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AI Overview



Yes, property values in Cape Town are rising significantly, with prices reaching record highs, fueled by high demand, semigration, and foreign investment. As of early 2026, Western Cape residential property prices grew by 8.5%–9.1% year-on-year, outperforming the national average of 5.2%. Facebook +2

Key Property Market Trends (2026):


- **Soaring Valuations:** Average residential property valuation increases have been reported at 17%, with some areas experiencing even sharper surges.
- **Strong Demand:** High demand from both domestic buyers and international investors has accelerated the luxury market, with over R1 billion spent by international buyers in early 2025 alone.
- **Inventory Shortages:** Stock shortages in core, high-demand suburbs are contributing to rapid sales, with the Western Cape recording the shortest selling times nationally.
- **Impact on Affordability:** The high growth rate is placing pressure on affordability, leading some buyers to look outside the city center.
- **Municipal Impact:** Rising property values have led to increased municipal valuation rolls, leading to higher rates and taxes for homeowners. IGrow Wealth Investments +6

The market is expected to maintain positive momentum through 2026, with forecasts indicating steady price growth of 4%–7% in prime areas. Louw & Coetzee Properties

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Cape Town Property Trends and Statistics

This graph shows the **property** buying and selling trends relative to age in **Cape Town**, as registered in the South African Deeds office. [Read more](#)



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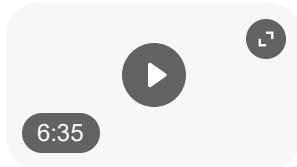
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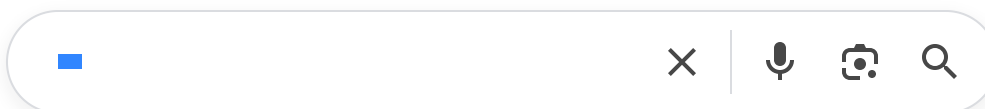
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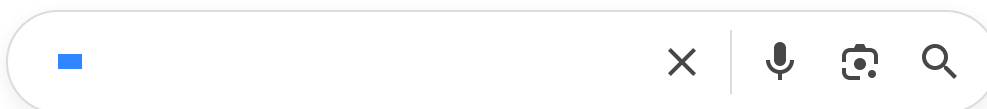
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