

june 2022

RESIDENTIAL SALES GISBORNE

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SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
ELGIN	\$388,000	\$435,000	12%	3	110	531
AVERAGE SALE PRICE ABOVE RV – ELGIN			12%			
GISBORNE CITY	\$574,000	\$745,000	30%	4	180	725
AVERAGE SALE PRICE ABOVE RV – GISBORNE CITY			30%			
INNER KAITI	\$554,000	\$815,000	47%	5	165	900
AVERAGE SALE PRICE ABOVE RV – INNER KAITI			47%			
KAITI	\$342,000	\$420,000	23%	3	133	1543
KAITI	\$394,000	\$550,000	40%	3	120	748
AVERAGE SALE PRICE ABOVE RV – KAITI			31%			
MANGAPAPA	\$460,000	\$530,000	15%	3	123	854
MANGAPAPA	\$402,000	\$620,000	54%	4	100	857
MANGAPAPA	\$367,000	\$515,000	40%	2	80	-
MANGAPAPA	\$420,000	\$418,000	0%	3	90	637
MANGAPAPA	\$471,000	\$645,000	37%	3	110	1027
AVERAGE SALE PRICE ABOVE RV – MANGAPAPA			29%			
OUTER KAITI	\$341,000	\$420,000	23%	3	93	658
AVERAGE SALE PRICE ABOVE RV – OUTER KAITI			23%			
RIVERDALE	\$479,000	\$540,000	13%	3	100	812
RIVERDALE	\$800,000	\$980,000	23%	4	212	911
AVERAGE SALE PRICE ABOVE RV – RIVERDALE			18%			
TAMARAU	\$585,000	\$735,000	26%	3	136	368
AVERAGE SALE PRICE ABOVE RV – TAMARAU			26%			
TE HAPARA	\$499,000	\$670,000	34%	3	140	1044
TE HAPARA	\$530,000	\$780,000	47%	3	120	986
TE HAPARA	\$598,000	\$830,000	39%	3	140	852
TE HAPARA	\$415,000	\$510,000	23%	3	120	819
TE HAPARA	\$334,000	\$460,000	38%	3	110	761
TE HAPARA	\$530,000	\$615,000	16%	5	160	809
AVERAGE SALE PRICE ABOVE RV – TE HAPARA			33%			
WHATAUPOKO	\$926,000	\$1,350,000	46%	3	190	2091
WHATAUPOKO	\$859,000	\$835,000	-3%	4	210	809
WHATAUPOKO	\$854,000	\$1,185,000	39%	4	291	2327
WHATAUPOKO	\$721,000	\$850,000	18%	3	220	695
WHATAUPOKO	\$716,000	\$935,000	31%	3	170	1053
AVERAGE SALE PRICE ABOVE RV – WHATAUPOKO			26%			
AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES			28%			

the smart little fee

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
JUNE 2021	\$605,000	43	41
JUNE 2022	\$620,000	26	38

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