

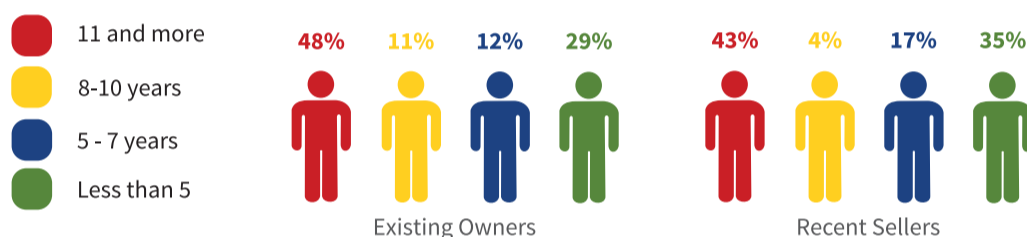
Erinvale Property Review

by Harcourts Platinum

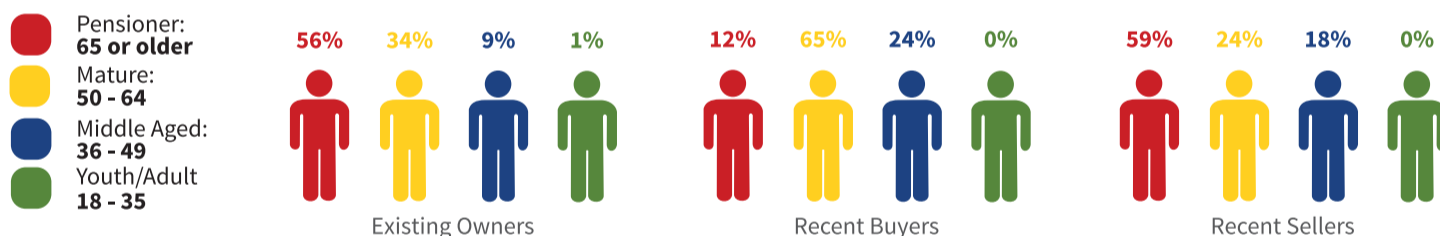
Total number of properties **433**
Freehold **388** Sectional Title **45**

	07/15 - 06/16	07/16 - 06/17	07/17 - 06/18
Properties Sold	27	18	19
Average Selling Price	R8,150,000	R7,550,000	R7,700,000
Average Rand/m ²	R19,785	R22,750	R22,800
Rand/m ² Growth Year-on-Year	-	15%	0,2%
Average Months Listed until Sold	16	5	7
Lowest Selling Price	R3,500,000	R2,800,000	R3,000,000
Highest Selling Price	R16,750,000	R18,750,000	R22,000,000

Period of Ownership



Age of Owners



The Erinvale property market has been stable over the last 12 months from July 2017 - June 2018. Properties that were sold, increased slightly over the previous 12 months. Also pleasing to see is that the average price per square meter is stable, with a marginal increase.

When compared to the general real estate market, where property sales volumes have decreased by over 25%, the results are impressive. It shows that when Erinvale properties are correctly priced, buyers respond to the value and commit to the purchase.

The average months on the market has increased slightly, which indicated that sellers are sometimes slower to react to market feedback on price. 59% of Erinvale property owners have lived on the estate for 8 years or more, thus indicating that they enjoy the Erinvale lifestyle.

Erinvale properties are in good demand and we expect the trend to continue.

- Steve Caradoc-Davies, Principal

Contact our Erinvale Property Specialists

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