

## december 2018

### RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	PRICE	RV/SP %	LAND	FLOOR	BEDS
BEACH	\$428,000	\$570,000	33.18%	840	82	3
BEACH	\$705,000	\$870,000	23.40%	3110	240	4
BEACH	\$980,000	\$1,545,000	57.65%	4428	370	4
<b>BEACH AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>38.08%</b>			
CITY CENTRAL	\$325,000	\$380,000	16.92%	364	110	2
CITY CENTRAL	\$138,000	\$168,000	21.74%	0	60	1
CITY CENTRAL	\$179,000	\$265,000	48.04%	556	63	2
<b>CITY CENTRAL AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>28.90%</b>			
ELGIN	\$173,000	\$226,000	30.64%	851	120	3
ELGIN	\$201,000	\$291,000	44.78%	961	120	3
<b>ELGIN AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>37.71%</b>			
INNER KAITI	\$216,000	\$238,000	10.19%	693	82	2
INNER KAITI	\$385,000	\$495,000	28.57%	809	153	3
<b>INNER KAITI AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>19.38%</b>			
KAITI	\$228,000	\$295,000	29.39%	672	110	3
KAITI	\$354,000	\$520,000	46.89%	968	173	4
KAITI	\$124,000	\$169,000	36.29%	658	94	3
KAITI	\$249,000	\$282,000	13.25%	1012	175	3
KAITI	\$339,000	\$450,000	32.74%	783	240	4
KAITI	\$126,000	\$140,000	11.11%	506	104	2
KAITI	\$143,000	\$153,000	6.99%	620	102	4
KAITI	\$215,000	\$279,500	30.00%	832	90	3
KAITI	\$200,000	\$220,000	10.00%	688	120	4
KAITI	\$180,000	\$302,000	67.78%	599	114	3
KAITI	\$239,000	\$347,000	45.19%	748	230	6
<b>KAITI AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>29.97%</b>			
LYTTON WEST	GDC not assessed	\$727,000	No data	800	210	4
LYTTON WEST	GDC not assessed	\$505,000	No data	447	155	3
LYTTON WEST	\$626,000	\$680,000	8.63%	800	242	4
<b>LYTTON WEST AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>8.63%</b>			
MANGAPAPA	\$210,000	\$280,000	33.33%	390	80	2
MANGAPAPA	\$310,000	\$357,000	15.16%	723	216	3
MANGAPAPA	\$217,000	\$180,000	-17.05%	708	100	3
MANGAPAPA	\$381,000	\$460,000	20.73%	674	151	4
MANGAPAPA	\$270,000	\$455,500	68.70%	878	172	5
MANGAPAPA	\$182,000	\$205,000	12.64%	1505	102	3
MANGAPAPA	\$225,000	\$300,000	33.33%	619	104	3
<b>MANGAPAPA AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>23.84%</b>			



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SUBURB	2017 RV	PRICE	RV/SP %	LAND	FLOOR	BEDS
RIVERDALE	\$583,000	\$710,000	21.78%	1010	180	4
RIVERDALE	\$272,000	\$290,000	6.62%	672	100	3
RIVERDALE	\$533,000	\$606,000	13.70%	1100	200	4
<b>RIVERDALE AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>14.03%</b>			
TAMARAU	\$246,000	\$395,000	60.57%	1012	111	3
<b>TAMARAU AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>60.57%</b>			
TE HAPARA	\$263,000	\$365,000	38.78%	1052	154	3
TE HAPARA	\$212,000	\$305,500	44.10%	869	101	3
TE HAPARA	\$295,000	\$365,000	23.73%	1353	140	4
TE HAPARA	\$287,000	\$327,500	14.11%	0	100	2
TE HAPARA	\$256,000	\$338,000	32.03%	703	110	3
TE HAPARA	\$177,000	\$210,000	18.64%	630	120	4
<b>TE HAPARA AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>28.57%</b>			
TUAMOTU PARK	\$453,000	\$610,000	34.66%	542	183	4
<b>TUAMOTU PARK AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>34.66%</b>			
WHATAUPOKO	\$283,000	\$320,000	13.07%	429	130	2
WHATAUPOKO	\$362,000	\$285,000	-21.27%	0	120	2
WHATAUPOKO	\$365,000	\$400,000	9.59%	476	110	2
WHATAUPOKO	\$550,000	\$620,000	12.73%	1062	190	3
WHATAUPOKO	\$312,000	\$370,000	18.59%	690	170	3
WHATAUPOKO	\$441,000	\$507,500	15.08%	1103	143	4
WHATAUPOKO	\$249,000	\$337,500	35.54%	395	100	3
WHATAUPOKO	\$291,000	\$395,000	35.74%	502	130	3
<b>WHATAUPOKO AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>14.88%</b>			
<b>AVERAGE % OVER RV OF ALL OF THE ABOVE DATA</b>			<b>26.00%</b>			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
December 2017	\$310,000	25	41
December 2018	\$347,000	31	51

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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