

First Quarter 2008

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In a nutshell

- The South African economy expanded by 5,1% in real terms in 2007, mainly as a result of strong growth in the financial, real estate and business services sector.
- During the course of 2007 the household sector was affected by rising inflation, higher interest rates and the implementation of the National Credit Act (NCA). The cost of servicing household debt increased to above 10% of disposable income, real disposable income growth slowed towards the end of the year, and real consumption expenditure growth tapered off to lower levels.
- Nominal and real house price growth slowed down further towards the end of 2007, largely as a result of the tightening of monetary policy since mid-2006, stricter requirements for credit extension implemented in the second half of last year, and housing having become less affordable, putting pressure on household finances.
- The average price of affordable housing increased by 19% in nominal terms to R258 000 on average in 2007, compared with a growth rate of 14,9% recorded in 2006. Real price growth came to 11,2% last year, up from 9,7% in 2006.
- Nominal price growth of 14,5% was recorded in middle-segment housing in 2007 (15,2% in 2006), causing the average price of a house in this market segment to come to about R929 000 last year. In real terms, middle-segment house price growth of 7,0% was registered in 2007, down from 10,1% in 2006.
- In the luxury segment of the market, house prices increased by a nominal 8,1% to about R4,1 million last year (10,9% in 2006). The average price of houses in this category increased by a real 1,0% in 2007 compared with a real growth rate of 6% recorded in 2006.
- At a provincial level, nominal year-on-year growth in house prices in the middle segment of the housing market varied between 8,0% and 20,7% in 2007. Real prices increased by between 0,9% and 12,8% last year, compared with 2006.
- In the country's major metropolitan areas, nominal house price growth of between 10,6% and 22,5% was recorded in 2007. Real price growth in these areas varied between 3,3% and 14,5% last year, compared with the previous year.
- In the coastal regions, nominal growth in house prices varied between 15,7% and 19,3% in 2007, while real growth of between 8,1% and 11,5% was recorded.
- Inflation is forecast to remain under upward pressure over the short term, with the result that interest rates are not expected to be cut soon.
- The situation with regard to electricity supply is set to affect levels of production, fixed capital formation, employment, income and consumption in the economy, eventually impacting the housing market.
- Nominal house price growth of 7,8% is projected for 2008, resulting in expected real growth of just 0,1% this year after adjustment for inflation.

Residential property market

Macroeconomic and household sector overview

Real growth in the South African economy came to 5,1% in 2007 after growth of 5,4% was recorded in 2006. Last year economic growth was driven by the financial, real estate and business services sector, while the trade and construction sectors also recorded relatively strong growth.

In the third quarter of 2007, the ratio of household debt to disposable income increased further to 77,4% from 76% in the second quarter. The higher debt-to-income ratio, together with the upward trend in interest rates since mid-2006, caused the cost of servicing household debt to rise to 10,3% of disposable income in the third quarter of 2007 from 9,6% in the preceding quarter and 6,5% in the second quarter of 2006 when interest rates were still low and the debt ratio was 70,3%.

The seasonally adjusted annualised growth in real disposable income of households tapered off from a rate of 7,6% in the first quarter of 2007 to 4,8% in the third quarter. This downward trend in real disposable income growth is a reflection of rising inflation during the course of the year.

Growth in real final consumption expenditure by households slowed to a seasonally adjusted annualised rate of 4,5% in the third quarter of 2007 compared with 4,9% in the second quarter and 7,2% in the first quarter of the year. This resulted from significantly lower growth in all categories of household consumption since the start of last year on the back of higher interest rates, and rising food and fuel prices, impacting negatively on consumers' spending power.

The ratio of net household saving to disposable income remained stable at -0,4% in the third quarter of 2007 from the second quarter (in calculating net household saving for this purpose, elements such as depreciation write-offs on the value of fixed assets

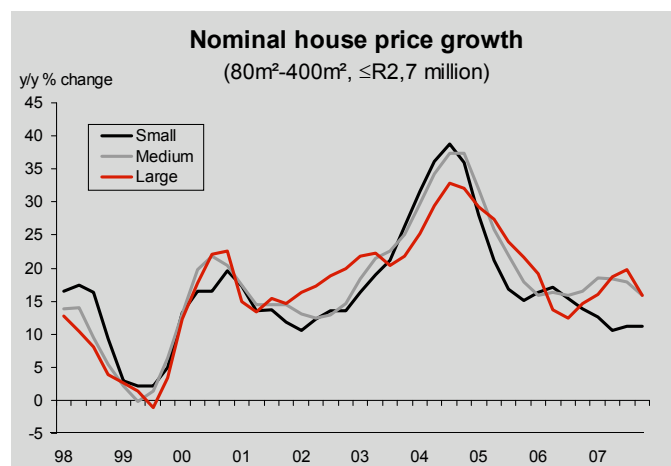
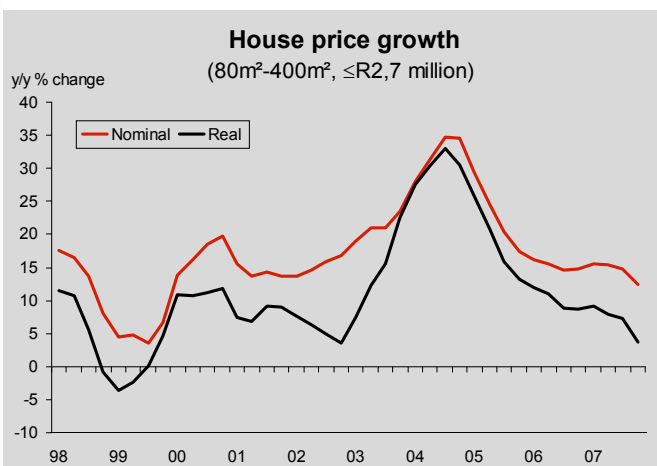
held by households, such as residential buildings, were taken into account).

The following macroeconomic and household sector related developments have occurred since the beginning of the fourth quarter of 2007:

- CPIX inflation remained well above the 6% upper inflation target limit, largely on the back of food and fuel price increases, and rand exchange rate movements.
- The Reserve Bank's Monetary Policy Committee (MPC) hiked the repo rate by 50 basis points at its October and December meetings because of deteriorating inflationary conditions. This caused commercial banks to raise their lending rates to the public (prime overdraft and mortgage rates) to 14,5% in December. Despite continued risks to the inflation outlook, rates were kept on hold at the January 2008 MPC meeting, mainly as a result of global and domestic economic uncertainties, as well as indications that the South African economy is slowing down.
- Growth in domestic private sector credit extension, especially mortgage advances, remained above 20% year-on-year, but is gradually tapering off as a result of rising interest rates since mid-2006, and the effect of the National Credit Act.
- Electricity supply constraints became more problematic, having an adverse effect on business and household sector operations.

House prices in 2007

Year-on-year nominal and real house price growth tapered off in all segments of the market towards the end of 2007, which is mainly a reflection of deteriorating market conditions as a result of an upward trend in interest rates since June 2006, as well as the full



implementation of the National Credit Act in mid-2007, which obliged financial institutions to apply stricter requirements for the granting of credit to consumers.

Affordable housing

In 2007, the average price of houses in this category (houses of 40m²-79m² and priced at R370 000 or less) increased by 19% year-on-year (y/y) in nominal terms compared with growth of 14,9% y/y in 2006. In real terms, this represents an increase of 11,2% y/y, compared with price growth of 9,7% in 2006.

In the final quarter of 2007, nominal house prices in the affordable category increased by 18,9% y/y to about R274 000 on average, with growth of 20,8% y/y recorded in the preceding quarter. In real terms, house price growth in this category came to 9,8% y/y in the fourth quarter of last year, compared with y/y growth of 12,9% in the third quarter.

Middle-segment housing

The average price of houses in the so-called middle segment of the residential property market (houses of 80m²-400m² and priced at up to R2,7 million) increased by 14,5% y/y in 2007 (15,2% in 2006) in nominal terms. In real terms (after adjustment for inflation), house prices increased by 7,0% last year, compared with a growth rate of 10,1% recorded in 2006.

In the fourth quarter of 2007, nominal house prices in the middle-market segment increased by an average of 12,4% y/y to about R960 000. This was the lowest nominal growth since the fourth quarter of 1999, when a growth rate of 6,7% was recorded. In real terms, house price growth came to 3,8% y/y in the final quarter of last year. In both nominal and real terms, the year-on-year growth in house prices was down on that of the third quarter, when it was a nominal 14,8% and a real 7,4%.

In the three middle-segment categories, house price growth was as follows in 2007:

- Small houses (80m²-140m²): a nominal 11,4% and a real 4,1% higher.
- Medium houses (141m²-220m²): a nominal 17,6% and a real 9,9% higher.
- Large houses (221m²-400m²): a nominal 17,5% and a real 9,8% higher.

Luxury housing

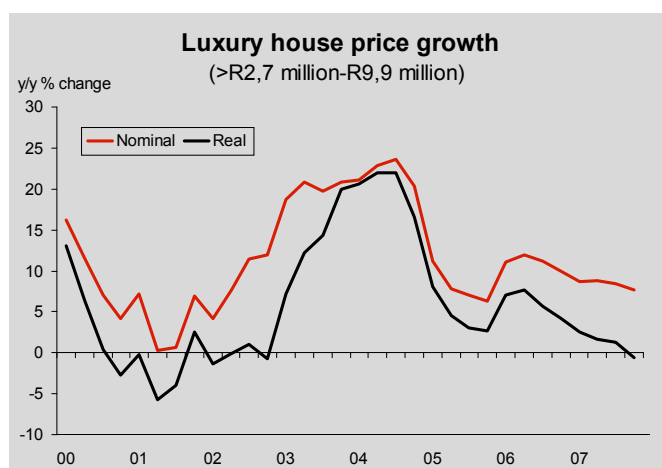
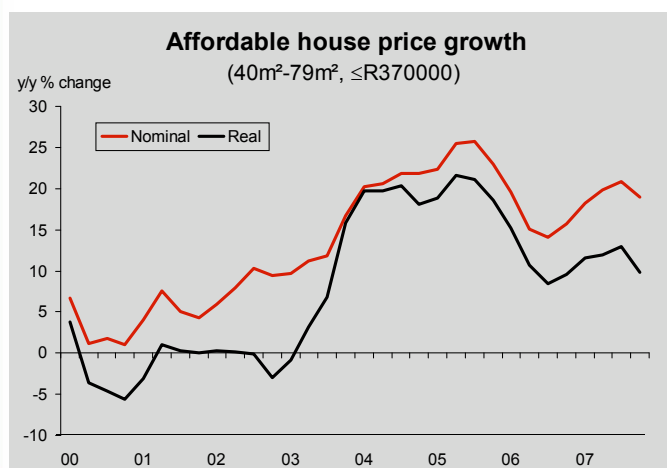
Nominal house prices in this segment (houses valued at between R2,7 million and R9,9 million) increased by an average of 8,1% y/y in 2007. In 2006, nominal house price growth was 10,9% y/y in the luxury category. In real terms, price growth of only 1% y/y was recorded in 2007 (6% in 2006).

In the fourth quarter of last year, house prices in the luxury segment increased by 7,7% y/y to about R4,2 million on average in nominal terms (8,4% y/y in the third quarter). In real terms, prices dropped by 0,6% y/y in the fourth quarter compared with an increase of 1,3% y/y in the third quarter. This has been the first real price decline recorded in the luxury segment since the fourth quarter of 2002 when a drop of 0,7% y/y was registered, and can be ascribed to deteriorating market conditions.

Regional house prices

At a provincial level, nominal year-on-year growth in house prices in the middle segment of the housing market varied between 8,0% and 20,7% in 2007. Real prices increased by between 0,9% and 12,8% last year, compared with 2006. The following price rises occurred in the various provinces in 2007:

- KwaZulu-Natal: a nominal 8,0% and a real 0,9%.
- Western Cape: a nominal 11,4% and a real 8,6%.
- Eastern Cape: a nominal 13,4% and a real 6,0%.
- Gauteng: a nominal 14,1% and a real 6,6%.
- Mpumalanga: a nominal 14,1% and a real 6,6%.
- North West: a nominal 15,0% and a real 7,5%.
- Northern Cape: a nominal 15,2% and a real 7,6%.



- Limpopo: a nominal 15,4% and a real 7,8%.
- Free State: a nominal 20,7% and a real 12,8%.

In the country's major metropolitan areas, nominal house price growth of between 10,6% and 22,5% was recorded in 2007. Real price growth in these areas varied between 3,3% and 14,5% last year compared with the previous year. Price growth in the metropolitan areas was as follows in 2007:

- Cape Town: a nominal 10,6% and a real 3,3%.
- East London: a nominal 11,2% and a real 3,9%.
- Port Elizabeth/Uitenhage: a nominal 12,9% and a real 5,5%.
- Greater Johannesburg: a nominal 14,3% and a real 6,8%.
- Durban/Pinetown: a nominal 15,1% and a real 7,6%.
- Pretoria: a nominal 15,8% and a real 8,2%.
- Bloemfontein: a nominal 22,5% and a real 14,5%.

In the coastal regions, nominal growth in house prices varied between 15,7% and 19,3% in 2007, while real growth of between 8,1% and 11,5% was recorded. Price growth in the coastal regions was as follows in 2007:

- KwaZulu-Natal: a nominal 15,7% and a real 8,1%.
- The Eastern Cape: a nominal 16,5% and a real 8,9%.
- The Western Cape: a nominal 19,3% and a real 11,5%.

Building costs and new and existing house price trends

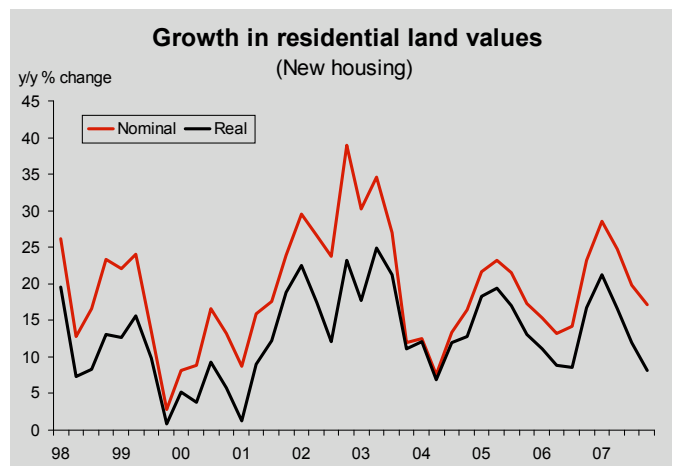
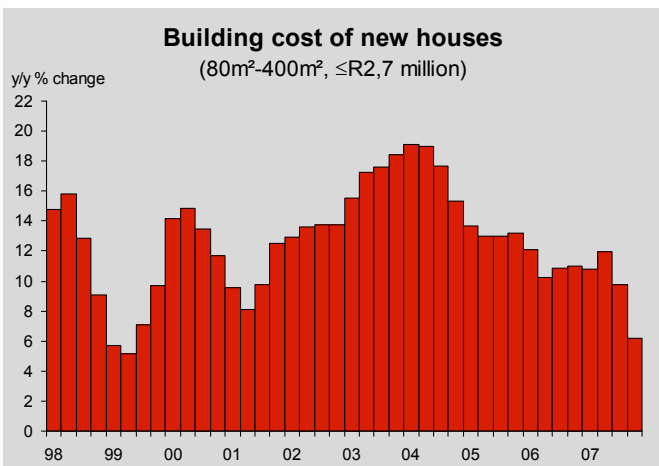
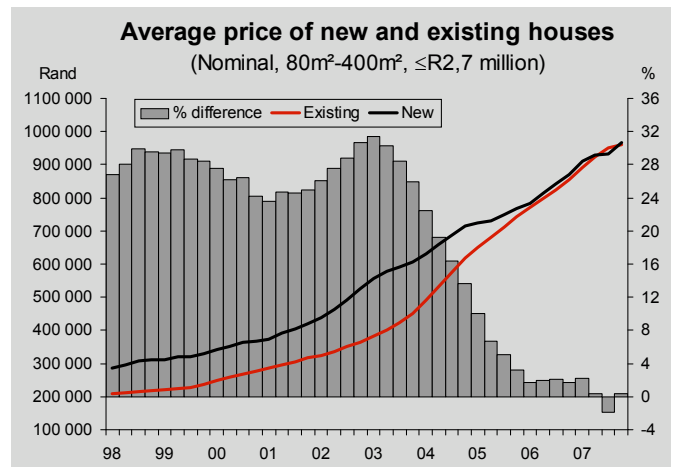
The average increase in the cost of building a new house in the middle segment of the housing market was 9,5% in 2007 (11,1% in 2006). Although factors such as the demand for building materials and skilled labour kept building cost increases well above the inflation rate, the slower growth in building costs last year compared with 2006 is also an indication of the softening in the housing market during the past year, resulting in fiercer competition among contractors.

The average price of a new house amounted to about R934 100 last year, which was a nominal 13% and a real 5,6% higher than in 2006. The average price of an existing house was about R931 800 in 2007 (a nominal 14,8% and a real 7,3% higher than in the previous year). This made it only R2 300, or 0,2%, cheaper to buy an existing house than to build a new one in 2007.

In the fourth quarter of last year, the cost of building a new house increased by a nominal 6,2%, compared with the same quarter in 2006. The average price of a new house increased by a nominal 11,0% y/y to about R965 100 in the final quarter of 2007, which translated into a real increase of 2,4% y/y. The average price of an existing house increased by a nominal 12,5% y/y to about R961 500 in the fourth quarter of last year, which brought the real price increase to 3,8% y/y. As a result, the nominal price difference between new and existing houses was about R3 600, or 0,4%, in the final quarter of 2007.

Land prices

In 2007, nominal residential land prices increased by 22,3% to about R354 400 on average, compared with



growth of 16,6% in 2006. This represents real growth of 14,3% last year (11,3% in 2006).

In the fourth quarter of 2007, nominal land prices increased by 17,2% y/y to about R374 700 on average (19,8% y/y in the third quarter). Real growth of 8,2% was recorded on a year-on-year basis in the final quarter of last year (12,0% y/y in the third quarter).

In the coastal regions, land prices averaged about R514 800 in nominal terms in 2007, which was 30,6% higher than in 2006 when the nominal price growth was 22,9%. In real terms, growth of 22,2% was recorded in land prices in the country's coastal regions in 2007 (17,4% in 2006). In the fourth quarter of last year, land prices along the coast increased by a nominal 15,7% y/y to around R521 000, which brought real price growth to a level of 7,1% y/y.

Mortgage finance

Commercial banks' variable mortgage interest rates were at 14,5% at the end of 2007 after lending rates had been increased by a total of 200 basis points since June last year.

Based on an average house price of R960 171 in the middle segment of the market in the fourth quarter of 2007, the monthly repayment on a new mortgage (100% over a 20-year repayment period at a variable mortgage rate averaging 14,1%) amounted to R11 989. In the corresponding quarter of 2007, the comparable repayment was R9 525, calculated at an average house price of R854 169 and a mortgage rate averaging 12,2% in that quarter. The difference of R2 464 between these monthly repayments can be ascribed to house prices being 12,4% higher in the past quarter than they were a year ago, whereas the mortgage rate was 190 basis points higher than in the fourth quarter of 2006.

Affordability of housing

The house price-to-remuneration ratio increased

further in the second quarter of 2007 (the most recent remuneration data available) and reached its highest level since the fourth quarter of 1984. This ratio is on an upward trend since the beginning of 2000 when the housing market entered a boom phase, which caused property prices in 2004 to rise at rates last seen in the early 1980s.

The ratio of mortgage repayments to remuneration has accelerated significantly since the middle of 2006, to its highest level in the second quarter of last year since the end of 1991. This was mainly as a result of the 400 basis points' worth of interest rate hikes over this period, which caused mortgage repayments to have increased by around 28% in total.

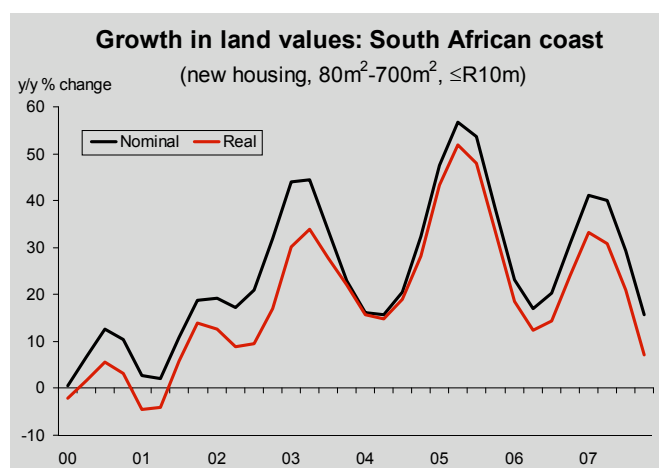
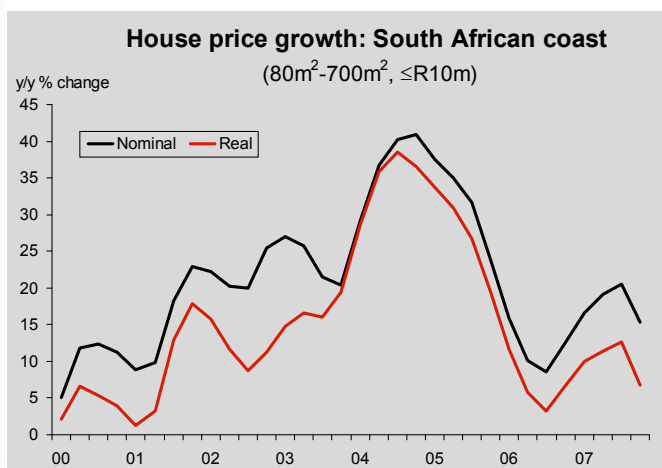
The upward trend in the abovementioned two affordability ratios implies that house prices and mortgage repayments are rising at a faster rate than remuneration, which means that housing is in effect becoming less affordable.

Outlook

The tightening of monetary policy since mid-2006 on the back of inflationary pressures has contributed to domestic consumer demand and the growth in private sector credit extension to gradually slow down towards the end of last year.

By the end of 2007 CPIX inflation rose to well above the 6% level, which is the upper limit of the inflation target range. This was related to oil price, rand exchange rate and domestic fuel price movements over the last number of months, while food price inflation has also been on a sharp upward trend as a result of domestic and international supply and demand conditions.

CPIX inflation will remain under upward pressure in the short term, with the inflation rate forecast to peak at a level of well above 8% in the first quarter of 2008, declining gradually to just above 6% by the fourth



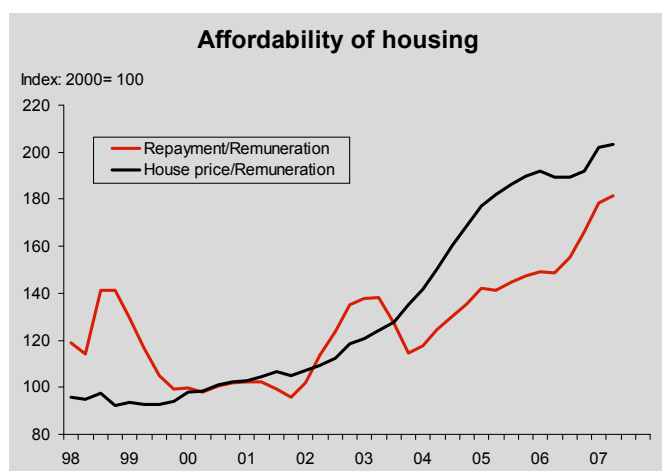
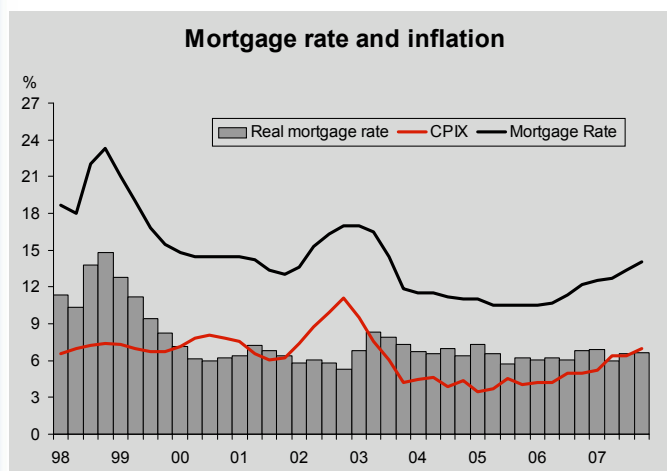
quarter of this year. In view of these inflation expectations, interest rates are forecast to remain stable at current levels until early 2009. These factors, as well as the effect of the National Credit Act, are set to cause a further slowdown in the residential property market and drive mortgage advances growth lower over the next twelve months.

Although the full impact is still to be determined, the electricity crisis that gripped South Africa since the beginning of the year is expected to affect overall production, fixed capital formation, employment, income, consumption, and confidence levels in the economy. As a result, the rand exchange rate may depreciate, growth in real gross domestic product is forecast to slow to below 4% this year, whereas costs are expected to increase over a wide front. Higher costs will to some extent be passed on to the consumer, which will, together with a weaker exchange rate, add to additional upward pressure on inflation. This implies that interest rates will probably have to remain relatively high for some time, curtailing consumption and economic growth.

The housing market is not expected to escape these developments unscathed. The acute shortage of

electricity may dampen and even halt new housing developments, which may cause the demand for existing housing to increase, causing price growth to accelerate on the back of demand and supply conditions. However, the affordability of housing, already a major issue for many prospective homebuyers in especially the low- and middle-income categories, will become even more important against this background, as well as factors such as the National Credit Act, inflationary pressures, high interest rates and slowing household disposable income growth. This situation may cause homebuyers to consider even smaller, more affordable, and probably higher-density housing in future. Residential properties focused on environmentally friendly energy consumption will also be high in demand and may carry a price premium.

In view of these expectations, house price growth of 7,8% in nominal terms and 0,1% in real terms is forecast for 2008, reflecting prevailing monetary policy conditions, the effect of the National Credit Act and expectations of markedly lower real economic and household disposable income growth this year.



Statistics and projections

Average nominal house prices											
	2004 Rand	2005 Rand	2006 Rand	2007 Rand	2006		2007				
					Q4 Rand	Q1 Rand	Q2 Rand	Q3 Rand	Q4		
									Rand	q/q % Δ	y/y % Δ
National											
Middle segment (80m²-400m², ≤R2,7m)	574 130	703 900	811 078	928 973	854 169	891 062	920 365	944 294	960 171	1,7	12,4
Small (80m ² -140m ² , ≤R2,7m)	418 691	501 753	580 125	646 264	603 998	622 961	635 699	654 691	671 707	2,6	11,2
Medium (141m ² -220m ² , ≤R2,7m)	536 001	664 652	772 241	908 364	819 401	859 748	896 284	928 127	949 298	2,3	15,9
Large (221m ² -400m ² , ≤R2,7m)	779 319	976 788	1 121 974	1 319 081	1 190 513	1 247 967	1 298 973	1 350 260	1 379 123	2,1	15,8
New (80m ² -400m ² , ≤R2,7m)	673 023	742 701	826 943	934 122	869 514	911 398	927 781	932 220	965 089	3,5	11,0
Existing (80m ² -400m ² , ≤R2,7m)	553 557	696 488	811 547	931 830	854 676	891 160	924 370	950 332	961 457	1,2	12,5
Affordable (40m²-79m², ≤R370 000)	150 816	188 792	216 838	258 001	230 063	243 178	253 556	265 404	273 569	3,1	18,9
Luxury (>R2,7m-R9,9m)	3 161 337	3 408 072	3 780 776	4 086 900	3 884 165	3 970 608	4 073 018	4 156 008	4 184 354	0,7	7,7
Provinces											
Eastern Cape	516 312	643 423	747 926	848 269	776 740	823 786	844 869	865 723	869 084	0,4	11,9
Free State	407 995	491 499	568 562	686 327	601 698	624 441	665 306	734 375	753 930	2,7	25,3
Gauteng	610 913	734 394	848 367	968 118	907 996	942 468	966 817	976 815	995 074	1,9	9,6
KwaZulu-Natal	552 801	683 758	817 406	882 711	830 176	853 132	894 041	900 148	892 751	-0,8	7,5
Limpopo	438 553	566 731	707 863	816 846	753 444	804 776	834 451	825 790	802 368	-2,8	6,5
Mpumalanga	407 492	526 418	661 597	755 007	708 518	727 844	742 080	759 999	790 106	4,0	11,5
North West	418 241	527 246	623 009	716 562	657 753	675 751	704 508	730 342	755 647	3,5	14,9
Northern Cape	369 055	439 881	550 841	634 297	604 264	615 988	611 796	637 294	672 109	5,5	11,2
Western Cape	646 477	829 106	942 299	1 049 780	976 927	1 014 832	1 039 900	1 070 683	1 093 905	2,2	12,0
Metropolitan regions											
PE/Uitenhage (Eastern Cape)	540 020	672 263	770 250	869 640	828 555	838 436	854 868	880 473	904 783	2,8	9,2
East London (Eastern Cape)	498 137	709 975	796 088	885 520	837 232	876 801	894 444	889 651	881 186	-1,0	5,2
Bloemfontein (Free State)	516 230	640 614	757 873	928 726	802 330	840 331	909 134	965 906	999 531	3,5	24,6
Greater Johannesburg (Gauteng)	617 145	741 563	876 862	1 002 253	937 811	982 366	1 001 142	1 009 327	1 021 263	1,2	8,9
Johannesburg Central & South	536 985	616 682	772 586	866 061	834 981	870 079	878 002	860 378	855 783	-0,5	2,5
Johannesburg North & West	763 100	922 478	1 074 253	1 228 573	1 145 568	1 189 141	1 214 564	1 236 577	1 274 011	3,0	11,2
East Rand	505 316	638 608	753 971	858 931	797 573	836 035	868 026	867 390	864 271	-0,4	8,4
Pretoria (Gauteng)	671 724	813 489	924 732	1 071 143	988 650	1 014 098	1 055 845	1 104 788	1 109 842	0,5	12,3
Durban/Pinetown (KwaZulu-Natal)	539 522	723 588	851 986	980 964	871 882	918 116	993 047	1 013 706	998 985	-1,5	14,6
Cape Town (Western Cape)	665 605	847 549	968 147	1 070 679	996 801	1 031 238	1 056 676	1 081 996	1 112 804	2,8	11,6
Coastal regions											
South Africa	779 211	1 025 557	1 145 655	1 350 288	1 216 843	1 277 659	1 331 442	1 387 845	1 404 205	1,2	15,4
Western Cape	818 183	1 097 364	1 214 932	1 449 548	1 297 951	1 373 906	1 413 546	1 480 133	1 530 545	3,4	17,9
West Coast	648 593	930 484	1 032 278	1 179 015	1 072 172	1 132 690	1 174 457	1 195 090	1 213 824	1,6	13,2
Cape Peninsula and False Bay	846 058	1 085 872	1 210 834	1 435 352	1 299 386	1 359 662	1 388 546	1 465 518	1 527 682	4,2	17,6
South Coast	787 440	1 189 443	1 287 205	1 597 539	1 381 354	1 506 832	1 593 163	1 633 083	1 657 077	1,5	20,0
Eastern Cape	624 420	800 177	924 334	1 076 998	970 695	1 008 790	1 054 260	1 114 082	1 130 859	1,5	16,5
KwaZulu-Natal	762 405	972 373	1 192 731	1 380 340	1 231 055	1 270 560	1 396 679	1 441 803	1 450 649	0,6	17,8
South Coast	630 452	888 926	1 098 058	1 164 844	1 113 648	1 168 258	1 158 082	1 112 666	1 220 370	9,7	9,6
North Coast	866 290	1 051 899	1 300 454	1 557 643	1 349 169	1 374 713	1 566 607	1 678 106	1 611 147	-4,0	19,4

House prices are based on the total smoothed purchase price of houses (including all improvements) in respect of which loan applications were approved by Absa Bank. House prices for the provinces and metropolitan regions are smoothed for all houses between 80m² and 400m², up to R2,7 million. House prices for the coastal regions are smoothed for all houses between 80m² and 700m², up to R10 million.

Key variables and projections									
Annual averages									
		2002	2003	2004	2005	2006	2007	2008	2009
\$/R exchange rate	Rand per US\$	10,52	7,56	6,45	6,36	6,77	7,05	7,52	7,78
CPI headline inflation rate	%	9,2	5,9	1,4	3,4	4,6	7,1	7,7	5,7
CPIX inflation rate	%	9,3	6,8	4,3	3,9	4,6	6,5	7,5	5,8
Mortgage interest rate	%	15,8	15,0	11,3	10,6	11,2	13,1	14,5	13,9
Household disposable income	Real % Δ	3,0	3,6	6,3	6,6	7,6	7,0	3,3	3,3
Final consumption by households	Real % Δ	3,2	3,5	6,7	6,9	8,2	6,9	3,3	3,4
Household saving to disposable income	%	0,7	0,8	0,4	0,1	-0,5	-0,4	-0,4	-0,4
Private sector credit extension (end of period)	Nominal % Δ	3,4	18,7	14,9	19,2	24,8	22,6	16,7	17,5
Mortgage advances (end of period)	Nominal % Δ	10,8	16,5	24,5	28,6	30,4	24,0	17,2	18,3
Household debt to disposable income	%	50,7	52,4	56,6	63,3	71,1	76,7	78,8	81,2
Gross domestic product	Real % Δ	3,7	3,1	4,9	5,0	5,4	5,1	3,6	3,6
House prices (80m²-400m², ≤R2,7m)	Nominal % Δ	15,3	21,2	32,3	22,6	15,2	14,7	7,8	8,6
House prices (80m²-400m², ≤R2,7m)	Real % Δ	5,6	14,5	30,5	18,6	10,1	7,1	0,1	2,7

Average nominal house prices by middle-segment category in the fourth quarter 2007

	Small: 80m ² – 140m ²			Medium: 141m ² – 220m ²			Large: 221m ² – 400m ²		
	Price Rand	q/q % Δ	y/y % Δ	Price Rand	q/q % Δ	y/y % Δ	Price Rand	q/q % Δ	y/y % Δ
National and provinces									
South Africa	671 707	2,6	11,2	949 298	2,3	15,9	1 379 123	2,1	15,8
Eastern Cape	618 681	-1,9	14,2	867 680	3,5	15,0	1 253 341	-1,5	11,5
Free State	533 474	3,5	24,5	731 650	6,9	32,5	1 102 677	3,2	43,4
Gauteng	688 587	6,5	22,6	918 906	2,4	11,4	1 423 255	2,9	13,4
KwaZulu-Natal	603 090	0,2	6,3	938 906	2,7	15,0	1 328 161	0,4	14,2
Mpumalanga	574 476	0,3	4,4	826 346	2,9	17,6	1 065 972	-1,4	11,8
North West	492 561	-1,6	7,6	789 828	8,1	24,0	1 033 731	3,3	16,7
Northern Cape	541 207	7,0	15,2	657 045	3,0	16,5	977 349	4,7	32,3
Limpopo	601 371	2,8	17,1	767 206	-3,1	3,0	1 150 928	0,3	13,1
Western Cape	811 763	2,7	11,4	1 127 288	0,8	11,6	1 553 485	-0,5	7,5
Metropolitan regions									
PE/Uitenhage (Eastern Cape)	562 499	-7,0	-6,0	844 894	2,4	6,6	1 365 819	-0,5	19,7
East London (Eastern Cape)	690 199	0,1	22,9	990 279	8,2	21,5	1 141 931	-7,2	-9,8
Bloemfontein (Free State)	719 413	6,0	46,5	922 517	-1,3	19,2	1 345 564	2,2	21,7
Greater Johannesburg (Gauteng)	734 055	4,7	27,5	986 579	2,9	13,4	1 431 919	2,4	11,7
Johannesburg Central & South	660 161	6,6	52,4	860 400	1,8	12,4	1 394 647	5,1	12,1
Johannesburg North & West	841 751	7,9	20,3	1 182 634	4,9	14,2	1 649 925	1,5	10,6
East Rand	711 200	1,8	29,2	837 157	-1,2	9,3	1 190 359	3,1	11,2
Pretoria	672 136	2,5	15,6	935 997	-0,7	4,7	1 528 715	2,0	13,2
Durban/Pinetown (KwaZulu-Natal)	737 071	1,4	25,4	1 022 614	2,4	17,1	1 556 678	6,3	27,1
Cape Town (Western Cape)	843 983	3,8	13,3	1 132 622	-0,3	8,6	1 602 129	-1,0	4,7

House prices are based on the total smoothed purchase price of houses (including all improvements) between 80m² and 400m², up to R2,7 million, in respect of which loan applications were approved by Absa Bank.

Monthly mortgage repayment (rand, calculated over a period of 20 years)

Mortgage amount	Mortgage repayment at different interest rates										
	10,5%	11,0%	11,5%	12,0%	12,5%	13,0%	13,5%	14,0%	14,5%	15,0%	15,5%
100 000	998	1 032	1 066	1 101	1 136	1 172	1 207	1 244	1 280	1 317	1 354
200 000	1 997	2 064	2 133	2 202	2 272	2 343	2 415	2 487	2 560	2 634	2 708
300 000	2 995	3 097	3 199	3 303	3 408	3 515	3 622	3 731	3 840	3 950	4 062
400 000	3 994	4 129	4 266	4 404	4 545	4 686	4 829	4 974	5 120	5 267	5 416
500 000	4 992	5 161	5 332	5 505	5 681	5 858	6 037	6 218	6 400	6 584	6 769
600 000	5 990	6 193	6 399	6 607	6 817	7 029	7 244	7 461	7 680	7 901	8 123
700 000	6 989	7 225	7 465	7 708	7 953	8 201	8 452	8 705	8 960	9 218	9 477
800 000	7 987	8 258	8 531	8 809	9 089	9 373	9 659	9 948	10 240	10 534	10 831
900 000	8 985	9 290	9 598	9 910	10 225	10 544	10 866	11 192	11 520	11 851	12 185
1 000 000	9 984	10 322	10 664	11 011	11 361	11 716	12 074	12 435	12 800	13 168	13 539
1 500 000	14 976	15 483	15 996	16 516	17 042	17 574	18 111	18 653	19 200	19 752	20 308
2 000 000	19 968	20 644	21 329	22 022	22 723	23 432	24 147	24 870	25 600	26 336	27 078
2 500 000	24 959	25 805	26 661	27 527	28 404	29 289	30 184	31 088	32 000	32 920	33 847

Mortgage amount at fixed monthly repayment (rand, calculated over a period of 20 years)

Mortgage repayment	Mortgage amount at different interest rates										
	10,5%	11,0%	11,5%	12,0%	12,5%	13,0%	13,5%	14,0%	14,5%	15,0%	15,5%
1 000	100 162	96 882	93 771	90 819	88 017	85 355	82 824	80 417	78 125	75 942	73 862
2 000	200 325	193 763	187 542	181 639	176 035	170 710	165 649	160 834	156 250	151 885	147 724
3 000	300 487	290 645	281 313	272 458	264 052	256 065	248 473	241 250	234 375	227 827	221 585
4 000	400 649	387 526	375 083	363 278	352 069	341 421	331 297	321 667	312 501	303 769	295 447
5 000	500 811	484 408	468 854	454 097	440 086	426 776	414 122	402 084	390 626	379 711	369 309
6 000	600 974	581 289	562 625	544 916	528 104	512 131	496 946	482 501	468 751	455 654	443 171
7 000	701 136	678 171	656 396	635 736	616 121	597 486	579 770	562 918	546 876	531 596	517 032
8 000	801 298	775 052	750 167	726 555	704 138	682 841	662 595	643 335	625 001	607 538	590 894
9 000	901 460	871 934	843 938	817 375	792 156	768 196	745 419	723 751	703 126	683 480	664 756
10 000	1 001 623	968 815	937 708	908 194	880 173	853 551	828 243	804 168	781 251	759 423	738 618
15 000	1 502 434	1 453 223	1 406 563	1 362 291	1 320 259	1 280 327	1 242 365	1 206 252	1 171 877	1 139 134	1 107 926
20 000	2 003 245	1 937 631	1 875 417	1 816 388	1 760 346	1 707 103	1 656 487	1 608 337	1 562 503	1 518 846	1 477 235
25 000	2 504 057	2 422 038	2 344 271	2 270 485	2 200 432	2 133 878	2 070 608	2 010 421	1 953 128	1 898 557	1 846 544