

Suburb Report

Keurboomstrand | Bitou, Keurboomstrand | Western Cape



Joclyn Marshall

REPORT

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Suburb Details

SUBURB

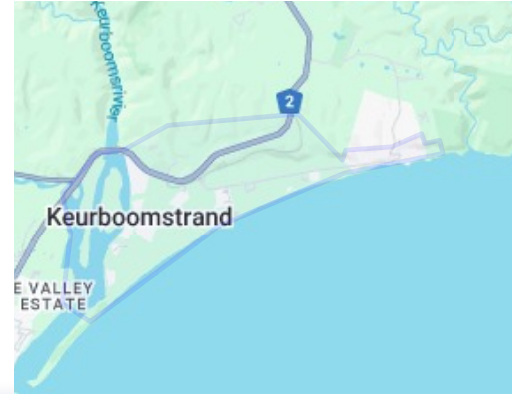
Keurboomstrand, Keurboomstrand, Western Cape

MUNICIPALITY

Bitou

TOWNSHIP

Keurboomstrand



Market Stock



FREEHOLDS IN ESTATE	450(40.07%)
SECTIONAL TITLES IN ESTATES	0
FREEHOLDS	187(16.65%)
SECTIONAL TITLES	486(43.28%)

Suburb Demographics

AVERAGE HOUSEHOLD
INCOME RANGE

**R85,000 -
R105,000**

NUMBER OF ADULTS

1544

PREDOMINANT LSM

LSM 10 Low

Period of Ownership

> 11 YEARS 8 - 10 YEARS 5 - 7 YEARS < 5 YEARS

JUN 2024 - MAY 2025

Existing Owners



JUN 2024 - MAY 2025

Recent Sellers

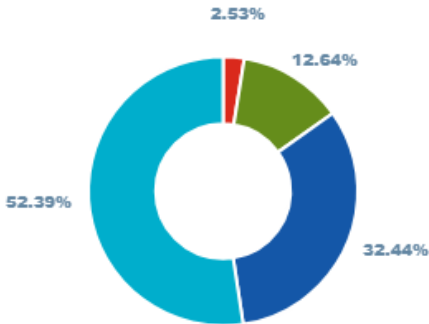


Age of Owners

PENSIONER: > 65 MATURE: 50 - 64 MIDDLE AGED: 36 - 49 YOUTH/ADULT: 18 - 35

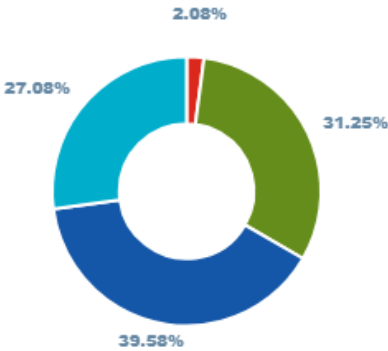
JUN 2024 - MAY 2025

Stable Owners



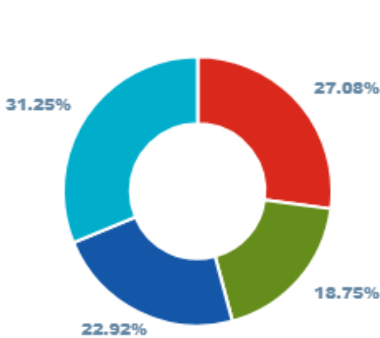
JUN 2024 - MAY 2025

Recent Buyers



JUN 2024 - MAY 2025


Recent Sellers



Property Transfer Information


Repeat Sales

Total Transfers	LAST 3 MONTHS			MAR 2025 - MAY 2025			LAST 12 MONTHS			JUN 2024 - MAY 2025		
	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE
	19	R 65 025 000	R 3 422 368	63	R 261 631 875	R 4 152 886	31	R 70 870 000	R 2 286 129	12	R 30 600 000	R 2 550 000
SECTIONAL SCHEME	12	R 30 600 000	R 2 550 000	31	R 70 870 000	R 2 286 129	31	R 70 870 000	R 2 286 129	12	R 30 600 000	R 2 550 000
Developed	7	R 34 425 000	R 4 919 286	32	R 190 761 875	R 5 961 311	32	R 190 761 875	R 5 961 311	7	R 34 425 000	R 4 919 286
LESS THAN R400 000	-	-	-	-	-	-	-	-	-	-	-	-
R400 000 - R800 000	-	-	-	-	-	-	-	-	-	-	-	-
R800 001 - R1 500 000	2	R 2 500 000	R 1 250 000	8	R 9 320 000	R 1 165 000	8	R 9 320 000	R 1 165 000	2	R 2 500 000	R 1 250 000
R1 500 001 - R3 000 000	7	R 17 705 000	R 2 529 285	18	R 43 655 000	R 2 425 277	18	R 43 655 000	R 2 425 277	7	R 17 705 000	R 2 529 285
GREATER THAN R3 000 000	3	R 10 395 000	R 3 465 000	5	R 17 895 000	R 3 579 000	5	R 17 895 000	R 3 579 000	3	R 10 395 000	R 3 465 000

ESTATE	5	R 26 125 000	R 5 225 000	21	R 130 305 000	R 6 205 000
 Developed Freehold						
LESS THAN R400 000	-	-	-	-	-	-
R400 000 - R800 000	-	-	-	-	-	-
R800 001 - R1 500 000	-	-	-	1	R 980 000	R 980 000
R1 500 001 - R3 000 000	4	R 9 125 000	R 2 281 250	8	R 17 675 000	R 2 209 375
GREATER THAN R3 000 000	1	R 17 000 000	R 17 000 000	12	R 111 650 000	R 9 304 166

ESTATE						
 Developed Sectional Scheme						

ESTATE	1	R 3 500 000	R 3 500 000	6	R 13 850 000	R 2 308 333
 Land Only Freehold						
LESS THAN R400 000	-	-	-	-	-	-
R400 000 - R800 000	-	-	-	-	-	-
R800 001 - R1 500 000	-	-	-	2	R 2 550 000	R 1 275 000
R1 500 001 - R3 000 000	-	-	-	2	R 4 200 000	R 2 100 000
GREATER THAN R3 000 000	1	R 3 500 000	R 3 500 000	2	R 7 100 000	R 3 550 000

FREEHOLD PROPERTY	1	R 4 800 000	R 4 800 000	5	R 46 606 875	R 9 321 375
 Developed						
LESS THAN R400 000	-	-	-	-	-	-
R400 000 - R800 000	-	-	-	-	-	-
R800 001 - R1 500 000	-	-	-	-	-	-
R1 500 001 - R3 000 000	-	-	-	-	-	-
GREATER THAN R3 000 000	1	R 4 800 000	R 4 800 000	5	R 46 606 875	R 9 321 375

FREEHOLD PROPERTY						
 Land Only						

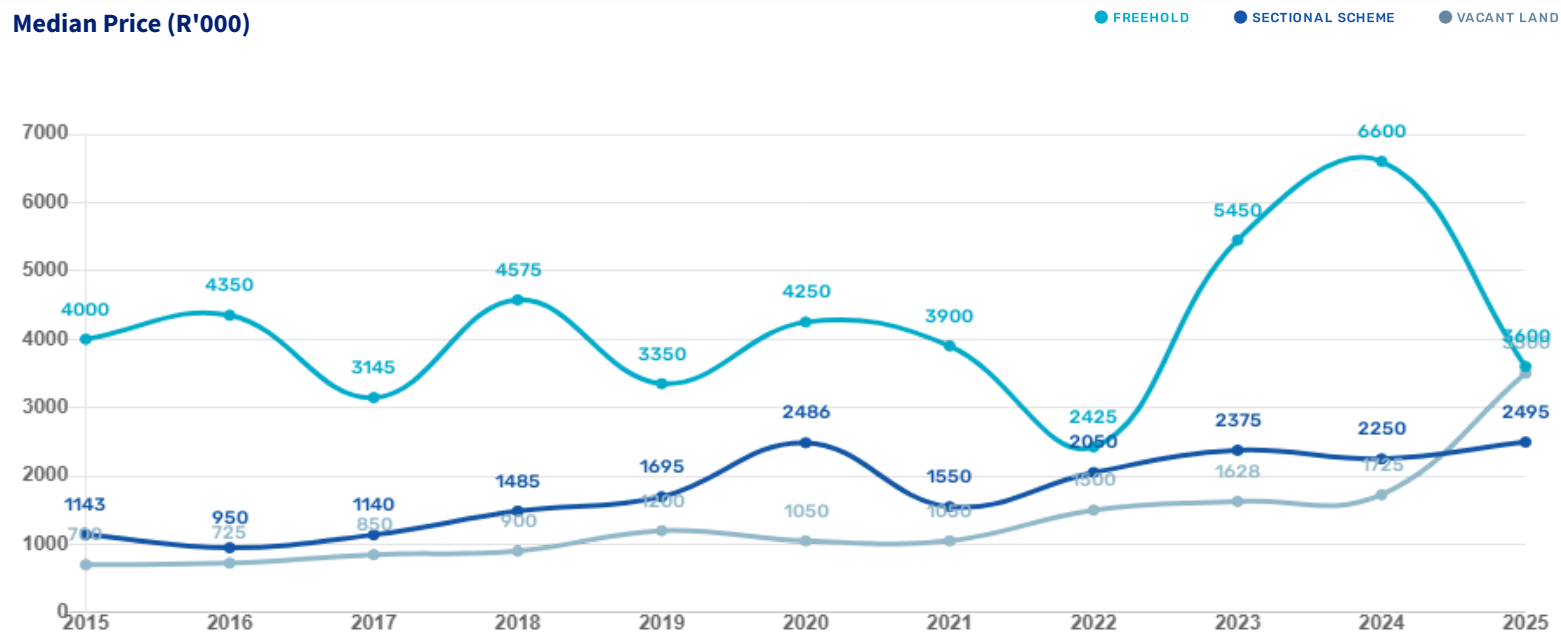
First Time Registrations

	LAST 3 MONTHS			MAR 2025 - MAY 2025			LAST 12 MONTHS			JUN 2024 - MAY 2025		
No information available	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE	COUNT	TOTAL VALUE	AVERAGE
	0	R 0	R 0	0	R 0	R 0	0	R 0	R 0	0	R 0	R 0

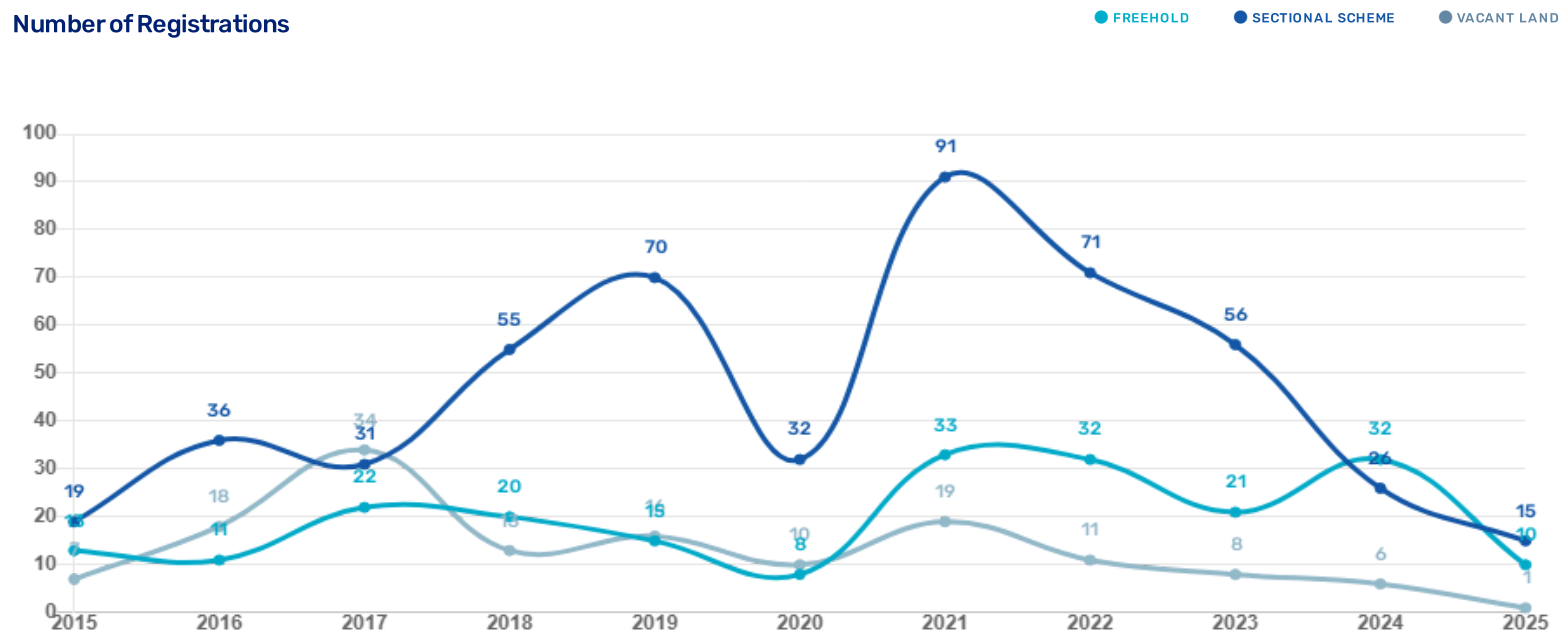
Important: The data used in Lightstone's aggregated reports (Town, Suburb, Sectional Scheme and Estate reports) and market analysis tools reflect the trends in developed residential homes. Non-arm's length, non-residential sales, potential vacant land sales, sectional title garage sales and extreme outliers 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.

Trends

Median Price (R'000)



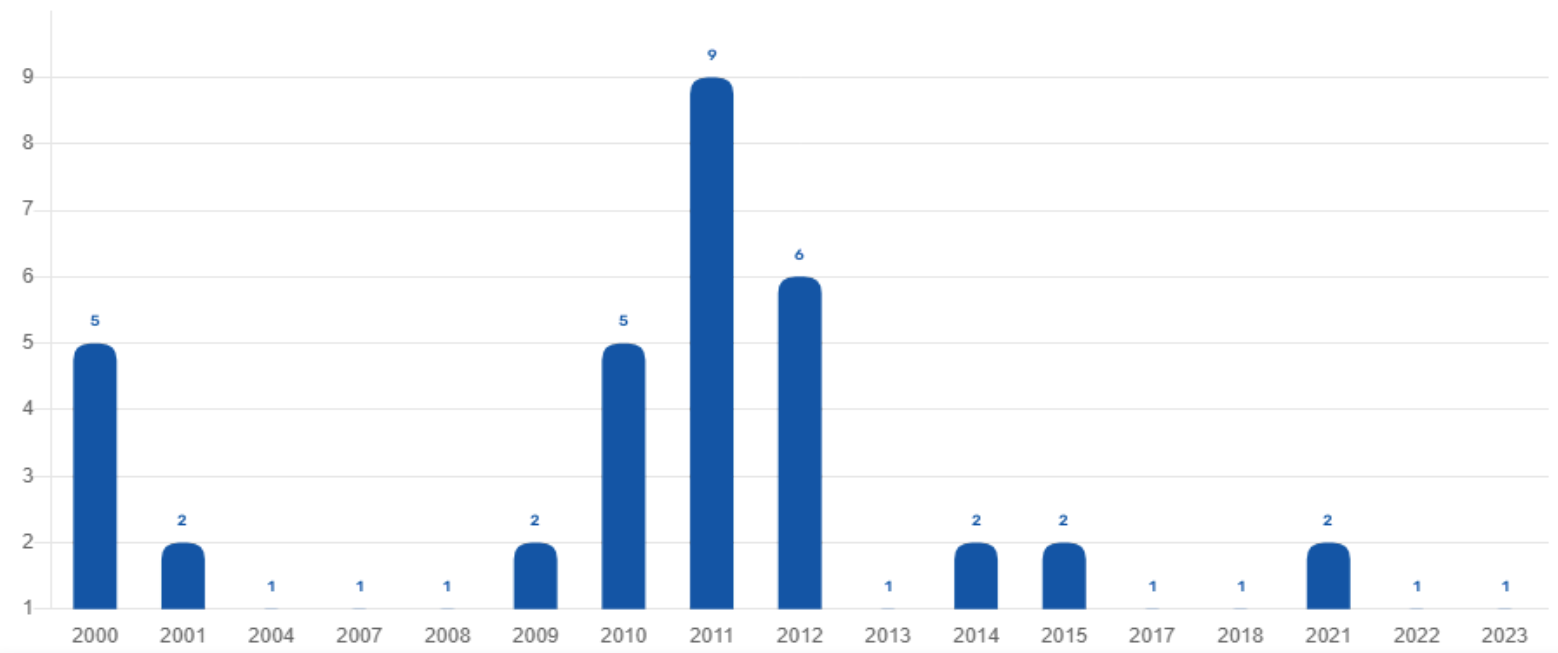
Number of Registrations



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

Sales In Execution

Number of sales in execution



Suburb Ranking

FREEHOLD Nearest Suburb Ranking

RANK	SUBURB	MUNICIPALITY	PROVINCE	MEDIAN VALUATION
35	Keurbooms Lagoon	Bitou	Western Cape	R 10 425 000
1064	The Craggs	Bitou	Western Cape	R 2 700 000
1921	Bitou Non Urban	Bitou	Western Cape	R 1 850 000

FREEHOLD NATIONAL Ranking




NUMBER OF SUBURBS 6704

RANK	SUBURB	MUNICIPALITY	PROVINCE	MEDIAN VALUATION
197	La Concorde	City of Cape Town	Western Cape	R 5 650 000
198	The Heads	Knysna	Western Cape	R 5 650 000
199	Umhlanga Ridgeside	eThekweni	KwaZulu-Natal	R 5 650 000
200	Doornhoek Equestrian Estate	Greater Tzaneen	Limpopo	R 5 650 000
201	Carlswald Estate	City of Johannesburg	Gauteng	R 5 625 000
202	Keurboomstrand	Bitou	Western Cape	R 5 600 000
203	Pezula Golf Estate	Knysna	Western Cape	R 5 600 000
204	Sandhurst Ext 4	City of Johannesburg	Gauteng	R 5 600 000
205	Fairview Heights	City of Cape Town	Western Cape	R 5 600 000
206	Signal Hill	Bitou	Western Cape	R 5 575 000
207	St Francis Field	Kouga	Eastern Cape	R 5 575 000

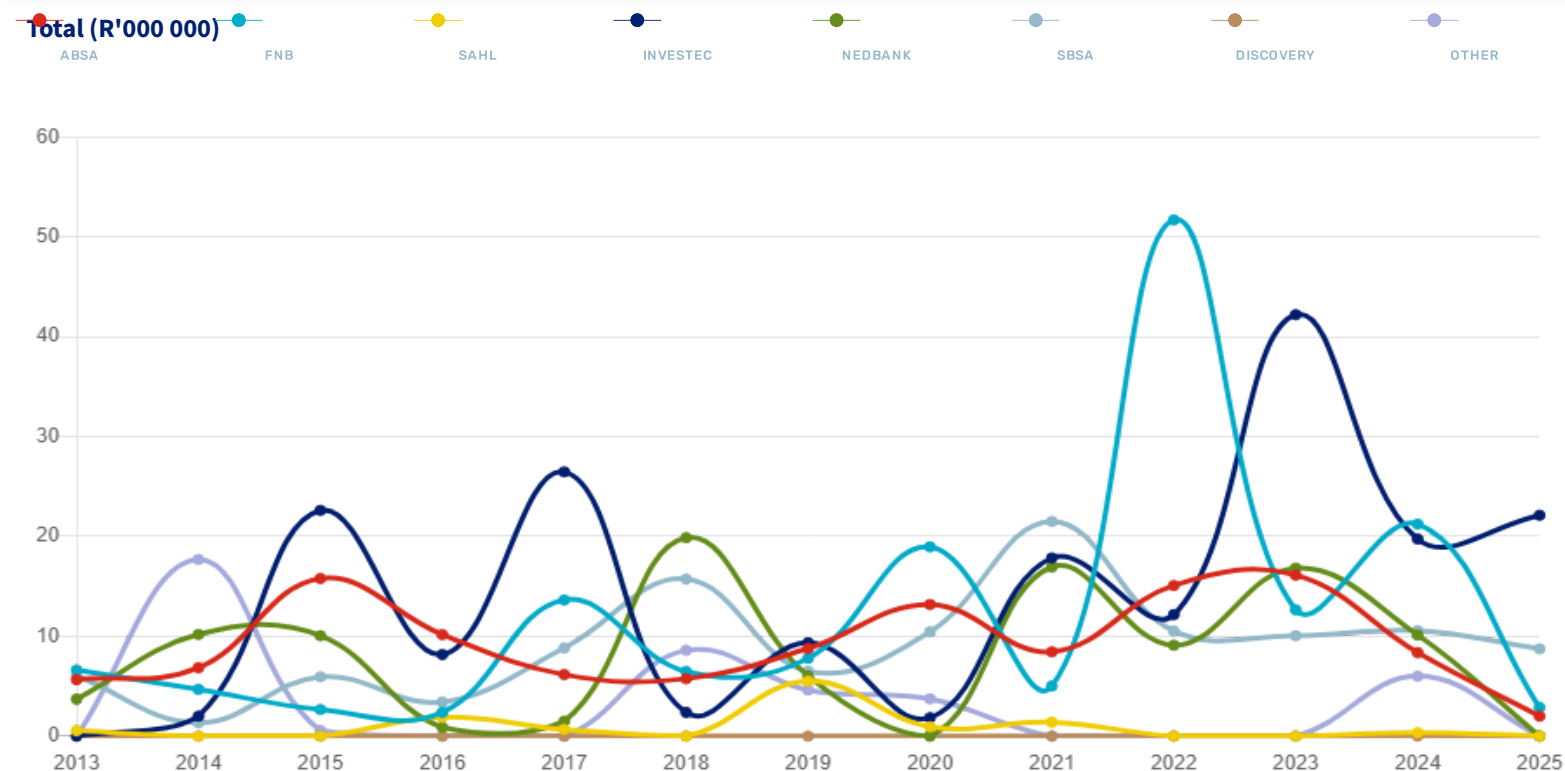
SECTIONAL SCHEME NATIONAL Ranking

NUMBER OF SUBURBS 2708

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RANK 	SUBURB	MUNICIPALITY	PROVINCE 	MEDIAN VALUATION 
202	uMhlathuze Non Urban	uMhlathuze	KwaZulu-Natal	R 2 500 000
203	Outeniqua Strand	Mossel Bay	Western Cape	R 2 500 000
204	Die Bult	George	Western Cape	R 2 500 000
205	Century City	City of Cape Town	Western Cape	R 2 450 000
206	Waves Edge	City of Cape Town	Western Cape	R 2 450 000
207	Keurboomstrand	Bitou	Western Cape	R 2 450 000
208	Dunblane	Ekurhuleni	Gauteng	R 2 450 000
209	Radloff Park	City of Cape Town	Western Cape	R 2 450 000
210	Parkview	City of Johannesburg	Gauteng	R 2 450 000
211	Mostertsdrift	Stellenbosch	Western Cape	R 2 450 000
212	Fishers Haven	Knysna	Western Cape	R 2 450 000

Lending By Institution



Amenities



FILLING STATION

1.67 km
Keurbooms Garage

4.61 km
Stop

5.54 km
Caltex



POLICE STATION

5.91 km
South African Police Service



BUS STATION

No bus stations in the
proximity



SHOPPING CENTRE

4.72 km
The Market Square



HOSPITAL/CLINIC

5.86 km
Marine Way Animal Hospital

5.87 km
Dr Pd Mare

5.89 km
Mediclinic Plettenberg Bay
Hospital



EDUCATION

5.77 km
Footsteps Preschool

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Plettenberg Bay Police Station

9.13 km

South African Police Service -
Xhiphula Street

9.14 km

South African Police Service
Kwanokuthula Police Station

5.52 km

Look Out Centre

5.55 km

Platternberg Shopping Centre

6 km

Plett Pre Primary School

6.5 km

Sweet Heavens Educare

4.43 km

Plettenberg Bay Primary School

5.85 km

Greenwood Primary School

7.14 km

Wittedrif Primary School

2.83 km

K-Rides

6.59 km

Legacy House School

6.98 km

Songbird Music Gardenroute

5.58 km

Plettenberg Bay Christian

6.14 km

Plettenbergbaai Secondary
School

6.28 km

Wittedrift Rugby



4.12 km

Keurboomstrand

4.51 km

Keurboomstrand

4.95 km

Lookout Beach

Disclaimer

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