



MAVERICK REALTY
Home. Your way.

Property Market Analysis
January – March 2025



1994
TOTAL HOMES
IN THE SUBURB

Westdene

24 TOTAL SALES

17 Freehold | 7 Sectional title

Highest
recent sale
R1 900 000

Highest listed
residential price
R5 500 000

Lowest
recent sale
R950 000

30

Average number
of new properties

on the market
per month



Average sold price
R1 075 000

Freehold R1 150 000
Sectional title R630 000



Average list price
R1 227 000

Freehold R1 190 000
Sectional title R629 000

69%
owners
are aged
between
36 and 64

80%
sellers
are aged
between
36 and 64+

82%
buyers
are aged
between
18 and 49



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Local Market Opinion

Ruhuan Brown

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"Today's buyers aren't just looking for a home, they're hunting for smart investments, standout spaces, and suburbs that tick every lifestyle box without compromising on value."

First-Time Buyer Magnet

Westdene continues to attract young professionals and first-time buyers, drawn by its affordability and proximity to Johannesburg's central hubs.

Sectional Title Popularity

There's a growing demand for sectional title properties, offering low-maintenance living and security, aligning with the preferences of modern urban dwellers.

Steady Price Growth

The suburb has experienced consistent property value appreciation, making it an appealing option for both homeowners and investors seeking long-term growth.

Community-Centric Living

Buyers value Westdene's strong community vibe, with local parks, cafes, and cultural spots enhancing the suburb's livability and charm.

The Maverick Difference / Exclusivity is key.

Sold Portfolio

View our track record of successful property journeys.

FIND OUT MORE

Get to Know Us Better

Discover The Maverick Story and what makes us different.

FIND OUT MORE

Available Listings from R519 000

Explore some of our exclusive listings in various areas.

FIND OUT MORE



New to The Westdene Team Jabulani Manyoni

Candidate FFC - 073 846 7079

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*Let's meet
for coffee!*

