

Lightstone

We simplify the complex

Residential Property Indices

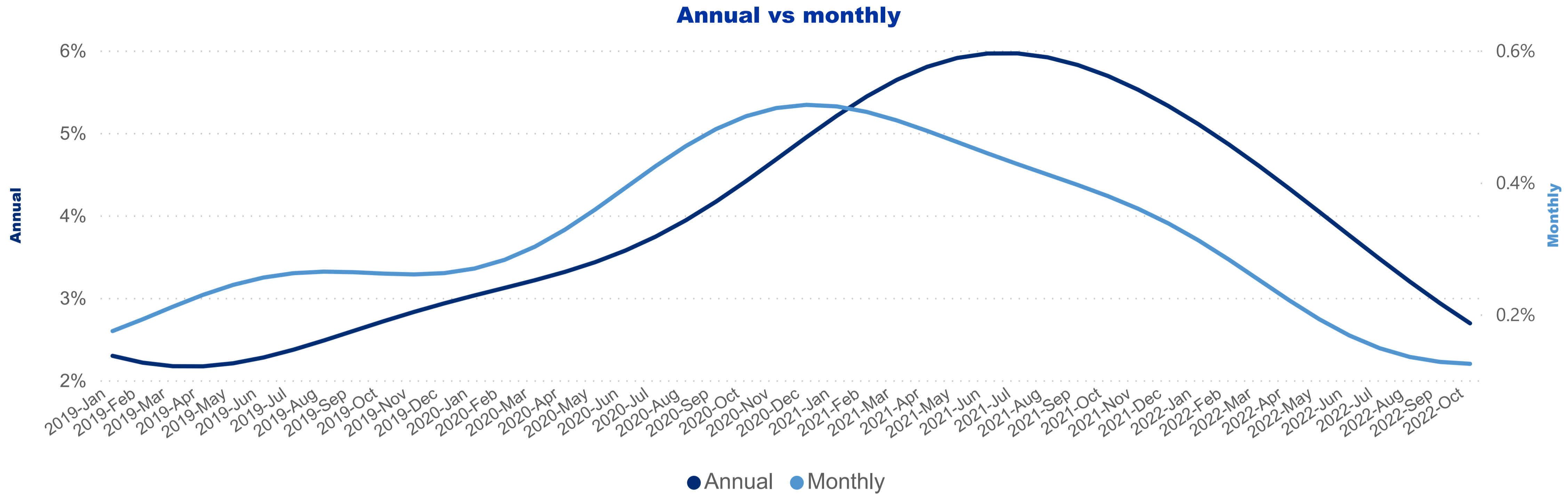


National property inflation

Current annual property inflation rate is 2.69% and monthly is 0.13%

Year

- 2010
- 2011
- 2012
- 2013
- 2014
- 2015
- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022



Market review

National year-on-year house price inflation is at 2.69%, having decreased consistently since early 2021.

Annual property inflation remained steady in the Eastern Cape, KwaZulu-Natal, North West and the Western Cape, increased in the Free State, Limpopo and Mpumalanga, and decreased in Gauteng and the Northern Cape.

Annual property inflation in the Low Value segment was once again much higher than that in other segments - inflation for properties in Low Value markets was 9.2%, compared to 3.4% for properties in Mid Value markets.

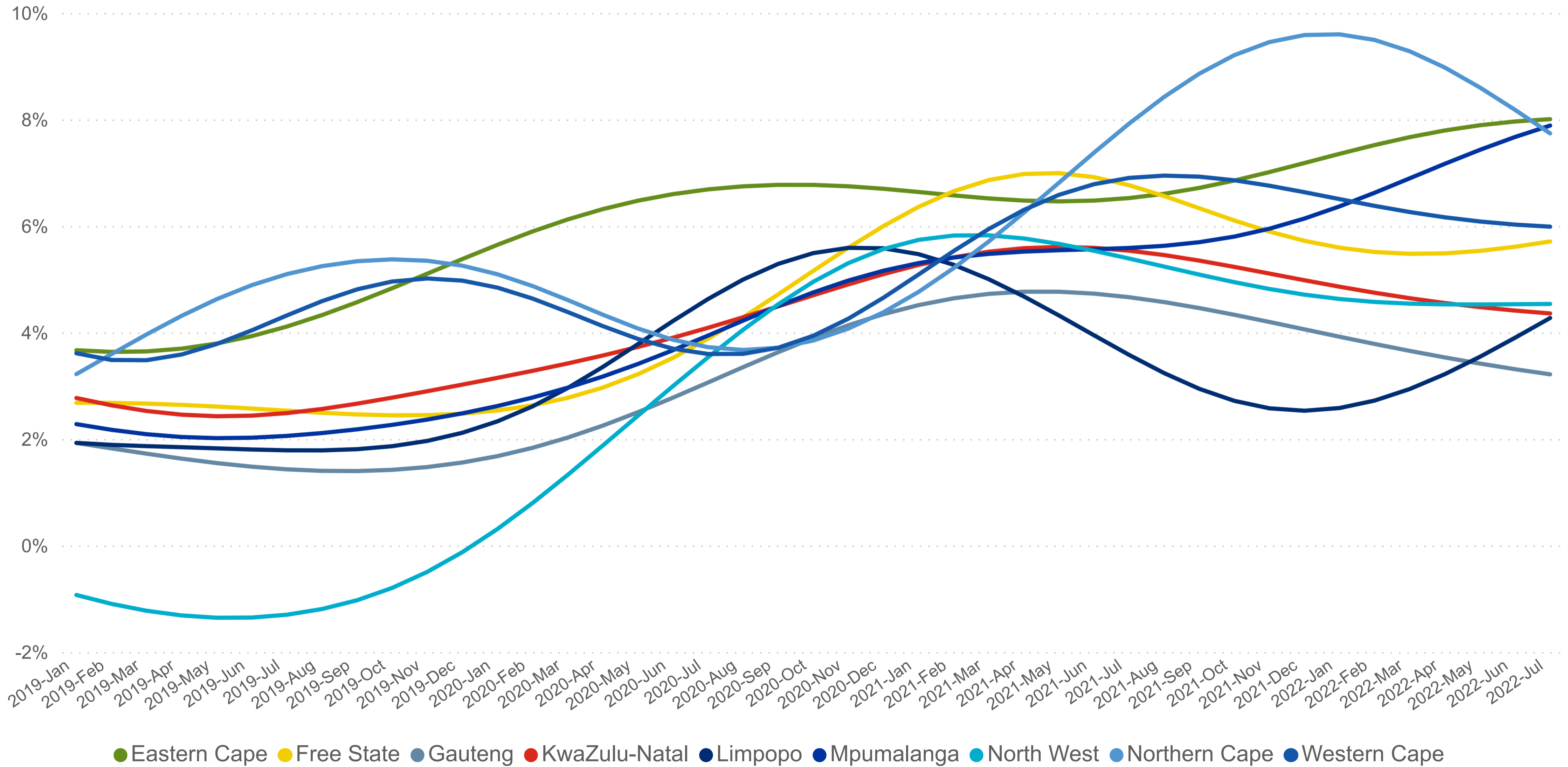
Provincial property inflation

The Lightstone Provincial Index tracks annual house price inflation of all provinces in South Africa.

Annual property inflation: provinces

Year

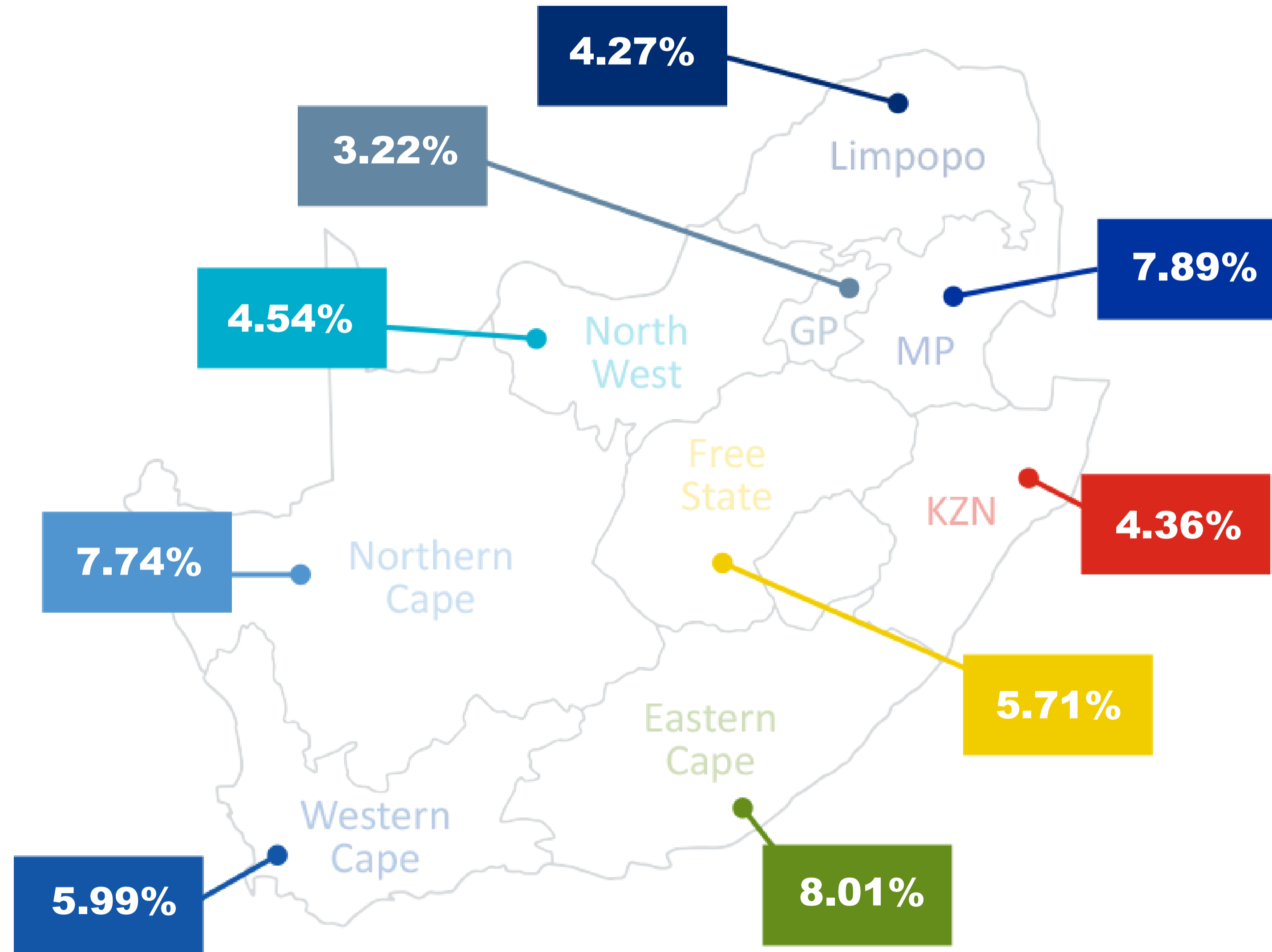
- 2010
- 2011
- 2012
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- 2016
- 2017
- 2018
- 2019
- 2020
- 2021
- 2022



Latest / current provincial property inflation status

Date

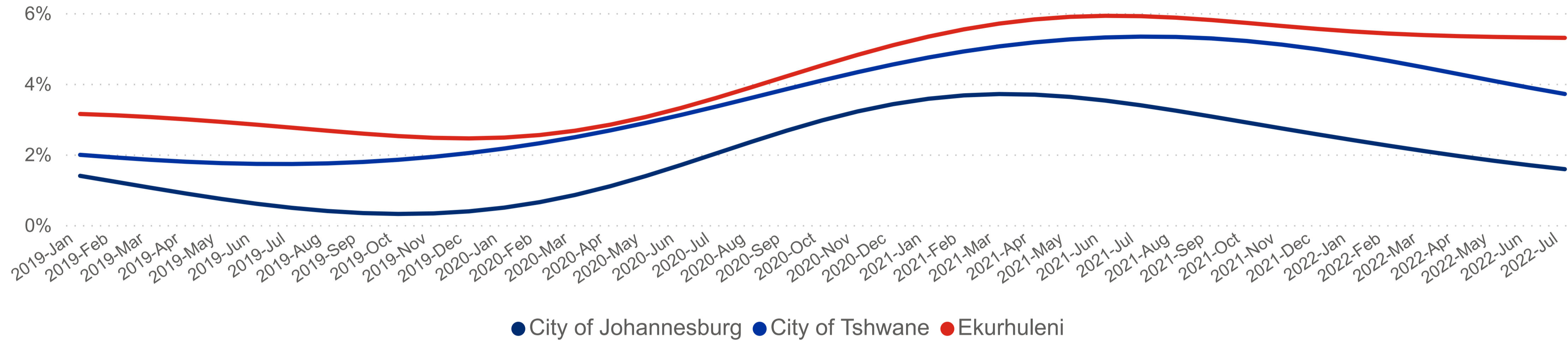
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- ∨ ○ 2019
- ∨ ○ 2020
- ∨ ○ 2021
- ∧ ● 2022
- January
- February
- March
- April
- May
- June
- July



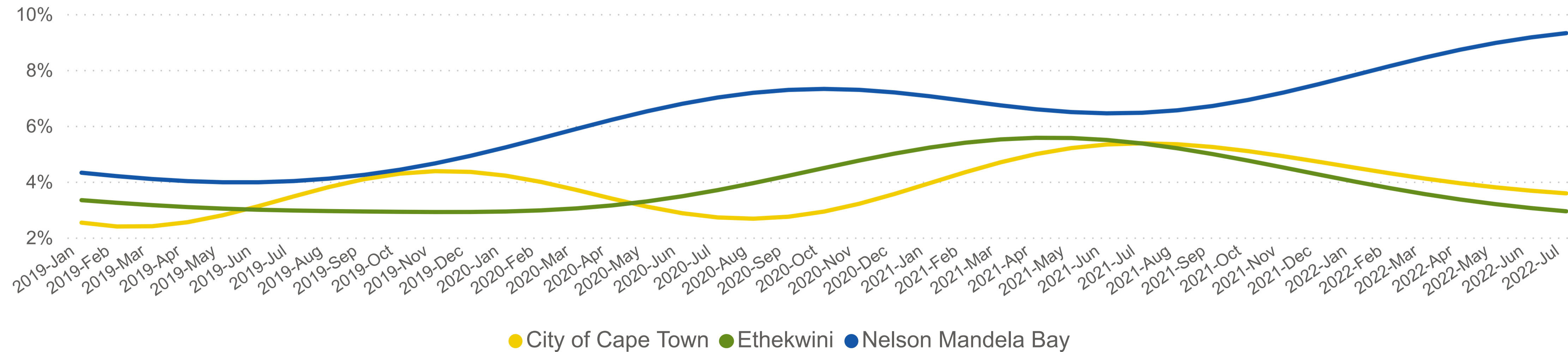
Municipal property inflation

The Lightstone Municipal Index tracks annual property inflation at a municipal level, with coastal and inland based municipalities reviewed independently.

Annual property inflation: inland municipalities



Annual property inflation: coastal municipalities



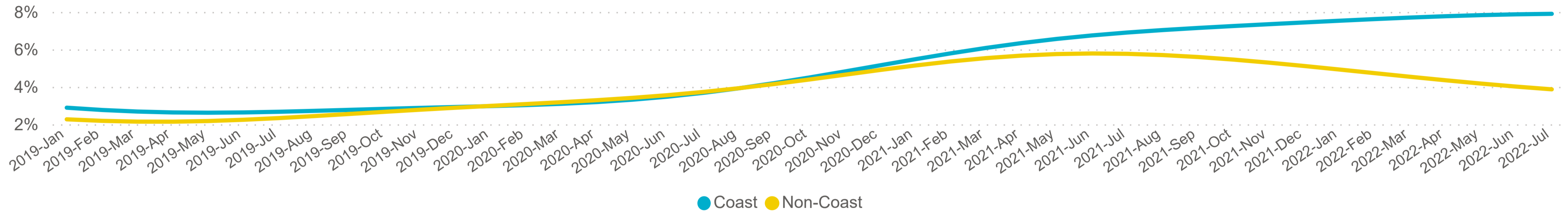
Property inflation: coast vs non-coast

The Lightstone Coast vs Non-Coast Index compares property located within enumerator areas 500m of the coastline to those located further inland.

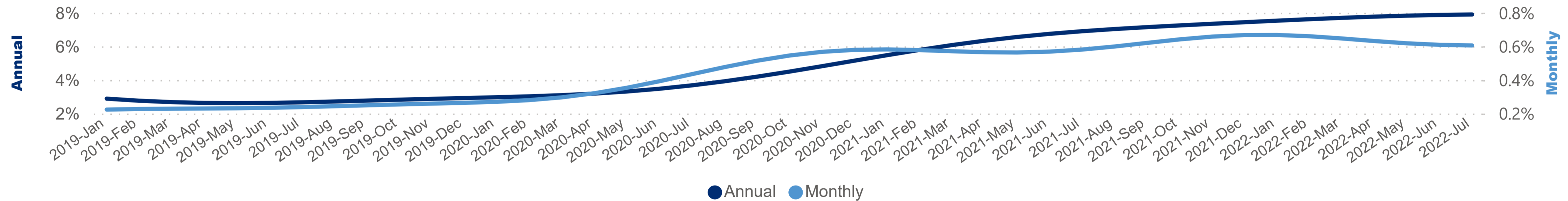
Year

- 2010
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- 2021
- 2022

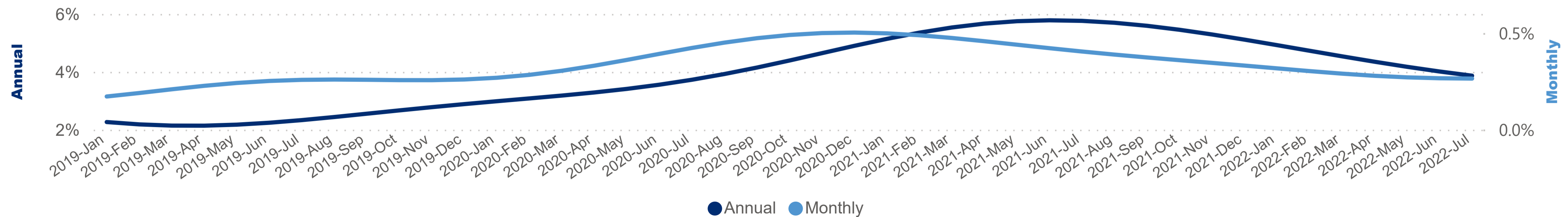
Annual property inflation: coast vs non-coast



Coast: annual vs monthly property inflation



Non-coast: annual vs monthly property inflation

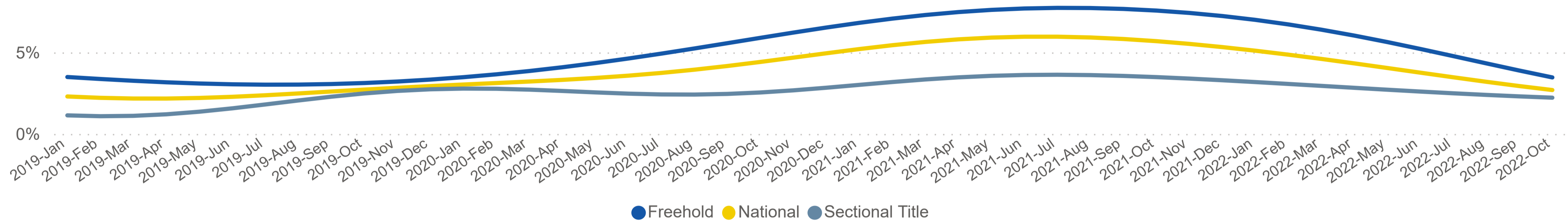


Property inflation: Freehold vs Sectional Title

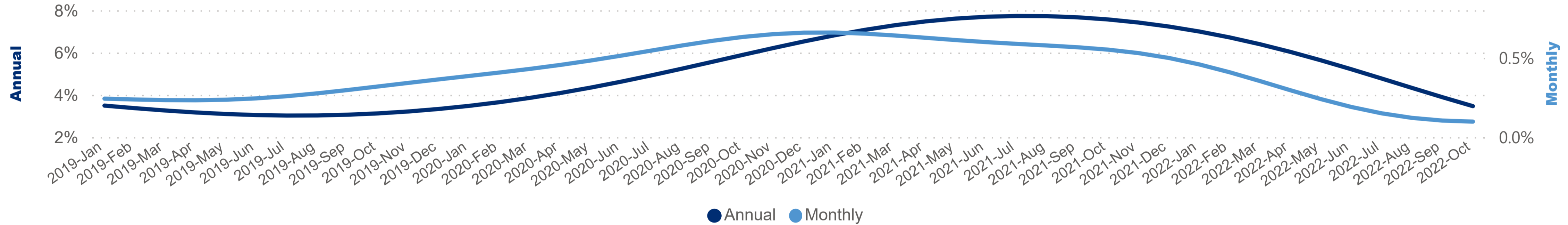
Year

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- 2021
- 2022

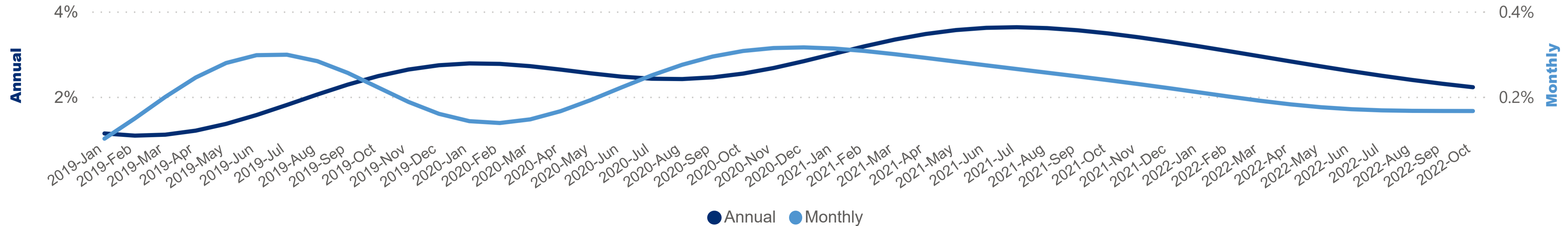
Annual property inflation: Freehold vs Sectional Title properties



Freehold: annual vs monthly property inflation



Sectional Title: annual vs monthly property inflation



Property inflation: value bands

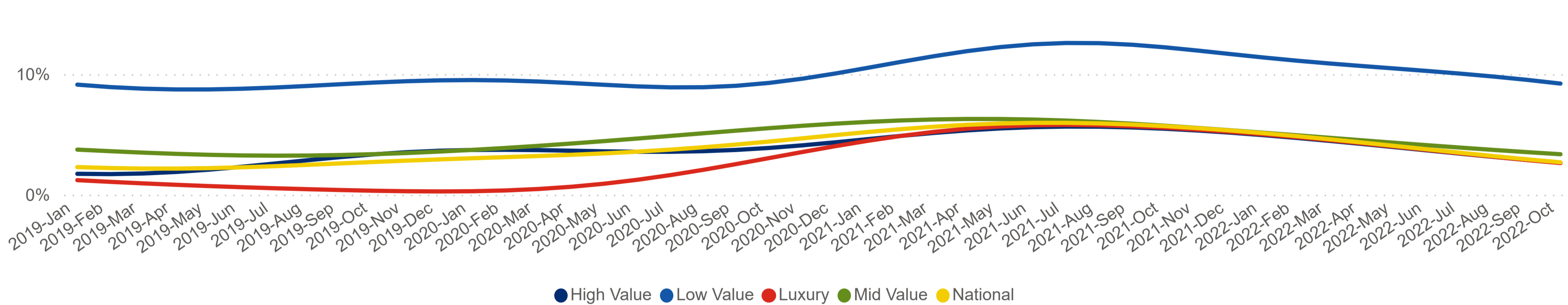
The Lightstone Area Value Bands Index reviews inflationary rates for property based on the following values:

- Luxury: > R1.5mil
- High Value: R700k to R1.5mil
- Mid Value: R250k to R700k
- Low Value: <R250k

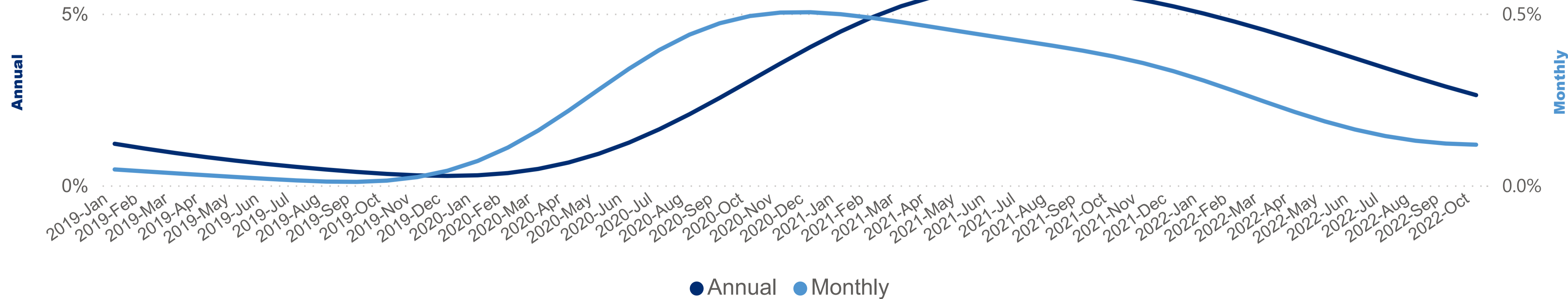
Year

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Annual inflation: area value bands



Luxury: annual vs monthly property inflation

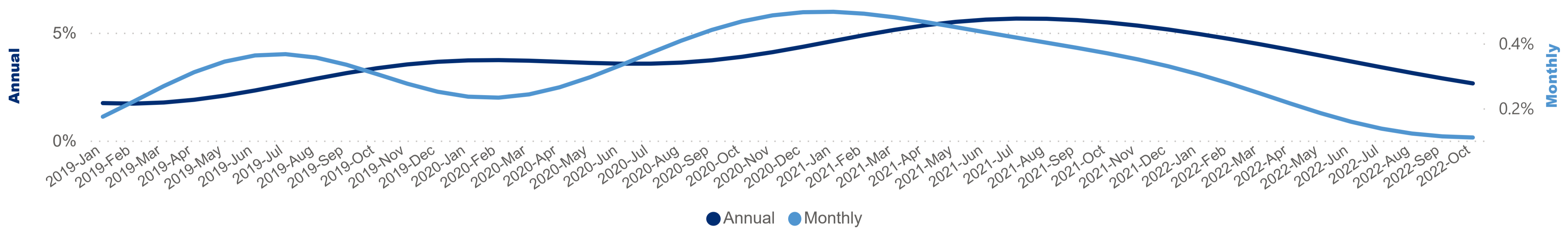


Property inflation: value bands (continued)

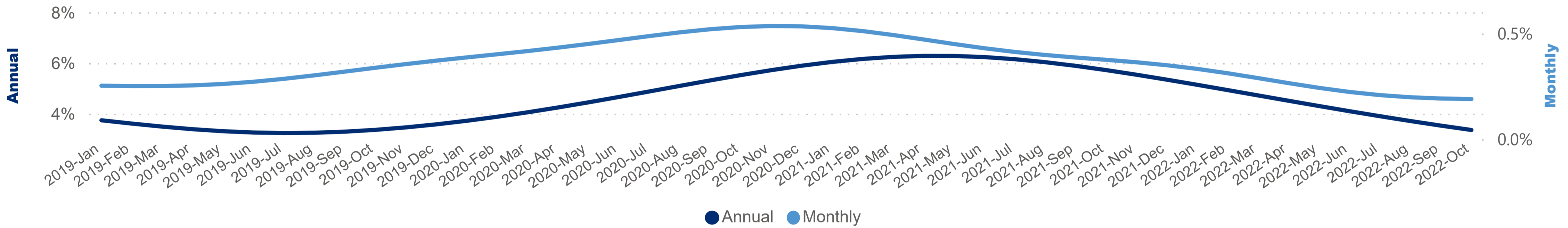
Year

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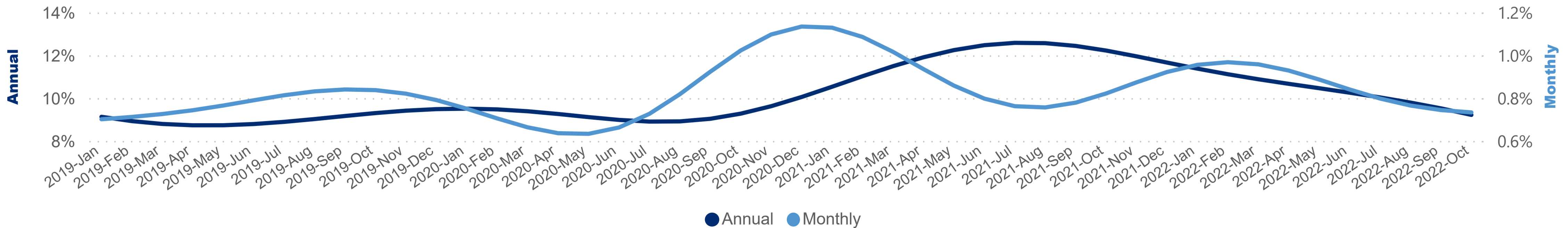
High Value: annual vs monthly property inflation



Mid Value: annual vs monthly property inflation



Low Value: annual vs monthly property inflation



Property inflation table

The Annual property inflation table (below) provides a long term view of annual rates of inflation for various geographical areas and property types. Please note that historic inflation rates can change as transactions occur that imply price inflation for those periods.

Year

- 2016
- 2017
- 2018
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Category	Sub-category	2016	2017	2018	2019	2020	2021	2022-Q1	2022-Q2	2022-Jul	2022-Aug	2022-Sep	2022-Oct
<input type="checkbox"/>	National	4.4%	4.0%	2.4%	2.9%	4.9%	5.3%	4.6%	3.8%	3.5%	3.2%	2.9%	2.7%
<input type="checkbox"/>	Area value bands												
	High Value	4.4%	3.9%	1.8%	3.7%	4.3%	5.1%	4.5%	3.7%	3.4%	3.1%	2.9%	2.7%
	Low Value	12.7%	11.5%	9.4%	9.5%	10.1%	11.7%	10.9%	10.3%	10.0%	9.8%	9.5%	9.2%
	Luxury	4.6%	2.9%	1.4%	0.3%	4.0%	5.2%	4.5%	3.7%	3.4%	3.1%	2.9%	2.6%
	Mid Value	3.7%	4.5%	3.9%	3.6%	5.9%	5.3%	4.7%	4.1%	3.9%	3.7%	3.5%	3.4%
<input type="checkbox"/>	Coastal												
	Coast	6.4%	6.3%	3.0%	2.9%	5.1%	7.4%	7.7%	7.9%	7.9%			
	Non-Coast	4.3%	3.8%	2.4%	2.9%	4.9%	5.1%	4.5%	4.0%	3.9%			
<input type="checkbox"/>	Municipality												
	City of Cape Town	11.1%	9.1%	2.8%	4.3%	3.6%	4.7%	4.1%	3.7%	3.6%			
	City of Johannesburg	2.1%	1.8%	1.6%	0.4%	3.4%	2.6%	2.1%	1.7%	1.6%			
	City of Tshwane	3.1%	2.3%	2.1%	2.0%	4.5%	5.0%	4.5%	3.9%	3.7%			
	Ekurhuleni	2.2%	2.8%	3.2%	2.5%	5.1%	5.6%	5.4%	5.3%	5.3%			
	Ethekwini	4.8%	3.3%	3.4%	2.9%	5.0%	4.3%	3.6%	3.1%	2.9%			
	Nelson Mandela Bay	3.6%	4.5%	4.5%	4.9%	7.2%	7.5%	8.4%	9.2%	9.3%			
<input type="checkbox"/>	Province												
	Eastern Cape	3.0%	4.4%	3.7%	5.4%	6.7%	7.2%	7.7%	8.0%	8.0%			
	Free State	2.1%	1.7%	2.7%	2.5%	6.0%	5.7%	5.5%	5.6%	5.7%			
	Gauteng	2.4%	2.2%	2.0%	1.6%	4.3%	4.1%	3.7%	3.3%	3.2%			
	KwaZulu-Natal	4.0%	3.4%	2.9%	3.0%	5.1%	5.0%	4.6%	4.4%	4.4%			
	Limpopo	2.3%	4.4%	2.0%	2.1%	5.6%	2.5%	2.9%	3.9%	4.3%			
	Mpumalanga	0.8%	2.4%	2.4%	2.5%	5.2%	6.1%	6.9%	7.7%	7.9%			
	North West	-0.3%	1.6%	-0.7%	-0.1%	5.6%	4.7%	4.5%	4.5%	4.5%			
	Northern Cape	3.4%	1.9%	2.9%	5.3%	4.4%	9.6%	9.3%	8.2%	7.7%			
	Western Cape	10.3%	9.3%	3.9%	5.0%	4.7%	6.6%	6.3%	6.0%	6.0%			
<input type="checkbox"/>	ST / FH												
	Freehold	4.9%	4.7%	3.6%	3.3%	6.5%	7.2%	6.4%	5.2%	4.8%	4.3%	3.9%	3.5%
	Sectional Title	3.8%	3.1%	1.3%	2.7%	2.8%	3.3%	2.9%	2.6%	2.5%	2.4%	2.3%	2.2%

Shining a light on our approach

Methodology:

Lightstone applies the repeat sales methodology when reviewing and reporting on property data. In contrast to 'average house price' indices, repeat sales indices provide a measure of the actual price inflation of houses that have transacted twice within a particular period of time. The main benefit of this is that it is less influenced by the mix of transacting properties. The repeat sales methodology is recognized as the premier methodology for indexing house prices and is used by many international residential property price indexers including the Office of Federal Housing Enterprise Oversight (OFHEO) in the United States.

Data:

All property transactions in South Africa are registered in the Deeds Office and each record contains the legal details of both the property and the transaction. For the purposes of the Repeat Sales Index for residential properties, the following transactions have been excluded: farms; any transactions which may be of a development, commercial or community services nature; new developments; sales made in execution of a judgement; non-arms-length transactions; transactions where the inflation is extremely different to the norm of the statistical distribution of inflation rates; and township transactions.

Caution:

Lightstone presents both annual and monthly inflation rates. Monthly inflation emphasises recent market performance (i.e, month-on-month) and is more volatile than annual inflation trends. Conclusions about the future trend of annual inflation, based on monthly inflationary rates, must be made with caution.

Disclaimer:

The Lightstone Repeat Sales Index system applies advanced statistical methods to a comprehensive property database - compiled from the Deeds Office, the Surveyor General and other sources - to generate repeat sales inflation data for individual residential properties. Despite the statistical and actuarial rigour applied, Lightstone cannot guarantee the accuracy and reliability of the data. Furthermore, the index is a statistical tool and does not amount to advice and may not be applicable in some cases. Lightstone does not take responsibility for any losses incurred as a result of any person acting or omitting to act as a result of the publication of this index.

Queries:

Should you have any queries, please do not hesitate to email us info@lightstone.co.za or give us a call on 0860 106 389