

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

2022 Quarter 1 vs Quarter 2

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



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



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](#)



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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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)!



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