november 2022

RESIDENTIAL SALES GISBORNE

tracy real estate

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	$1,100,000	$1,416,000	29%	2	93	999
AVERAGE SALE PRICE ABOVE RV – BEACH			**29%**			
CITY	$399,000	$520,000	30%	2		405
AVERAGE SALE PRICE ABOVE RV – CITY			**30%**			
ELGIN	$512,000	$590,000	15%	3	133	903
ELGIN	$394,000	$570,000	45%	4	170	835
AVERAGE SALE PRICE ABOVE RV – ELGIN			**30%**			
INNER KAITI	$684,000	$870,000	27%	3	210	803
AVERAGE SALE PRICE ABOVE RV – INNER KAITI			**27%**			
KAITI	$438,000	$552,500	26%	5	150	927
KAITI	$380,000	$450,000	18%	3	111	803
KAITI	$651,000	$865,000	33%	6	280	1454
KAITI	$557,000	$662,000	19%	4	160	1179
AVERAGE SALE PRICE ABOVE RV – KAITI			**24%**			
LYTTON WEST	$550,000	$750,000	36%	3	127	547
LYTTON WEST	$657,000	$785,000	19%	3	155	534
AVERAGE SALE PRICE ABOVE RV – LYTTON WEST			**28%**			
MANGAPAPA	$630,000	$800,000	27%	4	161	790
MANGAPAPA	$467,000	$570,000	22%	3	104	620
MANGAPAPA	$501,000	$615,000	23%	3	91	738
MANGAPAPA	$509,000	$660,000	30%	3	150	860
MANGAPAPA	$558,000	$860,000	54%	3	142	3035
MANGAPAPA	$500,000	$785,000	57%	3	130	3924
AVERAGE SALE PRICE ABOVE RV – MANGAPAPA			**35%**			
RIVERDALE	$648,000	$765,000	18%	3	140	986
AVERAGE SALE PRICE ABOVE RV – RIVERDALE			**18%**			
TAMARAU	$469,000	$660,000	41%	3	112	1013
TAMARAU	$578,000	$700,000	21%	3	181	509
AVERAGE SALE PRICE ABOVE RV – TAMARAU			**31%**			
TE HAPARA	$435,000	$550,000	26%	3	110	633
TE HAPARA	$315,000	$308,696	-2%		97	630
TE HAPARA	$332,000	$339,600	2%	3	100	898
TE HAPARA	$453,000	$465,000	3%	3	110	728
TE HAPARA	$530,000	$668,000	26%	3	100	408
TE HAPARA	$640,000	$905,000	41%	4	110	1316
TE HAPARA	$286,000	$380,000	33%	2	40	356
AVERAGE SALE PRICE ABOVE RV – TE HAPARA			**19%**			

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SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
WHATAUPOKO	$478,000	$620,000	30%	3	118	620
WHATAUPOKO	$544,000	$450,000	-17%	3	180	946
WHATAUPOKO	$616,000	$823,000	34%	4	210	435
WHATAUPOKO	$938,000	$1,170,000	25%	4	189	1545
WHATAUPOKO	$678,000	$720,000	6%	3	140	1072
WHATAUPOKO	$561,000	$840,000	50%	3	125	1558
AVERAGE SALE PRICE ABOVE RV – WHATAUPOKO			**21%**			
AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES			**26%**			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
NOVEMBER 2021	$685,000	35	62
NOVEMBER 2022	$660,000	41	34

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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