



Your Property Information Advantage

Wealthy suburbs who most recovery in price and activity

South Africa's wealthiest suburbs have shown the most significant rates of recovery in house price inflation from January 2009 to June 2010, with the top 15 suburbs recording an average actual increase of 10.4%.

This is according to a recent survey conducted by Lightstone property analysts, which shows that recovery in house price values in the past 18 months has been largely concentrated in South Africa's top three cities and in the wealthy segment of the market, although recovery in terms of activity has been more robust in markets where houses sell for under R2-million.

The ranking features seven Johannesburg suburbs with Parkhurst at the top of the list, three Cape Town suburbs featuring super-wealthy Constantia in fourth place four Durban suburbs and Pretoria's affluent Waterkloof.

Top 15 most recovered suburbs by house price inflation

RANK	CITY	SUBURB	SEGMENT	AVERAGE PRICE	JAN 09 INFLATION	JUN 10 INFLATION	ACTUAL INFLATION CHANGE
1	Johannesburg	Parkhurst	Wealthy	2.27m	-4.83%	6.42%	11.25%
2	Durban	Durban North	Wealthy	2.69m	-4.72%	6.29%	11.01%
3	Johannesburg	Parkview	Wealthy	2.86m	-4.67%	6.42%	11.09%
4	Cape Town	Constantia	Super wealthy	6.17m	-4.55%	6.67%	11.22%
5	Cape Town	Bergvliet	Wealthy	2m	-4.50%	6.66%	11.16%
6	Johannesburg	Parkmore	Wealthy	2.3m	-4.52%	6.38%	10.90%
7	Johannesburg	Parktown North	Wealthy	3.01m	-4.43%	6.38%	10.81%
8	Johannesburg	Parkwood	Wealthy	2.41m	-4.37%	6.38%	10.75%
9	Durban	Dawncliffe	Wealthy	1.27m	-4.14%	5.74%	9.88%
10	Cape Town	Marina da Gama	Wealthy	0.99m	-4.05%	5.80%	9.85%
11	Tshwane	Waterkloof	Wealthy	2.87m	-3.99%	5.76%	9.75%
12	Johannesburg	Melville	Wealthy	1.56m	-3.97%	5.76%	9.73%
13	Durban	Westville	Wealthy	1.6m	-3.99%	5.65%	9.64%
14	Johannesburg	River Club	Wealthy	2.5m	-3.81%	6.07%	9.88%
15	Durban	Berea West	Comfortable	1.35m	-4.00%	5.30%	9.30%

Looking at recovery in terms of increase in activity puts Durban's Dawncliffe suburb at the top of the rankings, and introduces Bayswater in Bloemfontein at number four, however Johannesburg retains most of the rankings at eight, with Cape Town and Durban coming in at three.

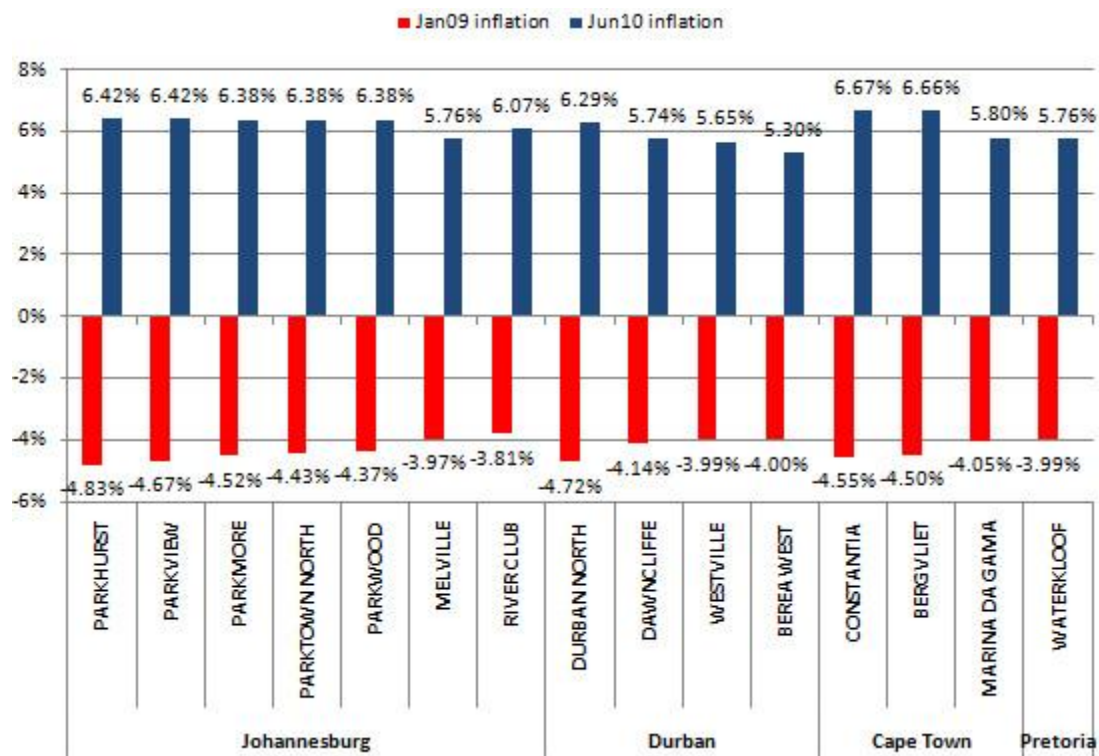
Higher ranking in terms of increase in activity is correlated with lower priced homes, with the top 15 fetching an average price of just over R1.6-million, while the greatest inflation in value has been seen in the wealthy segment of the market, where the top 15 homes sold in June last year for an average of R2.39-million, the lowest at R990 000 and the highest at R6.17-million.

The average inflation rating per province was 9.98% for Gauteng, 9.22% for the Western Cape and 8.53% for KwaZulu-Natal.

Top 15 most recovered suburbs by increase in activity

RANK	CITY	SUBURB	INCREASE IN ACTIVITY (RATING)	INCREASE IN ACTIVITY (ACTUAL)
1	Durban	Dawncliffe	2.126	0.81
2	Johannesburg	Cedar Lakes	2.0374	2.07
3	Johannesburg	Parkview	0.2076	0.12
4	Bloemfontein	Bayswater	-0.5283	-0.43
5	Cape Town	Tamboerskloof	-0.5777	-0.29
6	Johannesburg	Parktown north	-0.6014	-0.35
7	Johannesburg	Killarney	-0.8588	-0.59
8	Johannesburg	Craighall Park	-0.8872	-0.48
9	Durban	Atholl Heights	-1.0066	-0.46
10	Johannesburg	Parkhurst	-1.0253	-0.77
11	Johannesburg	Beverley	-1.2127	-1.3
12	Johannesburg	Strathavon	-1.411	-1.03
13	Durban	Warner Beach	-1.5631	-0.83
14	Cape Town	Bergvliet	-1.6501	-0.83
15	Cape Town	Monument Park	-1.8821	-0.99

Inflation values for the most recovered suburbs



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