



MAVERICK REALTY
Home. Your way.

Property Market Analysis
July – September 2025



1994
TOTAL HOMES
IN THE SUBURB

Westdene

56 TOTAL SALES

44 Freehold | 12 Sectional title

Highest
recent sale
R1 350 000

27

Average number
of new properties

on the market
per month

Highest listed
residential price
R5 499 999



Average sold price
R 1 150 000

Freehold R1 237 500
Sectional title R550 000

Lowest
recent sale
R650 000



Average list price
R 1 220 000

Freehold R1 125 000
Sectional title R585 000

68%
owners
are aged
between
36 and 64

77%
sellers
are aged
between
36 and 64

81%
buyers
are aged
between
18 and 49



www.maverickrealty.co.za



Ruhuan Brown

Principal FFC & Founder
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Destined for more...

Having my own business has always been a lifelong goal.

What kind of business wasn't always clear, but having grown up in the real estate industry from a young age, developing a genuine love and passion for it, and building long-term relationships (and sometimes even friendships) through that passion has made the type of business I would one day own abundantly clear.

Thank you to God for making Maverick Realty possible.

Maverick Realty turned 2 on 1 October 2025, and boy oh boy, has it been an adventure! From the lowest of lows, financially struggling to cover basic business and living expenses, almost having a car repossessed (and, and, and), to now starting our journey toward turning 3 on a completely different level.

We've been truly blessed, and we'd like to take this opportunity to thank all our clients, because without your trust and belief in

us, we wouldn't be able to do what we do. A huge thank you also goes out to our service providers... you know who you are. From conveyancing firms and in-house bond originators to photographers and, of course, my amazing wife, who heads up our marketing, just to name a few.

I was always told you're only as strong as the weakest link in your chain. Thank you to everyone involved in helping us live out our story, from those behind the scenes to those in our day-to-day operations.

I'm proud to share that I've recently qualified as a Master Property Practitioner after passing my PPRA board exam in August 2025. This achievement allows me to serve my clients with even greater expertise and confidence, and to reinforce that Maverick Realty is the right company to partner with for all your property needs, whether it's selling your lifelong home, managing investment rentals, or securing reliable tenants for your real estate investments.

I know there will always be seasonal ups and downs, but with God, all things are possible, and having Him in control is the only way.

We look forward to being of service to you!

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 R650 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!

