

Does this email look strange? [View it in your browser.](#)



NEWSLETTER: January 2012

The Top 11 of 2011

Top 11 Property Categories for 2011

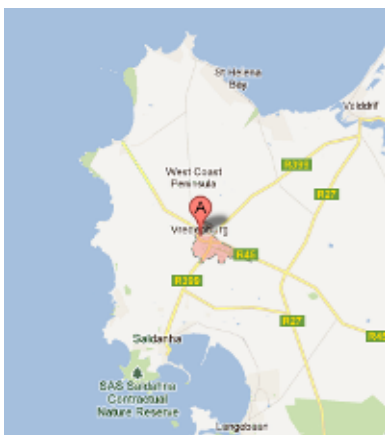
With the New Year upon us, we decided to take a moment to reflect on the year that was and compile a list of the **Top 11 Property Categories for 2011**. Our objective being to determine best performers in terms of annual growth in average value for 11 different property categories. And the winners are ...

1 - Top Province

Our monthly [House Price Indices](#) consistently reported Eastern Cape as the leading province in 2011 and our recent survey confirms this. **Eastern Cape** property appreciated by 9% over the year period, increasing from an average of R550 000 to R600 000.

2 - Top Municipality

The historic Karoo municipality of **Prince Albert** steamed to first place for top municipality, with a 237% year on year annual growth in average property price. Values escalated from R175 000 in 2010 to R590 000 for the same period in 2011. Whilst it is not obviously evident which particular areas or drivers contributed to this substantial growth, this is typically seen where residential developments transfer to second buyers after building has taken place.



3 - Top Inland Town

The peaceful West Coast gem of **Vredenburg** claimed the title top inland town with a rise in average value from R324 000 in 2010 to R560 000 in 2011, effectively 73% year on year appreciation. It is believed that – once again – residential developments backed by growing commercial appeal – is the strongest catalyst of this growth.

4 - Top Coastal Town

Kenton-on-Sea, a seaside retreat on the Sunshine Coast in the Eastern Cape, saw the average property value increase by 50% from 2010's R1 million to R1.5 million in 2011. Kenton-on-Sea boasts many pristine beaches and its popularity as an eco-tourist's paradise (its permanent population of about 1000 balloons to nearly triple that over the December holiday period) is more than likely a strong factor in progressive property value growth in the area.

5 - Top Residential Suburb

The Johannesburg North suburb of **Broadacres** came out trumps as the top residential suburb with a jump in average value from R930 000 in 2010 to R1 790 000 in 2011, a 92 % increase. This appreciation can be mainly contributed to the extensive development in the area recently and more than likely driven by previously vacant stands being developed and sold.

6 - Top Luxury Investment Suburb

The prestigious **De Zalze Golf Estate** in Stellenbosch, Western Cape owns this crown with an average 7 year yield of 242%. Not surprising this tranquil estate proves to be an excellent investment vehicle when you consider the 18 hole championship golf course and 300ha of working farmland it is located on – with a winery and 3 restaurants – and boasting Western European inspired architecture and immaculate, indigenous landscaping.

7 - Top Estate (Gated / Enclosed / Secure Residential Estate)

The up-market **Kleinbron Estate** located in the northern suburbs of Cape Town had average property value climb from R990 000 in 2010 to R1 870 000 in 2011, effectively an 89% increase year on year. The nature of estate development would again be a contributing factor to the reported exponential return over a 12 month period and should not be considered to be a general trend.

8 - Top Golf Estate

Woodhill Golf Estate, nestled in the eastern suburbs of Pretoria, is home to an 18 hole championship course designed by Peter Matkovich and an annual appreciation in property price of 36%. The average property value increased from R2 450 000 in 2010 to R3 450 000 in 2011.

9 - Top Sectional Title

The sectional scheme development **Esprit Estate**, situated in Sandton, Gauteng claimed first place in the top sectional title category with year on year growth of 30%, appreciating from R 1 537 500 to an even R2 million in 2011. This exclusive development comprises 109 detached houses with private gardens and 66 two-bedroom apartments with amenities such as a deli and coffee shop, fitness centre, tennis court, 3 swimming pools, braai areas, scenic dam and a jogging track.

10 - Top Area of Development

The leafy suburb **Bedfordview**, on the Gauteng East Rand, came in tops as the area with the highest number of first time registrations of property for the period January to July 2011, with a total of 64 new properties being listed.

11 - Top Value Band

The **Affordable** property market – that is property valued less than R250 000 and generally limited to the informal settlements and RDP homes – still comes out tops in terms of annual inflation with the average value increasing from R130 000 in 2010 to R150 000 in 2011, a 15% escalation.

Please note that due to the lag in Deeds Office data we used transfer data from January to July 2011 and compared to the same period in 2010 to determine highest annual growth per category, unless stated otherwise.

Important Notice : Server Maintenance

Please note that due to required server maintenance, the Lightstone website and subscriber portal will not be available from 8pm Saturday 21 January until 8am Monday 23 January. We apologise in advance for any inconvenience caused and appreciate your patience and understanding in this regard.

Tip of the Month

When searching on a Erf Number, use Deedtown which is the suburb as part of search criteria to narrow the results.

Subscriber Competition!!!

3 Apple iPads and shopping centre vouchers still up for grabs!



Congratulations to our second winner, Zyuton Lancaster of ZARM Exclusive Homes Real Estate in JHB who won himself a R500 shopping voucher. Happy shopping, Zyuton!

Make sure you're in the running to win one of 3 Apple iPads or 7 shopping centre vouchers worth R500 each by simply including **Property Features** in your next report. Each time you complete the Property Features for a property, your name will be entered into the monthly draw for a R500 shopping centre

Contact Us

We are committed to service excellence. Please do not hesitate to contact us should you ever have any queries or need assistance with a feature.

Support Desk
0860 106 389
support@lightstone.co.za
info@lightstone.co.za
Mondav to Fridav

voucher. All monthly entries for the quarter are included in a grand prize draw in the 4th month for a snazzy Apple iPad2. The next draw date for a R500 shopping centre voucher will be 3 February 2012, for all entries received 1 - 31 January 2012.

Terms and Conditions

This competition will run from 19 October 2011 until 31 October 2012. All Lightstone subscribers, with up-to-date accounts, are eligible to enter. Entering 'Property Features' on a single property report equates to one entry in the monthly draw. All entries are cleared once an Apple iPad has been won and a new cycle begins. Winners will be drawn randomly from all entries and the judges' decision is final.

Monday to Friday
08:00 - 17:00

Connect with Us



[unsubscribe from this list](#) | [update subscription preferences](#)