market facts

january 2022

RESIDENTIAL SALES GISBORNE

tracy real estate

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
ELGIN	$329,000	$425,000	29%	3	103	857
AVERAGE SALE PRICE ABOVE RV - ELGIN			**29%**			
CITY CENTRAL	$526,000	$770,000	46%	3	170	764
CITY CENTRAL	$329,000	$380,000	16%	1	60	N/A
AVERAGE SALE PRICE ABOVE RV – CITY CENTRAL			**31%**			
INNER KAITI	$815,000	$1,050,000	29%	3	175	1012
INNER KAITI	$518,000	$800,000	54%	3	110	809
INNER KAITI	$718,000	$950,000	32%	4	200	899
INNER KAITI	$734,000	$1,225,000	67%	4	182	1227
AVERAGE SALE PRICE ABOVE RV – INNER KAITI			**46%**			
KAITI	$343,000	$650,000	90%	3	90	688
AVERAGE SALE PRICE ABOVE RV – KAITI			**90%**			
LYTTON WEST	$498,000	$665,000	34%	4	140	709
AVERAGE SALE PRICE ABOVE RV – LYTTON WEST			**34%**			
MANGAPAPA	$418,000	$639,000	53%	3	102	994
MANGAPAPA	$663,000	$955,000	44%	3	162	751
MANGAPAPA	$410,000	$475,000	16%	3	87	789
MANGAPAPA	$688,000	$670,000	-3%	3	160	809
AVERAGE SALE PRICE ABOVE RV – MANGAPAPA			**28%**			
OUTER KAITI	$525,000	$630,000	20%	3	142	913
OUTER KAITI	$325,000	$465,000	43%	3	92	689
OUTER KAITI	$328,000	$498,000	52%	3	123	809
AVERAGE SALE PRICE ABOVE RV – OUTER KAITI			**38%**			
RIVERDALE	$441,000	$500,000	13%	2	110	427
RIVERDALE	$633,000	$785,000	24%	3	160	504
AVERAGE SALE PRICE ABOVE RV – RIVERDALE:			**19%**			
SPONGE BAY	$704,000	$985,000	40%	3	174	719
AVERAGE SALE PRICE ABOVE RV – SPONGE BAY			**40%**			
TAMARAU	$275,000	$575,000	109%	4	160	1011
AVERAGE SALE PRICE ABOVE RV – TAMARAU			**109%**			
TE HAPARA	$397,000	$650,000	64%	3	100	1065
TE HAPARA	$735,000	$940,000	28%	4	240	926
AVERAGE SALE PRICE ABOVE RV – TE HAPARA			**46%**			
AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES			**41%**			

REINZ DATA STATISTICS FOR THE MONTH DATA BASED ON ALL "REGIONAL" GISBORNE SALES *(including apartments)*

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
JANUARY 2020	$590,000	37	27
JANUARY 2021	$650,000	38	22

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 2020 RV expressed as a percentage.

Suburbs covered: Elgin, Gisborne Central, Heatherlea, Inner Kaiti, Kaiti, Lytton West, Mangapapa, Okitu, Riverdale, Tamarau, Te Hapara, Wainui, Whataupoko

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