

ACTUAL REGISTRATIONS FOR NELSPRUIT

incl. STANDS and RESIDENTIAL

MONTH: SEPTEMBER 2009

BASIE BOTHA
EIENDOMME / ESTATE AGENTS

TOTAL REGISTRATIONS

76

R' VALUE

R 78,101,044.00

AVERAGE R' VALUE

R 1,027,645.32

PURPOSE OF INFO

To do Comparative Market Related Analyses: How will property sell in your area!



HIGHEST PRICE: R 9,300,000 **LOWEST PRICE:** R 98,000

EXTENSION	TOTAL REGISTRATIONS	TOTAL R'000 VALUE	HIGHEST R'000 VALUE	LOWEST R'000 VALUE	AVERAGE SEPTEMBER 09	SEPTEMBER 08	ESCALATION SINCE APRIL 08
Drum Rock	2	R 384,000	R 197,000	R 187,000	R 192,000.00		
Nelspruit Ext	2	R 11,300,000	R 9,300,000	R 2,000,000	R 5,650,000.00	R 2,650,000.00	53.10%
Nelspruit Ext 2	2	R 1,645,000	R 995,000	R 650,000	R 822,500.00	R 707,500.00	13.98%
Nelspruit Ext 5	1	R 1,850,000	R 1,850,000	R 1,850,000	R 1,850,000.00	R 1,900,000.00	-2.70%
Nelspruit Ext 10	4	R 6,447,800	R 3,007,800	R 500,000	R 1,611,950.00		
Nelspruit Ext 11	3	R 6,250,000	R 2,600,000	R 1,450,000	R 2,083,333.33	R 2,300,000.00	-10.40%
Nelspruit Ext 14	4	R 4,029,000	R 1,300,000	R 799,000	R 1,007,250.00	R 782,000.00	22.36%
Nelspruit Ext 22	2	R 1,575,000	R 925,000	R 650,000	R 787,500.00	R 800,000.00	-1.59%
Nelspruit Ext 29	2	R 2,669,855	R 1,504,355	R 1,165,500	R 1,334,927.50	R 5,845,000.00	-337.85%
Nelspruit Ext 33	1	R 3,970,000	R 3,970,000	R 3,970,000	R 3,970,000.00		
Nelspruit Ext 35						R 759,500.00	
Nelspruit Ext 37	2	R 847,000	R 564,000	R 283,000	R 423,500.00	R 750,000.00	-77.10%
Sonheuwel	1	R 750,000	R 750,000	R 750,000	R 750,000.00	R 1,300,000.00	-73.33%
Sonheuwel Ext 1	9	R 10,010,000	R 2,690,000	R 300,000	R 1,112,222.22	R 1,365,000.00	-22.73%
Sonheuwel Ext 2	1	R 980,000	R 980,000	R 980,000	R 980,000.00		
Stonehenge Ext 1	3	R 2,040,000	R 800,000	R 580,000	R 680,000.00	R 475,168.18	30.12%
Stonehenge Ext 7	2	R 387,400	R 205,000	R 782,400	R 193,700.00	R 625,000.00	-222.66%
West Acres Ext 1	2	R 1,890,000	R 1,050,000	R 840,000	R 945,000.00	R 1,100,000.00	-16.40%
West Acres Ext 8	3	R 2,084,000	R 900,000	R 484,000	R 694,666.67	R 1,130,000.00	-62.67%
West Acres Ext 13	1	R 750,000	R 750,000	R 750,000	R 750,000.00	R 790,000.00	-5.33%
West Acres Ext 16	1	R 310,000	R 310,000	R 310,000	R 310,000.00		
West Acres Ext 24	1	R 371,000	R 371,000	R 371,000	R 371,000.00	R 685,000.00	-84.64%
West Acres Ext 47	1	R 1,000,000	R 1,000,000	R 1,000,000	R 1,000,000.00		
West Acres Ext 50	1	R 420,000	R 420,000	R 420,000	R 420,000.00		
West Acres Ext 52	1	R 2,450,000	R 2,450,000	R 2,450,000	R 2,450,000.00	R 676,239.00	72.40%
Casa Ferreira	7	R 3,200,000	R 460,000	R 456,000	R 457,142.86		
Central Park	2	R 4,133,989	R 2,109,872	R 2,024,117	R 2,066,994.50		
Elmar Woonstelle	1	R 570,000	R 570,000	R 570,000	R 570,000.00		
Figtree Height	2	R 1,160,000	R 580,000	R 580,000	R 580,000.00		
Le Mirell	5	R 2,485,000	R 590,000	R 380,000	R 497,000.00	R 534,000.00	-7.44%
Logan Place	1	R 430,000	R 430,000	R 430,000	R 430,000.00		
Marcelle Court	1	R 191,000	R 191,000	R 191,000	R 191,000.00		
Parkwood	4	R 986,000	R 417,000	R 98,000	R 246,500.00	R 400,000.00	-62.27%
Waterberry Way	1	R 535,000	R 535,000	R 535,000	R 535,000.00	R 537,235.29	-0.42%
	76	R 78,101,044	R 9,300,000	R 98,000	R 1,027,645.32	R 877,883.40	14.57%

	Sept 09	Aug 09	Sept 08	DIFFERENCE 2008-2009	Aug 09-Sept 09
TOTAL REGISTRATIONS	76	31	96	-26.32%	59.21%
TOTAL RAND WORTH	78,101,044.00	R 28,330,600	R 84,276,806	-7.91%	63.73%
AVERAGE	1,027,645.32	R 913,890	R 877,883	14.57%	11.07%

Information compiled by: **BASIE BOTHA EIENDOMME - 013- 752 2700**