

# october 2020

## RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	\$800,000	\$1,195,000	49.38%	4	320	1197
BEACH	\$615,000	\$925,000	50.41%	4	200	1239
BEACH	\$615,000	\$920,000	49.59%	3	164	2140
<b>BEACH – AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>49.79%</b>			
CITY	\$424,000	\$1,100,000	159.43%	8	270	809
CITY	\$218,000	\$540,000	147.71%	2	90	1012
<b>CITY CENTRAL – AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>153.57%</b>			
ELGIN	\$207,000	\$380,000	83.57%	3	104	955
ELGIN	\$261,000	\$435,000	66.67%	2	120	360
<b>ELGIN – AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>75.12%</b>			
INNER KAITI	\$210,000	\$415,000	97.62%	2	100	500
INNER KAITI	\$480,000	\$875,000	82.29%	4	208	1012
INNER KAITI	\$575,000	\$965,000	67.83%	3	200	1363
INNER KAITI	\$350,000	\$605,000	72.86%	3	160	1517
INNER KAITI	\$252,000	\$535,000	112.30%	3	160	1075
<b>INNER KAITI – AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>86.58%</b>			
KAITI	\$331,000	\$950,000	187.01%	4	250	2479
KAITI	\$197,000	\$290,100	47.26%	3	126	890
KAITI	\$141,000	\$290,000	105.67%	3	98	673
KAITI	\$207,000	\$470,000	127.05%	3	120	607
<b>KAITI – AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>116.75%</b>			
LYTTON WEST	\$286,000	\$656,000	129.37%	3	152	465
<b>LYTTON WEST – AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>129.37%</b>			

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SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
MANGAPAPA	\$259,000	\$540,000	108.49%	2	80	811
MANGAPAPA	\$231,000	\$590,000	155.41%	3	111	673
MANGAPAPA	\$237,000	\$550,000	132.07%	2	90	597
MANGAPAPA	\$301,000	\$635,000	110.96%	3	120	1022
MANGAPAPA	\$310,000	\$630,000	103.23%	3	111	754
MANGAPAPA	\$375,000	\$600,000	60.00%	3	150	948
MANGAPAPA	\$320,000	\$530,000	65.63%	4	131	864
MANGAPAPA	\$313,000	\$480,000	53.35%	3	130	607
MANGAPAPA	\$404,000	\$760,000	88.12%	7	200	1158
MANGAPAPA	\$291,000	\$505,000	73.54%	3	100	1370
MANGAPAPA	\$214,000	\$511,000	138.79%	2	81	415
MANGAPAPA	\$169,000	\$360,000	113.02%	3	100	716
MANGAPAPA	\$266,000	\$585,000	119.92%	3	126	635
<b>MANGAPAPA – AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>101.73%</b>			
OUTER KAITI	\$384,000	\$725,000	88.80%	7	230	756
OUTER KAITI	\$173,000	\$448,000	158.96%	4	110	951
OUTER KAITI	\$130,000	\$167,000	28.46%	3	100	683
OUTER KAITI	\$195,000	\$430,000	120.51%	5	190	1029
OUTER KAITI	\$335,000	\$570,000	70.15%	3	140	983
OUTER KAITI	\$154,000	\$400,000	159.74%	3	102	655
OUTER KAITI	\$200,000	\$400,000	100.00%	3	110	942
<b>OUTER KAITI – AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>103.80%</b>			
RIVERDALE	\$745,000	\$1,430,000	91.95%	3	285	2602
RIVERDALE	\$675,000	\$1,230,000	82.22%	4	257	1875
RIVERDALE	\$314,000	\$621,000	97.77%	3	130	2023
<b>RIVERDALE – AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>90.65%</b>			
TE HAPARA	\$287,000	\$445,000	55.05%	3	110	1012
TE HAPARA	\$287,000	\$539,000	87.80%	3	110	607
TE HAPARA	\$292,000	\$625,000	114.04%	3	111	663
TE HAPARA	\$297,000	\$535,000	80.13%	3	113	1026
TE HAPARA	\$156,000	\$416,000	166.67%	3	110	638
TE HAPARA	\$399,000	\$640,000	60.40%	4	154	647
TE HAPARA	\$191,000	\$440,000	130.37%	3	110	868
TE HAPARA	\$221,000	\$430,000	94.57%	1	70	0
TE HAPARA	\$264,000	\$830,000	214.39%	4	152	1118
TE HAPARA	\$237,000	\$473,000	99.58%	3	100	607
TE HAPARA	\$258,000	\$465,000	80.23%	3	110	0
TE HAPARA	\$224,000	\$540,111	141.12%	3	120	700
<b>TE HAPARA – AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>84.55%</b>			

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SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
WHATAUPOKO	\$429,000	\$830,000	93.47%	4	175	961
WHATAUPOKO	\$383,000	\$590,000	54.05%	3	135	578
WHATAUPOKO	\$279,000	\$525,000	88.17%	2	130	350
WHATAUPOKO	\$411,000	\$735,000	78.83%	4	140	683
WHATAUPOKO	\$226,000	\$700,000	209.73%	3	105	415
WHATAUPOKO	\$229,000	\$431,000	88.21%	2	80	731
WHATAUPOKO	\$221,000	\$380,000	71.95%	3	138	267
WHATAUPOKO	\$465,000	\$750,000	61.29%	4	197	809
WHATAUPOKO	\$376,000	\$630,000	67.55%	3	145	506
WHATAUPOKO	\$524,000	\$781,000	49.05%	4	210	1037
WHATAUPOKO	\$415,000	\$680,000	63.86%	3	134	856
WHATAUPOKO	\$530,000	\$1,060,000	100.00%	4	164	2309
<b>WHATAUPOKO – AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>85.51%</b>			
<b>AVERAGE % ABOVE 2017 OF ALL ABOVE SALES</b>			<b>98.56%</b>			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
OCTOBER 2019	\$425,000	44	37
OCTOBER 2020	\$570,000	31	63

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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