

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

FOR
SALE

Average listing price
R1 340 000

SOLD

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



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



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



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](#)



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

RUHUAN BROWN

072 596 1378

ruhan.brown@ennikestates.co.za

Google "Ronald Ennik Estates"

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



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)!



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

RUHUAN BROWN

072 596 1378

ruhan.brown@ennikestates.co.za

Google "Ronald Ennik Estates"

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