



ENNIKESTATES

PRIME REAL ESTATE

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



Westdene Property Trend

Year to date

Highest listing of the quarter
R3 000 000

Highest sale of the quarter
R2 150 000

Lowest sale of the quarter
R170 000

2022 Sales (Year to date)

Total Sales	67
Freehold sales	58
Sectional Title sales	9



Average of 28 new properties
on the market each month



89% of buyers
are between the ages of
18 and 49



Average listing price
R1 340 000



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



Average sold price R1 200 000
Freehold R1 260 000
Sectional Title R610 000



68% 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

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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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