april 2022

RESIDENTIAL SALES GISBORNE

tracy real estate

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	$900,000	$1,370,000	52%	5	200	729
BEACH	$855,000	$1,180,000	38%	5	220	1012
BEACH	$876,000	$1,220,000	39%	4	150	1058
AVERAGE SALE PRICE ABOVE RV – BEACH			**43%**			
ELGIN	$259,000	$383,000	48%	3	84	625
ELGIN	$358,000	$475,000	33%	3	90	660
ELGIN	$309,000	$375,000	21%	4	100	675
AVERAGE SALE PRICE ABOVE RV – ELGIN			**34%**			
GISBORNE	$418,000	$720,000	72%	5	140	728
GISBORNE	$444,000	$685,000	54%	3	110	522
AVERAGE SALE PRICE ABOVE RV – GISBORNE			**63%**			
INNER KAITI	$650,000	$840,000	29%	3	160	1166
INNER KAITI	$360,000	$532,000	48%	4	120	688
INNER KAITI	$640,000	$820,000	28%	4	210	809
INNER KAITI	$592,000	$885,000	49%	3	180	900
AVERAGE SALE PRICE ABOVE RV – INNER KAITI			**39%**			
KAITI	$402,000	$565,000	41%	3	137	893
KAITI	$363,000	$490,000	35%	3	93	645
KAITI	$286,000	$475,000	66%	3	100	764
AVERAGE SALE PRICE ABOVE RV – KAITI			**48%**			
LYTTON WEST	$924,000	$1,140,000	23%	4	225	801
AVERAGE SALE PRICE ABOVE RV – LYTTON WEST			**23%**			
MANGAPAPA	$836,000	$1,300,000	56%	4	185	6737
MANGAPAPA	$700,000	$925,500	32%	5	208	2725
MANGAPAPA	$550,000	$705,000	28%	4	113	1012
MANGAPAPA	$860,000	$1,000,000	16%	4	170	5355
MANGAPAPA	$462,000	$625,000	35%	4	140	1012
AVERAGE SALE PRICE ABOVE RV – MANGAPAPA			**33%**			
OUTER KAITI	$248,000	$420,000	69%	3	102	663
AVERAGE SALE PRICE ABOVE RV – OUTER KAITI			**69%**			
TE HAPARA	$672,000	$820,000	22%	3	160	515
TE HAPARA	$433,000	$490,000	13%	3	120	410
TE HAPARA	$318,000	$340,000	7%	1	50	0
TE HAPARA	$485,000	$580,000	20%	2	93	1214
AVERAGE SALE PRICE ABOVE RV – TE HAPARA			**15%**			

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SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
WHATAUPOKO	$370,000	$625,000	69%	3	130	809
WHATAUPOKO	$543,000	$620,000	14%	3	130	837
AVERAGE SALE PRICE ABOVE RV – WHATAUPOKO			**42%**			
AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES			**38%**			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
APRIL 2021	$690,000	35	44
APRIL 2022	$685,000	42	29

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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