

November 2019

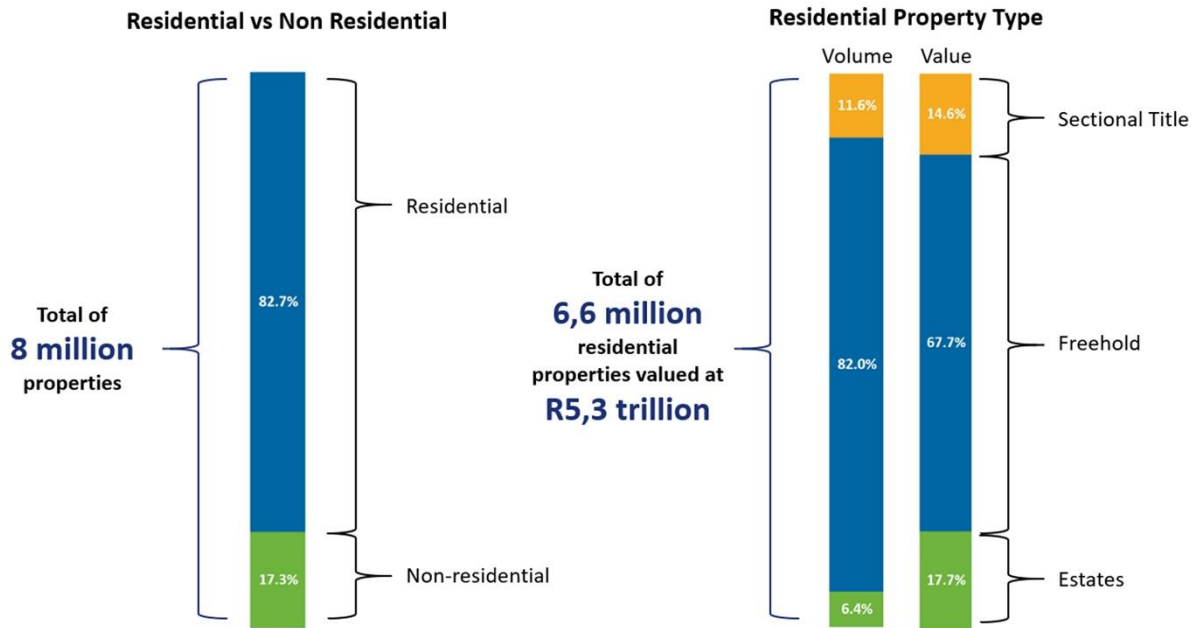


## Property Newsletter

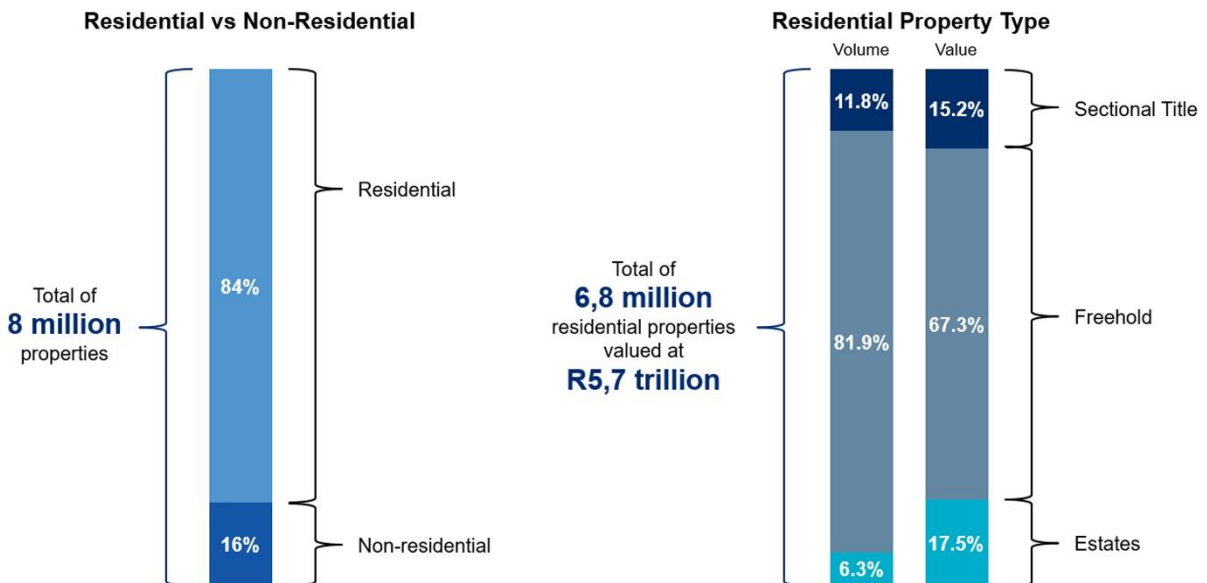
### **Riverside view in Fourways ranks top with first time buyers**

Riverside View, located in the Northern Suburbs of Johannesburg is the suburb with the highest volume of first-time buyers in Gauteng. The Riverside View Housing and Development Programme (RDP) began in 2016 and has offered first time buyers the unique opportunity to enter the property market. These findings were captured as part of the Lightstone Property Overview, with a focus on the performance of the Gauteng market over the last year.

Results within the report presented at the recent Property Buyer's Show in Johannesburg indicates that although low economic growth continues to increase pressure on the overall property market, the current value of the Gauteng market remains stable to the previous year's findings. "What is interesting about the national property view of the country, is that although the total value and volume of stock increased from 2018 to 2019, transactional activity has slowed down across the major provinces," says Paul-Roux de Kock, Analytics Director at Lightstone. "This could be indicative of lagging supply now catching up with demand, along with several other influences such as slow economic growth and an increase in unemployment."

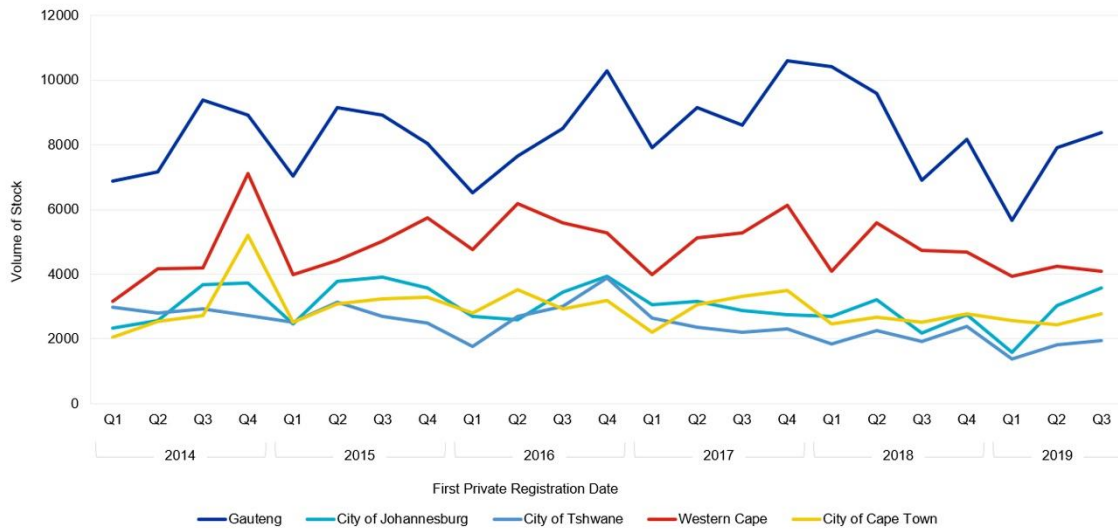


Volume and value growth of properties: 2018



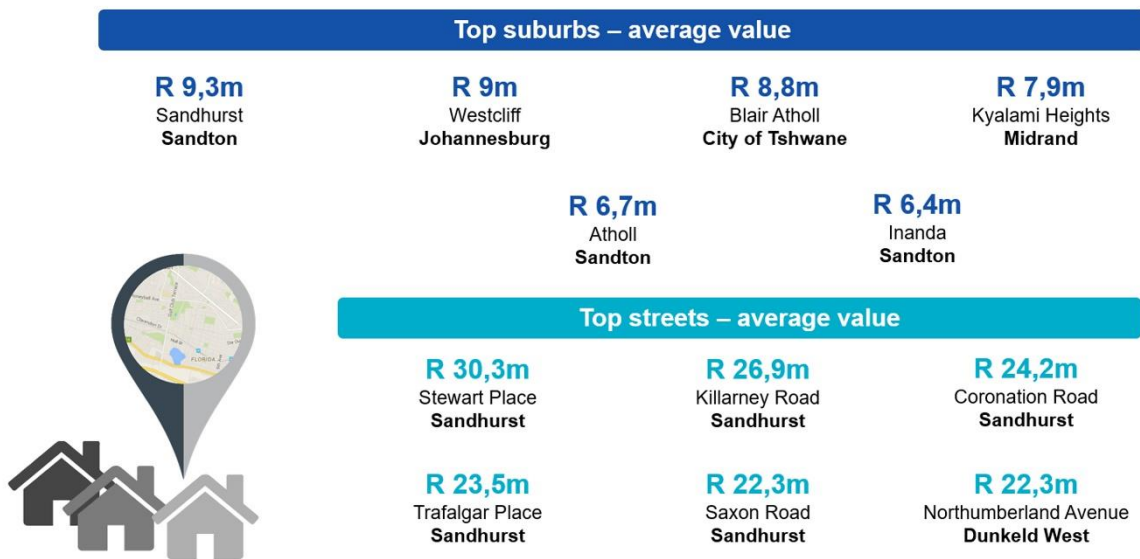
Volume and value growth of properties: 2019

Cyclical transfer activity from the first quarter of 2019 illustrated a slightly reduced rate in registrations as consumers anticipated the results of the national election in the first quarter of this year. Transfer activity then picked up in quarter two and three with the exception of the Western Cape signalling an upsurge for the buyers' market in this province over the last two quarters.



Transfer activity from 2014 to 2019

By utilising Lightstone's *lending grade automated valuations model* the most expensive suburbs and streets in Gauteng were revealed and predictably Sandton and specifically its central suburb of Sandhurst dominated the list.



The highest valued streets and suburbs in Gauteng

Analysis of estates in Gauteng shows the highest median value for Villa Santini in Sandton and the highest house price growth for Zambezi Manor located in Pretoria a spot previously held by Clouds End in Sandton, now at number two on the list.

### Median property value

**R 17,4m**  
Villa Santini  
Sandton

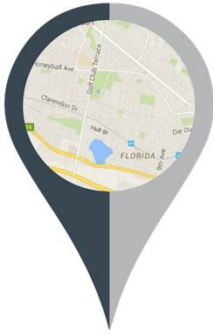
**R 15,7m**  
Clouds End  
Sandton

**R 15m**  
Les Maisons on Fifth  
Sandton

**R 13,8m**  
Villa Fiori,  
Sandton

**R 13,5m**  
Calmarie Road  
Sandton

**R 13,3m**  
Empire Place  
Sandton



### House price growth

**10.8%**  
Zambezi Manor  
Pretoria

**10.3%**  
Villa Superiore  
Sandton

**8.9%**  
Northriding Gardens  
Randburg

**8.8%**  
Eagles View  
Roodepoort

**8.6%**  
Charmes Ameli  
Boksburg

**8.3%**  
Morning View Estate  
Sandton

*Highest Median Estate Value and House Price Growth*

Although the property market has been weighed down by economic pressure, we are encouraged by the fact that the affordable market segment has achieved good growth, which continues to empower South Africans starting their journey on the property ownership ladder with wealth building opportunities” concludes De Kock.

# Lightstone

We simplify the complex

010 822 8687

info@lightstone.co.za

www.lightstone.co.za



Would you like to update your profile?

[Update your preferences](#) or [Unsubscribe](#)

Copyright © 2019 South Africa, All rights reserved.