JAWITZ PROPERTIES

Leading REAL ESTATE COMPANIES OF THE WORLD™

TOKAI
PROPERTY REPORT

Q3 - 2022

Tokai and Security Estates: Steenberg Golf Estate, Stonehurst Mountain Estate, Silvertree Estate, Nieuwe Steenberg and Zwaanswyk



Tokai and Surrounds

Market Activity

PROPERTY PRICES TREND UPWARDS

The Western Cape has seen year-on-year growth of 39.9% in the value of residential building plans passed for the 1st 5 months of this year (and +40.8% in residential completions)

Should the Western Cape's share in the value of residential development be the largest for the entire 2022, and there seems a good possibility of this happening, that would be the first time on record that this has been the case. And it would say something about the economic management and performance of the Western Cape relative to other regions.

Statistics South Africa released mid-year population estimates at the end of June 2022. The population estimates support the trend being seen in the property industry, with the influx of buyers from other Provinces to the Western Cape. The mid-year population of the Western Cape is estimated at 7 212 142 million (11.9% of the estimated total population of 60,6m people).

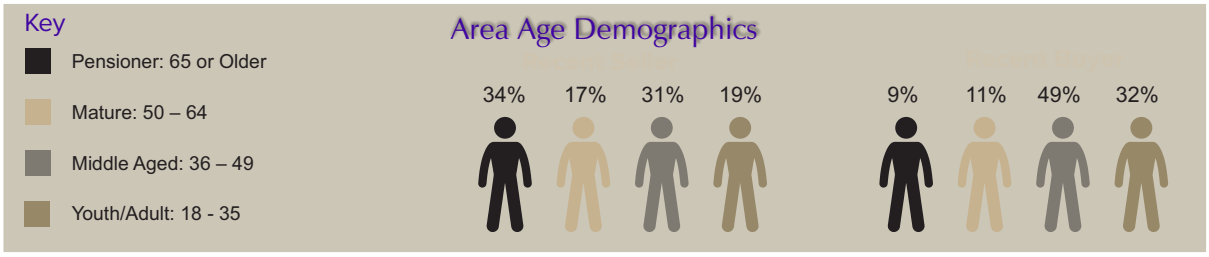
International and inter-provincial migration patterns significantly influence the province's population numbers and age structure: the Western Cape has the second highest proportion of elderly people aged 60 years and above (10,7%) and the second highest proportion of youth aged 25-34 (18%).

For the period 2021 to 2026, the Western Cape is expected to experience a net inflow of 'migrants' of approximately 460 489 people.

This semi-gration, coupled with low inventory levels and reasonably high demand has seen house prices increase by 8.3% year on year. Conversely house price growth nationally has slowed, most likely due to an oversupply of inventory.

Since 2011, in line with the City of Cape Town's densification strategy, it is evident that larger properties are being subdivided, sectionalized, and developed or sold to developers.

Nationally downscaling due to life stage is still the main 'reason for selling' (23%), however, 20% of sellers are indicating they are downscaling due to financial pressure. As long as the semi-gration trend continues the property market should remain buoyant in the Western Cape.



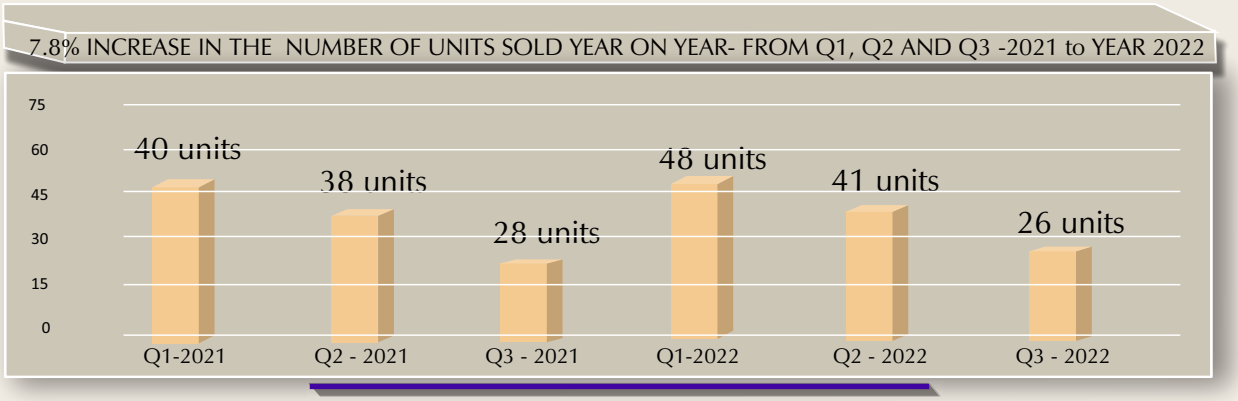


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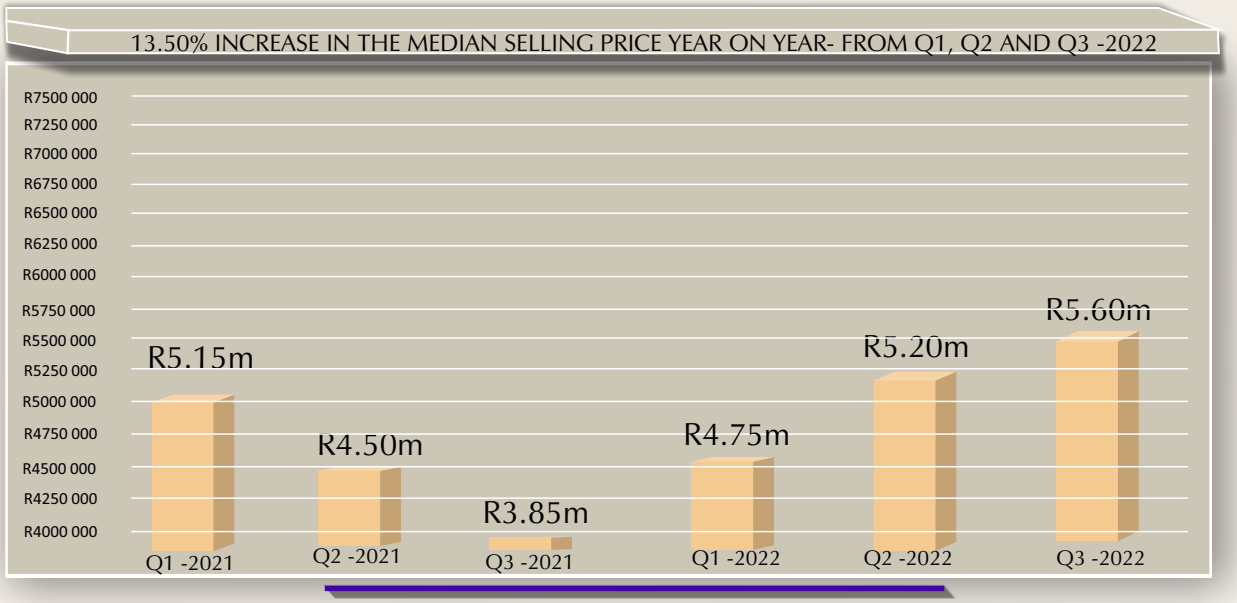
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Market Activity in a Nut Shell

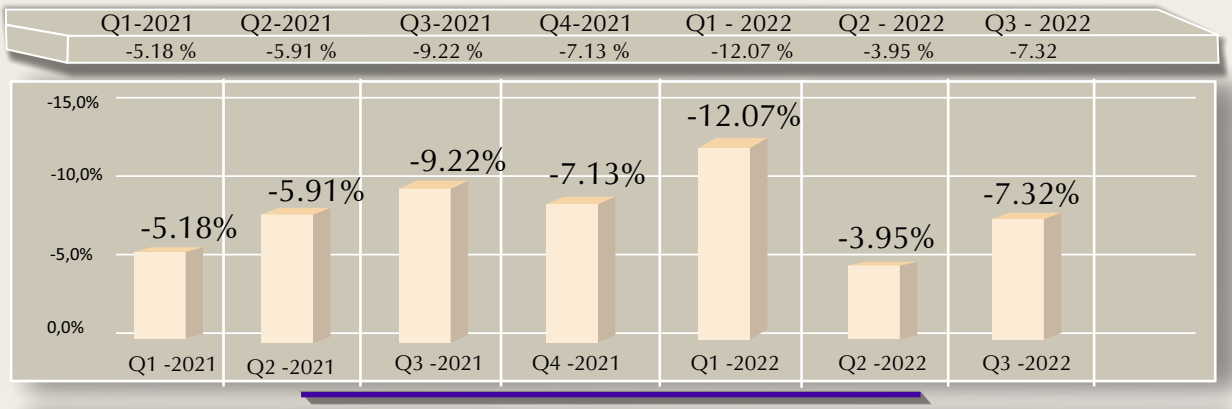
No. OF UNITS SOLD IN 2021 and 2022 - 1Q, 2Q AND 3Q

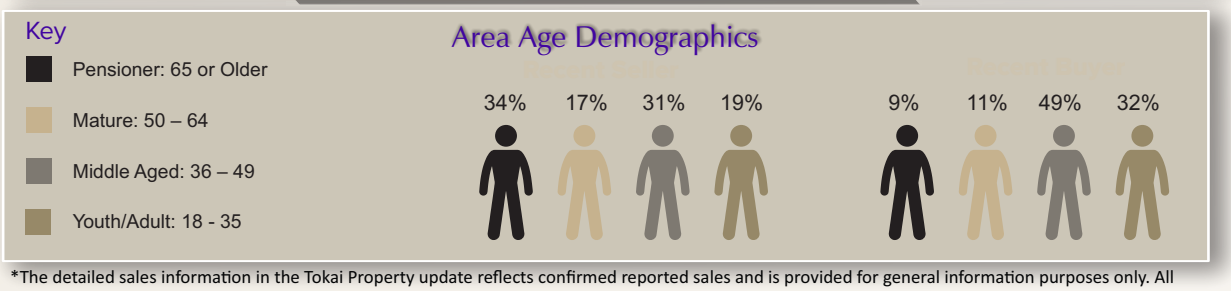


MEDIAN SELLING PRICE for Q1, Q2 AND Q3 - 2021 and Q1, Q2 AND Q3 - 2022



AVERAGE % OFF OF ASKING PRICE





The detailed sales information in the Tokai Property update reflects confirmed reported sales and is provided for general information purposes only. All information is provided in good faith, and no representation or warranty of any kind is made, express or implied, regarding the accuracy, adequacy, validity, reliability, availability or completeness of any information in the news letter. Under no circumstances shall we have any liability to you for any loss or damage of any kind incurred as a result of the reliance of any information provided in the newsletter. Your reliance on any information contained in the newsletter is solely at your own risk.



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REPORTED SALES FOR Q1,Q2 AND Q3 - 2022 - TOKAI and DENNEDDAL

QUARTER 1						
Street Address	Erf Extent	Building Extent	List Price	Sales Price	% Price Change	Sale Date
MOUNTAIN VIEW CRESCENT	59	0	R1 490 000	R1 400 000	-6,1	Jan-22
TOKAI ROAD	444	146	R3 295 000	R2 900 000	-11,99	2022/01/10
PERTH ROAD	718	116	R3 750 000	R3 400 000	-9,33	2022/02/11
RESTHAVEN DRIVE	1006	295	R3 795 000	R3 650 000	-3,8	Feb-22
BERGZICHT CIRCLE	1031	107		R3 700 000	0	2022/02/13
MONT BLEU, VANS ROAD	155	155	R3 995 000	R3 700 000	-7,4	Mar-22
ALMORA CIRCLE	1031	126	R3 795 000	R3 700 000	-2,5	Mar-22
PINE ROAD	733	160	R3 950 000	R3 875 000	-1,9	2022/03/03
WINDSOR LANE	733	160	R3 950 000	R3 875 000	-1,9	Jan-22
PALM STREET	988	220	R3 995 000	R3 950 000	-1,1	Feb-22
STEPHEN ROAD	709	210		R4 050 000	0	2022/01/22
TUDOR AVENUE	906	126	R4 150 000	R4 150 000	0	2022/02/12
GARDEN PEAK LANE	906	126	R4 150 000	R4 150 000	0	Feb-22
GLENBRAE AVENUE	962	218	R4 395 000	R4 250 000	-3,3	2022/01/27
BEATRICE CLOSE	965	218	R4 395 000	R4 250 000	-3,3	Feb-22
WATSON WALK	1019	220	R4 675 000	R4 350 000	-6,95	2022/02/07
LISMORE AVENUE	645	136		R4 400 000	0	2022/03/05
ALMORA CIRCLE	1200	249	R4 950 000	R4 550 000	-8,1	Jan-22
FOREST AVENUE	1257	303		R4 750 000	0	2022/01/18
PERTH ROAD	1169	256	R6 750 000	R6 000 000	-11,1	Mar-22
WINDSOR LANE	1840	342	R7 250 000	R6 500 000	-10,4	Jan-22
CONIFER ROAD	495	330	R7 500 000	R6 775 000	-9,7	Feb-22
MONT BLEU, VANS ROAD	2704	600	R12 500 000	R9 500 000	-24	Jan-22
TOTALS		AVERAGE R/m2	AVERAGE PRICE	MEDIAN PRICE	TOTAL SPEND	No OF SALES
		R2 138	R4 427 174	R4 150 000	R101 825 000	23

QUARTER 2						
Street Address	Erf Extent	Building Extent	List Price	Sales Price	% Price Change	Sale Date
PINE ROAD	49	0	R1 150 000	R1 100 000	-4,4	Jun-22
TUDOR AVENUE	187	102	R2 495 000	R2 350 000	-5,8	Jun-22
GLENB AVENUE	300	99	R2 899 000	R2 899 000	0	Mar-22
CRANE CLOSE	1050	160	R3 295 000	R3 325 000	0,9	May-22
ANDERSON CLOSE	981	206		R 3 600 000	0	2022/06/20
GLENBRAE AVENUE	153	132	R3 850 000	R3 600 000	-6,5	Apr-22
CONIFER ROAD	425	175	R3 795 000	R 3 800 000	0,13	2022/06/01
MOUNTAIN VIEW CRESCENT	1096	260	R4 250 000	R 3 800 000	-10,59	2022/06/02
HIGH TREES, BURCHELL ROAD	425	175	R3 795 000	R3 800 000	0,1	Jun-22
BALMORAL CLOSE	1096	260	R4 250 000	R3 800 000	-10,6	Jun-22
DENNENDAL AVENUE	1035	170	R4 250 000	R4 175 000	-1,8	Jun-22
PALM STREET	495	170	R4 450 000	R 4 300 000	-3,37	2022/06/01
FOREST GLADE	496	170	R4 450 000	R4 300 000	-3,4	Jun-22
BEECH STREET	645	136	R4 495 000	R4 400 000	-2,1	May-22
LISMORE AVENUE	979	175	R4 195 000	R4 500 000	7,3	Jun-22
FOREST GLADE	988	358	R5 695 000	R4 550 000	-20,1	Jun-22
HIGH TREES, BURCHELL STREET	1058	285	R4 800 000	R4 750 000	-1,1	Jun-22
PERTH ROAD	994	500	R4 850 000	R4 800 000	-1	Jun-22
LOWLANDS AVENUE	1027	276	R4 995 000	R 5 250 000	5,11	2022/04/07
BERGZICHT CIRCLE	1027	276	R5 250 000	R5 250 000	0	Jun-22
TOKAI ROAD	630	205	R2 695 000	R 5 850 000	117,07	2022/04/02
TUDOR AVENUE	1150	308		R 6 450 000	0	2022/06/01
TOTALS		AVERAGE R/m2	AVERAGE PRICE	MEDIAN PRICE	TOTAL SPEND	No OF SALES
		R2 530	R4 120 409	R4 237 500	R90 649 000	22

QUARTER 3						
Street Address	Erf Extent	Building Extent	List Price	Sales Price	% Price Change	Sale Date
FIR LANE	69	0	R1 595 000	R1 550 000	-2,8	Aug-22
DALMORE ROAD	286	0	R2 495 000	R2 200 000	-11,8	Sep-22
PERTH ROAD	496	180	R3 300 000	R3 450 000	4,5	Sep-22
YOUNGS WAY	496	143	R4 595 000	R 4 595 000	1,52	2022/08/01
ELM STREET	314	200	R5 495 000	R5 200 000	-5,4	Sep-22
LOWLANDS AVENUE	69	280	R5 750 000	R5 400 000	-6,1	Jul-22
GLENBRAE AVENUE	793	200	R5 495 000	R5 495 000	-5,37	2022/09/01
TUDOR AVENUE	901	177	R5 600 000	R 5 600 000	0	2022/08/01
TOKAI VILLAS, MAIN ROAD	901	177	R5 600 000	R5 600 000	0	Aug-22
RESTHAVEN DRIVE	913	234	R5 750 000	R 5 750 000	-6,09	2022/07/01
BEATRICE CLOSE	499	440	R7 795 000	R7 250 000	-7	Jul-22
TOKAI VILLAS, MAIN ROAD	286	260	R8 400 000	R7 600 000	-9,5	Aug-22
TOTALS		AVERAGE R/m2	AVERAGE PRICE	MEDIAN PRICE	TOTAL SPEND	No OF SALES
		R8 246	R4 966 666	R5 447 500	R59 690 000	12



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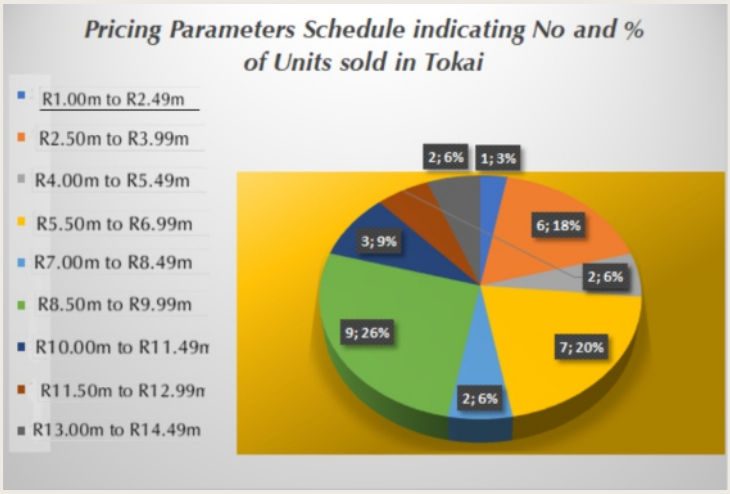
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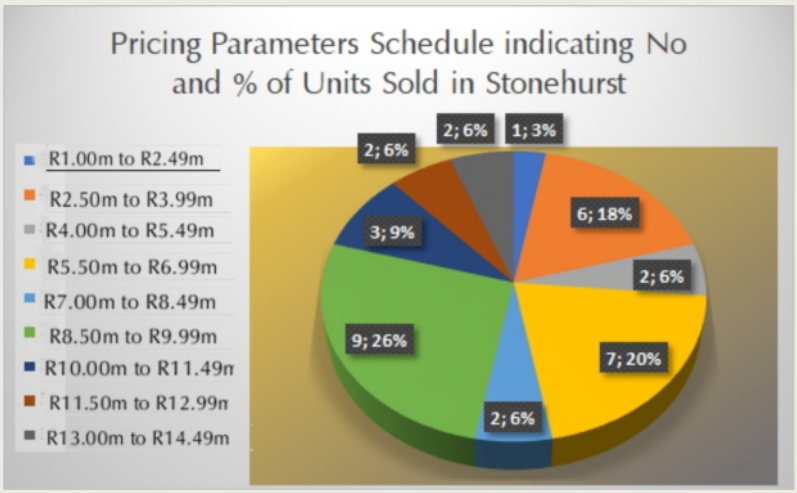
REPORTED SALES FOR Q1, Q2 AND Q3 - 2022 - STONEHURST ESTATE

QUARTER 1						
Street Address	Erf Extent	Building Extent	List Price	Sales Price	% Price Change	Sale Date
MAGALIESBURG CLOSE	1085			R 2 200 000		2022/02/18
PIKETBERG WAY	1821			R 3 500 000		2022/02/22
PIKETBERG WAY	2170			R 3 600 000		2022/01/28
DRAKENSBERG ROAD	983			R 4 625 000		2022/02/13
STONEHURST CLOSE	508	150		R 6 250 000		2022/03/04
BOULDERS WAY	448	220		R 6 550 000		2022/02/22
CONSTANTIABERG CRESCENT	741	338		R 9 200 000		2022/03/22
DRAKENSBERG	1000	372		R 10 600 000		2022/03/18
PIKETBERG WAY	1392	370	R 13 200 000	R 11 200 000		2022/02/10
MAGALIESBURG CLOSE	1401			R 12 200 000		2022/03/16
DRAKENSBERG ROAD	1487	515		R 13 500 000		2022/03/11
TOTALS		AVERAGE R/m2	AVERAGE PRICE	MEDIAN PRICE	TOTAL SPEND	No OF SALES
		R5 817	R7 584 090	R6 550 000	R83 425 000	11

QUARTER 2						
Street Address	Erf Extent	Building Extent	List Price	Sales Price	% Price Change	Sale Date
HELDERBERG CLOSE	1413	1413	R1 080	R3 000 000		2022/04/21
BOULDERS WAY	198	149	R4 500 000	R4 300 000	-4,44	2022/06/08
STONEHURST CLOSE	511	155		R5 500 000	0	2022/06/09
STONEHURST CLOSE	508	192	R6 550 000	R6 250 000	-4,6	May-22
WATERBERG CRESCENT	799	379	R10 500 000	R8 600 000	-18,1	2022/05/15
WATERBERG CRESCENT	1006	330		R9 000 000	0	2022/04/18
WOLFBERG CLOSE	953	953		R9 350 000		2022/06/05
PIKETBERG WAY	1392	370	R11 995 000	R11 200 000	-6,6	Apr-22
TOTALS		AVERAGE R/m2	AVERAGE PRICE	MEDIAN PRICE	TOTAL SPEND	No OF SALES
		R1 353	R7 150 000	R7 425 000	R57 200 000	8

QUARTER 3						
Street Address	Erf Extent	Building Extent	List Price	Sales Price	% Price Change	Sale Date
PIKETBERG CLOSE	2170	0	3 600 000	R3 600 000	0	Sep-22
PIKETBERG CLOSE	1976	0	3 900 000	R3 900 000	0	Sep-22
BOULDERS WAY	198	149	4 500 000	R4 300 000	-4,5	Aug-22
WATERBERG CRESCENT	893			R9 000 000		2022/07/15
MAGALIESBERG CLOSE	1584	685	9 750 000	R9 300 000	-4,6	Sep-22
TOTALS		AVERAGE R/m2	AVERAGE PRICE	MEDIAN PRICE	TOTAL SPEND	No OF SALES
		R8 825	R6 020 000	R4 300 000	R30 100 000	5







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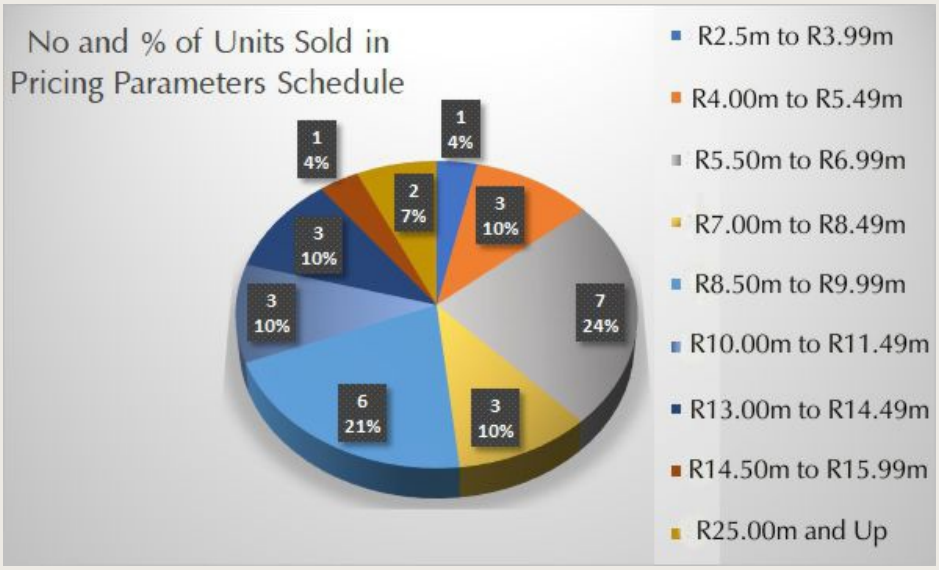
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REPORTED SALES FOR Q1, Q2 AND Q3 - 2022 - STEENBERG and SECURITY ESTATES

		QUARTER 1				
Street Address	Erf Extent	Building Extent	List Price	Sales Price	% Price Change	Sale Date
101 ON SWAANSWYK, 101 ZWAANSWYK ROAD		39	R4 500 000	R3 250 000	-27,8	2022/02/02
GARDEN PEAK CLOSE, NIEUWE STEENBERG ESTATE	235		R5 745 000	R5 200 000	-9,49	2022/01/18
SHREWSBURY WAY, SILVERTREE ESTATE	700	189		R5 250 000		2022/03/08
ZWAANSWYK ROAD		177		R6 000 000		2022/01/13
ALMONDBURY LANE		139		R6 000 000		2022/01/12
NIEUWE STEENBERG ROAD	248	199	R6 999 999	R6 400 000	-8,6	Mar-22
STOWE CRESCENT, SILVERTREE ESTATE	732	342	R8 350 000	R7 250 000	-13,2	Feb-22
SHREWSBURY WAY, SILVERTREE ESTATE	728	289		R7 900 000		2022/02/11
STOWE CRESCENT, SILVERTREE ESTATE	728	314	R8 500 000	R8 500 000	0	Feb-22
STOWE CRESCENT, SILVERTREE ESTATE	740	224		R9 000 000		2022/02/09
124 ON ZWAANSWYK ROAD		645		R10 500 000		2022/01/06
ETON WAY, SILVERTREE ESTATE	1172	223	R11 750 000	R11 000 000	-6,38	2022/03/03
SPURWING WAY, STEENBERG GOLF ESTATE	822	170		R13 000 000	0	2022/01/29
BLUE CRANE LANE, STEENBERG GOLF ESTATE	858	356		R13 600 000	0	2022/01/24
TOTALS		AVERAGE R/m2	AVERAGE PRICE	MEDIAN PRICE	TOTAL SPEND	No OF SALES
		R1 158	R8 060 714	R7 575 000	R112 850 000	14

	QUARTER 2					
Street Address	Erf Extent	Building Extent	List Price	Sales Price	% Price Change	Sale Date
GARDEN PEAK CLOSE	235	260	R5 745 000	R5 200 000	-9,5	May-22
SHREWSBURY WAY, SILVERTREE ESTATE	580	157		R5 900 000		2022/05/02
NIEUWE STEENBERG ROAD	248	199	R6 999 999	R6 400 000	-8,6	Mar-22
SHREWSBURY WAY, SILVERTREE ESTATE	588	164		R6 780 000		2022/04/29
SHREWSBURY WAY, SILVERTREE ESTATE	721	266		R7 800 000		2022/04/02
ETON WAY, SILVERTREE ESTATE	604	211	R8 490 000	R8 800 000	3,65	2022/06/14
ZWAANSWYK ROAD	4993	163		R9 435 000		2022/04/29
ARKENSTONE, ZWAANSWYK ROAD	600		R11 995 000	R10 500 000	-12,5	May-22
HONEYGUIDE LANE, STEENBERG GOLF ESTATE	768	267		R13 995 000		2022/06/05
ZWAANSWYK ROAD	19230	187		R25 000 000		2022/04/26
OU KAAPSEWEG	8004	418		R26 000 000		2022/05/16
TOTALS		AVERAGE R/m2	AVERAGE PRICE	MEDIAN PRICE	TOTAL SPEND	No OF SALES
		R3 127	R11 437 273	R8 800 000	R125 810 000	11

		QUARTER 3				
Street Address	Erf Extent	Building Extent	List Price	Sales Price	% Price Change	Sale Date
Silvertree Estate, 10 Shrewsbury Way	588	230	R6 999 000	R6 780 000	-3,1	Jul-22
Silvertree Estate, 25 Eton Way	604	289	R9 350 000	R8 800 000	-5,9	Aug-22
65 Zwaanswyk Road	4993	200	R12 000 000	R9 435 000	-21,4	Jul-22
JULIAN WALK, SILVERSTEEN ESTATE	1550	800	R19 200 000	R15 360 000	-20	2022/07/01
TOTALS		AVERAGE R/m2	AVERAGE PRICE	MEDIAN PRICE	TOTAL SPEND	No OF SALES
		R1 304	R10 093 750	R7 790 000	R40 375 000	4





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