february 2022

RESIDENTIAL SALES GISBORNE

tracy real estate

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
AWAPUNI	$447,000	$685,000	53%	3	110	459
AVERAGE SALE PRICE ABOVE RV – AWAPUNI			**53%**			
BEACH	$1,290,000	$2,400,000	86%	4	264	4049
BEACH	$1,521,000	$2,260,000	49%	4	310	1102
BEACH	$917,000	$1,550,000	69%	3	143	837
AVERAGE SALE PRICE ABOVE RV – BEACH			**68%**			
CITY CENTRAL	$280,000	$655,000	134%	2	100	507
AVERAGE SALE PRICE ABOVE RV – CITY			**134%**			
ELGIN	$385,000	$510,000	32%	3	100	1012
ELGIN	$336,000	$570,000	70%	2	75	774
ELGIN	$317,000	$473,500	49%	2	82	380
AVERAGE SALE PRICE ABOVE RV – ELGIN			**50%**			
INNER KAITI	$697,000	$1,000,000	43%	4	190	967
INNER KAITI	$510,000	$715,000	40%	3	89	905
INNER KAITI	$983,000	$1,280,000	30%	4	260	1049
AVERAGE SALE PRICE ABOVE RV – INNER KAITI			**38%**			
KAITI	$460,000	$761,000	65%	3	89	2081
AVERAGE SALE PRICE ABOVE RV – KAITI			**65%**			
LYTTON WEST	$832,000	$1,100,000	32%	4	200	919
LYTTON WEST	$1,018,000	$1,400,000	38%	4	314	1024
LYTTON WEST	$618,000	$875,000	42%	3	123	400
LYTTON WEST	$439,000	$560,000	28%	3	82	709
AVERAGE SALE PRICE ABOVE RV – LYTTON WEST			**35%**			
MANGAPAPA	$457,000	$635,000	39%	3	105	607
MANGAPAPA	$419,000	$650,000	55%	4	124	1070
MANGAPAPA	$372,000	$372,000	0%	2	70	0
MANGAPAPA	$608,000	$925,000	52%	4	200	1834
MANGAPAPA	$438,000	$650,000	48%	3	110	728
AVERAGE SALE PRICE ABOVE RV – MANGAPAPA			**39%**			
OUTER KAITI	$369,000	$585,000	59%	3	110	981
OUTER KAITI	$249,000	$415,000	67%	4	102	640
AVERAGE SALE PRICE ABOVE RV – OUTER KAITI			**63%**			
RIVERDALE	$472,000	$500,000	6%	3	102	621
RIVERDALE	$611,000	$790,000	29%	4	128	450
AVERAGE SALE PRICE ABOVE RV – RIVERDALE			**18%**			
TAMARAU	$441,000	$810,000	84%	4	175	1519
TAMARAU	$300,000	$415,000	38%	2	81	463
AVERAGE SALE PRICE ABOVE RV – TAMARAU			**61%**			

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SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
TE HAPARA	$423,000	$668,000	58%	3	110	870
TE HAPARA	$338,000	$499,000	48%	2	80	607
TE HAPARA	$368,000	$563,000	53%	3	104	835
TE HAPARA	$415,000	$685,000	65%	3	120	946
TE HAPARA	$374,000	$620,000	66%	3	120	898
TE HAPARA	$528,000	$847,000	60%	3	136	701
TE HAPARA	$130,000	$230,500	77%	1	40	0
TE HAPARA	$370,000	$455,000	23%	2	80	434
TE HAPARA	$425,000	$648,000	52%	3	113	703
TE HAPARA	$616,000	$865,000	40%	3	160	755
AVERAGE SALE PRICE ABOVE RV – TE HAPARA			**54%**			
WHATAUPOKO	$538,000	$740,000	38%	3	113	759
WHATAUPOKO	$488,000	$731,000	50%	2	80	1012
WHATAUPOKO	$615,000	$820,000	33%	3	150	5754
WHATAUPOKO	$550,000	$930,000	69%	4	130	835
WHATAUPOKO	$734,000	$940,000	28%	3	152	1232
WHATAUPOKO	$795,000	$1,350,000	70%	4	192	885
WHATAUPOKO	$735,000	$1,055,000	44%	3	190	507
WHATAUPOKO	$1,315,000	$1,315,000	0%	4	210	725
AVERAGE SALE PRICE ABOVE RV – WHATAUPOKO			**41%**			
AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES			**49%**			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
FEBRUARY 2021	$595,000	37	64
FEBRUARY 2022	$715,000	46	46

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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