

june 2020

RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	\$550,000	\$815,000	48.18%	4	180	14000
BEACH	\$590,000	\$800,000	35.59%	3	145	2036
BEACH	\$640,000	\$802,000	25.31%	3	220	809
BEACH	\$479,000	\$700,000	46.14%	3	170	908
AVERAGE % ABOVE 2017 RV BEACH			38.81%			
CITY CENTRAL	\$191,000	\$340,000	78.01%	2	70	732
CITY CENTRAL	\$191,000	\$315,000	64.92%	2	70	732
CITY CENTRAL	\$217,000	\$372,500	71.66%	2	90	383
CITY CENTRAL	\$247,000	\$397,000	60.73%	3	107	484
CITY CENTRAL	\$785,000	\$925,000	17.83%	3	205	CROSS-LEASE
CITY CENTRAL	\$173,000	\$340,000	96.53%	1	60	CROSS-LEASE
AVERAGE % ABOVE 2017 RV CITY CENTRAL			64.95%			
INNER KAITI	\$330,000	\$570,000	72.73%	3	157	612
AVERAGE % ABOVE 2017 RV INNER KAITI			72.73%			
KAITI	\$123,000	\$235,000	91.06%	3	110	673
KAITI	\$140,000	\$272,000	94.29%	3	100	792
KAITI	\$335,000	\$505,000	50.75%	4	171	1482
KAITI	\$287,000	\$390,000	35.89%	4	260	1518
KAITI	\$120,000	\$208,000	73.33%	3	92	683
AVERAGE % ABOVE 2017 RV KAITI			69.06%			
LYTTON WEST	\$600,000	\$830,000	38.33%	4	220	1272
LYTTON WEST	\$337,000	\$531,000	57.57%	3	132	467
LYTTON WEST	\$449,000	\$575,000	28.06%	3	150	798
AVERAGE % ABOVE 2017 RV LYTTON WEST			41.32%			
MAKARAKA	\$315,000	\$585,000	85.71%	4	150	1000
MAKARAKA	\$247,000	\$310,000	25.51%	2	78	739
AVERAGE % ABOVE 2017 RV MAKARAKA			55.61%			

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SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
MANGAPAPA	\$260,000	\$420,000	61.54%	4	140	1012
MANGAPAPA	\$237,000	\$515,000	117.30%	3	100	1196
MANGAPAPA	\$222,000	\$380,000	71.17%	3	120	642
MANGAPAPA	\$275,000	\$467,000	69.82%	3	98	761
MANGAPAPA	\$288,000	\$400,000	38.89%	3	115	761
MANGAPAPA	\$150,000	\$225,000	50.00%	2	70	844
MANGAPAPA	\$293,000	\$545,000	86.01%	4	140	840
MANGAPAPA	\$269,000	\$490,000	82.16%	3	140	1011
AVERAGE % ABOVE 2017 RV CITY MANGAPAPA			72.11%			
OUTER KAITI	\$200,000	\$343,000	71.50%	3	100	740
OUTER KAITI	\$233,000	\$372,500	59.87%	4	180	809
OUTER KAITI	\$152,000	\$283,500	86.51%	3	90	809
OUTER KAITI	\$143,000	\$232,000	62.24%	3	84	658
OUTER KAITI	\$137,000	\$245,000	78.83%	3	103	667
OUTER KAITI	\$164,000	\$300,000	82.93%	2	90	CROSS-LEASE
OUTER KAITI	\$173,000	\$340,000	96.53%	3	92	689
OUTER KAITI	\$213,000	\$390,000	83.10%	3	104	1012
AVERAGE % ABOVE 2017 RV OUTER KAITI			77.69%			
RIVERDALE	\$276,000	\$487,500	76.63%	5	101	789
AVERAGE % ABOVE 2017 RV RIVERDALE			76.63%			
TE HAPARA	\$226,000	\$417,500	84.73%	4	160	645
TE HAPARA	\$236,000	\$425,000	80.08%	3	100	544
TE HAPARA	\$264,000	\$494,000	87.12%	3	131	954
TE HAPARA	\$714,000	\$1,040,000	45.66%	3	342	1464
TE HAPARA	\$255,000	\$465,000	82.35%	3	140	744
TE HAPARA	\$268,000	\$450,000	67.91%	3	158	703
TE HAPARA	\$249,000	\$420,000	68.67%	3	103	728
TE HAPARA	\$233,000	\$440,000	88.84%	3	120	1032
TE HAPARA	\$196,000	\$350,000	78.57%	3	104	474
TE HAPARA	\$241,000	\$435,000	80.50%	4	110	782
TE HAPARA	\$511,000	\$625,000	22.31%	5	250	1904
TE HAPARA	\$81,000	\$155,000	91.36%	2	60	CROSS-LEASE
TE HAPARA	\$475,000	\$598,000	25.89%	4	320	1199
TE HAPARA	\$196,000	\$257,000	31.12%	2	98	520
AVERAGE % ABOVE 2017 RV TE HAPARA			66.80%			

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SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
WHATAUPOKO	\$544,000	\$630,000	15.81%	3	131	809
WHATAUPOKO	\$262,000	\$445,000	69.85%	3	160	674
WHATAUPOKO	\$326,000	\$585,000	79.45%	3	120	880
WHATAUPOKO	\$431,000	\$525,000	21.81%	3	133	1037
WHATAUPOKO	\$369,000	\$486,250	31.78%	4	160	726
WHATAUPOKO	\$339,000	\$485,000	43.07%	3	132	926
WHATAUPOKO	\$356,000	\$550,000	54.49%	3	130	758
AVERAGE % ABOVE 2017 RV WHATAUPOKO			45.18%			
AVERAGE % ABOVE 2017 OF ALL ABOVE SALES			63.13%			

REINZ DATA STATISTICS FOR THE MONTH: RESIDENTIAL HOUSES *(including apartments)*

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
JUNE 2019	\$340,000	30	57
JUNE 2020	\$440,000	39	54

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.

Suburbs covered : Elgin, Gisborne Central, Heatherlea, Inner Kaiti, Kaiti, Lytton West, Mangapapa, Okitu, Riverdale, Tamarau, Te Hapara, Wainui, Whataupoko

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