

Sales Report for 2015 - Raptor's View Wildlife Estate

Engel & Völkers has compiled a comprehensive report on sales figures for 2015 for Raptor's View Wildlife Estate.

The year 2015 saw a total of 39 properties change hands with 25 stands and 14 houses sold. This is only slightly fewer stands than in 2014, while house sales amounted to the same figure in the previous year.

In 2015 the highest sales price achieved for a stand was R 780 000. 3 stands sold below R 300 with the lowest figure being 250 000. This is a great variation considering the fact that all stands are +/- 1 ha in size. 2014 even registered a sale at a value of R 160 000 which however was a bank repossessed property. Clearly the low values do indicate that a seller was in distress and offers below market values have been accepted.

3 sales peaked over R 600 000 with the highest value being R 750 000. The bulk of stands however changed hand at values between R 300 000 – 550 000 resulting in an average sales price of R 405 000. This is up from R 390 000 compared with the previous year. It is reassuring to see that values are on the rise.

Of the 14 houses sold, most were older builds' and had been on the market for up to 2 years and longer. Only 4 houses were brand new and sold within a few months after completion. 3 of these sold at R 2,4 million each and 1 smaller house at R 1,97 million. Of the older houses only 2 sold at values around the R 3 mill mark, both of these properties were larger than average and in good positions, the other, mostly 3 bedroomed houses sold around +/- R 2 million.

In 2015 8 new houses were built and completed and currently there are 9 houses under construction. Once completed there will be a total of 217 houses leaving 87 undeveloped stands.

Currently there are a total of 33 houses in the market for resale. 4 of these are newly built spec houses marketed between R 2,4 mill to R 2,95 mill respectively. Stands in the market for resale amount to about 20 stands.

