

## Residential Property Indices

Date Published: 28 May 2015

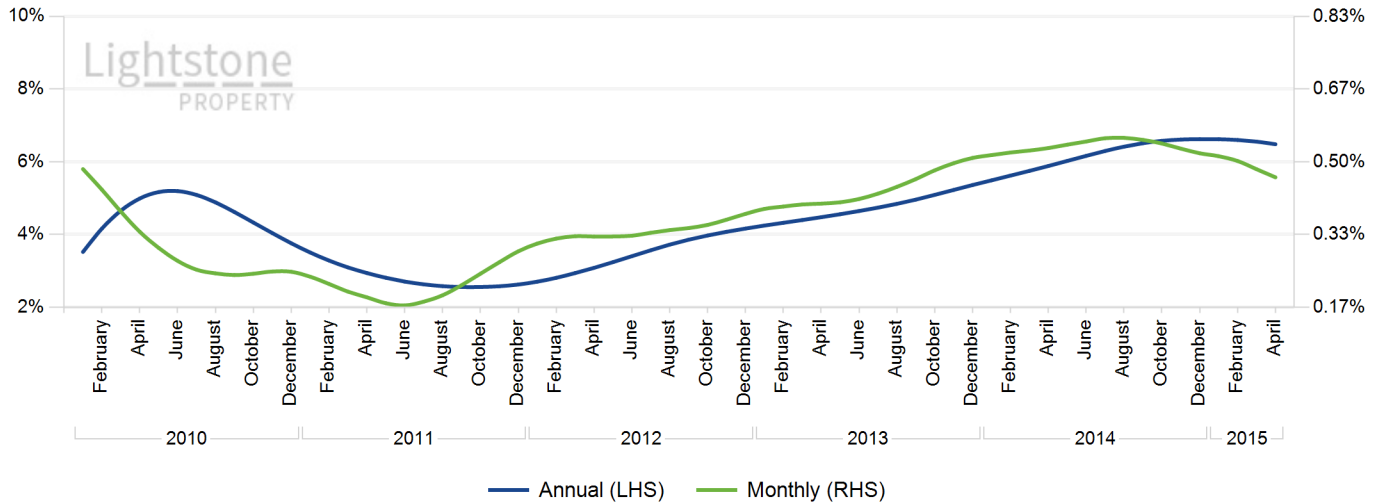
*Information. Decisions. Results.*



## National Inflation

Current annual inflation rate is 6.48% and monthly is 0.46%

### Annual vs. Monthly



## Market Review

The number of building plans passed is increasing and this may lead to the current stock shortage being corrected in the coming year.

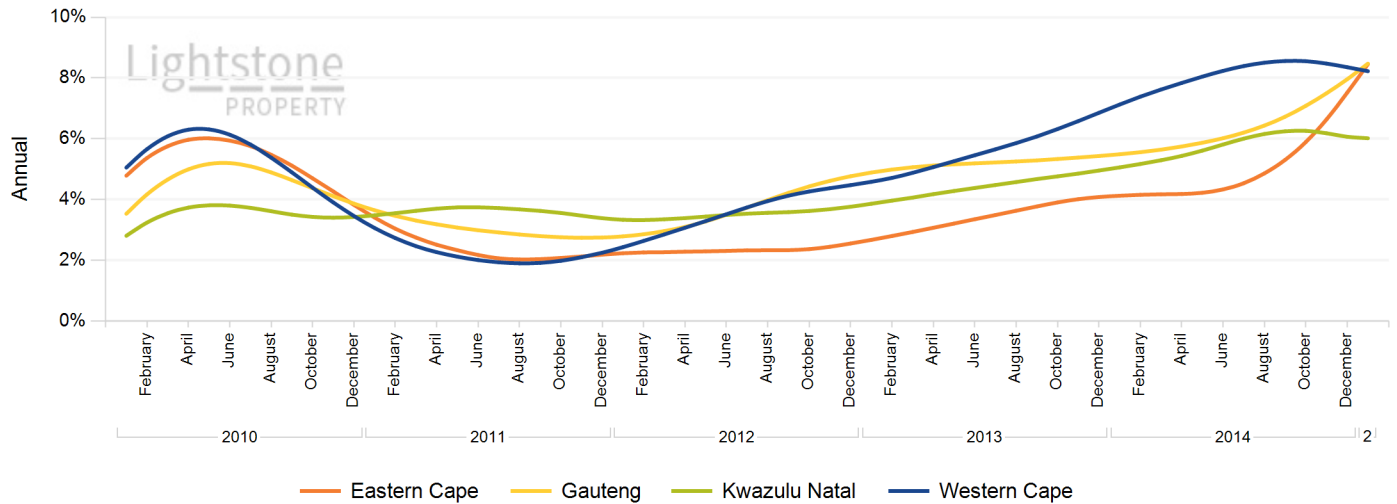
The trend in 2014 shows that there was an increased proportion of higher valued properties trading every quarter indicating that there might be a small portion of the low and middle market buyers trickling into and increasing activity in the higher value markets. This increased activity might also lead to some price growth recovery in the coming months. A less positive trend is that the average holding period in the highest value market segment seems to be declining which may indicate that downscaling is taking place in this market.

Since the second half of 2014, FNB have significantly reduced the average LTV on loans, while SA Homeloans increased to an average of nearly 95%. SBSA had an increase in foreclosures over the last 6 quarters and with banks realising a higher proportion of property values under distressed conditions the Lightstone distressed sales factors increased for all market segments since the start of 2014.

## Provincial Inflation

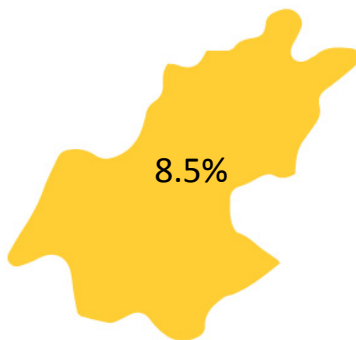
The **Lightstone Provincial Index** tracks annual inflation of the 4 major provinces in South Africa.

Annual Inflation: Major Provinces

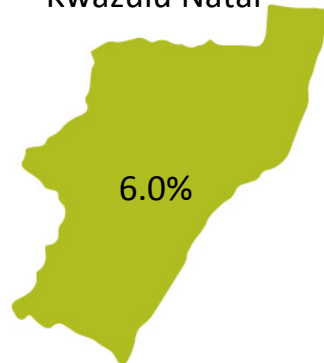


## Latest/Current Provincial Inflation Status

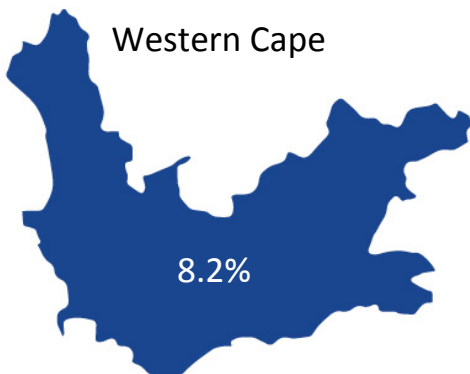
Gauteng



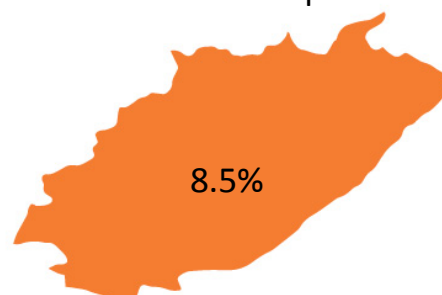
Kwazulu Natal



Western Cape



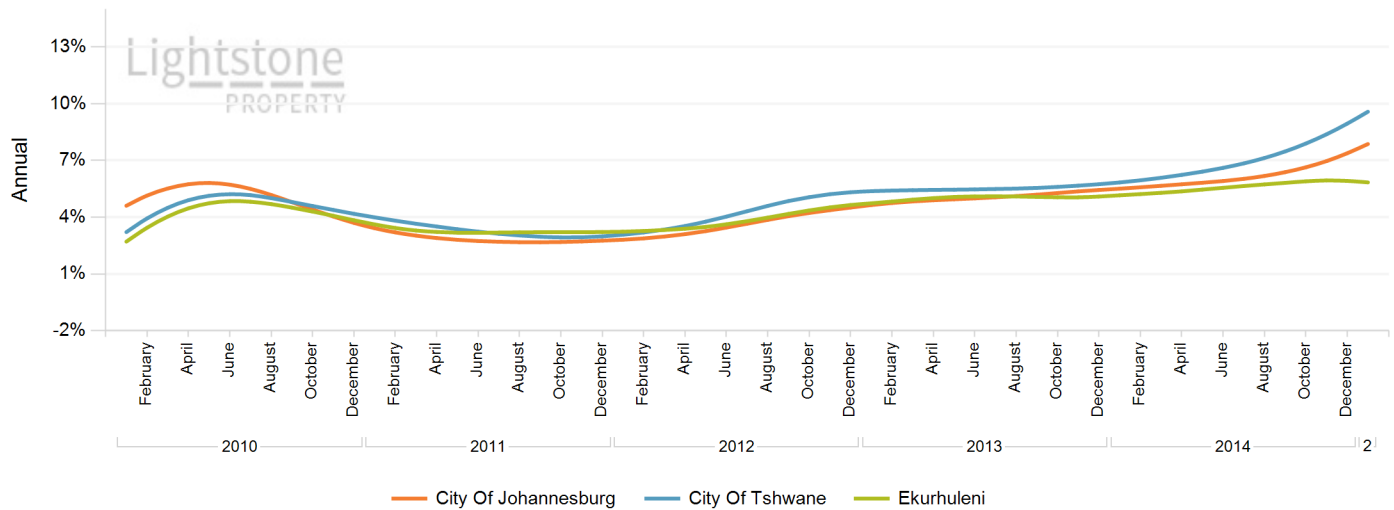
Eastern Cape



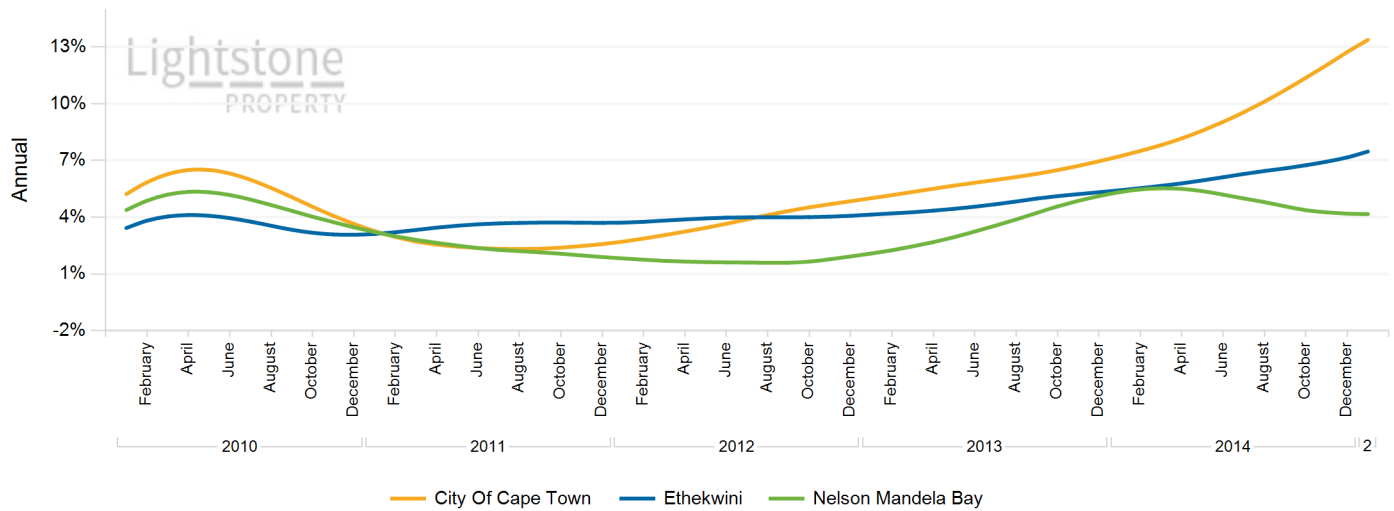
## Municipal Inflation

The Lightstone Municipal Index tracks annual inflation at a municipal level, with coastal and inland based municipalities reviewed independently.

### Annual Inflation: Inland Municipalities



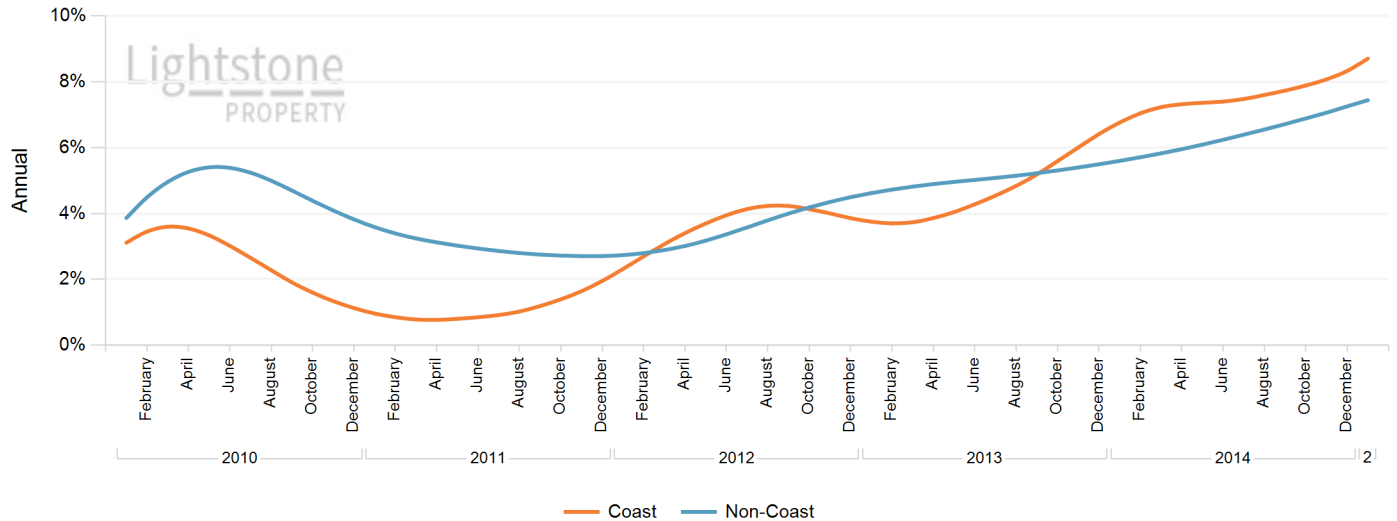
### Annual Inflation: Coastal Municipalities



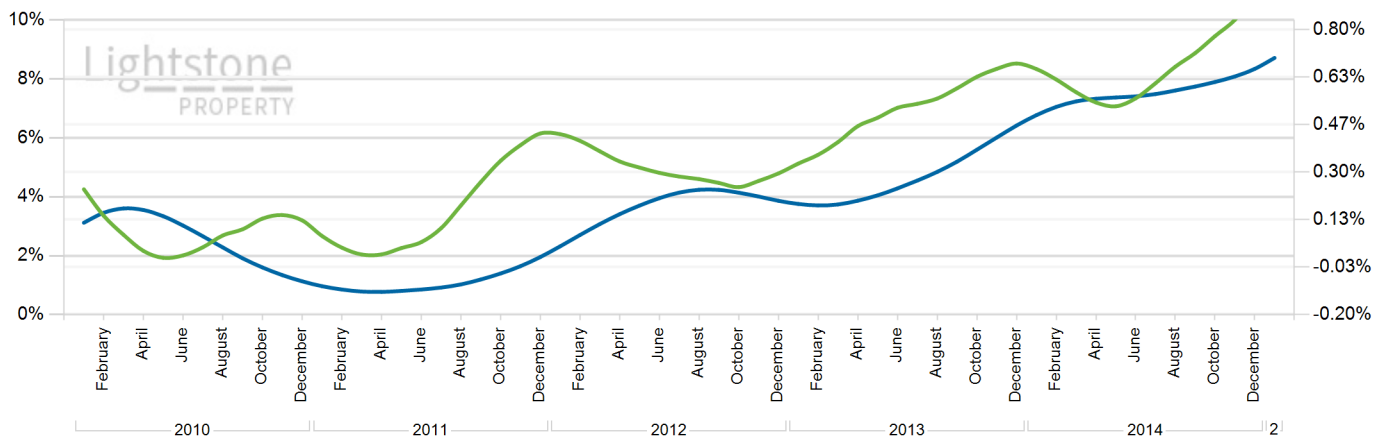
## Property Inflation: Coast vs Non-Coast

The Lightstone Coast vs Non-Coast Index compares property located within enumerator areas 500m of the coastline to those located further inland.

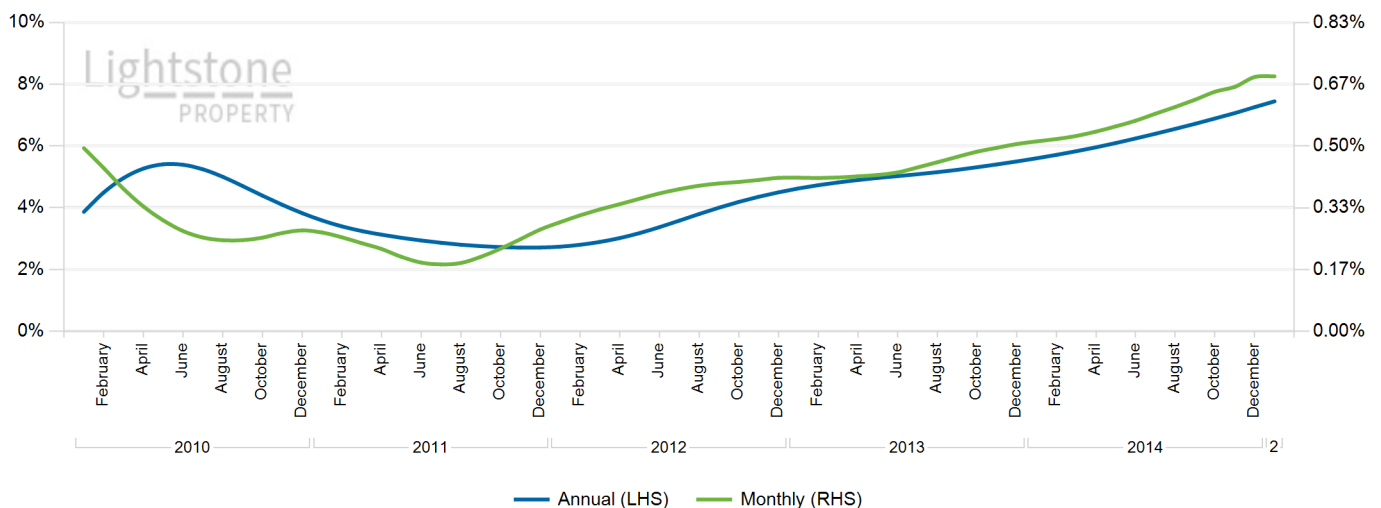
### Annual Inflation: Coast vs Non-Coast



### Coast: Annual vs Monthly Inflation

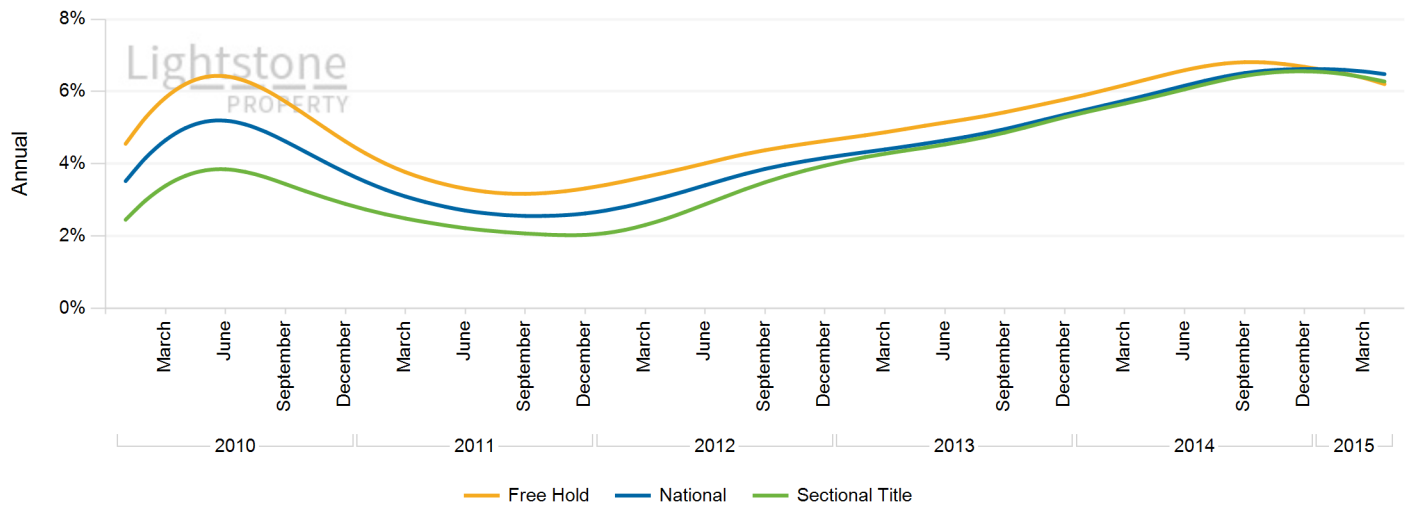


### Non-Coast: Annual vs Monthly Inflation

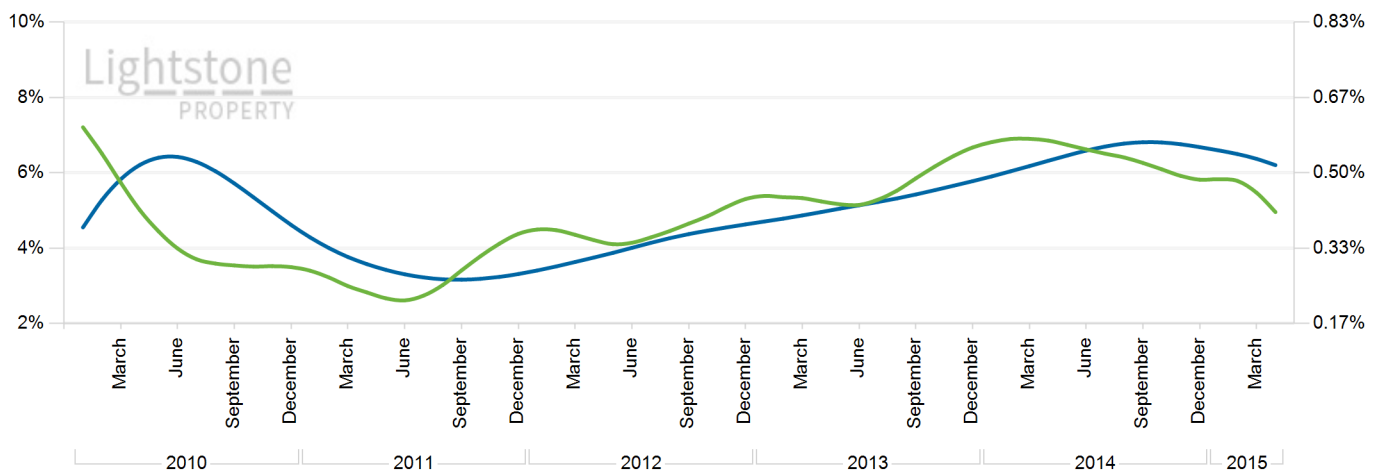


## Property Inflation: Free Hold vs Sectional

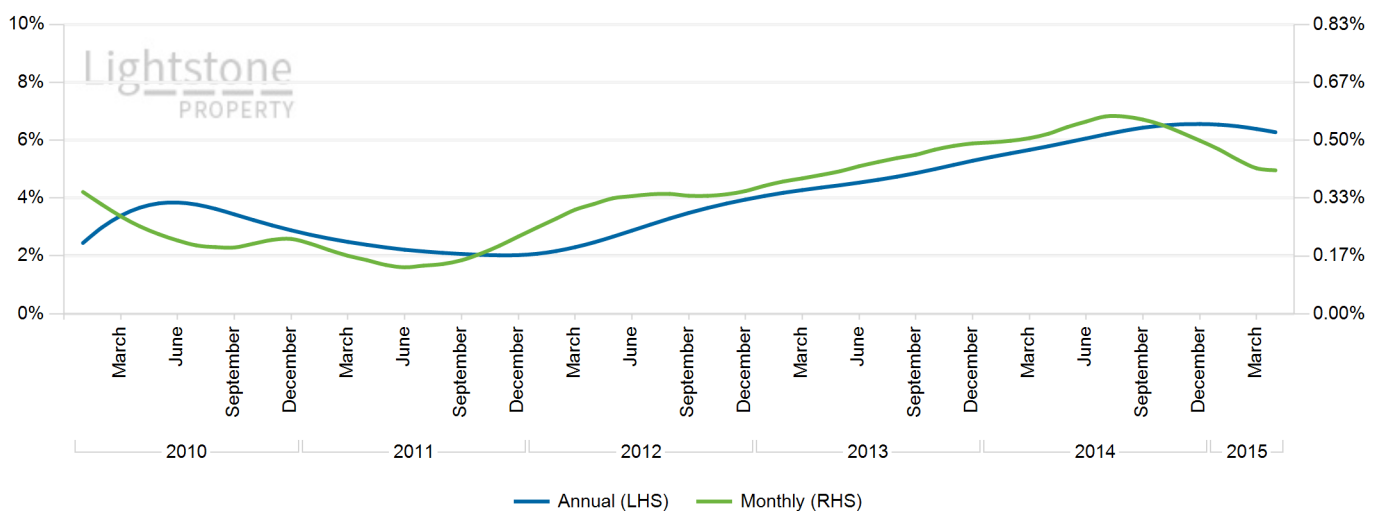
### Annual Inflation: Free Hold vs Sectional Title Properties



### Freehold Property: Annual vs Monthly Inflation



### Sectional Title: Annual vs Monthly Inflation



## Property Inflation: Value Bands

The Lightstone Area Value Bands Index reviews inflationary rates for property based on the following values.

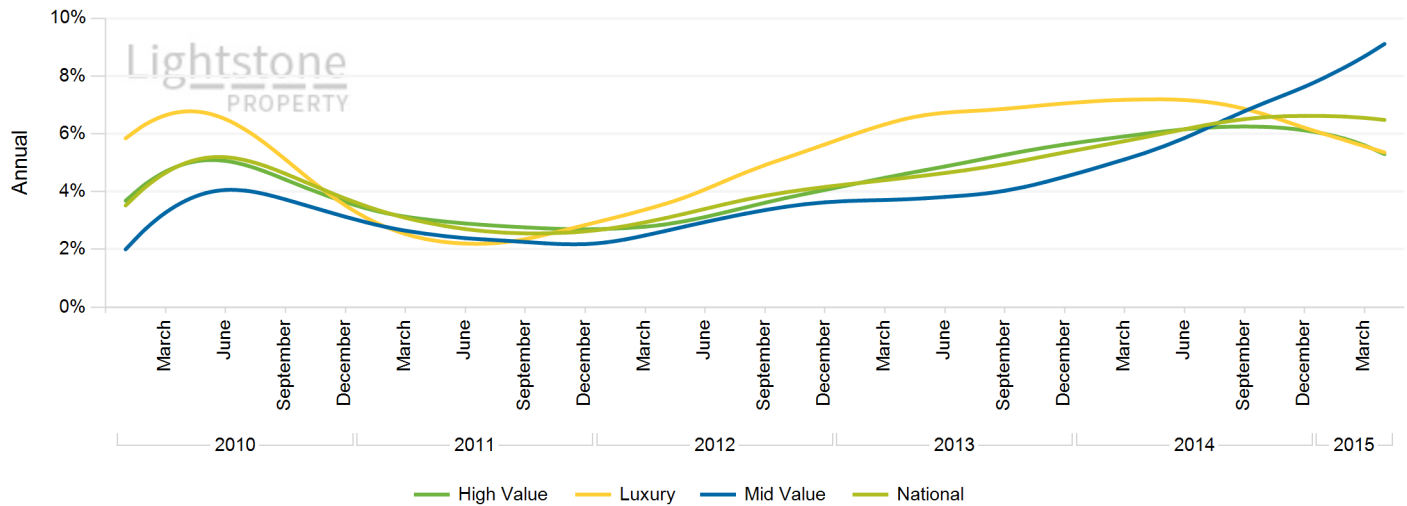
Luxury: > R1.5mil

High Value: R700k to R1.5mil

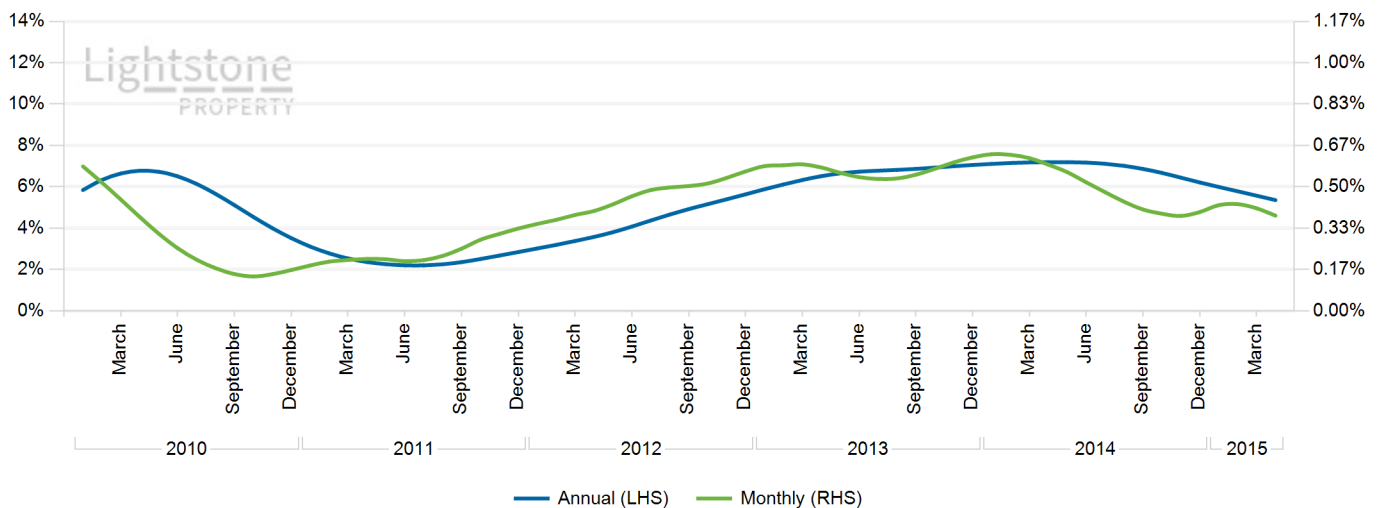
Mid Value: R250k to R700k

Low Value: <R250k

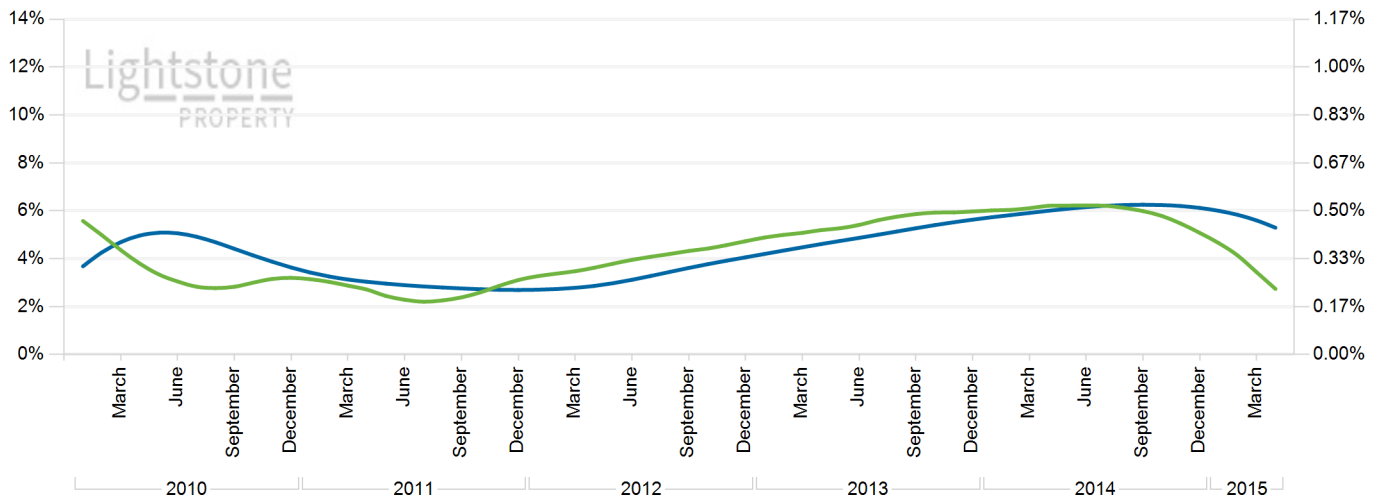
### Annual Inflation: Area Value Bands



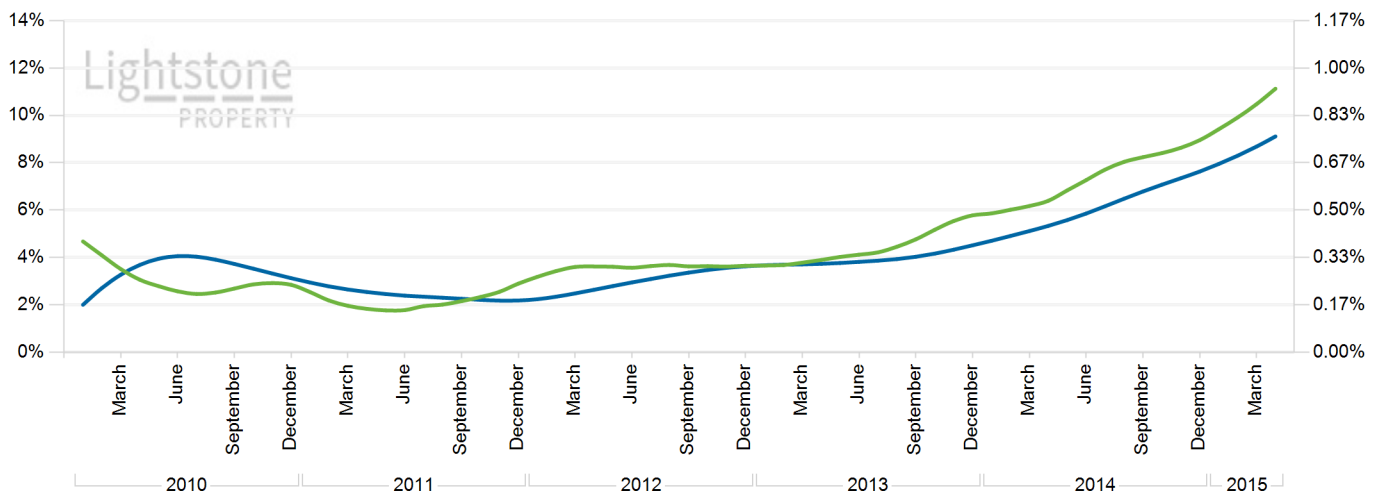
### Annual vs Monthly Inflation: Luxury Property



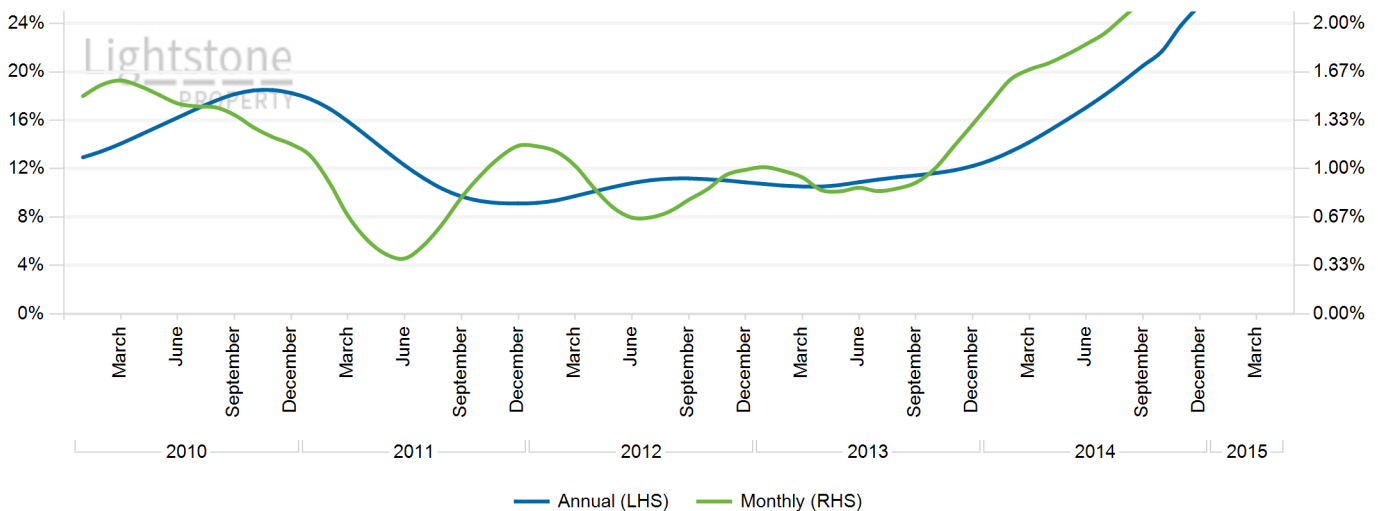
## Annual vs Monthly Inflation: High Value Property



## Annual vs Monthly Inflation: Mid Value Property



## Annual vs Monthly Inflation: Low Value Property





## Inflation Table

The **Annual Inflation Table** (below) provides a long term view of annual rates of inflation for various geographical areas and property types.

Please note that historic inflation rates can change as transactions occur that imply price inflation for those periods.

		2010	2011	2012	2013	2014	2015			
							Jan	Feb	Mar	Apr
	National	3.8 %	2.6 %	4.2 %	5.4 %	6.6 %	6.6 %	6.6 %	6.6 %	6.5 %
Province	Eastern Cape	3.8 %	2.2 %	2.6 %	4.1 %	7.5 %	8.5 %			
	Gauteng	3.9 %	2.8 %	4.8 %	5.4 %	8.0 %	8.5 %			
	Kwazulu Natal	3.4 %	3.4 %	3.8 %	5.0 %	6.1 %	6.0 %			
	Western Cape	3.5 %	2.3 %	4.5 %	6.9 %	8.4 %	8.2 %			
Municipality	City Of Cape Town	3.6 %	2.6 %	4.8 %	7.0 %	12.7 %	13.4 %			
	City Of Johannesburg	3.7 %	2.8 %	4.5 %	5.4 %	7.4 %	7.9 %			
	City Of Tshwane	4.2 %	3.0 %	5.3 %	5.7 %	9.0 %	9.6 %			
	Ekurhuleni	3.8 %	3.2 %	4.6 %	5.1 %	5.9 %	5.8 %			
	Ethekwini	3.1 %	3.7 %	4.1 %	5.3 %	7.2 %	7.5 %			
	Nelson Mandela Bay	3.5 %	1.9 %	1.9 %	5.1 %	4.2 %	4.2 %			
Coastal	Coast	1.1 %	2.0 %	3.9 %	6.4 %	8.3 %	8.7 %			
	Non-Coast	3.8 %	2.7 %	4.5 %	5.5 %	7.3 %	7.4 %			
ST / FH	Free Hold	4.6 %	3.3 %	4.6 %	5.8 %	6.7 %	6.6 %	6.5 %	6.4 %	6.2 %
	Sectional Title	2.9 %	2.0 %	3.9 %	5.3 %	6.6 %	6.5 %	6.5 %	6.4 %	6.3 %
Area Value Bands	High Value	3.6 %	2.7 %	4.1 %	5.6 %	6.1 %	6.0 %	5.8 %	5.6 %	5.3 %
	Luxury	3.5 %	2.8 %	5.6 %	7.1 %	6.2 %	6.0 %	5.8 %	5.6 %	5.4 %
	Mid Value	3.1 %	2.2 %	3.6 %	4.5 %	7.6 %	7.9 %	8.3 %	8.7 %	9.1 %

## Shining A Light On Our Approach...

### Methodology:

Lightstone applies the repeat sales methodology when reviewing and reporting on property data. In contrast to 'average house price' indices, repeat sales indices provide a measure of the actual price inflation of houses that have transacted twice within a particular period of time. The main benefit of this is that it is less influenced by the mix of transacting properties. The repeat sales methodology is recognised as the premier methodology for indexing house prices and is used by many international residential property price indexers including the Office of Federal Housing Enterprise Oversight (OFHEO) in the United States.

### Data:

All property transactions in South Africa are registered in the Deeds Office and each record contains the legal details of both the property and the transaction. For the purposes of the Repeat Sales Index for residential properties, the following transactions have been excluded: farms; any transactions which may be of a development, commercial or community services nature; new developments; sales made in execution of a judgement; non-arms-length transactions; transactions where the inflation is extremely different to the norm of the statistical distribution of inflation rates; and township transactions.

### Caution:

Lightstone presents both annual and monthly inflation rates. Monthly inflation emphasises recent market performance (i.e. month on month) and is more volatile than annual inflation trends. Conclusions about the future trend of annual inflation, based on monthly inflationary rates, must be made with caution.

### Disclaimer:

The Lightstone Repeat Sales Index system applies advanced statistical methods to a comprehensive property database - compiled from the Deeds Office, the Surveyor General and other sources - to generate repeat sales inflation data for individual residential properties. Despite the statistical and actuarial rigour applied, Lightstone cannot guarantee the accuracy and reliability of the data. Furthermore, the index is a statistical tool and does not amount to advice and may not be applicable in some cases. Lightstone does not take responsibility for any losses incurred as a result of any person acting or omitting to act as a result of the publication of this index.

### Queries:

Should you have any queries, please do not hesitate to email us [info@lightstone.co.za](mailto:info@lightstone.co.za) or give us a call on 0860 106 389.

