

april 2021

RESIDENTIAL SALES GISBORNE

tracy real estate

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
WAINUI	\$949,000	\$950,000	0.11%	4	243	1012
WAINUI	\$1,872,000	\$2,775,000	48.24%	4	180	1490
WAINUI	\$1,151,000	\$1,650,000	43.35%	3	232	820
<b>WAINUI – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>30.57%</b>			
ELGIN	\$463,000	\$602,000	30.02%	3	126	862
ELGIN	\$363,000	\$435,000	19.83%	3	101	830
<b>ELGIN – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>24.93%</b>			
INNER KAITI	\$636,000	\$880,000	38.36%	3	155	838
INNER KAITI	\$510,000	\$750,000	47.06%	3	124	809
<b>INNER KAITI – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>42.71%</b>			
KAITI	\$424,000	\$507,000	19.58%	3	120	688
KAITI	\$369,000	\$490,000	32.79%	2	105	1012
KAITI	\$413,000	\$625,000	51.33%	2	120	0
<b>KAITI – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>34.57%</b>			
MANGAPAPA	\$443,000	\$465,000	4.97%	3	124	546
MANGAPAPA	\$298,000	\$320,000	7.38%	2	83	678
MANGAPAPA	\$343,000	\$510,000	48.69%	2	80	834
<b>MANGAPAPA – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>20.35%</b>			
OUTER KAITI	\$353,000	\$391,500	10.91%	3	130	1003
OUTER KAITI	\$334,000	\$480,000	43.71%	3	100	1086
OUTER KAITI	\$276,000	\$400,000	44.93%	3	120	655
OUTER KAITI	\$360,000	\$530,000	47.22%	3	126	809
OUTER KAITI	\$272,000	\$370,000	36.03%	3	91	662
<b>OUTER KAITI – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>36.56%</b>			
RIVERDALE	\$630,000	\$767,000	21.75%	2	140	486
<b>RIVERDALE – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>21.75%</b>			
TAMARAU	\$338,000	\$484,000	43.20%	4	101	865
<b>TAMARAU – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>43.20%</b>			
TE HAPARA	\$502,000	\$690,000	37.45%	4	112	855
TE HAPARA	\$388,000	\$490,000	26.29%	3	137	501
TE HAPARA	\$433,000	\$550,000	27.02%	4	125	586
TE HAPARA	\$738,000	\$810,000	9.76%	6	190	739
TE HAPARA	\$504,000	\$690,000	36.90%	3	120	759
TE HAPARA	\$544,000	\$722,000	32.72%	3	124	799
<b>TE HAPARA – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>28.36%</b>			

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
WHATAUPOKO	\$583,000	\$955,000	63.81%	3	130	683
WHATAUPOKO	\$524,000	\$762,500	45.52%	3	117	489
WHATAUPOKO	\$829,000	\$1,120,000	35.10%	3	178	937
WHATAUPOKO	\$946,000	\$1,280,000	35.31%	4	184	936
WHATAUPOKO	\$540,000	\$701,000	29.81%	4	140	1012
WHATAUPOKO	\$1,019,000	\$1,733,000	70.07%	4	277	5177
WHATAUPOKO	\$795,000	\$935,000	17.61%	5	270	890
<b>WHATAUPOKO – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>42.46%</b>			
<b>AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES</b>			<b>33.54%</b>			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
APRIL 2020 ("COVID")	\$400,000	38	9
APRIL 2021	\$690,000	35	45

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 2020 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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