



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



Melville Property Trend

April to
June 2022

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

Highest listing of the quarter
R3 250 000

Highest sale of the quarter
R1 880 000

Lowest sale of the quarter
R540 000



Average of 18 new properties
on the market each month



Average listing price
R2 050 000



Average sold price R1 640 000
Freehold R1 710 000
Sectional Title R915 000

2022 Quarter 1 vs Quarter 2

25	Total Sales	17
21	Freehold sales	10
4	Sectional Title sales	7



68% of buyers
are between the ages of
18 and 49



62% of sellers
are between the ages of
36 and 64



71% of owners
are between the ages of
36 and 64



Featured property of the quarter



3rd Avenue
Melville



Listed at
R2 580 000

[Click here to view](#)



Google "Ronald Ennik Estates"

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

RUHUAN BROWN

072 596 1378

ruhuhan.brown@ennikestates.co.za

Follow Ronald Ennik on his blog
www.ennikestates.co.za



ENNIKESTATES

PRIME
REAL ESTATE



Your agent is key when pricing your home

It takes market experience and expertise to find the correct price.

Keep in mind
the following
factors:



The value
of homes
in your area



Current
target
market



Where
prices
are headed



The
condition
of your home

Market value



Competition
amongst buyers



Higher
sale price



Faster
sale

Overpriced



Reduced price sends the
wrong message to buyers



Stays on the
market longer



Prices out
potential buyers



Supporting local

A vibrant business hub and delicious food? Only in Melville... Catch me at the **IT Corner** for a cup of coffee (or the best peanut butter milkshake in town)!



Google "Ronald Ennik Estates"

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

RUHUAN BROWN

072 596 1378

ruhuhan.brown@ennikestates.co.za

Follow Ronald Ennik on his blog
www.ennikestates.co.za