

National Top Performers

Date: 25 Sept 2011

Data methodology applied:

- Registrations concluded for the period **1 Jan 2011 – 31 May 2011**.
- **Full title and Sectional title** property values were viewed collectively.
- Transactions **less than R100k and greater than R15mil are excluded**.
- Only transactions where **buyer was a natural persons or trust** (i.e. excl. companies, municipalities, government etc).
- Suburbs classified as **industrial and commercial** are excluded (as per Knowledge Factory's ClusterPlus tool).

Top 10: Highest Volume of Transactions (Full Title & Sectional Title combined)

Area	Suburb	Total	Total Value	Avg. Value
SOWETO	PROTEA GLEN	194	R 50 693 029	R 261 304
ROODEPOORT	CONSTANTIA PARK	186	R 92 923 609	R 499 589
MIDRAND	NOORDWYK	163	R 104 501 900	R 641 115
CENTURION	MIDSTREAM ESTATE	148	R 164 806 900	R 1 113 560
BEDFORDVIEW	BEDFORDVIEW	138	R 240 075 179	R 1 739 675
MILNERTON	PARKLANDS	137	R 102 609 314	R 748 973
SANDTON	BRYANSTON	124	R 338 978 794	R 2 733 699
ROODEPOORT	KIMBULT AH	123	R 43 771 000	R 355 861
CENTURION	RUA VISTA	122	R 29 729 606	R 243 685
RANDBURG	NOORDHANG	114	R 70 668 800	R 619 901

Top 10: Highest Value of Sales: (Full Title & Sectional Title combined)

Area	Suburb	Total	Total Value	Avg. Value
SANDTON	BRYANSTON	124	R 338 978 794	R 2 733 699
BEDFORDVIEW	BEDFORDVIEW	138	R 240 075 179	R 1 739 675
CENTURION	MIDSTREAM ESTATE	148	R 164 806 900	R 1 113 560
CAPE TOWN	RONDEBOSCH	74	R 148 115 000	R 2 001 554
DURBAN	UMHLANGA ROCKS	50	R 146 165 000	R 2 923 300
PHOENIX	MT EDGECOMBE C./CLUB	64	R 142 577 195	R 2 227 768
DURBAN	LA LUCIA	59	R 142 192 823	R 2 410 047
PRETORIA	MORELETA PARK	112	R 133 370 500	R 1 190 808
CAPE TOWN	SEA POINT	73	R 131 581 000	R 1 802 479
RANDBURG	RANDPARK RIDGE	102	R 126 584 000	R 1 241 019

Top 10: Highest Average Value of Sales: (Full Title & Sectional Title combined)

Area	Suburb	Total	Total Value	Avg. Value
CAPE TOWN	FRESNAYE	12	R 66 695 000	R 5 557 916
CAPE TOWN	CAMPS BAY	24	R 114 646 000	R 4 776 916
SANDTON	ATHOLL	17	R 71 325 000	R 4 195 588
SANDTON	BRYANSTON	77	R 285 108 794	R 3 702 711
CAPE TOWN	NEULANDS	20	R 69 125 410	R 3 456 270
PRETORIA	WATERKLOOF	20	R 67 568 800	R 3 378 440
ROODEPOORT	EAGLE CANYON GOLF EST.	23	R 72 750 000	R 3 163 043
DURBAN	UMHLANGA ROCKS	50	R 146 165 000	R 2 923 300
JOHANNESBURG	NORTHCLIFF	31	R 90 273 000	R 2 912 032
BEDFORDVIEW	BEDFORDVIEW	36	R 104 462 917	R 2 901 747

INSIGHTS:

While nationally the market in general is mired in mediocrity, the largest volume of activity is seen in Gauteng. In terms of the highest volume of transactions 16 of the top twenty suburbs are found in that business-centric province. Top performers are spread evenly between the West Rand, East Rand, Midrand and Northern suburbs. Looking south, you will find the largest contributor **Protea Glen**, Soweto with 190 transactions in 2011 – with 60 added in the 3 months ending May 2011, alone.

Cape Town's **Tableview** and **Milnerton** feature strongly. **Parklands** (Milnerton) with its many estates and gated communities remains a favourite among buyers in the mid-range. Prices there hover around the R750, 000 mark.

Constantia Park, Roodepoort keeps its slot as the number one sectional-title suburb with 184 transactions already this year at an average price of just under R500, 000.

Midstream Estate, Centurion too maintains a strong position with 148 transactions in the past 6 months alone compared with a total of 212 in the whole of 2010.

It is not surprising that well-heeled local and foreign buyers, seduced by the beauty of **Fresnaye** and **Clifton**, near Cape Town have helped push these eminent suburbs to the top of the pile once more with the highest average price per transaction thus far in 2011. In fact, the top four suburbs in this table fall within Knowledge Factory's '1M' geo-demographic ClusterPlus segment labelled 'Upper Crust', the Silver Spoons of SA's real-estate investors.

The ClusterPlus segmentation tool utilises Deeds, Census and AMPS data to define variables surrounding socio-economic rank, life-stage and dwelling type and provides marketing strategists with unrivalled depth of analysis. Go to www.knowledgefactory.co.za for more information

Summary: While the market as a whole, aided by low interest rates, struggles to gain traction, pockets of activity remain. Over 43% of transactions this year so far sold between R250, 000-R750, 000 - mopped up by bargain-hunters. An additional 20% of top performers were between R750, 000- R995, 000. We forecast that demand in these brackets will remain constant as highly-indebted consumers continue to apply pressure to sellers. The R400, 000 –R600, 000 segment is sought after by investors hunting down sectional-titles that offer relatively easy gearing.

There is no doubt that buyers are spoiled for choice in most areas and will remain so for the near term. This market correction is welcomed and allows for property value consolidation. *Caveat emptor* is the watchword. Now more than ever, astute buyers, sellers as well as the property professionals assisting them need accurate data to make informed decisions.

Dieter Deppisch

Head: Property Data Solutions

Knowledge Factory

Disclaimer:

The information in this document and its attachments is derived from sources which are regarded as accurate and reliable. However, the content of this report does not constitute advice, may not be applicable to all circumstances and may include projections based on past trends where actual or verifiable data is unavailable. Detailed advice and or consultation with Knowledge Factory Pty Ltd should be sought in individual cases and queries. All opinions and estimates contained in this report may be changed after publication at any time without notice. No liability is accepted whatsoever for any direct or consequential loss arising from the use of this document. While every effort has been taken to ensure that no errors, unforced omissions or inclusions have been made, no responsibility for any error, omission or loss sustained by any person acting or refraining from acting as a result of this document is accepted by Knowledge Factory, its subsidiaries, and / or the authors of the material.