# Town Report

25 September 2026 10:42

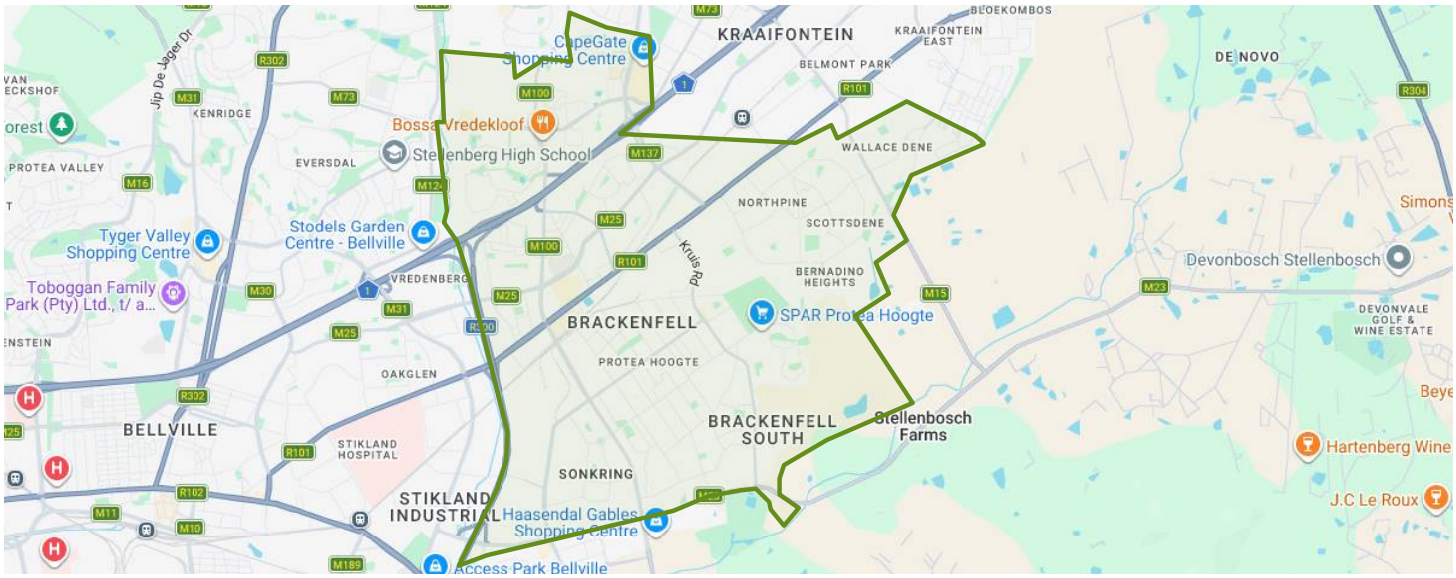
Report ID | 1b88052f-e80c-4a1e-980c-581453e4e01a

Andre Swart AS

## Town Details

### Brackenfell

| | |
|---|---|
| Municipality | City of Cape Town |
| Province | Western Cape |




## Market Stock




| 64.76% | 13.24% | 2.30% | 19.70% |
|---|---|---|---|
| Freehold | Freeholds in Estate | Sectional Titles in Estates | Sectional Titles |
| 19547 | 3997 | 693 | 5946 |

Market stock reflects residential properties only, excluding sectional title garages. Sectional Title and Freehold properties are shown separately for estate and non-estate units.

## Town Demographics

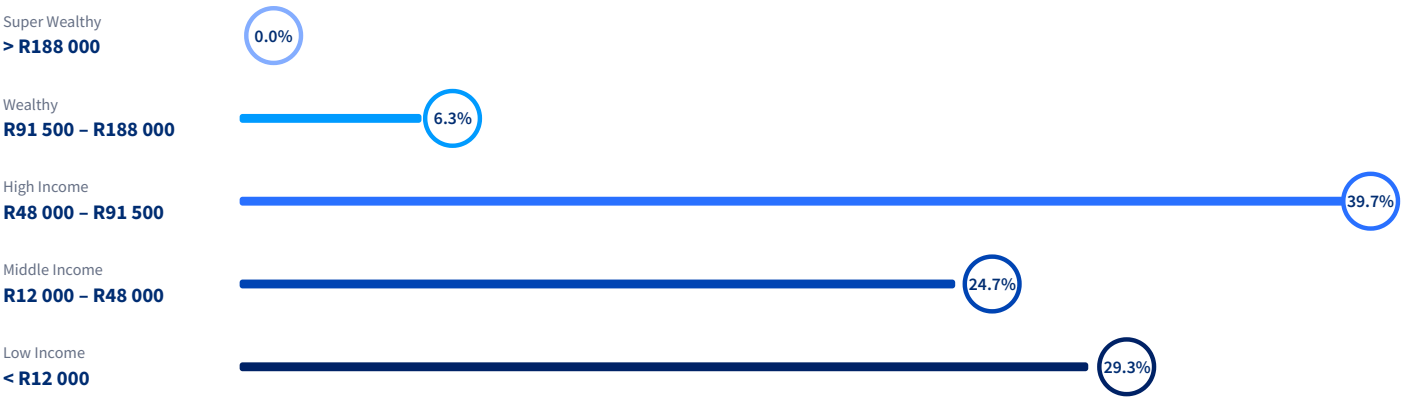


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Number of economically active Individuals
**95 299**

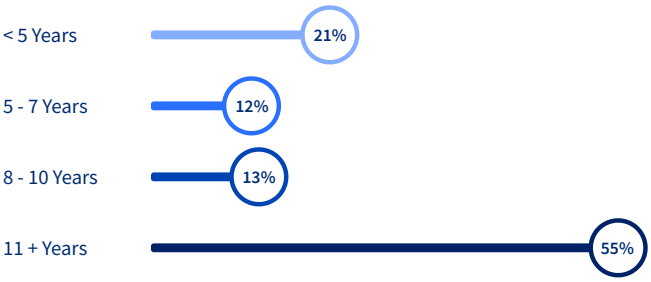
Number of Adults
**101 541**

## Estimated Wealth Bracket Distribution



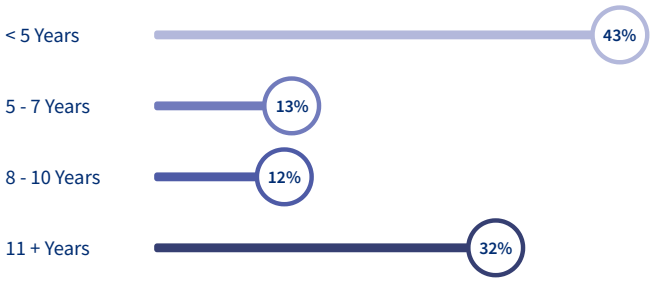

## Ownership Duration

### Current Owners



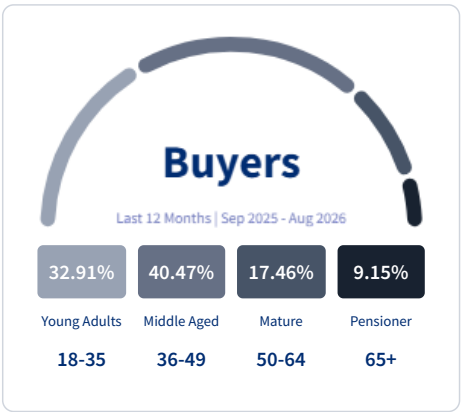

Last 12 Months | SEP 2025 - AUG 2026

### Recent Sellers



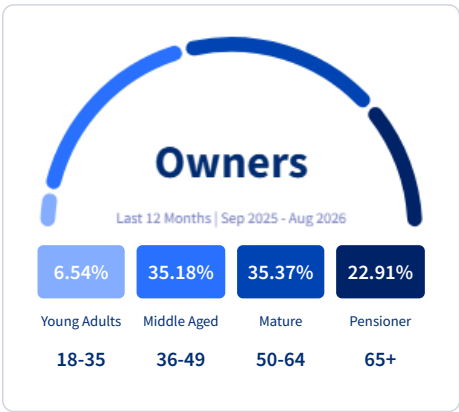

Last 12 Months | SEP 2025 - AUG 2026

## Age of Owners












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# Repeat Sales

## Total Transfers

| | Last 3 Months (Jun, 2026 - Aug, 2026) | | | Last 12 Months (Sep, 2025 - Aug, 2026) | | |
|---|---|---|---|---|---|---|
| | Count | Average | Total Value | Count | Average | Total Value |
| | 321 | R 2 152 513 | R 690 956 865 | 1314 | R 1 762 300 | R 2 315 662 223 |

### SS Sectional Scheme — Developed

| | Last 3 Months | | | Last 12 Months | | |
|---|---|---|---|---|---|---|
| | Count | Average | Total Value | Count | Average | Total Value |
| | 102 | R 1 224 440 | R 124 892 900 | 523 | R 920 733 | R 481 543 631 |

| Price Bracket | Count | Value Average | Total Value | Count | Value Average | Total Value |
|---|---|---|---|---|---|---|
| Less than R400 000 | 1 | R 350 000 | R 350 000 | 3 | R 373 333 | R 1 120 000 |
| R400 000 - R800 000 | 26 | R 626 038 | R 16 277 000 | 293 | R 584 767 | R 171 336 942 |
| R800 001 - R1 500 000 | 40 | R 1 231 512 | R 49 260 500 | 155 | R 1 212 840 | R 187 990 289 |
| R1 500 001 - R3 000 000 | 35 | R 1 685 868 | R 59 005 400 | 72 | R 1 681 894 | R 121 096 400 |
| Greater than R3 000 000 | - | - | - | - | - | - |

### E Estate — Developed Freehold

| | Last 3 Months | | | Last 12 Months | | |
|---|---|---|---|---|---|---|
| | Count | Average | Total Value | Count | Average | Total Value |
| | 62 | R 3 292 451 | R 204 132 000 | 181 | R 2 955 483 | R 534 942 500 |

| Price Bracket | Count | Value Average | Total Value | Count | Value Average | Total Value |
|---|---|---|---|---|---|---|
| Less than R400 000 | - | - | - | - | - | - |
| R400 000 - R800 000 | - | - | - | 1 | R 799 500 | R 799 500 |
| R800 001 - R1 500 000 | 1 | R 1 300 000 | R 1 300 000 | 9 | R 1 140 222 | R 10 262 000 |
| R1 500 001 - R3 000 000 | 31 | R 2 602 322 | R 80 672 000 | 106 | R 2 466 377 | R 261 436 000 |
| Greater than R3 000 000 | 30 | R 3 140 333 | R 94 210 000 | 65 | R 4 037 615 | R 262 445 000 |

### E Estate — Developed SS

| | Last 3 Months | | | Last 12 Months | | |
|---|---|---|---|---|---|---|
| | Count | Average | Total Value | Count | Average | Total Value |
| | 9 | R 1 767 333 | R 15 906 000 | 41 | R 1 615 804 | R 66 248 000 |

| Price Bracket | Count | Value Average | Total Value | Count | Value Average | Total Value |
|---|---|---|---|---|---|---|
| Less than R400 000 | - | - | - | - | - | - |
| R400 000 - R800 000 | - | - | - | - | - | - |
| R800 001 - R1 500 000 | 2 | R 1 443 000 | R 2 886 000 | 14 | R 1 279 142 | R 17 908 000 |
| R1 500 001 - R3 000 000 | 7 | R 1 860 000 | R 13 020 000 | 27 | R 1 790 370 | R 48 340 000 |
| Greater than R3 000 000 | - | - | - | - | - | - |

### E Estate — Land Only Freehold

| | Last 3 Months | | | Last 12 Months | | |
|---|---|---|---|---|---|---|
| | Count | Average | Total Value | Count | Average | Total Value |
| | 0 | R 0 | R 0 | 6 | R 562 499 | R 3 374 997 |

| Price Bracket | Count | Value Average | Total Value | Count | Value Average | Total Value |
|---|---|---|---|---|---|---|
| Less than R400 000 | - | - | - | - | - | - |
| R400 000 - R800 000 | - | - | - | 6 | R 562 499 | R 3 374 997 |
| R800 001 - R1 500 000 | - | - | - | - | - | - |
| R1 500 001 - R3 000 000 | - | - | - | - | - | - |
| Greater than R3 000 000 | - | - | - | - | - | - |



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**Freehold Property** (P) — Developed

| Count | Average | Total Value | Count | Average | Total Value |
|---|---|---|---|---|---|
| 137 | R 2 416 904 | R 331 115 965 | 512 | R 2 279 889 | R 1 167 303 188 |

| Price Bracket | Count | Value Average | Total Value | Count | Value Average | Total Value |
|---|---|---|---|---|---|---|
| Less than R400 000 | 2 | R 105 000 | R 210 000 | 23 | R 213 666 | R 4 914 323 |
| R400 000 - R800 000 | 3 | R 640 000 | R 1 920 000 | 23 | R 634 847 | R 14 601 500 |
| R800 001 - R1 500 000 | 21 | R 1 283 476 | R 26 953 000 | 78 | R 1 274 038 | R 99 375 000 |
| R1 500 001 - R3 000 000 | 73 | R 2 186 871 | R 159 641 615 | 268 | R 2 234 899 | R 598 953 115 |
| Greater than R3 000 000 | 38 | R 3 603 719 | R 136 941 350 | 120 | R 3 745 493 | R 449 459 250 |

**Freehold Property** (P) — Land Only

| Count | Average | Total Value | Count | Average | Total Value |
|---|---|---|---|---|---|
| 11 | R 1 355 454 | R 14 910 000 | 51 | R 1 220 586 | R 62 249 907 |

| Price Bracket | Count | Value Average | Total Value | Count | Value Average | Total Value |
|---|---|---|---|---|---|---|
| Less than R400 000 | - | - | - | 6 | R 215 010 | R 1 290 060 |
| R400 000 - R800 000 | 13 | R 458 333 | R 1 375 000 | 13 | R 539 807 | R 7 017 500 |
| R800 001 - R1 500 000 | 13 | R 1 135 000 | R 3 405 000 | 13 | R 1 131 608 | R 14 710 914 |
| R1 500 001 - R3 000 000 | 19 | R 2 026 000 | R 10 130 000 | 19 | R 2 064 812 | R 39 231 433 |
| Greater than R3 000 000 | - | - | - | - | - | - |

# First Time Registrations

## Total Transfers

| Last 3 Months (Jun, 2026 - Aug, 2026) | | | Last 12 Months (Sep, 2025 - Aug, 2026) | | |
|---|---|---|---|---|---|
| Count | Average | Total Value | Count | Average | Total Value |
| 18 | R 633 949 | R 11 411 086 | 121 | R 523 407 | R 63 332 325 |

**Sectional Scheme** (SS) — Developed

| Count | Average | Total Value | Count | Average | Total Value |
|---|---|---|---|---|---|
| 0 | R 0 | R 0 | 1 | R 1 800 000 | R 1 800 000 |

| Price Bracket | Count | Value Average | Total Value | Count | Value Average | Total Value |
|---|---|---|---|---|---|---|
| Less than R400 000 | - | - | - | - | - | - |
| R400 000 - R800 000 | - | - | - | - | - | - |
| R800 001 - R1 500 000 | - | - | - | - | - | - |
| R1 500 001 - R3 000 000 | - | - | - | 1 | R 1 800 000 | R 1 800 000 |
| Greater than R3 000 000 | - | - | - | - | - | - |

**Estate** (E) — Developed Freehold

| Count | Average | Total Value | Count | Average | Total Value |
|---|---|---|---|---|---|
| 0 | R 0 | R 0 | 3 | R 875 000 | R 2 625 000 |

| Price Bracket | Count | Value Average | Total Value | Count | Value Average | Total Value |
|---|---|---|---|---|---|---|
| Less than R400 000 | - | - | - | - | - | - |
| R400 000 - R800 000 | - | - | - | 1 | R 725 000 | R 725 000 |
| R800 001 - R1 500 000 | - | - | - | 2 | R 950 000 | R 1 900 000 |
| R1 500 001 - R3 000 000 | - | - | - | - | - | - |
| Greater than R3 000 000 | - | - | - | - | - | - |



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**Estate**
Land Only Freehold

| Count | Average | Total Value | Count | Average | Total Value |
|---|---|---|---|---|---|
| 0 | R 0 | R 0 | 13 | R 701 240 | R 9 116 132 |

| Price Bracket | Count | Value Average | Total Value | Count | Value Average | Total Value |
|---|---|---|---|---|---|---|
| Less than R400 000 | - | - | - | 3 | R 172 044 | R 516 132 |
| R400 000 - R800 000 | - | - | - | 4 | R 725 000 | R 2 900 000 |
| R800 001 - R1 500 000 | - | - | - | 6 | R 950 000 | R 5 700 000 |
| R1 500 001 - R3 000 000 | - | - | - | - | - | - |
| Greater than R3 000 000 | - | - | - | - | - | - |

**Freehold Property**
Developed

| Count | Average | Total Value | Count | Average | Total Value |
|---|---|---|---|---|---|
| 12 | R 584 257 | R 7 011 086 | 66 | R 370 321 | R 24 441 193 |

| Price Bracket | Count | Value Average | Total Value | Count | Value Average | Total Value |
|---|---|---|---|---|---|---|
| Less than R400 000 | 6 | R 106 014 | R 636 086 | 37 | R 239 626 | R 8 866 193 |
| R400 000 - R800 000 | 5 | R 475 000 | R 2 375 000 | 28 | R 413 392 | R 11 575 000 |
| R800 001 - R1 500 000 | - | - | - | - | - | - |
| R1 500 001 - R3 000 000 | - | - | - | - | - | - |
| Greater than R3 000 000 | 1 | R 4 000 000 | R 4 000 000 | 1 | R 4 000 000 | R 4 000 000 |

**Freehold Property**
Land Only

| Count | Average | Total Value | Count | Average | Total Value |
|---|---|---|---|---|---|
| 6 | R 733 333 | R 4 400 000 | 38 | R 667 105 | R 25 350 000 |

| Price Bracket | Count | Value Average | Total Value | Count | Value Average | Total Value |
|---|---|---|---|---|---|---|
| Less than R400 000 | - | - | - | - | - | - |
| R400 000 - R800 000 | 38 | R 4 400 000 | R 733 333 | 38 | R 667 105 | R 25 350 000 |
| R800 001 - R1 500 000 | - | - | - | - | - | - |
| R1 500 001 - R3 000 000 | - | - | - | - | - | - |
| Greater than R3 000 000 | - | - | - | - | - | - |

**Important:**

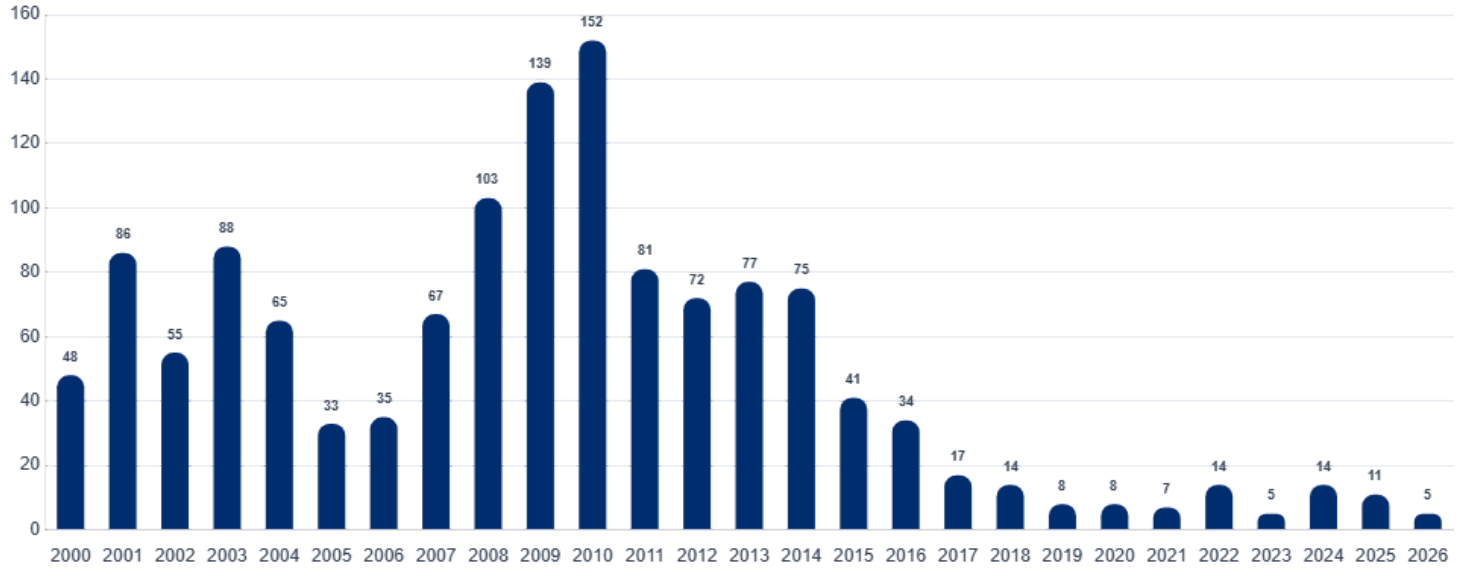
The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme outliers have been removed in order to provide the most accurate indication of true developed home sales. Should you require the full list of transfers in an area with no exclusions, please refer to the Transfer Report.



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## Sales in Execution

### Number of Sales




## Town Ranking

### Nearest Town Ranking

| Rank | Town | Municipality | Province | Median Valuation |
|---|---|---|---|---|
| 35 | Durbanville | City Of Cape Town | Western Cape | R 3 550 000 |
| 49 | Stellenbosch | Stellenbosch | Western Cape | R 2 850 000 |
| 54 | Bellville | City Of Cape Town | Western Cape | R 2 800 000 |
| 73 | Goodwood | City Of Cape Town | Western Cape | R 2 450 000 |
| 87 | Parow | City Of Cape Town | Western Cape | R 2 050 000 |
| 90 | Brackenfell | City Of Cape Town | Western Cape | R 2 000 000 |
| 107 | Kuilsrivier | City Of Cape Town | Western Cape | R 1 750 000 |
| 208 | Kraaifontein | City Of Cape Town | Western Cape | R 1 100 000 |
| 276 | Eersterivier | City Of Cape Town | Western Cape | R 840 000 |
| 475 | Blue Downs | City Of Cape Town | Western Cape | R 400 000 |
| 531 | Guguletu | City Of Cape Town | Western Cape | R 320 000 |



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## Town Freehold National Ranking

Number of Towns
851

| Rank | Town | Municipality | Province | Median Valuation |
|---|---|---|---|---|
| 85 | Rawsonville | Breede Valley | Western Cape | R 2 100 000 |
| 86 | Ba-Phalaborwa NU | Ba-Phalaborwa | Limpopo | R 2 100 000 |
| 87 | Parow | City Of Cape Town | Western Cape | R 2 050 000 |
| 88 | City of Tshwane NU | City Of Tshwane | Gauteng | R 2 050 000 |
| 89 | Thaba Chweu NU | Thaba Chweu | Mpumalanga | R 2 050 000 |
| 90 | Brackenfell | City Of Cape Town | Western Cape | R 2 000 000 |
| 91 | St Helena Bay | Saldanha Bay | Western Cape | R 2 000 000 |
| 92 | Clarens | Dihlabeng | Free State | R 2 000 000 |
| 93 | Maruleng NU | Maruleng | Limpopo | R 2 000 000 |
| 94 | Lime Acres | Kgatelopele | Northern Cape | R 2 000 000 |
| 95 | Local Municipality of Madibeng NU | Madibeng | North West | R 1 950 000 |

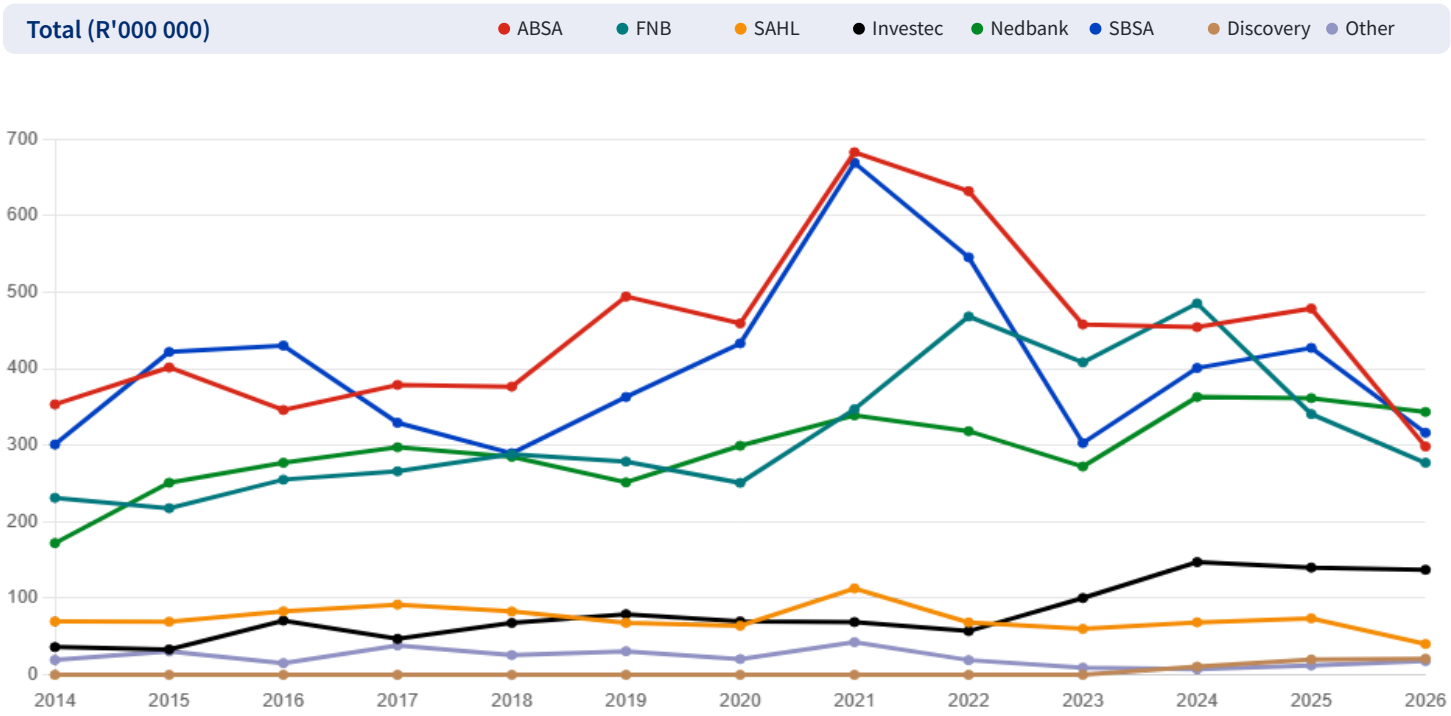
## Town Sectional National Ranking

Number of Towns
347

| Rank | Town | Municipality | Province | Median Valuation |
|---|---|---|---|---|
| 98 | Gonubie | Buffalo City | Eastern Cape | R 1 250 000 |
| 99 | Kosmos | Madibeng | North West | R 1 250 000 |
| 100 | L Agulhas | Cape Agulhas | Western Cape | R 1 250 000 |
| 101 | Bergrivier NU | Bergrivier | Western Cape | R 1 250 000 |
| 102 | Rawsonville | Breede Valley | Western Cape | R 1 250 000 |
| 103 | Brackenfell | City Of Cape Town | Western Cape | R 1 200 000 |
| 104 | Modderfontein | City Of Johannesburg | Gauteng | R 1 200 000 |
| 105 | Scottburgh | Umdoni | Kwazulu-Natal | R 1 200 000 |
| 106 | Vaal Marina | Midvaal | Gauteng | R 1 200 000 |
| 107 | Rustenburg NU | Rustenburg | North West | R 1 200 000 |
| 108 | St Lucia | Mtubatuba | Kwazulu-Natal | R 1 200 000 |



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A 1 Suburb

Arauna

B 8 Suburbs

Bernadino Heights
Bracken Heights
Brackenfell Central
Brackenfell Industrial
Brackenfell Outlying
Brackenfell South
Brackengate Business Park
Burgundy

C 1 Suburb

Cape Gate

D 2 Suburbs

De Oude Spruit
De Tuin

E 1 Suburb

Eden Park

F 1 Suburb

Ferndale

H 1 Suburb

Hoogstede

K 3 Suburbs

Kaapsig
Kleinbron Estate
Kleinbron Park

M 4 Suburbs

Marlborough Park
Morgen Gronde
Morgenster
Morgenster Hoogte

N 2 Suburbs

Normandie Estate
Northpine

O 1 Suburb

Okavango Park

P 2 Suburbs

Protea Hoogte
Protea Village

R 1 Suburb

Ruwari



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S — 6 Suburbs

| | | |
|---|---|---|
| Scottsdene | Sonkring | Springbok Park |
| St Kilda | St Michaels | Summerville |

V — 2 Suburbs

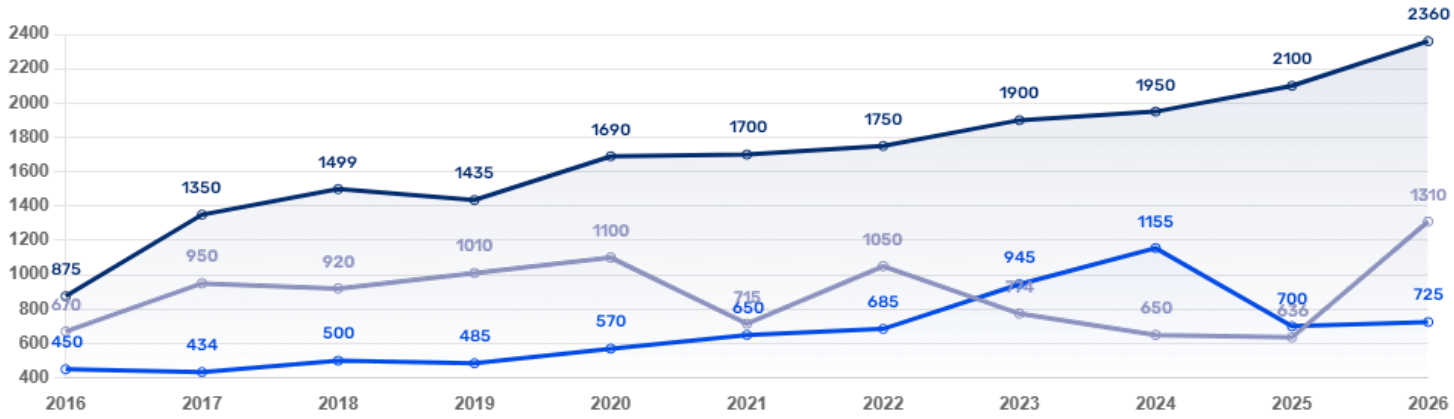
| | |
|---|---|
| Vredekloof | Vredekloof Heights |

W — 3 Suburbs

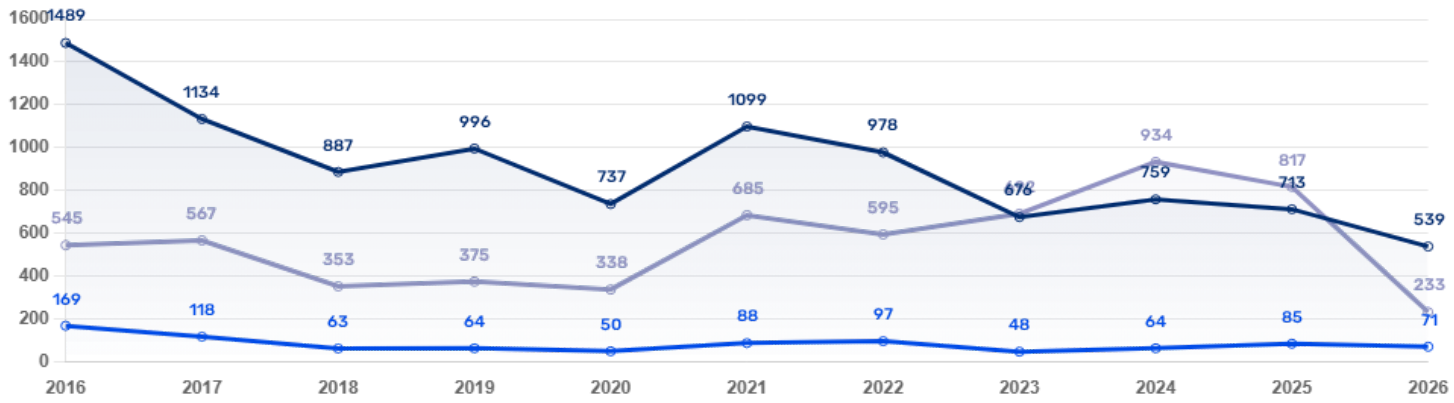
| | | |
|---|---|---|
| Wallacedene | Watsonia Park | Welgelee |

## Trends

**Median Price (R'000)**




**Number of Registrations**




## Disclaimer

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