



Town Report

13 August 2026 13:38

Report ID | dce84f06-5847-477e-a1b9-c98e356e2ff9

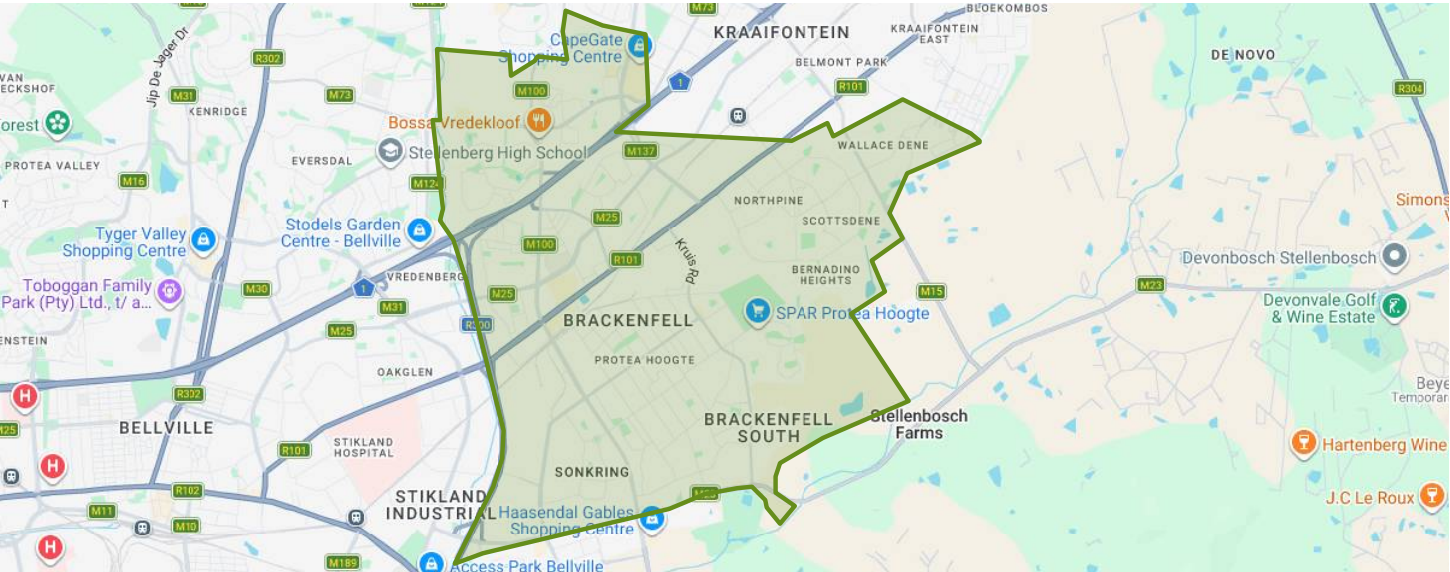
Andre Swart



Town Details

Brackenfell

Municipality | City of Cape Town
Province | Western Cape



Market Stock



64.74%	13.24%	2.30%	19.72%
Freehold	Freeholds in Estate	Sectional Titles in Estates	Sectional Titles
19539	3997	693	5952

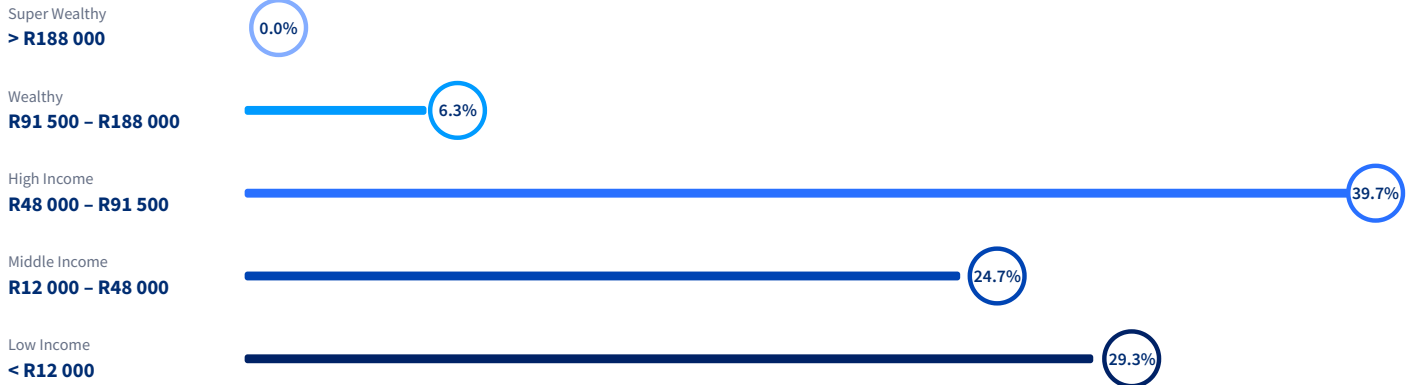
Market stock reflects residential properties only, excluding sectional title garages. Sectional Title and Freehold properties are shown separately for estate and non-estate units.

Town Demographics

Number of economically active Individuals
95 299

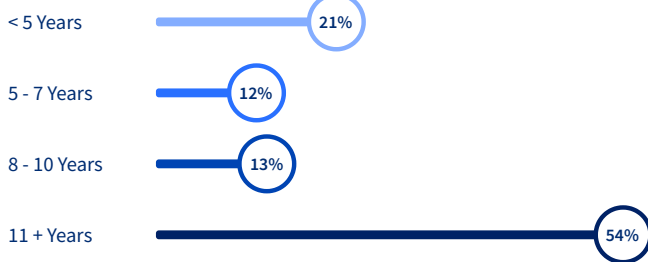
Number of Adults
101 541

Estimated Wealth Bracket Distribution



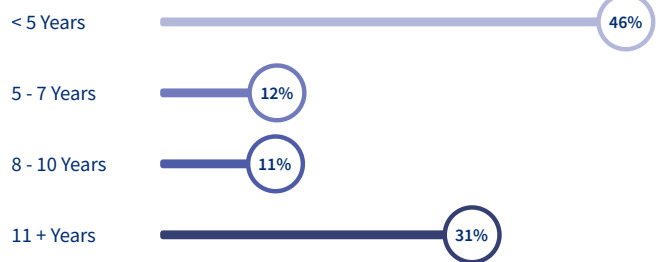
Ownership Duration

Current Owners



Last 12 Months | SEP 2025 - AUG 2026

Recent Sellers

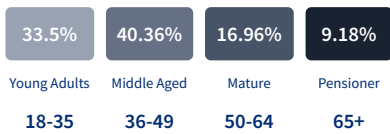


Last 12 Months | SEP 2025 - AUG 2026

Age of Owners

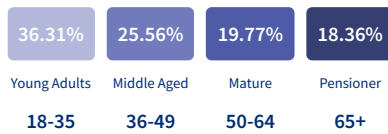
Buyers

Last 12 Months | Sep 2025 - Aug 2026



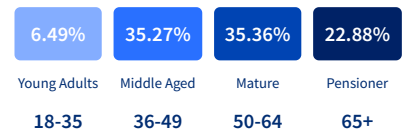
Sellers

Last 12 Months | Sep 2025 - Aug 2026



Owners

Last 12 Months | Sep 2025 - Aug 2026



Repeat Sales

Last 3 Months

Jun, 2026 - Aug, 2026

Last 12 Months

Sep, 2025 - Aug, 2026

Total Transfers

Count	Average	Total Value
281	R 2 070 635	R 581 848 590

Count	Average	Total Value
1346	R 1 637 949	R 2 204 679 462

SS Sectional Scheme Developed	Count	Average	Total Value	Count	Average	Total Value
	89	R 1 211 213	R 107 798 000	577	R 847 929	R 489 255 573

Price Bracket	Count	Value Average	Total Value
Less than R400 000	1	R 350 000	R 350 000
R400 000 - R800 000	24	R 649 583	R 15 590 000
R800 001 - R1 500 000	39	R 1 234 512	R 48 146 000
R1 500 001 - R3 000 000	25	R 1 748 480	R 43 712 000
Greater than R3 000 000	-	-	-

Count	Value Average	Total Value
3	R 373 333	R 1 120 000
368	R 578 660	R 212 947 190
151	R 1 205 254	R 181 993 383
55	R 1 694 454	R 93 195 000
-	-	-

E Estate Developed Freehold	Count	Average	Total Value	Count	Average	Total Value
	52	R 3 310 701	R 172 156 500	168	R 2 848 208	R 478 498 970

Price Bracket	Count	Value Average	Total Value
Less than R400 000	-	-	-
R400 000 - R800 000	-	-	-
R800 001 - R1 500 000	2	R 956 250	R 1 912 500
R1 500 001 - R3 000 000	23	R 2 521 913	R 58 004 000
Greater than R3 000 000	27	R 2 882 962	R 77 840 000

Count	Value Average	Total Value
-	-	-
2	R 656 485	R 1 312 970
8	R 1 120 250	R 8 962 000
102	R 2 404 892	R 245 299 000
56	R 3 980 803	R 222 925 000

E Estate Developed SS	Count	Average	Total Value	Count	Average	Total Value
	7	R 1 721 142	R 12 048 000	39	R 1 588 846	R 61 965 000

Price Bracket	Count	Value Average	Total Value
Less than R400 000	-	-	-
R400 000 - R800 000	-	-	-
R800 001 - R1 500 000	1	R 1 449 000	R 1 449 000
R1 500 001 - R3 000 000	6	R 1 766 500	R 10 599 000
Greater than R3 000 000	-	-	-

Count	Value Average	Total Value
-	-	-
-	-	-
14	R 1 265 785	R 17 721 000
25	R 1 769 760	R 44 244 000
-	-	-

E Estate Land Only Freehold	Count	Average	Total Value	Count	Average	Total Value
	0	R 0	R 0	8	R 895 156	R 7 161 255

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

Count	Value Average	Total Value
-	-	-
6	R 562 499	R 3 374 997
-	-	-
2	R 1 893 129	R 3 786 258
-	-	-

P

Freehold Property

Developed

Count

123

Average

R 2 232 777

Total Value

R 274 631 575

Count

503

Average

R 2 198 681

Total Value

R 1 105 936 968

Price Bracket	Count	Value Average	Total Value
Less than R400 000	6	R 190 305	R 1 141 830
R400 000 - R800 000	6	R 640 833	R 3 845 000
R800 001 - R1 500 000	17	R 1 314 823	R 22 352 000
R1 500 001 - R3 000 000	67	R 2 167 593	R 145 228 745
Greater than R3 000 000	27	R 3 780 148	R 102 064 000

Count	Value Average	Total Value
28	R 223 725	R 6 264 323
28	R 633 446	R 17 736 500
79	R 1 266 886	R 100 084 000
262	R 2 235 191	R 585 620 245
106	R 3 738 036	R 396 231 900

P

Freehold Property

Land Only

Count

10

Average

R 1 521 451

Total Value

R 15 214 515

Count

51

Average

R 1 212 974

Total Value

R 61 861 696

Price Bracket	Count	Value Average	Total Value
Less than R400 000	8	R 329 515	R 329 515
R400 000 - R800 000	12	R 595 000	R 595 000
R800 001 - R1 500 000	12	R 1 225 000	R 2 450 000
R1 500 001 - R3 000 000	19	R 1 973 333	R 11 840 000
Greater than R3 000 000	-	-	-

Count	Value Average	Total Value
8	R 202 731	R 1 621 850
12	R 586 041	R 7 032 499
12	R 1 146 326	R 13 755 914
19	R 2 076 391	R 39 451 433
-	-	-

First Time Registrations

Last 3 Months

Jun, 2026 - Aug, 2026

Count

23

Average

R 468 558

Total Value

R 10 776 851

Last 12 Months

Sep, 2025 - Aug, 2026

Count

128

Average

R 468 355

Total Value

R 59 949 557

Total Transfers

SS

Sectional Scheme

Developed

Count

0

Average

R 0

Total Value

R 0

Count

1

Average

R 1 800 000

Total Value

R 1 800 000

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

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

E

Estate

Developed Freehold

Count

0

Average

R 0

Total Value

R 0

Count

3

Average

R 875 000

Total Value

R 2 625 000

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

Count	Value Average	Total Value
-	-	-
1	R 725 000	R 725 000
2	R 950 000	R 1 900 000
-	-	-
-	-	-

E	Estate Land Only Freehold	Count	Average	Total Value	Count	Average	Total Value
		3	R 172 044	R 516 132	13	R 701 240	R 9 116 132

Price Bracket	Count	Value Average	Total Value
Less than R400 000	3	R 3	R 516 132
R400 000 - R800 000	-	-	-
R800 001 - R1 500 000	-	-	-
R1 500 001 - R3 000 000	-	-	-
Greater than R3 000 000	-	-	-

Count	Value Average	Total Value
3	R 172 044	R 516 132
4	R 725 000	R 2 900 000
6	R 950 000	R 5 700 000
-	-	-
-	-	-

P	Freehold Property Developed	Count	Average	Total Value	Count	Average	Total Value
		10	R 293 571	R 2 935 719	73	R 293 266	R 21 408 425

Price Bracket	Count	Value Average	Total Value
Less than R400 000	5	R 112 143	R 560 719
R400 000 - R800 000	5	R 475 000	R 2 375 000
R800 001 - R1 500 000	-	-	-
R1 500 001 - R3 000 000	-	-	-
Greater than R3 000 000	-	-	-

Count	Value Average	Total Value
45	R 218 520	R 9 833 425
28	R 413 392	R 11 575 000
-	-	-
-	-	-
-	-	-

P	Freehold Property Land Only	Count	Average	Total Value	Count	Average	Total Value
		10	R 732 500	R 7 325 000	38	R 657 894	R 25 000 000

Price Bracket	Count	Value Average	Total Value
Less than R400 000	-	-	-
R400 000 - R800 000	38	R 7 325 000	R 732 500
R800 001 - R1 500 000	-	-	-
R1 500 001 - R3 000 000	-	-	-
Greater than R3 000 000	-	-	-

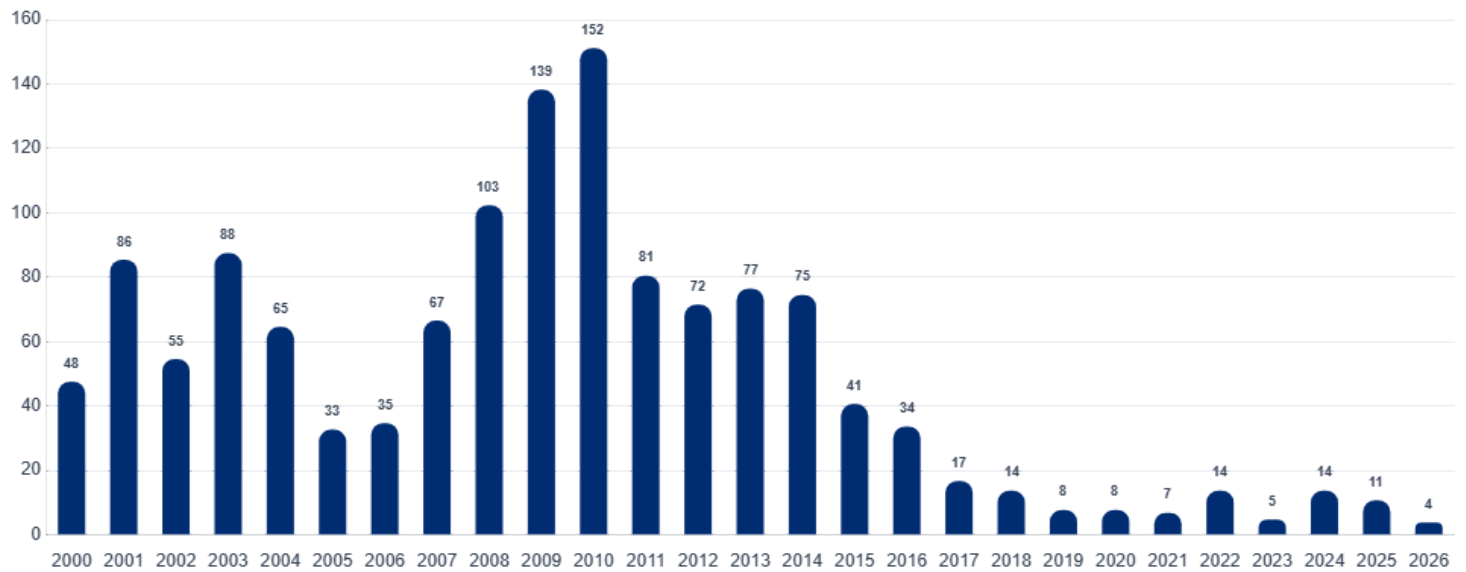
Count	Value Average	Total Value
-	-	-
38	R 657 894	R 25 000 000
-	-	-
-	-	-
-	-	-

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.



Number of Sales



Town Ranking

Nearest Town Ranking

Rank	Town	Municipality	Province	Median Valuation
35	Durbanville	City Of Cape Town	Western Cape	R 3 500 000
55	Stellenbosch	Stellenbosch	Western Cape	R 2 750 000
59	Bellville	City Of Cape Town	Western Cape	R 2 700 000
69	Goodwood	City Of Cape Town	Western Cape	R 2 550 000
95	Parow	City Of Cape Town	Western Cape	R 2 050 000
96	Brackenfell	City Of Cape Town	Western Cape	R 2 000 000
113	Kuilsrivier	City Of Cape Town	Western Cape	R 1 750 000
191	Kraaifontein	City Of Cape Town	Western Cape	R 1 100 000
305	Eersterivier	City Of Cape Town	Western Cape	R 840 000
504	Blue Downs	City Of Cape Town	Western Cape	R 420 000
556	Guguletu	City Of Cape Town	Western Cape	R 340 000

Town Freehold National Ranking



Number of Towns
849

Rank	Town	Municipality	Province	Median Valuation
91	Steelpoort	Greater Tubatse/Fetakgomo	Limpopo	R 2 250 000
92	Ndlambe NU	Ndlambe	Eastern Cape	R 2 200 000
93	Felixton	Umhlatuze	Kwazulu-Natal	R 2 200 000
94	Randburg	City Of Johannesburg	Gauteng	R 2 050 000
95	Parow	City Of Cape Town	Western Cape	R 2 050 000
96	Brackenfell	City Of Cape Town	Western Cape	R 2 000 000
97	St Helena Bay	Saldanha Bay	Western Cape	R 2 000 000
98	Paternoster	Saldanha Bay	Western Cape	R 2 000 000
99	Amanzimtoti	Ethekwini	Kwazulu-Natal	R 1 950 000
100	Pongola	Uphongolo	Kwazulu-Natal	R 1 950 000
101	Nelspruit	City Of Mbombela	Mpumalanga	R 1 900 000

Town Sectional National Ranking



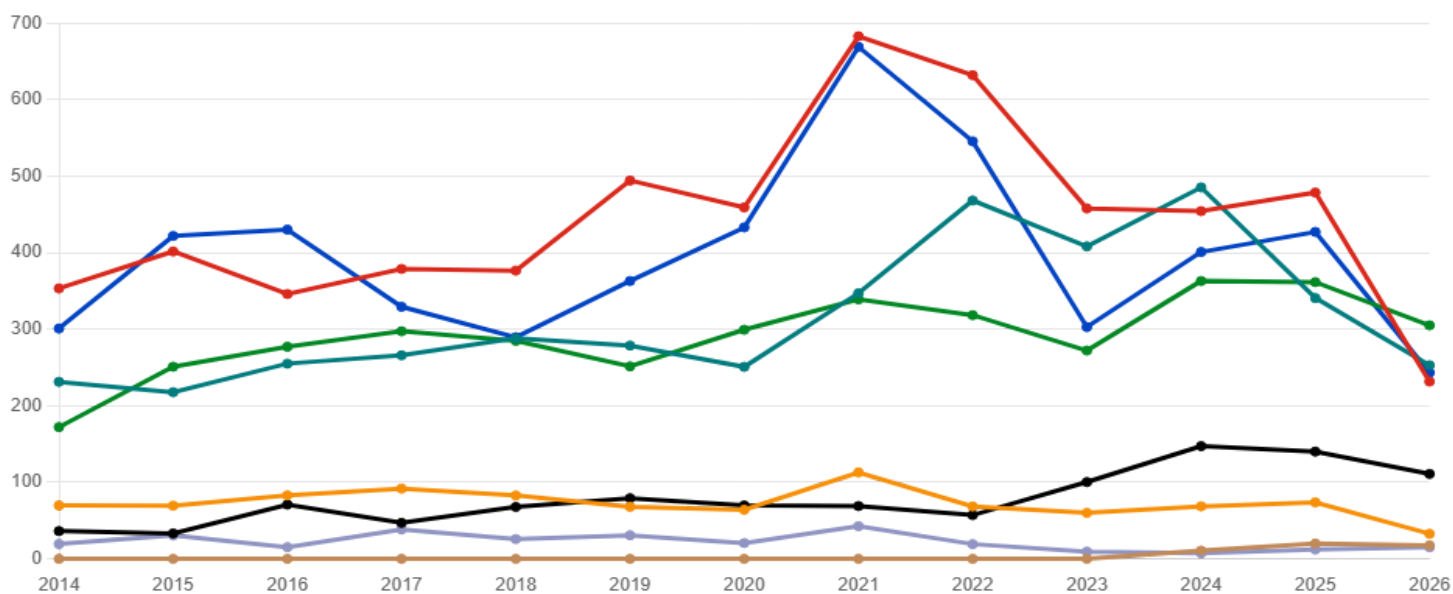
Number of Towns
347

Rank	Town	Municipality	Province	Median Valuation
99	Modderfontein	City Of Johannesburg	Gauteng	R 1 200 000
100	Scottburgh	Umdoni	Kwazulu-Natal	R 1 200 000
101	Vaal Marina	Midvaal	Gauteng	R 1 200 000
102	Rustenburg NU	Rustenburg	North West	R 1 200 000
103	Kgetlengrivier NU	Kgetlengrivier	North West	R 1 200 000
104	Brackenfell	City Of Cape Town	Western Cape	R 1 150 000
105	Queensburgh	Ethekwini	Kwazulu-Natal	R 1 150 000
106	Port Alfred	Ndlambe	Eastern Cape	R 1 150 000
107	Kleinmond	Overstrand	Western Cape	R 1 150 000
108	Ndlambe NU	Ndlambe	Eastern Cape	R 1 150 000
109	Emakhazeni NU	Emakhazeni	Mpumalanga	R 1 150 000



Total (R'000 000)

ABSA FNB SAHL Investec Nedbank SBSA Discovery Other



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

Scottsdene

St Kilda

Sonkring

St Michaels

Springbok Park

Summerville

Vredekloof

Vredekloof Heights

Wallacedene

Watsonia Park

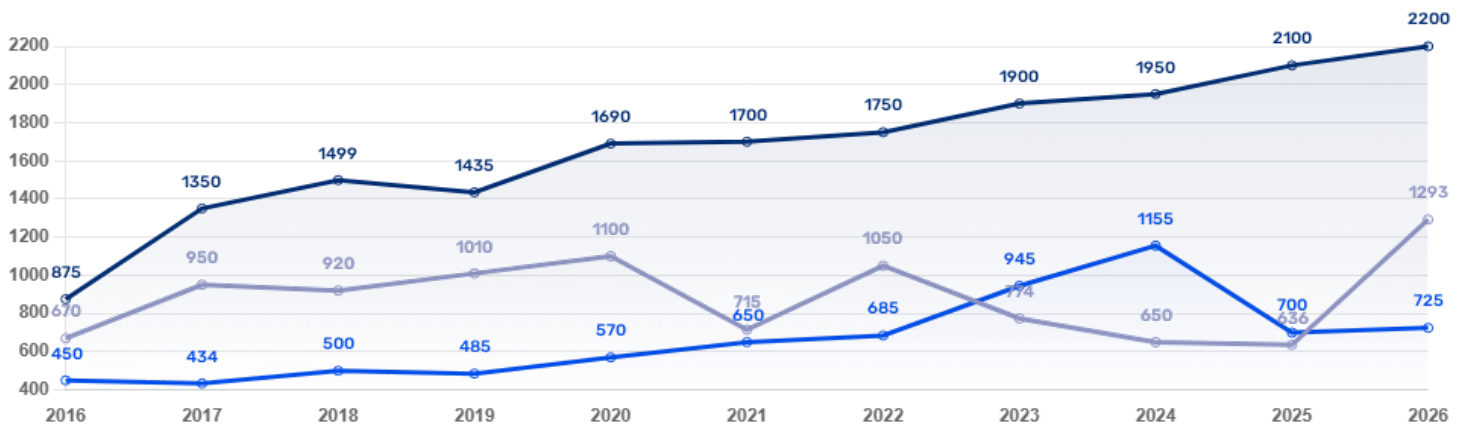
Welgelee



Trends

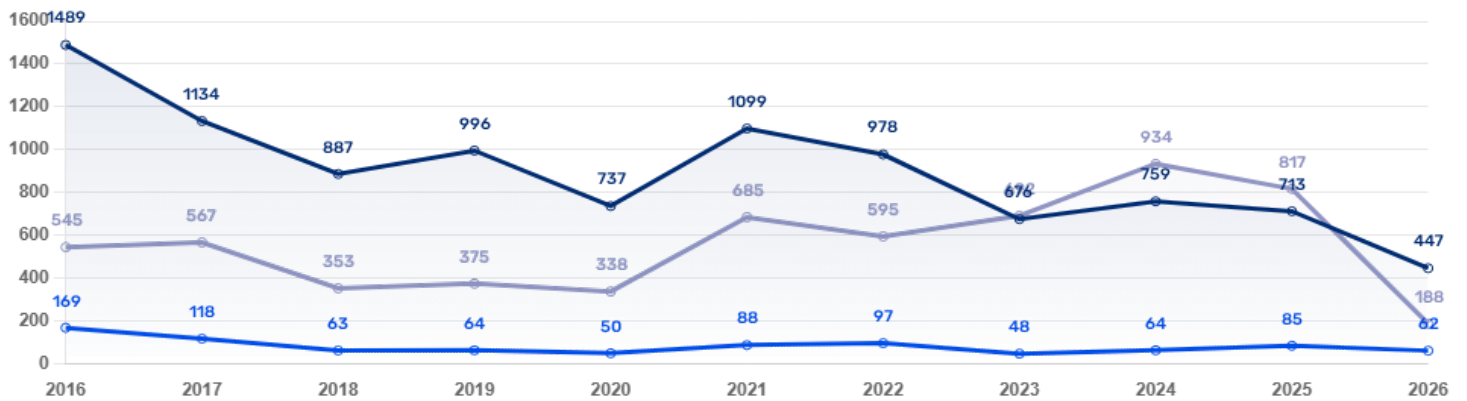
Median Price (R'000)

● Freehold ● Sectional Scheme ● Vacant Land



Number of Registrations

● Freehold ● Sectional Scheme ● Vacant Land



Disclaimer

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