

may 2022

RESIDENTIAL SALES GISBORNE

tracy real estate

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	\$828,000	\$975,000	18%	4	220	969
BEACH	\$945,000	\$1,150,000	22%	4	210	851
BEACH	\$1,035,000	\$1,410,000	36%	3	209	2038
BEACH	\$679,000	\$750,000	10%	3	160	809
AVERAGE SALE PRICE ABOVE RV – BEACH			22%			
ELGIN	\$359,000	\$610,000	70%	4	102	1103
ELGIN	\$868,000	\$1,030,000	19%	5	311	1403
ELGIN	\$349,000	\$350,000	0%	3	130	673
AVERAGE SALE PRICE ABOVE RV – ELGIN			30%			
GISBORNE	\$106,000	\$160,000	51%	1	25	0
GISBORNE	\$350,000	\$615,000	76%	3	98	405
GISBORNE	\$531,000	\$720,000	36%	2	112	0
GISBORNE	\$612,000	\$785,000	28%	3	135	372
AVERAGE SALE PRICE ABOVE RV – GISBORNE			48%			
INNER KAITI	\$563,000	\$625,000	11%	3	162	1012
INNER KAITI	\$448,000	\$690,000	54%	3	675	675
INNER KAITI	\$386,000	\$500,000	30%	2	110	1011
AVERAGE SALE PRICE ABOVE RV – INNER KAITI			32%			
KAITI	\$240,000	\$375,000	56%	3	100	738
KAITI	\$369,000	\$477,500	29%	3	110	612
KAITI	\$296,000	\$390,000	32%	4	115	698
AVERAGE SALE PRICE ABOVE RV – KAITI			39%			
LYTTON WEST	\$781,000	\$960,000	23%	4	203	1019
LYTTON WEST	\$889,000	\$1,250,000	41%	4	227	845
AVERAGE SALE PRICE ABOVE RV – LYTTON WEST			32%			
MANGAPAPA	\$504,000	\$660,000	31%	3	140	842
MANGAPAPA	\$386,000	\$460,000	19%	3	90	764
MANGAPAPA	\$544,000	\$665,000	22%	3	200	625
MANGAPAPA	\$477,000	\$550,000	15%	3	130	759
MANGAPAPA	\$446,000	\$950,000	113%	6	110	668
MANGAPAPA	\$449,000	\$725,000	61%	3	94	1189
MANGAPAPA	\$492,000	\$675,000	37%	3	123	809
AVERAGE SALE PRICE ABOVE RV – MANGAPAPA			43%			
OUTER KAITI	\$403,000	\$535,000	33%	3	190	1029
OUTER KAITI	\$325,000	\$531,000	63%	3	110	1095
OUTER KAITI	\$334,000	\$410,000	23%	3	91	751
OUTER KAITI	\$342,000	\$460,000	35%	3	100	858
AVERAGE SALE PRICE ABOVE RV – OUTER KAITI			38%			

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SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
RIVERDALE	\$1,415,000	\$2,055,000	45%	4	300	7670
RIVERDALE	\$1,083,000	\$1,200,000	11%	4	270	814
RIVERDALE	\$454,000	\$590,000	30%	2	85	639
AVERAGE SALE PRICE ABOVE RV – RIVERDALE			29%			
TE HAPARA	\$420,000	\$500,000	19%	3	112	1384
TE HAPARA	\$421,000	\$605,000	44%	3	142	825
TE HAPARA	\$470,000	\$555,000	18%	3	72	610
TE HAPARA	\$349,000	\$570,000	63%	3	92	665
TE HAPARA	\$466,000	\$685,000	47%	3	110	1012
AVERAGE SALE PRICE ABOVE RV – TE HAPARA			38%			
SPONGE BAY	\$817,000	\$910,000	11%	3	179	856
AVERAGE SALE PRICE ABOVE RV – SPONGE BAY			11%			
WHATAUPOKO	\$594,000	\$705,000	19%	3	136	468
WHATAUPOKO	\$834,000	\$950,000	14%	4	224	929
WHATAUPOKO	\$1,148,000	\$2,150,000	87%	4	331	2974
WHATAUPOKO	\$588,000	\$815,000	39%	4	120	759
AVERAGE SALE PRICE ABOVE RV – WHATAUPOKO			40%			
AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES			36%			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
MAY 2021	\$690,000	36	58
MAY 2022	\$665,000	46	47

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