

april 2019

RESIDENTIAL SALES GISBORNE

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
AWAPUNI	\$1,525,000	\$1,900,000	24.59%	5	470	511
AWAPUNI - AVERAGE SALE PRICE % OVER 2017 RV			24.59%			
BEACH	\$1,065,000	\$1,350,000	26.76%	3	330	1.00 HA
BEACH - AVERAGE SALE PRICE % OVER 2017 RV			26.76%			
CITY CENTRAL	\$232,000	\$415,000	78.88%	3	131	506
CITY CENTRAL	\$246,000	\$291,000	18.29%	2	85	0
CITY CENTRAL	\$138,000	\$60,000	-56.52%	2	63	0
CITY CENTRAL - AVERAGE SALE PRICE % OVER 2017 RV			13.55%			
ELGIN	\$198,000	\$290,000	46.46%	3	90	830
ELGIN	\$155,000	\$229,000	47.74%	2	82	384
ELGIN	\$129,000	\$205,000	58.91%	3	115	650
ELGIN - AVERAGE SALE PRICE % OVER 2017 RV			51.04%			
INNER KAITI	\$308,000	\$400,000	29.87%	3	114	844
INNER KAITI	\$298,000	\$420,000	40.94%	3	160	1072
INNER KAITI	\$334,000	\$360,000	7.78%	3	158	900
INNER KAITI - AVERAGE SALE PRICE % OVER 2017 RV			26.20%			
KAITI	\$165,000	\$200,000	21.21%	2	103	811
KAITI	\$397,000	\$544,500	37.15%	4	192	898
KAITI	\$250,000	\$320,000	28.00%	4	153	1113
KAITI	\$287,000	\$395,000	37.63%	4	112	847
KAITI	\$354,000	\$389,000	9.89%	3	164	1048
KAITI - AVERAGE SALE PRICE % OVER 2017 RV			26.78%			
LYTTON WEST	\$547,000	\$655,000	19.74%	4	200	976
LYTTON WEST - AVERAGE SALE PRICE % OVER 2017 RV			19.74%			
MAKARAKA	\$358,000	\$471,000	31.56%	3	100	1059
MAKARAKA	\$247,000	\$310,000	25.51%	2	78	739
MAKARAKA - AVERAGE SALE PRICE % OVER 2017 RV			28.54%			
MANGAPAPA	\$176,000	\$220,000	25.00%	2	60	0
MANGAPAPA	\$377,000	\$230,000	-38.99%	4	236	1146
MANGAPAPA	\$218,000	\$285,000	30.73%	3	101	533
MANGAPAPA	\$206,000	\$260,000	26.21%	4	103	1004
MANGAPAPA	\$209,000	\$272,900	30.57%	3	94	936
MANGAPAPA	\$225,000	\$310,000	37.78%	3	93	587
MANGAPAPA	\$635,000	\$680,000	7.09%	4	183	1285
MANGAPAPA	\$254,000	\$358,000	40.94%	3	91	719
MANGAPAPA	\$223,000	\$275,000	23.32%	3	90	659
MANGAPAPA	\$275,000	\$410,000	49.09%	3	123	1492
MANGAPAPA	\$227,000	\$330,000	45.37%	3	90	833
MANGAPAPA	\$261,000	\$455,000	74.33%	3	134	635
MANGAPAPA	\$259,000	\$360,000	39.00%	2	80	811
MANGAPAPA - AVERAGE SALE PRICE % OVER 2017 RV			30.03%			

SUBURB	2017 RV	PRICE	RV/SP %	BEDS	FLOOR	LAND
OUTER KAITI	\$158,000	\$220,500	39.56%	3	91	799
OUTER KAITI	\$181,000	\$295,000	62.98%	3	115	1012
OUTER KAITI	\$156,000	\$203,000	30.13%	3	110	640
OUTER KAITI	\$315,000	\$440,000	39.68%	3	150	617
OUTER KAITI	\$208,000	\$280,000	34.62%	3	100	632
OUTER KAITI	\$173,000	\$268,000	54.91%	3	110	648
OUTER KAITI - AVERAGE SALE PRICE % OVER 2017 RV			43.65%			
RIVERDALE	\$321,000	\$525,000	63.55%	5	146	926
RIVERDALE	\$374,000	\$384,000	2.67%	4	180	607
RIVERDALE - AVERAGE SALE PRICE % OVER 2017 RV			33.11%			
TAMARAU	\$208,000	\$286,000	37.50%	3	91	873
TAMARAU	\$172,000	\$251,500	46.22%	3	100	1011
TAMARAU - AVERAGE SALE PRICE % OVER 2017 RV			41.86%			
TE HAPARA	\$179,000	\$289,000	61.45%	3	106	809
TE HAPARA	\$240,000	\$345,000	43.75%	3	113	703
TE HAPARA	\$196,000	\$245,000	25.00%	2	100	683
TE HAPARA	\$267,000	\$299,000	11.99%	4	112	638
TE HAPARA	\$178,000	\$250,000	40.45%	3	110	625
TE HAPARA	\$210,000	\$280,000	33.33%	2	80	314
TE HAPARA	\$290,000	\$415,000	43.10%	3	102	481
TE HAPARA	\$298,000	\$398,000	33.56%	2	117	373
TE HAPARA	\$235,000	\$273,200	16.26%	2	130	562
TE HAPARA	\$261,000	\$381,000	45.98%	3	137	515
TE HAPARA - AVERAGE SALE PRICE % OVER 2017 RV			35.49%			
WHATAUPOKO	\$626,000	\$780,000	24.60%	3	290	1002
WHATAUPOKO	\$410,000	\$630,000	53.66%	4	230	1449
WHATAUPOKO	\$485,000	\$581,000	19.79%	3	150	728
WHATAUPOKO	\$345,000	\$407,000	17.97%	3	100	860
WHATAUPOKO	\$275,000	\$295,000	7.27%	5	180	936
WHATAUPOKO	\$302,000	\$510,000	68.87%	2	110	692
WHATAUPOKO	\$574,000	\$612,000	6.62%	4	210	809
WHATAUPOKO	\$400,000	\$415,000	3.75%	3	220	1593
WHATAUPOKO	\$426,000	\$471,000	10.56%	3	130	652
WHATAUPOKO	\$298,000	\$390,000	30.87%	3	100	759
WHATAUPOKO	\$350,000	\$465,000	32.86%	3	141	784
WHATAUPOKO	\$392,000	\$570,000	45.41%	3	240	1118
WHATAUPOKO - AVERAGE SALE PRICE % OVER 2017 RV			26.85%			
AVERAGE % OVER RV OF ALL OF THE ABOVE DATA			31.47%			

REINZ DATA STATISTICS FOR THE MONTH: RESIDENTIAL HOUSES (INCLUDING APARTMENTS)

RESIDENTIAL HOUSES	MEDIAN	MEDIAN DAYS	NUMBER SOLD
APRIL 2018	\$312,000	36	62
APRIL 2019	\$358,000	36	68

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 2017 RV expressed as an percentage.

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