

Residential Property Indices

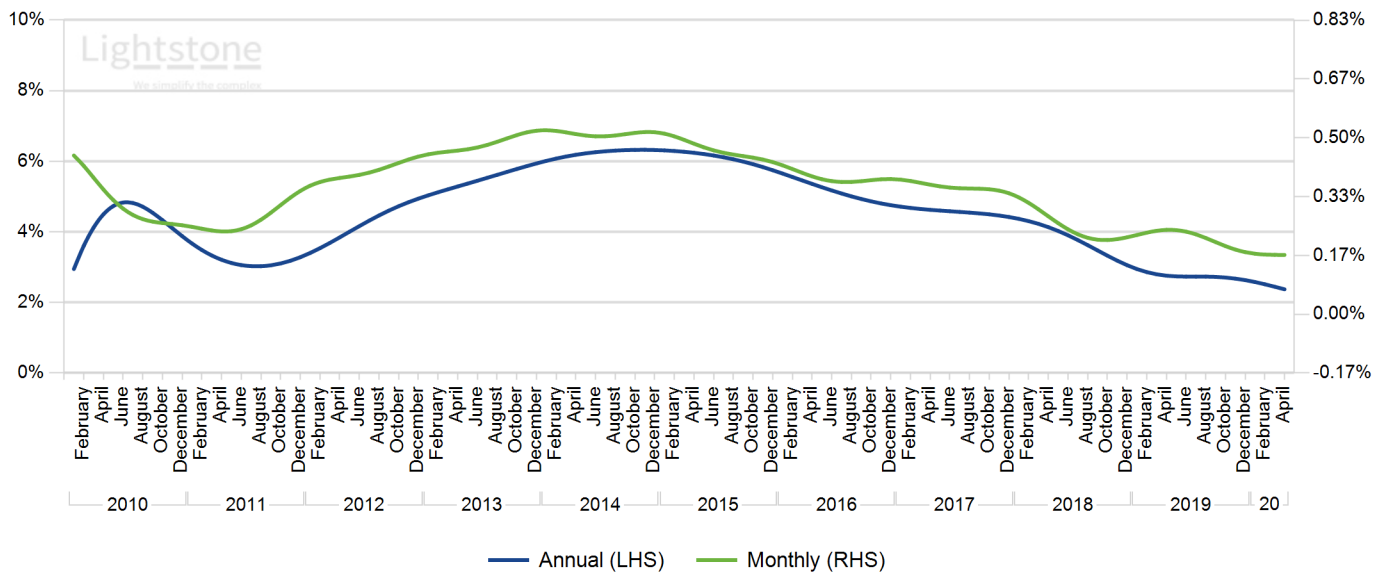
Date Published: May 2020



National Inflation

Current annual inflation rate is 2.37% and monthly is 0.17%.

Annual vs. Monthly



Market Review

National house price inflation was recorded at 2.4% as at the end of April 2020. This figure has been slowly declining after it peaked at 6.3% end of 2014 mainly due to reduced growth in the luxury and high value segment. House price inflation in the mid and low value segment has been ranging in the 5% and 10% regions respectively.

The Covid-19 pandemic is posing a threat to the property market and economy at large. Economists have predicted a reduced GDP, but no one firmly knows to what extent. To stimulate the economy the Reserve bank has dropped interest rates by 275 basis points since the beginning of the year. These reduction in GDP and interest rates will impact market players, but it might take time to influence their perception of price which will inturn reflect in house prices.

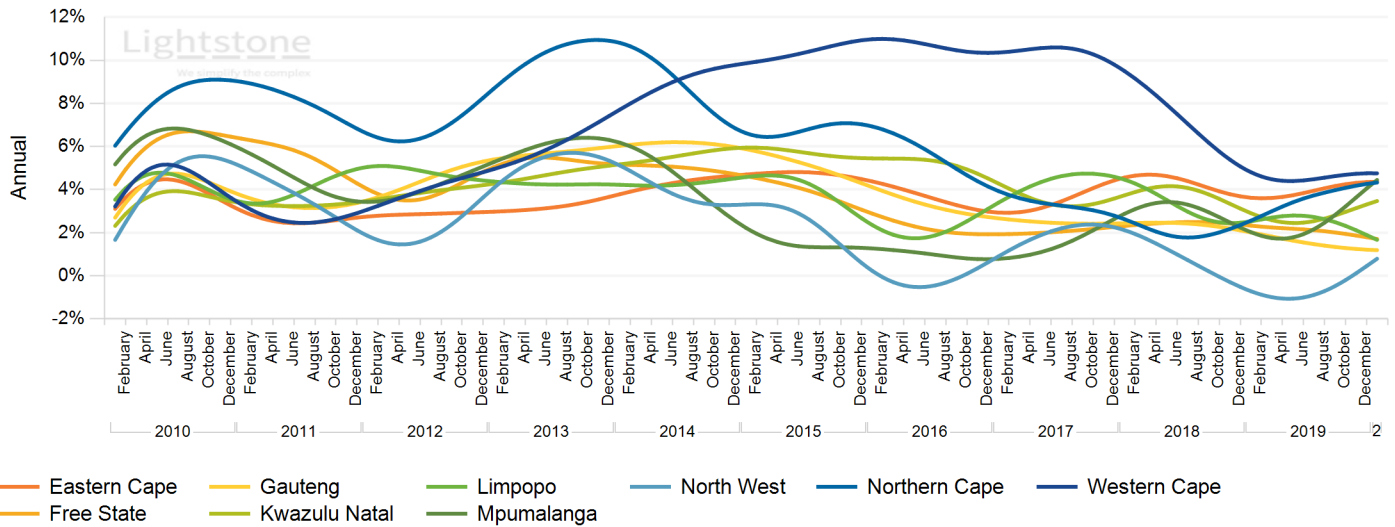
After the lockdown people will still list their properties for what they believe is the value just as they would before the pandemic. If the property gets bought soon enough then that reinforces the price levels we have seen before the pandemic. If not it will take some months before the seller realises they have to lower their expectations. In either case we see prices staying the same for a short while before the effects set in.

Throughout the lockdown period Lightstone was able to source enough data using inhouse channels and calculate the indices as presented in this package.

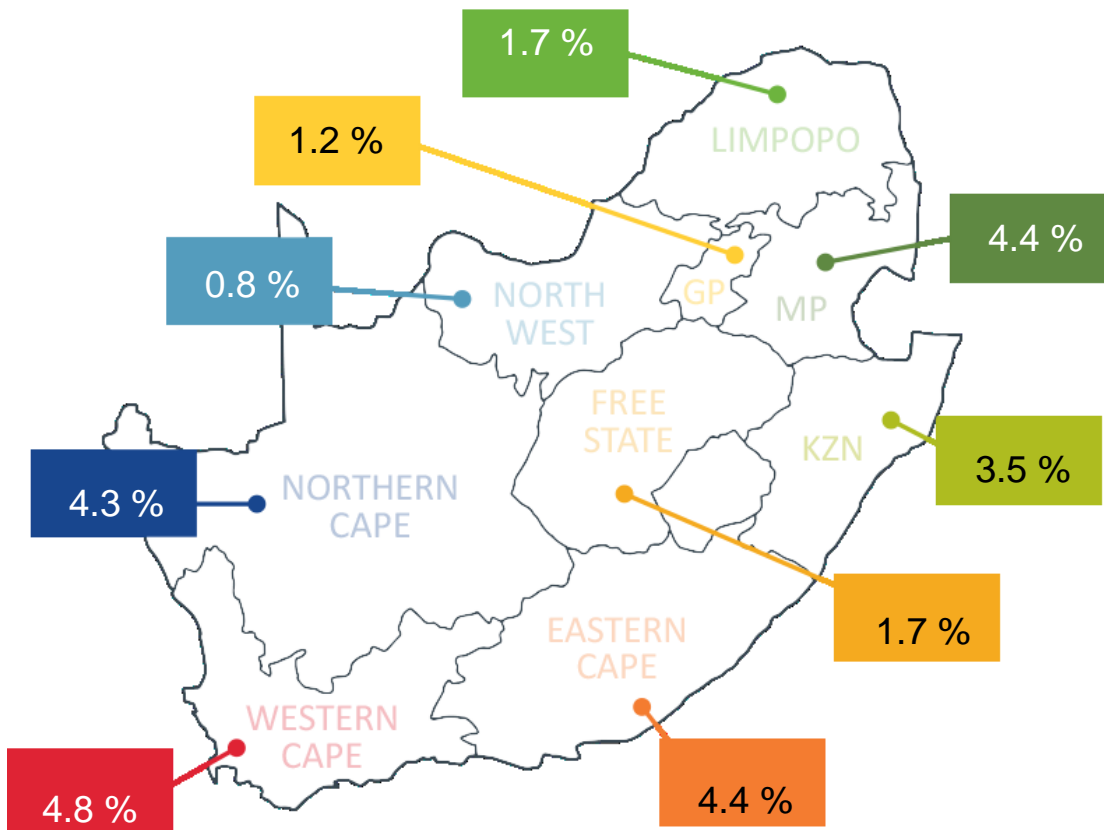
Provincial Inflation

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

Annual Inflation: Provinces



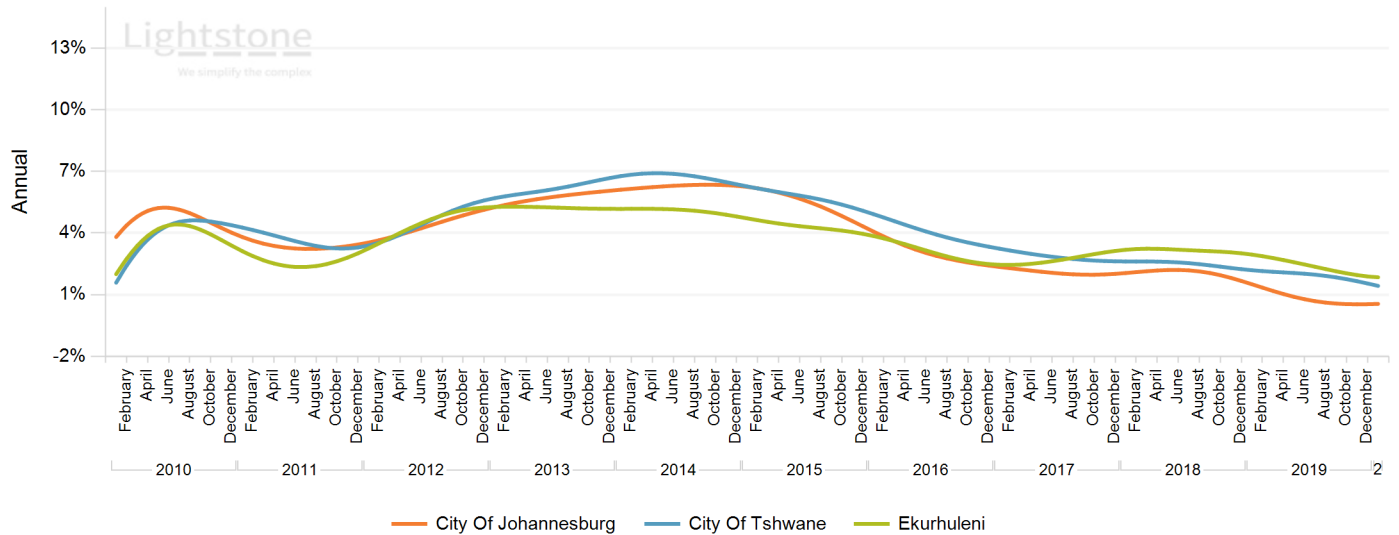
Latest/Current Provincial Inflation Status



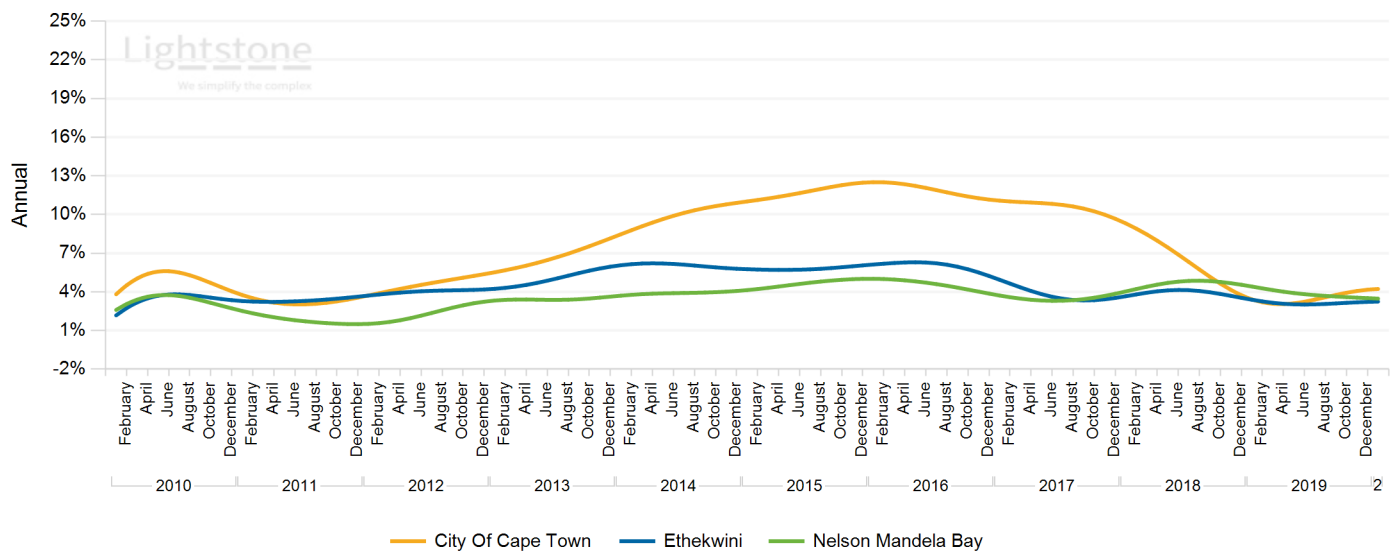
Municipal Inflation

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

Annual Inflation: Inland Municipalities



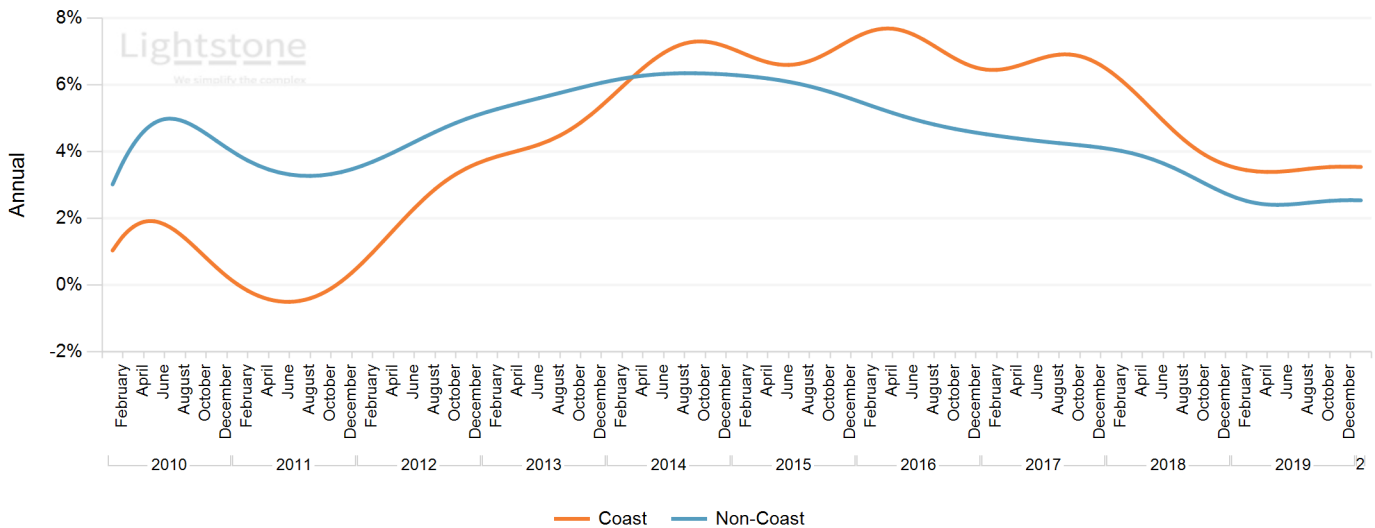
Annual Inflation: Coastal Municipalities



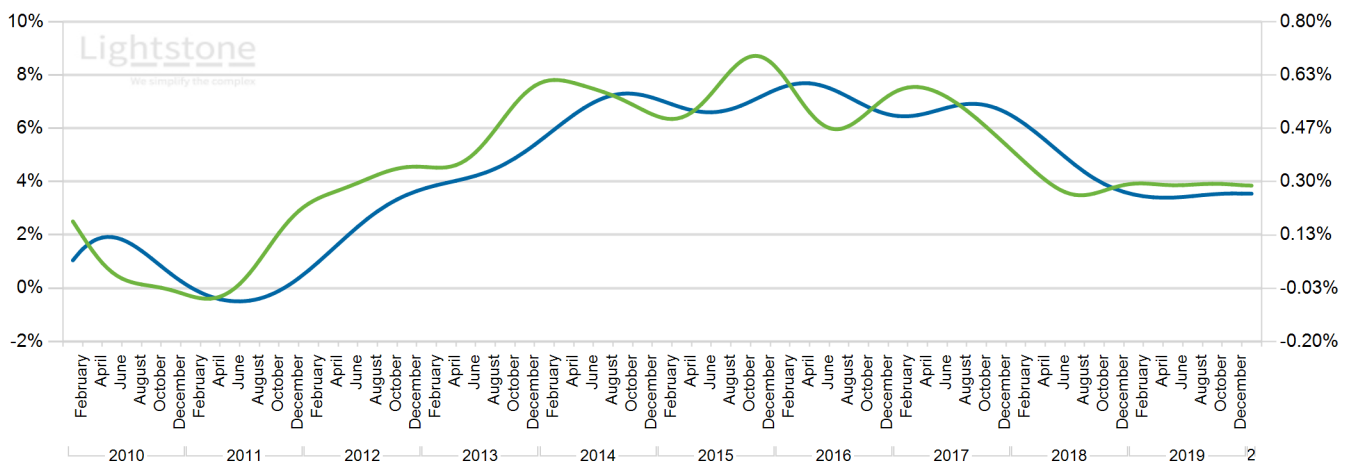
Property Inflation: Coast vs Non-Coast

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

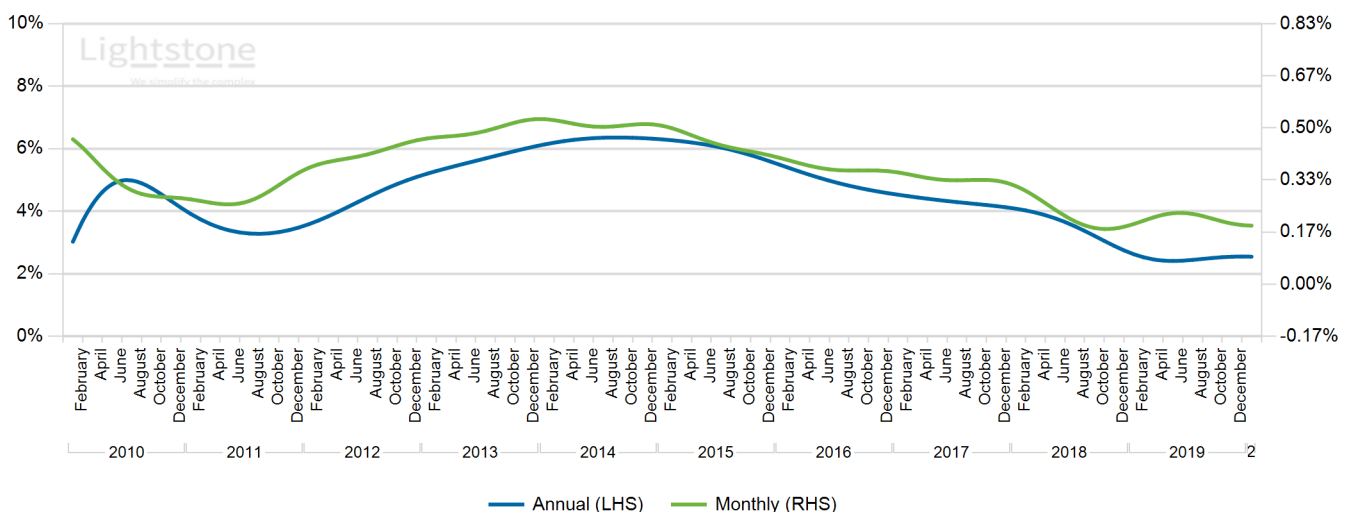
Annual Inflation: Coast vs Non-Coast



Coast: Annual vs Monthly Inflation

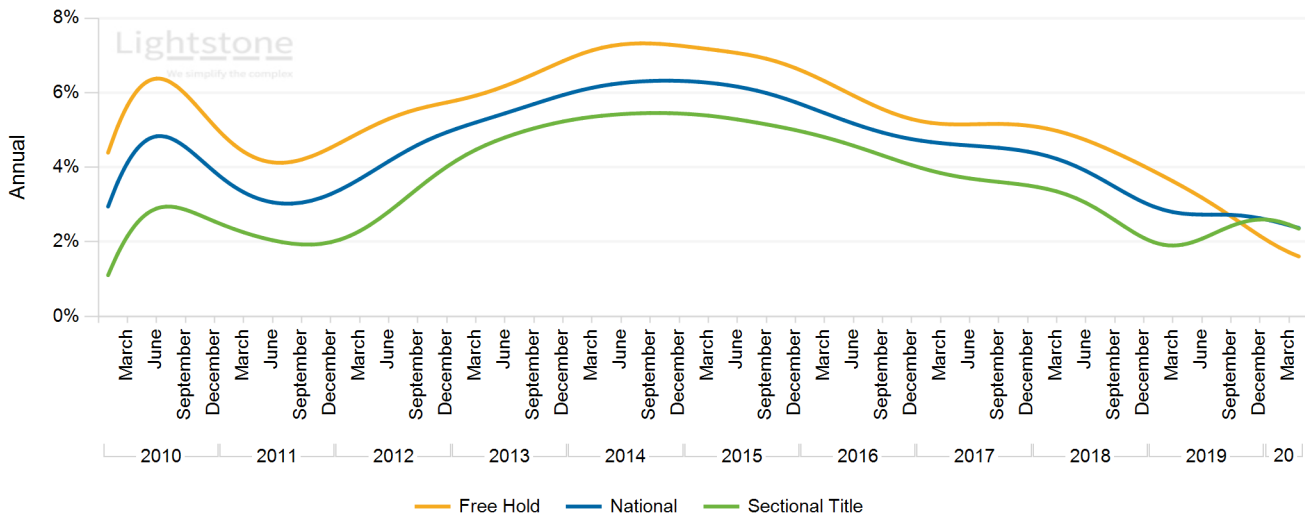


Non-Coast: Annual vs Monthly Inflation



Property Inflation: Free Hold vs Sectional

Annual Inflation: Free Hold vs Sectional Title Properties

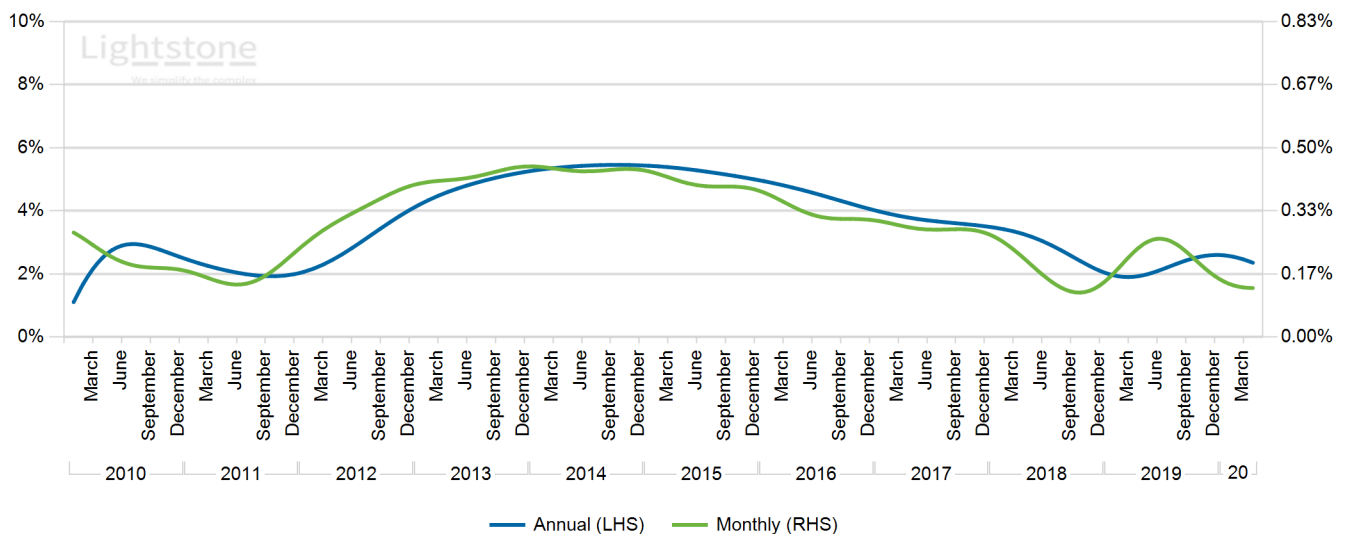


Freehold Property: Annual vs Monthly Inflation

No Data Available

Lightstone
We simplify the complex

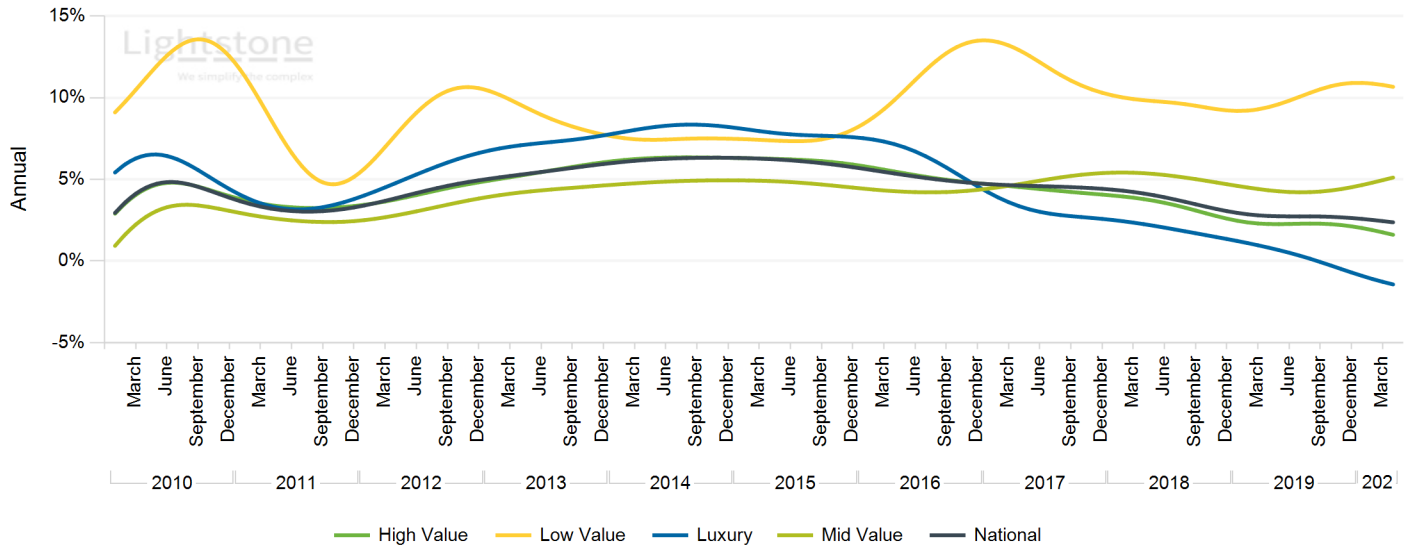
Sectional Title: Annual vs Monthly Inflation



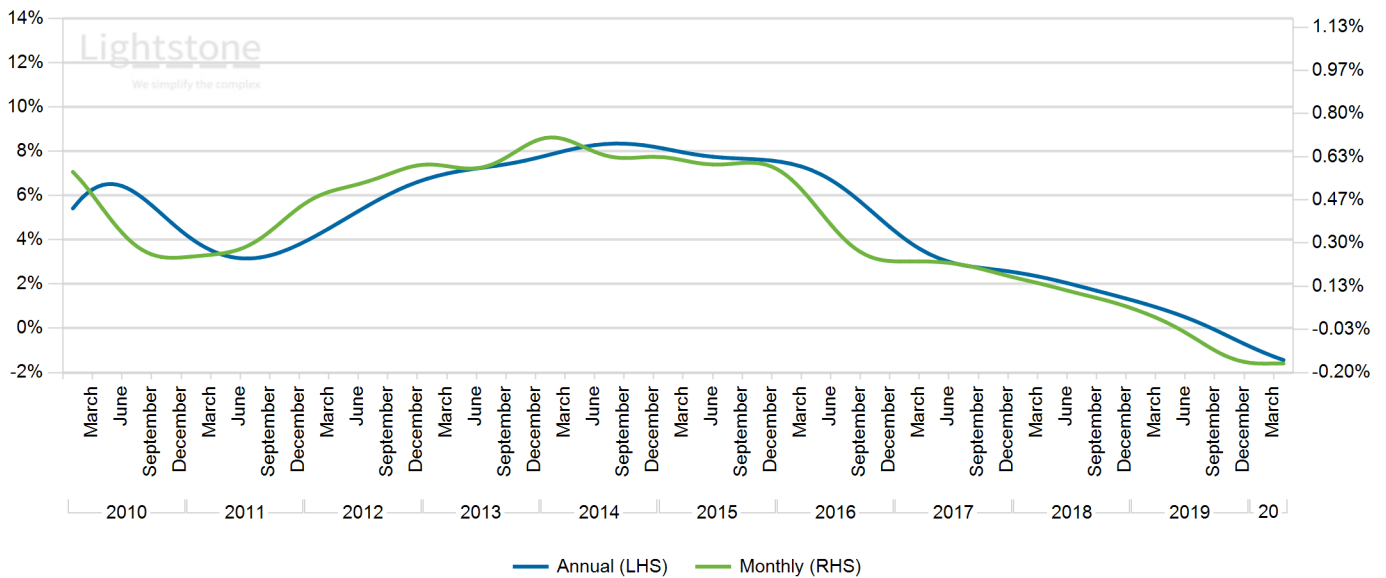
Property Inflation: Value Bands

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

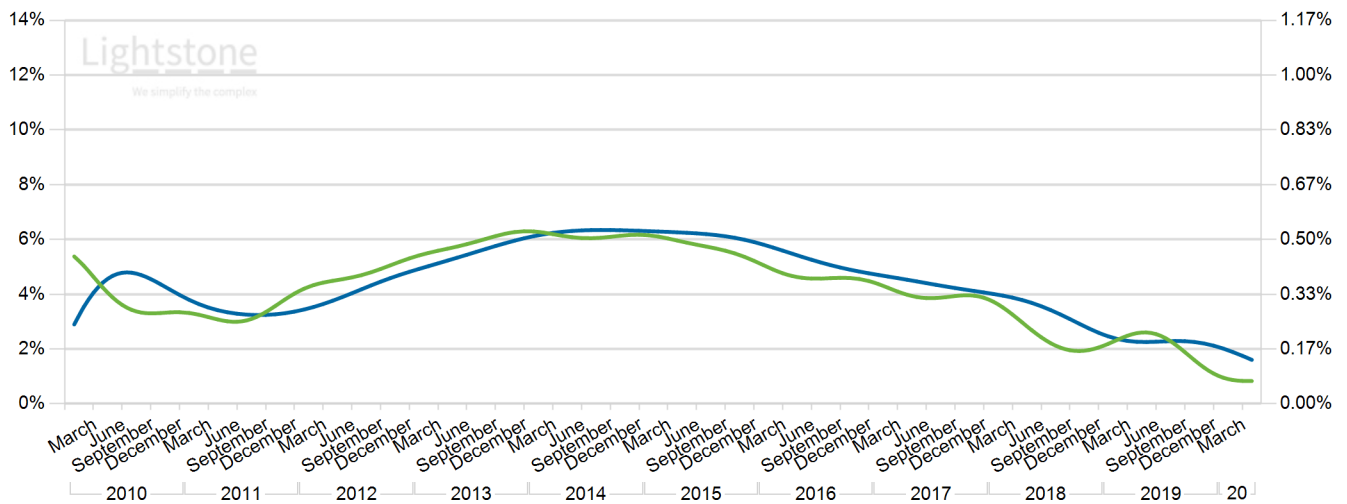


Annual vs Monthly Inflation: Luxury Property

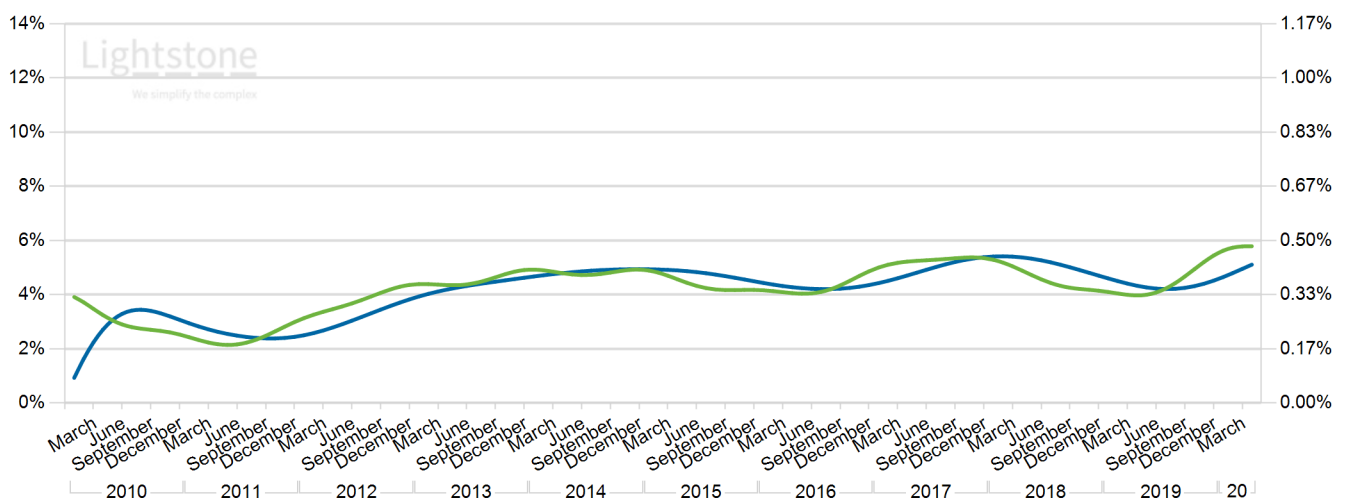


Property Inflation: Value Bands (continued)

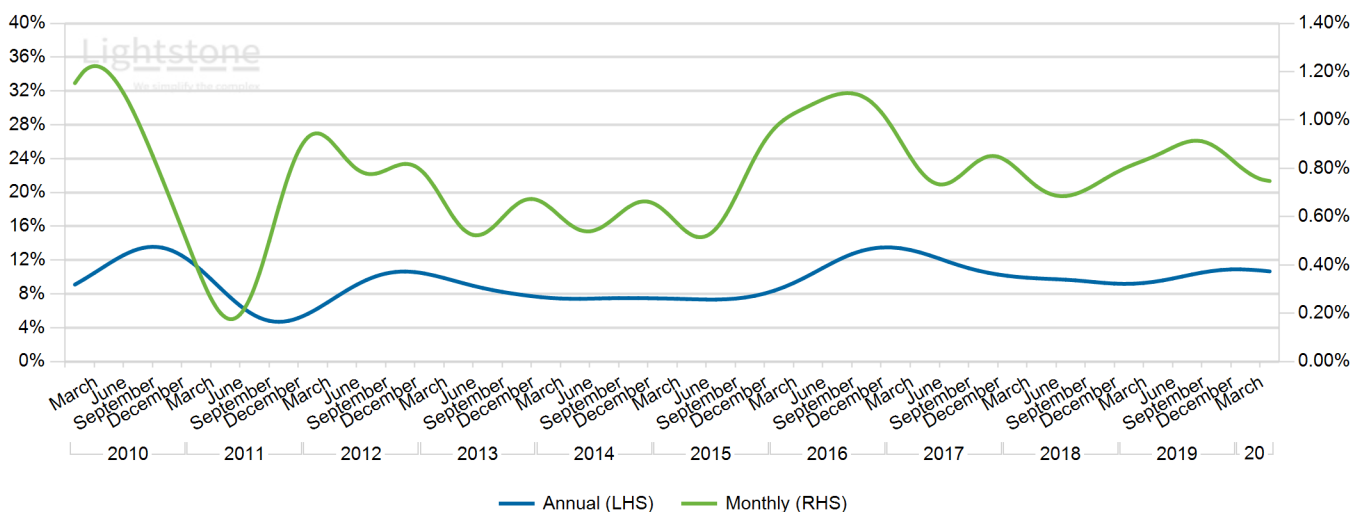
Annual vs Monthly Inflation: High Value Property



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.

		2015	2016	2017	2018	2019				2020			
						Q1	Q2	Q3	Q4	Jan	Feb	Mar	Apr
	National	5.7 %	4.8 %	4.4 %	3.1 %	2.8 %	2.7 %	2.7 %	2.6 %	2.6 %	2.5 %	2.4 %	2.4 %
Province	Eastern Cape	4.5 %	3.0 %	4.4 %	3.7 %	3.6 %	3.8 %	4.2 %	4.4 %	4.4 %			
	Free State	3.1 %	1.9 %	2.3 %	2.4 %	2.2 %	2.2 %	2.0 %	1.8 %	1.7 %			
	Gauteng	4.3 %	2.7 %	2.4 %	2.1 %	1.8 %	1.5 %	1.3 %	1.2 %	1.2 %			
	Kwazulu Natal	5.5 %	4.5 %	3.6 %	3.1 %	2.6 %	2.5 %	2.8 %	3.3 %	3.5 %			
	Limpopo	2.7 %	3.1 %	4.6 %	2.5 %	2.7 %	2.8 %	2.5 %	1.9 %	1.7 %			
	Mpumalanga	1.3 %	0.8 %	2.6 %	2.2 %	1.8 %	1.9 %	2.8 %	4.1 %	4.4 %			
	North West	0.6 %	0.6 %	2.3 %	-0.5 %	-1.0 %	-1.0 %	-0.5 %	0.5 %	0.8 %			
	Northern Cape	7.0 %	4.1 %	2.8 %	2.4 %	3.0 %	3.6 %	4.0 %	4.3 %	4.3 %			
	Western Cape	10.9 %	10.3 %	9.8 %	5.1 %	4.5 %	4.4 %	4.6 %	4.8 %	4.8 %			
Municipality	City Of Cape Town	12.5 %	11.2 %	9.7 %	3.7 %	3.1 %	3.2 %	3.8 %	4.2 %	4.2 %			
	City Of Johannesburg	4.3 %	2.4 %	2.0 %	1.7 %	1.2 %	0.8 %	0.6 %	0.5 %	0.5 %			
	City Of Tshwane	5.1 %	3.3 %	2.6 %	2.2 %	2.1 %	2.0 %	1.8 %	1.5 %	1.4 %			
	Ekurhuleni	4.0 %	2.5 %	3.1 %	3.0 %	2.8 %	2.5 %	2.1 %	1.9 %	1.8 %			
	Ethekwini	6.1 %	5.2 %	3.5 %	3.5 %	3.2 %	3.0 %	3.1 %	3.2 %	3.2 %			
	Nelson Mandela Bay	5.0 %	3.9 %	3.9 %	4.5 %	4.1 %	3.8 %	3.6 %	3.5 %	3.5 %			
Coastal	Coast	7.4 %	6.5 %	6.6 %	3.6 %	3.4 %	3.4 %	3.5 %	3.6 %	3.5 %			
	Non-Coast	5.6 %	4.6 %	4.1 %	2.7 %	2.5 %	2.4 %	2.5 %	2.5 %	2.5 %			
ST / FH	Free Hold	6.7 %	5.3 %	5.1 %	4.0 %	3.6 %	3.2 %	2.7 %	2.2 %	2.0 %	1.8 %	1.7 %	1.6 %
	Sectional Title	5.0 %	4.1 %	3.5 %	2.1 %	1.9 %	2.1 %	2.4 %	2.6 %	2.6 %	2.5 %	2.5 %	2.4 %
Area Value Bands	High Value	5.9 %	4.8 %	4.1 %	2.6 %	2.3 %	2.3 %	2.3 %	2.1 %	2.0 %	1.9 %	1.8 %	1.6 %
	Low Value	8.0 %	13.5 %	10.3 %	9.2 %	9.3 %	9.8 %	10.5 %	10.9 %	10.9 %	10.9 %	10.8 %	10.7 %
	Luxury	7.6 %	4.6 %	2.6 %	1.3 %	1.0 %	0.5 %	-0.1 %	-0.7 %	-0.9 %	-1.1 %	-1.3 %	-1.4 %
	Mid Value	4.5 %	4.4 %	5.4 %	4.7 %	4.4 %	4.2 %	4.3 %	4.5 %	4.6 %	4.8 %	5.0 %	5.1 %

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 or give us a call on 0860 106 389.