

# Property Buyer Show Durban



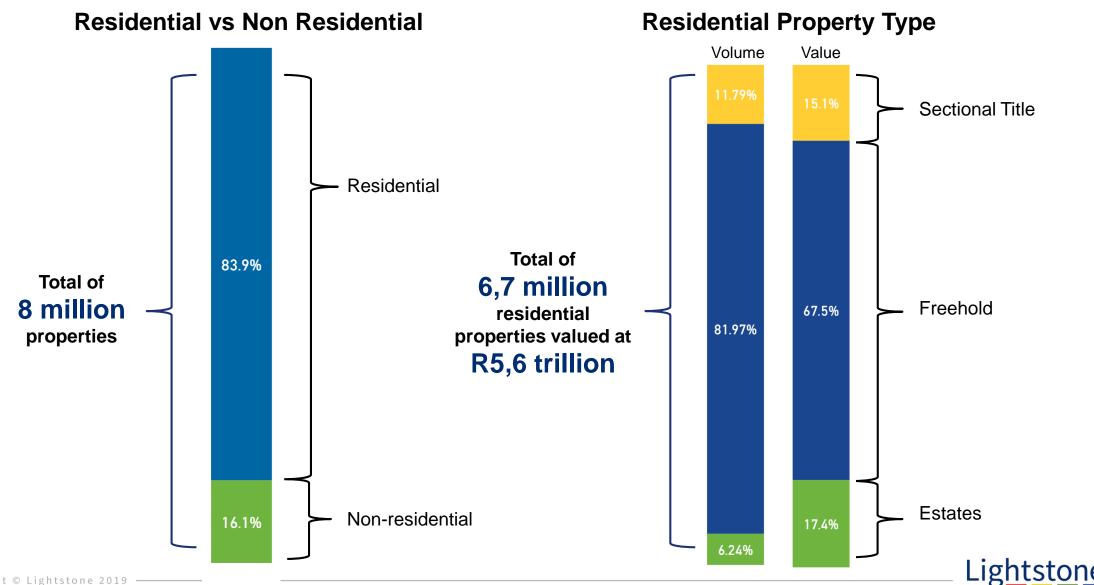
We simplify the complex

#### What to expect

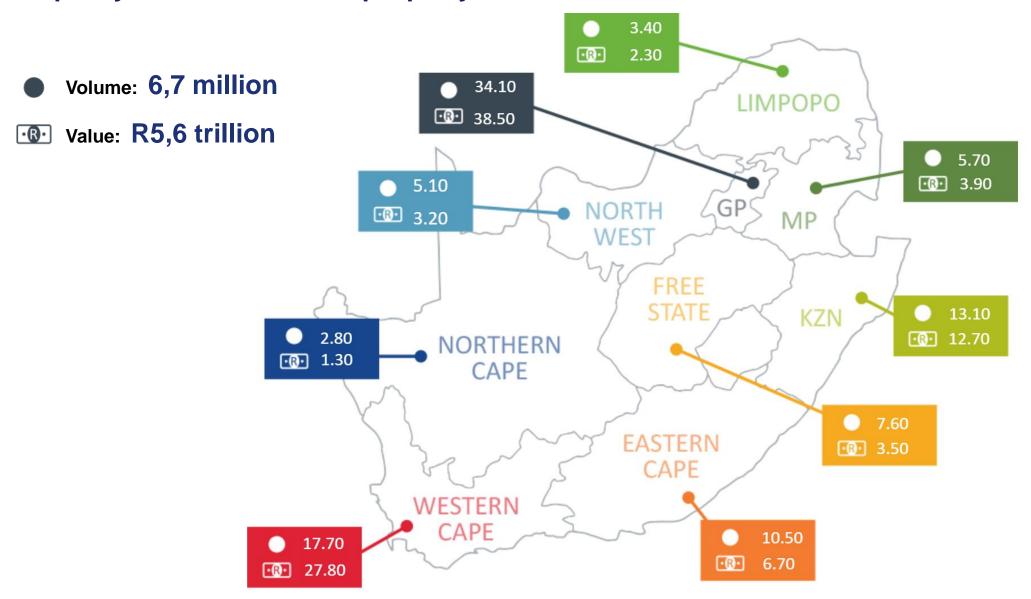
- National property market
- **KZN** versus the rest
- KZN hotspots
- Buyer demographics
- Information available to property buyers



# **Property market overview**

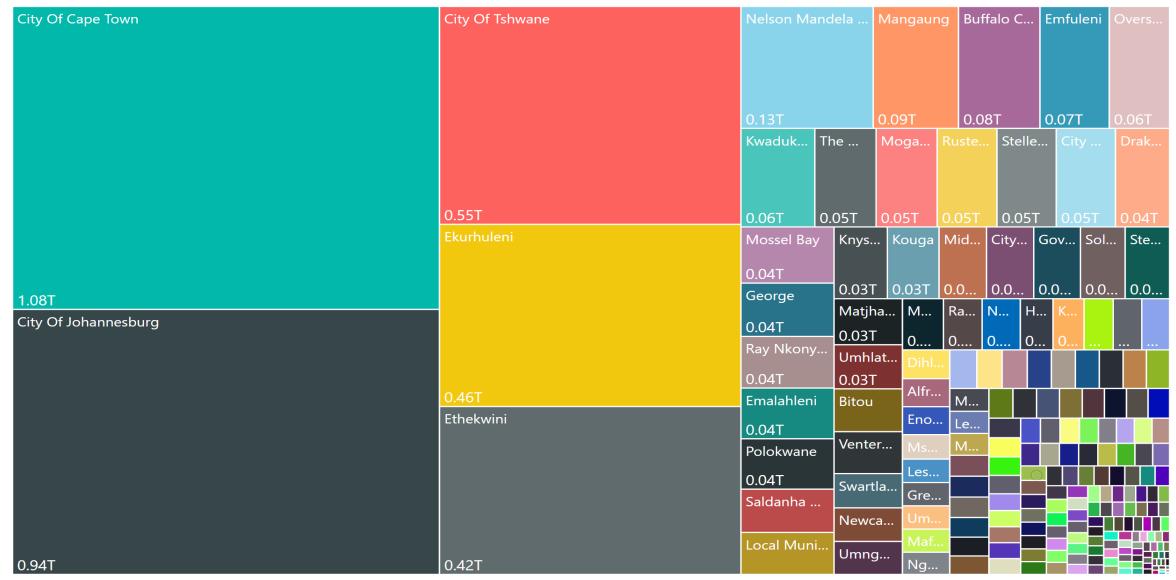


### Disparity in the residential property market





### Municipal breakup of residential property value





# eThekwini suburban breakup of residential value -

Umhlanga Rocks	Morningside	Malvern	Sunning	Austervi	Avo	Rise B	ay L	ovu	Wo	. Ne	W	e I	Hill	Gle	Kv	v V	V	<b>VI</b>	For
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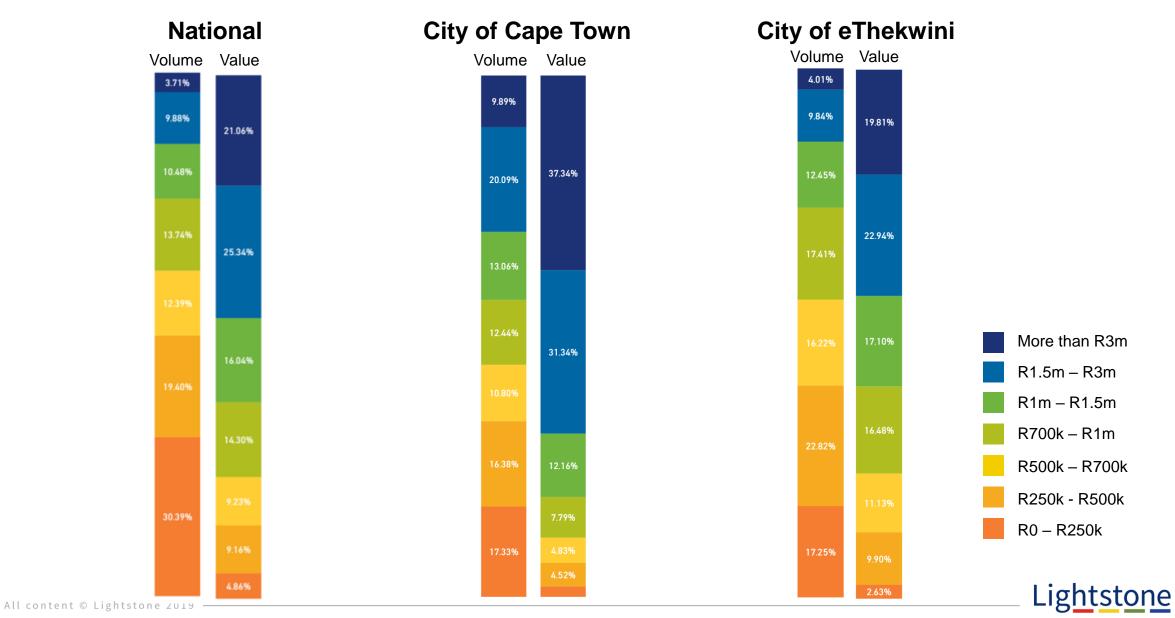


#### We are here

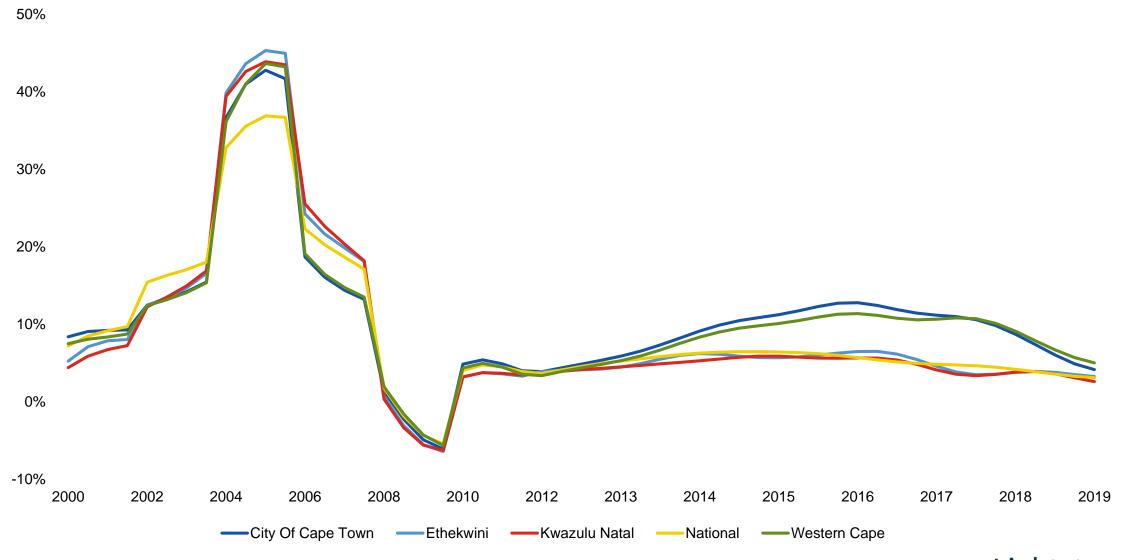
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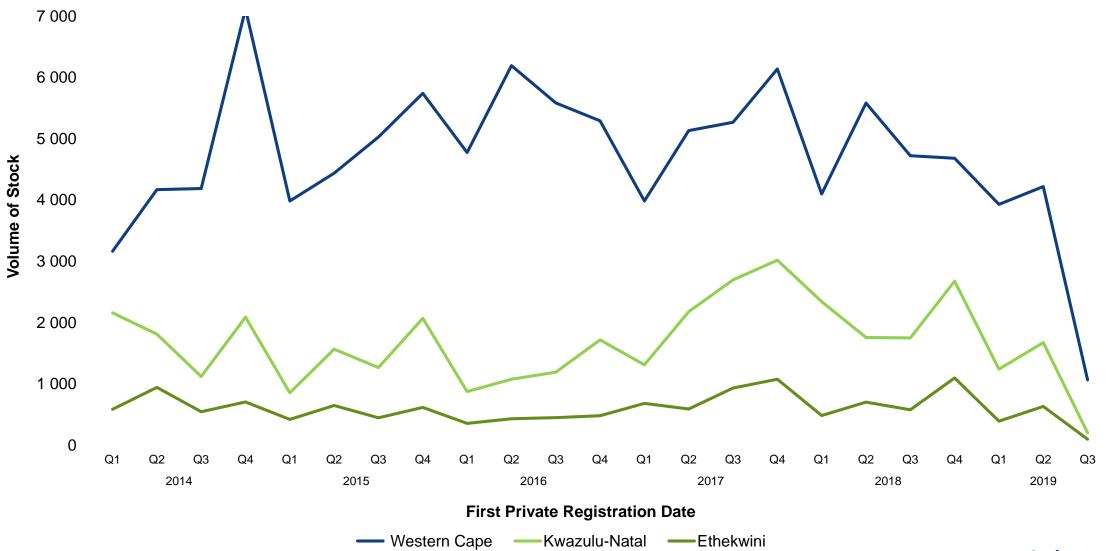
## Overview of property stock – segmenting residential



# House price growth eThekwini



# **New homes registered**





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#### Most expensive streets and suburbs in KZN

#### **Top suburbs – average value**

R 8.1m

Hawaan Forest Estate, **Umhlanga** 

R 7.5m

Alton, **Richards Bay** 

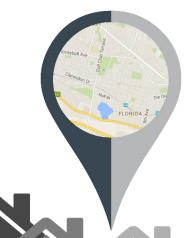
R 6.9m

Zimbali, **Balito** 

R 6.2m

Izinga, **Umhlanga**  R 4.4m

Dunkirk Estate, Salt Rock



#### **Top streets – average value**

R 13.2m
Hunningdon Wood,
Phoenix

R 12.4m
North Ridge Road,
Durban

R 12.1m

Michel Avenue, **Umhlanga** 

R 12.0m

Driftwood Drive, **Balito** 

R 11.5m

Milkwood Drive, **Balito** 



### Most expensive and high growth estates in KZN

#### **Median property value**

R 9.8m

Birdhaven Estate, Salt Rock

R 9.7m

Izinga Park, **Umhlanga**  R 8.1m

Hawaan Forest Estate, **Umhlanga** 

R 7,5m

Zimbali Coastal Resort, **Ballito** 

R 6.7m

Seven Acres Estate, Kloof



#### House price growth

**5,9%** nwood Coastal F

Brettenwood Coastal Estate,
Salt Rock

5,1%
Elaleni Coastal Estate,
Salt Rock

4,9%
Ukwazi Ridge Estate,
Kwadukuza Nu

4,7%

Palm Lakes Retirement Village, Kwadukuza Nu 4,6%
Izinga Park,
Umhlanga

4,5%
The Gardens,
Umhlanga



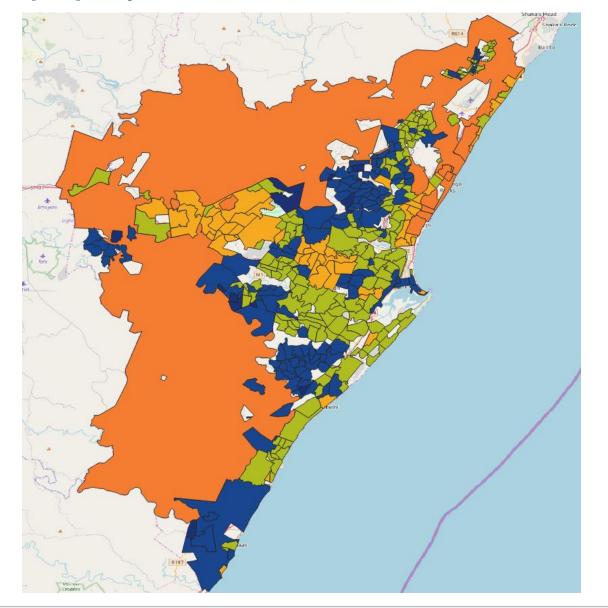
# Top 10 high growth suburbs over the last 12 months

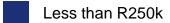
	1. Tinley Manor Beach	7,11%
	2. Wentworth	5,4%
	3. Maidstone	4,9%
	4. Grosvenor	4,7%
Suburb -	5. Sydenham	4,5%
Suburb —	6. Carrington Heights	4,4%
	7. Reservoir Hills	4,2%
	8. Centenary Park	4,0%
	9. Shakas Rock	4,0%
	10. Signal Hill	3,9%

House price inflation



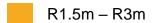
# eThekwini median property value











More than R3m

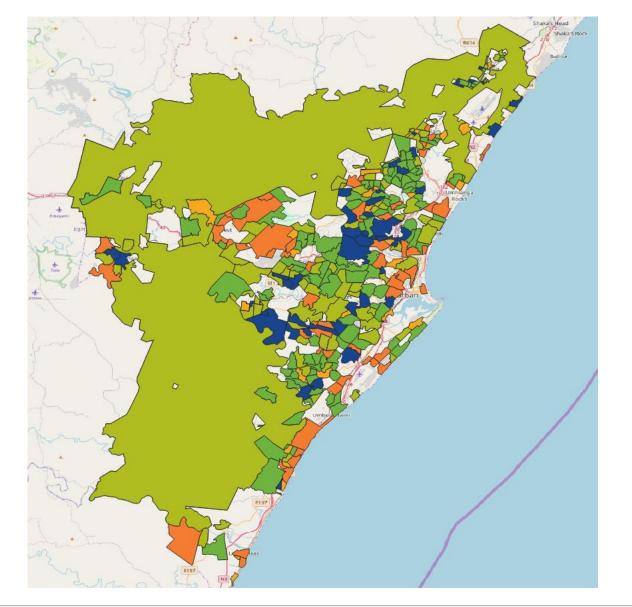


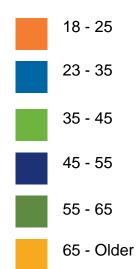
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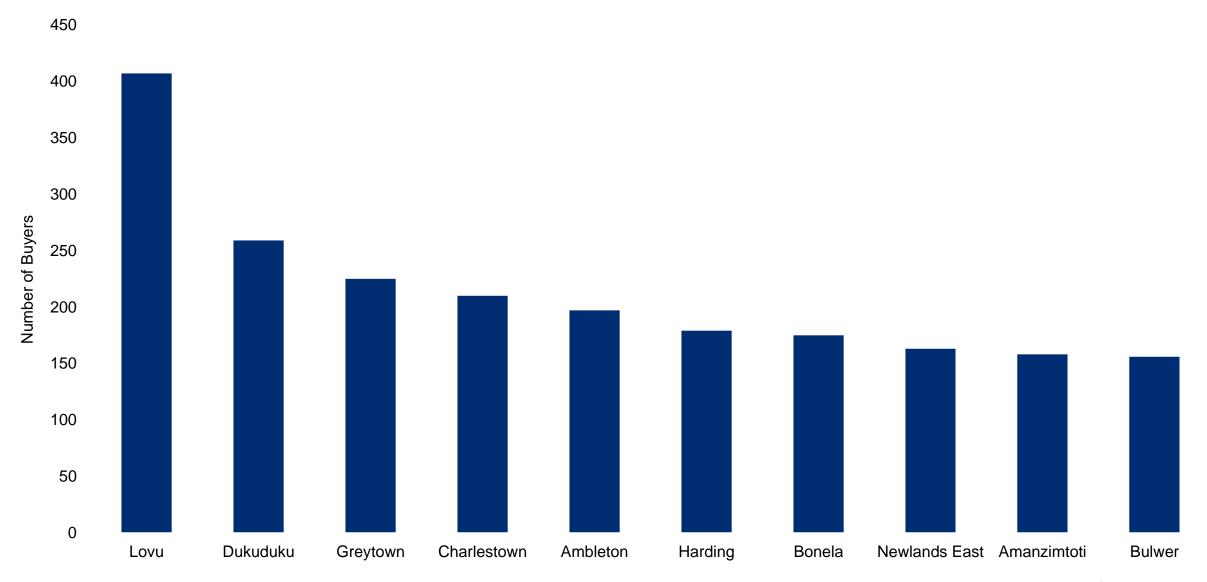
# **Buyer age for properties purchased** (last 12 months)







# Top 10 suburbs with the highest number of first time buyers





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# **National house prince growth forecast**

#### 3 scenarios applied:

#### **CPI Growth**

4% - 5.5%

#### **GDP Growth**

0.75% - 1.5%

#### **Repo Rate Increase**

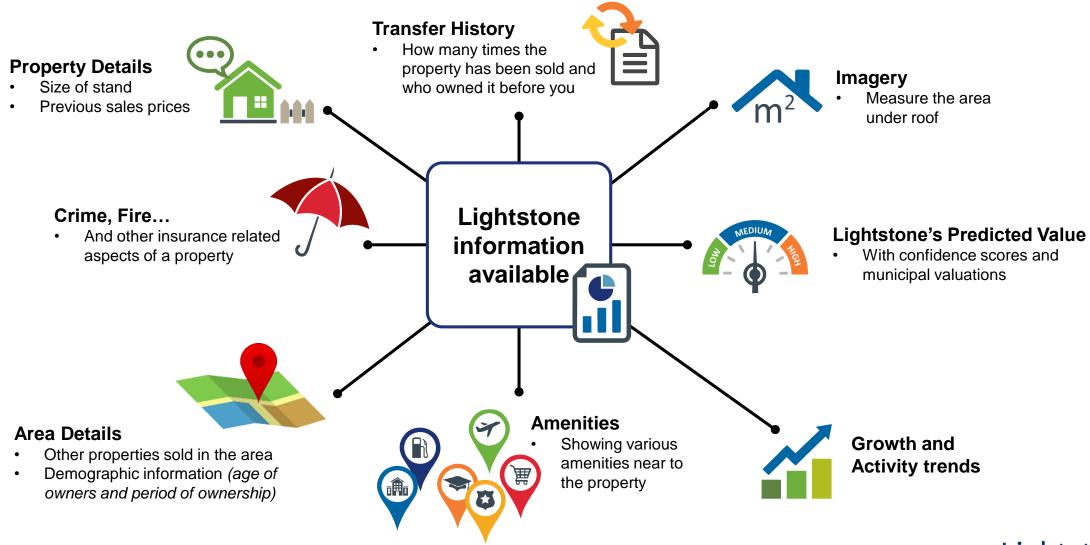
Between -50 and 100 basis points

#### **House price inflation forecast for 2019:**

Current annual inflation rate is **3,28%**Monthly is **0,25%** 

High Road Low Road Forecast Scenario scenario 4,5% 2,0% 3,0%

#### Information available to property buyers





# Thank you

www.lightstone.co.za info@lightstone.co.za



We simplify the complex