

november 2019

RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
AWAPUNI	\$805,000	\$700,000	-13.04%	4	260	565
AWAPUNI	\$251,000	\$389,000	54.98%	3	120	1012
AWAPUNI - AVERAGE SALE PRICE % OVER 2017 RV			20.97%			
BEACH	\$318,000	\$557,000	75.16%	1	70	696
BEACH	\$795,000	\$1,160,000	45.91%	4	180	5000
BEACH	\$405,000	\$565,000	39.51%	4	130	2
BEACH - AVERAGE SALE PRICE % OVER 2017 RV			53.53%			
CITY	\$329,000	\$470,000	42.86%	3	120	721
CITY	\$498,000	\$580,000	16.47%	13	320	809
CITY	\$188,000	\$330,000	75.53%	3	80	424
CITY	\$590,000	\$820,000	38.98%	3	205	0
CITY	\$173,000	\$215,000	24.28%	1	60	0
CITY	\$250,000	\$412,000	64.80%	3	80	421
CITY	\$185,000	\$245,000	32.43%	3	100	622
CITY - AVERAGE SALE PRICE % OVER 2017 RV			42.19%			
ELGIN	\$257,000	\$350,000	36.19%	2	120	UNIT
ELGIN	\$192,000	\$289,000	50.52%	3	120	742
ELGIN	\$174,000	\$180,000	3.45%	2	83	1022
ELGIN - AVERAGE SALE PRICE % OVER 2017 RV			52.85%			
INNER KAITI	\$267,000	\$435,000	62.92%	3	120	2833
INNER KAITI	\$263,000	\$392,000	49.05%	2	102	492
INNER KAITI	\$263,000	\$398,000	51.33%	2	100	675
INNER KAITI	\$253,000	\$379,000	49.80%	3	111	482
INNER KAITI	\$354,000	\$493,000	39.27%	4	130	746
INNER KAITI	\$235,000	\$443,000	88.51%	3	150	1507
INNER KAITI - AVERAGE SALE PRICE % OVER 2017 RV			56.81%			
KAITI	\$400,000	\$555,000	38.75%	4	400	10700
KAITI	\$190,000	\$208,000	9.47%	5	190	809
KAITI	\$249,000	\$380,000	52.61%	3	175	1012
KAITI	\$670,000	\$995,000	48.51%	4	262	10800
KAITI	\$176,000	\$250,000	42.05%	3	107	1012
KAITI	\$245,000	\$546,500	123.06%	4	214	1202
KAITI	\$146,000	\$190,000	30.14%	3	104	726
KAITI	\$126,000	\$126,000	0.00%	3	112	739
KAITI - AVERAGE SALE PRICE % OVER 2017 RV			43.07%			

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SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
MANGAPAPA	\$231,000	\$370,000	60.17%	3	93	809
MANGAPAPA	\$270,000	\$385,000	42.59%	4	135	943
MANGAPAPA	\$488,000	\$410,000	-15.98%	1	360	1669
MANGAPAPA	\$285,000	\$450,000	57.89%	4	122	855
MANGAPAPA	\$234,000	\$376,000	60.68%	3	160	1012
MANGAPAPA	\$310,000	\$420,000	35.48%	3	150	1292
MANGAPAPA	\$780,000	\$1,015,000	30.13%	5	201	3447
MANGAPAPA	\$215,000	\$357,000	66.05%	3	70	739
MANGAPAPA - AVERAGE SALE PRICE % OVER 2017 RV			42.13%			
OUTER KAITI	\$350,000	\$350,000	0.00%	4	162	544
OUTER KAITI - no assessment as RV set at sale price given subdivision off a bigger block and no current RV						
TAMARAU	\$284,000	\$430,000	51.41%	3	110	2023
TAMARAU	\$236,000	\$367,000	55.51%	3	100	557
TAMARAU	\$197,000	\$284,500	44.42%	2	110	773
TAMARAU - AVERAGE SALE PRICE % OVER 2017 RV			50.45%			
TE HAPARA	\$369,000	\$550,000	49.05%	4	153	1093
TE HAPARA	\$271,000	\$372,000	37.27%	3	114	460
TE HAPARA	\$189,000	\$340,000	79.89%	3	90	659
TE HAPARA	\$356,000	\$600,000	68.54%	4	257	2251
TE HAPARA	\$235,000	\$355,000	51.06%	2	90	442
TE HAPARA	\$334,000	\$445,000	33.23%	3	174	986
TE HAPARA	\$347,000	\$470,000	35.45%	4	170	1023
TE HAPARA	\$196,000	\$307,500	56.89%	2	80	600
TE HAPARA	\$194,000	\$344,000	77.32%	3	84	507
TE HAPARA	\$253,000	\$350,000	38.34%	2	100	680
TE HAPARA	\$149,000	\$202,000	35.57%	3	90	664
TE HAPARA	\$211,000	\$370,000	75.36%	3	130	501
TE HAPARA	\$158,000	\$252,000	59.49%	2	80	0
TE HAPARA	\$169,000	\$232,500	37.57%	4	130	637
TE HAPARA	\$253,000	\$445,000	75.89%	4	111	776
TE HAPARA	\$168,000	\$370,000	120.24%	3	110	711
TE HAPARA	\$200,000	\$360,000	80.00%	2	104	728
TE HAPARA	\$318,000	\$425,000	33.65%	3	120	732
TE HAPARA - AVERAGE SALE PRICE % OVER 2017 RV			57.07%			

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SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
WHATAUPOKO	\$440,000	\$610,000	38.64%	4	130	1012
WHATAUPOKO	\$431,000	\$585,000	35.73%	4	230	936
WHATAUPOKO	\$269,000	\$437,000	62.45%	3	100	1275
WHATAUPOKO	\$406,000	\$550,000	35.47%	3	130	728
WHATAUPOKO	\$436,000	\$700,000	60.55%	3	163	1167
WHATAUPOKO	\$324,000	\$567,000	75.00%	3	112	880
WHATAUPOKO	\$675,000	\$765,000	13.33%	3	184	936
WHATAUPOKO	\$349,000	\$536,000	53.58%	5	210	881
WHATAUPOKO	\$654,000	\$670,000	2.45%	4	260	1323
WHATAUPOKO	\$295,000	\$460,000	55.93%	3	117	489
WHATAUPOKO	\$276,000	\$480,000	73.91%	3	134	835
WHATAUPOKO - AVERAGE SALE PRICE % OVER 2017 RV			46.84%			
AVERAGE % OVER RV OF ALL OF THE ABOVE DATA:			47.52%			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
NOVEMBER 2018	\$341,600	35	85
NOVEMBER 2019	\$392,000	33	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 a percentage.



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