

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	\$1,011,000	\$1,653,000	63.50%	4	160	809
<b>BEACH – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>63.50%</b>			
CITY	\$4,918,000	\$5,833,000	18.61%	8	2780	6678
CITY	\$609,000	\$830,000	36.29%	2	112	0
<b>GISBORNE – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>27.45%</b>			
ELGIN	\$289,000	\$500,000	73.01%	3	110	606
ELGIN	\$274,000	\$260,000	-5.11%	4	101	678
<b>ELGIN – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>33.95%</b>			
INNER KAITI	\$451,000	\$765,000	69.62%	3	115	700
<b>INNER KAITI – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>69.62%</b>			
KAITI	\$286,000	\$450,000	57.34%	2	90	0
KAITI	\$368,000	\$550,000	49.46%	4	103	728
<b>KAITI – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>53.40%</b>			
MAKARAKA	\$490,000	\$650,000	32.65%	3	100	809
MAKARAKA	\$530,000	\$910,000	71.70%	4	230	4047
MAKARAKA	\$521,000	\$525,000	0.77%	5	291	1012
<b>LYTTON WEST – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>27.21%</b>			
MANGAPAPA	\$396,000	\$490,000	23.74%	3	133	809
MANGAPAPA	\$410,000	\$495,000	20.73%	3	96	668
<b>MANGAPAPA – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>22.23%</b>			
OUTER KAITI	\$980,000	\$1,600,000	63.27%	5	182	3327
OUTER KAITI	\$305,000	\$460,000	50.82%	3	100	637
OUTER KAITI	\$276,000	\$360,000	30.43%	2	87	680
OUTER KAITI	\$331,000	\$420,000	26.89%	3	90	620
<b>OUTER KAITI – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>42.85%</b>			
TAMARAU	\$291,000	\$400,000	37.46%	3	94	804
<b>TAMARAU – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>37.46%</b>			
WHATAUPOKO	\$349,000	\$460,000	31.81%	1	80	511
WHATAUPOKO	\$548,000	\$765,000	39.60%	2	100	787
WHATAUPOKO	\$527,000	\$695,000	31.88%	3	130	506
WHATAUPOKO	\$601,000	\$685,000	13.98%	3	121	655
<b>WHATAUPOKO – AVERAGE SALE PRICE % ABOVE 2020 RV</b>			<b>29.31%</b>			
<b>AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES</b>			<b>38.11%</b>			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
AUGUST 2020	\$460,000	32	38
AUGUST 2021	\$500,000	37	22

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