

september 2021

RESIDENTIAL SALES GISBORNE

tracy real estate

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
AWAPUNI	\$456,000	\$885,000	94.08%	3	100	1399
AWAPUNI	\$1,950,000	\$2,826,000	44.92%	5	210	769
AWAPUNI AVERAGE % SALE PRICE ABOVE RV			69.50%			
BEACH	\$796,000	\$965,000	21.23%	5	270	809
BEACH AVERAGE % SALE PRICE ABOVE RV			21.23%			
ELGIN	\$296,000	\$380,000	28.38%	3	101	702
ELGIN	\$349,000	\$425,000	21.78%		100	0
ELGIN	\$404,000	\$495,000	22.52%	3	102	835
ELGIN	\$378,000	\$600,000	58.73%	3	100	1040
ELGIN AVERAGE % SALE PRICE ABOVE RV			32.85%			
CITY CENTRAL	\$487,000	\$570,000	17.04%	2	120	0
CITY CENTRAL	\$408,000	\$631,500	54.78%	3	121	383
CITY CENTRAL	\$472,000	\$750,000	58.90%	3	103	857
CITY CENTRAL	\$769,000	\$970,000	26.14%	2	110	0
CITY CENTRAL AVERAGE % SALE PRICE ABOVE RV			39.21%			
INNER KAITI	\$591,000	\$775,000	31.13%	4	160	759
INNER KAITI AVERAGE % SALE PRICE ABOVE RV			31.13%			
LYTTON WEST	\$537,000	\$750,000	39.66%	3	143	709
LYTTON WEST	\$835,000	\$1,056,000	26.47%	4	200	728
LYTTON WEST	\$981,000	\$1,373,000	39.96%	4	240	805
LYTTON WEST AVERAGE % SALE PRICE ABOVE RV			35.36%			
MANGAPAPA	\$368,000	\$345,000	-6.25%	3	118	736
MANGAPAPA	\$426,000	\$576,000	35.21%	3	102	655
MANGAPAPA	\$462,000	\$625,000	35.28%	3	115	1163
MANGAPAPA	\$480,000	\$690,000	43.75%	4	98	1012
MANGAPAPA	\$552,000	\$780,000	41.30%	3	112	1012
MANGAPAPA AVERAGE % SALE PRICE ABOVE RV			29.86%			
OUTER KAITI	\$300,000	\$450,000	50.00%	3	90	613
OUTER KAITI	\$261,000	\$500,000	91.57%	3	101	619
OUTER KAITI	\$354,000	\$500,000	41.24%	3	114	833
OUTER KAITI AVERAGE % SALE PRICE ABOVE RV			60.94%			
RIVERDALE	\$439,000	\$565,000	28.70%	4	105	420
RIVERDALE	\$512,000	\$780,000	52.34%	3	95	723
RIVERDALE	\$845,000	\$1,270,000	50.30%	4	211	2896
RIVERDALE AVERAGE % SALE PRICE ABOVE RV			43.78%			
TAMARAU	\$383,000	\$580,000	51.44%	3	110	1012
TAMARAU AVERAGE % SALE PRICE ABOVE RV			51.44%			

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SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
TE HAPARA	\$130,000	\$185,000	42.31%	1	40	0
TE HAPARA	\$151,000	\$232,500	53.97%	2	60	0
TE HAPARA	\$329,000	\$410,000	24.62%	3	100	625
TE HAPARA	\$309,000	\$470,000	52.10%	3	120	833
TE HAPARA	\$376,000	\$530,000	40.96%	2	110	0
TE HAPARA	\$482,000	\$615,000	27.59%	2	116	620
TE HAPARA	\$517,000	\$647,000	25.15%	3	105	625
TE HAPARA	\$442,000	\$650,000	47.06%	3	115	395
TE HAPARA	\$582,000	\$690,000	18.56%	6	150	655
TE HAPARA	\$479,000	\$705,000	47.18%	3	106	652
TE HAPARA AVERAGE % SALE PRICE ABOVE RV			37.95%			
WHATAUPOKO	\$420,000	\$530,000	26.19%	3	110	520
WHATAUPOKO	\$526,000	\$780,000	48.29%	3	92	698
WHATAUPOKO AVERAGE % SALE PRICE ABOVE RV			37.24%			
AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES			39.86%			

REINZ DATA STATISTICS FOR THE MONTH DATA BASED ON ALL "REGIONAL" GISBORNE SALES (including apartments)

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
SEPTEMBER 2020	\$560,000	33	40
SEPTEMBER 2021	\$615,000	43	38

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: Igin, Gisborne Central, Heatherlea, Inner Kaiti, Kaiti, Lytton West, Mangapapa, Okitu, Riverdale, Tamarau, Te Hapara, Wainui, Whataupoko