

Lightstone Property

Detailed information on property in South Africa



What to expect

National property market

KZN vs the rest

KZN hotspots

Buyer demographics

Information available to property buyers

We are here...

National property market

KZN vs the rest

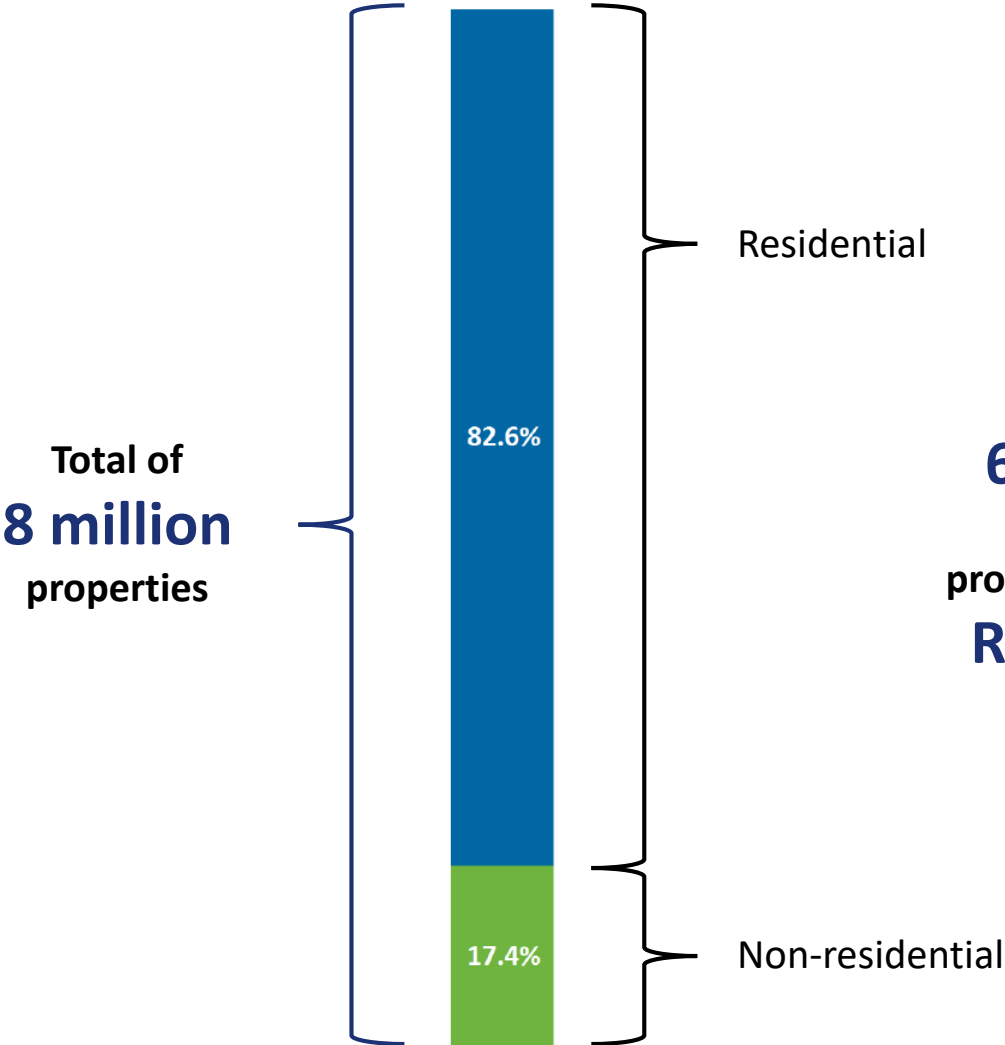
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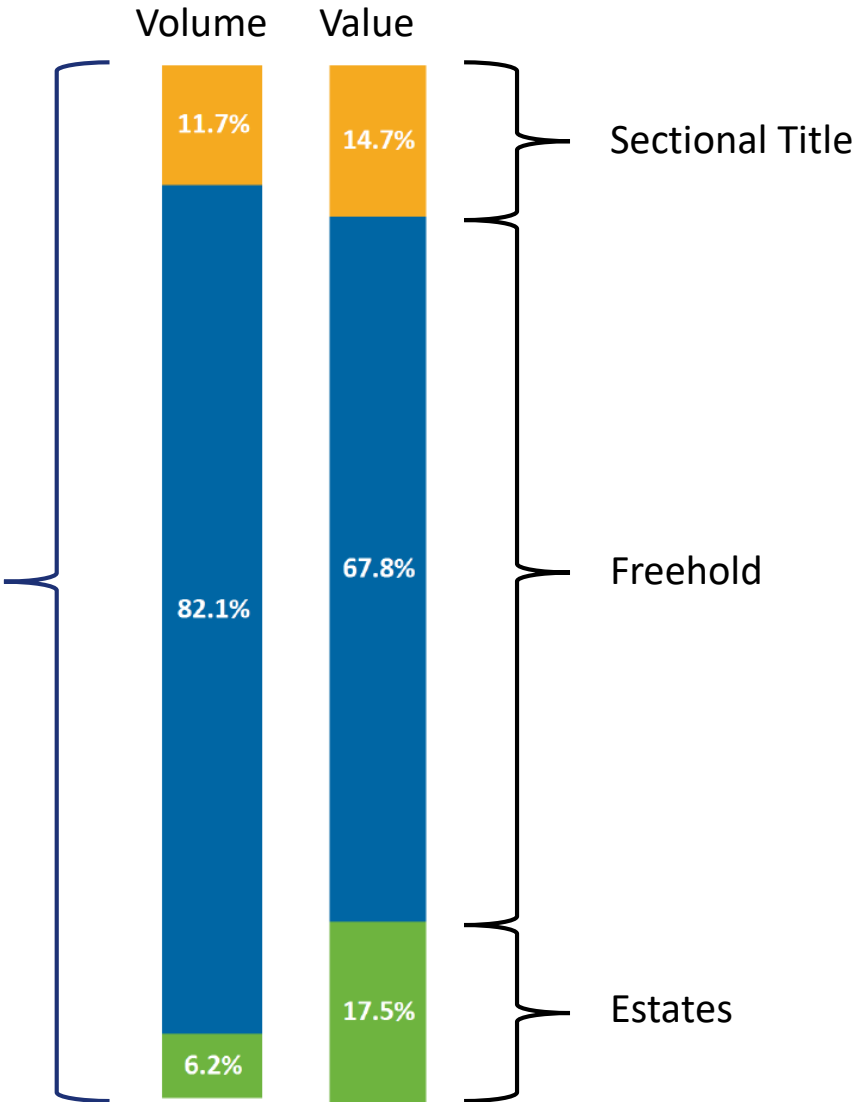
Property market overview

Residential vs Non Residential



Total of
6,6 million
residential
properties valued at
R5.3 trillion

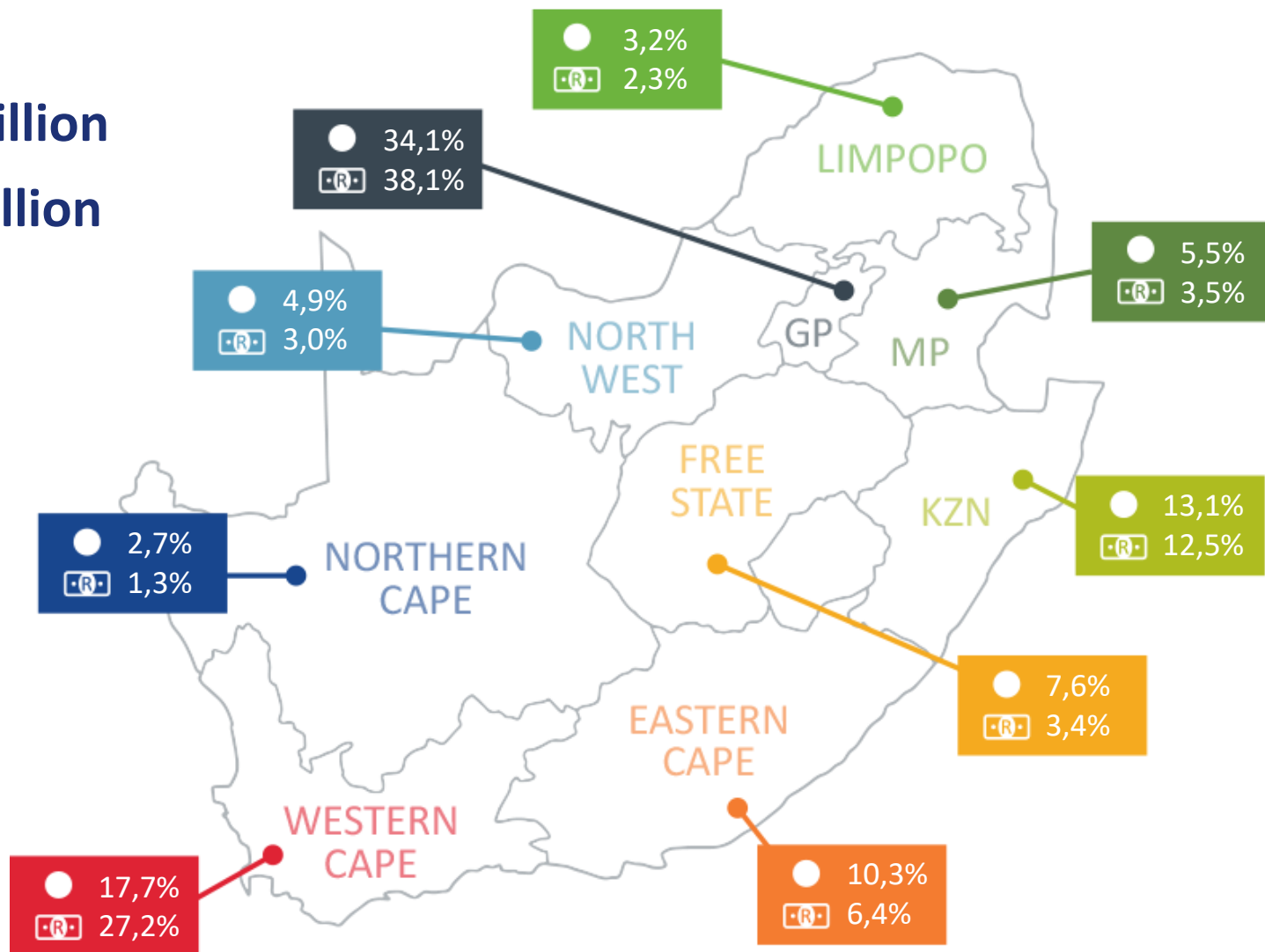
Residential Property Type



Disparity in the residential property market

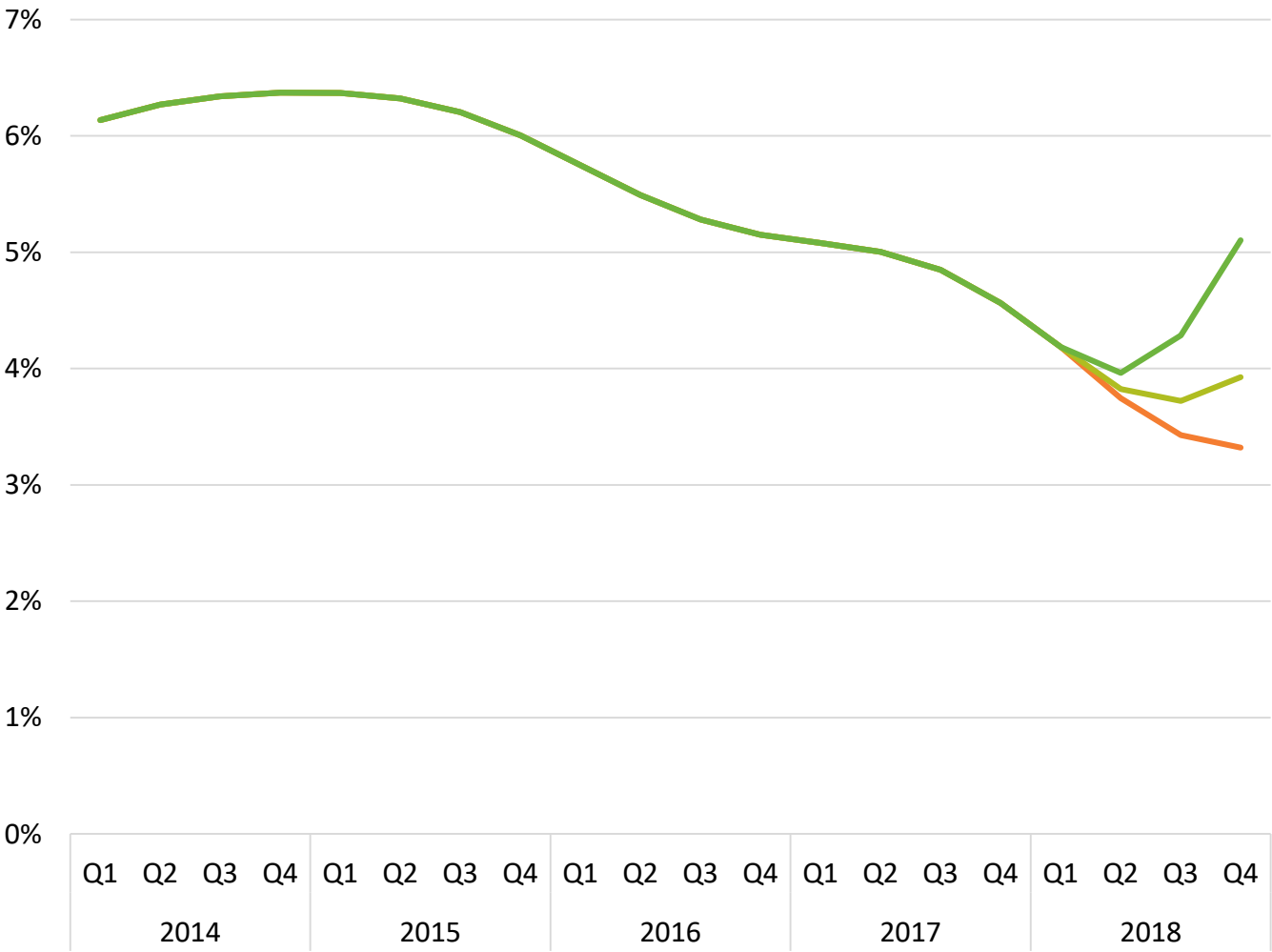
● Volume: **6,6 million**

▣ Value: **R5.3 trillion**



National house price growth forecast

Lightstone house price inflation forecast (year-on-year)



Current annual inflation rate is **3.93%**
Monthly is **0.28%**

High Road
Scenario
5,1%



Forecast
3,9%



Low Road
scenario
3,3%



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National property market

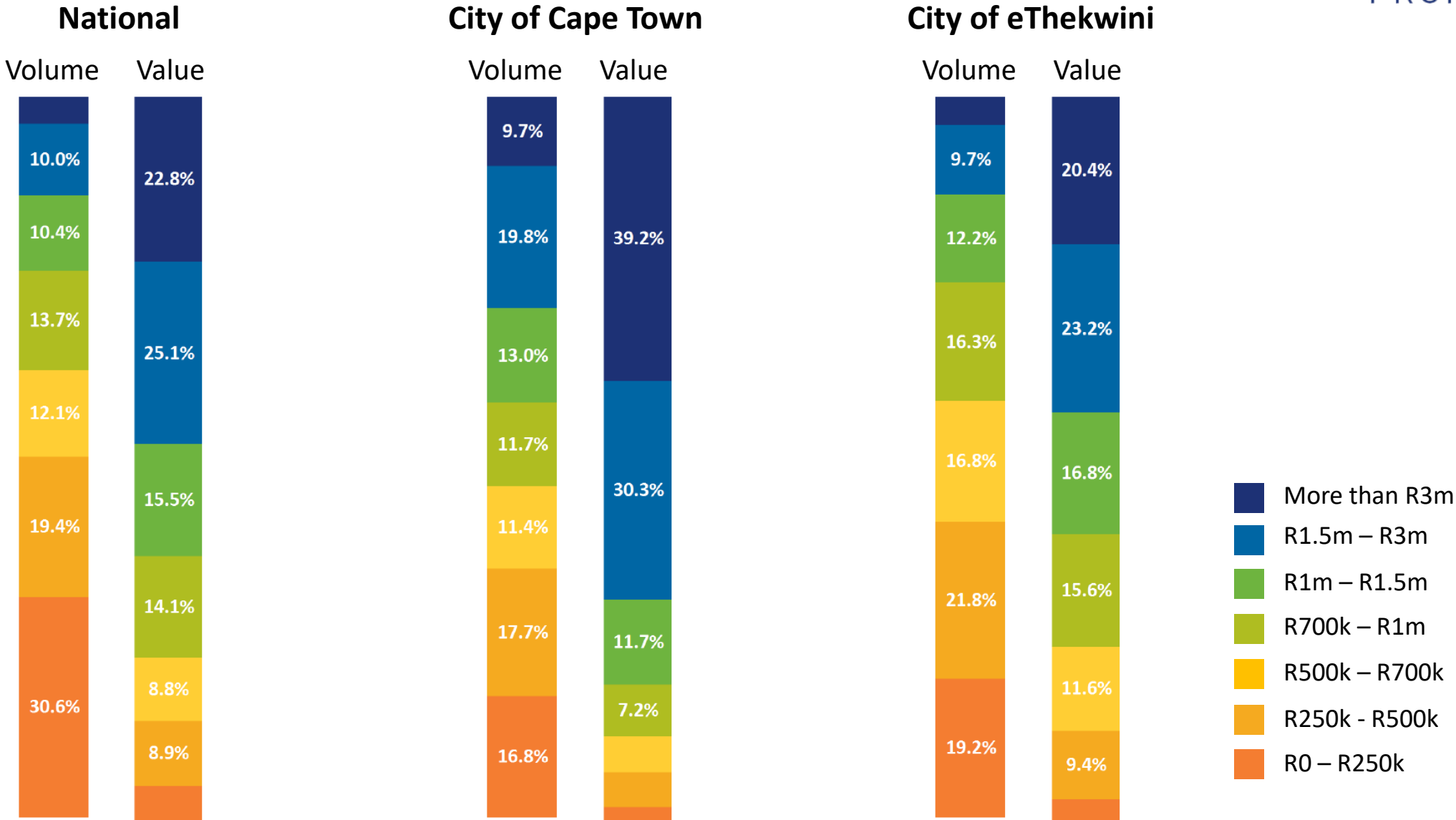
KZN vs the rest

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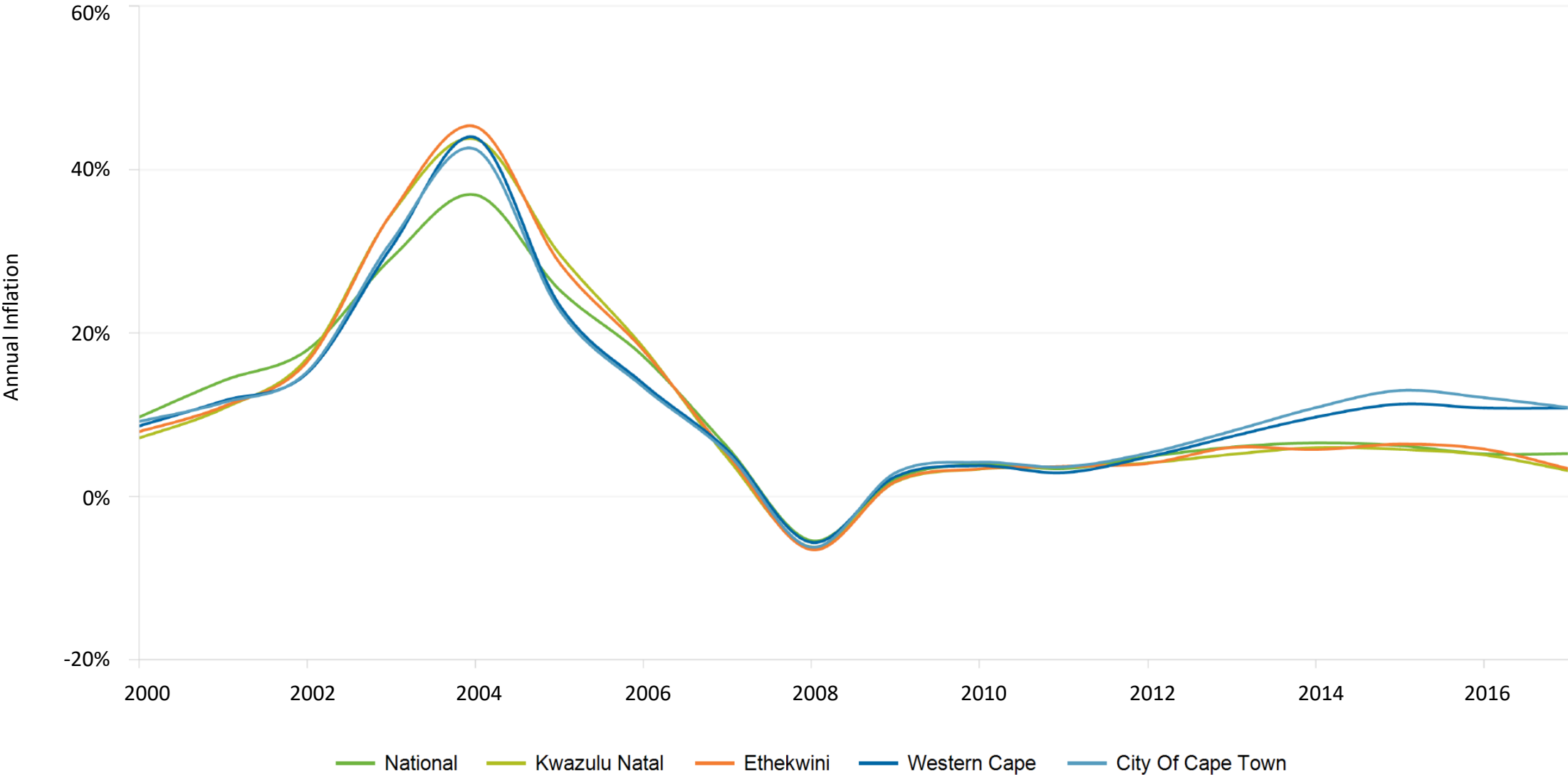
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Overview of property stock – segmenting within residential



House price growth eThekwin



Property transfer activity



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Most expensive streets and suburbs in KwaZulu Natal

Top suburbs – average value

R 7.4m

Hawaan Forest Estate,
Umhlanga

R 5.9m

Zimbali,
Ballito

R 5.7m

Umdloti Beach,
Umdloti

R 4.9m

Izinga,
Umhlanga

R 4.8m

Simbithi,
Salt Rock

R 4.5m

Gowrie Village,
Umngeni

Top streets – average value

R 7.4m

Simbithi Street,
Salt Rock

R 7.3m

Hawthorne Drive,
Mount Edgecombe

R 4.8m

Ilala Drive,
La Lucia

R 4.7m

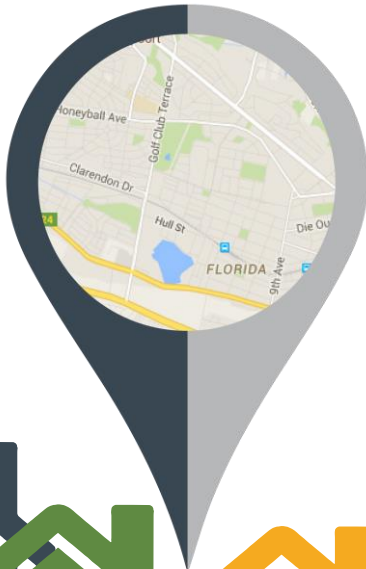
Colwyn Drive,
Sheffield Beach

R 4.6m

Lagoon Drive,
Umhlanga Rocks

R 4.2m

Marine Drive,
Umhlanga Rocks



Top 10 high growth suburbs over last 12 months

Glenwood	8.68%
Leisure Bay	7.97%
Tongaat Beach	7.86%
Wartburg	7.40%
Woodgrange	6.95%
Palm Beach	6.68%
Trafalgar	6.54%
South Beach	6.36%
Southgate	6.19%
Hillary	6.18%

House price inflation



Most expensive and high growth estates in KwaZulu Natal

Median property value

R 6.3m

Zimbali Coastal Resort,
Ballito

R 5.8m

Mount Edgecombe Country Estate,
Mount Edgecombe

R 5m

Simbithi Eco Estate,
Salt Rock

R 4.6m

Ilala Ridge Estate,
La Lucia

R 4.5m

Gowrie Farm Estate,
Nottingham

R 4.3m

Dunkirik Estate,
Ballito

House price growth

9%

*Sahiti Coastal Estate,
Tongaat Beach*

8%

*Amber Lee,
Howick*

5%

*Ballito Gardens,
Ballito*

4%

*Hilltop Private Estate,
Zimbali*

4%

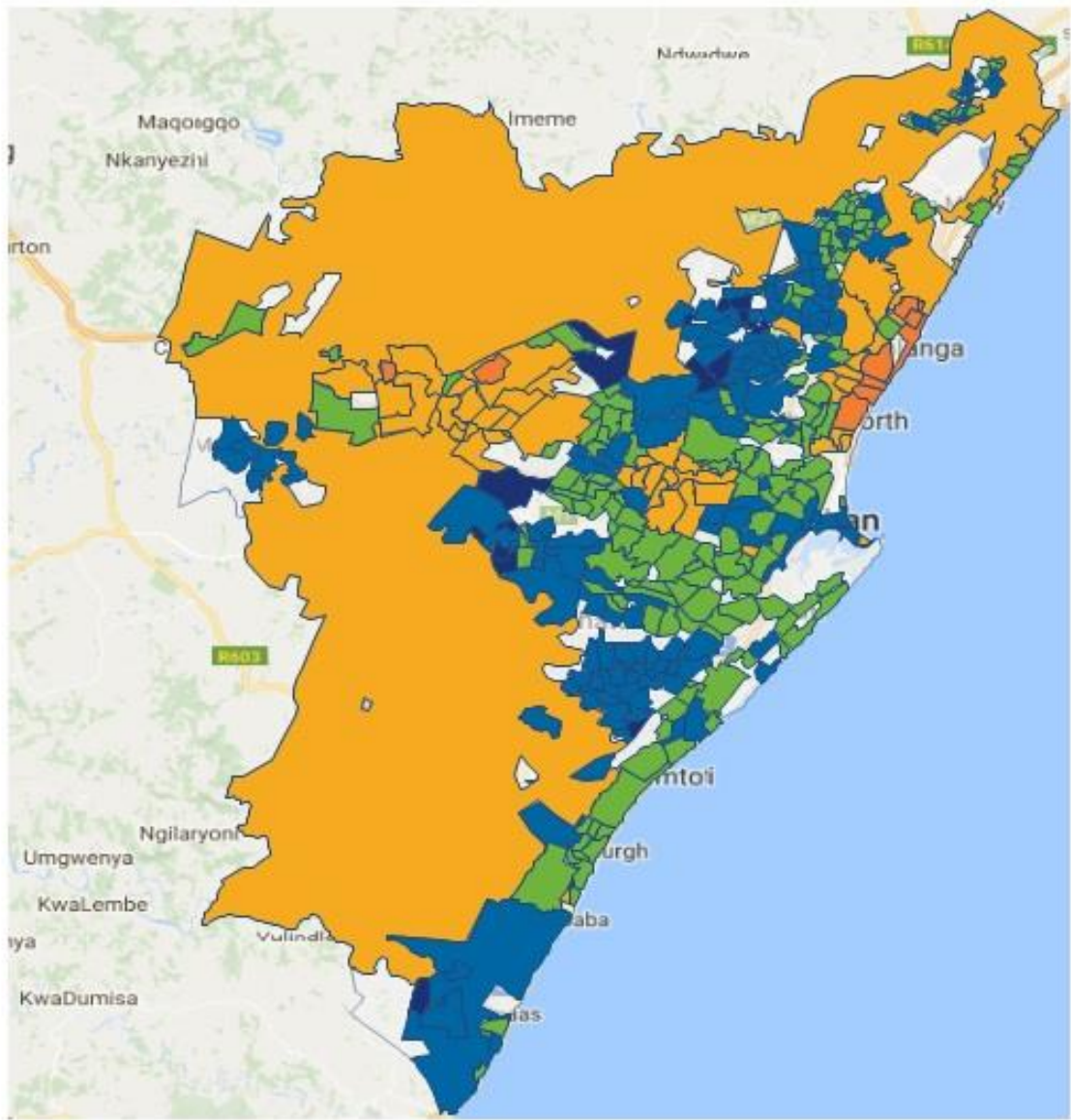
*Ilala Ridge Estate,
La Lucia*

3%

*Sienna Estate,
Ferncliffe*



eThekweni median property value



- Less than R250k
- R250k – R700k
- R700k – R 1.5m
- R1.5m – R3m
- More than R3m

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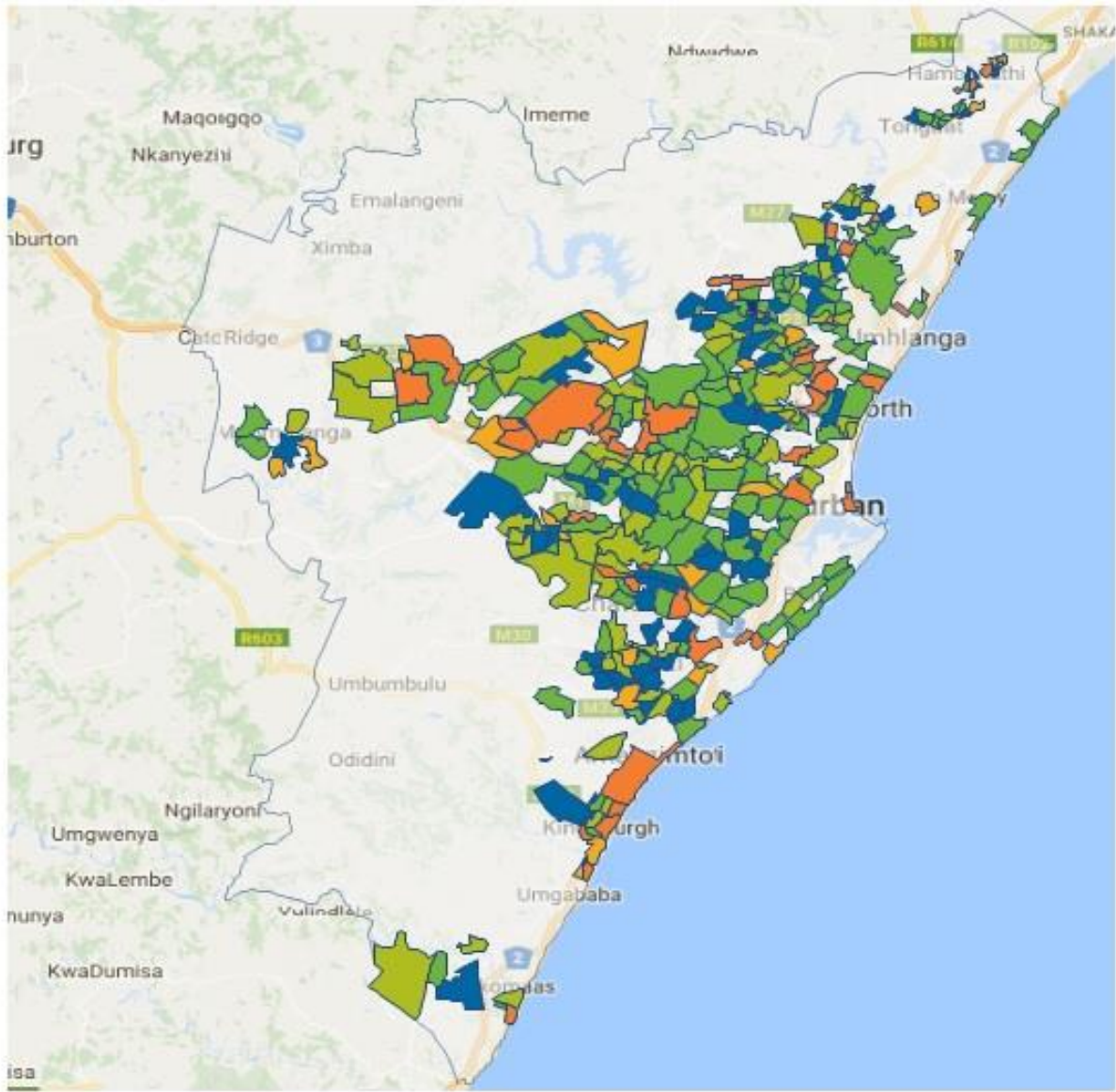
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Buyer age for properties purchased (last 12 months)



- 18 - 25
- 23 - 35
- 35 - 45
- 45 - 55
- 55 - 65
- 65 - Older

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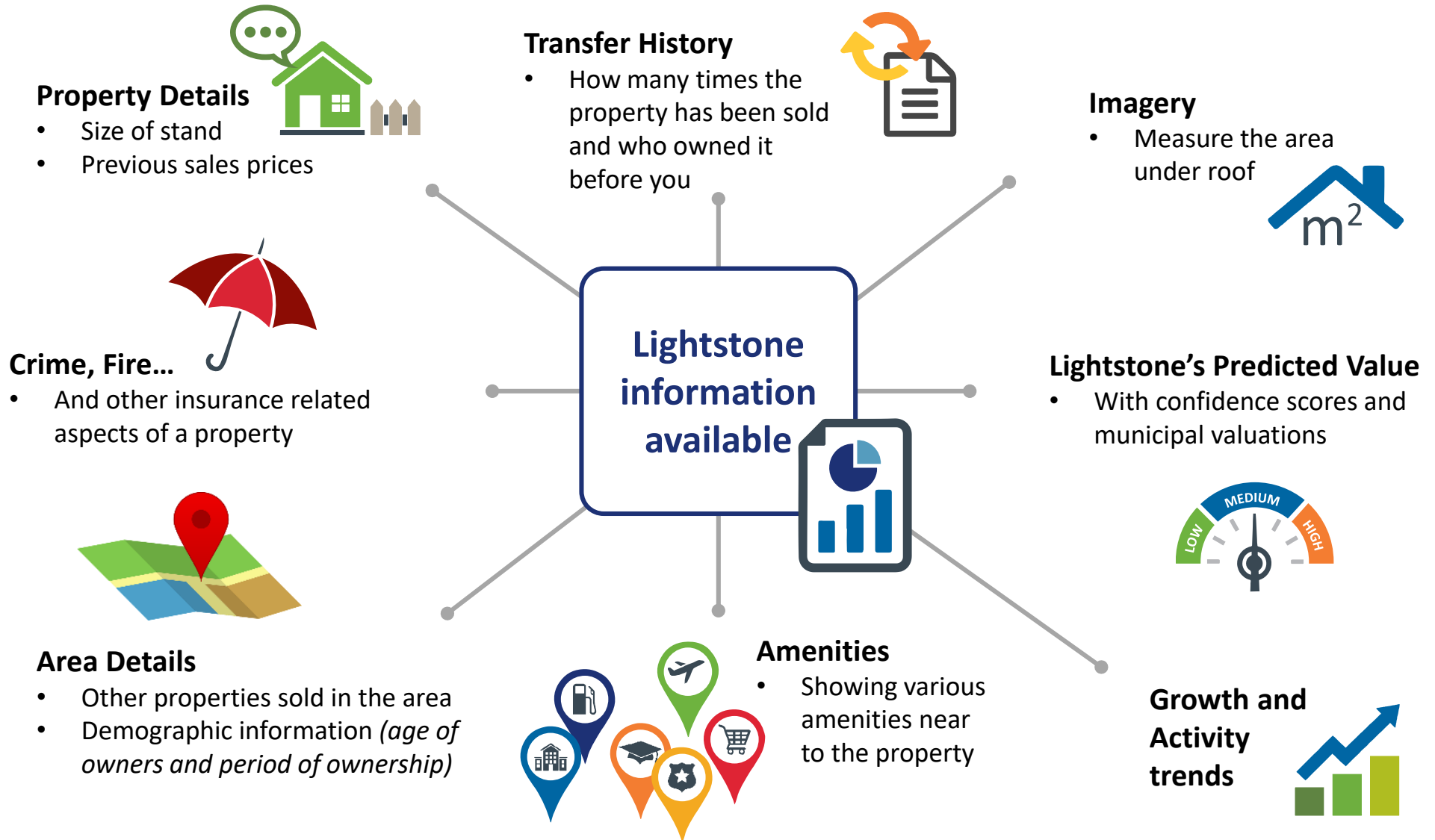
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