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## **STATISTICAL RELEASE**

### **P0160**

# **Residential Property Price Index**

**February 2025**

**Embargoed until:**  
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**09:00**

**ENQUIRIES:**  
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**IMPROVING LIVES THROUGH DATA ECOSYSTEMS**



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## Key findings as at February 2025

Annual national residential property price inflation was 5,2% in February 2025, a decrease from a revised 5,3% in January 2025. The residential property price index (RPPI) increased by 0,4% month-on-month in February 2025.

The main contributors to the 5,2% annual national inflation rate were Western Cape (8,5% and contributing 3,3 percentage points) and Gauteng (2,5% and contributing 0,9 of a percentage point).

The RPPI for all metropolitan areas increased by 4,9% between February 2024 and February 2025. The main contributors to the 4,9% annual inflation rate for metropolitan areas were City of Cape Town (7,6% and contributing 2,7 percentage points) and City of Johannesburg (2,9% and contributing 0,6 of a percentage point).

The RPPI for properties sold for the first time increased by 5,5% between February 2024 and February 2025. The index increased by 0,3% month-on-month in February 2025.

The RPPI for resold properties increased by 5,6% between February 2024 and February 2025. The index increased by 0,4% month-on-month in February 2025.

The RPPI for sectional title properties increased by 3,2% between February 2024 and February 2025. The index increased by 0,4% month-on-month in February 2025.

The RPPI for freehold properties increased by 6,3% between February 2024 and February 2025. The index increased by 0,4% month-on-month in February 2025.



Risenga Maluleke  
Statistician-General

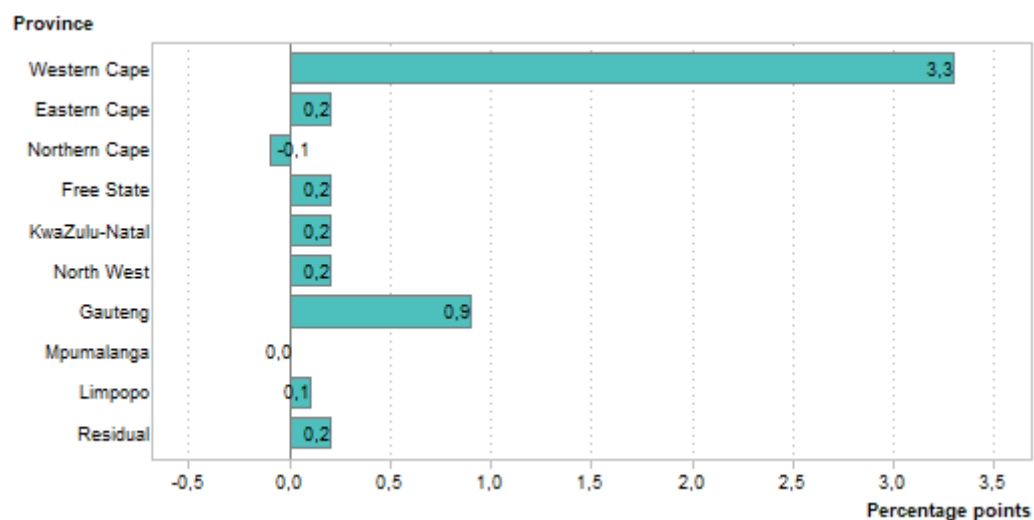
## Detailed results

**Table 1 – Residential property price index: national and provincial indices**

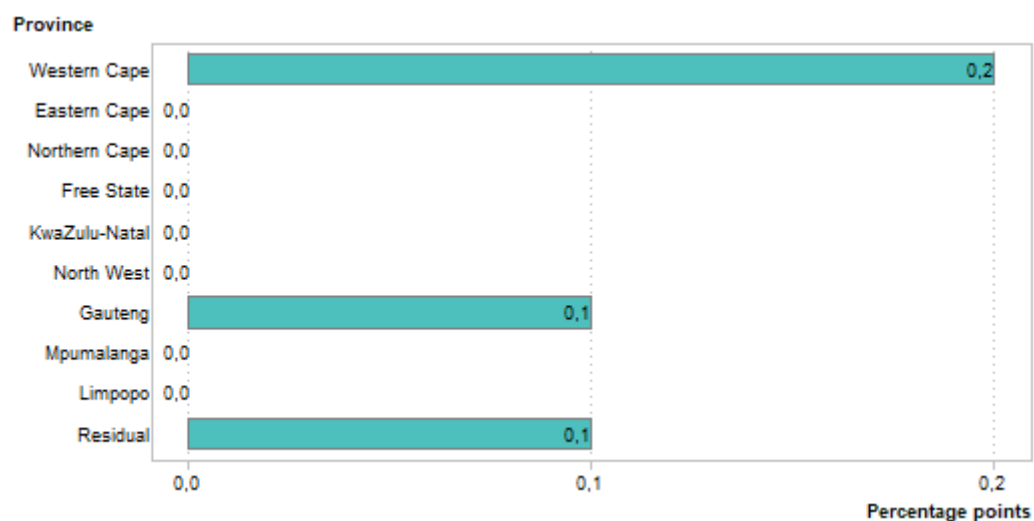
| Province      | Weight | Index (Dec 2020=100) <sup>1</sup> |          |          | % change                    |                             |
|---------------|--------|-----------------------------------|----------|----------|-----------------------------|-----------------------------|
|               |        | Feb 2024                          | Jan 2025 | Feb 2025 | Feb 2025<br>vs.<br>Jan 2025 | Feb 2025<br>vs.<br>Feb 2024 |
| National      | 100,00 | 112,5                             | 117,9    | 118,4    | 0,4                         | 5,2                         |
| Western Cape  | 35,54  | 121,0                             | 130,5    | 131,3    | 0,6                         | 8,5                         |
| Eastern Cape  | 4,93   | 108,2                             | 113,1    | 113,4    | 0,3                         | 4,8                         |
| Northern Cape | 0,80   | 100,3                             | 89,7     | 89,9     | 0,2                         | -10,4                       |
| Free State    | 2,37   | 113,2                             | 121,1    | 121,5    | 0,3                         | 7,3                         |
| KwaZulu-Natal | 10,61  | 105,2                             | 107,7    | 107,6    | -0,1                        | 2,3                         |
| North West    | 2,54   | 121,6                             | 130,8    | 132,0    | 0,9                         | 8,6                         |
| Gauteng       | 39,08  | 106,6                             | 109,0    | 109,3    | 0,3                         | 2,5                         |
| Mpumalanga    | 2,82   | 119,8                             | 118,3    | 118,5    | 0,2                         | -1,1                        |
| Limpopo       | 1,31   | 111,2                             | 120,0    | 119,4    | -0,5                        | 7,4                         |

<sup>1</sup> The latest 12 months' data are subject to revision.

**Figure 1 – Contributions to the annual percentage change in the national RPPI**



**Figure 2 – Contributions to the monthly percentage change in the national RPPI**



**Table 2 – RPPI national index numbers (Dec 2020=100)<sup>1</sup>**

| Year | Jan   | Feb   | Mar   | Apr   | May   | Jun   | Jul   | Aug   | Sep   | Oct   | Nov   | Dec   | Average <sup>2</sup> |
|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|----------------------|
| 2020 | 94,3  | 94,6  | 95,0  | 95,5  | 96,2  | 96,9  | 97,6  | 98,2  | 98,7  | 99,1  | 99,5  | 100,0 | 97,1                 |
| 2021 | 100,5 | 101,1 | 101,7 | 102,3 | 102,9 | 103,4 | 104,0 | 104,4 | 104,8 | 105,2 | 105,6 | 106,1 | 103,5                |
| 2022 | 106,7 | 107,2 | 107,8 | 108,2 | 108,5 | 108,6 | 108,7 | 108,9 | 109,1 | 109,3 | 109,6 | 109,8 | 108,5                |
| 2023 | 110,0 | 110,1 | 110,1 | 110,1 | 110,2 | 110,3 | 110,4 | 110,5 | 110,7 | 110,9 | 111,2 | 111,6 | 110,5                |
| 2024 | 112,0 | 112,5 | 112,9 | 113,3 | 113,6 | 113,9 | 114,3 | 114,9 | 115,5 | 116,2 | 116,8 | 117,5 | 114,5                |
| 2025 | 117,9 | 118,4 | ..    | ..    | ..    | ..    | ..    | ..    | ..    | ..    | ..    | ..    | ..                   |

**Table 3 – RPPI national year-on-year rates**

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec | Average <sup>2</sup> |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|----------------------|
| 2020 | 2,6 | 2,8 | 3,1 | 3,4 | 3,9 | 4,3 | 4,8 | 5,3 | 5,6 | 5,8 | 6,0 | 6,3 | 4,4                  |
| 2021 | 6,6 | 6,9 | 7,1 | 7,1 | 7,0 | 6,7 | 6,6 | 6,3 | 6,2 | 6,2 | 6,1 | 6,1 | 6,6                  |
| 2022 | 6,2 | 6,0 | 6,0 | 5,8 | 5,4 | 5,0 | 4,5 | 4,3 | 4,1 | 3,9 | 3,8 | 3,5 | 4,8                  |
| 2023 | 3,1 | 2,7 | 2,1 | 1,8 | 1,6 | 1,6 | 1,6 | 1,5 | 1,5 | 1,5 | 1,5 | 1,6 | 1,8                  |
| 2024 | 1,8 | 2,2 | 2,5 | 2,9 | 3,1 | 3,3 | 3,5 | 4,0 | 4,3 | 4,8 | 5,0 | 5,3 | 3,6                  |
| 2025 | 5,3 | 5,2 | ..  | ..  | ..  | ..  | ..  | ..  | ..  | ..  | ..  | ..  | ..                   |

<sup>1</sup> The latest 12 months' data are subject to revision.

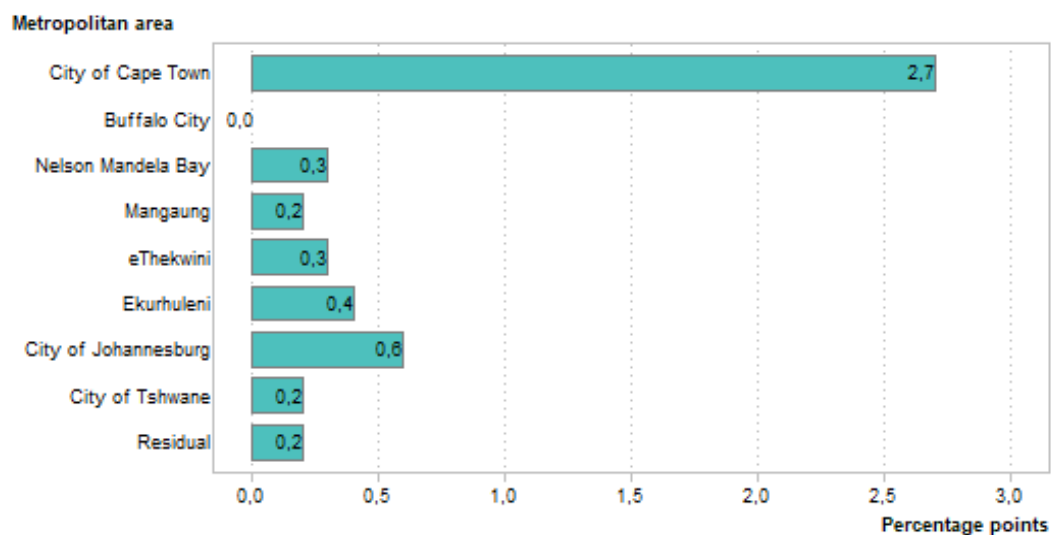
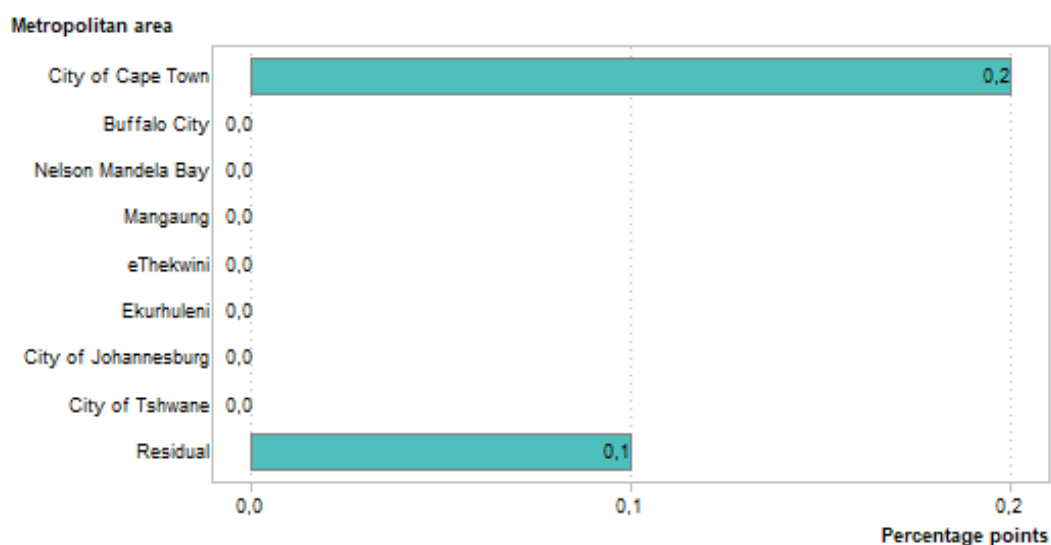
<sup>2</sup> Annual average.

**Figure 3 – RPPI national index numbers and year-on-year rates**

**Table 4 – RPPI for all metropolitan areas**

| Metropolitan area      | Weight | Index (Dec 2020=100) <sup>1</sup> |          |          | % change                    |                             |
|------------------------|--------|-----------------------------------|----------|----------|-----------------------------|-----------------------------|
|                        |        | Feb 2024                          | Jan 2025 | Feb 2025 | Feb 2025<br>vs.<br>Jan 2025 | Feb 2025<br>vs.<br>Feb 2024 |
| All metropolitan areas | 100,00 | 109,7                             | 114,7    | 115,1    | 0,3                         | 4,9                         |
| City of Cape Town      | 34,63  | 115,0                             | 123,0    | 123,7    | 0,6                         | 7,6                         |
| Buffalo City           | 1,78   | 104,0                             | 103,6    | 103,6    | 0,0                         | -0,4                        |
| Nelson Mandela Bay     | 4,20   | 110,7                             | 118,0    | 118,4    | 0,3                         | 7,0                         |
| Mangaung               | 2,37   | 116,7                             | 124,0    | 124,4    | 0,3                         | 6,6                         |
| eThekwinini            | 9,60   | 105,8                             | 109,6    | 109,7    | 0,1                         | 3,7                         |
| Ekurhuleni             | 11,32  | 110,4                             | 113,6    | 114,1    | 0,4                         | 3,4                         |
| City of Johannesburg   | 21,80  | 101,7                             | 104,5    | 104,7    | 0,2                         | 2,9                         |
| City of Tshwane        | 14,30  | 110,1                             | 111,6    | 111,6    | 0,0                         | 1,4                         |

<sup>1</sup> The latest 12 months' data are subject to revision.

**Figure 4 – Contributions to the annual percentage change in the RPPI for all metropolitan areas****Figure 5 – Contributions to the monthly percentage change in the RPPI for all metropolitan areas**

**Table 5 – RPPI for properties sold the first time**

| Metropolitan area      | Weight | Index (Dec 2020=100) <sup>1</sup> |          |          | % change                    |                             |
|------------------------|--------|-----------------------------------|----------|----------|-----------------------------|-----------------------------|
|                        |        | Feb 2024                          | Jan 2025 | Feb 2025 | Feb 2025<br>vs.<br>Jan 2025 | Feb 2025<br>vs.<br>Feb 2024 |
| All metropolitan areas | 100,00 | 112,9                             | 118,7    | 119,1    | 0,3                         | 5,5                         |
| City of Cape Town      | 36,43  | 109,8                             | 118,8    | 119,3    | 0,4                         | 8,7                         |
| Buffalo City           | 2,02   | 87,2                              | 85,6     | 85,1     | -0,6                        | -2,4                        |
| Nelson Mandela Bay     | 3,30   | 127,1                             | 123,0    | 123,0    | 0,0                         | -3,2                        |
| Mangaung               | 3,12   | 110,4                             | 103,2    | 103,2    | 0,0                         | -6,5                        |
| eThekweni              | 8,11   | 98,5                              | 100,4    | 100,6    | 0,2                         | 2,1                         |
| Ekurhuleni             | 12,12  | 116,0                             | 119,3    | 119,5    | 0,2                         | 3,0                         |
| City of Johannesburg   | 21,84  | 114,0                             | 121,5    | 122,4    | 0,7                         | 7,4                         |
| City of Tshwane        | 13,06  | 121,5                             | 126,4    | 125,6    | -0,6                        | 3,4                         |

<sup>1</sup> The latest 12 months' data are subject to revision.

**Table 6 – RPPI for resold properties**

| Metropolitan area      | Weight | Index (Dec 2020=100) <sup>1</sup> |          |          | % change                    |                             |
|------------------------|--------|-----------------------------------|----------|----------|-----------------------------|-----------------------------|
|                        |        | Feb 2024                          | Jan 2025 | Feb 2025 | Feb 2025<br>vs.<br>Jan 2025 | Feb 2025<br>vs.<br>Feb 2024 |
| All metropolitan areas | 100,00 | 108,3                             | 113,9    | 114,4    | 0,4                         | 5,6                         |
| City of Cape Town      | 34,30  | 114,1                             | 123,3    | 124,1    | 0,6                         | 8,8                         |
| Buffalo City           | 1,74   | 103,6                             | 108,2    | 108,5    | 0,3                         | 4,7                         |
| Nelson Mandela Bay     | 4,37   | 104,5                             | 113,8    | 114,4    | 0,5                         | 9,5                         |
| Mangaung               | 2,23   | 110,2                             | 117,1    | 117,6    | 0,4                         | 6,7                         |
| eThekweni              | 9,87   | 105,1                             | 108,1    | 108,5    | 0,4                         | 3,2                         |
| Ekurhuleni             | 11,18  | 106,2                             | 108,6    | 108,9    | 0,3                         | 2,5                         |
| City of Johannesburg   | 21,79  | 101,4                             | 104,1    | 104,3    | 0,2                         | 2,9                         |
| City of Tshwane        | 14,52  | 108,4                             | 110,3    | 110,4    | 0,1                         | 1,8                         |

<sup>1</sup> The latest 12 months' data are subject to revision.

**Table 7 – RPPI for sectional title properties**

| Metropolitan area      | Weight | Index (Dec 2020=100) <sup>1</sup> |          |          | % change                    |                             |
|------------------------|--------|-----------------------------------|----------|----------|-----------------------------|-----------------------------|
|                        |        | Feb 2024                          | Jan 2025 | Feb 2025 | Feb 2025<br>vs.<br>Jan 2025 | Feb 2025<br>vs.<br>Feb 2024 |
| All metropolitan areas | 100,00 | 107,5                             | 110,5    | 110,9    | 0,4                         | 3,2                         |
| City of Cape Town      | 31,65  | 115,9                             | 122,1    | 122,9    | 0,7                         | 6,0                         |
| Buffalo City           | 0,70   | 101,8                             | 105,8    | 106,2    | 0,4                         | 4,3                         |
| Nelson Mandela Bay     | 3,50   | 108,2                             | 112,1    | 112,5    | 0,4                         | 4,0                         |
| Mangaung               | 3,33   | 110,6                             | 113,8    | 114,0    | 0,2                         | 3,1                         |
| eThekweni              | 12,61  | 104,1                             | 104,3    | 104,2    | -0,1                        | 0,1                         |
| Ekurhuleni             | 7,00   | 99,0                              | 101,1    | 101,2    | 0,1                         | 2,2                         |
| City of Johannesburg   | 23,22  | 98,1                              | 98,4     | 98,7     | 0,3                         | 0,6                         |
| City of Tshwane        | 17,99  | 111,4                             | 113,6    | 113,9    | 0,3                         | 2,2                         |

<sup>1</sup> The latest 12 months' data are subject to revision.

**Table 8 – RPPI for freehold properties**

| Metropolitan area      | Weight | Index (Dec 2020=100) <sup>1</sup> |          |          | % change                    |                             |
|------------------------|--------|-----------------------------------|----------|----------|-----------------------------|-----------------------------|
|                        |        | Feb 2024                          | Jan 2025 | Feb 2025 | Feb 2025<br>vs.<br>Jan 2025 | Feb 2025<br>vs.<br>Feb 2024 |
| All metropolitan areas | 100,00 | 110,1                             | 116,5    | 117,0    | 0,4                         | 6,3                         |
| City of Cape Town      | 36,19  | 112,6                             | 120,9    | 121,6    | 0,6                         | 8,0                         |
| Buffalo City           | 2,35   | 103,0                             | 104,2    | 104,3    | 0,1                         | 1,3                         |
| Nelson Mandela Bay     | 4,57   | 112,6                             | 120,5    | 121,0    | 0,4                         | 7,5                         |
| Mangaung               | 1,86   | 104,3                             | 115,1    | 116,6    | 1,3                         | 11,8                        |
| eThekweni              | 8,02   | 106,3                             | 116,8    | 117,4    | 0,5                         | 10,4                        |
| Ekurhuleni             | 13,59  | 112,2                             | 115,1    | 115,4    | 0,3                         | 2,9                         |
| City of Johannesburg   | 21,06  | 105,5                             | 110,4    | 110,4    | 0,0                         | 4,6                         |
| City of Tshwane        | 12,36  | 111,9                             | 116,1    | 116,2    | 0,1                         | 3,8                         |

<sup>1</sup> The latest 12 months' data are subject to revision.

## Explanatory notes

| <b>Data source</b>                                                           | The primary source data used to estimate the RPPI comes from the Office of the Chief Registrar of Deeds (Deeds office). It is an administrative record of all property transactions in South Africa. Stats SA obtains the data from a third-party provider.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|--|---------------------|---------------------|----------------------------|--------|---------------------|-----------------|--------|---------------------|-----------------|--------|---------------------|-----------------|--------|---------------------|-----------------|--------|---------------------|-----------------|--------|---------------------|-----------------|--------|---------------------|-----------------|--------|---------------------|-----------------|--------|---------------------|-----------------|--------|---------------------|-----------------|--------|---------------------|-----------------|--------|---------------------|-----------------|------------------------------------------------------------------------------|--|--|
| <b>Purpose of the survey</b>                                                 | The RPPI aims to measure the rate at which the prices of residential properties purchased by households change over time. It measures this rate at national, provincial and metropolitan municipality levels.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| <b>Properties sold for the first time and resold properties</b>              | All properties in the data source are identified by a unique number. A property sold for the first time has a unique number that appears in the data source for the first time in the month it is sold. The unique number of a resold property will have appeared previously in the data source.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| <b>Revised figures</b>                                                       | <p>The Deeds office data is continuously updated and therefore Stats SA allows for revisions of the indices. The RPPIs for the latest 12 months will be subject to revision. The reasons for routine revisions are outlined in the following schedule. Any unscheduled revisions will be promptly indicated in relevant tables to maintain transparency and accuracy.</p> <table><tr><th>Statistical release</th><th>Reason for revision</th><th>Period subject to revision</th></tr><tr><td>Feb-25</td><td>Updated source data</td><td>Feb-24 - Jan-25</td></tr><tr><td>Mar-25</td><td>Updated source data</td><td>Mar-24 - Feb-25</td></tr><tr><td>Apr-25</td><td>Updated source data</td><td>Apr-24 - Mar-25</td></tr><tr><td>May-25</td><td>Updated source data</td><td>May-24 - Apr-25</td></tr><tr><td>Jun-25</td><td>Updated source data</td><td>Jun-24 - May-25</td></tr><tr><td>Jul-25</td><td>Updated source data</td><td>Jul-24 - Jun-25</td></tr><tr><td>Aug-25</td><td>Updated source data</td><td>Aug-24 - Jul-25</td></tr><tr><td>Sep-25</td><td>Updated source data</td><td>Sep-24 - Aug-25</td></tr><tr><td>Oct-25</td><td>Updated source data</td><td>Oct-24 - Sep-25</td></tr><tr><td>Nov-25</td><td>Updated source data</td><td>Nov-24 - Oct-25</td></tr><tr><td>Dec-25</td><td>Updated source data</td><td>Dec-24 - Nov-25</td></tr><tr><td>Jan-26</td><td>Updated source data</td><td>Jan-25 - Dec-25</td></tr><tr><td colspan="3">Index re-referencing is periodic, approximately four- to five-year intervals</td></tr></table> |                            |  | Statistical release | Reason for revision | Period subject to revision | Feb-25 | Updated source data | Feb-24 - Jan-25 | Mar-25 | Updated source data | Mar-24 - Feb-25 | Apr-25 | Updated source data | Apr-24 - Mar-25 | May-25 | Updated source data | May-24 - Apr-25 | Jun-25 | Updated source data | Jun-24 - May-25 | Jul-25 | Updated source data | Jul-24 - Jun-25 | Aug-25 | Updated source data | Aug-24 - Jul-25 | Sep-25 | Updated source data | Sep-24 - Aug-25 | Oct-25 | Updated source data | Oct-24 - Sep-25 | Nov-25 | Updated source data | Nov-24 - Oct-25 | Dec-25 | Updated source data | Dec-24 - Nov-25 | Jan-26 | Updated source data | Jan-25 - Dec-25 | Index re-referencing is periodic, approximately four- to five-year intervals |  |  |
| Statistical release                                                          | Reason for revision                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Period subject to revision |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| Feb-25                                                                       | Updated source data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Feb-24 - Jan-25            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| Mar-25                                                                       | Updated source data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Mar-24 - Feb-25            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| Apr-25                                                                       | Updated source data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Apr-24 - Mar-25            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| May-25                                                                       | Updated source data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | May-24 - Apr-25            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| Jun-25                                                                       | Updated source data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Jun-24 - May-25            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| Jul-25                                                                       | Updated source data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Jul-24 - Jun-25            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| Aug-25                                                                       | Updated source data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Aug-24 - Jul-25            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| Sep-25                                                                       | Updated source data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Sep-24 - Aug-25            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| Oct-25                                                                       | Updated source data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Oct-24 - Sep-25            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| Nov-25                                                                       | Updated source data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Nov-24 - Oct-25            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| Dec-25                                                                       | Updated source data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Dec-24 - Nov-25            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| Jan-26                                                                       | Updated source data                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Jan-25 - Dec-25            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| Index re-referencing is periodic, approximately four- to five-year intervals |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| <b>Scope of the survey</b>                                                   | Both new and existing dwellings are covered. Only market prices from actual transactions are considered. They include the price of the land on which residential buildings are located.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |
| <b>The model</b>                                                             | <p>The time dummy hedonic regression method was used to estimate the indices.</p> <p>According to this method, regression analysis is used to describe the relation between the prices set by the market for residential property and the available characteristics.</p> <p>The prices and characteristics of all dwellings for 13 months are pooled in the same regression and a dummy variable is established for each period. The estimated coefficients of these dummy variables are used to derive the index.</p> <p>The resulting indices show a high level of volatility and in order to provide a more meaningful interpretation of changes in the index, a smoothing algorithm (a Henderson filter) is applied.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                            |  |                     |                     |                            |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |        |                     |                 |                                                                              |  |  |

|                |                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Weights</b> | <p>The sales values of the most recent complete calendar year are calculated from the Deeds office data and are used to compile the weights. The 'most recent complete calendar year' refers to the most recent calendar year that is no longer open for revision. The weights in this publication are based on the sales values for 2023.</p> <p>Weights will be updated annually with effect from the January RPPI each year.</p> |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Further information on the sources of information, weighting structure and methods of compilation of the RPPI can be found in the RPPI sources and methods document, available on the Stats SA website at:

[https://www.statssa.gov.za/?page\\_id=1854&PPN=Report%2001-60-00&SCH=73927](https://www.statssa.gov.za/?page_id=1854&PPN=Report%2001-60-00&SCH=73927).

Time series data in excel format is available on the Stats SA website at:

[https://www.statssa.gov.za/?page\\_id=1847](https://www.statssa.gov.za/?page_id=1847).

## Glossary

|                                         |                                                                                                                                                                                                                                                                                                                                                                                                                              |
|-----------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Annual percentage change</b>         | The annual percentage change is the change in the index of the relevant month of the current year compared with the index of the same month in the previous year expressed as a percentage.                                                                                                                                                                                                                                  |
| <b>Average annual percentage change</b> | The average annual percentage change is the change in the average index of one year compared with the average index of the previous year expressed as a percentage.                                                                                                                                                                                                                                                          |
| <b>Chain linking</b>                    | The construction of a continuous price series by multiplying together price indices that have been calculated using different weights reference periods. The resulting index is referred to as a chained index. Linking is intended to ensure that the individual indices on all levels show the correct development through time, but leads to non-additivity. The RPPI is chained annually as new weights are implemented. |
| <b>Freehold property</b>                | A tenure status where the owner has title to both the dwelling and the land – for example, stand-alone houses.                                                                                                                                                                                                                                                                                                               |
| <b>Metropolitan municipality</b>        | Local authority that has a municipal executive and legislative authority in an area that includes more than one municipality, as described in section 155(1) of the Constitution as a category A municipality.                                                                                                                                                                                                               |
| <b>Monthly percentage change</b>        | The monthly percentage change is the change in the index of the relevant month compared with the index of the previous month expressed as a percentage.                                                                                                                                                                                                                                                                      |
| <b>Residential property price index</b> | Residential property price indices measure the changes in the price of residential properties.                                                                                                                                                                                                                                                                                                                               |
| <b>Sectional title property</b>         | A tenure status where the owner has title to only the dwelling – for example, apartments and townhouses.                                                                                                                                                                                                                                                                                                                     |

## General information

Stats SA publishes approximately 300 different statistical releases each year. It is not economically viable to produce them in more than one of South Africa's 12 official languages. Since the releases are used extensively locally and by international economic and social-scientific communities, Stats SA releases are published in English only.

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| Issue      | Expected release date |
|------------|-----------------------|
| March 2025 | 14 August 2025        |
| April 2025 | 11 September 2025     |
| May 2025   | 9 October 2025        |

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