

Let us have a look at the real estate highlights in your area for the first quarter of the year.



Melville Property Trend

January to
March 2022

Highest achieved residential price
in the area **R5 000 000**

Highest listing of the quarter
R3 799 000

Highest sale of the quarter
R3 600 000

Lowest sale of the quarter
R499 000

2022 First Quarter Sales

Total Sales	25
Freehold sales	21
Sectional Title sales	4



Average of 22 new properties
on the market each month



Average listing price
R2 150 000



Average sold price R1 750 000
Freehold R1 950 000
Sectional Title R1 450 000



81% of buyers
are between the ages of
18 and 49



60% of sellers
are between the ages of
36 and 64



61,5% of owners
are between the ages of
36 and 64



Featured property of the quarter



7th Avenue
Melville



Listed at
R3 395 000

[Click here to view](#)



Persistence, hard work, and good feedback
For a no obligation free market-related valuation please contact

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Google "Ronald Ennik Estates"

Follow Ronald Ennik on his blog
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10 Factors that enhance the value of your home

GOOD TO KNOW

SA's interest rate
now
7,75% pa

Target market

The current buying power is young millennial professionals who either have or are looking to start a family.

Stand size

Market conditions

Economic climate of the country and area specific statistics.

Security

Electric fence, CCTV (accessible from your phone), beams and situated close to a security post.

Vehicle accommodation

Physical garaging is preferred over open parking and carports.

Sustainable living

Solar panels, boreholes, JoJo tanks, gas connections and back up power.

Lifestyle

Modern, open plan living. Particularly kitchens, bathrooms, manicured gardens and sparkling pools.

Location within the area

Some parts of a suburb are more desirable than another, e.g. Boomed off section, closer to schools, malls and major routes.

Supplementary accommodation

Staff quarters, cottage and/or work-from-home office spaces.

Maintenance

Overall upkeep and condition of your home and gardens.



Supporting local

Why not get your car washed at **27Boxwash** while you are out shopping or dining in Melville? This lovely establishment is owned by Riyad who offers a friendly yet professional service.



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