

november 2018

RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	PRICE	RV/SP %	LAND	FLOOR	BEDS
BEACH	\$480,000	\$565,000	17.71%	1094	120	3
BEACH	\$785,000	\$845,000	7.64%	950	230	5
AVERAGE % OVER 2017 RV - BEACH			12.68%			
ELGIN	\$142,000	\$161,200	13.52%	587	73	1
ELGIN	\$160,000	\$170,000	6.25%	835	60	2
ELGIN	\$167,000	\$195,000	16.77%	888	94	3
AVERAGE % OVER 2017 RV - ELGIN			12.18%			
CITY CENTRAL	\$289,000	\$290,000	0.35%	0	127	2
CITY CENTRAL	\$227,000	\$285,000	25.55%	0	81	3
CITY CENTRAL	\$77,000	\$85,000	10.39%	0	25	1
CITY CENTRAL	\$247,000	\$300,000	21.46%	405	122	3
CITY CENTRAL	\$320,000	\$341,600	6.75%	612	200	4
CITY CENTRAL	\$178,000	\$195,000	9.55%	364	100	4
CITY CENTRAL	\$413,000	\$450,000	8.96%	920	200	7
AVERAGE % OVER 2017 RV - CITY CENTRAL			11.86%			
INNER KAITI	\$324,000	\$373,000	15.12%	721	144	4
INNER KAITI	\$328,000	\$447,000	36.28%	0	90	4
INNER KAITI	\$330,000	\$526,000	59.39%	809	100	2
INNER KAITI	\$260,000	\$315,000	21.15%	1011	110	4
INNER KAITI	\$289,000	\$400,000	38.41%	809	120	3
INNER KAITI	\$184,000	\$360,000	95.65%	809	120	3
AVERAGE % OVER 2017 RV - INNER KAITI			44.34%			
KAITI	\$180,000	\$215,000	19.44%	1012	130	3
KAITI	\$308,000	\$370,000	20.13%	1854	89	3
KAITI	\$183,000	\$210,000	14.75%	647	110	3
KAITI	\$147,000	\$180,000	22.45%	706	100	3
KAITI	\$216,000	\$242,000	12.04%	242	100	2
KAITI	\$202,000	\$235,000	16.34%	242	80	2
KAITI	\$150,000	\$225,000	50.00%	716	110	4
KAITI	\$167,000	\$220,000	31.74%	645	90	3
AVERAGE % OVER 2017 RV - KAITI			23.36%			
LYTTON WEST	\$855,000	\$980,000	14.62%	1640	287	4
LYTTON WEST	\$563,000	\$647,000	14.92%	845	238	4
LYTTON WEST	\$520,000	\$595,000	14.42%	917	201	4
LYTTON WEST	\$610,000	\$620,000	1.64%	900	190	4
AVERAGE % OVER 2017 RV - LYTTON WEST			11.40%			



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SUBURB	2017 RV	PRICE	RV/SP %	LAND	FLOOR	BEDS
MAKARAKA	\$358,000	\$405,000	13.13%	1059	100	3
MAKARAKA	\$313,000	\$397,000	26.84%	968	250	3
MAKARAKA	\$250,000	\$395,000	58.00%	1012	100	3
AVERAGE % OVER 2017 RV - MAKARAKA			32.66%			
MANGAPAPA	\$290,000	\$400,000	37.93%	1012	90	4
MANGAPAPA	\$256,000	\$265,000	3.52%	837	80	2
MANGAPAPA	\$204,000	\$200,000	-1.96%	1012	80	3
MANGAPAPA	\$261,000	\$355,000	36.02%	1012	116	3
MANGAPAPA	\$279,000	\$303,000	8.60%	896	122	3
MANGAPAPA	\$244,000	\$210,000	-13.93%	827	110	5
MANGAPAPA	\$237,000	\$295,000	24.47%	597	90	2
MANGAPAPA	\$206,000	\$265,000	28.64%	825	90	2
MANGAPAPA	\$272,000	\$350,000	28.68%	1012	133	4
MANGAPAPA	\$281,000	\$350,000	24.56%	1012	130	3
MANGAPAPA	\$302,000	\$380,000	25.83%	761	113	3
AVERAGE % OVER 2017 RV - MANGAPAPA			18.39%			
RIVERDALE	\$282,000	\$372,000	31.91%	600	100	3
RIVERDALE	\$475,000	\$495,000	4.21%	4656	131	3
RIVERDALE	\$369,000	\$470,000	27.37%	802	160	3
AVERAGE % OVER 2017 RV - RIVERDALE			21.17%			
TAMARAU	\$266,000	\$320,000	20.30%	1848	100	3
TAMARAU	\$208,000	\$170,000	-18.27%	656	90	3
AVERAGE % OVER 2017 RV - TAMARAU			1.02%			
TE HAPARA	\$320,000	\$381,000	19.06%	701	136	3
TE HAPARA	\$271,000	\$390,000	43.91%	607	117	3
TE HAPARA	\$301,000	\$230,000	-23.59%	490	133	3
TE HAPARA	\$236,000	\$245,000	3.81%	0	120	2
TE HAPARA	\$252,000	\$230,000	-8.73%	0	120	2
TE HAPARA	\$314,000	\$276,500	-11.94%	963	160	3
TE HAPARA	\$339,000	\$310,000	-8.55%	1012	164	3
TE HAPARA	\$276,000	\$365,000	32.25%	400	130	3
TE HAPARA	\$373,000	\$420,000	12.60%	798	160	3
TE HAPARA	\$420,000	\$407,000	-3.10%	1011	180	5
TE HAPARA	\$156,000	\$160,000	2.56%	594	94	3
TE HAPARA	\$273,000	\$350,000	28.21%	772	100	3
TE HAPARA	\$237,000	\$275,000	16.03%	658	102	3
TE HAPARA	\$79,000	\$85,000	7.59%	0	40	1
TE HAPARA	\$362,000	\$485,000	33.98%	784	220	6
TE HAPARA	\$161,000	\$169,000	4.97%	733	113	3
TE HAPARA	\$340,000	\$375,000	10.29%	683	121	3
TE HAPARA	\$326,000	\$319,000	-2.15%	402	107	3
TE HAPARA	\$158,000	\$250,000	58.23%	1088	160	4
TE HAPARA	\$166,000	\$270,000	62.65%	417	84	3

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SUBURB	2017 RV	PRICE	RV/SP %	LAND	FLOOR	BEDS
TE HAPARA	\$248,000	\$369,000	48.79%	460	100	3
TE HAPARA	\$242,000	\$305,000	26.03%	676	140	5
AVERAGE % OVER 2017 RV – TE HAPARA			16.04%			
WHATAUPOKO	\$545,000	\$715,000	31.19%	1362	230	7
WHATAUPOKO	\$735,000	\$840,000	14.29%	1741	260	5
WHATAUPOKO	\$382,000	\$358,000	-6.28%	857	170	2
WHATAUPOKO	\$440,000	\$515,000	17.05%	1012	130	4
WHATAUPOKO	\$640,000	\$737,000	15.16%	1546	189	4
WHATAUPOKO	\$201,000	\$243,000	20.90%	0	90	2
WHATAUPOKO	\$470,000	\$460,000	-2.13%	766	230	4
WHATAUPOKO	\$232,000	\$292,000	25.86%	492	70	2
WHATAUPOKO	\$317,000	\$360,000	13.56%	991	112	3
WHATAUPOKO	\$308,000	\$446,000	44.81%	1012	120	3
AVERAGE % OVER 2017 RV - WHATAUPOKO			17.44%			
AVERAGE % OVER RV OF ALL OF THE ABOVE DATA			18.97%			

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

Residential Houses	Median	Median Days	Number Sold
November 2017	\$289,000	30	59
November 2018	\$330,800	36	80

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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