

december 2021

RESIDENTIAL SALES GISBORNE

tracy real estate

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	\$988,000	\$1,155,000	17%	3	277	809
BEACH	\$1,086,000	\$1,235,000	14%	4	253	934
BEACH	\$803,000	\$973,500	21%	2	120	710
AVERAGE SALE PRICE ABOVE RV - BEACH			17%			
ELGIN	\$341,000	\$465,000	36%	2	83	1022
ELGIN	\$362,000	\$350,000	-3%	3	105	1012
AVERAGE SALE PRICE ABOVE RV - ELGIN			17%			
CITY CENTRAL	\$1,048,000	\$1,570,000	50%	3	205	APARTMENT
CITY CENTRAL	\$421,000	\$543,000	29%	4	120	663
CITY CENTRAL	\$521,000	\$881,000	69%	4	170	844
CITY CENTRAL	\$164,000	\$130,000	-21%	1	70	APARTMENT
AVERAGE SALE PRICE ABOVE RV - CITY CENTRAL			32%			
INNER KAITI	\$315,000	\$409,000	30%	2	103	811
INNER KAITI	\$511,000	\$795,000	56%	3	137	814
INNER KAITI	\$412,000	\$695,000	69%	4	110	809
AVERAGE SALE PRICE ABOVE RV - INNER KAITI			51%			
KAITI	\$352,000	\$490,000	39%	2	100	552
KAITI	\$255,000	\$450,000	76%	3	110	1454
KAITI	\$273,000	\$540,000	98%	3	120	1012
AVERAGE SALE PRICE ABOVE RV - KAITI			71%			
LYTTON WEST	\$410,000	\$710,000	73%	3	89	709
LYTTON WEST	\$568,000	\$780,000	37%	3	103	720
LYTTON WEST	\$1,095,000	\$1,650,000	51%	4	227	8511
AVERAGE SALE PRICE ABOVE RV - LYTTON WEST			54%			
MANGAPAPA	\$383,000	\$545,000	42%	3	100	668
MANGAPAPA	\$608,000	\$770,000	27%	3	151	541
MANGAPAPA	\$437,000	\$620,000	42%	3	90	1158
MANGAPAPA	\$464,000	\$670,000	44%	4	160	728
MANGAPAPA	\$343,000	\$620,000	81%	2	80	834
MANGAPAPA	\$523,000	\$784,000	50%	3	216	723
MANGAPAPA	\$516,000	\$647,000	25%	4	134	1012
MANGAPAPA	\$458,000	\$740,000	62%	4	140	1169
MANGAPAPA	\$426,000	\$635,000	49%	3	82	841
AVERAGE SALE PRICE ABOVE RV - MANGAPAPA			47%			
OUTER KAITI	\$389,000	\$410,000	5%	3	94	657
OUTER KAITI	\$285,000	\$530,000	86%	3	100	879
OUTER KAITI	\$248,000	\$415,000	67%	3	102	663
OUTER KAITI	\$730,000	\$1,150,000	58%	4	232	8046
AVERAGE SALE PRICE ABOVE RV - OUTER KAITI			54%			

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SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
RIVERDALE	\$443,000	\$570,000	29%	3	90	900
RIVERDALE	\$461,000	\$630,000	37%	3	106	603
RIVERDALE	\$464,000	\$639,000	38%	4	121	1012
RIVERDALE	\$464,000	\$646,500	39%	3	101	643
AVERAGE SALE PRICE ABOVE RV - RIVERDALE			36%			
TE HAPARA	\$355,000	\$522,500	47%	3	110	625
TE HAPARA	\$630,000	\$882,000	40%	4	151	932
TE HAPARA	\$446,000	\$595,000	33%	3	104	682
TE HAPARA	\$504,000	\$730,000	45%	3	120	759
TE HAPARA	\$575,000	\$1,200,000	109%	3	158	2023
TE HAPARA	\$377,000	\$696,500	85%	3	100	1012
TE HAPARA	\$332,000	\$390,000	17%	3	100	921
TE HAPARA	\$537,000	\$670,000	25%	3	120	698
TE HAPARA	\$849,000	TO BE BUILT	0%	3	156	513
AVERAGE SALE PRICE ABOVE RV - TE HAPARA			45%			
WHATAUPOKO	\$535,000	\$750,000	40%	2	100	307
WHATAUPOKO	\$624,000	\$875,000	40%	3	160	525
WHATAUPOKO	\$397,000	\$550,000	39%	2	100	658
WHATAUPOKO	\$561,000	\$775,000	38%	3	120	880
WHATAUPOKO	\$538,000	\$725,000	35%	3	100	484
WHATAUPOKO	\$502,000	\$780,000	55%	3	103	684
WHATAUPOKO	\$757,000	\$1,150,000	52%	4	214	2352
WHATAUPOKO	\$619,000	\$955,000	54%	3	100	2826
WHATAUPOKO	\$891,000	\$1,380,000	55%	4	223	1400
WHATAUPOKO	\$800,000	\$1,025,000	28%	4	190	1449
WHATAUPOKO	\$627,000	\$900,000	44%	4	210	806
WHATAUPOKO	\$654,000	\$732,500	12%	2	125	CROSSLEASE
WHATAUPOKO	\$438,000	\$625,000	43%	3	93	674
AVERAGE SALE PRICE ABOVE RV - WHATAUPOKO			41%			
AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES			43%			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
DECEMBER 2020	\$590,000	28	66
DECEMBER 2021	\$695,000	33	58

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