



Sales figures for Hoedspruit Wildlife Estate 2015

Annual sales report from your Real Estate Agent Engel & Völkers Hoedspruit

The Hoedspruit Wildlife Estate continued its upward trend in sales and registered an amount of 92 sales in 2015 compared to 73 sales in 2014. While 2014 saw 53 sales of undeveloped stands and 20 sales of houses, 2015 saw a total of 24 houses sold and 68 stands change owner.

Of these houses, 12 sales were of the 4, 6 and 8-sleeper lodge type houses.

Currently the **average sales** prices for these lodges viewed against average listing prices:

4-sleeper @ R 844 000 (↘ R 950 000)

6-sleeper @ R 962 000 (↘ R 1,15 mill)

8-sleeper @ 1 sale pending registration at R 1,47 mill) average listing price (↘ R 1,75 mill)

The remaining 12 sales were 4x half-built 8 sleeper lodges selling at an average of R 560 000. 4 individual houses and 2 commercial lodges were also amongst the transfers.

Interestingly only 2 of the available 7 spec-built houses completed by local builders sold in 2015 and they sold just below R 2mill whilst other stock above the R 2mill mark has attracted fewer viewings and no sales.

Prices for stands on the estate have now reached an average of R 295 000 with prices in the more

private section of the estate clearly leaning towards values above R 300 000. Stands situated on Rotsvy (main access road) still achieve lower values with an average price of R 190 000 taken from 12 sales. The highest value achieved for a vacant stand on Rotsvy was R 250 000. Stands on the greenbelt sell on average around R 378 000 with the highest price achieved so far standing at R 440 000.

As the greenbelt positions are almost sold out and to a large extent developed, current sellers can hope for a further appreciation depending largely on existing mountain views.

10 registrations of vacant stands went towards local developers purchasing stands for their spec divisions.

Sales have with the exception of 3 registration all been in the name of South African Nationals with only 7 registrations in the name of trusts or companies. 18 sales were facilitated through bond approvals, with Standard Bank and ABSA being the leading lenders followed by FirstRand Bank.

In closing values on vacant properties have increased while values of the lodge type properties originally introduced by the developer have depreciated.

Hoedspruit Office

Tel. + 27 (0)15 7930793



ENGEL & VÖLKERS