



Suburban bliss in the Mother City

Lightstone data reveals that suburbs in Cape Town and surrounding areas once again featured in the top 10 when it comes to highest average property values and highest average purchase price – based on transactions that took place in 2022.

Top 10 Suburbs with the highest property values (2022)



RANK	SUBURB	AVERAGE ESTIMATED VALUE	NUMBER OF PROPERTIES	
			IN THE SUBURB	TRANSACTIONED
1.	Goedehoop Estate Noordhoek	R 21 510 000	47	0
2.	Llandudno Cape Town	R 20 628 435	325	25
3.	Bishops court Cape Town	R 18 673 034	365	17
4.	Clifton Cape Town	R 17 791 350	652	37
5.	Glen Alphine Next to Witteboomen in Cape Town	R 16 045 455	11	0
6.	Witteboomen Cape Town	R 14 778 214	143	6
7.	De Bosch Stellenbosch	R 14 667 500	22	9
8.	Blair Atholl City of Tshwane	R 14 594 186	285	41
9.	Waterfall Country and Equestrian Estate Midrand	R 14 450 000	121	0
10.	Constantia Heights Cape Town	R 14 157 368	293	24



Top 10 Suburbs with the highest average purchase price (2022)



RANK	SUBURB	AVERAGE		NUMBER OF PROPERTIES	
		PURCHASE PRICE	ESTIMATED VALUE	IN THE SUBURB	TRANSACTIONED
1-5	Clifton Cape Town	R 29 787 959	R 17 791 350	652	37
	Llandudno Cape Town	R 22 906 053	R 20 628 435	325	25
	Bishops court Cape Town	R 20 279 063	R 18 673 034	365	17
	De Bosch Stellenbosch*	R 19 083 333	R 14 667 500	22	9
	Constantia Cape Town	R 17 218 767	R 12 678 776	269	39

*Most transactions that took place in De Bosch in 2022 were at around R11m, but one transaction for R32m resulted in a higher average purchase price for this suburb.

RANK	SUBURB	AVERAGE		NUMBER OF PROPERTIES	
		PURCHASE PRICE	ESTIMATED VALUE	IN THE SUBURB	TRANSACTIONED
6-10	Witteboomen Cape Town	R 16 826 667	R 14 778 214	143	6
	Constantia Heights Cape Town	R 15 339 750	R 14 157 368	293	24
	Bakoven Cape Town	R 14 052 173	R 12 975 920	1 217	101
	De Zalze Golf Estate Stellenbosch	R 13 859 444	R 12 331 646	509	36
	Zwaanswyk Cape Town	R 13 853 889	R 12 910 577	161	21

