

october 2021

RESIDENTIAL SALES GISBORNE

tracy real estate

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	\$1,535,000	\$3,000,000	95.44%	2	141	1460
BEACH	\$1,056,000	\$1,650,000	56.25%	3	160	961
BEACH AVERAGE % SALE PRICE ABOVE RV			75.84%			
ELGIN	\$392,000	\$530,000	35.20%	3	101	814
ELGIN	\$405,000	\$550,000	35.80%	3	90	830
ELGIN	\$268,000	\$385,500	43.84%	4	120	986
ELGIN AVERAGE % SALE PRICE ABOVE RV			38.28%			
CITY CENTRE	\$179,000	\$200,000	11.73%	1	25	0
CITY CENTRE	\$417,000	\$440,000	5.52%	2	90	361
CITY CENTRE	\$524,000	\$650,000	24.05%	2	90	320
CITY CENTRE	\$234,000	\$350,000	49.57%	1	40	0
CITY CENTRE AVERAGE % SALE PRICE ABOVE RV			22.72%			
INNER KAITI	\$480,000	\$710,000	47.92%	3	110	670
INNER KAITI	\$581,000	\$855,000	47.16%	4	190	1087
INNER KAITI AVERAGE % SALE PRICE ABOVE RV			47.54%			
KAITI	\$267,000	\$460,000	72.28%	3	90	943
KAITI	\$435,000	\$655,000	50.57%	3	110	1012
KAITI	\$270,000	\$380,000	40.74%	3	100	792
KAITI	\$377,000	\$642,000	70.29%	8	270	853
KAITI AVERAGE % SALE PRICE ABOVE RV			58.47%			
LYTTON WEST	\$878,000	\$1,031,500	17.48%	4	230	835
LYTTON WEST	\$1,112,000	\$1,650,000	48.38%	4	340	1040
LYTTON WEST AVERAGE % SALE PRICE ABOVE RV			32.93%			
MANGAPAPA	\$415,000	\$640,000	54.22%	2	88	531
MANGAPAPA	\$492,000	\$710,000	44.31%	4	110	756
MANGAPAPA	\$442,000	\$685,000	54.98%	4	150	1009
MANGAPAPA	\$398,000	\$545,000	36.93%	3	81	713
MANGAPAPA	\$761,000	\$1,250,000	64.26%	3	170	799
MANGAPAPA	\$680,000	\$810,000	19.12%	3	170	1102
MANGAPAPA	\$460,000	\$599,500	30.33%	4	103	761
MANGAPAPA	\$430,000	\$582,000	35.35%	2	80	0
MANGAPAPA	\$475,000	\$760,000	60.00%	3	190	969
MANGAPAPA	\$419,000	\$730,000	74.22%	3	90	708
MANGAPAPA	\$433,000	\$625,000	44.34%	3	90	698
MANGAPAPA AVERAGE % SALE PRICE ABOVE RV			47.10%			
OUTER KAITI	\$300,000	\$395,000	31.67%	3	100	620
OUTER KAITI	\$292,000	\$410,000	40.41%	3	98	827
OUTER KAITI	\$278,000	\$470,000	69.06%	3	103	677

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OUTER KAITI	\$700,000	\$1,200,000	71.43%	3	172	2229
OUTER KAITI	\$204,000	\$345,000	69.12%	2	70	513
OUTER KAITI	\$350,000	\$527,000	50.57%	3	88	647
OUTER KAITI	\$294,000	\$410,000	39.46%	4	110	612
OUTER KAITI AVERAGE % SALE PRICE ABOVE RV			53.10%			
TAMARAU	\$365,000	\$575,000	57.53%	3	90	959
TAMARAU	\$400,000	\$590,000	47.50%	3	101	653
TAMARAU AVERAGE % SALE PRICE ABOVE RV			52.52%			
TE HAPARA	\$370,000	\$600,000	62.16%	3	93	506
TE HAPARA	\$578,000	\$605,000	4.67%	2	123	373
TE HAPARA	\$324,000	\$560,000	72.84%	3	84	417
TE HAPARA	\$463,000	\$618,000	33.48%	3	100	533
TE HAPARA	\$598,000	\$900,000	50.50%	3	140	1034
TE HAPARA	\$479,000	\$705,000	47.18%	3	106	651
TE HAPARA	\$438,000	\$680,007	55.25%	3	91	647
TE HAPARA	\$443,000	\$702,500	58.58%	3	101	928
TE HAPARA	\$395,000	\$570,000	44.30%	2	90	0
TE HAPARA	\$418,000	\$660,000	57.89%	2	90	928
TE HAPARA	\$406,000	\$480,000	18.23%	3	111	506
TE HAPARA	\$472,000	\$600,000	27.12%	3	100	460
TE HAPARA	\$415,000	\$450,000	8.43%	2	100	0
TE HAPARA AVERAGE % SALE PRICE ABOVE RV			41.59%			
WHATAUPOKO	\$724,000	\$925,000	27.76%	4	184	1012
WHATAUPOKO	\$868,000	\$1,155,000	33.06%	3	240	925
WHATAUPOKO	\$1,446,000	\$1,900,000	31.40%	11	490	1543
WHATAUPOKO	\$450,000	\$515,000	14.44%	3	143	719
WHATAUPOKO	\$375,000	\$470,000	25.33%	2	82	845
WHATAUPOKO	\$452,000	\$715,000	58.19%	2	81	703
WHATAUPOKO	\$557,000	\$790,000	41.83%	4	178	1012
WHATAUPOKO AVERAGE % SALE PRICE ABOVE RV			33.15%			
AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES			44.21%			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
OCTOBER 2020	\$460,000	31	64
OCTOBER 2021	\$640,000	36	56

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, Tamarau, Te Hapara, Wainui, Whataupoko