2742
WHATAUPOKO	\$654,000	\$670,000	2.45%	4	260	1323
WHATAUPOKO	\$295,000	\$460,000	55.93%	3	117	489
WHATAUPOKO	\$276,000	\$480,000	73.91%	3	134	835
WHATAUPOKO - AVERAGE SALE PRICE % OVER 2017 RV			37.49%			
AVERAGE % OVER RV OF ALL OF THE ABOVE DATA :			47.41%			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
OCTOBER 2018	\$310,000	35	57
OCTOBER 2019	\$425,000	37	44

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.



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