



Sales figures for Hoedspruit Wildlife Estate 2014

Engel & Völkers previously compiled a report reflecting on sales figures for 2013.

Engel & Völkers had reported positive sales growth for the first quarter of 2014 where 27 sales had already registered in the Deeds Office.

The total registrations at the end of 2014 came to 73 of which 53 sales were undeveloped stands and the remaining 20 were houses. Of these, with the exception of 2 properties, all houses were re-sales. This would indicate that there were no newly built houses on the market, or if so they were not selling. Although there were in fact zero newly built houses on the open market during the last quarter of 2014, construction companies quickly woke to this fact and of the 53 stands sold, 19 alone were purchased by local builders. 8 houses have since been completed on those stands and are now in the market for sale with more houses in the pipeline.

Only a small portion of the houses sold in 2014 were 4 and 6-sleeper lodges which feature strongly on the Hoedspruit rental and leisure market. These were 2 x 4-sleepers and 5 x 6-sleepers. No sales of 8-sleepers registered in 2014 except for 1 half-built property that sold at R 550 000.

Currently the average **marketing** prices for these lodges stand at:

4-sleeper lodges @ R 900 000 (▼ from 1 mill)

6-sleeper lodges @ R 1,1m (▼ from 1,275 mill)

8-sleeper lodges @ R 2 m (▲ from R1,78 mill)

Please note that actual **sales** figures often come in lower than above marketing prices.

Looking at sales figures for stands, 10 of the sales were the last of the developers stock and sold between R 150 000 – R 200 000. Excluding these sales, prices for stands on the estate continued their upward trend and have now reached R 250 000 – R 280 000 on Rotsvy and R 350 000 on average in other areas of the estate.

Stands on the greenbelt are now selling around +/- R 400 000. This is phenomenal growth compared to Raptor's View Wildlife Estate where the average sales price is R 390 000, bearing in mind that stands on Raptor's View are double the size.

In closing values and infrastructure on the Hoedspruit Wildlife Estate are sound and well worth investing into.

Hoedspruit Office
Tel. + 27 (0)15 7930793



ENGEL & VÖLKERS