Kommetjie Real Estate - 2025; A Year in Review

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1. Historical Context: The 2016–2024 Trajectory

Analyzing the market through a wider lens (2016–2024) reveals a resilient suburb that has weathered various economic cycles. After a period of correction between 2017 and 2019, the market found a solid floor and began a consistent recovery.

- **The 2023/2024 Pivot:** 2023 saw a high volume of sales (67) at a lower average entry point (R 2.82M). However, 2024 marked a decisive shift, with 77 sales and the average price rebounding to **R 3,464,935**—a healthy annual growth of **22.79%**.
- **Long-term Index:** The Kommetjie residential index has steadily climbed from its 2019 lows, consistently maintaining a premium position relative to the broader City of Cape Town average.

2. 2025 Current Market Snapshot

As of late 2025, the market continues to evolve toward a "Quality over Quantity" model. While transaction volumes have stabilized, the value concentrated in each registration has hit new highs.

Metric	2024 (Full Year)	2025 (YTD Stats)
No. of Sales	77	41*
Average Price	R 3,464,935	R 5,599,200
Market Velocity	High	Specialized

**Current verified registrations as per source date.*

3. Segment Analysis: Redefining Value

The latest data shows that the "Middle Market" (properties between R 3.8M and R 6.3M) is now the most active sector, representing the primary area of value for family homes.

- **High-End Dominance:** 2025 has seen a remarkable surge in high-value registrations. Notable sales include:
  - **Wireless Road:** R 15,500,000
  - **Erica Road:** R 13,850,000

    - **Greenways Drive:** R 12,000,000
    - **Disa Avenue:** R 11,000,000
- **Ownership Stability:** A key driver of price growth is supply scarcity. Nearly **60% of Kommetjie owners** (785 Full Title owners) have held their properties for **8 years or more**, leading to a very "sticky" market with limited new inventory.

4. Demographics: The Professional Influx

The buyer profile has shifted toward the **36–49 age group**, which dominated recent purchases (78 buyers). This reflects a trend of established professionals and families moving into the area for long-term lifestyle commitments, often replacing a seller profile in the 50–65+ age category who are downsizing.

5. Expert Analysis & Outlook

> "The 2016–2024 data proves that Kommetjie is no longer just a seasonal village; it is a high-performance residential asset. We are seeing a generational hand-over where professional families are investing heavily in the area's lifestyle. With ownership stability at an all-time high, the lack of stock will continue to support valuations into 2026."
>
> — **Nicolas Schmidt**

6. Complimentary Property Valuation Review

In a market that has shifted as rapidly as Kommetjie's over the last 24 months, many homeowners are unaware of their property's current market standing.

I am offering a complimentary, no-obligation valuation review to help you understand your property’s performance as an asset. Whether you are considering a sale or simply want to update your financial planning, an accurate, data-driven review is essential.

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Disclaimer: *Data sourced 19 December - there may be Dec real estate transfers excluded from data due to source date. Indices are nominal starting from year 2000=100. Errors and omissions excepted.*