

CAGR Sale Price

Average Property Sale Price

Total Market Value

**-11,3%****R0,12M****R0,09M**

Year

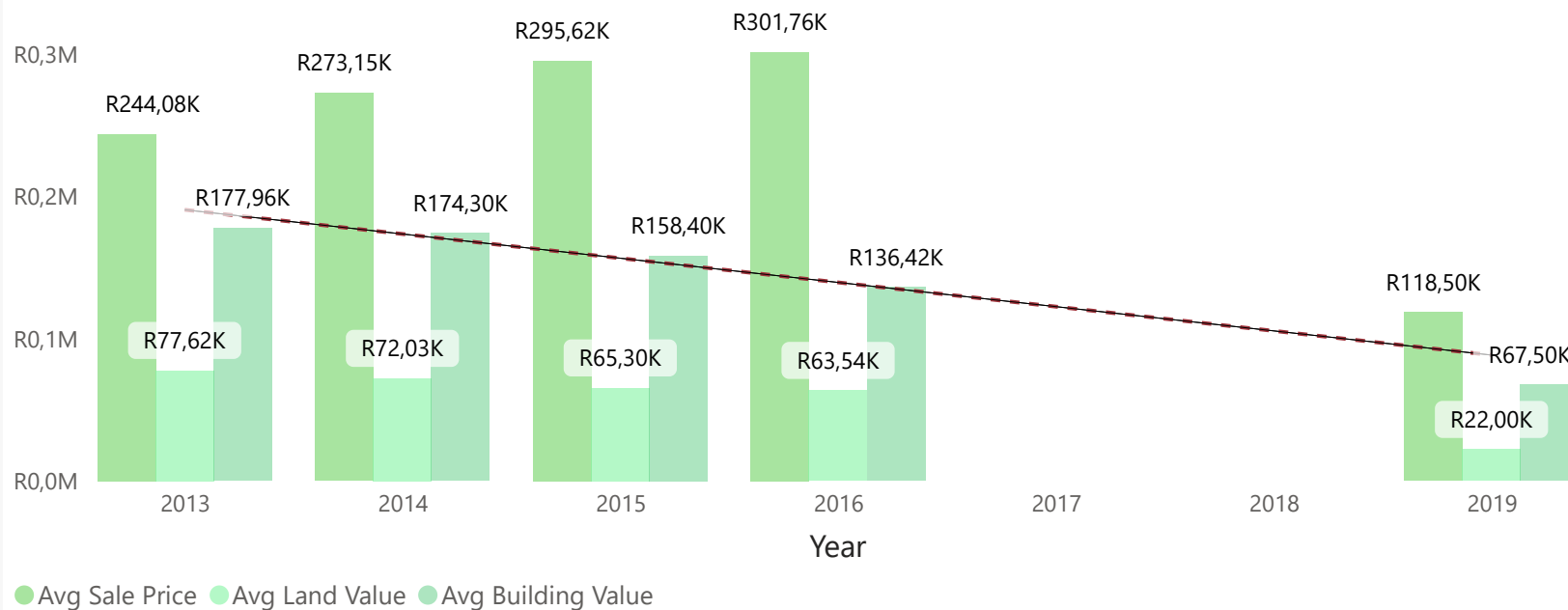
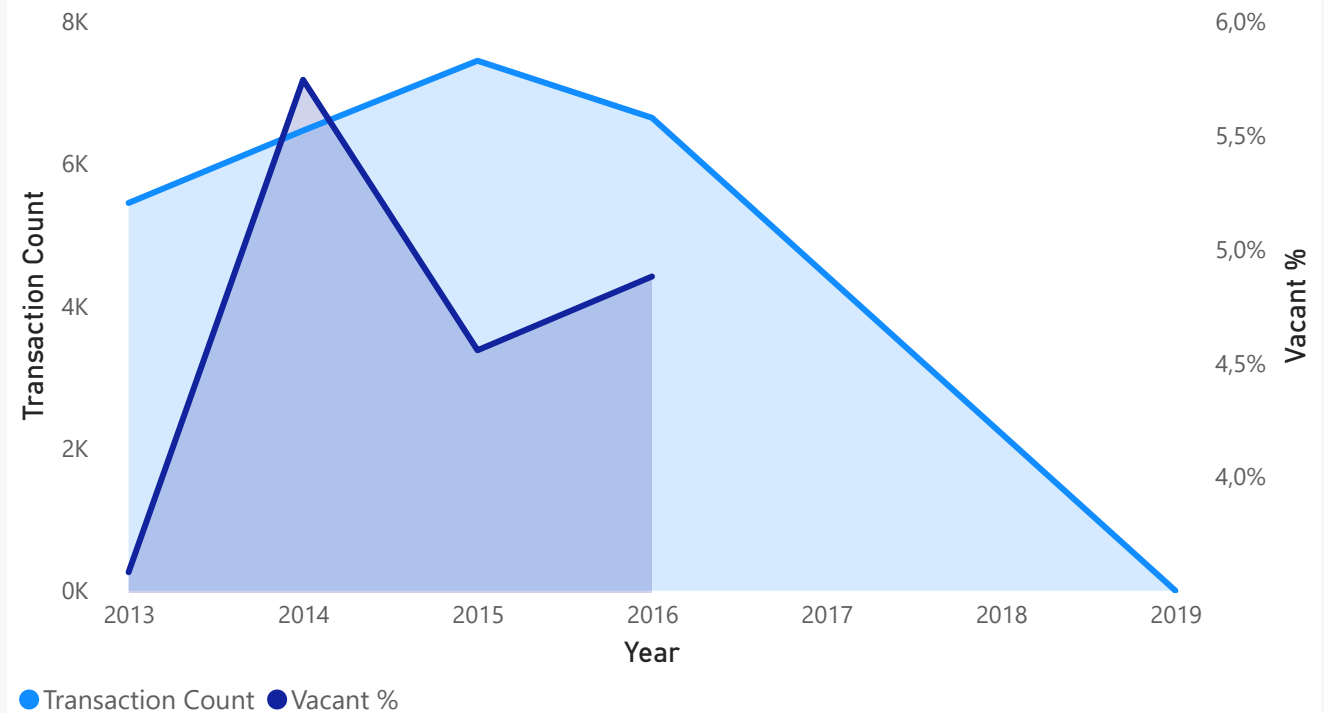
2013

2019

City, Road

All

Year	YoY Building Value Change	YoY Land Value Change	YoY Sale Price Change	YoY Total Value Change	YoY Transaction Change
2014	16,2%	10,1%	32,8%	14,4%	18,7%
2015	4,7%	4,4%	24,7%	4,5%	15,2%
2016	-23,1%	-13,2%	-8,9%	-20,2%	-10,8%
2017	-100,0%	-100,0%	-100,0%	-100,0%	-100,0%



At R301 760,02, 2016 had the highest Avg Sale Price and was 154,65% higher than 2019, which had the lowest Avg Sale Price at R118 500,00.

Avg Sale Price and total Avg Land Value are positively correlated with each other.

Across all 5 Year, Avg Sale Price ranged from R118 500,00 to R301 760,02, Avg Land Value ranged from R22 000,00 to R77 619,59, and Avg Building Value ranged from R67 500,00 to R177 962,00.

2015 accounted for 28,63% of Transaction Count.

Transaction Count and Vacant % diverged the most when the Year was 2015, when Transaction Count were 7442 higher than Vacant %.

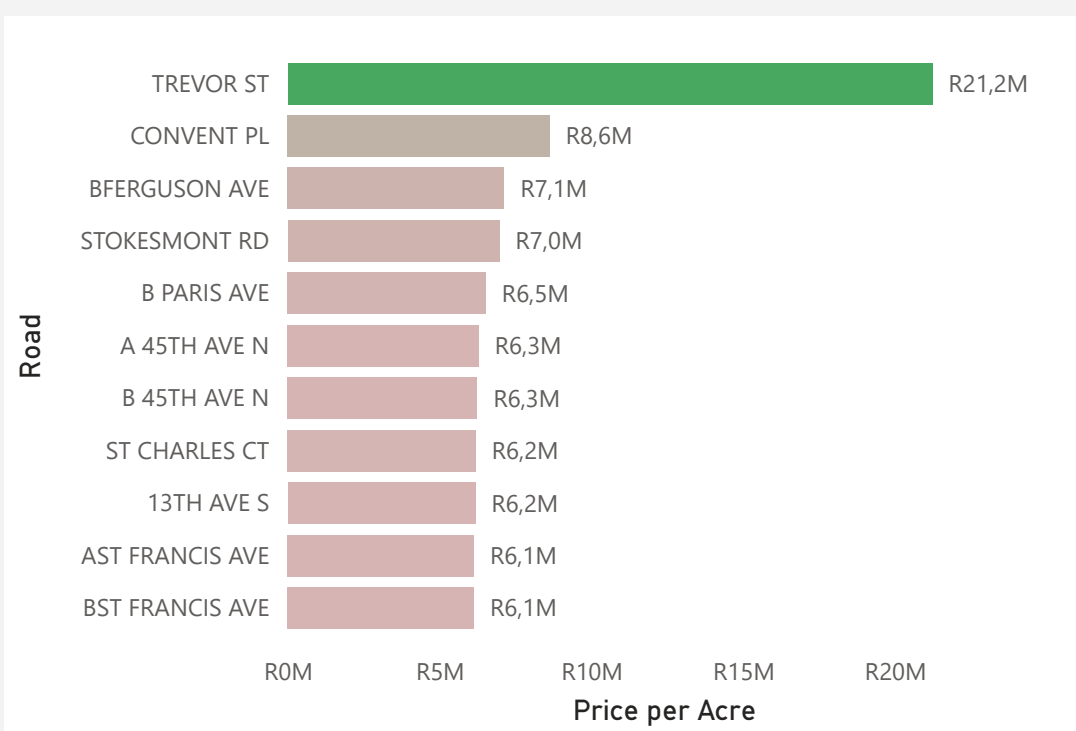
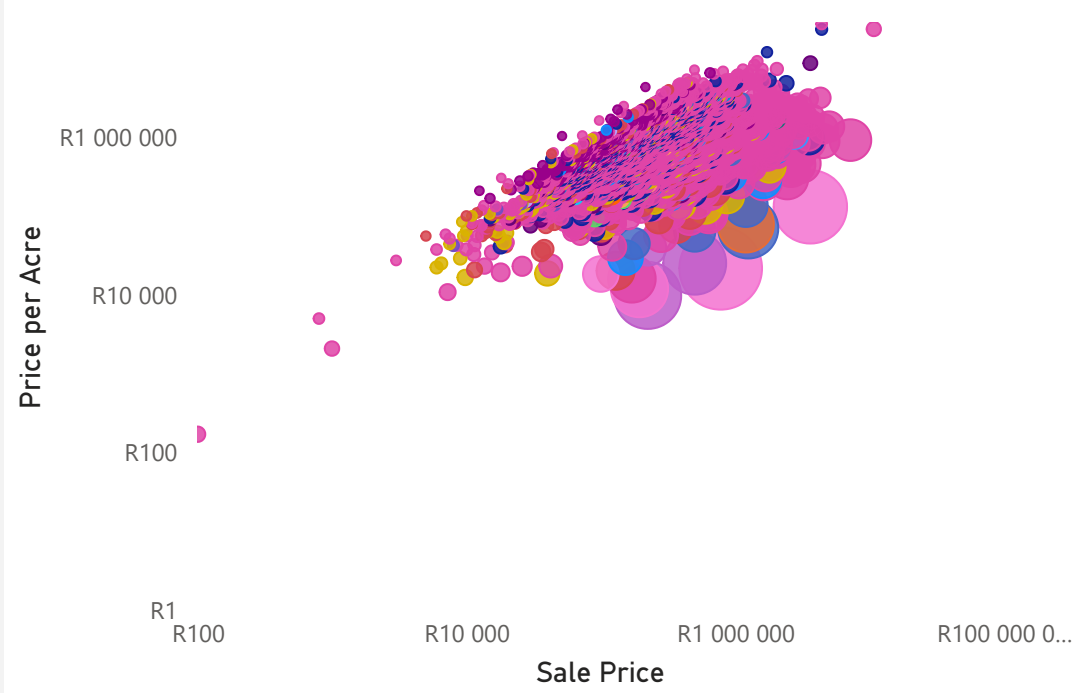
Total Value had several high anomalies between Friday, May 31, 2013 and Friday, September 30, 2016.

R4 400 000,00 had the highest Price per Acre ( R27 076 923,08) and R780 000,00 had the highest Average of Acreage (35,97). The Land Use with the highest Price per Acre was SINGLE FAMILY and the Land Use with the highest Average of Acreage was GREENBELT.

Most Sale Price were below R1 023 552,14 in Price per Acre and below 0,51 in Average of Acreage.Price per Acre was highest for TREVOR ST at R21 238 095,24, followed by CONVENT PL and BFERGUSON AVE.

Across all 11 Road, Price per Acre ranged from R6 142 857,14 to R21 238 095,24. Avg Price per Bedroom had several anomalies, both high and low, between Tuesday, January 29, 2013 and Saturday, August 20, 2016

The most recent anomaly



Median Price per Acre

R493 750,00

Average Price per Bedroom

R39 500,00

Average Price per Bathroom

R59 250,00

City, Road

All

Land Use, Year

All

City	Avg Sale Price	Median Price per Acre	Avg Price per Bedroom	Avg Price per Bathroom
<div>WHITES CREEK</div>	R147 957,89	R294 444,44	R50 264,91	R83 085,09
BRECKENRIDGE CT	R728 000,00	R700 000,00	R182 000,00	R242 666,67
BRICK CHURCH PIKE	R138 166,67	R288 888,89	R49 152,78	R99 250,00
CREEK TRAIL DR	R279 900,00	R204 306,57	R93 300,00	R93 300,00
FLINT RIDGE DR	R61 333,33	R360 000,00	R18 777,78	R30 666,67
GREEN LN	R150 000,00	R92 308,57	R62 500,00	R150 000,00
TISDALL DR	R55 075,00	R438 750,00	R27 537,50	R27 537,50
BRICK CHURCH PIKE	R250 000,00	R25 536,26	R83 333,33	R125 000,00
GREEN LN	R20 000,00	R16 000,00	R10 000,00	R20 000,00
<div>OLD HICKORY</div>	R165 835,27	R555 717,59	R54 177,45	R102 390,96
<div>NASHVILLE</div>	R305 470,17	R678 571,43	R95 498,60	R159 289,00
<div>MOUNT JULIET</div>	R269 400,00	R49 074,07	R73 266,33	R140 340,48
<div>MADISON</div>	R138 472,14	R305 918,37	R48 532,12	R92 698,11
<div>JOELTON</div>	R143 239,18	R147 959,18	R45 405,48	R106 016,45
<div>HERMITAGE</div>	R155 717,12	R482 758,62	R49 295,79	R96 131,15
<div>GOODLETTSVILL</div>	R164 309,67	R288 685,87	R53 068,75	R100 299,21
<div>BRENTWOOD</div>	R485 799,90	R547 428,79	R131 840,59	R166 377,56
<div>ANTIOCH</div>	R131 909,33	R527 817,46	R44 300,43	R79 475,91
Total	R275 026,99	R600 000,00	R86 373,88	R145 810,57

4,73%

Vacant %

29,73%

Land Share %

Year

2013

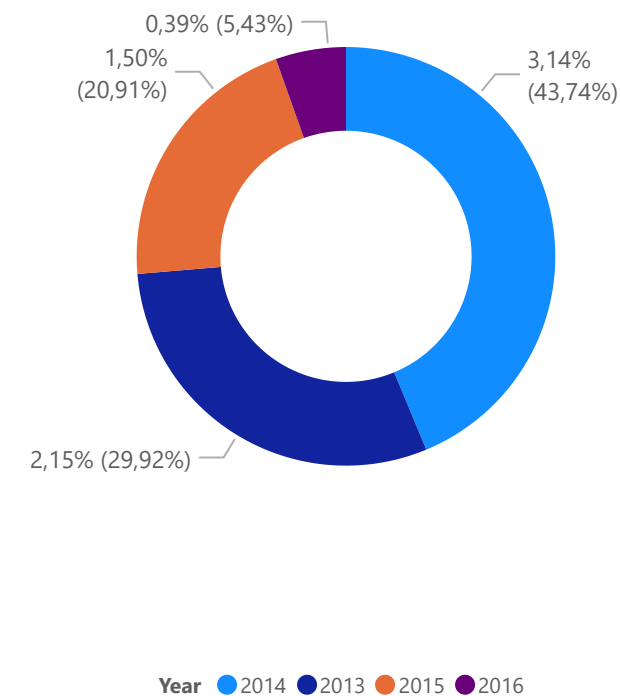
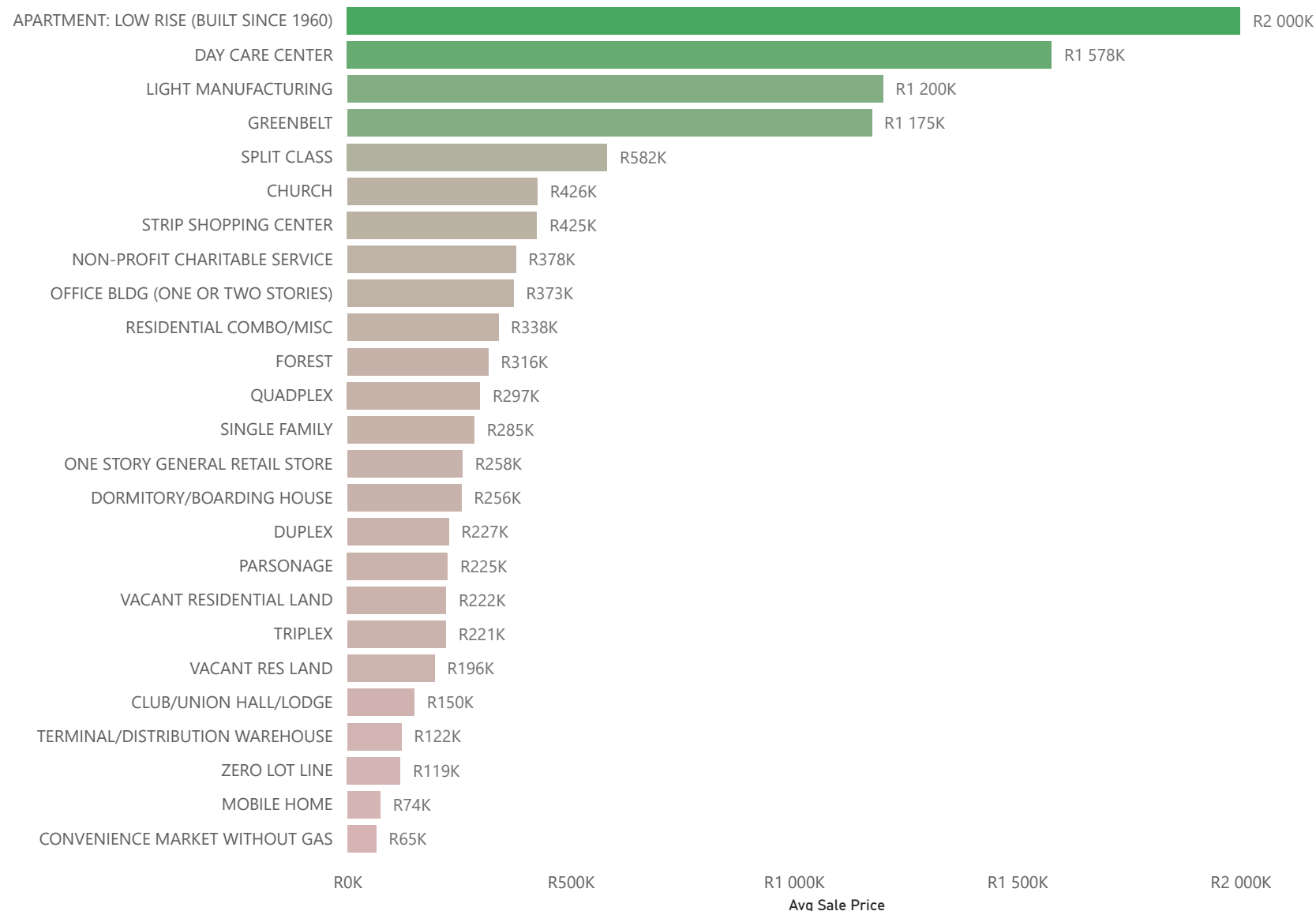
2019



Land Use

All

Land Use



At R2 000 000,00, APARTMENT: LOW RISE (BUILT SINCE 1960) had the highest Avg Sale Price and was 2 976,92% higher than CONVENIENCE MARKET WITHOUT GAS, which had the lowest Avg Sale Price at R65 000,00. Across all 25 Land Use, Avg Sale Price ranged from R65 000,00 to R2 000 000,00. 2014 in Land Use LIGHT MANUFACTURING made up 21,96% of Vacant %.

NASHVILLE: R5 793 852 703

Top City Sale Price

SINGLE FAMILY: R6 052 183 384

Top Land-use Sale Price

LYNNWOOD BLVD: R38 864 780

Top Road Sale Price

25990

Transaction Count

20,66%

Redevelopment Index

0,51

Volatility\_Norm

Land Use

All

City, Road

All

Bedrooms

All

Full Bath

All

Year

2013

2019

5K

0K

2015

2020

30%

20%

2015

2020

5K

0K

2015

2020

