

# february 2020

## RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
AWAPUNI	\$263,000	\$445,000	69.20%	3	110	459
AWAPUNI	\$214,000	\$435,000	103.27%	3	116	506
<b>AWAPUNI - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>86.24%</b>			
BEACH	\$625,000	\$900,000	44.00%	3	250	809
BEACH	\$545,000	\$767,500	40.83%	4	160	2074
BEACH	\$539,000	\$810,000	50.28%	3	150	809
BEACH	\$1,176,000	\$2,450,000	108.33%	3	240	1280
<b>BEACH - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>60.86%</b>			
CITY	\$266,000	\$418,000	57.14%	3	180	738
CITY	\$284,000	\$480,000	69.01%	2	170	930
CITY	\$429,000	\$675,000	57.34%	2	112	0
<b>CITY - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>61.17%</b>			
ELGIN	\$186,000	\$295,000	58.60%	4	115	1188
ELGIN	\$178,000	\$241,000	35.39%	3	95	688
ELGIN	\$332,000	\$470,000	41.57%	3	120	830
<b>ELGIN - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>45.19%</b>			
INNER KAITI	\$445,000	\$605,000	35.96%	4	190	967
INNER KAITI	\$263,000	\$550,000	109.13%	3	110	809
INNER KAITI	\$193,000	\$350,000	81.35%	2	110	390
<b>INNER KAITI - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>75.48%</b>			
KAITI	\$168,000	\$378,000	125.00%	4	120	506
KAITI	\$240,000	\$412,000	71.67%	4	124	663
KAITI	\$141,000	\$210,000	48.94%	3	130	1012
KAITI	\$249,000	\$397,500	59.64%	4	106	660
KAITI	\$188,000	\$303,500	61.44%	3	111	1095
<b>KAITI - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>73.34%</b>			
LYTTON WEST	\$309,000	\$670,000	116.83%	3	152	499
LYTTON WEST	\$374,000	\$641,000	71.39%	4	122	697
LYTTON WEST	\$547,000	\$765,000	39.85%	5	256	976
LYTTON WEST	\$573,000	\$860,000	50.09%	4	210	815
LYTTON WEST	\$875,000	\$1,267,500	44.86%	5	400	1599
<b>LYTTON WEST - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>64.60%</b>			

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SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
MANGAPAPA	\$231,000	\$390,000	68.83%	3	100	680
MANGAPAPA	\$206,000	\$415,000	101.46%	4	103	1004
MANGAPAPA	\$241,000	\$510,000	111.62%	4	105	1011
MANGAPAPA	\$368,000	\$450,000	22.28%	4	170	997
MANGAPAPA	\$233,000	\$471,000	102.15%	3	118	640
MANGAPAPA	\$655,000	\$827,000	26.26%	4	213	1041
MANGAPAPA	\$184,000	\$331,000	79.89%	2	70	612
MANGAPAPA	\$187,000	\$330,000	76.47%	2	60	0
MANGAPAPA	\$274,000	\$512,000	86.86%	3	132	761
MANGAPAPA	\$362,000	\$445,000	22.93%	3	144	1227
<b>MANGAPAPA - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>69.87%</b>			
OUTER KAITI	\$164,000	\$230,000	40.24%	2	90	0
OUTER KAITI	\$211,000	\$410,000	94.31%	3	130	538
OUTER KAITI	\$154,000	\$290,000	88.31%	4	110	1282
OUTER KAITI	\$157,000	\$385,000	145.22%	3	90	614
OUTER KAITI	\$210,000	\$310,000	47.62%	3	102	627
<b>OUTER KAITI - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>83.14%</b>			
TAMARAU	\$212,000	\$311,000	46.70%	3	110	318
<b>TAMARAU - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>46.70%</b>			
TE HAPARA	\$278,000	\$400,000	43.88%	3	140	647
TE HAPARA	\$220,000	\$360,000	63.64%	2	90	670
TE HAPARA	\$240,000	\$455,000	89.58%	3	130	526
TE HAPARA	\$229,000	\$400,000	74.67%	3	100	809
TE HAPARA	\$253,000	\$452,000	78.66%	3	138	1012
TE HAPARA	\$289,000	\$480,000	66.09%	3	110	371
TE HAPARA	\$445,000	\$705,000	58.43%	4	150	1796
TE HAPARA	\$307,000	\$523,000	70.36%	3	140	1214
TE HAPARA	\$341,000	\$585,000	71.55%	4	200	928
TE HAPARA	\$247,000	\$472,000	91.09%	4	123	1062
TE HAPARA	\$337,000	\$540,000	60.24%	4	140	776
TE HAPARA	\$228,000	\$290,000	27.19%	3	110	728
TE HAPARA	\$145,000	\$283,500	95.52%	2	60	531
TE HAPARA	\$314,000	\$465,000	48.09%	3	105	683
TE HAPARA	\$232,000	\$330,000	42.24%	3	133	715
TE HAPARA	\$280,000	\$460,500	64.46%	3	113	688
TE HAPARA	\$299,000	\$502,000	67.89%	3	130	609
TE HAPARA	\$365,000	\$530,000	45.21%	2	150	1709
TE HAPARA	\$158,000	\$230,000	45.57%	2	80	0
TE HAPARA	\$483,000	\$646,000	33.75%	5	270	1433
TE HAPARA	\$158,000	\$170,000	7.59%	1	63	430
<b>TE HAPARA - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>59.32%</b>			

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SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
SPONGE BAY	\$487,000	\$711,000	46.00%	4	184	813
<b>SPONGE BAY - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>46.00%</b>			
WHATAUPOKO	\$245,000	\$380,000	55.10%	3	90	732
WHATAUPOKO	\$235,000	\$390,000	65.96%	3	90	404
WHATAUPOKO	\$245,000	\$305,000	24.49%	2	80	0
WHATAUPOKO	\$368,000	\$535,000	45.38%	3	140	4604
WHATAUPOKO	\$425,000	\$775,000	82.35%	5	142	1012
WHATAUPOKO	\$315,000	\$495,000	57.14%	3	107	809
WHATAUPOKO	\$251,000	\$360,000	43.43%	3	120	545
WHATAUPOKO	\$400,000	\$565,000	41.25%	3	140	1166
WHATAUPOKO	\$276,000	\$465,000	68.48%	3	100	613
WHATAUPOKO	\$210,000	\$355,000	69.05%	2	82	423
WHATAUPOKO	\$307,000	\$508,000	65.47%	3	113	759
WHATAUPOKO	\$385,000	\$671,000	74.29%	3	168	1326
<b>WHATAUPOKO - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>57.70%</b>			
<b>AVERAGE % OVER 2017 RV OF ALL OF THE ABOVE DATA:</b>			<b>63.95%</b>			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
FEBRUARY 2019	\$390,000	51	56
FEBRUARY 2020	\$450,000	36	76

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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