

may 2019

RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	\$426,000	\$510,000	19.72%	3	120	505
BEACH	\$390,000	\$720,000	84.62%	3	125	809
BEACH	\$785,000	\$1,150,000	46.50%	2	180	819
BEACH	\$735,000	\$920,000	25.17%	6	250	1213
BEACH	\$655,000	\$710,000	8.40%	5	200	1012
BEACH	\$600,000	\$865,000	44.17%	4	220	998
BEACH - AVERAGE SALE PRICE % OVER 2017 RV			38.09%			
CITY CENTRAL	\$230,000	\$285,000	23.91%	3	126	674
CITY CENTRAL	\$273,000	\$357,000	30.77%	2	84	868
CITY CENTRAL	\$355,000	\$445,000	25.35%	2	112	0
CITY CENTRAL	\$211,000	\$270,000	27.96%	2	70	0
CITY CENTRAL - AVERAGE SALE PRICE % OVER 2017 RV			27.00%			
ELGIN	\$181,000	\$259,000	43.09%	3	100	906
ELGIN	\$217,000	\$295,000	35.94%	3	101	794
ELGIN	\$170,000	\$232,500	36.76%	2	72	1077
ELGIN - AVERAGE SALE PRICE % OVER 2017 RV			38.60%			
INNER KAITI	\$382,000	\$730,000	91.10%	4	230	3513
INNER KAITI	\$615,000	\$784,000	27.48%	3	201	985
INNER KAITI	\$371,000	\$440,000	18.60%	3	130	1012
INNER KAITI	\$321,000	\$440,000	37.07%	4	151	900
INNER KAITI	\$580,000	\$720,000	24.14%	4	200	753
INNER KAITI	\$600,000	\$670,000	11.67%	4	210	1844
INNER KAITI	\$520,000	\$630,000	21.15%	3	190	2061
INNER KAITI	\$316,000	\$490,000	55.06%	3	191	703
INNER KAITI - AVERAGE SALE PRICE % OVER 2017 RV			35.78%			
KAITI	\$346,000	\$480,000	38.73%	4	210	1012
KAITI	\$209,000	\$330,000	57.89%	3	102	490
KAITI	\$179,000	\$268,000	49.72%	3	70	1011
KAITI	\$332,000	\$430,000	29.52%	3	130	1012
KAITI - AVERAGE SALE PRICE % OVER 2017 RV			43.97%			
LYTTON WEST	\$638,000	\$775,000	21.47%	4	280	840
LYTTON WEST	\$615,000	\$710,000	15.45%	4	246	965
LYTTON WEST	\$590,000	\$658,000	11.53%	4	236	1019
LYTTON WEST	\$452,000	\$540,000	19.47%	3	180	546
LYTTON WEST - AVERAGE SALE PRICE % OVER 2017 RV			16.98%			
MANGAPAPA	\$231,000	\$310,000	34.20%	3	100	607
MANGAPAPA	\$755,000	\$850,000	12.58%	4	280	875
MANGAPAPA	\$295,000	\$505,000	71.19%	3	127	1154
MANGAPAPA	\$735,000	\$835,000	13.61%	4	210	1146
MANGAPAPA	\$278,000	\$350,000	25.90%	3	117	761
MANGAPAPA	\$475,000	\$520,000	9.47%	3	205	1371
MANGAPAPA	\$270,000	\$406,000	50.37%	3	111	1345
MANGAPAPA	\$554,000	\$610,000	10.11%	3	240	2049
MANGAPAPA - AVERAGE SALE PRICE % OVER 2017 RV			28.43%			

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
OUTER KAITI	\$235,000	\$265,000	12.77%	3	103	723
OUTER KAITI	\$159,000	\$235,000	47.80%	3	93	943
OUTER KAITI	\$153,000	\$281,000	83.66%	3	100	879
OUTER KAITI	\$147,000	\$178,000	21.09%	3	110	733
OUTER KAITI	\$181,000	\$275,000	51.93%	3	90	743
OUTER KAITI	\$320,000	\$464,000	45.00%	3	140	1012
OUTER KAITI	\$181,000	\$230,000	27.07%	3	130	1277
OUTER KAITI - AVERAGE SALE PRICE % OVER 2017 RV			41.33%			
RIVERDALE	\$504,000	\$660,000	30.95%	4	240	804
RIVERDALE	\$289,000	\$373,000	29.07%	4	100	618
RIVERDALE - AVERAGE SALE PRICE % OVER 2017 RV			30.01%			
SPONGE BAY	\$520,000	\$720,500	38.56%	4	188	669
SPONGE BAY	\$648,000	\$800,000	23.46%	4	215	1300
SPONGE BAY - AVERAGE SALE PRICE % OVER 2017 RV			31.01%			
TAMARAU	\$224,000	\$307,000	37.05%	3	140	887
TAMARAU	\$215,000	\$289,000	34.42%	3	90	959
TAMARAU - AVERAGE SALE PRICE % OVER 2017 RV			35.74%			
TE HAPARA	\$222,000	\$449,000	102.25%	3	120	1214
TE HAPARA	\$195,000	\$255,000	30.77%	3	120	849
TE HAPARA	\$247,000	\$370,000	49.80%	3	110	855
TE HAPARA	\$167,000	\$182,000	8.98%	3	100	921
TE HAPARA	\$251,000	\$373,000	48.61%	3	130	642
TE HAPARA	\$178,000	\$185,000	3.93%	2	133	532
TE HAPARA	\$174,000	\$255,000	46.55%	4	122	638
TE HAPARA	\$185,000	\$262,000	41.62%	3	110	625
TE HAPARA	\$169,000	\$265,000	56.80%	2	91	733
TE HAPARA	\$458,000	\$600,000	31.00%	4	211	835
TE HAPARA	\$205,000	\$315,000	53.66%	4	135	916
TE HAPARA	\$258,000	\$345,000	33.72%	3	104	653
TE HAPARA - AVERAGE SALE PRICE % OVER 2017 RV			42.31%			
WHATAUPOKO	\$804,000	\$1,032,000	28.36%	12	340	CROSS-LEASE
WHATAUPOKO	\$479,000	\$621,000	29.65%	4	229	1012
WHATAUPOKO	\$229,000	\$335,000	46.29%	2	90	CROSS-LEASE
WHATAUPOKO	\$535,000	\$690,000	28.97%	4	190	1203
WHATAUPOKO	\$410,000	\$605,000	47.56%	4	151	1201
WHATAUPOKO	\$458,000	\$540,000	17.90%	4	210	1212
WHATAUPOKO - AVERAGE SALE PRICE % OVER 2017 RV			33.12%			
AVERAGE % OVER RV OF ALL OF THE ABOVE DATA			35.28%			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
MAY 2018	\$285,000	44	68
MAY 2019	\$440,000	36	69

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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