

december 2020

RESIDENTIAL SALES GISBORNE

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**NOTE : Assessed for the end of 2020 on the basis of 2017 RV not the new 2020 RV that have just been released**

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
CITY CENTRAL	\$302,000	\$650,000	115.23%	3	130	829
CITY CENTRAL	\$171,000	\$452,000	164.33%	2	100	507
CITY CENTRAL	\$183,000	\$400,000	118.58%	3	86	400
<b>CITY CENTRAL – AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>132.71%</b>			
ELGIN	\$193,000	\$470,000	143.52%	4	130	759
ELGIN	\$214,000	\$525,000	145.33%	3	130	1012
<b>ELGIN - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>144.43%</b>			
INNER KAITI	\$271,000	\$733,000	170.48%	3	170	710
INNER KAITI	\$227,000	\$530,000	133.48%	3	1012	1012
INNER KAITI	\$221,000	\$520,000	135.29%	2	100	C/LEASE
INNER KAITI	\$216,000	\$607,500	181.25%	2	140	760
<b>INNER KAITI – AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>155.13%</b>			
KAITI	\$310,000	\$710,000	129.03%	3	120	809
KAITI	\$222,000	\$560,000	152.25%	2	140	1012
KAITI	\$234,000	\$580,000	147.86%	2	110	C/LEASE
KAITI	\$236,000	\$645,000	173.31%	3	90	1316
KAITI	\$234,000	\$560,000	139.32%	2	100	C/LEASE
KAITI	\$133,000	\$260,000	95.49%	3	100	738
<b>KAITI - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>139.54%</b>			
LYTTON WEST	\$330,000	\$645,000	95.45%	3	104	534
<b>LYTTON WEST - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>95.45%</b>			
MANGAPAPA	\$260,000	\$700,000	169.23%	3	110	809
MANGAPAPA	\$270,000	\$590,000	118.52%	6	190	883
MANGAPAPA	\$263,000	\$590,000	124.33%	3	125	508
MANGAPAPA	\$292,000	\$595,000	103.77%	3	130	809
MANGAPAPA	\$715,000	\$800,000	11.89%	6	333	868
MANGAPAPA	\$295,000	\$550,000	86.44%	3	140	842
MANGAPAPA	\$222,000	\$562,000	153.15%	3	100	622
MANGAPAPA	\$260,000	\$443,000	70.38%	3	110	651
MANGAPAPA	\$215,000	\$421,000	95.81%	2	80	2732
MANGAPAPA	\$310,000	\$631,000	103.55%	3	95	1619
<b>MANGAPAPA - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>103.71%</b>			
OUTER KAITI	\$162,000	\$460,000	183.95%	3	90	767
OUTER KAITI	\$181,000	\$418,000	130.94%	3	110	626
OUTER KAITI	\$165,000	\$300,000	81.82%	2	120	809
OUTER KAITI	\$169,000	\$532,000	214.79%	3	100	618
<b>OUTER KAITI - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>152.88%</b>			

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SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
RIVERDALE	\$240,000	\$550,000	129.17%	3	92	601
RIVERDALE	\$286,000	\$545,000	90.56%	3	92	630
RIVERDALE	\$330,000	\$625,000	89.39%	3	122	935
RIVERDALE	\$380,000	\$708,000	86.32%	3	150	800
RIVERDALE	\$580,000	\$1,150,000	98.28%	4	213	646
<b>RIVERDALE - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>98.74%</b>			
SPONGE BAY	\$380,000	\$820,000	115.79%	3	148	818
<b>SPONGE BAY - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>115.79%</b>			
TAMARAU	\$301,000	\$655,000	117.61%	3	122	2023
TAMARAU	\$186,000	\$435,000	133.87%	2	75	1229
<b>TAMARAU - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>125.74%</b>			
TE HAPARA	\$225,000	\$295,000	31.11%	2	110	0
TE HAPARA	\$384,000	\$770,000	100.52%	4	190	807
TE HAPARA	\$365,000	\$821,000	124.93%	3	171	902
TE HAPARA	\$269,000	\$580,000	115.61%	3	94	733
TE HAPARA	\$295,000	\$650,000	120.34%	3	93	711
TE HAPARA	\$308,000	\$750,000	143.51%	4	170	881
TE HAPARA	\$159,000	\$361,000	127.04%	2	100	304
TE HAPARA	\$253,000	\$560,000	121.34%	2	120	648
TE HAPARA	\$277,000	\$520,000	87.73%	3	120	754
TE HAPARA	\$251,000	\$565,000	125.10%	3	130	642
<b>TE HAPARA - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>109.72%</b>			
WHATAUPOKO	\$372,000	\$900,000	141.94%	4	170	946
WHATAUPOKO	\$209,000	\$560,000	167.94%	2	75	496
WHATAUPOKO	\$470,000	\$1,200,000	155.32%	12	400	1044
WHATAUPOKO	\$580,000	\$1,380,000	137.93%	4	353	979
WHATAUPOKO	\$337,000	\$625,000	85.46%	4	130	728
WHATAUPOKO	\$317,000	\$600,000	89.27%	3	130	881
WHATAUPOKO	\$357,000	\$841,000	135.57%	4	200	943
WHATAUPOKO	\$249,000	\$600,000	140.96%	3	100	395
WHATAUPOKO	\$300,000	\$630,000	110.00%	3	142	774
WHATAUPOKO	\$717,000	\$1,200,000	67.36%	5	226	1300
<b>WHATAUPOKO - AVERAGE SALE PRICE % OVER 2017 RV</b>			<b>123.18%</b>			
<b>AVERAGE % SALE PRICE ABOVE 2017 RV OF ALL ABOVE SALES :</b>			<b>122.05%</b>			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
DECEMBER 2019	\$410,000	30	48
DECEMBER 2020	\$590,000	29	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, Sponge Bay Tamarau, Te Hapara, Wainui, Whataupoko

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