

november 2021

RESIDENTIAL SALES GISBORNE

tracy real estate

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	\$1,261,000	\$2,011,000	59.48%	4	180	852
BEACH	\$830,000	\$1,202,000	44.82%	3	140	2154
AVERAGE SALE PRICE ABOVE RV - BEACH:			52.15%			
ELGIN	\$388,000	\$525,000	35.31%	3	110	801
ELGIN	\$345,000	\$540,000	56.52%	3	100	702
ELGIN	\$400,000	\$555,000	38.75%	2	91	478
ELGIN	\$459,000	\$560,000	22.00%	6	180	1014
AVERAGE SALE PRICE ABOVE RV - ELGIN:			38.15%			
CITY	\$194,000	\$277,500	43.04%	1	30	0
CITY	\$432,000	\$550,000	27.31%	3	80	421
CITY	\$345,000	\$670,000	94.20%	3	90	364
CITY	\$417,000	\$695,000	66.67%	4	113	662
CITY	\$492,000	\$776,000	57.72%	3	120	840
AVERAGE SALE PRICE ABOVE RV - CITY:			57.79%			
INNER KAITI	\$524,000	\$650,000	24.05%	4	140	888
INNER KAITI	\$712,000	\$905,000	27.11%	3	140	1032
INNER KAITI	\$529,000	\$907,000	71.46%	4	151	900
INNER KAITI	\$697,000	\$910,000	30.56%	4	165	1057
INNER KAITI	\$765,000	\$1,100,000	43.79%	3	180	683
AVERAGE SALE PRICE ABOVE RV - INNER KAITI:			39.39%			
KAITI	\$325,000	\$355,000	9.23%	2	90	422
KAITI	\$244,000	\$465,000	90.57%	3	97	599
KAITI	\$470,000	\$580,000	23.40%	3	100	671
AVERAGE SALE PRICE ABOVE RV - KAITI:			41.07%			
LYTTON WEST	\$549,000	\$785,000	42.99%	3	132	467
LYTTON WEST	\$926,000	\$1,190,000	28.51%	4	190	900
LYTTON WEST	\$947,000	\$1,190,000	25.66%	3	260	878
LYTTON WEST	\$915,000	\$1,200,000	31.15%	4	220	801
LYTTON WEST	\$843,000	\$1,210,000	43.53%	4	205	810
AVERAGE SALE PRICE ABOVE RV - LYTTON WEST:			34.37%			
MANGAPAPA	\$404,000	\$505,000	25.00%	2	90	537
MANGAPAPA	\$394,000	\$605,000	53.55%	2	93	783
MANGAPAPA	\$515,000	\$615,000	19.42%	2	90	597
MANGAPAPA	\$411,000	\$620,000	50.85%	3	101	533
MANGAPAPA	\$470,000	\$680,000	44.68%	3	160	1012
MANGAPAPA	\$460,000	\$685,000	48.91%	4	145	761
MANGAPAPA	\$471,000	\$750,000	59.24%	3	140	850
MANGAPAPA	\$550,000	\$765,000	39.09%	3	120	1022
MANGAPAPA	\$608,000	\$846,000	39.14%	5	160	799

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
MANGAPAPA	\$873,000	\$1,000,000	14.55%	4	214	2317
MANGAPAPA	\$740,000	\$1,125,000	52.03%	3	140	10900
MANGAPAPA	\$699,000	\$1,200,000	71.67%	3	145	757
MANGAPAPA	\$885,000	\$1,260,000	42.37%	3	170	10300
AVERAGE SALE PRICE ABOVE RV - MANGAPAPA:			43.12%			
OUTER KAITI	\$311,000	\$400,000	28.62%	3	104	718
OUTER KAITI	\$317,000	\$500,000	57.73%	2	71	1234
AVERAGE SALE PRICE ABOVE RV - OUTER KAITI:			43.17%			
TAMARAU	\$291,000	\$390,000	34.02%	1	54	1143
AVERAGE SALE PRICE ABOVE RV - TAMARAU:			34.02%			
TE HAPARA	\$315,000	\$435,500	38.25%	2	81	617
TE HAPARA	\$345,000	\$485,000	40.58%	3	90	622
TE HAPARA	\$419,000	\$585,000	39.62%	2	110	506
TE HAPARA	\$453,000	\$600,000	32.45%	3	115	848
TE HAPARA	\$427,000	\$615,000	44.03%	3	140	787
TE HAPARA	\$408,000	\$620,000	51.96%	3	100	1012
TE HAPARA	\$439,000	\$660,000	50.34%	3	100	702
TE HAPARA	\$444,000	\$685,000	54.28%	3	162	766
TE HAPARA	\$452,000	\$690,000	52.65%	3	170	809
TE HAPARA	\$500,000	\$714,000	42.80%	3	110	594
TE HAPARA	\$778,000	\$1,002,000	28.79%	5	230	3019
AVERAGE SALE PRICE ABOVE RV - TE HAPARA:			43.25%			
WHATAUPOKO	\$600,000	\$826,000	37.67%	3	130	749
WHATAUPOKO	\$651,000	\$860,000	32.10%	4	160	924
WHATAUPOKO	\$700,000	\$935,000	33.57%	3	140	784
WHATAUPOKO	\$765,000	\$1,100,000	43.79%	3	160	809
WHATAUPOKO	\$668,000	\$1,155,000	72.90%	4	144	1012
WHATAUPOKO	\$960,000	\$1,310,000	36.46%	4	230	1449
AVERAGE SALE PRICE ABOVE RV - WHATAUPOKO:			42.75%			
AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES			43.00%			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
NOVEMBER 2020	\$530,000	33	71
NOVEMBER 2021	\$685,000	35	62

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