

august 2020

RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	\$490,000	\$685,000	39.80%	3	140	609
BEACH	\$690,000	\$960,000	39.13%	3	166	2000
BEACH – AVERAGE SALE PRICE % OVER 2017 RV			39.46%			
CITY	\$215,000	\$419,000	94.88%	3	120	475
CITY	\$393,000	\$600,000	52.67%	2	112	-
CITY	\$178,000	\$460,000	158.43%	3	94	735
CITY – AVERAGE SALE PRICE % OVER 2017 RV			101.99%			
ELGIN	\$148,000	\$340,000	129.73%	3	97	857
ELGIN	\$199,000	\$453,000	127.64%	3	115	485
ELGIN – AVERAGE SALE PRICE % OVER 2017 RV			128.68%			
INNER KAITI	\$338,000	\$600,000	77.51%	3	140	809
INNER KAITI	\$495,000	\$700,000	41.41%	3	180	683
INNER KAITI	\$294,000	\$595,000	102.38%	3	110	862
INNER KAITI – AVERAGE SALE PRICE % OVER 2017 RV			73.77%			
KAITI	\$140,000	\$290,000	107.14%	4	100	607
KAITI – AVERAGE SALE PRICE % OVER 2017 RV			107.14%			
LYTTON WEST	\$403,000	\$670,000	66.25%	2	120	641
LYTTON WEST	\$441,000	\$752,000	70.52%	4	176	780
LYTTON WEST	\$569,000	\$740,000	30.05%	4	195	919
LYTTON WEST – AVERAGE SALE PRICE % OVER 2017 RV			55.61%			
MANGAPAPA	\$163,000	\$350,000	114.72%	3	110	574
MANGAPAPA	\$189,000	\$323,000	70.90%	2	80	-
MANGAPAPA	\$355,000	\$653,000	83.94%	3	140	809
MANGAPAPA	\$179,000	\$457,000	155.31%	2	80	-
MANGAPAPA	\$330,000	\$547,050	65.77%	3	134	787
MANGAPAPA	\$191,000	\$410,000	114.66%	2	62	1012
MANGAPAPA	\$201,000	\$353,000	75.62%	3	80	943
MANGAPAPA	\$272,000	\$532,000	95.59%	3	163	728
MANGAPAPA – AVERAGE SALE PRICE % OVER 2017 RV			97.06%			
OUTER KAITI	\$198,000	\$390,000	96.97%	3	90	728
OUTER KAITI – AVERAGE SALE PRICE % OVER 2017 RV			96.97%			
RIVERDALE	\$365,000	\$740,000	102.74%	3	131	750
RIVERDALE	\$870,000	\$1,175,000	35.06%	6	346	2235
RIVERDALE	\$314,000	\$480,750	53.11%	3	110	806
RIVERDALE – AVERAGE SALE PRICE % OVER 2017 RV			78.55%			

tracy real estate

121 Ormond Road, Gisborne

P 06 929 1933 | M 027 553 5360 | E tracy@tracyrealestate.co.nz

Tracy Bristowe, AREINZ | Licensed Real Estate Agent REA 2008

www.tracyrealestate.co.nz

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SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
TE HAPARA	\$548,000	\$865,000	57.85%	3	197	1044
TE HAPARA	\$127,000	\$389,000	206.30%	3	110	654
TE HAPARA	\$178,000	\$290,000	62.92%	2	80	532
TE HAPARA	\$209,000	\$360,000	72.25%	3	113	365
TE HAPARA	\$221,000	\$440,000	99.10%	3	100	723
TE HAPARA	\$238,000	\$478,000	100.84%	2	120	1113
TE HAPARA	\$243,000	\$391,500	61.11%	3	112	556
TE HAPARA	\$264,000	\$470,000	78.03%	3	100	635
TE HAPARA	\$407,000	\$550,000	35.14%	4	223	2754
TE HAPARA	\$193,000	\$332,000	72.02%	3	103	465
TE HAPARA – AVERAGE SALE PRICE % OVER 2017 RV			84.55%			
WHATAUPOKO	\$320,000	\$400,000	25.00%	3	110	500
WHATAUPOKO – AVERAGE SALE PRICE % OVER 2017 RV			25.00%			
AVERAGE % ABOVE 2017 OF ALL ABOVE SALES			84.25%			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
AUGUST 2019	\$420,000	32	37
AUGUST 2020	\$460,000	30	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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