



# MAVERICK REALTY

Home. Your way.

## Property Market Analysis

January – March  
2024

## Westdene



 **1994**  
**TOTAL HOMES  
IN THE SUBURB**

**Sales in the suburb – January to March**  
**27 TOTAL SALES** (26 Freehold and 1 Sectional title)

Highest recent sale  
in the suburb R1 700 000

Highest listed residential price  
in the suburb R6 999 999

Lowest recent sale  
in the suburb R1 100 000

**34** **Average number  
of new properties**  
on the market per month

**69%**  
**owners**  
are aged  
between  
36 and 64

**68%**  
**sellers**  
are aged  
between  
36 and 64

**76%**  
**buyers**  
are aged  
between  
18 and 49



**R 1 100 000**  
**Average sold price**  
Freehold **R1 100 000**  
Sectional title **R508 000**



**R1 190 000**  
**Average listing price**  
Freehold **R1 300 000**  
Sectional title **R700 000**



Property of Prominence

**MELVILLE**

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## Current Listings

Explore all our exclusive listings in various areas.

We might just have the home you are looking for...



**RECENTLY SOLD**

**Weltevreden Park**

**R600 000**

Sold in 3 months



**UNDER OFFER**

**Melville**

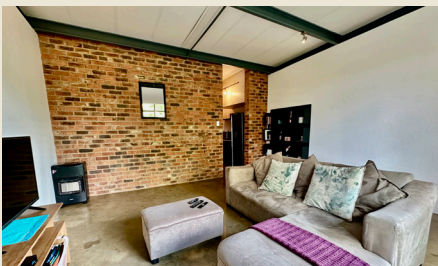
Offer in 1 day

## EXCLUSIVE SALES

## WHY BUY PROPERTY NOW?

Current prime  
interest rate  
consistent at 11,75%

- Stability in borrowing costs
- Better financial planning
- Positive position should the rate decrease in future



**Westdene**

**R669 000**



**Northcliff**

**R839 000**



**Melville**

**R495 000**



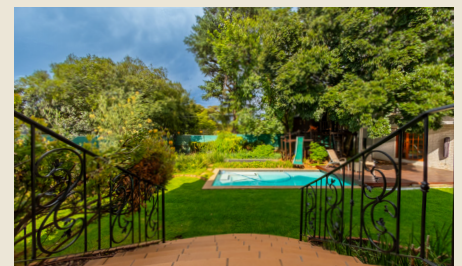
**Sunninghill**

**R889 000**



**Melville**

**R1 280 000**



**Greenside**

**R2 875 000**



**Ruhuan Brown**

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