



Property Buyer Show Durban

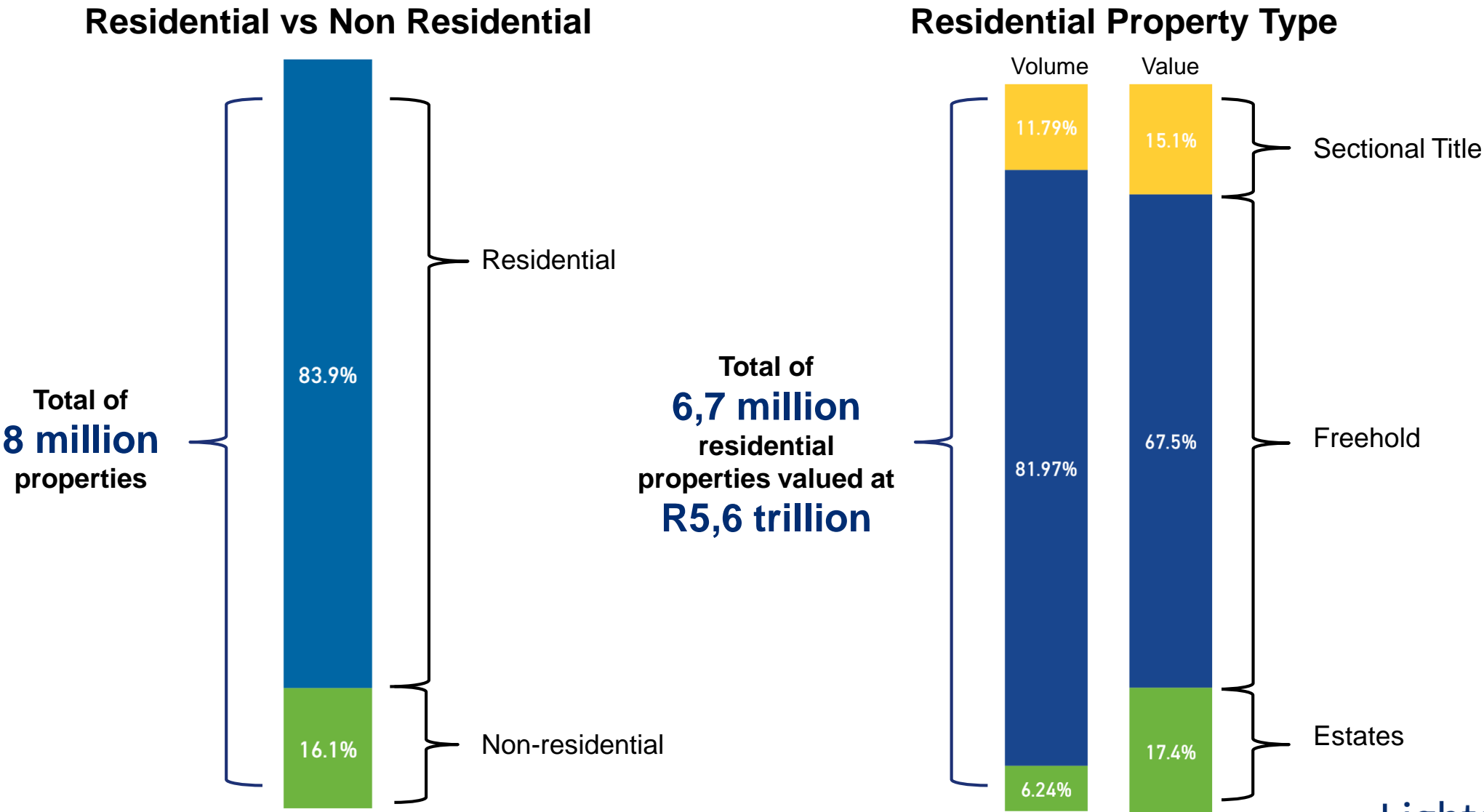
Lightstone

We simplify the complex

What to expect

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

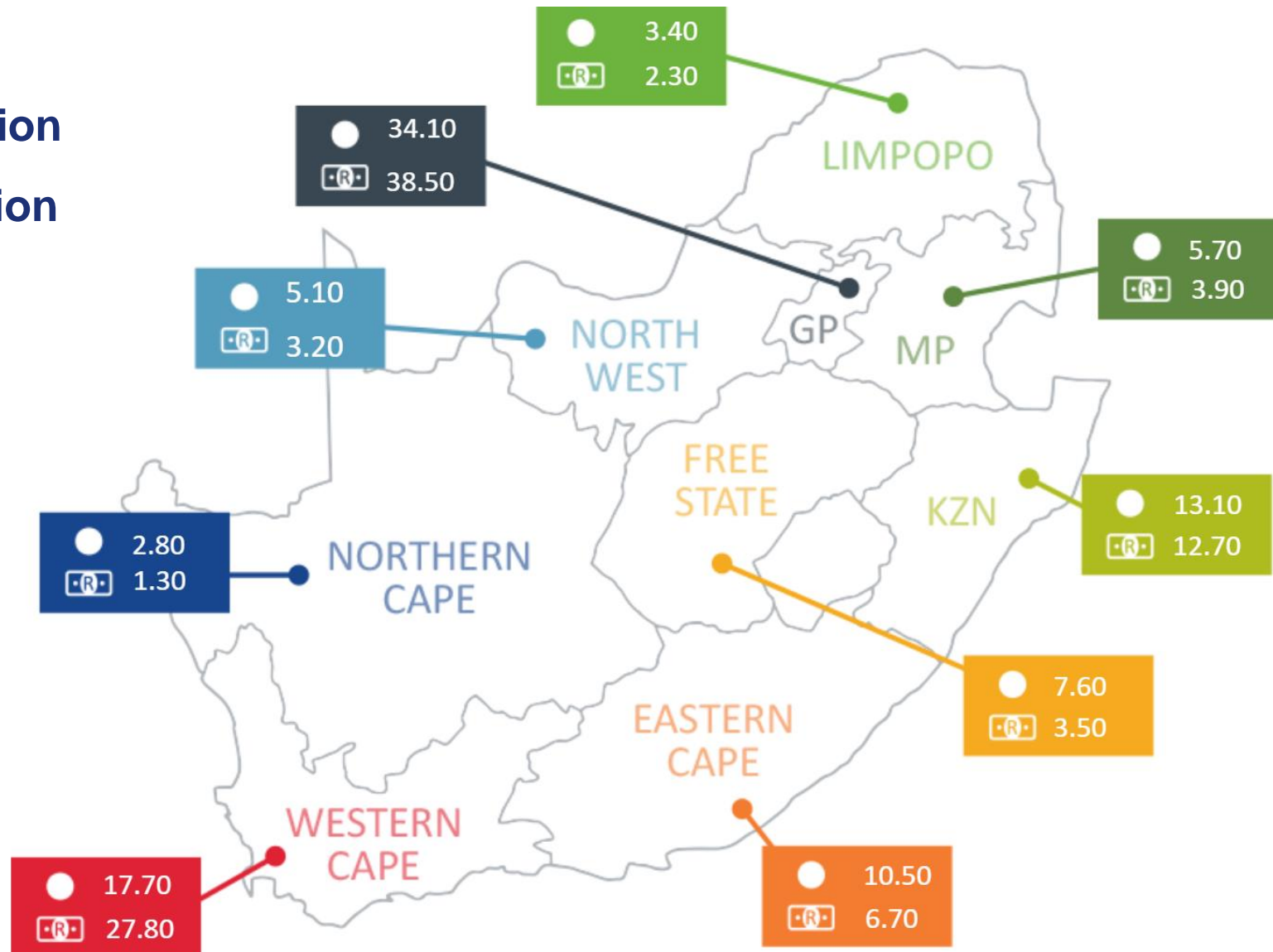
Property market overview



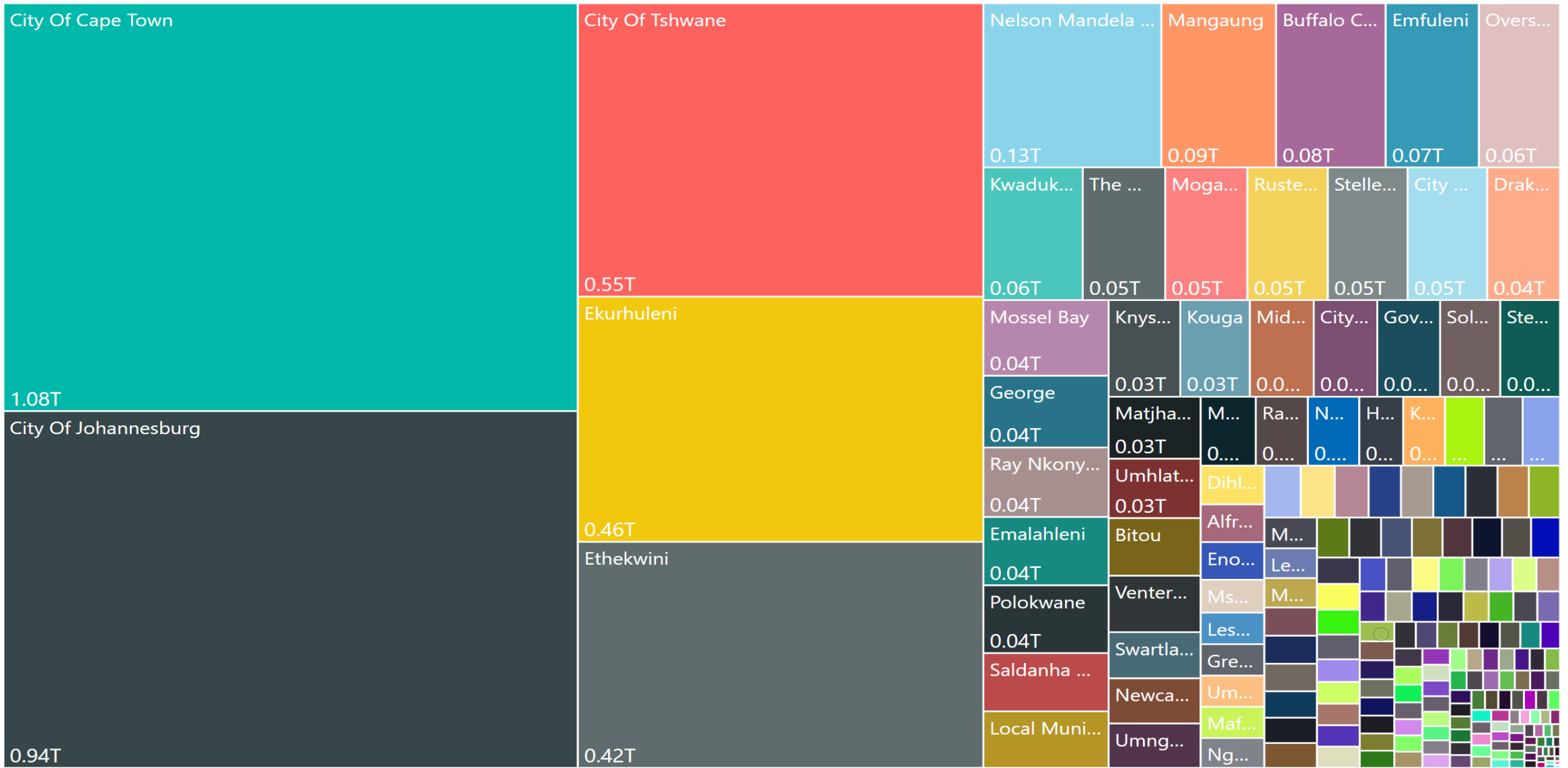
Disparity in the residential property market

● Volume: **6,7 million**

•R• Value: **R5,6 trillion**



Municipal breakup of residential property value

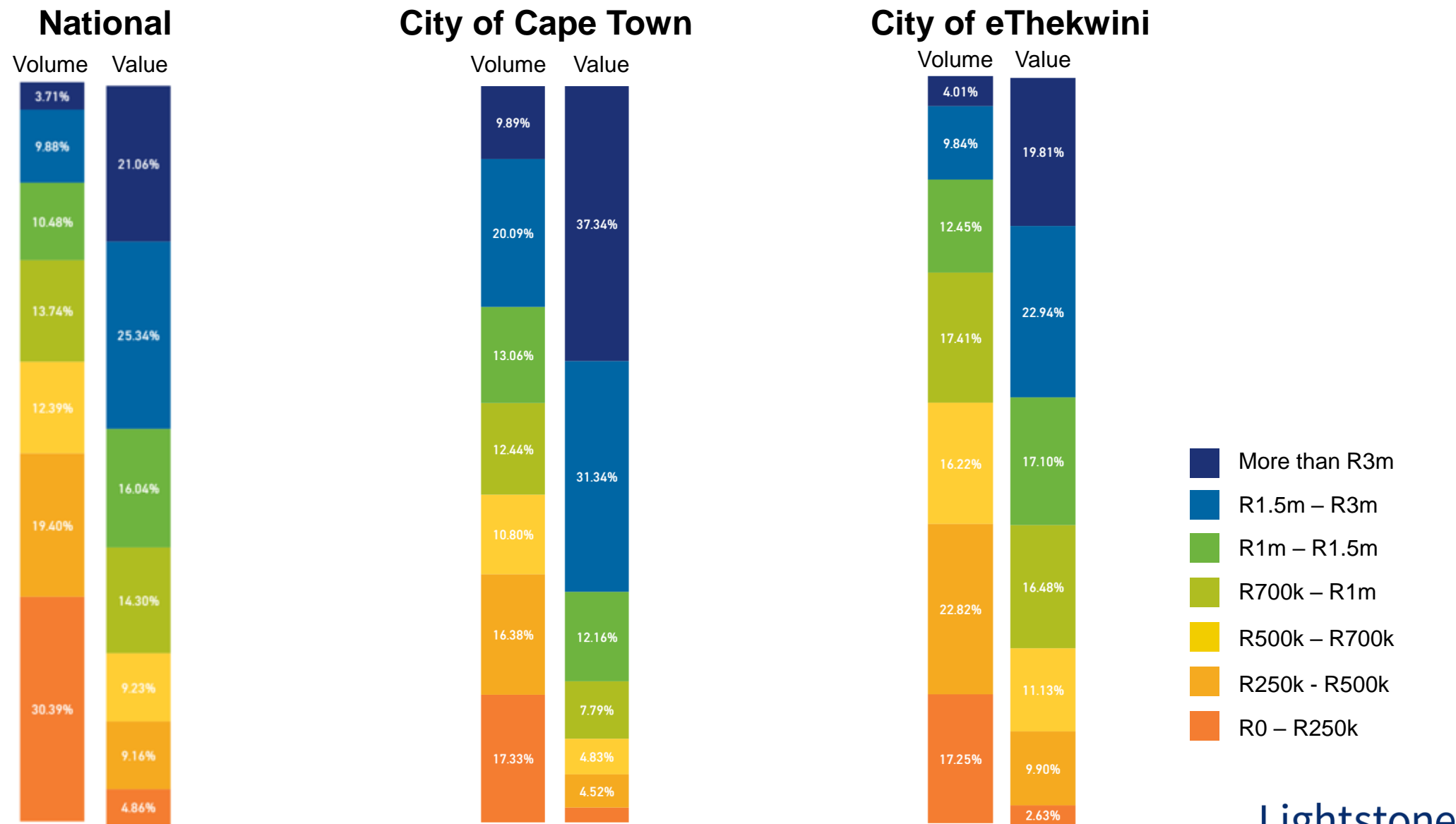


eThekweni suburban breakup of residential value

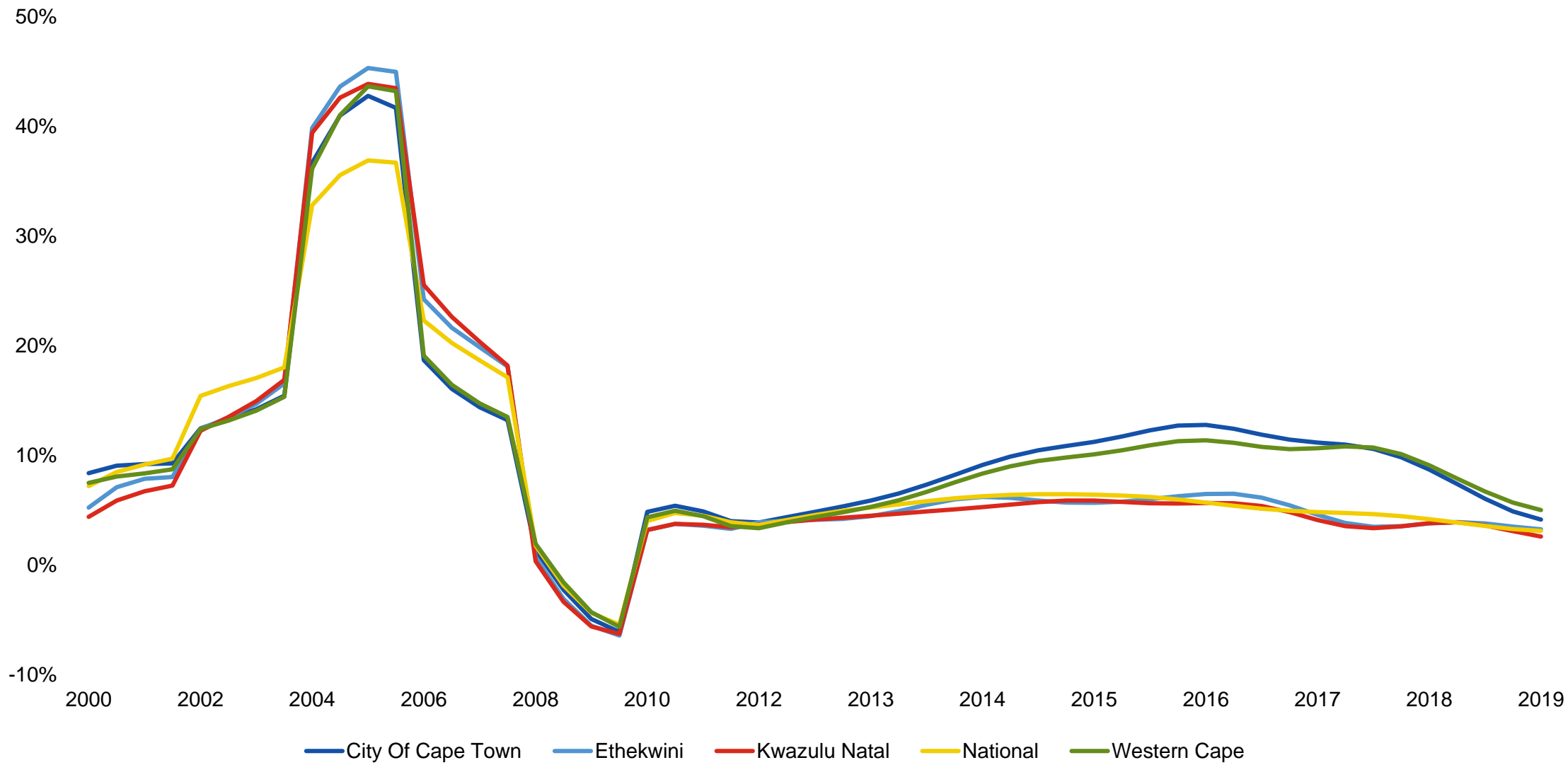


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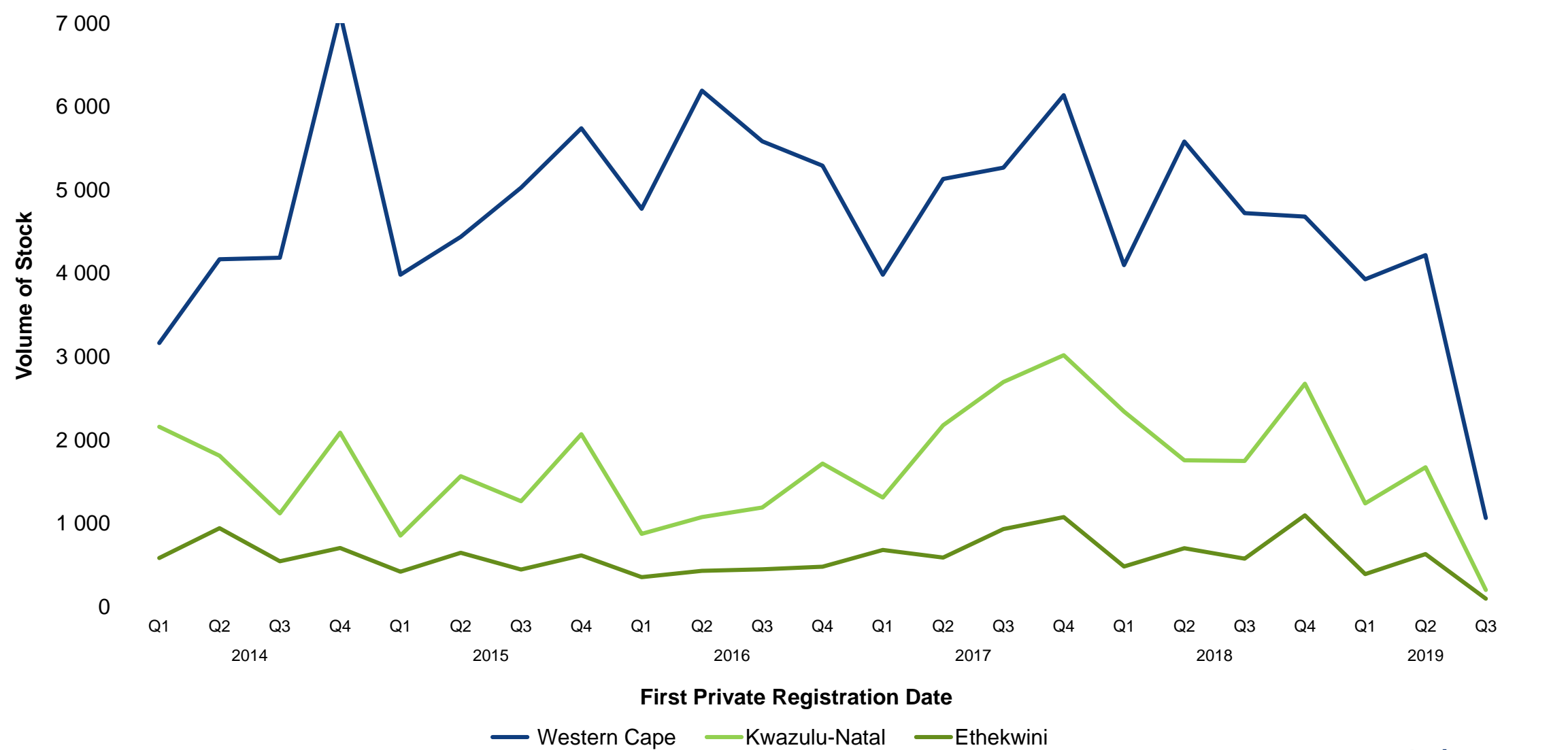
Overview of property stock – segmenting residential



House price growth eThekwni



New homes registered



- National property market
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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%

Brettenwood Coastal Estate,
Salt Rock

5,1%

Elaleni Coastal Estate,
Salt Rock

4,9%

Ukwazi Ridge Estate,
Kwadukuza Nu

4,7%

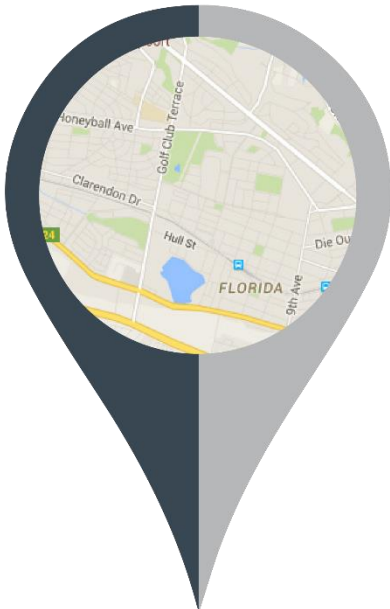
Palm Lakes Retirement Village,
Kwadukuza Nu

4,6%

Izinga Park,
Umhlanga

4,5%

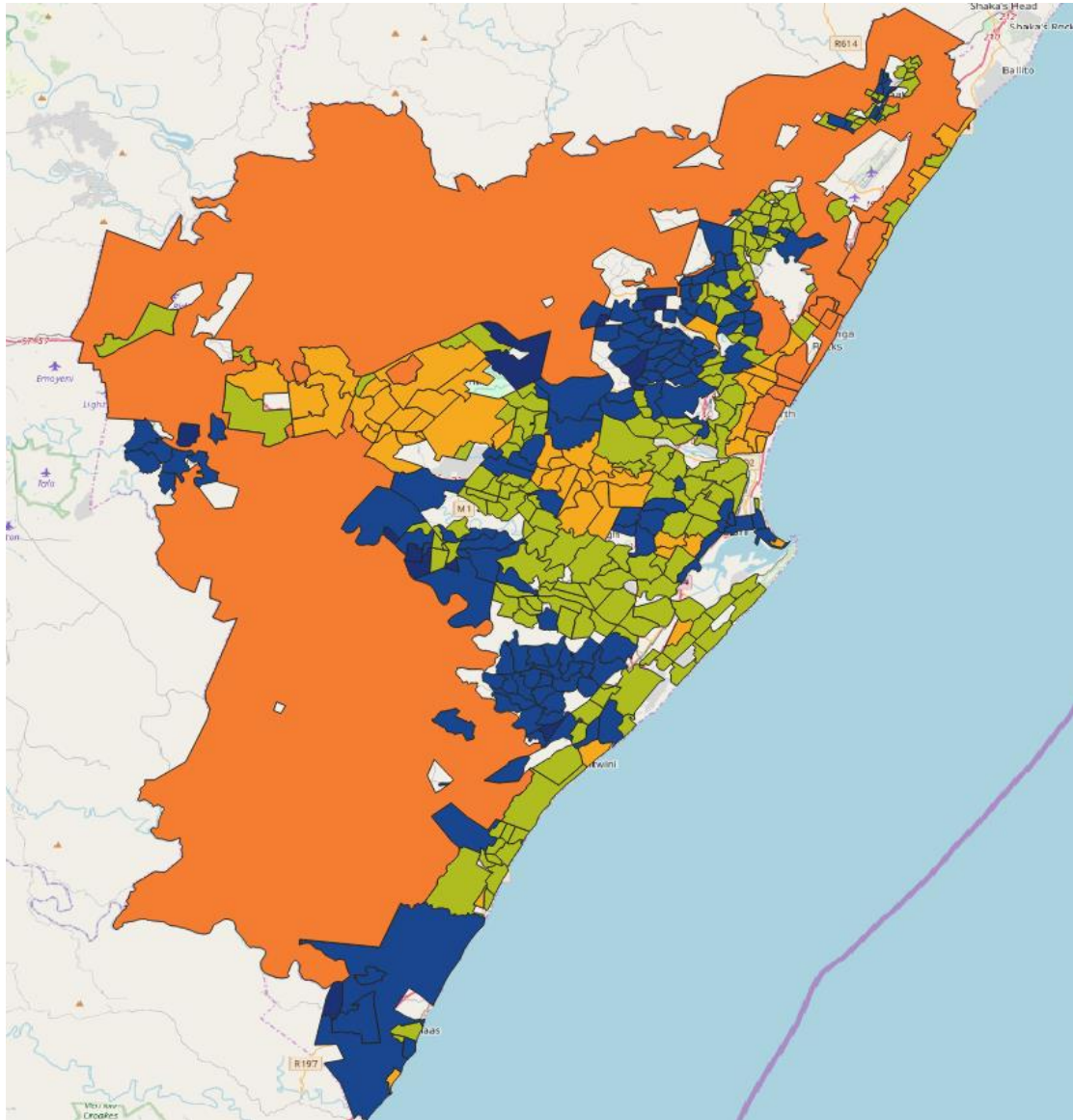
The Gardens,
Umhlanga



Top 10 high growth suburbs over the last 12 months

Suburb	1. Tinley Manor Beach	7,11%	House price inflation
	2. Wentworth	5,4%	
	3. Maidstone	4,9%	
	4. Grosvenor	4,7%	
	5. Sydenham	4,5%	
	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%	

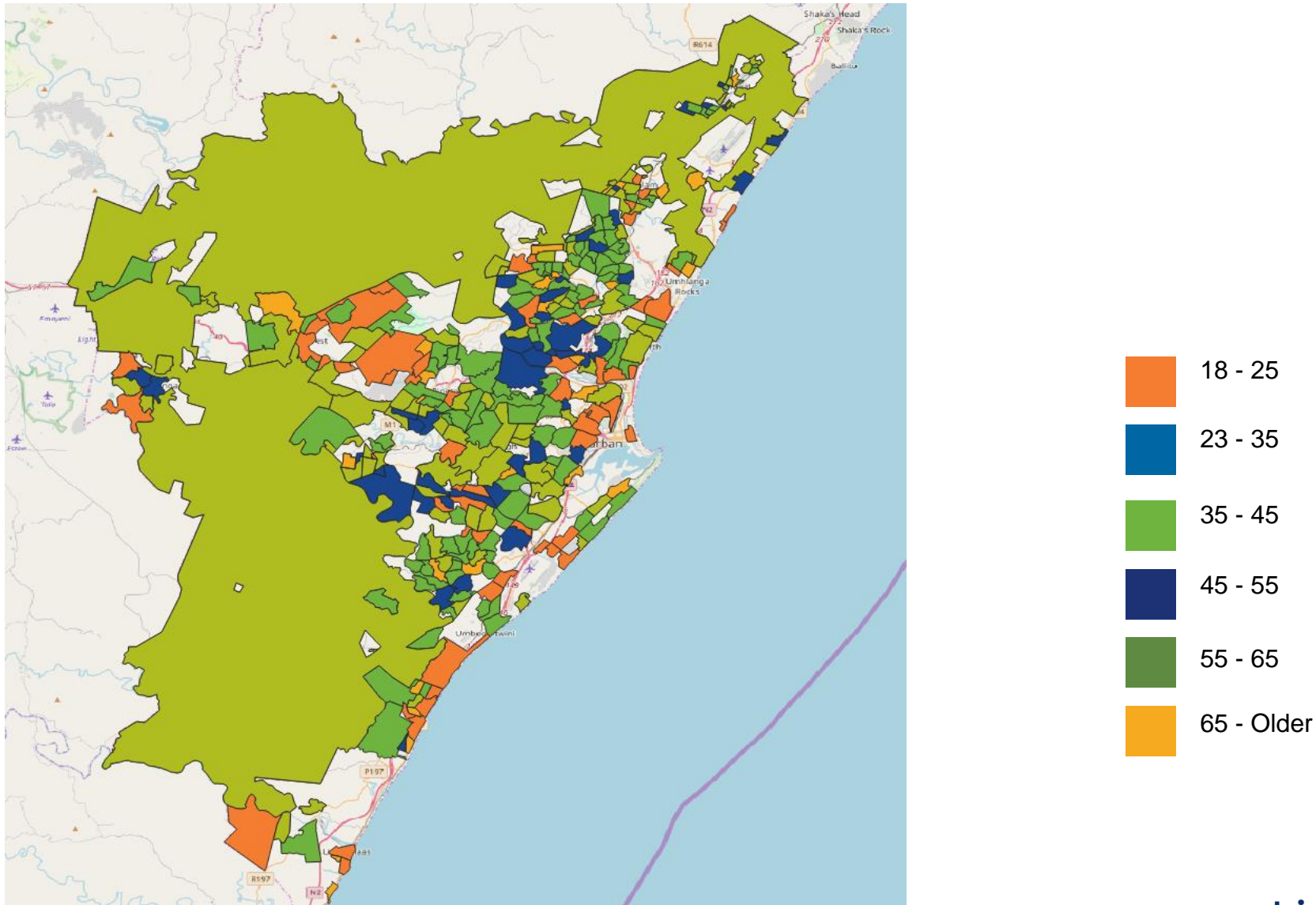
eThekwini median property value



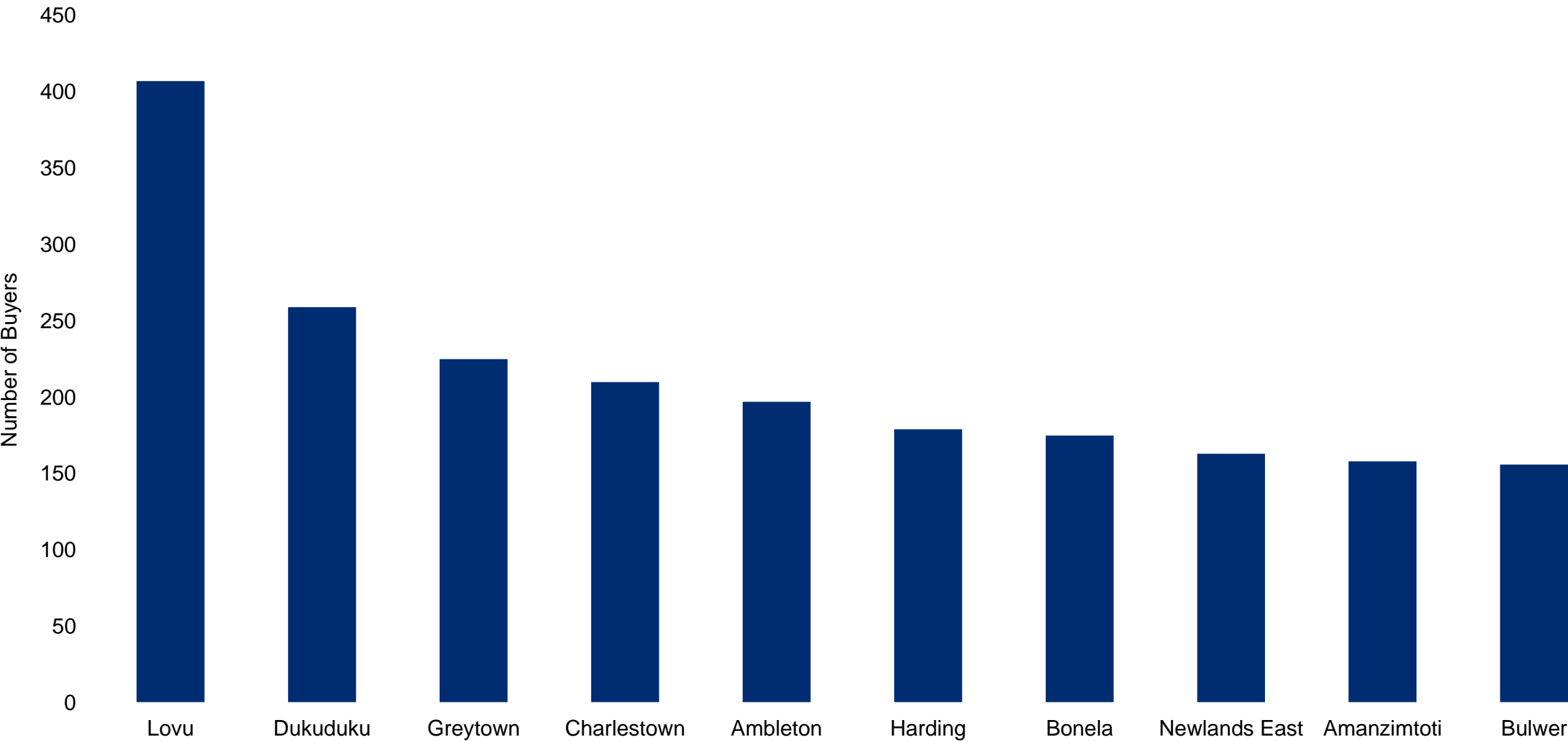
-  Less than R250k
-  R250k – R700k
-  R700k – R 1.5m
-  R1.5m – R3m
-  More than R3m

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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 price 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
Scenario

4,5%



Forecast

3,0%

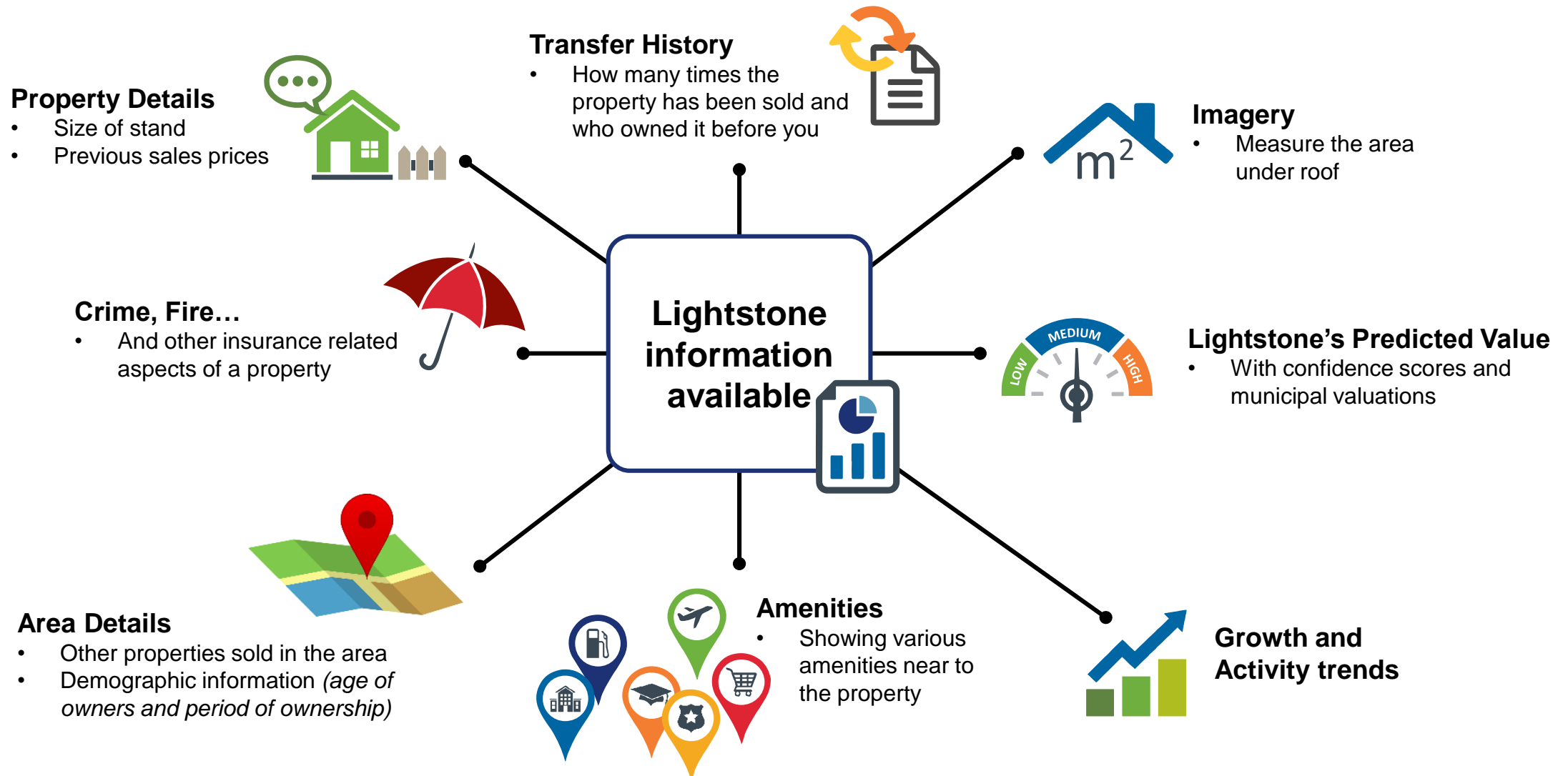


Low Road
scenario

2,0%



Information available to property buyers



Thank you



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