july 2022

RESIDENTIAL SALES GISBORNE

tracy real estate

SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
BEACH	$785,000	$1,005,000	28%	3	85	1646
BEACH	$724,000	$927,900	28%	3	100	931
AVERAGE SALE PRICE ABOVE RV – BEACH			**28%**			
ELGIN	$349,000	$473,000	36%	3	130	673
ELGIN	$352,000	$460,000	31%	2	65	1012
ELGIN	$377,000	$490,000	30%	2	155	591
AVERAGE SALE PRICE ABOVE RV – ELGIN			**32%**			
CITY	$350,000	$575,000	64%	3	148	393
AVERAGE SALE PRICE ABOVE RV – CITY			**64%**			
INNER KAITI	$549,000	$765,000	39%	4	164	1214
INNER KAITI	$299,000	$390,000	30%	2	100	0
INNER KAITI	$382,000	$530,000	39%	3	104	736
AVERAGE SALE PRICE ABOVE RV – INNER KAITI			**36%**			
LYTTON WEST	$760,000	$910,000	20%	3	118	798
LYTTON WEST	$556,000	$680,000	22%	3	131	541
LYTTON WEST	$833,000	$1,200,000	44%	4	225	845
AVERAGE SALE PRICE ABOVE RV – LYTTON WEST			**29%**			
MANGAPAPA	$380,000	$400,000	5%	2	100	831
MANGAPAPA	$1,041,000	$1,410,000	35%	4	210	1146
MANGAPAPA	$515,000	$692,000	34%	3	159	1012
MANGAPAPA	$463,000	$630,000	36%	3	90	745
MANGAPAPA	$382,000	$430,000	13%	3	102	637
AVERAGE SALE PRICE ABOVE RV – MANGAPAPA			**25%**			
OUTER KAITI	$403,000	$520,000	29%	5	200	986
OUTER KAITI	$307,000	$385,000	25%	3	90	631
OUTER KAITI	$321,000	$480,000	50%	2	90	670
AVERAGE SALE PRICE ABOVE RV – OUTER KAITI			**35%**			
TAMARAU	$365,000	$450,000	23%	3	100	656
TAMARAU [Est RV subdivided]	$570,000	$570,000	0%	4	120	693
TAMARAU	$595,000	$725,000	22%	3	122	409
TAMARAU	$360,000	$595,000	65%	4	170	857
AVERAGE SALE PRICE ABOVE RV – TAMARAU			**28%**			
TE HAPARA	$512,000	$645,000	26%	3	114	766
TE HAPARA	$413,000	$575,000	39%	2	82	690
TE HAPARA	$428,000	$540,000	26%	3	100	759
TE HAPARA	$453,000	$592,000	31%	3	140	897
TE HAPARA	$393,000	$715,000	82%	4	114	789
TE HAPARA	$446,000	$910,000	104%	3	90	1490
TE HAPARA	$453,000	$629,000	39%	4	130	862
TE HAPARA	$378,000	$618,888	64%	2	73	1636
AVERAGE SALE PRICE ABOVE RV – TE HAPARA			**51%**			

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SUBURB	2020 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
WHATAUPOKO	$586,000	$710,000	21%	3	160	764
WHATAUPOKO	$771,000	$1,000,000	30%	4	220	1396
WHATAUPOKO	$706,000	$845,000	20%	6	180	1012
WHATAUPOKO	$809,000	$637,500	-21%	4	157	955
WHATAUPOKO	$656,000	$1,000,000	52%	3	126	1057
WHATAUPOKO	$472,000	$642,000	36%	2	110	0
AVERAGE SALE PRICE ABOVE RV – WHATAUPOKO			**23%**			
AVERAGE % SALE PRICE ABOVE 2020 RV OF ALL ABOVE SALES			**34%**			

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

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
JULY 2021	$625,000	37	22
JULY 2022	$629,000	48	41

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

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