



TOMprop.com DATA SCIENCE

Residential Property Price per square meter

Statistical & Valuation Document

Perceptions are interesting, facts produce stats!

LIVE PROPERTY PRICING

“on the market today” South Africa

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Volume July 2019 PPI –SA Q2

Our Message is Simple!

Use our statistical information for Free, but always use a Property Practitioner to sell your Home or Commercial Building. They are trained professionals operating with all the necessary tools.

STATS you can rely on <https://www.tomprop.com/statistics>

South Africa's only Live PPI-SA "On the Market Today" Property Pricing per area per square meter

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The Value of your Property is determined by the sum weighted average value of ALL other Properties on the market in your area. Properties compete with each other and buyers evaluate pricing according to what is on the market TODAY!

Buyers will sometimes spend weeks assessing the average price per square meter of an area and systematically migrate to the most competitively priced properties that satisfy most of their selection criteria. It is therefore imperative that Property Practitioners and Sellers understand the Pricing of what is on the market TODAY in order to set pricing accurately!

Weighted average Price per square meter today!

TOMprop Property Valuation Calculator

Remember, past sales stats are totally irrelevant due to the fact that they are polluted with distressed sales, sales in execution, sales between family members and friends and a whole host of other factors which render these stats useless. Neither do past sales stats take into account the current climate, mood of the market or the simple and current supply demand logic. We therefore strongly urge you to make use of the live pricing “weighted average price per square meter” on the market today for accuracy and efficiency! There is no intrinsic value other than the average pricing of what is on the market competing with your property today!

ADJUSTING FACTORS:

A few easy steps will help you accurately value your property.

EXAMPLE: if your property has superior, same as or inferior finishes relative the average property in your suburb, you would either add a 1% or perhaps a -2% dependent on the status quo

Positioning within suburb (-6% to +23%)

This is particularly prevalent to coastal apartments whom may have a front row positioning on the sea front or maybe a few rows back. Also note that every suburb has the good, bad and ugly streets or positioning within.

Condition/finishes relative to the suburb (-5% to +11%)

It is common cause that if you have a recently refurbished interior/exterior or highly appointed property relative to those in your suburb, you would be able to add a factor or conversely need to reduce the value for old and ageing finishes.

Views relative to the suburb (-5% to +5%)

Always consider if you have already factored in your superior or inferior “position within suburb” as mentioned above. This is for that house on a hill that overlooks the city or sadly a house that faces onto old warehouse buildings. Centrally situated relative to the suburb could always be neutral (0%)

Age of Apartment Block (-3, 5% to +3, 5%)

A factor which would be used when considering the age of an apartment block or cluster homes is the likelihood of maintenance costs/extra levies which could impact negatively if the body corporate is not well capitalised at time of buying/selling. Generally speaking the older blocks will require more maintenance.

Parking Facilities – 2 p/bays or more etc. (-3% to +4%)

Again this would be more applicable to cluster homes and apartments. Often modern apartments have little to no extra parking and this comes at a premium if you do have. Consider parking facilities for visitors and compare with the norm in your suburb.

Brand New Developments (+13%)

A rule of thumb exists here after measuring many new developments against the market and second hand sales. Buying off plan generally saves transfer duties and due to the fact that all fixtures and fittings are brand new, a 13% positive factor is the norm. Do not forget that you are factoring in all the other relevant adjustments above.

Your Own Factor – Call it Intuition

This we leave to you, there could be extra-ordinary factors such as development rights for further densification or any other reason that you will intuitively add or subtract. Never get emotional and always consider how your property needs to compete with the pricing of all other properties on the market in your suburb today!

Regional Overview

Western Cape:

Why we do not use Past Property Sales Stats

Past sales stats are irrelevant to current market conditions, and these stats are littered with sales between family and friends, quick sells, liquidation sales, deceased estates and so on. One cannot seriously utilise these tainted statistics as a gauge of property pricing by any means.

The true market value of any residential property is the sum weighted average price per square meter currently on the market in your suburb TODAY! Should you wish to put your property on the market then you have to compete with all other properties currently on the market. It therefore goes without saying that if you do not compete in the Live Pricing space, then you are not IN the market, but merely making up the numbers.

Property Valuations in Cape Town and surrounds make for interesting reading.

The past six months have seen an increase in Live Asking Prices in certain areas as well as a decrease in other areas. We make mention first why we only utilise Live Asking Prices as a property valuation technique as opposed to “past sales stats” which is commonly used in the industry.

The movers and shakers in Cape Town and surrounds for the past 6 months are: Jan – July 2019

Standout Property Pricing Growth: Apartments

Gordons Bay apartments	9, 60%
Cape Town City Centre	8, 02%
Bloubergstrand	7, 73%
Table View	7, 24%
Hermanus Westcliffe & Voelklip	9, 42% and 7, 16% respectively
Knysna Central	7, 20%
Woodstock	6, 70%
Mossel Bay Central & Dana Bay	5, 99% and 5, 73% respectively
Sea Point	4, 91%
Green Point	4, 30%

Areas with reduced Live Asking Prices: Apartments

Simola Knysna	-9, 52%
Melkbosstrand – Van Riebeeckstrand	-4, 87%
Parklands	-4, 13%
Waterfront	-2, 61%
Westcliffe Hermanus	-2, 56%
Vredehoek	-2, 26%
Observatory	-1, 92%

Make use of our calculator with built in factors and refine your property valuations:
It is free and available for you to download and use for all Residential Property Valuations
<https://tomprop.com/statistics>

ALL APARTMENTS ON THE MARKET TODAY							Jan - Jun
Western Cape							6 month
City / Town	Suburb	Weighted R M2	Floor Size				Growth %
			90 -	91 - 160	161 -250	251+	
Blouberg							
	Parklands	12 871	13 715	12 309	n/a	n/a	-4,13%
	Big Bay	24 970	26 001	24 879	27 971	26 116	-1,67%
	Bloubergstrand	30 440	27 733	28 264	45 389	32 334	-0,34%
	N1 Bloubergstrand	37 363	35 535	34 172	51 430	28 674	7,73%
	N2 Table View	33 575	36 078	27 746	32 492	43 069	7,24%
Brackenfell		16 013	17 235	12 723	n/a	n/a	-1,63%
Cape Town							
	N3 Bantry Bay	78 765	47 622	66 605	87 483	96 385	1,65%
	Camps Bay	61 845	63 181	66 618	65 849	59 328	2,14%
	N4 Century City	32 053	31 167	28 495	35 306	58 400	-1,78%
	Claremont	25 671	25 893	27 230	17 952	24 385	-0,91%
	Clifton	129 557	105 714	120 688	139 285	128 374	1,89%
	City Centre	45 543	38 141	51 953	38 495	54 985	8,02%
	De Waterkant	51 071	51 344	48 949	51 007	n/a	-1,90%
	Green Point	49 308	49 702	50 332	52 476	41 401	4,30%
	Mouille Point	70 438	62 663	75 035	68 213	79 022	-1,10%
	Observatory	32 693	32 128	30 033	n/a	n/a	-1,92%
	new Oranjezicht	38 529	42 312	32 556	n/a	35 579	new
	new Plumstead	19 835	18 877	21 889	23 373	n/a	new

INTERNATIONAL PROPERTY DEVELOPMENTS:

An end to end Smart Investment Solution for all those looking to diversify their portfolios. Invest in the Finest Selected New Property Developments across the Globe.

	Rondebosch	27 301	29 344	25 696	21 056	n/a	-1,37%
	Sea Point	49 323	46 643	49 691	57 365	51 388	4,91%
	Tamboerskloof	42 006	41 793	39 925	47 753	n/a	1,88%
	Vredehoek	34 429	37 515	33 850	36 648	28 430	-2,26%
	Waterfront	102 940	95 390	103 411	99 557	107 736	-2,61%
	Woodstock	28 486	31 201	24 729	17 325	n/a	6,70%
	Wynberg & Upper	20 778	21 600	20 382	16 750	n/a	0,02%
	new Zonnebloem	32 716	33 856	26 264	32 250	n/a	new
Durbanville		20 413	20 656	20 501	12 642	n/a	0,13%
Fish Hoek		16 433	18 148	17 769	11 432	10 559	0,01%
George							
	George South	10 528					2,63%
	Herolds Bay	25 710					4,04%
	Oubaai	13 128					0,07%
Gordons Bay		16 751	14166	21805	13693	19617	9,06%
Hermanus							
	Hermanus Beach Club	19 884	19 884	n/a	n/a	n/a	-1,02%
	Westcliff	22 604				n/a	-2,56%
Hout Bay		26 881	26 320	25 892	36 037	n/a	-1,01%
Kenilworth & Upper		26 433	34 913	21 641	25 150	22 461	2,04%
Knysna							
	N5 Central	12 718					7,76%
	Old Place	12 678					-0,19%
	Simola	21 392					0,00%
	Thesen Island	25 175					-3,27%

Melkbosstrand		26 112	21 479	28 111	n/a	n/a	0,07%
Mossel Bay							
	De Bakke	15 647	15 114	16 428	13 551	n/a	5,75%
N5	Dana Bay ex below	11 790	11 979	11 381	11 620	n/a	-1,11%
	Dana Bay 1 x pentH					25 447	
	Diaz Beach	17 958	17 514	19 007	17 733	16 731	2,89%
	Central	17 259	19 233	17 068	14 995	n/a	5,70%
Muizenburg		19 688	16 811	24 792	18 318	n/a	1,00%
Plettenberg Bay							
	Central	17 157					5,34%
	new Seaside Longships	16 990					new
Sedgefield		10 616					4,87%
Somerset West							
	Central	18 758	16 813	20 377	n/a	n/a	8,73%
	De Velde	19 079	22 933	17 949	n/a	n/a	2,57%
	new Paardevlei	24 812					new
	new Sitari	20 222					new
Stellenbosch		36 870	39 161	31 987	n/a	23 140	1,34%
	new Central	38 644	41 538	31 987	n/a	23 140	new
	new Dennisig	30 568	30 568	n/a	n/a	n/a	new
	new Klein Welgevonden	19 687	19 687	n/a	n/a	n/a	new
	new Nuutgevonden	19 001	19 001	n/a	n/a	n/a	new
	new Universiteitsoord	61 193	61 193	n/a	n/a	n/a	new
Strand		19 698	18 543	17 775	19 784	26 533	3,27%

Pre-Qualify HOME-LOANS on the Loan Compare Platform:

Get issued with a valid 90 day qualification certificate on the Smart Loan Compare Platform
 Compare the best pricing available on all Home-Loans - only at TOMprop.com

ALL FREESTANDING HOUSES ON THE MARKET TODAY

Western Cape

City / Town	Area/Suburb	Total weighted average R m2	Jan - Jun 6 month Growth %
Blouberg			
	Parklands North	12 746	-4,37%
	Parklands	12 043	2,59%
	new Sagewood	15 453	new
	Sunningdale	15 859	5,11%
	Table View	13 933	5,15%
	Bloubergstrand	22 177	8,91%
	Big Bay	22 334	0,01%
		Below 300 m2	
		Above 300 m2	
	West Beach	13 514	-5,89%
Brackenfell			
	Central	11 145	5,15%
	Protea Heights	10 590	7,28%
Cape Town			
	Camps Bay	54 488	-0,99%
	Claremont	22 666	-5,22%
	Constantia	29 849	0,65%
	new Green Point	47 694	new
	Muizenburg	17 367	3,76%
	Newlands	31 544	-0,29%



	Observatory		19 705			-0,67%
	Plumstead		17 306			-3,52%
	Rondebosch		24 995			-4,18%
	Tokai		21 441			1,59%
	Woodstock		22 612			8,18%
Durbanville						
	new Central		12 046			new
	new Kenridge		11 768			new
	new Pinehurst		14 030			new
	new Sonstraal Heights		11 517			new
	new Vierlanden		12 203			new
George						
	Bergsig	exc B&B's	8 239			-0,32%
	Blanco		9 919			1,20%
	Blue Mountain Village		11 711			0,63%
	Dormehls Drift		9 298			0,01%
	new Hansmoeskraal AH		11 471			new
	N7 Heather Park		10 275			5,27%
	Heatherlands		9 151			-4,89%
	* Herolds Bay		17 698			-2,85%
	* Non Beachfront		10 621			
	* Beachfront		32 453			
	new Kingswood Golf Est		12 963			new
	new Oubaai		13 780			new
	new Pecaltsdorp		9 499			new

Smart Online TAXATION SERVICES for Estate Agents:

A negotiated contract with AFB Taxation provides Estate Agents with specialised TAXATION services all online. Access the discounted rates through TOMprop.com Agent Zone.

	new South George		8 901			new
Gordons Bay						
	Anchorage Park		10 369			6,85%
	Central		12 803			0,87%
	Mountainside		11 006			7,07%
Hermanus						
	Sandbaai		12 163			4,98%
	Onrus		15 622			1,87%
	Vermont		11 538			-2,58%
	Voelklip		20 156			7,16%
	Westcliff		14 197			9,42%
Hout Bay						
	Central		20 268			-3,15%
	Beach Estate		18 979			0,29%
	Scott Estate		21 701			-2,49%
	Northshore		18 837			5,11%
Knysna						
	new Brenton on Sea		10 929			new
	new Brenton on Lake		10 868			new
	Central		8 722			7,28%
	Paradise		11 399			0,06%
	Pezula Golf Estate		14 788			1,13%
	Pezula Private Estate		23 592			-0,18%
	The Heads		14 397			-1,49%
	Simola		20 972			-9,52%



	Belvidere Estate		14 093		1,16%
	Thesen Island		26 984		2,22%
Melkbosstrand					
	Atlantic Beach Golf Estate		18 868		2,21%
	Melkbosstrand Central		18 506		-3,68%
	Van Riebeeckstrand		14 195		-4,87%
Mossel Bay					
	Dana Bay		9 686		5,73%
	Central		10 639		5,99%
	new Diaz Beach		11 953		new
	new Island View		10 535		new
	new Pezula Golf Estate		15 722		new
	new Seemeeu		10 106		new
Oudtshoorn					
	Central		6 671		8,86%
	North		6 218		7,99%
	West Bank		6 322		4,91%
Sedgefield			10 821		3,19%
Paarl					
	Central		11 290		-0,04%
	North		11 702		6,81%
	Val De Vie Estate		24 351		2,60%
Plettenberg bay					
	Brackenridge	new	15 756		new
	Central		17 115		6,98%

Most Competitive BRIDGING FINANCE Solutions:

TOMprop.com in partnership with GENRAND provide the most competitive BRIDGING FINANCE for Estate Agents/Agency Commission and Property Sellers Surplus/Advance

	Robberg		10 462		new
	Whale Rock		13 556		4,05%
Robertson					
	Central		7 760		-4,26%
	Country Golf Estate		12 093		-3,20%
Somerset West					
	Dennegeur		17 055		-1,70%
	Croydon Olive Estate		15 256		-2,03%
	Kelderhof Country Village		14 595		-2,67%
	Central		13 828		1,21%
	Schonenberg Estates		17 284		0,80%
Stellenbosch					
	Central		25 320		3,11%
	Brandwacht		23 526		1,47%
	De Zalze Estate		29 723		-1,41%
	Welgevonden Estate		17 124		-2,93%
Strand					
	Central		9 744		-3,30%
	North		9 790		-1,46%

Regional Overview

Gauteng:

Why we do not use Past Property Sales Stats

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KNOW YOUR LIVE PROPERTY ASKING PRICES IN AN INSTANT with TOMPROP.COM Data Science

Statistical Information you can rely on. (See all suburbs on Tomprop.com Statistics)

LIVE ASKING PRICES – 6 month movement “Apartments only as Houses Price statistics are not yet 6 months old”

The movers and shakers in Gauteng the past 6 months are: Jan – July 2019

Standout Property Pricing Growth: Apartments

Braamfontein	7, 97%
Houghton Estate	4, 96%
Greenhills	6, 37%
Oakdene	2, 57%
Parktown	2, 29%

Areas with reduced Live Asking Prices: Apartments

Marshalltown	-7, 15%
Arcadia	-3, 01%
Hatfield	-2, 60%

PLEASE NOTE a more detailed update will be brought in on the 28th July

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<https://tomprop.com/statistics>

ALL APARTMENTS ON THE MARKET TODAY							Jan - Jun
Gauteng							6 month
City / Town	Suburb	Total average R m2	Floor Size				Growth %
			90-	91 - 160	161 -250	251+	
Benoni		8 176	8 564	7 433	n/a	n/a	TBA
	Benoni Golf Estate	18 353					28-Jul
Boksburg		8 046	8 421	6 869	n/a	n/a	28-Jul
Centurion		9 798	10 394	8 586	n/a	n/a	28-Jul
Johannesburg	Braamfontein	13 563	12 958	16 800	11 750	n/a	7,97%
	Houghton Estate	36 143	18 316	26 228	32 531	44 120	4,96%
	Marshalltown	12 320	12 482	10 862	n/a	13 200	-7,15%
	Melrose Arch	38 525	49 080	39 471	39 144	27500	-1,29%
	Oakdene	12 629	12 621	12 643	n/a	n/a	2,57%
	Parktown	9 082	10 212	8 764	9 133	8 545	2,29%
	Rosebank	33 535	37 604	30 947	32 667	34 431	-0,88%
	Winchester Hills	9 632	9 911	9 290	n/a	n/a	0,46%
	Pretoria	Annlin	8 022	8 462	7 029	n/a	n/a
Arcadia		7 440	8 373	5 903	n/a	n/a	-3,01%
Hatfield		17 641	18 446	13 990	n/a	n/a	-2,60%
Lynnwood		15 300	19 552	15 829	12 545	8 986	TBA
Menlyn		23 277	21 523	26 735	n/a	n/a	TBA
Montana		9 786	10 956	7 878	n/a	n/a	TBA
Monument Park		16 023	17 695	13 730	n/a	n/a	TBA

Smart Online HOME-LOAN Solutions:

TOMprop.com have partnered with Mortgage Max and the Loan Compare Platform providing the sleekest Online Home-loan and pre-qualification service.

	Pretoria Central	6 572	6 259	7 148	n/a	n/a	TBA
	Pretoria North	6 863	7 090	5 650	n/a	n/a	TBA
	Pretoria West	6 997	7 263	**	**	n/a	TBA
	Silverton	6 793	6 890	6 610	n/a	n/a	TBA
	Sunninghill	12 133	13 646	11 883	7 838	n/a	TBA
	Sunnyside	6 070	6 437	5 663	4 930	4 828	TBA
	Wonderboom South	6 914	7 283	6 144	n/a	n/a	TBA
Randburg	Blackheath	11 341	12 522	9 827	n/a	n/a	TBA
	Ferndale	11 688	11 933	8 673	n/a	n/a	TBA
	North Riding	9 812	11 103	8 775	6 738	n/a	TBA
	Northcliff	12 347	13 761	11 770	8 088	n/a	TBA
	Northgate	10 374	11 079	9 327	n/a	n/a	TBA
	Olivedale	14 931	15 341	14 735	n/a	n/a	TBA
	Sundowner	8 547	9 530	7 763	8 648	n/a	TBA
	Windsor	5 658	6 197	4 851	5 231	n/a	TBA
	Randfontein	Greenhills	5 902	6 393	5 578	n/a	n/a
Roodeport	Florida	5 810	6 327	5 018	n/a	n/a	TBA
	Groblerspark	7 725	8 157	6 141	n/a	n/a	TBA
	Jackal Creek Golf Estat	11 959	12 593	9 538	11 774	n/a	TBA
	Weltevreden Park	9 698	10 088	8 691	n/a	n/a	TBA
	Wilgeheuwel	9 029	9 047	9 001	n/a	n/a	TBA

Sandton							
	Broadacres	12 811	13 712	12 265	10 648	n/a	TBA
	Beverley	13 265	14 541	11 337	n/a	n/a	TBA
	Bryanston	16 930	17 283	16 818	18 232	13 277	TBA
	Dainfern	15 885	18 476	11 495	n/a	n/a	TBA
	Douglasdale	12 208	13 926	10 408	8 845	n/a	TBA
	Fourways	12 977	13 858	12 294	8 173	n/a	TBA
	Hyde Park	22 683	28 022	27 617	18 931	24 670	TBA
	Illovo	17 225	21 655	16 959	16 038	14 063	TBA
	Lonehill	12 694	13 808	11 432	9 876	n/a	TBA
	Morningside	24 874	25 889	22 161	28 662	25 101	TBA
	Paulshof	13 425	14 223	12 237	12 843	n/a	TBA
	Rivonia	16 762	18 185	15 963	15 856	11 029	TBA
	Sandhurst	46 168	25 236	24 457	60 150	n/a	TBA
	Sandown	29 127	27 260	26 567	33 587	48 204	TBA
	Sandton Central	29 700	26 465	34 081	36 434	24 734	TBA

COMPARE, TRAVEL & SAVE every step of the way!

TOMprop.com in partnership with all leading Airways, Hotels, B&B' Accommodation
Providing you with the widest search & save - partnering Travelpayouts

ALL FREESTANDING HOUSES ON THE MARKET TODAY**Gauteng**

Jan - Jun

6 month

Growth

City / Town	Suburb	Total Average R m2	%
Alberton	Brackenhurst	7 298	new
	Brackendowns	5 551	new
Benoni	Central	6 593	new
	Crystal Park	6 641	new
	Farramere	6 345	new
	Northmead	6 107	new
	Rynfield	8 174	new
Boksburg	Atlasville	5 984	new
	Bartletts	9 129	new
	Beyers Park	8 882	new
	Libradene	6 900	new
	Parkdene	5 012	new
	Parkrand	5 697	new
	Sunward Park	6 955	new
	Witfield	5 338	new
Germiston	Primrose	4 336	new

Kempton Park						
	Glen Marais		7 110			new
	Central		5 426			new
Pretoria						
	Arcadia		10 011			new
Sandton						
	Broadacres		10 263			new
	Sandown		13 487			new
	Sandhurst		26 456			new
	Fourways		9 715			new
	Illovo		14 548			new
	Hyde Park		19 989			new
	Dainfern		11 341			new
	Bryanston		12 683			new
Johannesburg						
	Houghton Estate		14 911			new
Centurion						
	Midstream Estate		11 351			new
Randburg						
	Ferndale		7 084			new
	Northcliff		8 978			new
	North Riding		9 121			new
	Randpark Ridge		7 692			new

INTERNATIONAL PROPERTY DEVELOPMENTS:

An end to end Smart Investment Solution for all those looking to diversify their portfolios. Invest in the Finest Selected New Property Developments across the Globe.

Regional Overview

KZN:

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ALL APARTMENTS ON THE MARKET TODAY

KZN

City / Town	Suburb	Total average R m2	Floor Size				Growth %
			90-	91 - 160	161 -250	251+	
Amanzimtoti	All areas	10 863	11 292	10 625	10 531	9 564	TBA
Ballito Bay	Central	21 468	25 697	20 494	19 155	25 857	TBA
	Compensation Beach	24 981	25 724	22 126	26 058	26 687	TBA
	Palm Lake	13 364	18 287	15 366	11 739	8 885	TBA
	Salt Rock	18 309					TBA
	Shakas Rock	20 146	26 222	20 479	17 263	21 023	TBA
	Zimbali Estate	24 433	46 993	37 264	29 147	21 588	TBA
Durban	Bluff	10 928	10 621	12 123	10 790	n/a	TBA
	Bulwer	8 554	9 453	7 658	n/a	n/a	TBA
	Esplanade	8 210	7 945	8 045	9 712	n/a	TBA
	Essenwood	14 966	14 781	12 412	17 902	17 548	TBA
	Glenwood	10 555	10 296	9 281	13 648	18 900	TBA
	Montclair	9 100	9 038	9 392	n/a	n/a	TBA
	Morningside	13 182	13 406	13 462	11 485	12 689	TBA
	North Beach	17 413	16 823	16 546	21 622	20 436	TBA
	Point Waterfront	18 913	20 378	18 613	18 568	18 825	TBA
	South Beach	11 141	9 302	11 055	6 349	30 120	TBA
	Umbilo	8 512	8 435	10 000	n/a	n/a	TBA

INTERNATIONAL PROPERTY DEVELOPMENTS:

An end to end Smart Investment Solution for all those looking to diversify their portfolios. Invest in the Finest Selected New Property Developments across the Globe.

Pietermaritzburg	Windermere	13 074	13 238	13 327	11 723	n/a	TBA
	Central	6 676	7 013	5 434	n/a	n/a	TBA
	Pelham	8 441	9 659	6 054	n/a	n/a	TBA
	Scottsville	8 419	10 291	6 790	n/a	n/a	TBA
Richards Bay	Meer en See	9 082	9 394	6 718	n/a	n/a	TBA
	Brackenham	10 230	10 230	n/a	n/a	n/a	TBA
	Central	11 514	11 514	n/a	n/a	n/a	TBA
	Veld en Vlei	11 872	11 872	n/a	n/a	n/a	TBA
Umhlanga	La Lucia	22 412	n/a	24 497	21 040	22 508	TBA
	Umhlanga Ridge	24 795	24 453	24 783	22 864	30 830	TBA
	Umhlanga Rocks	42 405	46 596	38 223	37 668	55 633	TBA

Regional Overview

Eastern Cape:

Why we do not use Past Property Sales Stats

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ALL APARTMENTS ON THE MARKET TODAY							Jan - Jun
Eastern Cape							6 month
City / Town	Suburb	Total average R m2	Floor Size				Growth %
			90-	91 - 160	161 -250	251+	
East London	Southernwood	7 044	10 206	6 285	n/a	n/a	7,79%
	Beacon Bay	11 690	11 789	11 275	n/a	n/a	6,22%
	Gonubie	13 234	13 134	13 028	n/a	n/a	-2,60%
	Quigney	6 613	6 712	6 912	4 390		-3,82%
	Quigney 2 x Exception	13 747				13 747	n/a
Jeffreys Bay	Central	11 494	10 757	11 010	12 787	12 044	TBA
	Aston Bay	10 448	12 428	10 184	6 399	n/a	TBA
	Marina Martinique	12 271	12 847	11 855	12 732	n/a	TBA
	Wavcrest	8 953	9 165	8 654	9 132	8 559	TBA
Port Elizabeth	Summerstrand	18 190	16 998	18 077	19 131	18 039	0,13%
	Algoa Park	4 699	4 699	n/a	n/a	n/a	-0,01%
	Central	5 013	5 609	4 193	6 757	2 984	1,33%
	Humewood & Ext	13 470	15 476	10 986	14 051	14 311	3,60%
	Richmond Hill	6 231	7 667	5 519	n/a	n/a	-7,73%
	St Georges Park	8 702	9 865	7 412	10 078	11 538	9,46%
	Walmer	10 091	939	8 333	n/a	n/a	-3,35%
St Francis Bay	Port St Francis	14 726	15 147	16 297	13 215	13 503	4,11%

Smart Online TAXATION SERVICES for Estate Agents:

A negotiated contract with AFB Taxation provides Estate Agents with specialised TAXATION services all online. Access the discounted rates through TOMprop.com Agent Zone.

ALL FREESTANDING HOUSES ON THE MARKET TODAY							Jan - Jun
Eastern Cape							6 month
City / Town	Suburb	Total Weighted Average R m2					Growth %
Port Elizabeth	Bluewater Bay		5 239				-5,73%
	Fairview		8 336				1,14%
	Humewood & Humerail ex xx		10 017				8,27%
	1 x Large House Humerail		16 465				
	When Combining above, weighted average		11 106				
	Lorraine		6 975				1,09%
	Lovemore Heights		8 901				-3,26%
	Lovemore Park		11 123				new
	Mill Park		10 335				-3,20%
	Pinelands		8 985				-0,93%
	Seaview		7 487				-8,92%
	Sherwood		6 874				0,97%
	Summerstrand		8 993				-1,69%
	Walmer Heights	new	6 973				new
	Walmer Lower		6 888				-2,57%
	Walmer Upper		10 681				2,72%
Westering/Linton Grange		5 463				-1,37%	



ALL TOWNHOUSE/GATED ON THE MARKET TODAY
Eastern Cape

Jan - Jun
6 month
Growth

City / Town	Suburb	Total average R m2	< 90	91 - 160	161 - 250	> 250	%
Port Elizabeth							
	Lorraine	8 948	11 315	8 843	8 144	n/a	-1,78%
	Fairview	10 183	11 686	9 171	n/a	n/a	-4,20%
	Sherwood	9 586	11 242	8 856	7 479	7 595	5,93%
	Summerstrand	9 304	12 500	9 595	9 431	8 225	-0,57%
	Westering/Kabega	7 695	10 094	6 653	n/a	n/a	-3,22%

Most Competitive BRIDGING FINANCE Solutions:

TOMprop.com in partnership with GENRAND provide the most competitive BRIDGING FINANCE for Estate Agents/Agency Commission and Property Sellers Surplus/Advance

Regional Overview

Free State:

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ALL APARTMENTS ON THE MARKET TODAY

Free State

City / Town	Suburb	Total average R m2	Floor Size				Growth %
			90-	91 - 160	161 -250	251+	
Bloemfontein							
	Arboretum	6 530	6 708	6 371	n/a	n/a	TBA
	Brandwag	13 154	13 154	n/a	n/a	n/a	TBA
	Central	6 286	6 450	5 691	n/a	n/a	TBA
	Langenhovenpark	10 414	11 443	8 610	n/a	n/a	TBA
	Navalsig	5 845	6 415	4 950	4568	n/a	TBA
	Universitas	13 686	14 831	7 005	n/a	n/a	TBA
	Westdene	6 878	7 172	6 474	5621	n/a	TBA
	Willows	8 498	9 040	6 067	n/a	n/a	TBA

ALL FREESTANDING HOUSES ON THE MARKET TODAY

Free State

City / Town	Suburb	Total Weighted Average R m2					Growth %
	Langenhoven Park		10 013				TBA
	Iniversitas		6 940				TBA
	Pellisier		7 500				TBA
	Heuwelsig		9 122				TBA

Smart Online HOME-LOAN Solutions:

TOMprop.com have partnered with Mortgage Max and the Loan Compare Platform providing the sleekest Online Home-loan and pre-qualification service.

Regional Overview

Limpopo:

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ALL APARTMENTS ON THE MARKET TODAY
Limpopo

City / Town	Suburb	Total average R m2	Floor Size				Growth %
			90-	91 - 160	161 -250	251+	
Hoedspruit		7 309	7 430	7 203	n/a	n/a	1,47%
Lephalale		7 820	8 326	6 552	n/a	n/a	-1,94%
Mokopane		7 382	8 754	7 029	n/a	n/a	5,64%
Polokwane							
	Bendor	9 510	10 769	8 997	9420	n/a	8,07%
	Central	8 839	10 829	7 630	6 845	n/a	-0,31%
	Penina Park	7 442	7 735	6 970	n/a	n/a	-0,02%
	Annadale	10 441	10 441	n/a	n/a	n/a	7,21%
Tzaneen		7 989	11 225	6 918	6 514	n/a	-4,81%

ALL FREESTANDING HOUSES ON THE MARKET TODAY
Limpopo

City / Town	Suburb	Total Weighted Average R m2					Growth %
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Freestanding Houses Will Be Loaded on Shortly

COMPARE, TRAVEL & SAVE every step of the way!

TOMprop.com in partnership with all leading Airways, Hotels, B&B' Accommodation
Providing you with the widest search & save - partnering Travelpayouts

Regional Overview

Mpumalanga:

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ALL APARTMENTS ON THE MARKET TODAY

Mpumalanga

City / Town	Suburb	Total average R m2	Floor Size				Growth
			90-	91 - 160	161 -250	251+	%
Dullstroom		8 210	12 431	6 531	n/a	n/a	TBA
Ermelo		6 744	7 192	4 388	n/a	n/a	TBA
Lydenburg		5 610	6 738	5 183	n/a	n/a	TBA
Middelburg		7 295	7 988	5 999	n/a	n/a	TBA
Nelspruit							
	Sonheuwel	9 065	9 560	7 858	n/a	n/a	TBA
	West Acres	9 810	10 874	9 339	4 540	n/a	TBA
Secunda		9 662	9 662	n/a	n/a	n/a	TBA
Witbank							
	Central	6 218	6 721	4 679	n/a	n/a	TBA
	Del Judor	8 858	8 858	n/a	n/a	n/a	TBA
	Tasbet Park	4 907	6 527	4 426	n/a	n/a	TBA
	Reyno Ridge	8 668	8 668	n/a	n/a	n/a	TBA

ALL FREESTANDING HOUSES ON THE MARKET TODAY

Mpumalanga

City / Town	Suburb	Total Weighted Average R m2					Growth
							%
Freestanding Houses Will Be Loaded Shortly							

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Regional Overview

North West:

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North West							6 month
City / Town	Suburb	Total average R m2	Floor Size				Growth %
			90-	91 - 160	161 -250	251+	
Potch							
	Baillie Park	8 430	9 422	7 173	5 804	n/a	2,12%
	Central	8 500	10 158	5 948	4 495	n/a	
	Dassie Rand	9 351	10 138	6 841	n/a	n/a	-1,03%
	Die Bult	14 381	14 566	10 218	n/a	n/a	new
	Kannoniers Park	12 404	12 435	8 919	n/a	n/a	0,48%
	Miederpark	6 637	10 341	5 532	n/a	n/a	TBA
	Van Der Hoff Park	12 742	13 090	8 605	n/a	n/a	-3,90%
Rustenburg							
	Central	6 830	8 091	5 483	n/a	n/a	TBA
	Waterfall Estate	8 493	8 766	6 286	n/a	n/a	TBA
ALL FREESTANDING HOUSES ON THE MARKET TODAY							
Mpumalanga							
City / Town	Suburb	Total Weighted Average R m2				Growth %	
Freestanding Houses Will Be Loaded Shortly							

Pre-Qualify HOME-LOANS on the Loan Compare Platform:

Get issued with a valid 90 day qualification certificate on the Smart Loan Compare Platform
Compare the best pricing available on all Home-Loans - only at TOMprop.com