

Town Report



[Redacted Name]

[Redacted Name]

Town Details

TOWN



MUNICIPALITY

Emfuleni

PROVINCE

Gauteng

Market Stock



- FREEHOLDS IN ESTATE
1071(4.18%)
- SECTIONAL TITLES IN ESTATES
175(0.68%)
- FREEHOLDS
21631(84.32%)
- SECTIONAL TITLES
2775(10.82%)

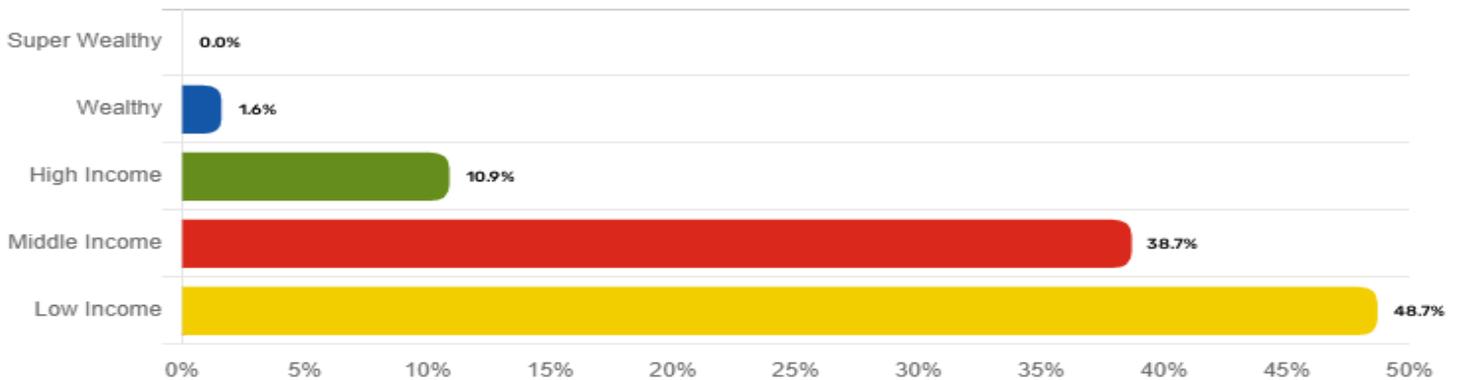
Town Demographics

[Redacted]

OMICALLY ACTIVE INDIVIDUALS

[Redacted]

Estimated Wealth Bracket Distribution

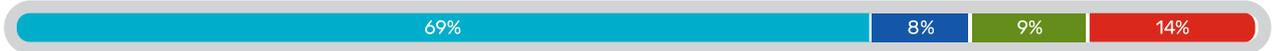


Period of Ownership

> 11 YEARS 8 - 10 YEARS 5 - 7 YEARS < 5 YEARS

FEB 2022 - JAN 2023

Existing Owners



FEB 2022 - JAN 2023

Recent Sellers

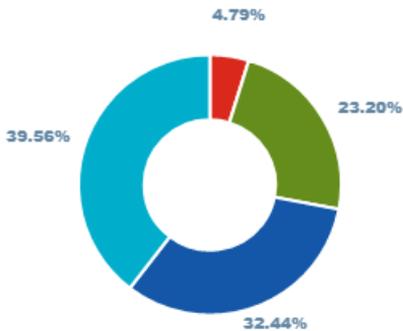


Age of Owners

PENSIONER: > 65 MATURE: 50 - 64 MIDDLE AGED: 36 - 49 YOUTH/ADULT: 18 - 35

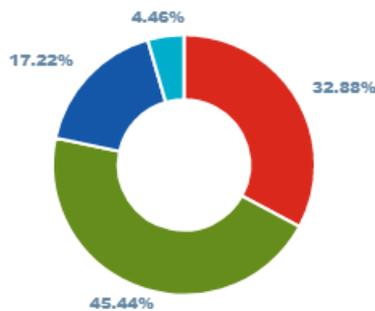
FEB 2022 - JAN 2023

Stable Owners



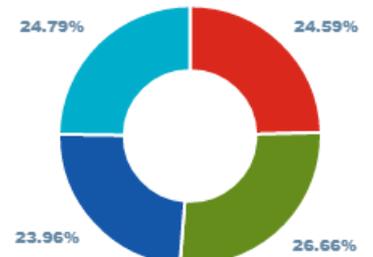
FEB 2022 - JAN 2023

Recent Buyers



FEB 2022 - JAN 2023

Recent Sellers



Property Transfer Information

Repeat Sales

	LAST 3 MONTHS			NOV 2022 - JAN 2023			LAST 12 MONTHS			FEB 2022 - JAN 2023		
	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE
SS SECTIONAL SCHEME												
Developed												
LESS THAN R400 000												
R400 000 - R800 000												
R800 001 - R1 500 000												
R1 500 001 - R3 000 000												
GREATER THAN R3 000 000	-	-	-	-	-	-	-	-	-	-	-	-
E ESTATE												
Developed Freehold												
LESS THAN R400 000	-	-	-	-	-	-	-	-	-	-	-	-

brought to you by

Lightstone

We simplify the complex

R400 000 - R800 000	█	█	█	█	█	█
R800 001 - R1 500 000	█	█	█	█	█	█
R1 500 001 - R3 000 000	█	█	█	█	█	█
GREATER THAN R3 000 000	█	█	█	█	█	█

ESTATE

E **Developed Sectional Scheme**

LESS THAN R400 000	-	-	-	█	█	█
R400 000 - R800 000	█	█	█	█	█	█
R800 001 - R1 500 000	-	-	-	-	-	-
R1 500 001 - R3 000 000	-	-	-	-	-	-
GREATER THAN R3 000 000	-	-	-	-	-	-

ESTATE

E **Land Only Freehold**

LESS THAN R400 000	█	█	█	█	█	█
R400 000 - R800 000	█	█	█	█	█	█
R800 001 - R1 500 000	-	-	-	-	-	-
R1 500 001 - R3 000 000	-	-	-	█	█	█
GREATER THAN R3 000 000	-	-	-	-	-	-

FREEHOLD PROPERTY

P **Developed**

LESS THAN R400 000	█	█	█	█	█	█
R400 000 - R800 000	█	█	█	█	█	█
R800 001 - R1 500 000	█	█	█	█	█	█
R1 500 001 - R3 000 000	█	█	█	█	█	█
GREATER THAN R3 000 000	█	█	█	█	█	█

FREEHOLD PROPERTY

P **Land Only**

LESS THAN R400 000	█	█	█	█	█	█
R400 000 - R800 000	█	█	█	█	█	█
R800 001 - R1 500 000	█	█	█	█	█	█
R1 500 001 - R3 000 000	-	-	-	█	█	█
GREATER THAN R3 000 000	-	-	-	-	-	-

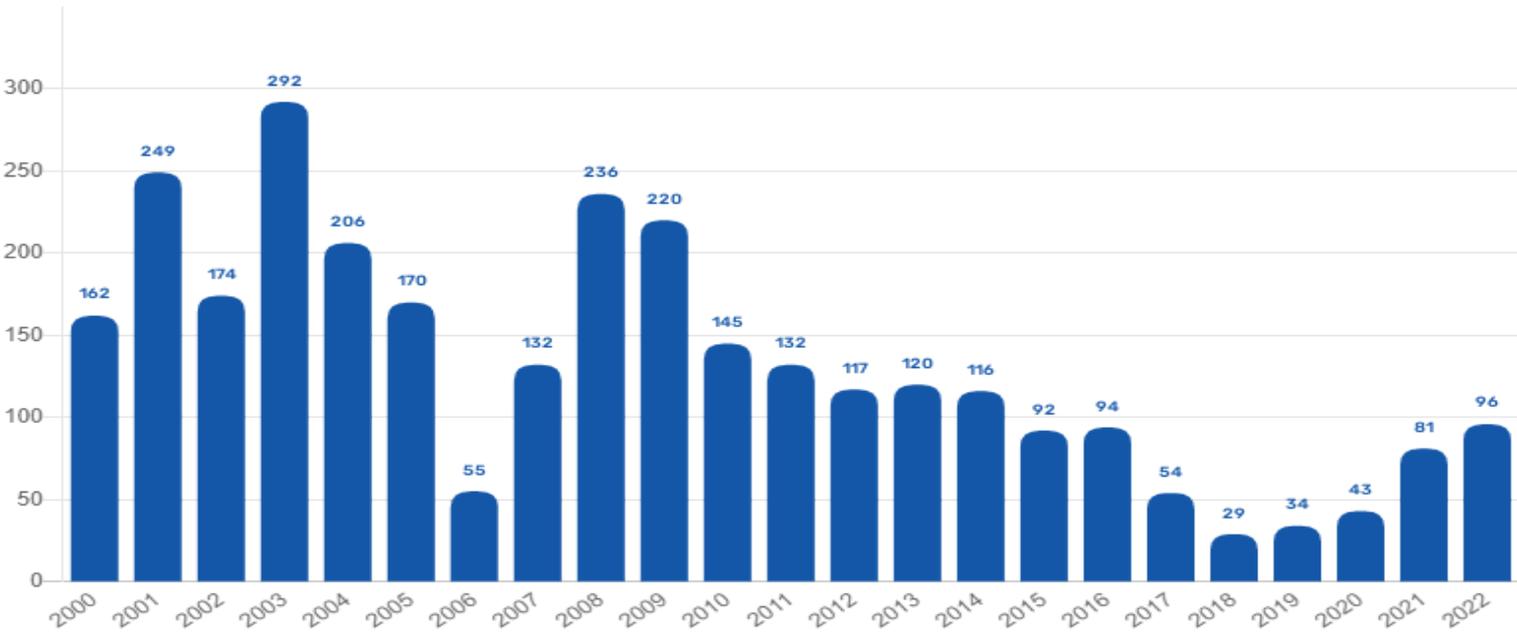
First Time Registrations

Total Transfers	LAST 3 MONTHS			NOV 2022 - JAN 2023			LAST 12 MONTHS			FEB 2022 - JAN 2023		
	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE
<p>SS SECTIONAL SCHEME</p> <p>Developed</p>												
<p>E ESTATE</p> <p>Developed Freehold</p>												
LESS THAN R400 000	-	-	-	-	-	-	-	-	-	-	-	-
R400 000 - R800 000	-	-	-	-	-	-	-	-	-	-	-	-
R800 001 - R1 500 000	-	-	-	-	-	-	-	-	-	-	-	-
R1 500 001 - R3 000 000												
GREATER THAN R3 000 000	-	-	-	-	-	-	-	-	-	-	-	-
000												
<p>E ESTATE</p> <p>Developed Sectional Scheme</p>												
<p>E ESTATE</p> <p>Land Only Freehold</p>												
LESS THAN R400 000	-	-	-									
R400 000 - R800 000	-	-	-	-	-	-	-	-	-	-	-	-
R800 001 - R1 500 000	-	-	-	-	-	-	-	-	-	-	-	-
R1 500 001 - R3 000 000	-	-	-	-	-	-	-	-	-	-	-	-
GREATER THAN R3 000 000	-	-	-	-	-	-	-	-	-	-	-	-
000												
<p>P FREEHOLD PROPERTY</p> <p>Developed</p>												
LESS THAN R400 000												
R400 000 - R800 000	-	-	-	-	-	-	-	-	-	-	-	-
R800 001 - R1 500 000	-	-	-	-	-	-	-	-	-	-	-	-
R1 500 001 - R3 000 000	-	-	-	-	-	-	-	-	-	-	-	-
GREATER THAN R3 000 000	-	-	-	-	-	-	-	-	-	-	-	-
000												
<p>P FREEHOLD PROPERTY</p> <p>Land Only</p>												
LESS THAN R400 000												
R400 000 - R800 000	-	-	-	-	-	-	-	-	-	-	-	-
R800 001 - R1 500 000	-	-	-	-	-	-	-	-	-	-	-	-
R1 500 001 - R3 000 000	-	-	-	-	-	-	-	-	-	-	-	-
GREATER THAN R3 000 000	-	-	-	-	-	-	-	-	-	-	-	-
000												

Important: The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme outliers have been removed in order to provide the most accurate indication of true developed home sales. Should you require the full list of transfers in an area with no exclusions, please refer to the Transfer Report.

Sales In Execution

Number of sales in execution



Town Ranking

Town
NEAREST TOWN RANKING

RANK	TOWN	MUNICIPALITY	PROVINCE	MEDIAN VALUATION
226	[Bar]	Emfuleni	Gauteng	[Bar]
177	[Bar]	Midvaal	Gauteng	[Bar]
547	[Bar]	Emfuleni	Gauteng	[Bar]
595	[Bar]	Emfuleni	Gauteng	[Bar]
200	[Bar]	Midvaal	Gauteng	[Bar]
514	[Bar]	Emfuleni	Gauteng	[Bar]
480	[Bar]	Midvaal	Gauteng	[Bar]
659	[Bar]	City of Johannesburg	Gauteng	[Bar]
342	[Bar]	Metsimaholo	Free State	[Bar]
370	[Bar]	City of Johannesburg	Gauteng	[Bar]
581	[Bar]	Metsimaholo	Free State	[Bar]

Town
National Ranking

NUMBER OF TOWNS **850**

RANK	TOWN	MUNICIPALITY	PROVINCE	MEDIAN VALUATION
221	[Bar]	Stellenbosch	Western Cape	[Bar]
222	[Bar]	Moqhaka	Free State	[Bar]
223	[Bar]	Umzimvubu	Eastern Cape	[Bar]

B
Bedworth Park

Bedworth Park Ext 1

Boiketlong

D
Dadaville

Dickinsonville

Dreamland AH

Duncanville

E
Ebenhaezer AH

F
Falcon Ridge

H
Harmoniesrus AH

Helenas Rust AH

Homer

Houtkop AH

L
Leeuhof

Leeuwkuil

Leeuwkuil Exts

Lenteland AH

P
Peacehaven
Powerville

Peacehaven Ext 2
Powerville Park

Phomolong

Power Park Exts

R
Redan
Roshnee

Riverspray Lifestyle Estate
Rust Ter Vaal

Roods Gardens AH

Roshasia

S
Sharpeville
Steelpark

Sonlandpark
Steelview AH

Sonlandpark Exts

Springcol

T
Three Rivers

Three Rivers East

U
Unitas Park

Unitas Park AH

V
Vaalkop AH
Vereeniging Industrial
Viljoensdrif

Vandermerweskroon AH
Vereeniging Outlying

Vereeniging Central
Vereeniging Outlying

Vereeniging Ext 1
Vereeniging Outlying

W
Waldrift

Suburb Trends

Median Price (R'000)



Number of Registrations



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Disclaimer

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