



Your Property Information Advantage

Lightstone reveals South Africa's top 10 suburbs by value for 2010

Cape Town's Atlantic Seaboard dominates the 2010 list of South Africa's most valuable residential areas, with no less than three of the Top 10 most expensive suburbs in the country this year located along Cape Town's most glamorous stretch of coastline.

Home to some of the world's finest beaches – and some of the most expensive property in South Africa – Clifton has claimed the number one spot, with an average house price of almost R12-million. Nestling in valley embraced by the Twelve Apostles mountain range on one side and the mighty crash of the Atlantic Ocean on the other, nearby Llandudno comes in third at almost R8-million. Inbetween, lies trendy, cosmopolitan Camps Bay, which is ranked 10th with house prices at an average of R6.6-million.

"This year, we have seen premier beachfront properties outperforming golf estates, which dominated the list last year," says Hayley Ivins of specialist property consulting firm, Lightstone. "However, Cape Town remains South Africa's premier investment property destination across different categories of residential property, with once again seven out of 10 of the highest-priced suburbs situated in the Mother City."

Golf estates do still feature prominently though. Offering excellent security, scenic beauty and a championship golf course, Steenberg Golf Estate in the winelands area of Constantia is ranked the second highest-priced suburb in the country, at an average house price of R11 430 000. Situated on a pristine 700ha stretch of KwaZulu-Natal's Dolphin Coast, Zimbali Coastal Resort is seventh at just over R8-million.

The posh, leafy suburbs of Bishopscourt and Constantia in Cape Town are ranked sixth and eighth respectively, while the V&A Waterfront residential marina in the heart of Cape Town's working harbour precinct and inner city shopping destination is fifth.

South Africa's business capital, Johannesburg, features just two suburb in the Top 10 – the old-money enclave of Westcliff, which ranks fourth at an average selling price of R8.54-million, and upscale Sandhurst in Sandton – said to be home to many of South Africa's captains of industry – ninth at just over R7-million..

"With high net-worth individuals (HNWIs) from all over the world taking part in South Africa's soccer extravaganza this year, it will be interesting to see what effect this will have on these trends, as the benefits of the World Cup filter through to the property industry," says Ivins.

Ivins says South Africa still offers excellent value for money from an international perspective, plus all the attractions that HNWIs demand. "What is clear is that the wealthiest buyers want it all: security, scenic beauty, ocean views, mountain ranges, winelands, championship golf courses and proximity to an urban centre."

Ivins says that while average selling prices can be skewed from one year to the next, depending on the number of properties sold and individual prices recorded, the index remains a useful indicator of price trends and suburbs that attract the highest investment and retain their value.

Top 10 Highest-Priced Suburbs - Mean Value				
No	Municipality	Suburb	Mean Value (R)	Mean Value (Rm)
#1	CPT	CLIFTON	R11 832 692	R11.83
#2	CPT	STEENBERG GOLF ESTATE	R11 430 000	R11.43
#3	CPT	LLANDUDNO	R9 703 574	R9.70
#4	JHB	WESTCLIFF	R 8 536 035	R8.54
#5	CPT	WATERFRONT	R8 440 771	R8.44
#6	CPT	BISHOPSCOURT	R8 276 689	R8.28
#7	KZN	ZIMBALI	R8 131 892	R8.13
#8	CPT	SWAANSWYK ROAD	R7 764 957	R7.76
#9	JHB	SANDHURST	R7 089 165	R7.09
#10	CPT	CAMPS BAY	R6 637 596	R6.64

Top 10 Highest Value Suburbs in SA

