

july 2020

RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
AWAPUNI	\$172,000	\$395,000	129.65%	3	104	809
AWAPUNI – AVERAGE SALE PRICE % OVER 2017 RV			129.65%			
CITY	\$795,000	\$1,100,000	38.36%	3	205	APARTMENT
CITY – AVERAGE SALE PRICE % OVER 2017 RV			38.36%			
ELGIN	\$228,000	\$485,000	112.72%	4	110	1012
ELGIN	\$148,000	\$260,000	75.68%	2	90	252
ELGIN – AVERAGE SALE PRICE % OVER 2017 RV			94.20%			
INNER KAITI	\$745,000	\$1,100,000	47.65%	4	271	1020
INNER KAITI – AVERAGE SALE PRICE % OVER 2017 RV			47.65%			
KAITI	\$216,000	\$480,000	122.22%	2	80	242
KAITI	\$164,000	\$515,000	214.02%	4	141	474
KAITI	\$298,000	\$495,000	66.11%	4	247	895
KAITI – AVERAGE SALE PRICE % OVER 2017 RV			134.21%			
LYTTON WEST	\$382,000	\$710,000	85.86%	3	130	402
LYTTON WEST	\$625,000	\$860,000	37.60%	4	260	878
LYTTON WEST	\$661,000	\$996,000	50.68%	4	273	976
LYTTON WEST – AVERAGE SALE PRICE % OVER 2017 RV			58.05%			
MANGAPAPA	\$339,000	\$483,000	42.48%	3	123	745
MANGAPAPA	\$252,000	\$562,000	123.02%	4	113	1012
MANGAPAPA – AVERAGE SALE PRICE % OVER 2017 RV			82.75%			
OUTER KAITI	\$194,000	\$400,000	106.19%	4	123	643
OUTER KAITI	\$279,000	\$450,000	61.29%	4	159	4401
OUTER KAITI	\$273,000	\$540,000	97.80%	5	200	6394
OUTER KAITI – AVERAGE SALE PRICE % OVER 2017 RV			88.43%			
RIVDERALE	\$293,000	\$436,000	48.81%	3	108	646
RIVERDALE	\$314,000	\$480,750	53.11%	3	110	806
RIVERDALE – AVERAGE SALE PRICE % OVER 2017 RV			50.96%			
TAMARAU	\$330,000	\$525,000	59.09%	4	180	1012
TAMARAU – AVERAGE SALE PRICE % OVER 2017 RV			59.09%			

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SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
TE HAPARA	\$237,000	\$490,000	106.75%	3	106	652
TE HAPARA	\$194,000	\$310,000	59.79%	2	90	521
TE HAPARA	\$229,000	\$455,000	98.69%	4	150	611
TE HAPARA	\$308,000	\$525,000	70.45%	4	135	655
TE HAPARA	\$284,000	\$485,000	70.77%	3	130	CROSS-LEASE
TE HAPARA	\$325,000	\$475,000	46.15%	4	220	817
TE HAPARA	\$190,000	\$366,000	92.63%	2	120	506
TE HAPARA	\$153,000	\$295,000	92.81%	3	90	802
TE HAPARA	\$410,000	\$707,000	72.44%	4	175	1502
TE HAPARA	\$190,000	\$375,000	97.37%	3	100	673
TE HAPARA	\$300,000	\$475,000	58.33%	3	127	961
TE HAPARA	\$274,000	\$406,000	48.18%	2	90	
TE HAPARA – AVERAGE SALE PRICE % OVER 2017 RV			76.20%			
WHATAUPOKO	\$342,000	\$440,000	28.65%	3	100	546
WHATAUPOKO	\$279,000	\$550,000	97.13%	4	150	506
WHATAUPOKO	\$363,000	\$530,000	46.01%	2	80	10200
WHATAUPOKO – AVERAGE SALE PRICE % OVER 2017 RV			57.26%			
AVERAGE % ABOVE 2017 OF ALL ABOVE SALES			78.19%			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
JULY 2019	\$355,000	30	54
JULY 2020	\$483,000	37	33

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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