



Raptor's View Wildlife Estate – 2016 market report

Whether you are buying or selling property you will do well by informing yourself about sales activities in the area.

Our annual market report for Raptors View Wildlife Estate is released early this year and reflects on the past 3 quarters of 2016.

So far sales have been slow in the first 2 quarters but have picked up for the third quarter.

Average sales prices for vacant stands have improved allowing sellers a better stance when trying to achieve their asking prices.

Vacant stands sold at an average of R 460 000 taken from a total of 13 sales for this year so far. The previous year recorded an average sales price of R 405 000.

Engel & Voelkers currently has 10 vacant stands in the market for resale. The lowest priced stand is R 440 000 (under offer) and the highest price being R 765 000 (river position). 3 of the 10 stands are on exclusive mandates with Engel & Voelkers.

Who is buying? Interestingly we have more national clients purchasing on Raptor's View this year, some of them local purchasers. 3 stands for example were bought by local construction companies who have successfully done speculative building on the estate in the previous years.

Looking at house sales there have been 7 sales so far. Of the houses sold 2 were spec houses, 1 was a revamped and upgraded home and 4 were older builds.

One of the spec houses was purchased by Australian clients who plan to eventually retire into South Africa. Another older built house was purchased by a couple from Zimbabwe who also intend to retire into South Africa. The other 4 houses were bought by South African Nationals, 3 of them already had their base in Hoedspruit.

There are currently 11 houses under construction, 3 of them spec houses.

Other than this there are 23 houses in the market for resale of which about half are older builds, the other half are either recently renovated or have been newly completed within the last 5 years.

House prices in general are lying above the R 2 mill margin compared to previous years and confirm the upward trend in values achieved for this popular wildlife estate.

With compliments:

Your team at Engel & Voelkers Hoedspruit

Tel: 015 793 0793



ENGEL & VÖLKERS