

# Hoedspruit Wildlife Estate Market Report 2017/ 2018

**The Hoedspruit Wildlife Estate has experienced price escalations unrivaled by its neighbours.**

In the past 8 months 52 sales have been registered.

Of the total of 496 properties within the Hoedspruit Wildlife Estate 323 have been developed and 30 houses are currently under construction. In our previous report, sales of stands featured with 34 sales compared to only 15 sales on current record over a similar period. This signals a reduction of vacant stands in the market place.

Sellers have begun to realise that there is the opportunity of selling their stands at the highest prices ever achieved on the estate. The highest sales price to date was for a stand on the greenbelt which sold at R 850 000 while the average sales price for stands jumped up from R348 000 to R 506 000.

**Here you find the average sales prices for the 4, 6 and 8-sleeper lodge - type homes compared to the previous 3 quarters.**

4 x 8-sleeper ~ R 1,62 mill (R 1,6 mill) ↑ by 1,25 %  
6 x 6-sleeper ~ R 1,26 mill (R 1,03 mill) ↑ by 18,3 %  
10 x 4-sleeper ~ R 990 000 (R 960 000) ↑ by 3,1 %

**Of the 17 developed properties sold, 5 houses were turn-key properties the rest were resales of mostly older homes or converted homes.**

The average sales price on the new built houses was R 3,12 mill (4 bedroom) indicating a new trend leaning to much larger and more up market homes being built while the other sales of houses averaging at a value of R 1,99 mill (mostly 3 bedroom) show a slight depreciation.

In closing, values on vacant stands have appreciated by 45 %, values of new built properties have gone up by 33 % while resales of older houses show a depreciation of 13 % down from R 2,28 million.

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