

KLEIN WASSENAAR, LAKESIDE and ZANDVLEI



Residential Sales Analysis

Year	KLEIN WASSENAAR, LAKESIDE and ZANDVLEI				CITY OF CAPE TOWN			
	No of Sales	Median Price	Annual change	Index	No of Sales	Median Price	Annual change	Index
2010	43	R 1 250 000	19.05%	438.6	11 055	R 740 000	1.37%	411.1
2011	53	R 1 180 000	-5.60%	414	11 992	R 780 000	5.41%	433.3
2012	48	R 1 242 500	5.30%	436	13 105	R 840 000	7.69%	466.7
2013	63	R 1 350 000	8.65%	473.7	14 544	R 922 500	9.82%	512.5
2014	73	R 1 650 000	22.22%	578.9	15 665	R 1 100 000	19.24%	611.1
2015	71	R 1 775 000	7.58%	622.8	16 147	R 1 220 000	10.91%	677.8
2016	66	R 2 175 000	22.54%	763.2	16 640	R 1 330 000	9.02%	738.9
2017	59	R 2 200 000	1.15%	771.9	16 751	R 1 540 000	15.79%	855.6
2018	46	R 2 462 500	11.93%	864	11 618	R 1 550 000	0.65%	861.1
2019	0		0%		3	R 1 799 000	16.06%	999.4

Please note:

- The **Index** is nominal starting from year 2000 = 100.
- The **Annual change** and **Index** are calculated on data filtered to exclude extreme or abnormal sales from the total figure for residential sales for the year.



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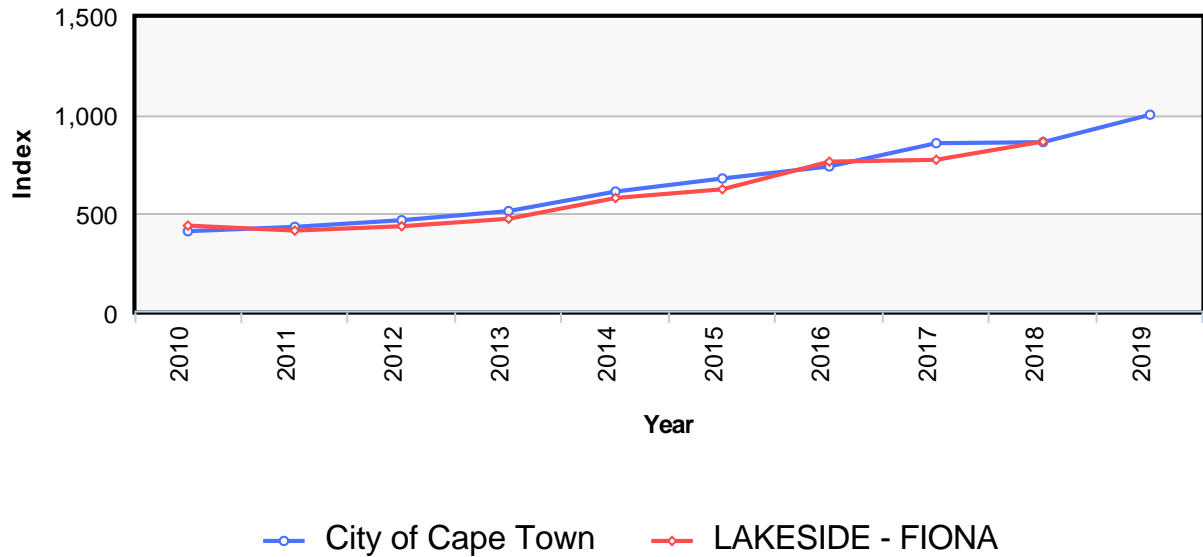
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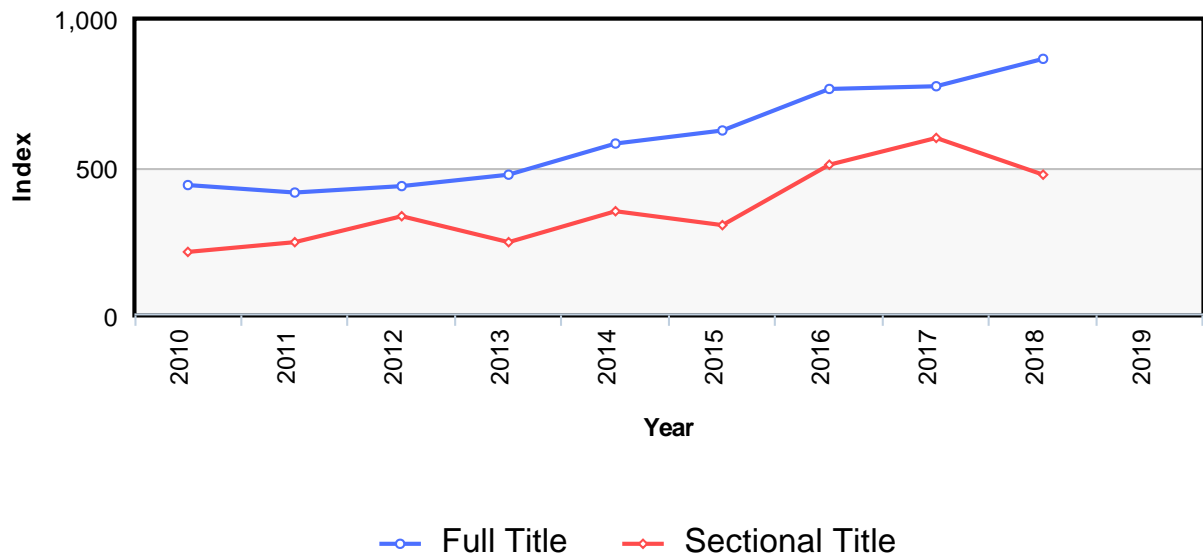
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Annual Residential Index
Starting from year 2000 = 100



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Residential Index - Full Title vs Sectional Title
Starting from year 2000 = 100





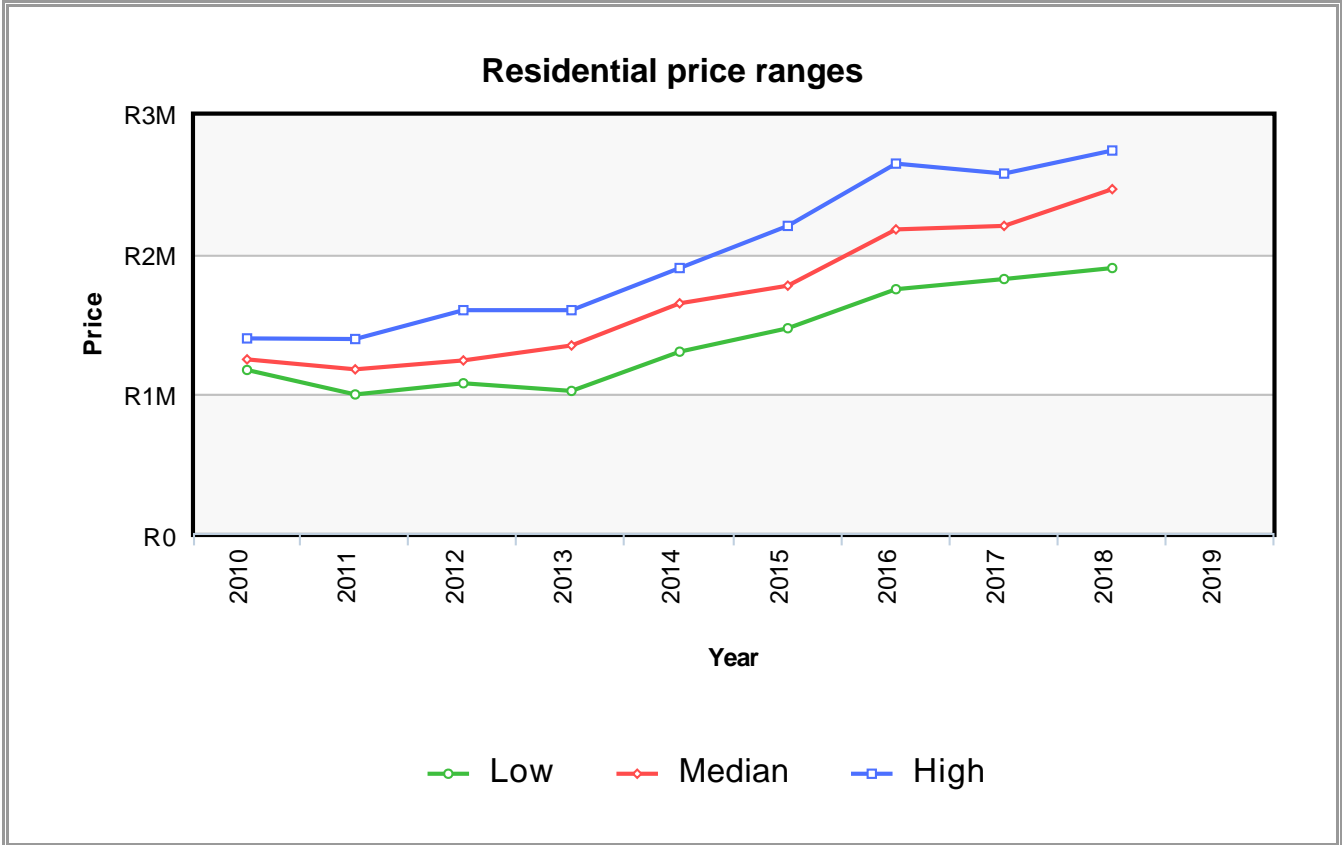
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Residential Price Ranges

Year	No of Sales	Low Range	Median	High Range	Maximum
2010	43	R 1 175 000	R 1 250 000	R 1 400 000	R 2 300 000
2011	53	R 1 000 000	R 1 180 000	R 1 395 000	R 3 200 000
2012	48	R 1 080 000	R 1 242 500	R 1 600 000	R 3 400 000
2013	63	R 1 025 000	R 1 350 000	R 1 600 000	R 2 425 000
2014	73	R 1 305 000	R 1 650 000	R 1 900 000	R 5 950 000
2015	71	R 1 472 500	R 1 775 000	R 2 200 000	R 4 900 000
2016	66	R 1 750 000	R 2 175 000	R 2 643 750	R 4 462 500
2017	59	R 1 822 500	R 2 200 000	R 2 572 500	R 5 850 000
2018	46	R 1 900 000	R 2 462 500	R 2 737 500	R 6 300 000
2019					



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The "Price Distribution" graph shows where the main area of value occurs. Where two or more peaks are evident, we could be looking at more than one distinct base value, normally the result of older unrenovated house prices on the one hand and newly built house prices on the other. The sample used comprises the most recent free-market, residential sales to a maximum of 100 sales or the year 2000. All sale prices used are at today's indexed values.