

Residential Property Indices

Date Published: October 2019

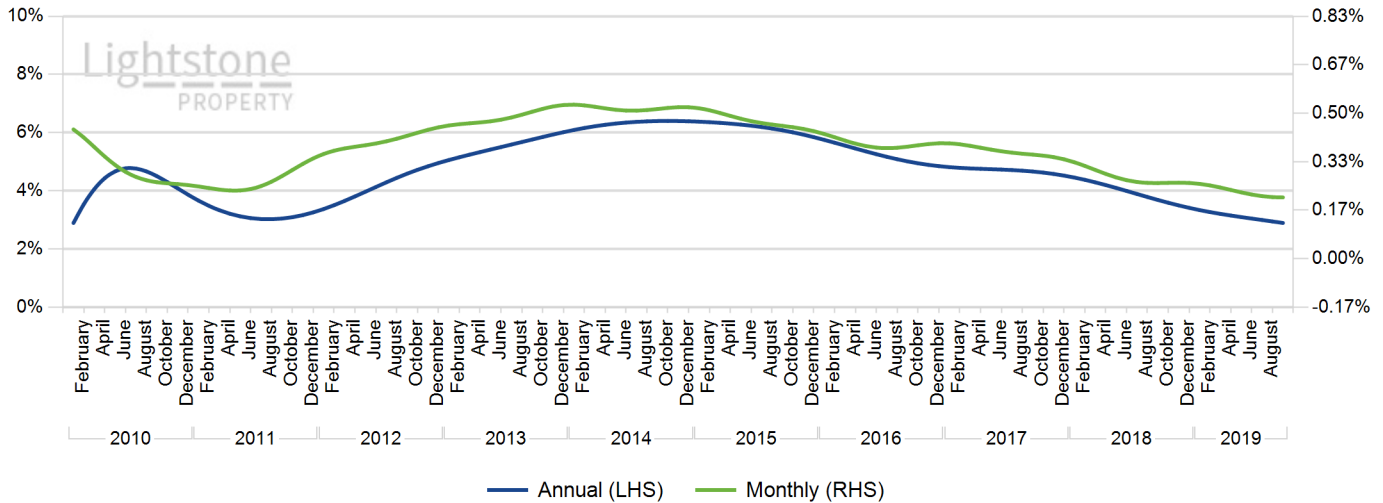
Information. Decisions. Results.



National Inflation

Current annual inflation rate is 2.90% and monthly is 0.21%.

Annual vs. Monthly



Market Review

As at the end of September 2019 the national house price inflation index was at 2.9%. The market has been ranging in the 2% - 5% zone for some time now following a slowdown in recent months as shown by the provincial indices. Over the past few years the western Cape's performance was unrivalled but its slowdown in the last two years has seen it come second to the optimistic Limpopo province that is now growing at 5.9%.

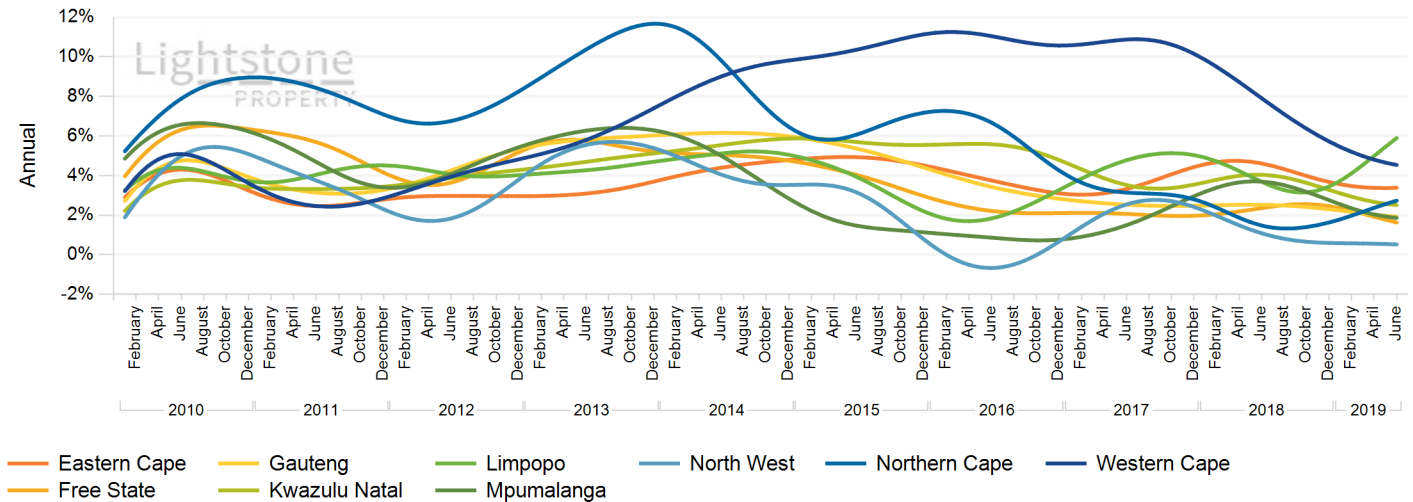
Our inland municipalities Ekurhuleni, City of Tshwane and City of Johannesburg metros are growing stably at rates between 1% and 4% whereas the coastal municipalities are generally performing above this range. This relationship extends to all coastal and inland properties as shown by their respective indices.

The Low and Mid value wealth segments continue to buck the trend by growing at more than 4% annually whilst the rest are inflating at rates below that.

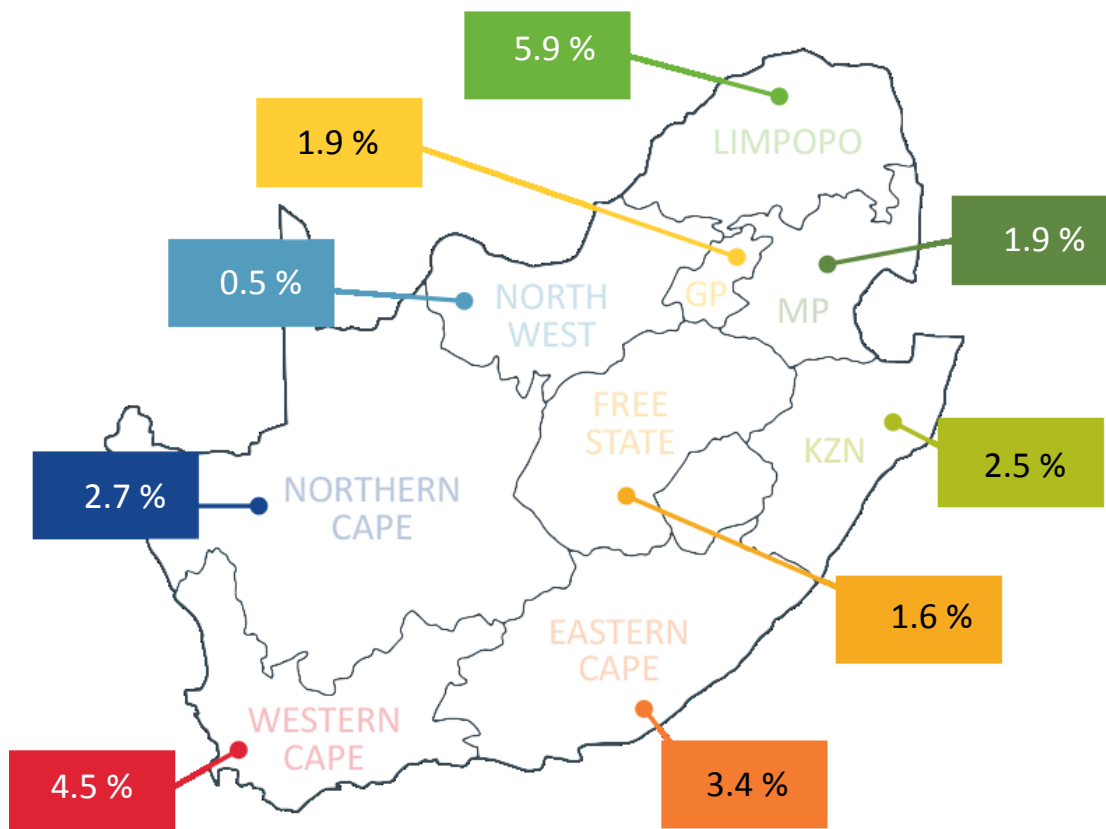
Provincial Inflation

The Lightstone Provincial Index tracks annual inflation of all provinces in South Africa.

Annual Inflation: Provinces



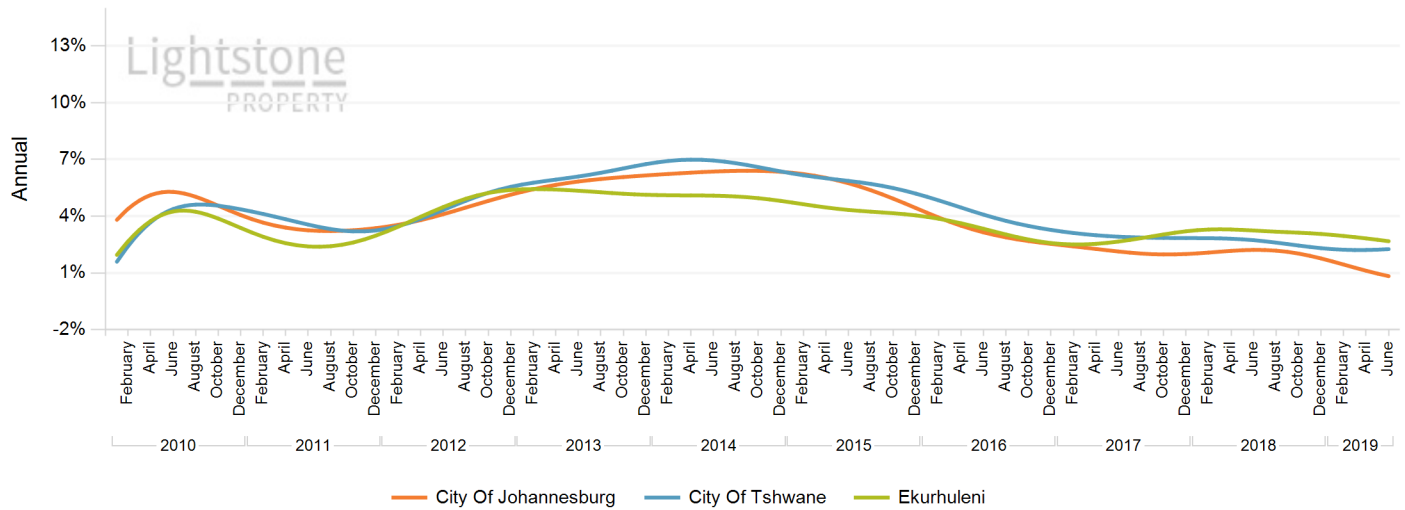
Latest/Current Provincial Inflation Status



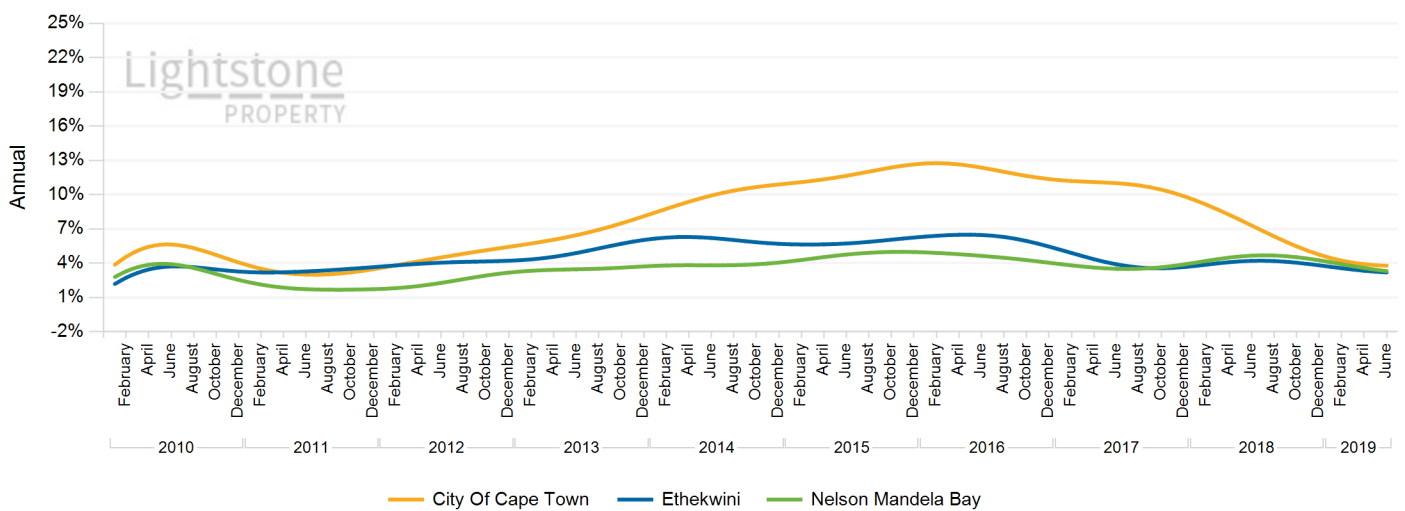
Municipal Inflation

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

Annual Inflation: Inland Municipalities



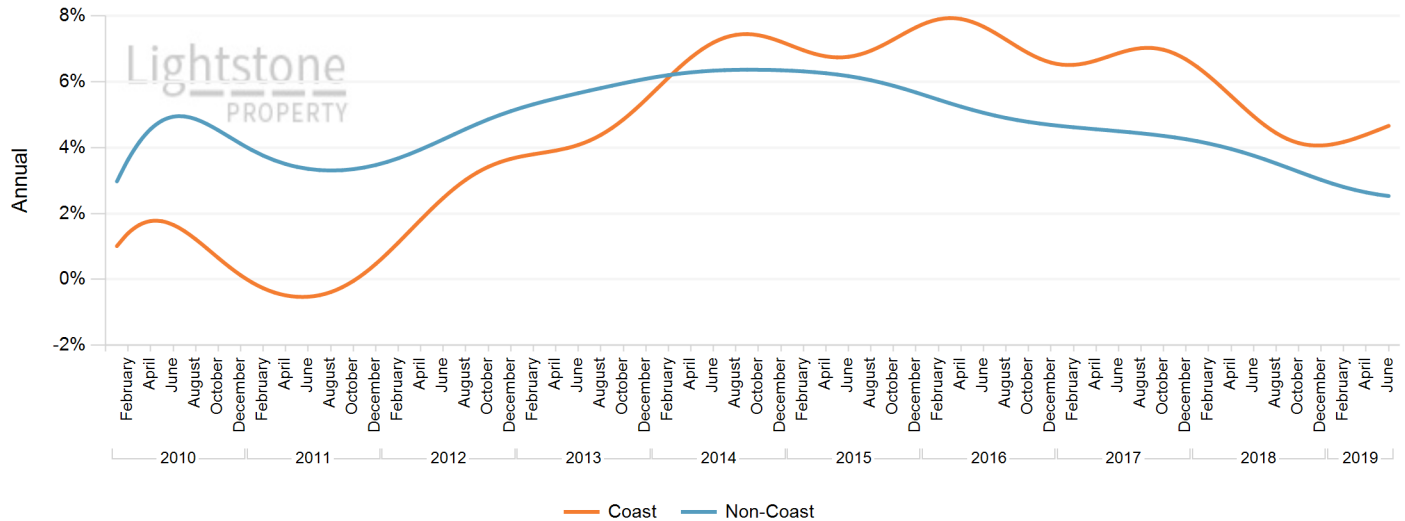
Annual Inflation: Coastal Municipalities



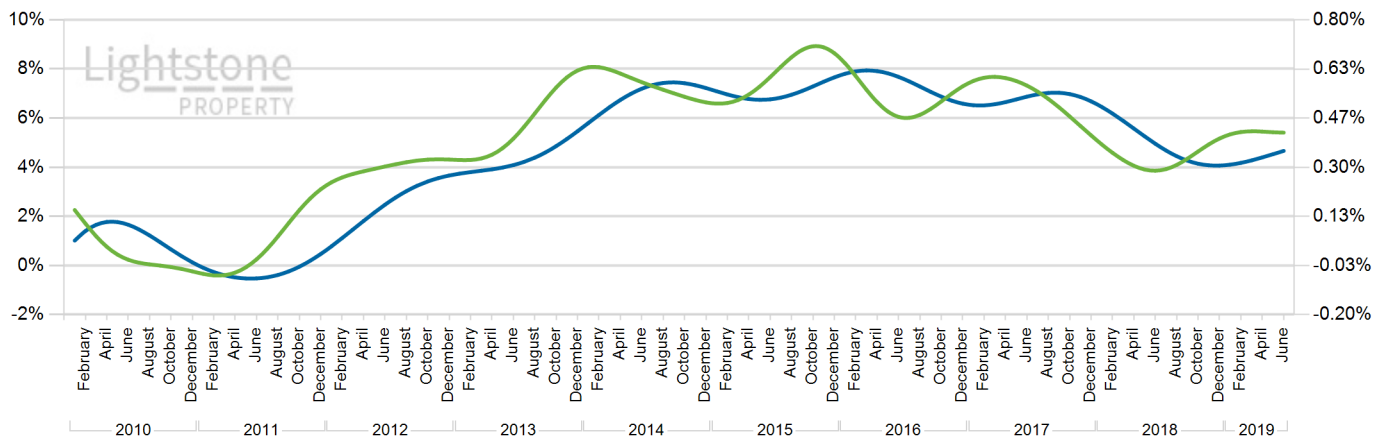
Property Inflation: Coast vs Non-Coast

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

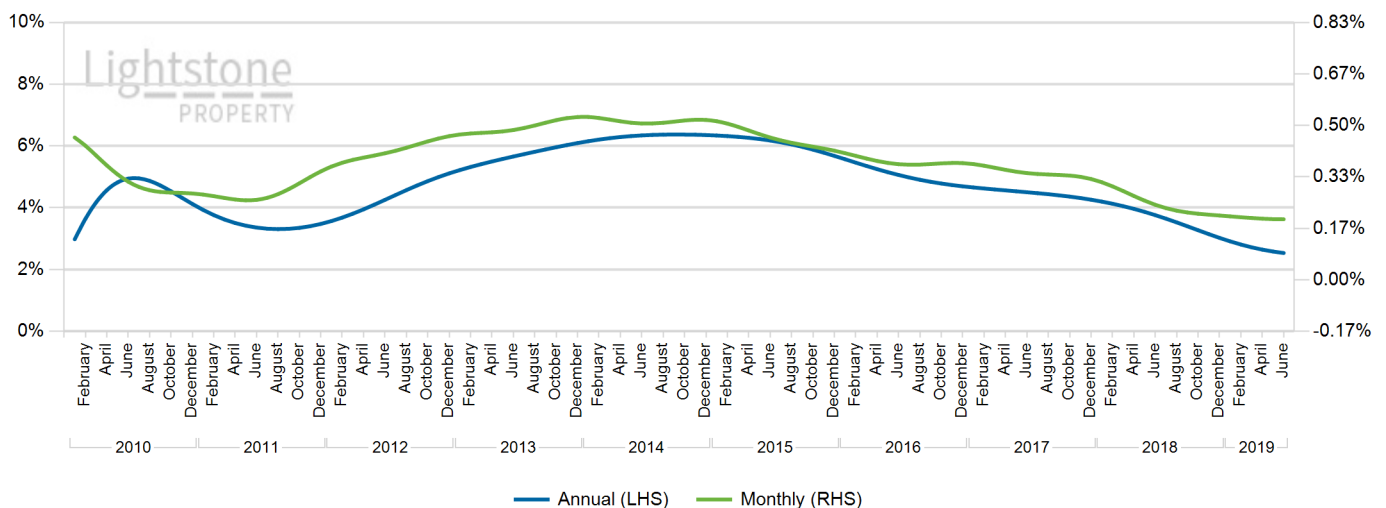
Annual Inflation: Coast vs Non-Coast



Coast: Annual vs Monthly Inflation

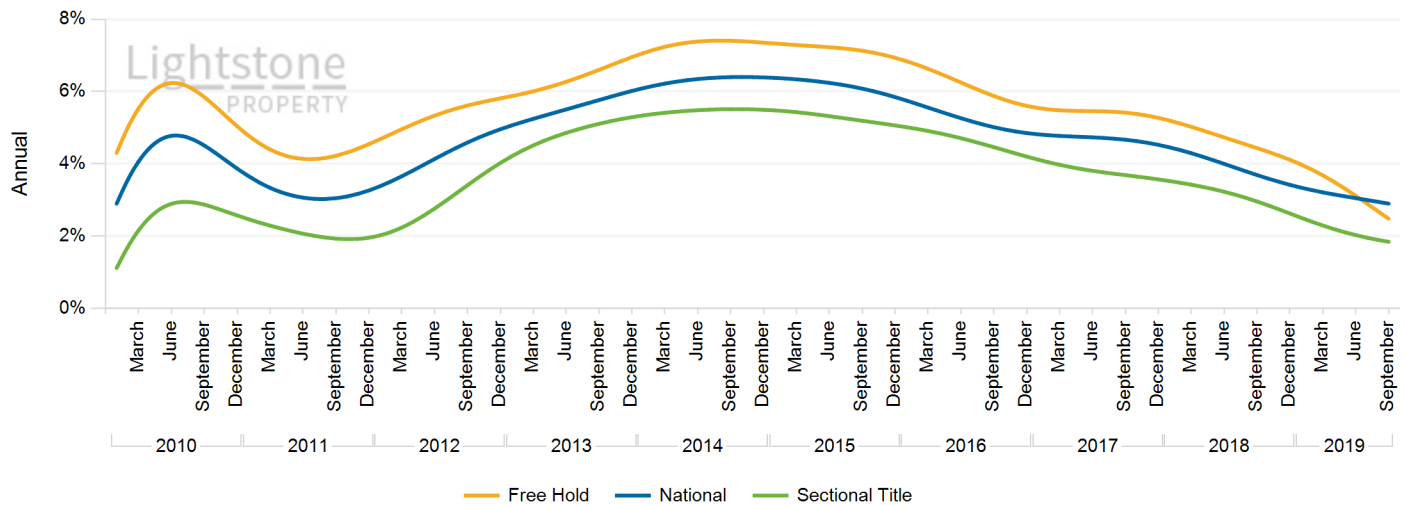


Non-Coast: Annual vs Monthly Inflation

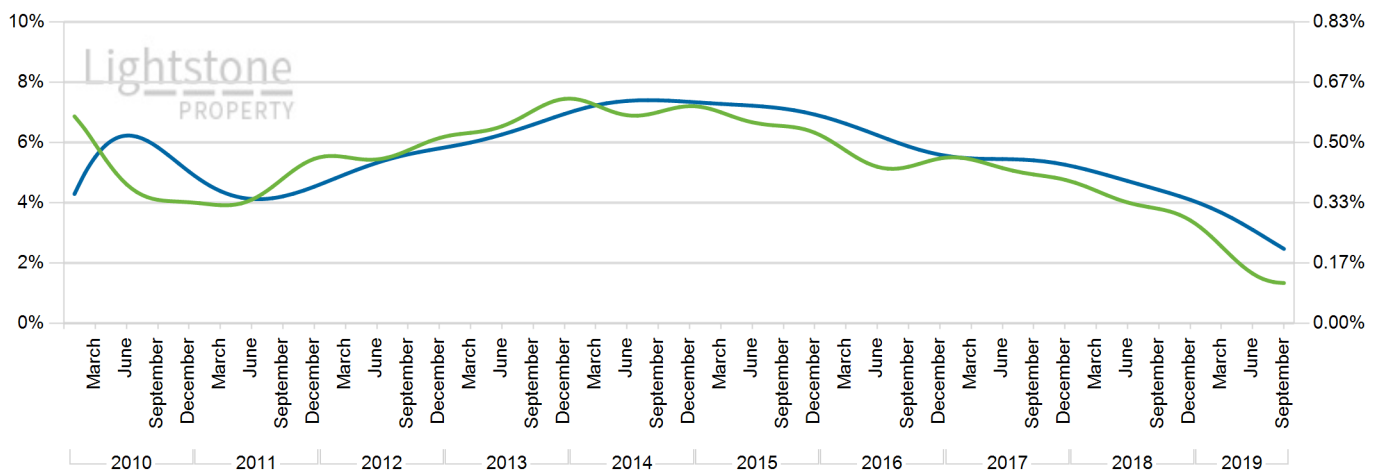


Property Inflation: Free Hold vs Sectional

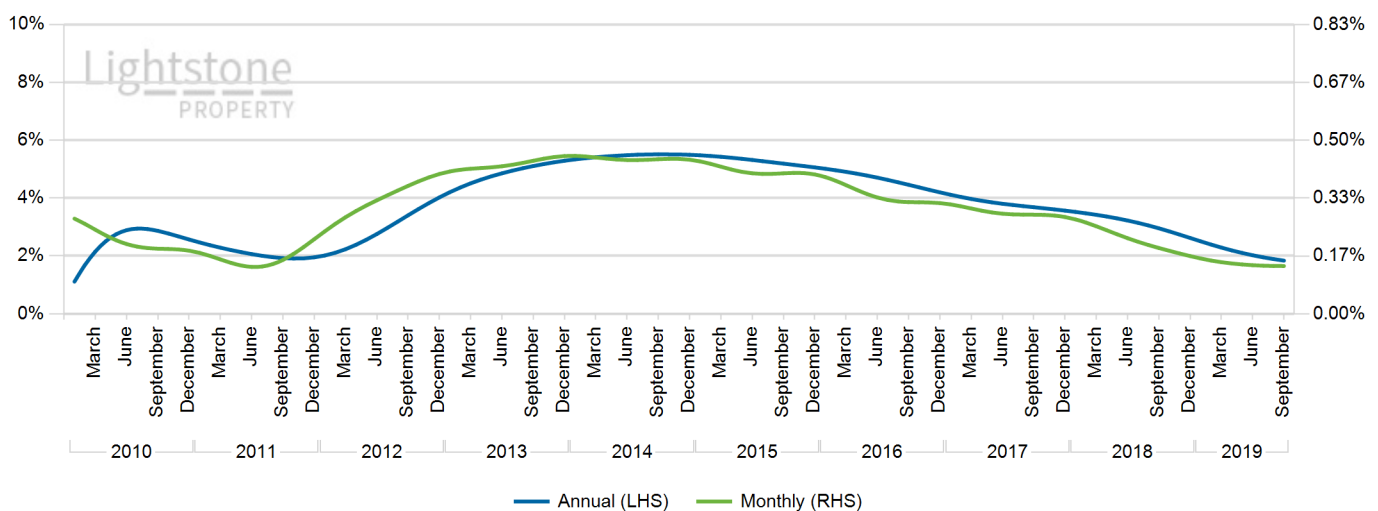
Annual Inflation: Free Hold vs Sectional Title Properties



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.

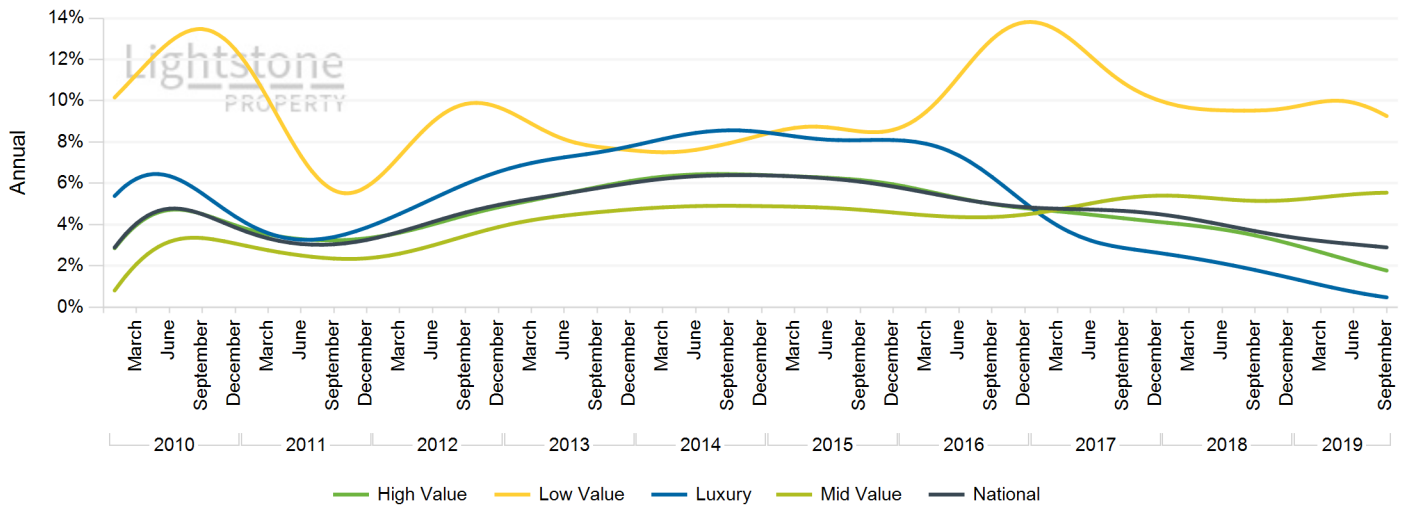
Luxury: > R1.5mil

High Value: R700k to R1.5mil

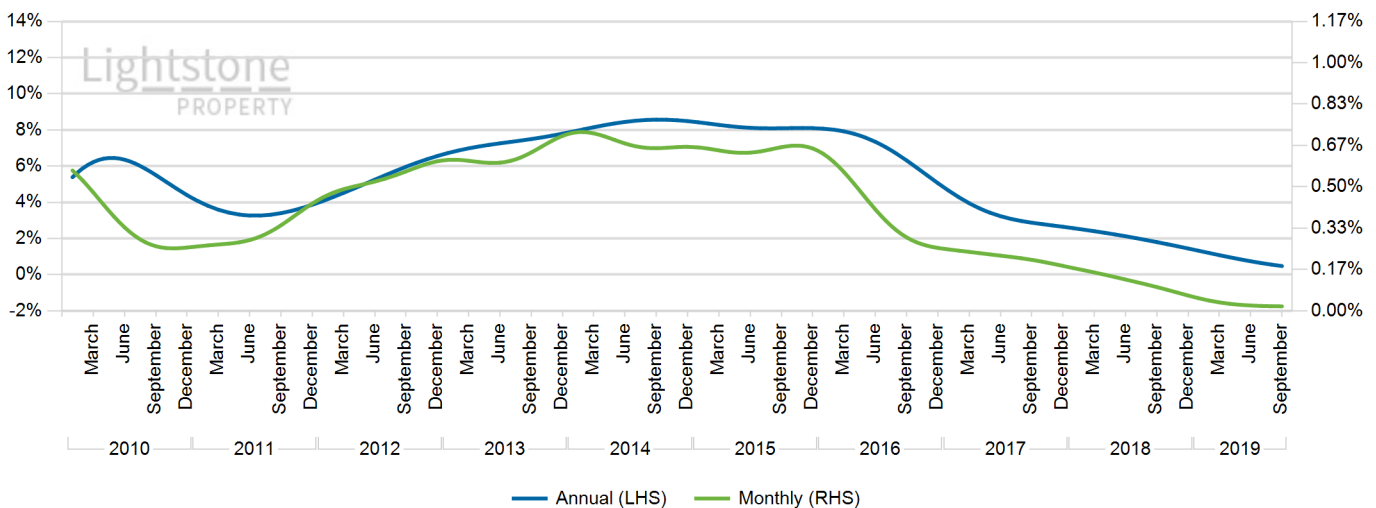
Mid Value: R250k to R700k

Low Value: <R250k

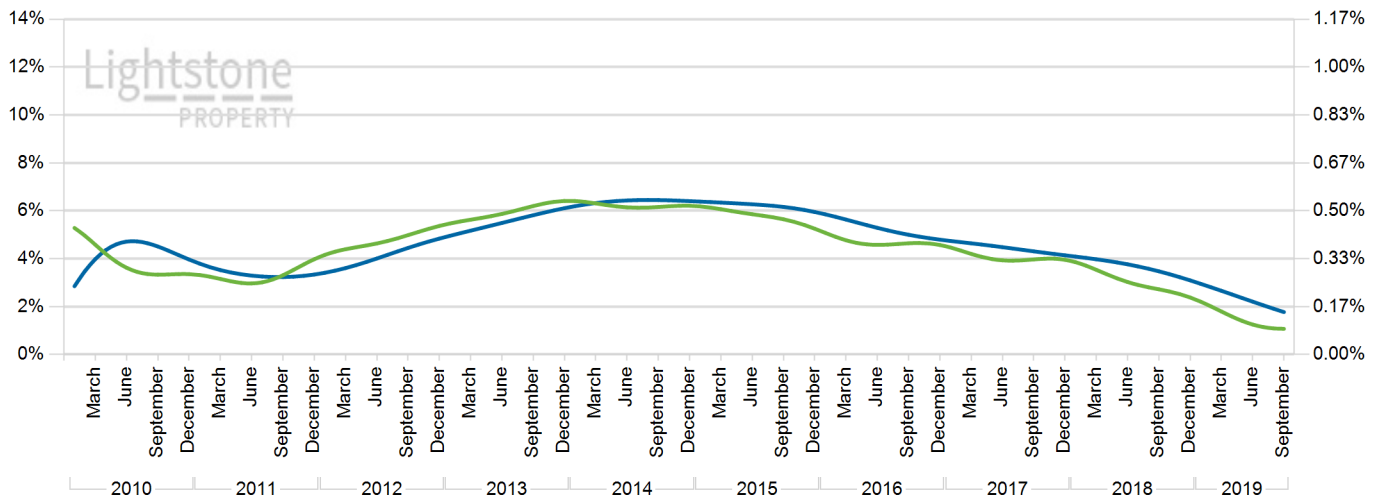
Annual Inflation: Area Value Bands



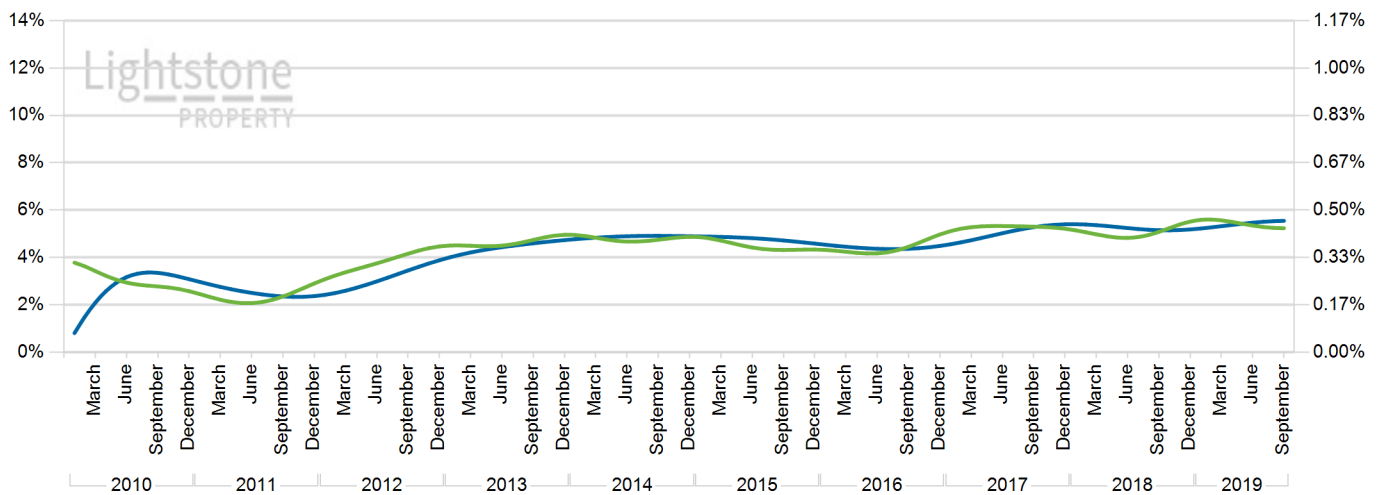
Annual vs Monthly Inflation: Luxury Property



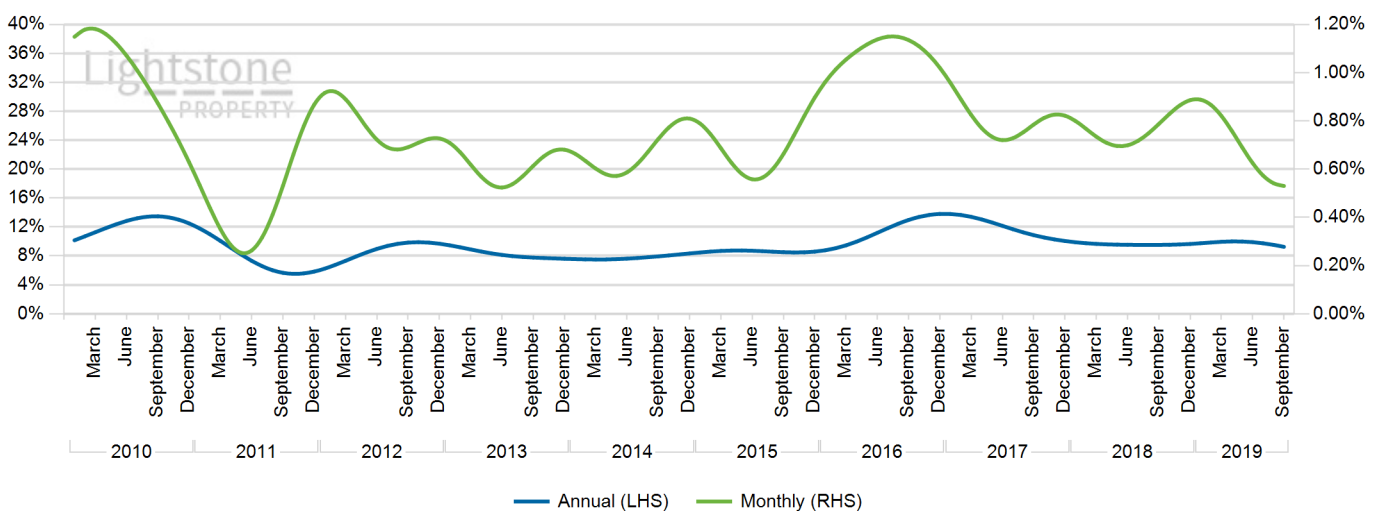
Annual vs Monthly Inflation: High Value Property



Annual vs Monthly Inflation: Mid Value Property



Annual vs Monthly Inflation: Low Value Property



— Annual (LHS) — Monthly (RHS)

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.

		2014	2015	2016	2017	2018	2019						
							Q1	Apr	May	Jun	Jul	Aug	Sep
	National	6.4 %	5.8 %	4.8 %	4.5 %	3.4 %	3.2 %	3.1 %	3.1 %	3.0 %	3.0 %	2.9 %	2.9 %
Province	Eastern Cape	4.8 %	4.5 %	3.1 %	4.4 %	3.7 %	3.4 %	3.4 %	3.4 %	3.4 %			
	Free State	4.8 %	3.0 %	2.1 %	2.0 %	2.4 %	2.1 %	1.9 %	1.8 %	1.6 %			
	Gauteng	6.0 %	4.4 %	2.8 %	2.5 %	2.3 %	2.1 %	2.0 %	2.0 %	1.9 %			
	Kwazulu Natal	5.9 %	5.5 %	4.8 %	3.5 %	3.3 %	2.8 %	2.7 %	2.6 %	2.5 %			
	Limpopo	5.0 %	2.2 %	3.3 %	5.0 %	3.4 %	4.5 %	5.0 %	5.4 %	5.9 %			
	Mpumalanga	2.8 %	1.1 %	0.8 %	3.0 %	2.8 %	2.2 %	2.0 %	1.9 %	1.9 %			
	North West	3.5 %	0.8 %	0.7 %	2.4 %	0.6 %	0.6 %	0.6 %	0.5 %	0.5 %			
	Northern Cape	6.5 %	7.2 %	4.3 %	2.8 %	1.6 %	2.2 %	2.4 %	2.6 %	2.7 %			
	Western Cape	9.8 %	11.1 %	10.6 %	10.2 %	5.7 %	5.0 %	4.8 %	4.7 %	4.5 %			
Municipality	City Of Cape Town	10.9 %	12.6 %	11.4 %	9.9 %	4.7 %	4.0 %	3.9 %	3.8 %	3.8 %			
	City Of Johannesburg	6.3 %	4.4 %	2.5 %	2.0 %	1.8 %	1.3 %	1.1 %	1.0 %	0.8 %			
	City Of Tshwane	6.4 %	5.2 %	3.3 %	2.8 %	2.3 %	2.2 %	2.2 %	2.2 %	2.3 %			
	Ekurhuleni	4.8 %	4.0 %	2.6 %	3.2 %	3.1 %	2.9 %	2.8 %	2.8 %	2.7 %			
	Ethekwini	5.7 %	6.2 %	5.4 %	3.7 %	3.8 %	3.4 %	3.3 %	3.2 %	3.2 %			
	Nelson Mandela Bay	4.0 %	5.0 %	4.0 %	3.9 %	4.2 %	3.7 %	3.6 %	3.4 %	3.3 %			
Coastal	Coast	7.2 %	7.7 %	6.6 %	6.7 %	4.1 %	4.3 %	4.4 %	4.5 %	4.7 %			
	Non-Coast	6.4 %	5.7 %	4.7 %	4.3 %	3.0 %	2.7 %	2.6 %	2.6 %	2.5 %			
ST / FH	Free Hold	7.4 %	6.9 %	5.6 %	5.3 %	4.1 %	3.7 %	3.5 %	3.3 %	3.1 %	2.9 %	2.7 %	2.5 %
	Sectional Title	5.5 %	5.1 %	4.2 %	3.6 %	2.6 %	2.3 %	2.2 %	2.1 %	2.0 %	2.0 %	1.9 %	1.8 %
Area Value Bands	High Value	6.4 %	6.0 %	4.8 %	4.1 %	3.1 %	2.7 %	2.5 %	2.4 %	2.2 %	2.1 %	1.9 %	1.8 %
	Low Value	8.3 %	8.6 %	13.8 %	10.1 %	9.7 %	10.0 %	10.0 %	10.0 %	9.9 %	9.7 %	9.5 %	9.3 %
	Luxury	8.5 %	8.1 %	5.1 %	2.6 %	1.4 %	1.1 %	1.0 %	0.8 %	0.7 %	0.6 %	0.6 %	0.5 %
	Mid Value	4.9 %	4.6 %	4.5 %	5.4 %	5.2 %	5.3 %	5.4 %	5.4 %	5.5 %	5.5 %	5.5 %	5.5 %

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 or give us a call on 0860 106 389.

