

march 2022

RESIDENTIAL SALES GISBORNE

tracy real estate

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
AWAPUNI	\$581,000	\$745,000	28%	3	134	496
AVERAGE SALE PRICE ABOVE RV – AWAPUNI			28%			
ELGIN	\$388,000	\$585,000	51%	4	130	809
AVERAGE SALE PRICE ABOVE RV – ELGIN			51%			
CITY CENTRAL	\$700,000	\$920,000	31%	2	207	N/A
CITY CENTRAL	\$672,000	\$910,000	35%	5	220	1236
CITY CENTRAL	\$432,000	\$549,000	27%	3	120	405
CITY CENTRAL	\$457,000	\$531,000	16%	4	160	519
AVERAGE SALE PRICE ABOVE RV – CITY CENTRAL			28%			
INNER KAITI	\$874,000	\$1,275,000	46%	3	200	1363
INNER KAITI	\$727,000	\$920,000	27%	4	170	1583
INNER KAITI	\$397,000	\$585,000	47%	2	100	N/A
AVERAGE SALE PRICE ABOVE RV – INNER KAITI			40%			
KAITI	\$402,000	\$565,000	41%	3	137	893
KAITI	\$363,000	\$490,000	35%	3	93	645
KAITI	\$286,000	\$475,000	66%	3	100	764
KAITI	\$269,000	\$420,000	56%	2	90	N/A
KAITI	\$377,000	\$410,000	9%	4	200	1012
AVERAGE SALE PRICE ABOVE RV – KAITI			41%			
LYTTON WEST	\$1,076,000	\$1,300,000	21%	4	278	903
LYTTON WEST	\$953,000	\$1,200,000	26%	4	260	835
AVERAGE SALE PRICE ABOVE RV – LYTTON WEST			23%			
MANGAPAPA	\$478,000	\$445,000	-7%	3	90	809
AVERAGE SALE PRICE ABOVE RV – MANGAPAPA			-7%			
OUTER KAITI	\$467,000	\$680,000	46%	3	210	1239
OUTER KAITI	\$360,000	\$569,000	58%	2	68	1327
OUTER KAITI	\$290,000	\$477,500	65%	4	112	954
AVERAGE SALE PRICE ABOVE RV – OUTER KAITI			56%			
RIVERDALE	\$650,000	\$880,000	35%	3	147	400
AVERAGE SALE PRICE ABOVE RV – RIVERDALE			35%			
TE HAPARA	\$625,000	\$975,000	56%	5	240	1017
TE HAPARA	\$513,000	\$765,000	49%	3	120	733
TE HAPARA	\$407,000	\$500,000	23%	3	103	959
TE HAPARA	\$393,000	\$493,000	25%	2	90	N/A
TE HAPARA	\$392,000	\$480,000	22%	2	90	N/A
AVERAGE SALE PRICE ABOVE RV – TE HAPARA			35%			

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SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
WHATAUPOKO	\$850,000	\$1,260,000	48%	3	183	505
WHATAUPOKO	\$705,000	\$880,000	25%	3	235	673
WHATAUPOKO	\$593,000	\$835,000	41%	3	150	1012
WHATAUPOKO	\$678,000	\$740,000	9%	3	180	1281
WHATAUPOKO	\$542,000	\$715,000	32%	3	138	651

AVERAGE SALE PRICE ABOVE RV – WHATAUPOKO 31%

AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES 35%

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
MARCH 2021	\$645,000	35	54
MARCH 2022	\$715,000	45	33

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