



The Absa Homeowner Sentiment Index (HSI)

Quarterly report:
Q4 2025

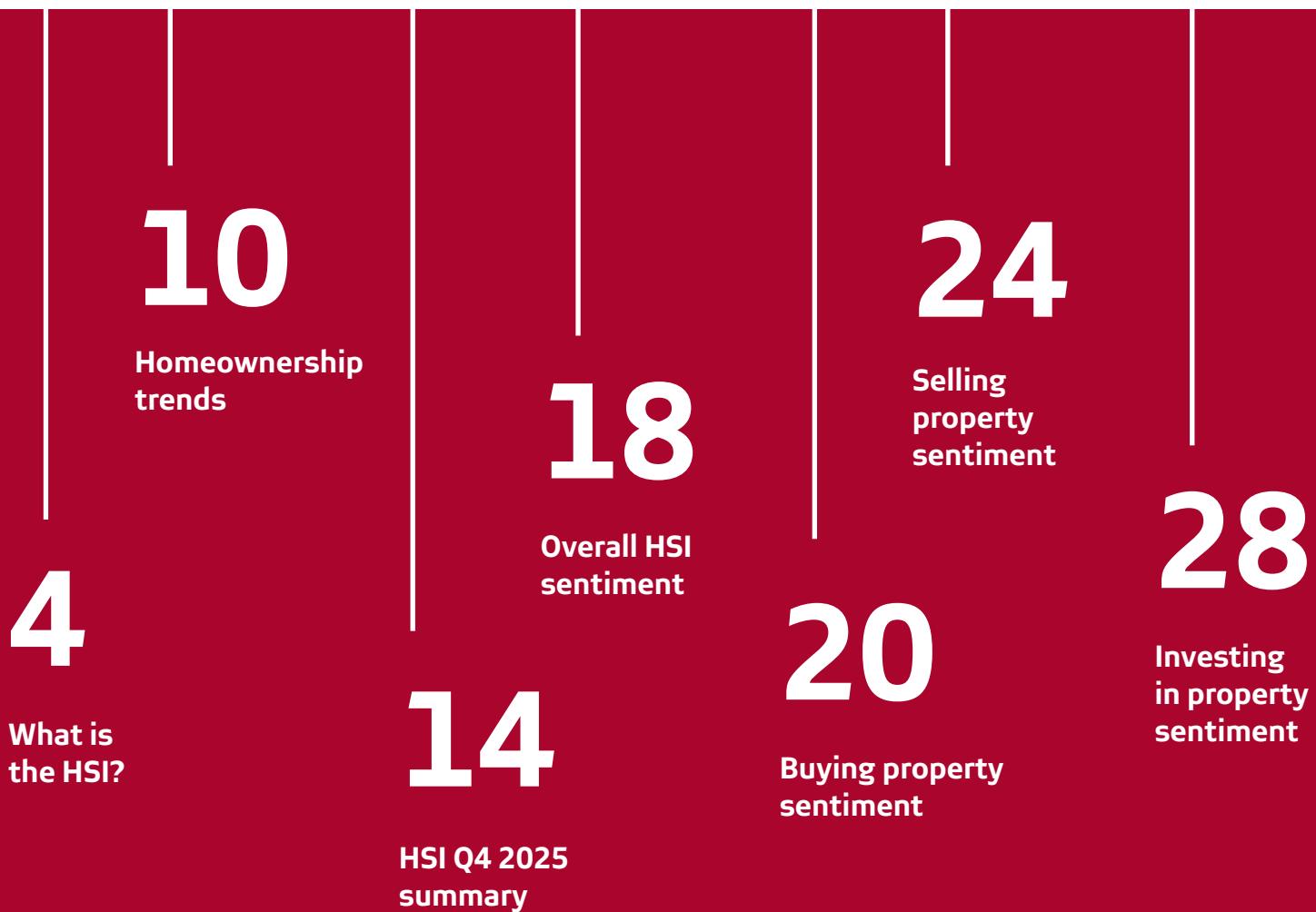
A leading indicator
of the overall state of
consumer confidence
in South Africa's
property market

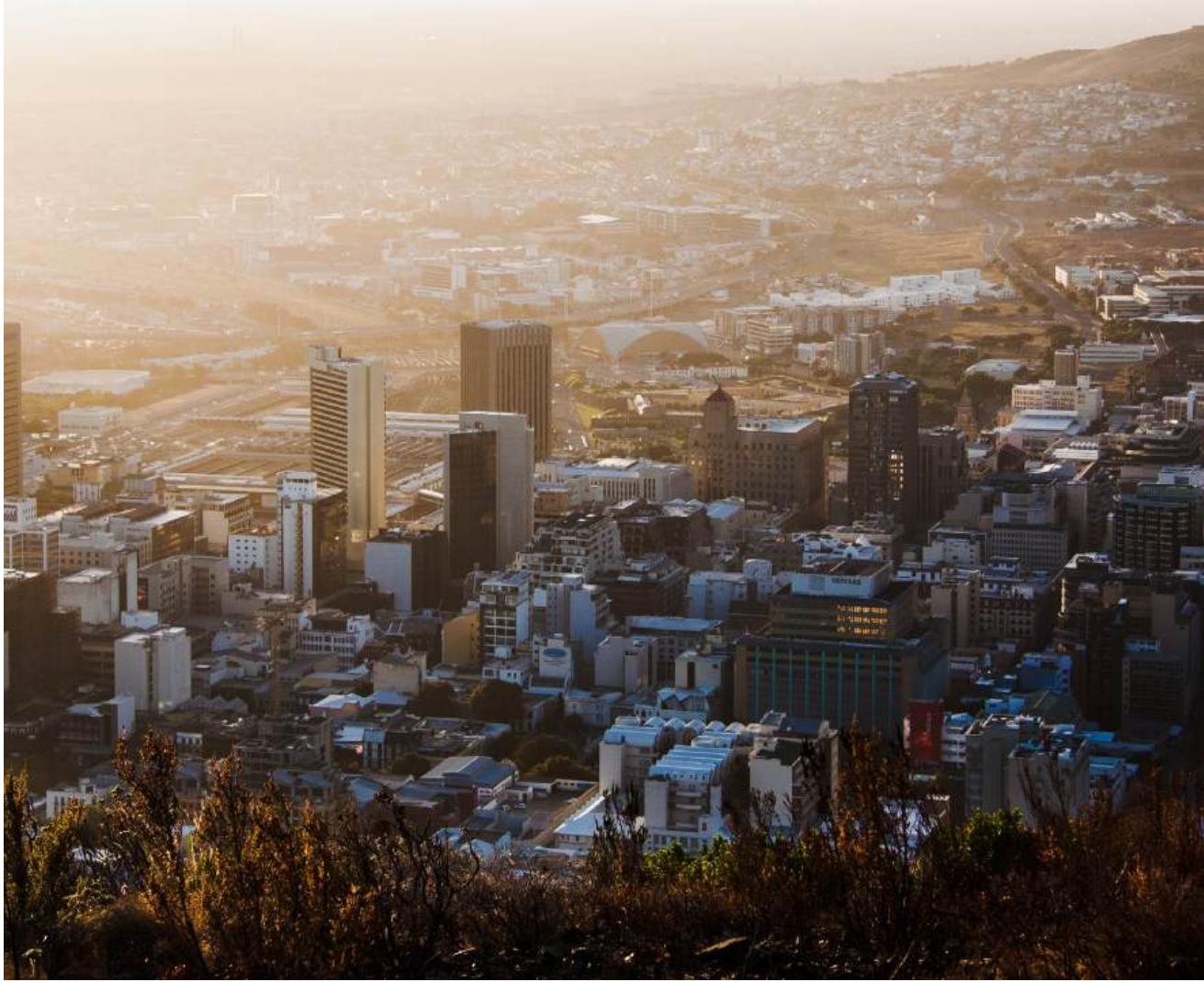


Your story matters



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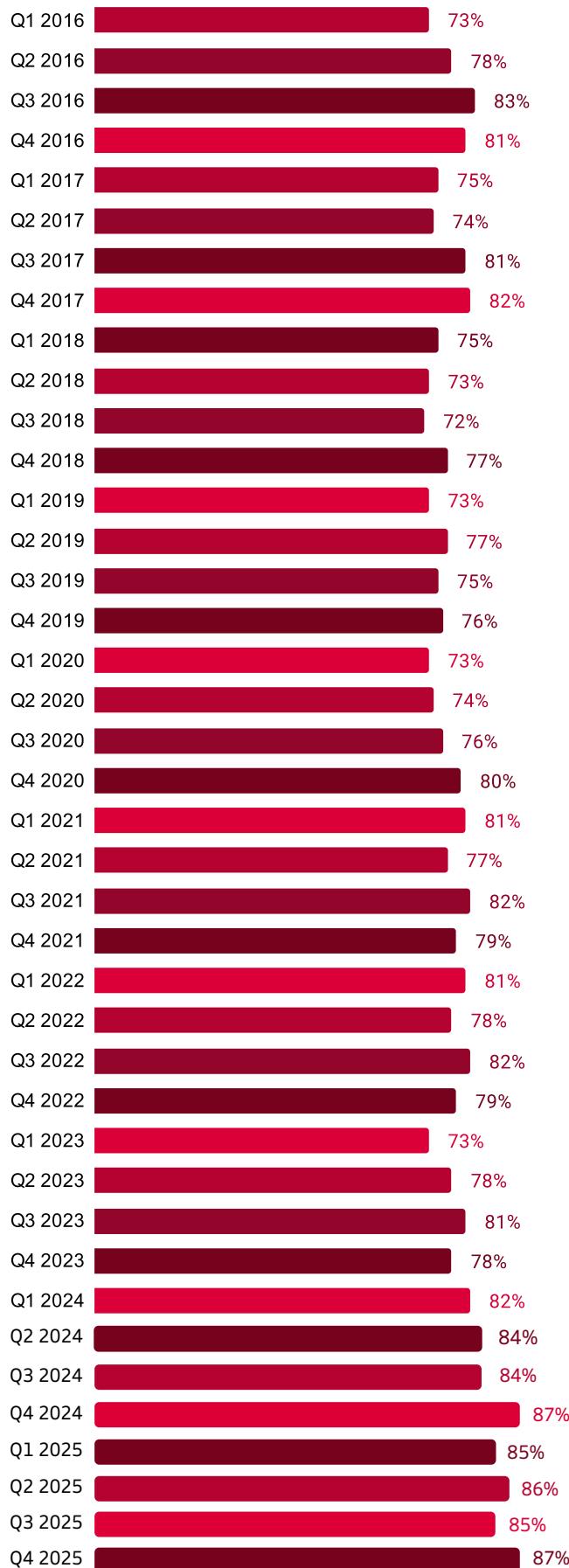
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What is the HSI?

The HSI over time



The Absa Homeowner Sentiment Index (HSI) is an indicator of the overall state of consumer confidence in South Africa's property market. This research presents market players with an understanding of the overall confidence level of consumers. It also unpacks more nuanced insights by measuring various aspects of consumers' confidence levels, referred to as subindices in this report. Among these, we measure consumers' sentiment concerning the current timing for buying, selling, investing, buying rather than renting, and renovating property. The index has a customer-centric view and involves more than 1 000 consumers.

The Absa HSI Consumer Study was first developed in 2015.

In 2023, a need was identified for the study to be refreshed to accommodate new market trends.

In Q2 of the ninth year of this report (2023), the target sample was increased to have a more robust view of consumer sentiment within smaller provinces. In addition, an ad hoc section in the questionnaire and reports were developed to gain deeper insights into behavioural drivers for homeownership decisions and sentiments around alternative power solutions.

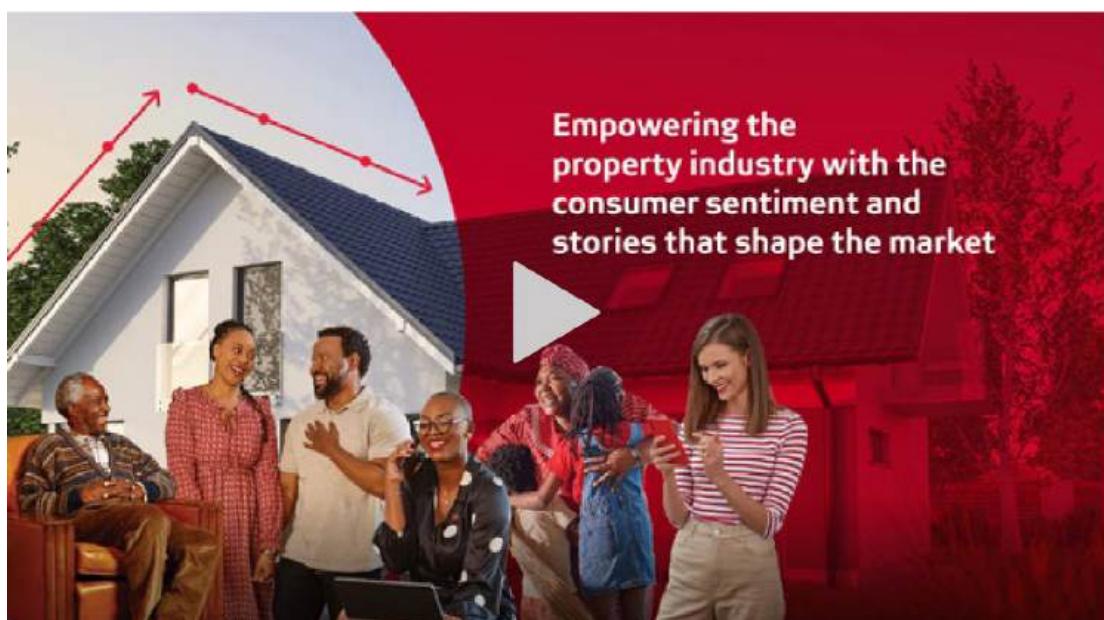
These additions have been instrumental in learning about the drivers and challenges for consumers in the homeownership market and has helped identify opportunities for Absa to fill much-needed gaps.

Overview video



Gain insights into South Africa's property market with the Absa HSI, featuring perspectives from industry experts on market trends and consumer sentiment.

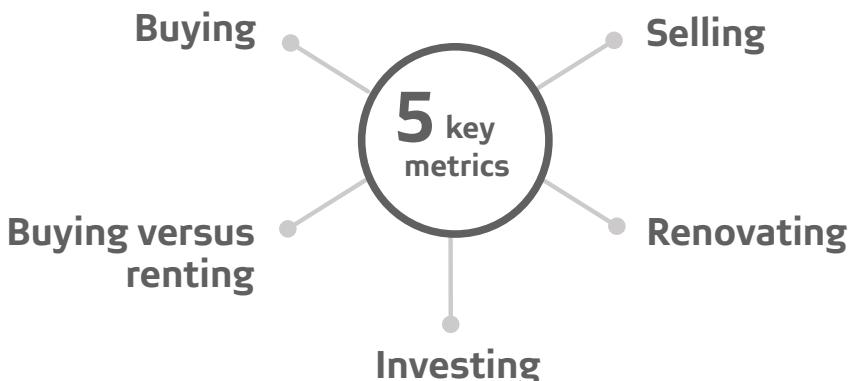
Explainer video



The Absa HSI informs South Africa's property market with consumer confidence insights by providing a customer-centric industry view through localised data and behavioural trends.

HSI methodology

The index then



The methodology

The index asked five key questions to a representative sample of South African consumers who earn an income and live in metropolitan areas, cities and large towns.

All Media and Product Survey (AMPS) data (Jun'14 to Jun'15) was used to match the study sample to the population make-up.

Data collection

Data is collected through Human8's global partner panels.

The following provinces' base sizes were historically under n=50, limiting analysis and insights potential:

Limpopo, Mpumalanga, Free State, North-West and Northern Cape.

Sample

Total sample target per wave:
n=1 250

Consumers who are decision-makers with regard to household matters



Look out for this icon throughout the report to easily spot the new study improvements.

The index now



The methodology

The index asks six key questions to a representative sample of South African consumers who earn an income and live in metropolitan areas, cities and large towns.

Age, gender, race and province were weighted to be representative of MAPS.

Marketing All Product Survey (MAPS) data is used to match and update this sample to population statistics.

The two new ad hoc sections now included in the survey

1 **Five new open-ended questions** investigate consumers' reasons for making homeownership decisions in the past year.

2 Up to Q4 2024, **four new closed-ended questions** focused on the appetite for alternative power solutions. In Q1 2025, new questions were included to explore consumer perspectives around sustainable living and emerging trends that may impact this in the future.

Data collection

We managed to achieve a **more robust base size for the following provinces** as a result of the sample increase:

Limpopo, Mpumalanga, Free State and North-West.

Sample

Total sample target per wave is increased by 30% to n=1 300

Consumers who are decision-makers with regard to household matters



Statistical data significance is indicated throughout this report by arrows signalling significant upward or downward movement.

This indicates a meaningful statistical change in the data and that change is not a result of chance.



Emerging homeownership trends





Homeownership trends

Buyer's market

66% of respondents believe that we are currently in a buyer's market. Customers perceive properties currently on the market as reasonably priced. This view is further supported by the lower interest rates improving customer affordability.

Source: HSI survey data

Greater confidence among younger participants

Younger respondents indicated greater confidence in the South African property market than older respondents. The HSI for respondents younger than 44 years was 89%, whereas the index dropped to 81% for respondents over 55 years of age.

During the last quarter, customers under the age of 44 years contributed 50% of property purchases.

Source: HSI survey data, Deeds data

Homeownership in context

surfacing when considering homeownership decisions in 2025.

The following trends are

Inland versus coastal

Inland respondents recorded more confident scores in the different subindices than their coastal counterparts. The buying (+6%), investing (+4%), buying versus renting (+8%), renovating (+3%) and consumer confidence (+3%) subindices all scored higher for inland respondents. The selling subindex was 4% higher for coastal respondents.

Source: HSI survey data

Co-living households

Co-living households characterise shared homes, with 36% of homeowners currently living with immediate relatives or extended family. The key driver of co-living is to save on cost and share living expenses.

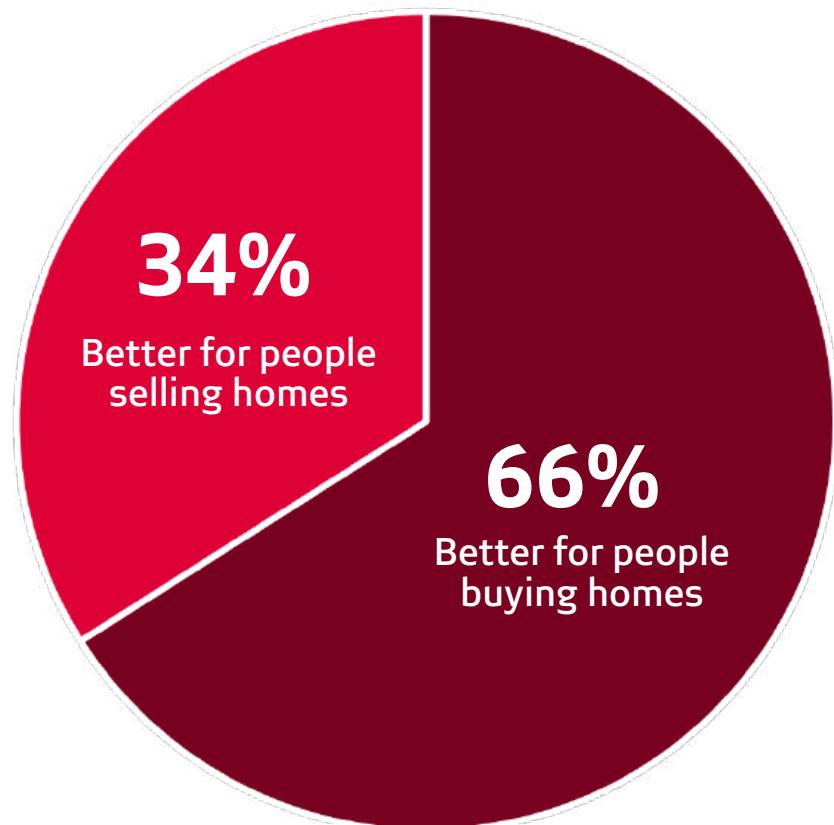
Source: HSI survey data



Buying versus selling sentiment

The majority of respondents perceive the current South African housing market as being more favourable for buyers than for sellers.

Is the housing market in South Africa currently better for people buying homes or for people selling homes?



The background of the image is a high-angle aerial photograph of a suburban area. The foreground shows a dense cluster of houses with various roof colors and trees in different shades of green and yellow. In the middle ground, more houses and trees are visible, along with a few roads and a small park area. The background shows a larger, more spread-out residential area stretching towards the horizon under a clear blue sky.

HSI Q4 2025 summary



HSI Q4 2025 summary

Overall homeowner sentiment increased by 2% to 87% in Q4 2025, compared to Q3 2025. The level of 87% is the joint-highest point (previously achieved in Q4 2024). The HSI has remained high compared to historical levels, fluctuating between 84% and 87% since Q2 2024, pointing to ongoing confidence in the South African property market. A combination of economic headwinds, such as a high unemployment rate and low growth, along with economic tailwinds, such as easing inflation and steady to slightly declining interest rates, contributed to the HSI moving in a narrow band over the past 18 months.

Key summary

Overall, consumer confidence in the South African property market increased slightly, from 85% in Q3 2025 to 87% in Q4 2025.

 **2% to 87%**

from **85%** in
Q3 2025

The different subindices mostly reflected a slight increase in confidence over the past quarter, with buying (+2%), selling (+1%), investing (+1%), buying versus renting (+2%) and consumer sentiment (+2%) all increasing from Q3 2025. The renovating subindex decreased by 2% over the last quarter.

Most of the subindices are unchanged year on year (YoY), indicating that the sentiment is high, but stable. The notable exception is the renovating subindex that decreased 4% YoY.

Buying sentiment

77% of respondents responded positively, which is **2% higher** than in Q3 2025, and at a similar level than Q4 2024.

Notably, more respondents indicated that current property prices are low, which indicates that now is a good time to buy property.

[Click to view the full subindex](#)

Selling sentiment

Selling sentiment was **1% higher** from Q3 2025, with 51% of respondents responding positively.

Homeowners continue to hold onto their properties, primarily for investment purposes.

Those looking to sell are primarily doing so with price-driven motivations, not urgency.

[Click to view the full subindex](#)

Buying versus renting sentiment

Potential future buyers who are currently renting, or buying versus renting sentiment, **increased by 2%** from the previous quarter.

Drivers for buying rather than renting have remained consistent, with many respondents saying that owning a property has more financial benefits than renting. For those who still prefer renting, the flexibility of this option remains attractive, and affordability remains a key driver.

[Click to view the full subindex](#)

Investing sentiment

The investing sentiment is **1% higher** from Q3 2025, at 85%. Property investment is perceived to provide good investment opportunities, and more customers see lower prices as a motivating factor to invest in property.

Concerns about the economy and South Africa's future are still the main negative factors. The view that prices are too high increased from the previous quarter.

[Click to view the full subindex](#)

Renovating sentiment

The renovating sentiment came in at 78%, which is a **2% decrease** from the previous quarter.

Most respondents said that they renovate to add value to their properties and to make living spaces more enjoyable. For others, renovations are driven by the need to do repairs and maintenance to properties. Economic reasons, such as the high cost of materials, remain a key detractor of renovation, but this has reduced from the previous quarter.

[Click to view the full subindex](#)



The background image is a wide-angle, aerial photograph of a dense urban area. In the center, the Hillbrow Tower, a tall, cylindrical concrete structure with a series of platforms and a spire, stands prominently against a clear sky. The city below is filled with a variety of buildings, mostly residential, in shades of brown, beige, and grey. Some taller office buildings are visible in the distance. The overall scene suggests a large, established city.

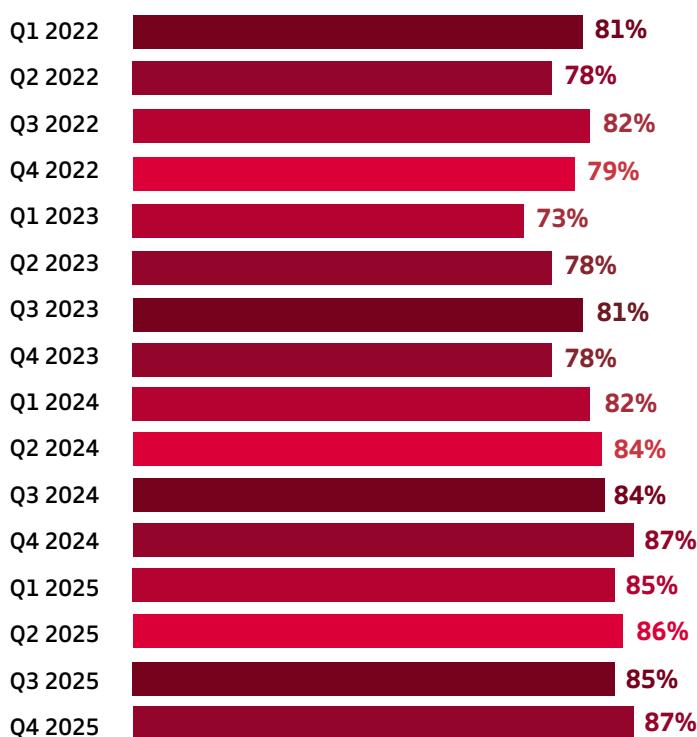
HSI insights



Overall HSI

Q4 2025

Overall HSI results trend



Key summary

Overall, consumer confidence in the South African property market increased to 87% in Q4 2025, the joint-highest score recorded since the start of the survey.

 **2% to 87%**

The HSI reflects the percentage of survey respondents who are confident (responded positively) about the South African property market.



Q

"Are you currently confident about the property market in South Africa?"

A

87% reported confidence in the property market. This is driven by the perception of property being a secure asset that will create sufficient wealth in the long term.

This signals not only the resilience of South African consumers but also a deep sense of optimism that has been consistently evident for the past 18 months.

Main drivers of positive sentiment:

- **52%**
believe that property always **increases in value**
- **51%**
believe that property generates **long-term income**
- **50%**
believe that property is and always will be a **secure asset**
- **46%**
believe that there is a **high demand** for rental properties
- **40%**
believe that the **property market** will improve
- **40%**
believe that there is a **high demand** for property



Main drivers of negative sentiment:

- **53%**
are concerned that the **economy is unstable**
- **49%**
are concerned about the **political instability** in South Africa
- **47%**
are concerned about the **crime levels**
- **46%**
are concerned that **unemployment levels are too high**
- **38%**
are concerned that property has become very **expensive**



Buying property

1.1

Quantitative insights



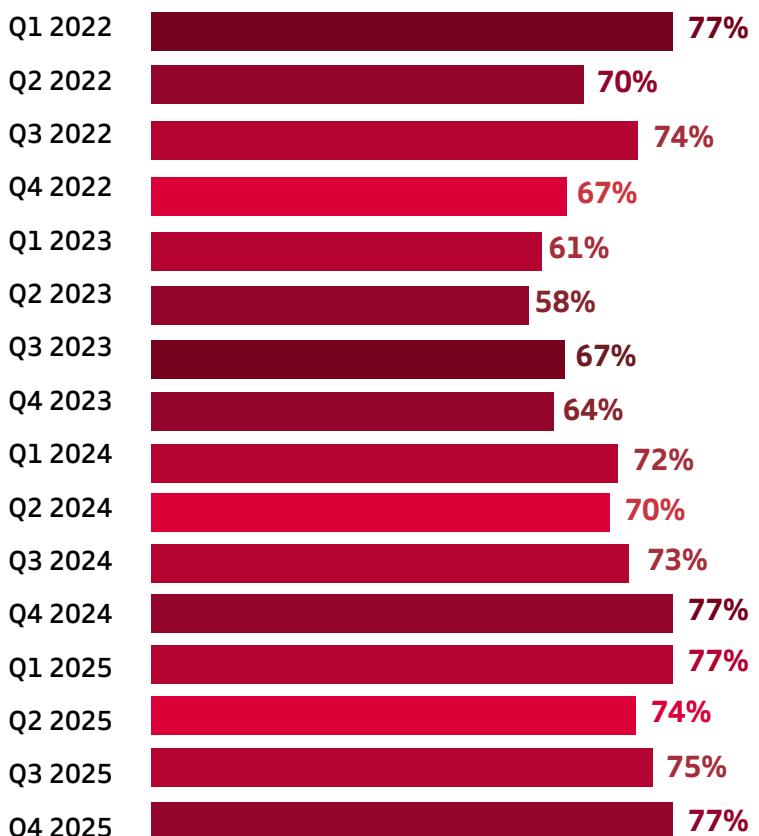
Key summary

The buying sentiment increased to

 **77%**

in Q4 2025. This sentiment has been on an upward trajectory since Q2 2023.

Buying sentiment

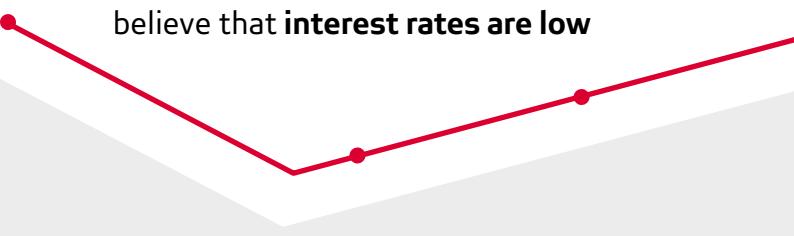


Q “Are you currently confident about the property market in South Africa? Is now the appropriate time to buy?”

A 77% of respondents responded positively in Q4 2025.

Main drivers of positive sentiment:

- **60%**
believe that property is always a **good investment**
- **46%**
believe that property **accumulates in value**
- **37%**
believe that you can make **good profit**
- **37%**
believe that prices will **increase**
- **30%**
believe that there are some **bargains** out there
- **21%**
believe that **interest rates are low**



Main drivers of negative sentiment:

- **55%**
are concerned that the **cost of living** is high
- **48%**
are concerned that **prices are high**
- **47%**
are concerned that the economy is **unstable**
- **41%**
are concerned that the **economy is not doing well**
- **40%**
are concerned about **high interest rates**

Buying property

1.2

Qualitative insights

Property purchase remains a reality for those who have encashed long-term savings. However, awareness of a recovering economy and the investment potential are also strong drivers.



Respondent word cloud

Family home
Rental fatigue
Rental expenses Stability
Financial readiness
Aesthetic freedom 'Forever' home
Parental independence



“We wanted a place we can call home, and honestly, we were tired of renting.

(35–44 years, black, female, R15k–R29k PMI)

“I was now financially stable.

(35–44 years, white, female, > R30k PMI)

“I bought a house as a form of investment so that I can rent it and earn an income.

(25–34 years, black, female, > R30k PMI)

Q You mentioned that you have bought property within the past 12 months. **Can you tell us a bit about why you decided to do this?**

“I was living with my parents, so I decided to leave and buy myself a house. I am getting old, so I want to start my own life now.

(25–34 years, black, male, > R30k PMI)

“I have been renting for a while, and I have noticed that the money I spent on rent can actually buy me a house.

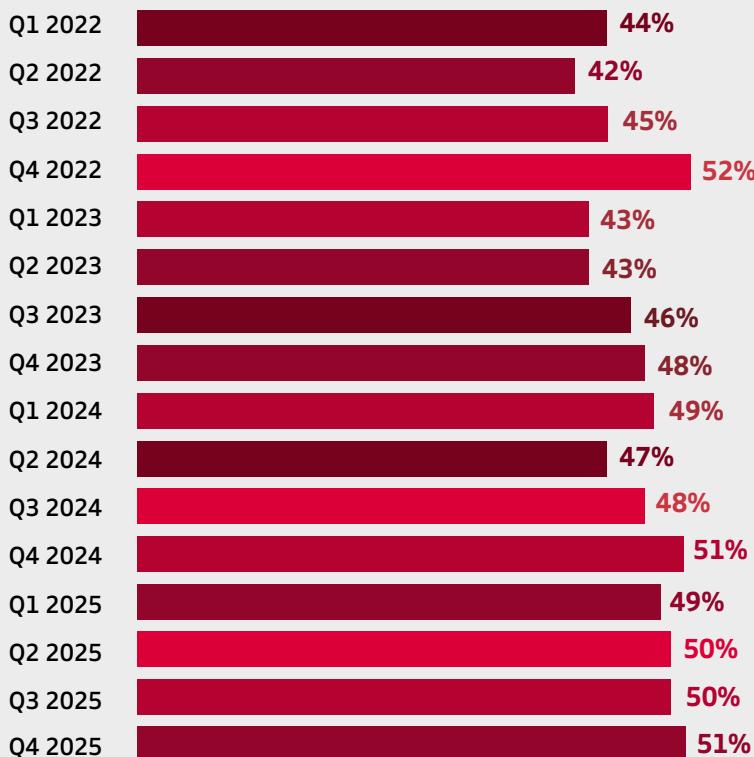
(18–24 years, black, male, R10k–R15k PMI)

Selling property

2.1

Quantitative insights

Selling sentiment



“Are you currently confident about the property market in South Africa? Is now the appropriate time to sell?”

Selling sentiment has remained relatively unchanged in the past five quarters. Most sellers still adopt a wait-and-see approach, anticipating that they will be able to get better prices in the future. Those who sold want to realise a profit and/or need the funds now.

Key summary

The selling sentiment increased by 1% to

 **51%**

in Q4 2025, from 50% in Q2 2025.



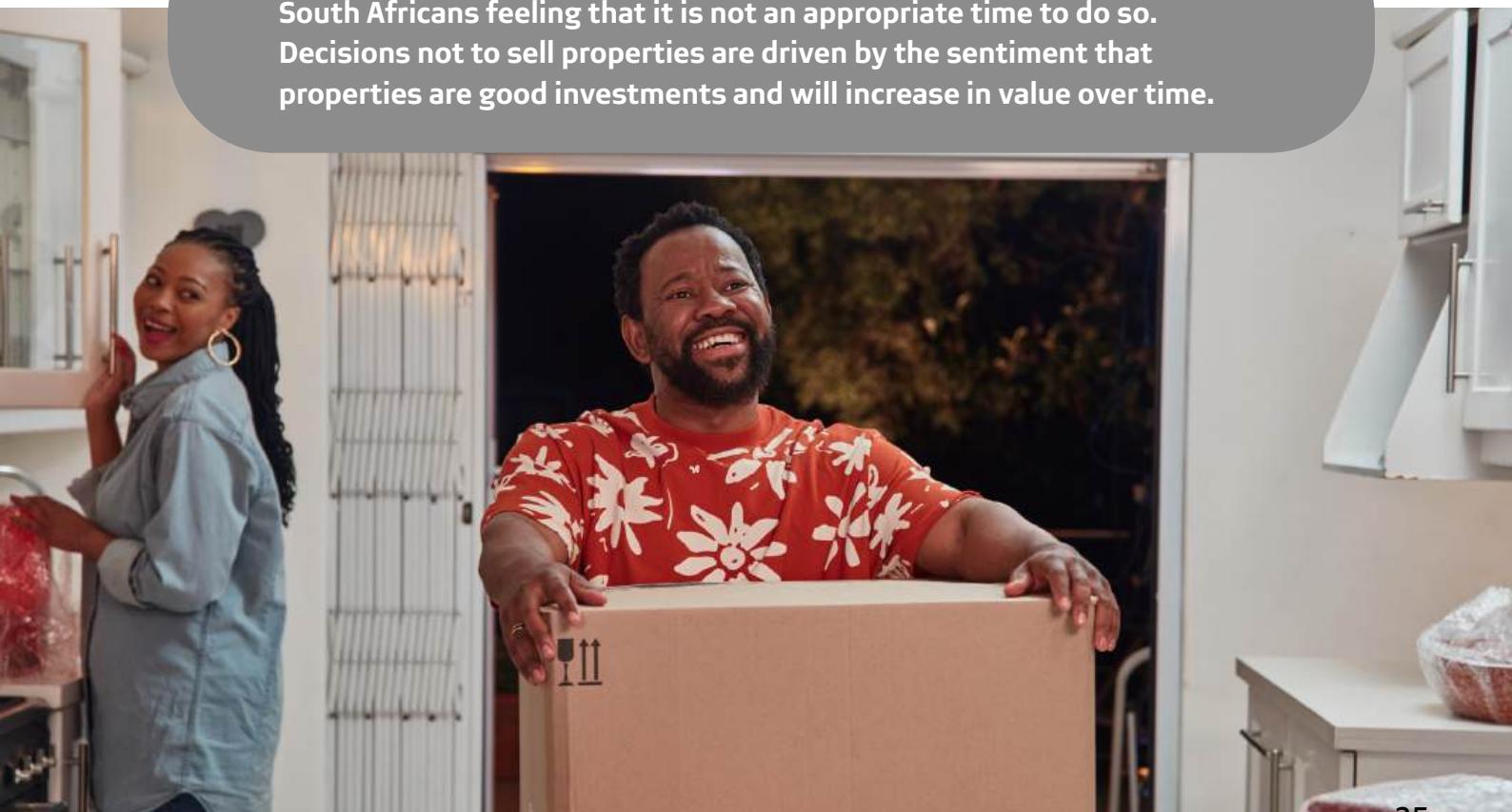
Main drivers of positive sentiment:

- **52%**
believe that you can get a **good price** for your property
- **48%**
believe that it is good to rather **sell** if you are **upgrading**
- **47%**
believe that the property market is **doing well**
- **38%**
believe that it is good to rather **sell** if you can **no longer afford** a property
- **20%**
want **liquid assets** or to **free up capital**
- **18%**
believe that **interest rates are low**

Main drivers of negative sentiment:

- **50%**
would rather keep the property as an **investment**
- **37%**
are concerned that the economy is **unstable**
- **37%**
are concerned that the economy is **not doing well**
- **36%**
would rather wait a few more years for the property to **appreciate in value**
- **27%**
believe that **the rand is weak**

Sentiments around selling property are more divided, with half of South Africans feeling that it is not an appropriate time to do so. Decisions not to sell properties are driven by the sentiment that properties are good investments and will increase in value over time.



Selling property

2.2

Qualitative insights

Selling property continues to meet a need for liquidity. However, with increasing perceptions of a stable economy, some South Africans are taking advantage of good returns.



Respondent word cloud

Property
condition

Financial issues Making a profit

Property management

Downsizing

Financial
issues

Upgrading

Relocation

Desperation to sell

Property condition

Downsizing

Financial issues



“It was too big and needed maintenance.

(65+ years, white, female, < 10k PMI)

“I changed work and had to move provinces, so I sold the house.

(65+ years, white, female, < R10k PMI)

Q You mentioned that you have sold a property within the past 12 months. **Can you tell us a bit about why you decided to do this?**

“I needed extra cash to support myself.

(35–44 years, coloured, female, > R30k PMI)

“I had financial problems, and I decided to sell it.

(35–44 years, black, female, < R10k PMI)

“It was so that I can gain more profit and income.

(35–44 years, white, female, > R30k PMI)

“The tenants were not responsible people, so we sold the problem house at a loss.

(55–64 years, Indian, female, R10k–R14k PMI)

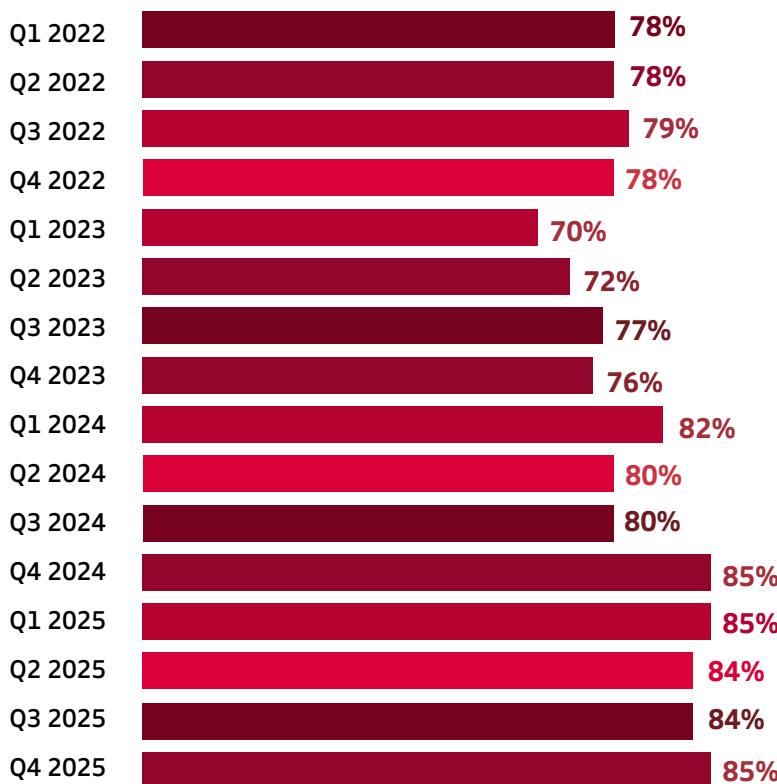


Investing in property

3.1

Quantitive insights

Investing sentiment



Key summary

The investing sentiment increased to

85%

in Q4 2025. This sentiment has been on an upward trajectory since Q1 2023.

This is the joint-highest level this sentiment has been since the survey started in 2015 and an indication that property provides good investment opportunities.

Concerns about the economy and high property prices are seen as negative factors.

Q

"Are you currently confident about the property market in South Africa? Is now the appropriate time to invest in property?"

A

The investing sentiment increased to 85%, which is 1% higher compared to the previous quarter. This is the joint-highest level this sentiment has been since the survey started in 2015 and an indication that property **investors still feel that it is opportune to invest for future value and returns.**



Main drivers of negative sentiment:

- **50%**
are concerned that the economy is **not performing well**
- **45%**
are concerned that **prices are high**
- **38%**
are concerned about **crime**
- **35%**
are concerned that the rand is **weak**
- **32%**
are concerned about **job security and unemployment**

Main drivers of positive sentiment:

- **54%**
believe that property always **accumulates in value**
- **48%**
believe that you will make a **good return**
- **48%**
believe that it is a good source of **passive income**
- **44%**
believe that there is a **demand** for rental properties
- **39%**
believe that it is a **good time to buy for investment**



Investing in property

3.2

Qualitative insights

Property ownership for investment is driven by a common goal of having a stable and high-yielding asset as well as consumers realising the advantages of earning additional/passive income.

With perceptions of a recovering economy, South Africans investing in property anticipate its current and future monetary potential as well as it being an investment for future generations.



Respondent word cloud

Business opportunities
Available funds **Portfolio growth**
Long-term savings **Diversify investments**
Passive income Create long-term assets
Preparing for future **Affordability**



“I did this to create generational wealth for my children in the near future.

(24–34 years, black, male, > R30k PMI)

“I bought an apartment to rent out.

(25–34 years, black, female, > R30k PMI)

“My goal was to diversify my investments and create an asset that can appreciate over time.

(25–34 years, white, female, > R30k PMI)

Q You mentioned that you have bought property for investment within the past 12 months. **Can you tell us a bit about why you decided to do this?**

“It was a good time to do it after planning it for a long time.

(25–34 years, black, female, > R30k PMI)

“I am an avid property investor and aim to add at least five rental properties every year.

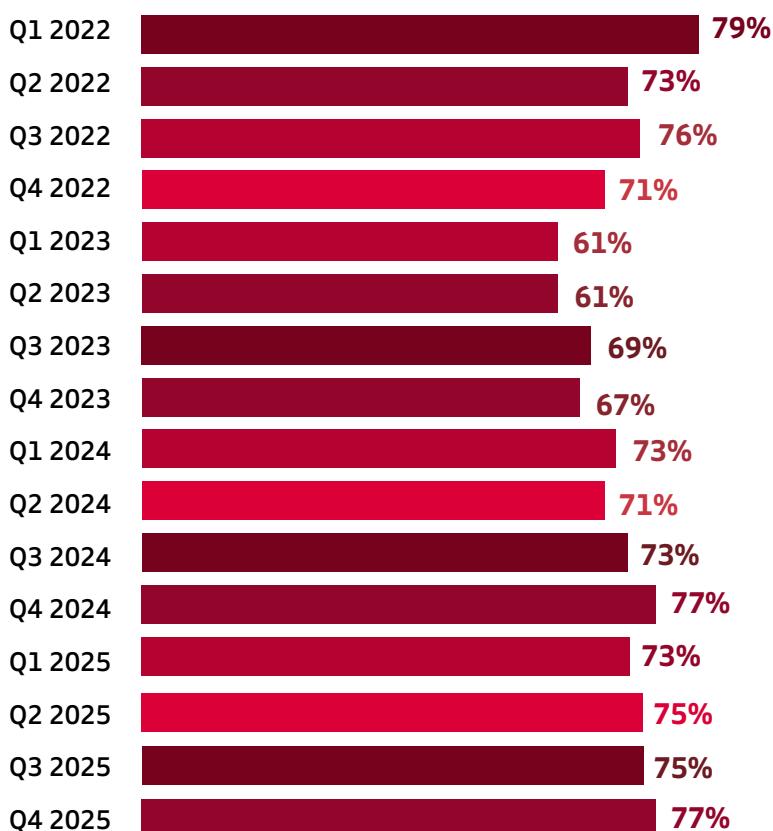
(35–44 years, black, male, > R30k PMI)

Buying rather than renting

4.1

Quantitive insights

Buying versus renting sentiment



Key summary

Potential future buyers currently renting, or buying versus renting sentiment, was at

 77%

which is a 2% increase compared to the previous quarter.

“Are you currently confident about the property market in South Africa? Is now the appropriate time to buy or rent?”

Many respondents said that they have now saved enough to afford a deposit for a home, and others expressed the need for a larger living space. For those who still prefer renting, the flexibility of this option remains attractive and affordability remains a key driver.



Buying instead of renting property is still preferred by the majority of South Africans, although those who prefer to rent enjoy the flexibility and affordability of this decision in an ever-fluctuating economy.

Main drivers of positive sentiment:

- **54%**
believe that it is **better to own** than rent
- **46%**
believe that you should **buy rather than rent if you can afford it**
- **45%**
believe that renting is more **expensive**
- **40%**
believe that property will **accumulate in value**
- **37%**
believe that buying to rent **creates income**

Main drivers of negative sentiment:

- **41%**
believe that renting is more **flexible**, with less commitment required
- **40%**
cannot afford to buy property right now
- **31%**
believe that buying includes maintenance costs or transfer fees, which can be **expensive**
- **23%**
believe that there are **many properties available for rent**
- **19%**
believe that **buying is risky**



Buying rather than renting

4.2

Qualitative insights

Needing personal space, a place to stay while renovating and overall affordability are key reasons for South Africans who have rented in the past year.

Respondent word cloud

Own space **Financial constraints**
Space requirements **Financial readiness**
Passive income Life transition
Closer to work
Saving for purchase Family requirements
Lack of financial requirements
Relocation Independent living



At the moment, I am not financially ready to buy my own house, but it is something I am considering to do soon.

(35–44 years, black, female, R15k–R29k PMI)

Because I am currently saving to buy a house.

(35–44 years, black, female, R10k–R15k PMI)

To stay closer to work and to save on fuel. I'm renting out my house to cover my bond.

(55–64 years, coloured, female, > R30k PMI)

I moved to a new city, and I am not ready to buy.

(45–55 years, black, female, > R10k PMI)

Q You mentioned that you have rented property within the past 12 months. **Can you tell us a bit about why you decided to do this?**

I moved out of my family home to live alone.

(35–44 years, black, female, R15k–R29k PMI)

I wanted to have my own space where I can start my life independently.

(25–34 years, black, female, > R10k PMI)

I currently do not qualify to buy a house. Since I have a child, I needed to move to a bigger place so that we are able to live together.

(35–44 years, black, male, > R30k PMI)

Renovating property

5.1

Quantitative insights

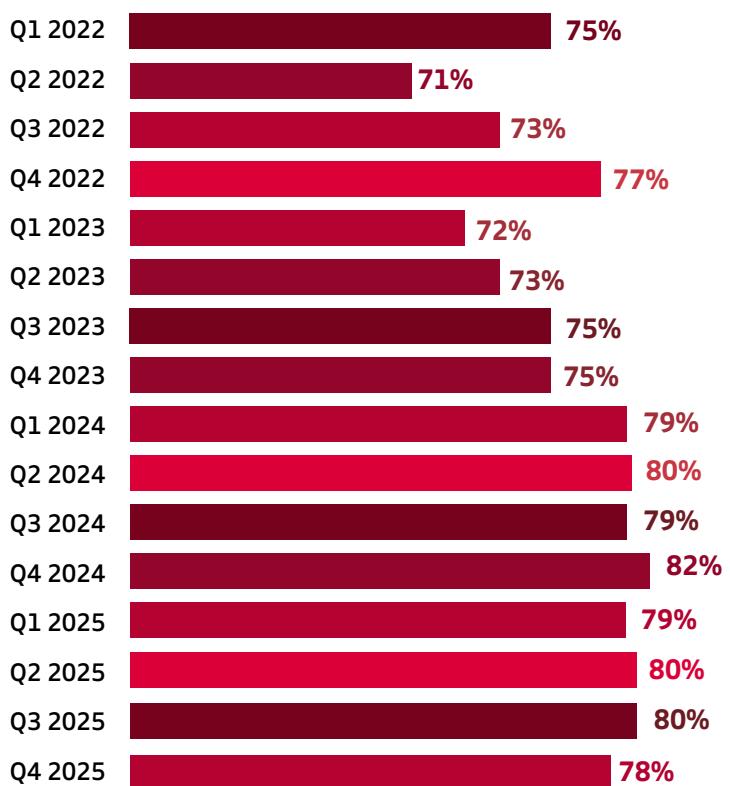
Key summary

The renovating sentiment reduced by 2% from Q3 2025 to

78%

in Q4 2025.

Renovating sentiment



Q

“Are you currently confident about the property market in South Africa? Is now the appropriate time to renovate property?”

A

Most respondents said that they **renovate to add value to their properties** and to **make living spaces more enjoyable**. For others, renovations are driven by the need to do repairs and maintenance to properties.

Economic reasons, such as the high cost of materials, remain a key detractor of renovation, but this has reduced from the previous quarter.

Main drivers of positive sentiment:

- **62%**
believe that renovating **increases the value** of your property and potential returns when selling
- **51%**
believe that it's a good time to renovate if you have **cash**
- **49%**
believe that **renovations will improve security**
- **48%**
believe that it's good to **upgrade** your property
- **48%**
believe that **property prices will improve**

Main drivers of negative sentiment:

- **42%**
believe that the property is **still in good condition**
- **37%**
cannot afford to renovate right now
- **35%**
believe that **materials** are expensive at the moment
- **33%**
are concerned that the economy is **not performing well**



Renovating property

5.2

Qualitative insights

Recent renovations by consumers were done mainly to increase property value, meet a need for change, upgrade décor and reap maintenance-related benefits.

Respondent word cloud

Increasing property value
Modernising Aesthetic preferences
Repairs **Maintenance**
Renewing Increasing property value
Needing more space



“The house needed some touch ups as it wasn't modern.

(25–34 years, black, female, > R30k PMI)

“I just wanted my house to look renewed and to bring back the spark again.

(65+ years, white, female, > R30k PMI)

“Due to insufficient space, I had to extend my house.

(25–34 years, black, male, > R30k PMI)

Q You mentioned that you have renovated your property within the past 12 months. **Can you tell us a bit about why you decided to do this?**

“I renovated it so that it can be in good shape in order for me to sell it.

(45–54 years, black, male, > R30k PMI)

“The roof was leaking and needed replacement.

(55–64 years, black, female, > R30k PMI)

“I wanted to increase the value of the property.

(55–64 years, coloured, male, R15k–R29k PMI)

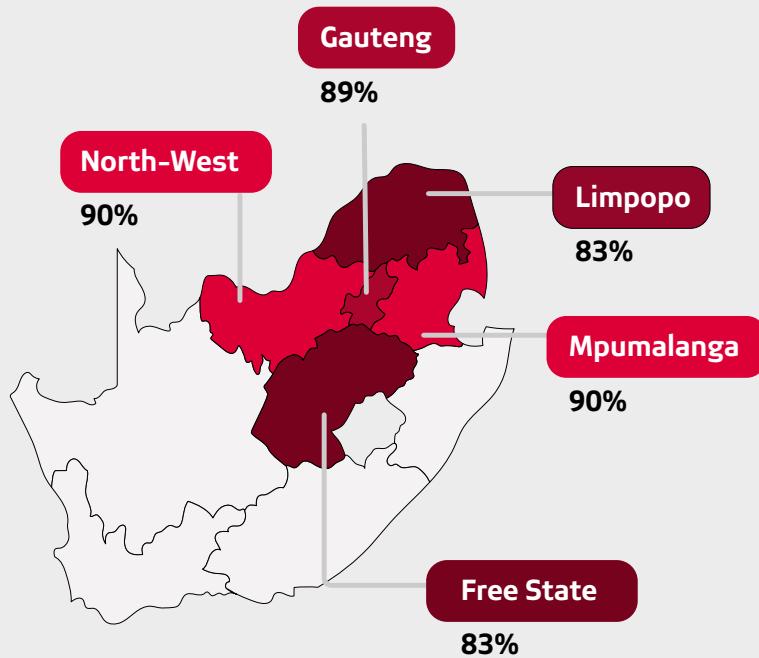


Overall sentiment view per province



Regional sentiment view

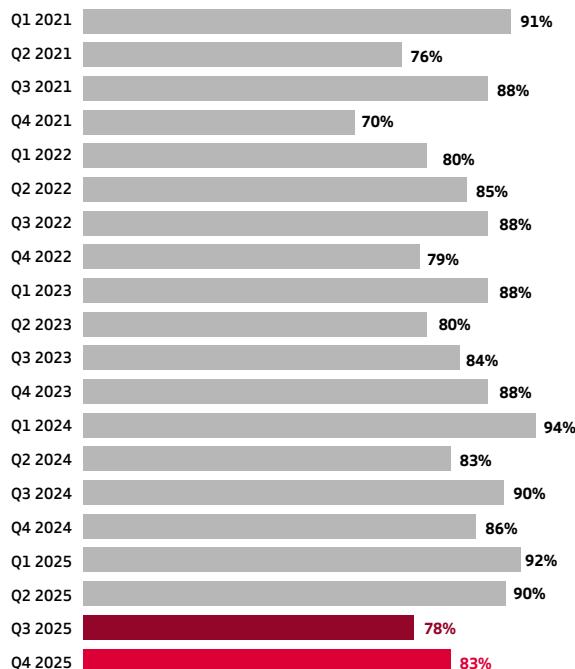
Inland provinces



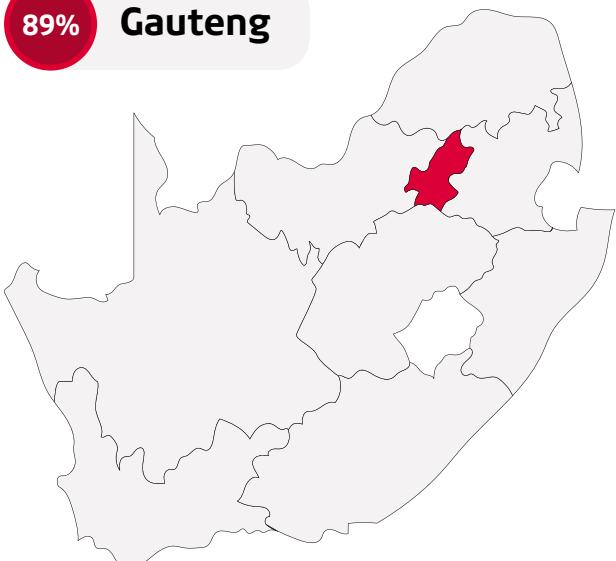
Free State



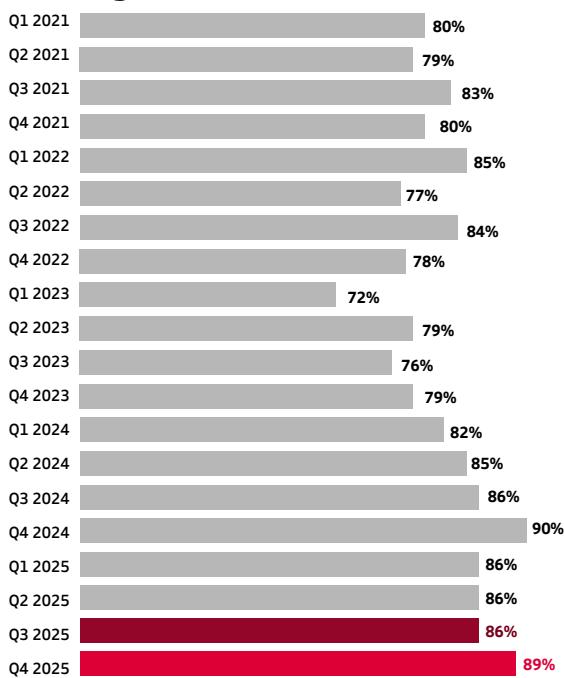
Free State



Gauteng



Gauteng

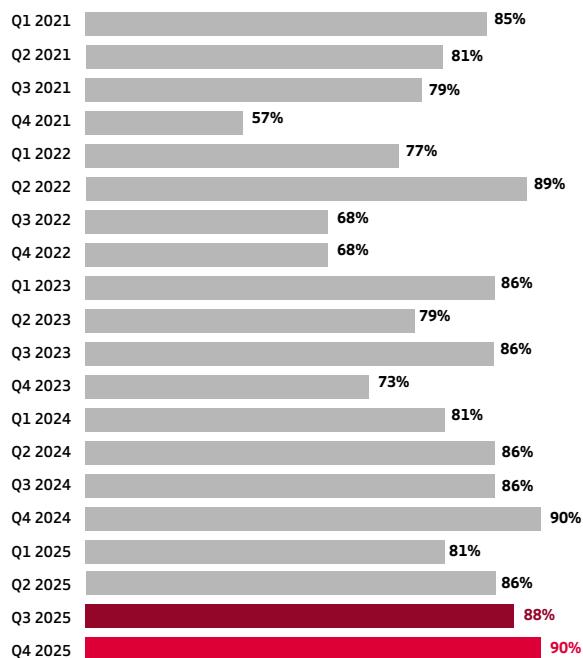


90%

North-West



North-West

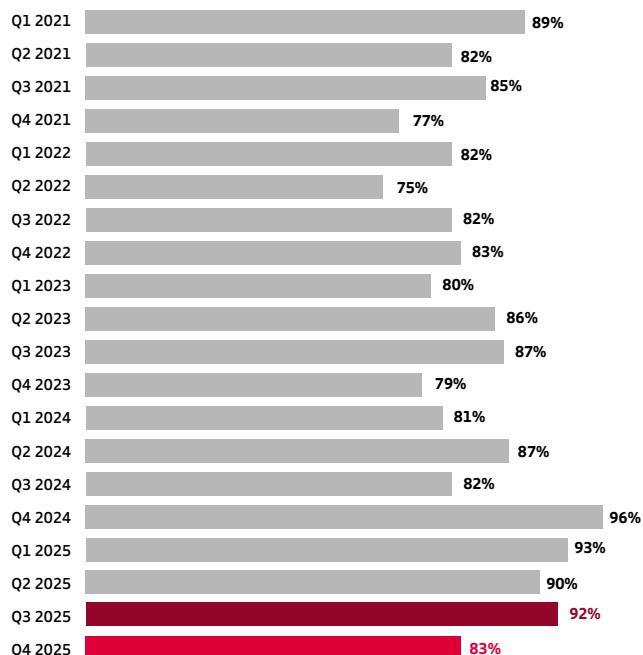


83%

Limpopo

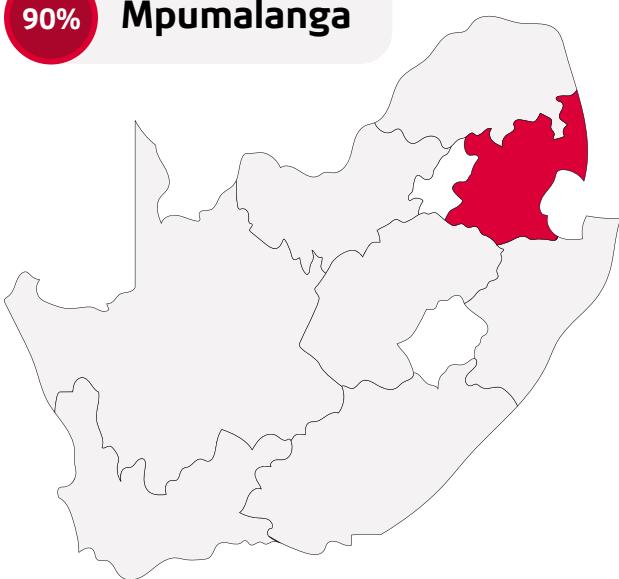


Limpopo

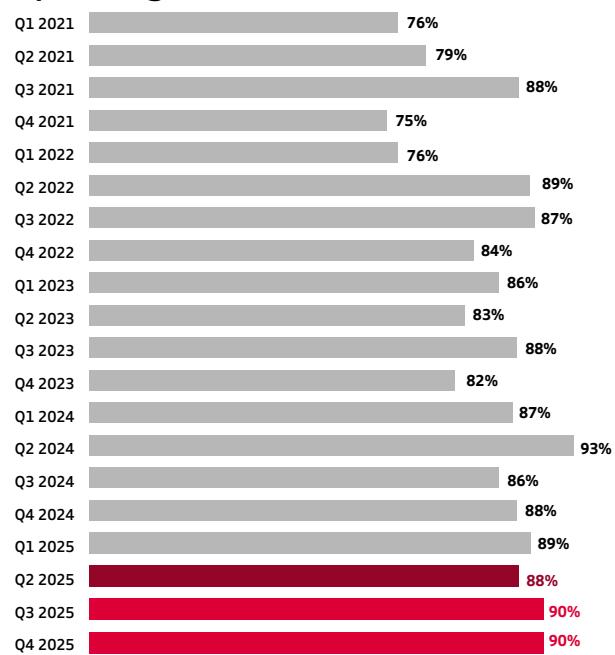


90%

Mpumalanga

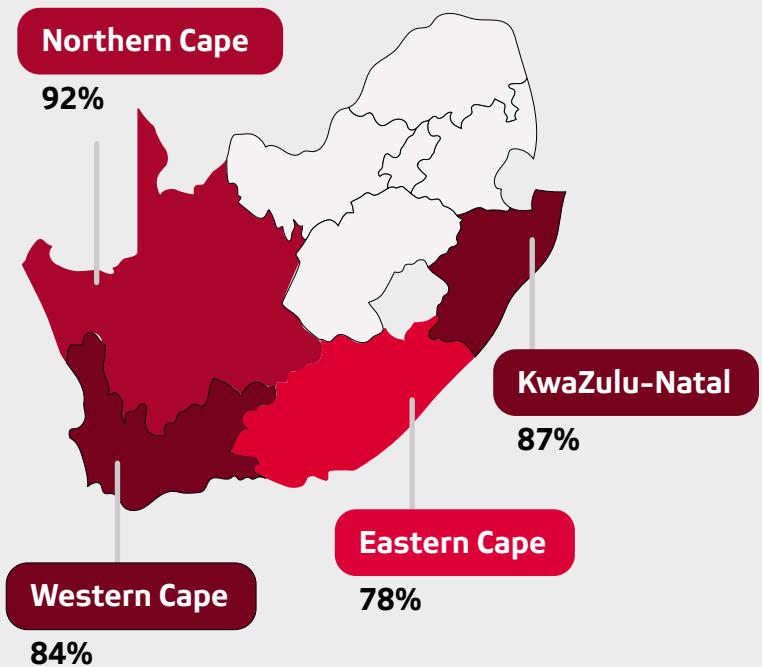


Mpumalanga



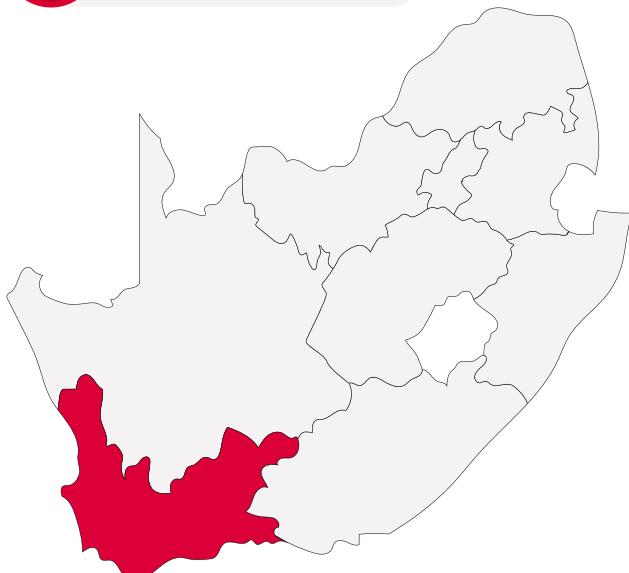
Regional sentiment view

Coastal provinces

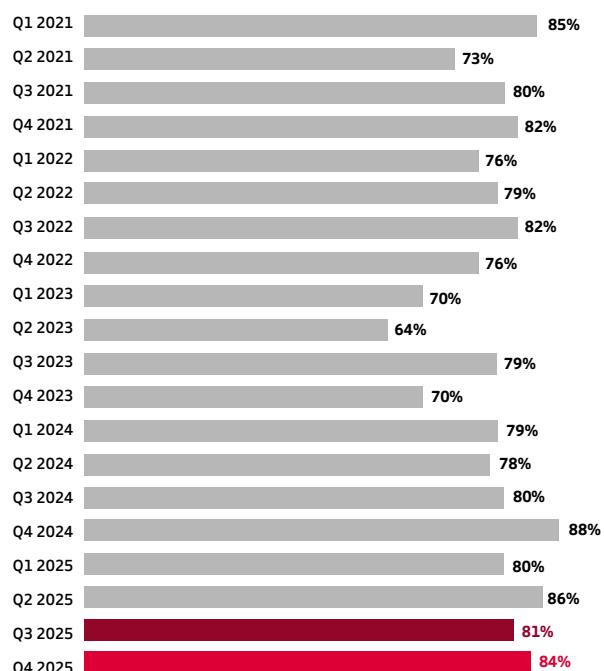


84%

Western Cape



Western Cape

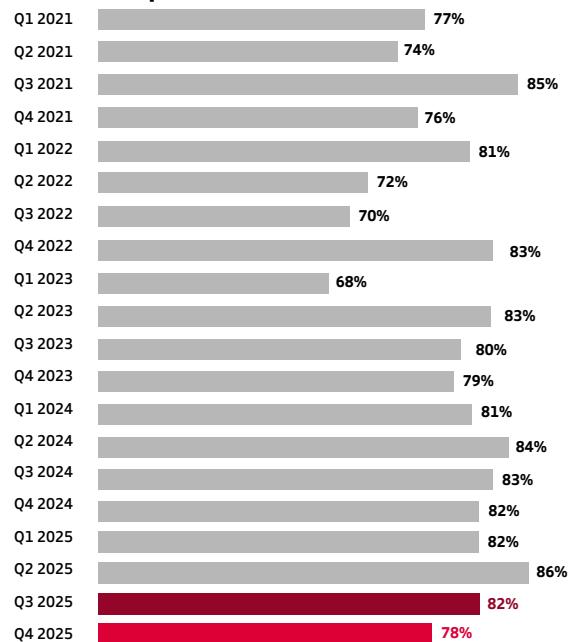


78%

Eastern Cape

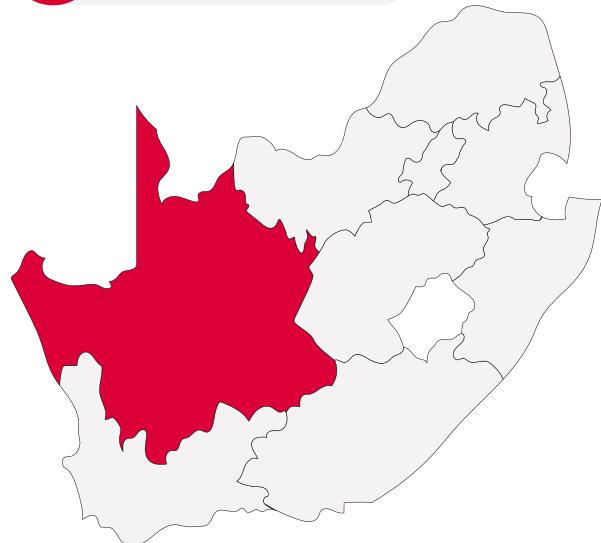


Eastern Cape

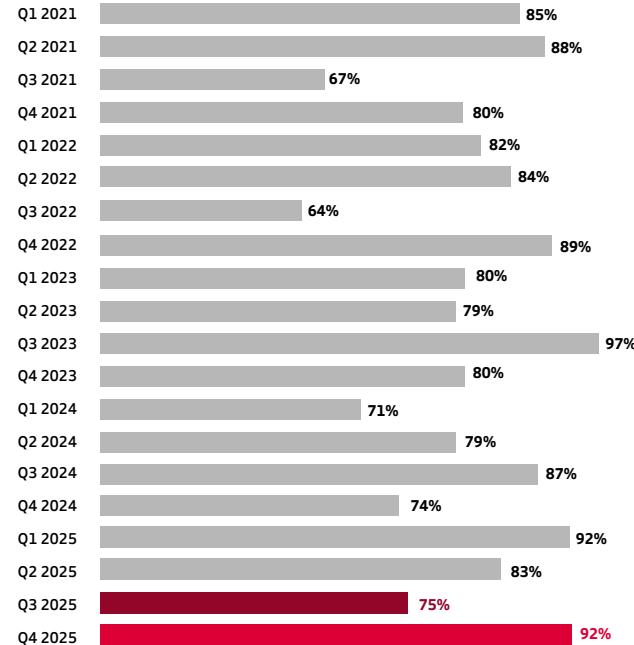


92%

Northern Cape



Northern Cape

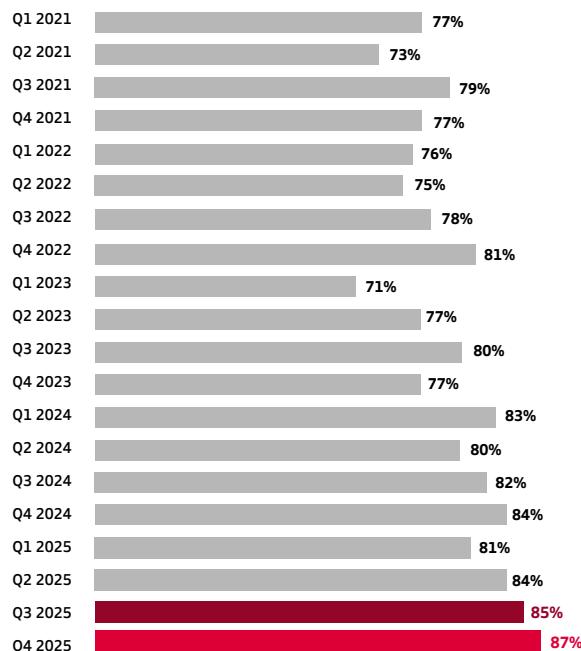


87%

KwaZulu-Natal



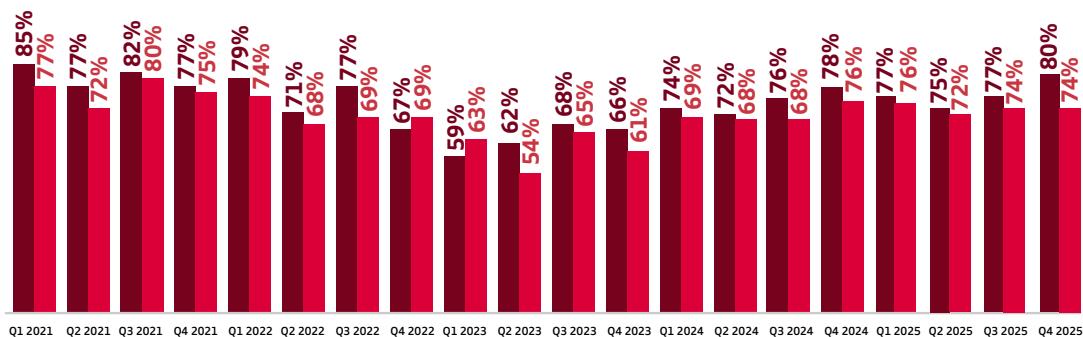
KwaZulu-Natal



Inland and coastal

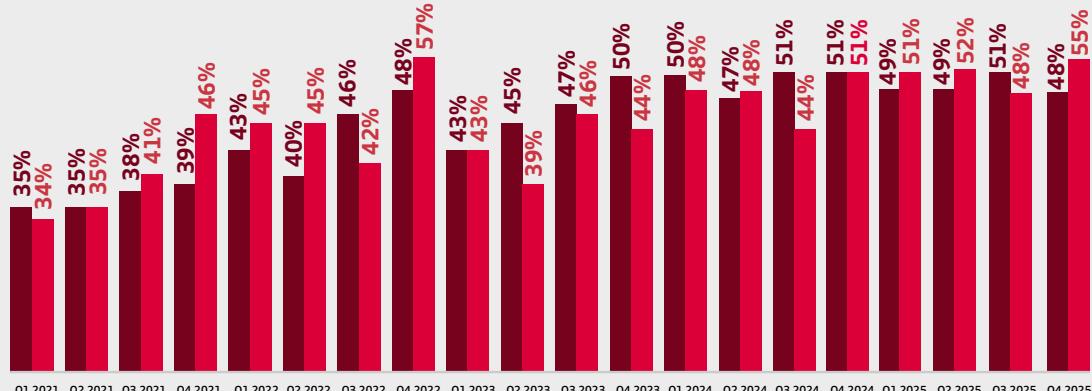
█ Inland █ Coastal

Buying property



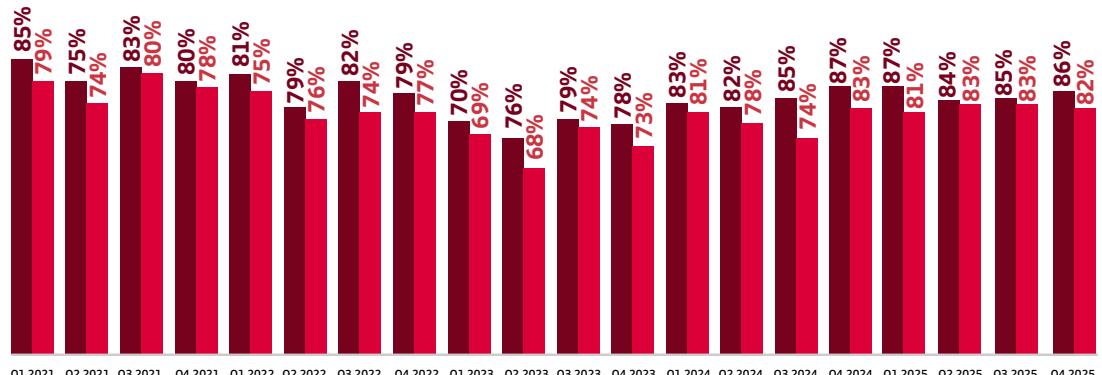
Sentiment around buying property increased by 3% to 80% for inland respondents and remains unchanged at 74% for the coastal region. Leading positive drivers for sentiment in both regions are that property remains a good investment that will accumulate in value, prices will increase and one can make a profit. Inland respondents also indicated that there are bargains currently on the market.

Selling property

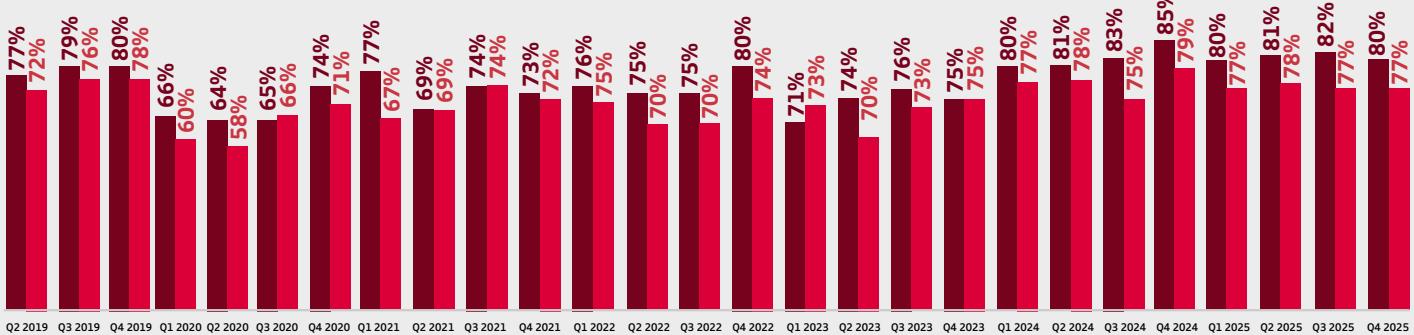


Sentiment around selling property decreased by 3% in the inland region, whereas coastal increased significantly by 7%. The main drivers from respondents for selling in both regions are that you can get a good price for your property. The main detractor of selling is to rather hold onto property as an investment.

Investing in property

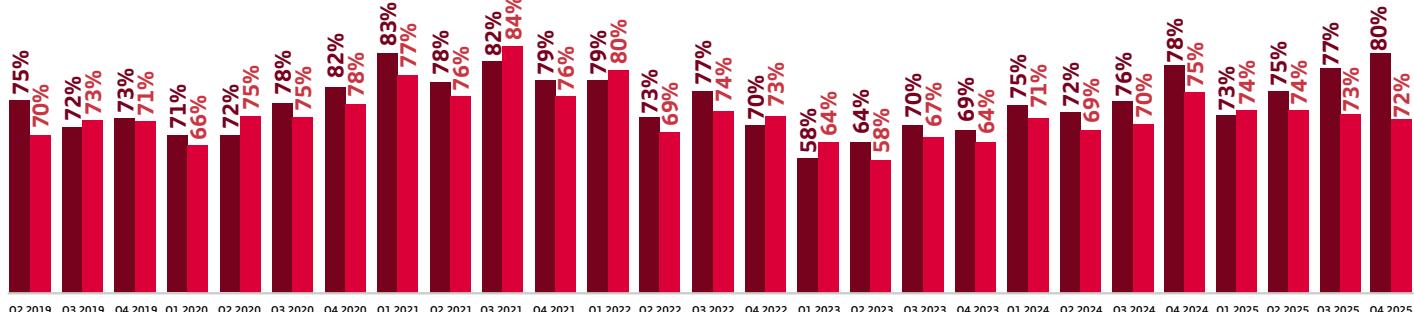


Sentiment around investing in property increased to 86% inland and decreased slightly to 82% in the coastal region. Respondents from both regions are confident that property will always accumulate in value and will always bring a good return. Leading drivers against investing in property in the coastal region are that prices are too high, while respondents in the inland region think the economy is not doing well.



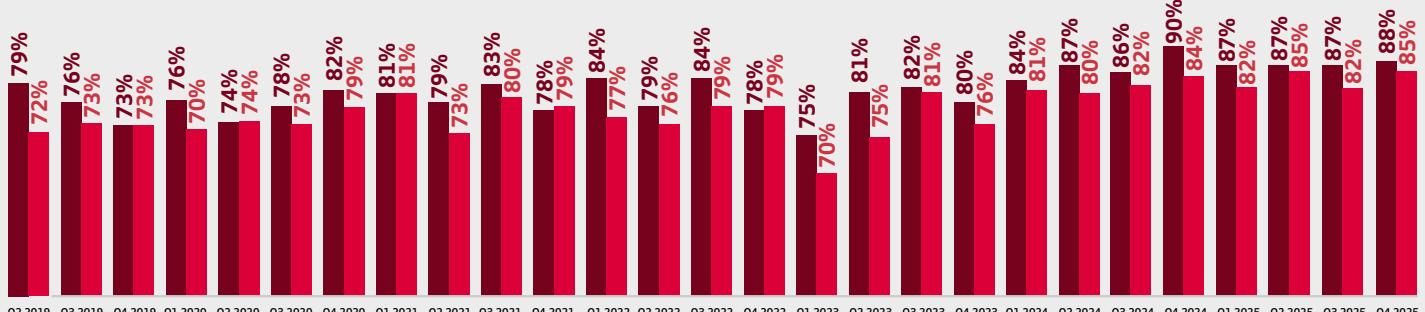
Renovating or making alterations

Sentiment around property renovations decreased among inland respondents by 2% to 80% and remained unchanged at 77% in the coastal region. Homeowners believe it is good to update or change your property and acknowledge that renovating will increase the value of your property. Both inland and coastal respondents indicated that their property is still in good condition and materials are expensive at the moment as detractors of renovating.



Buying rather than renting property

Sentiment around buying rather than renting property went down by 1% in the coastal region and increased by 3% in the inland region. Potential buyers in both regions indicated that it is better to own property and renting is more expensive. The leading detractors on buying from both regions are that renting offers flexibility/no commitment. Furthermore, respondents from the inland region think maintenance/transfer fees are expensive, while the coastal respondents indicated affordability problems.



Confidence in the property market

Overall confidence in the future of the property market increased by 1% to 88% in the inland region in Q4 2025 and increased by 3% from 82% in Q3 2025 to 85% in Q4 2025 in the coastal region. This shows a continued differential between the two regions that was also evident in the buying and selling sentiments. Main detractors for coastal respondents relate to economic issues like unemployment and high levels of crime.



Conclusion and outlook



HSI conclusion and outlook

Looking ahead

A deep sense of optimism about the property market continues to drive the positive sentiment observed over the past year. The main drivers of positive sentiment are that many South Africans believe that property is a secure asset for investment.

Homeownership remains an aspirational purchase for many South Africans seeking to participate in the market for the first time, as reflected by the continued high number of home loans applications from the first-time homebuyer segment. Investors will continue to play a key role in the market, driven by the need for renting.

Across most South Africans in the homeownership market, perceptions around the economy continue to be positive and stable. However, economic challenges, such as low growth and high unemployment, are likely to remain as drivers that negatively impact market sentiment, preventing significant further increases.

The South African Reserve Bank (SARB) has already eased rates through 2025 by 75bp bringing much-needed relief to consumers. South Africa also took a bold step to announce a new inflation target of 3%, a reform that could have significant macro impact in the long-run. Encouragingly, headline CPI inflation is already close to the new target in December and there is evidence that inflation expectations are already responding to the new target. Contained inflation should help to support further rates cuts in 2026, helping to provide further financial relief to households and businesses.



Appendix

Percentage of respondents with positive sentiment nationally, by subindex

Period	Buying property	Selling property	Investing in property
Q1 2017	69%	42%	77%
Q2 2017	74%	34%	78%
Q3 2017	78%	37%	82%
Q4 2017	70%	41%	83%
Q1 2018	70%	46%	77%
Q2 2018	61%	43%	78%
Q3 2018	57%	37%	82%
Q4 2018	72%	41%	83%
Q1 2019	67%	40%	79%
Q2 2019	69%	39%	82%
Q3 2019	69%	37%	81%
Q4 2019	70%	40%	79%
Q1 2020	62%	23%	67%
Q2 2020	71%	20%	71%
Q3 2020	71%	29%	78%
Q4 2020	78%	33%	78%
Q1 2021	82%	35%	83%
Q2 2021	75%	35%	74%
Q3 2021	81%	39%	81%
Q4 2021	76%	42%	76%
Q1 2022	77%	44%	78%
Q2 2022	70%	42%	78%
Q3 2022	74%	45%	79%
Q4 2022	67%	52%	78%
Q1 2023	61%	43%	70%
Q2 2023	58%	43%	72%
Q3 2023	67%	46%	77%
Q4 2023	64%	48%	76%
Q1 2024	72%	49%	82%
Q2 2024	70%	47%	80%
Q3 2024	73%	48%	80%
Q4 2024	77%	51%	85%
Q1 2025	77%	49%	85%
Q2 2025	74%	50%	84%
Q3 2025	75%	50%	84%
Q4 2025	77%	51%	85%

Percentage of respondents with positive sentiment nationally, by subindex

Period	Renovating property	Buying rather than renting property	Overall sentiment
Q1 2017	77%	66%	75%
Q2 2017	75%	68%	74%
Q3 2017	79%	74%	81%
Q4 2017	79%	74%	82%
Q1 2018	81%	66%	75%
Q2 2018	77%	68%	73%
Q3 2018	75%	74%	72%
Q4 2018	80%	72%	77%
Q1 2019	77%	68%	73%
Q2 2019	75%	73%	77%
Q3 2019	78%	72%	75%
Q4 2019	79%	72%	76%
Q1 2020	64%	69%	75%
Q2 2020	61%	73%	74%
Q3 2020	65%	77%	81%
Q4 2020	73%	80%	82%
Q1 2021	73%	81%	81%
Q2 2021	69%	77%	77%
Q3 2021	74%	83%	82%
Q4 2021	72%	78%	79%
Q1 2022	75%	79%	81%
Q2 2022	71%	73%	78%
Q3 2022	73%	76%	82%
Q4 2022	77%	71%	79%
Q1 2023	72%	61%	73%
Q2 2023	73%	61%	78%
Q3 2023	75%	69%	81%
Q4 2023	75%	67%	78%
Q1 2024	79%	73%	82%
Q2 2024	80%	71%	84%
Q3 2024	79%	73%	84%
Q4 2024	82%	77%	87%
Q1 2025	79%	73%	85%
Q2 2025	80%	75%	86%
Q3 2025	80%	75%	85%
Q4 2025	78%	77%	87%

Gauteng

Percentage of respondents with positive sentiment provincially, by subindex

Before Q2 of year 9 (2023), provincial sample sizes were in line with national proportions. In Q2 of year 9 (2023), the target sample was increased to have a more robust view of consumer sentiment within smaller provinces. Going forward, these larger samples provide a more robust view of the Free State, Limpopo, Northern Cape and North-West.

Period	Buying property	Selling property	Investing in property
Q4 2017	69%	39%	85%
Q1 2018	69%	44%	84%
Q2 2018	62%	42%	77%
Q3 2018	58%	34%	79%
Q4 2018	74%	41%	85%
Q1 2019	67%	37%	81%
Q2 2019	69%	36%	84%
Q3 2019	68%	39%	82%
Q4 2019	71%	41%	80%
Q1 2020	63%	25%	71%
Q2 2020	72%	21%	72%
Q3 2020	73%	28%	79%
Q4 2020	80%	34%	81%
Q1 2021	87%	35%	85%
Q2 2021	78%	34%	75%
Q3 2021	82%	37%	83%
Q4 2021	79%	37%	81%
Q1 2022	80%	43%	82%
Q2 2022	71%	40%	78%
Q3 2022	77%	46%	82%
Q4 2022	66%	47%	77%
Q1 2023	58%	42%	69%
Q2 2023	57%	42%	73%
Q3 2023	64%	41%	76%
Q4 2023	64%	50%	76%
Q1 2024	72%	47%	82%
Q2 2024	73%	46%	81%
Q3 2024	77%	53%	86%
Q4 2024	80%	54%	85%
Q1 2025	80%	51%	86%
Q2 2025	77%	48%	85%
Q3 2025	78%	51%	85%
Q4 2025	82%	52%	86%

Gauteng (continued)

Percentage of respondents with positive sentiment provincially, by subindex

Before Q2 of year 9 (2023), provincial sample sizes were in line with national proportions. In Q2 of year 9 (2023), the target sample was increased to have a more robust view of consumer sentiment within smaller provinces. Going forward, these larger samples provide a more robust view of the Free State, Limpopo, Northern Cape and North-West.

Period	Renovating property	Buying rather than renting property	Overall sentiment
Q4 2017	80%	73%	82%
Q1 2018	80%	74%	76%
Q2 2018	77%	69%	75%
Q3 2018	75%	72%	77%
Q4 2018	80%	75%	82%
Q1 2019	79%	69%	76%
Q2 2019	77%	75%	81%
Q3 2019	78%	71%	75%
Q4 2019	80%	73%	77%
Q1 2020	67%	71%	75%
Q2 2020	63%	72%	72%
Q3 2020	66%	79%	79%
Q4 2020	75%	82%	81%
Q1 2021	76%	83%	80%
Q2 2021	70%	79%	79%
Q3 2021	75%	80%	83%
Q4 2021	72%	80%	80%
Q1 2022	77%	79%	85%
Q2 2022	73%	75%	77%
Q3 2022	76%	76%	84%
Q4 2022	78%	67%	78%
Q1 2023	70%	56%	72%
Q2 2023	71%	58%	79%
Q3 2023	73%	65%	76%
Q4 2023	73%	67%	79%
Q1 2024	79%	71%	82%
Q2 2024	80%	69%	85%
Q3 2024	84%	76%	86%
Q4 2024	85%	77%	90%
Q1 2025	84%	75%	86%
Q2 2025	82%	74%	86%
Q3 2025	80%	76%	86%
Q4 2025	79%	81%	89%

Western Cape

Percentage of respondents with positive sentiment provincially, by subindex

Period	Buying property	Selling property	Investing in property
Q4 2017	69%	46%	73%
Q1 2018	71%	53%	71%
Q2 2018	62%	46%	76%
Q3 2018	59%	40%	71%
Q4 2018	70%	44%	76%
Q1 2019	73%	48%	77%
Q2 2019	69%	45%	79%
Q3 2019	65%	38%	75%
Q4 2019	73%	33%	77%
Q1 2020	61%	19%	58%
Q2 2020	71%	20%	70%
Q3 2020	66%	28%	71%
Q4 2020	78%	28%	75%
Q1 2021	78%	33%	78%
Q2 2021	76%	26%	71%
Q3 2021	82%	36%	78%
Q4 2021	76%	44%	77%
Q1 2022	76%	47%	74%
Q2 2022	70%	48%	75%
Q3 2022	75%	46%	76%
Q4 2022	67%	58%	73%
Q1 2023	60%	39%	66%
Q2 2023	50%	41%	60%
Q3 2023	61%	44%	69%
Q4 2023	55%	45%	65%
Q1 2024	71%	47%	77%
Q2 2024	70%	49%	82%
Q3 2024	67%	37%	67%
Q4 2024	76%	53%	83%
Q1 2025	77%	60%	81%
Q2 2025	69%	54%	82%
Q3 2025	75%	49%	78%
Q4 2025	68%	56%	78%

Western Cape (continued)

Percentage of respondents with positive sentiment provincially, by subindex

Period	Renovating property	Buying rather than renting property	Overall sentiment
Q4 2017	78%	78%	80%
Q1 2018	77%	71%	69%
Q2 2018	76%	66%	71%
Q3 2018	71%	67%	70%
Q4 2018	73%	65%	74%
Q1 2019	73%	68%	70%
Q2 2019	69%	72%	75%
Q3 2019	70%	71%	71%
Q4 2019	75%	72%	76%
Q1 2020	53%	66%	72%
Q2 2020	59%	78%	75%
Q3 2020	63%	74%	69%
Q4 2020	73%	77%	79%
Q1 2021	66%	81%	85%
Q2 2021	65%	76%	73%
Q3 2021	73%	86%	80%
Q4 2021	70%	77%	82%
Q1 2022	74%	79%	76%
Q2 2022	71%	71%	79%
Q3 2022	71%	76%	82%
Q4 2022	75%	71%	76%
Q1 2023	73%	64%	70%
Q2 2023	63%	52%	64%
Q3 2023	73%	65%	79%
Q4 2023	75%	63%	70%
Q1 2024	76%	74%	79%
Q2 2024	75%	67%	78%
Q3 2024	66%	68%	80%
Q4 2024	80%	75%	88%
Q1 2025	84%	70%	80%
Q2 2025	78%	72%	86%
Q3 2025	77%	68%	81%
Q4 2025	73%	68%	84%

KwaZulu-Natal

Percentage of respondents with positive sentiment provincially, by subindex

Period	Buying property	Selling property	Investing in property
Q4 2017	65%	35%	87%
Q1 2018	65%	44%	79%
Q2 2018	56%	56%	77%
Q3 2018	55%	31%	73%
Q4 2018	68%	35%	77%
Q1 2019	62%	36%	78%
Q2 2019	72%	39%	81%
Q3 2019	63%	28%	83%
Q4 2019	69%	39%	80%
Q1 2020	57%	25%	65%
Q2 2020	68%	18%	69%
Q3 2020	75%	28%	86%
Q4 2020	75%	35%	76%
Q1 2021	77%	31%	77%
Q2 2021	67%	44%	79%
Q3 2021	80%	43%	80%
Q4 2021	70%	44%	76%
Q1 2022	68%	46%	70%
Q2 2022	63%	38%	77%
Q3 2022	63%	40%	72%
Q4 2022	69%	59%	76%
Q1 2023	65%	51%	71%
Q2 2023	56%	39%	71%
Q3 2023	65%	44%	74%
Q4 2023	63%	43%	76%
Q1 2024	72%	53%	85%
Q2 2024	70%	46%	78%
Q3 2024	69%	48%	75%
Q4 2024	77%	50%	84%
Q1 2025	76%	46%	80%
Q2 2025	76%	50%	85%
Q3 2025	74%	44%	86%
Q4 2025	77%	55%	85%

KwaZulu-Natal (continued)

Percentage of respondents with positive sentiment provincially, by subindex

Period	Renovating property	Buying rather than renting property	Overall sentiment
Q4 2017	71%	58%	79%
Q1 2018	78%	69%	72%
Q2 2018	69%	66%	65%
Q3 2018	75%	65%	65%
Q4 2018	78%	75%	72%
Q1 2019	72%	57%	66%
Q2 2019	81%	68%	70%
Q3 2019	83%	70%	74%
Q4 2019	78%	67%	71%
Q1 2020	68%	65%	65%
Q2 2020	59%	75%	71%
Q3 2020	65%	74%	71%
Q4 2020	70%	78%	77%
Q1 2021	65%	75%	77%
Q2 2021	71%	75%	73%
Q3 2021	72%	84%	79%
Q4 2021	73%	78%	77%
Q1 2022	71%	78%	76%
Q2 2022	64%	57%	75%
Q3 2022	70%	72%	78%
Q4 2022	73%	72%	81%
Q1 2023	73%	63%	71%
Q2 2023	72%	51%	77%
Q3 2023	72%	71%	80%
Q4 2023	72%	67%	77%
Q1 2024	79%	73%	83%
Q2 2024	79%	75%	80%
Q3 2024	78%	71%	82%
Q4 2024	82%	76%	84%
Q1 2025	75%	74%	81%
Q2 2025	78%	75%	84%
Q3 2025	81%	77%	85%
Q4 2025	79%	77%	87%

Limpopo

Percentage of respondents with positive sentiment provincially, by subindex

Period	Buying property	Selling property	Investing in property
Q1 2021	87%	42%	89%
Q2 2021	71%	33%	68%
Q3 2021	77%	46%	81%
Q4 2021	71%	55%	76%
<hr/>			
Q1 2022	66%	46%	71%
Q2 2022	72%	35%	72%
Q3 2022	64%	52%	82%
Q4 2022	76%	56%	88%
<hr/>			
Q1 2023	60%	45%	69%
Q2 2023	75%	61%	83%
Q3 2023	74%	44%	83%
Q4 2023	73%	45%	83%
<hr/>			
Q1 2024	71%	47%	81%
Q2 2024	74%	49%	79%
Q3 2024	76%	46%	88%
Q4 2024	74%	62%	93%
<hr/>			
Q1 2025	82%	46%	94%
Q2 2025	70%	46%	82%
Q3 2025	78%	50%	89%
Q4 2025	80%	59%	90%

Limpopo (continued)

Percentage of respondents with positive sentiment provincially, by subindex

Period	Renovating property	Buying rather than renting property	Overall sentiment
Q1 2021	81%	81%	89%
Q2 2021	59%	73%	82%
Q3 2021	71%	87%	85%
Q4 2021	65%	78%	77%
<hr/>			
Q1 2022	68%	66%	82%
Q2 2022	63%	80%	75%
Q3 2022	76%	76%	82%
Q4 2022	93%	79%	83%
<hr/>			
Q1 2023	70%	68%	80%
Q2 2023	83%	78%	86%
Q3 2023	79%	73%	87%
Q4 2023	80%	77%	79%
<hr/>			
Q1 2024	79%	75%	81%
Q2 2024	82%	75%	87%
Q3 2024	82%	78%	82%
Q4 2024	90%	72%	96%
<hr/>			
Q1 2025	81%	73%	93%
Q2 2025	77%	68%	90%
Q3 2025	86%	77%	92%
Q4 2025	73%	80%	83%

Mpumalanga

Percentage of respondents with positive sentiment provincially, by subindex

Period	Buying property	Selling property	Investing in property
Q1 2021	66%	41%	79%
Q2 2021	70%	45%	77%
Q3 2021	88%	41%	82%
Q4 2021	79%	40%	79%
<hr/>			
Q1 2022	80%	47%	88%
Q2 2022	75%	36%	89%
Q3 2022	85%	49%	87%
Q4 2022	76%	62%	95%
<hr/>			
Q1 2023	67%	58%	75%
Q2 2023	69%	51%	77%
Q3 2023	73%	57%	83%
Q4 2023	71%	56%	80%
<hr/>			
Q1 2024	80%	61%	84%
Q2 2024	77%	51%	87%
Q3 2024	77%	52%	84%
Q4 2024	77%	41%	89%
<hr/>			
Q1 2025	74%	49%	89%
Q2 2025	72%	54%	83%
Q3 2025	76%	54%	84%
Q4 2025	83%	48%	90%

Mpumalanga (continued)

Percentage of respondents with positive sentiment provincially, by subindex

Period	Renovating property	Buying rather than renting property	Overall sentiment
Q1 2021	72%	87%	76%
Q2 2021	80%	80%	79%
Q3 2021	74%	91%	88%
Q4 2021	89%	93%	75%
<hr/>			
Q1 2022	84%	88%	76%
Q2 2022	75%	75%	89%
Q3 2022	87%	95%	87%
Q4 2022	84%	78%	84%
<hr/>			
Q1 2023	83%	67%	86%
Q2 2023	84%	70%	83%
Q3 2023	81%	77%	88%
Q4 2023	81%	76%	82%
<hr/>			
Q1 2024	86%	85%	87%
Q2 2024	88%	80%	93%
Q3 2024	83%	78%	86%
Q4 2024	83%	84%	88%
<hr/>			
Q1 2025	75%	73%	89%
Q2 2025	84%	79%	88%
Q3 2025	82%	81%	90%
Q4 2025	85%	85%	90%

Free State

Percentage of respondents with positive sentiment provincially, by subindex

Period	Buying property	Selling property	Investing in property
Q1 2021	70%	22%	81%
Q2 2021	79%	34%	79%
Q3 2021	85%	43%	82%
Q4 2021	59%	32%	67%
<hr/>			
Q1 2022	81%	39%	79%
Q2 2022	73%	42%	85%
Q3 2022	77%	53%	82%
Q4 2022	57%	62%	81%
<hr/>			
Q1 2023	55%	34%	71%
Q2 2023	66%	58%	81%
Q3 2023	76%	54%	84%
Q4 2023	76%	35%	84%
<hr/>			
Q1 2024	79%	59%	88%
Q2 2024	70%	47%	81%
Q3 2024	76%	43%	81%
Q4 2024	76%	51%	85%
<hr/>			
Q1 2025	75%	45%	91%
Q2 2025	81%	53%	89%
Q3 2025	70%	45%	89%
Q4 2025	62%	49%	76%

Free State (continued)

Percentage of respondents with positive sentiment provincially, by subindex

Period	Renovating property	Buying rather than renting property	Overall sentiment
Q1 2021	86%	80%	91%
Q2 2021	70%	79%	76%
Q3 2021	67%	85%	88%
Q4 2021	71%	60%	70%
<hr/>			
Q1 2022	73%	84%	80%
Q2 2022	85%	73%	85%
Q3 2022	74%	71%	88%
Q4 2022	79%	62%	79%
<hr/>			
Q1 2023	66%	75%	88%
Q2 2023	72%	65%	80%
Q3 2023	82%	78%	84%
Q4 2023	76%	78%	88%
<hr/>			
Q1 2024	86%	83%	94%
Q2 2024	80%	67%	83%
Q3 2024	76%	76%	90%
Q4 2024	79%	77%	86%
<hr/>			
Q1 2025	87%	80%	92%
Q2 2025	79%	84%	90%
Q3 2025	87%	67%	78%
Q4 2025	80%	69%	83%

North-West

Percentage of respondents with positive sentiment provincially, by subindex

Period	Buying property	Selling property	Investing in property
Q1 2021	65%	46%	78%
Q2 2021	69%	31%	69%
Q3 2021	86%	36%	79%
Q4 2021	83%	49%	77%
<hr/>			
Q1 2022	55%	50%	61%
Q2 2022	61%	50%	89%
Q3 2022	72%	36%	71%
Q4 2022	60%	28%	72%
<hr/>			
Q1 2023	81%	53%	83%
Q2 2023	51%	27%	72%
Q3 2023	68%	51%	78%
Q4 2023	55%	54%	78%
<hr/>			
Q1 2024	66%	38%	84%
Q2 2024	60%	42%	78%
Q3 2024	71%	49%	81%
Q4 2024	81%	48%	84%
<hr/>			
Q1 2025	68%	41%	78%
Q2 2025	72%	44%	83%
Q3 2025	70%	54%	82%
Q4 2025	75%	54%	83%

North-West (continued)

Percentage of respondents with positive sentiment provincially, by subindex

Period	Renovating property	Buying rather than renting property	Overall sentiment
Q1 2021	79%	82%	85%
Q2 2021	58%	61%	81%
Q3 2021	64%	79%	79%
Q4 2021	84%	88%	57%
<hr/>			
Q1 2022	66%	72%	77%
Q2 2022	55%	72%	89%
Q3 2022	56%	72%	68%
Q4 2022	72%	72%	68%
<hr/>			
Q1 2023	79%	65%	86%
Q2 2023	63%	60%	79%
Q3 2023	78%	76%	86%
Q4 2023	64%	55%	73%
<hr/>			
Q1 2024	72%	67%	81%
Q2 2024	73%	65%	86%
Q3 2024	76%	70%	86%
Q4 2024	85%	78%	90%
<hr/>			
Q1 2025	69%	58%	81%
Q2 2025	78%	73%	86%
Q3 2025	84%	78%	88%
Q4 2025	81%	76%	90%

Eastern Cape

Percentage of respondents with positive sentiment provincially, by subindex

Period	Buying property	Selling property	Investing in property
Q1 2021	76%	38%	85%
Q2 2021	70%	38%	69%
Q3 2021	74%	45%	82%
Q4 2021	79%	52%	84%
<hr/>			
Q1 2022	81%	38%	83%
Q2 2022	75%	44%	78%
Q3 2022	66%	29%	72%
Q4 2022	74%	49%	86%
<hr/>			
Q1 2023	63%	34%	76%
Q2 2023	58%	43%	71%
Q3 2023	61%	44%	78%
Q4 2023	62%	51%	76%
<hr/>			
Q1 2024	66%	34%	78%
Q2 2024	62%	50%	75%
Q3 2024	68%	38%	78%
Q4 2024	77%	49%	83%
<hr/>			
Q1 2025	77%	54%	88%
Q2 2025	67%	54%	79%
Q3 2025	69%	58%	83%
Q4 2025	71%	51%	79%

Eastern Cape (continued)

Percentage of respondents with positive sentiment provincially, by subindex

Period	Renovating property	Buying rather than renting property	Overall sentiment
Q1 2021	73%	75%	77%
Q2 2021	75%	75%	74%
Q3 2021	80%	80%	85%
Q4 2021	75%	71%	76%
<hr/>			
Q1 2022	82%	87%	81%
Q2 2022	77%	67%	72%
Q3 2022	70%	66%	70%
Q4 2022	72%	79%	83%
<hr/>			
Q1 2023	74%	69%	68%
Q2 2023	75%	60%	83%
Q3 2023	76%	63%	80%
Q4 2023	83%	59%	79%
<hr/>			
Q1 2024	81%	65%	81%
Q2 2024	80%	62%	84%
Q3 2024	76%	70%	83%
Q4 2024	74%	70%	82%
<hr/>			
Q1 2025	78%	79%	82%
Q2 2025	75%	71%	86%
Q3 2025	73%	64%	82%
Q4 2025	73%	75%	78%

Northern Cape

Percentage of respondents with positive sentiment provincially, by subindex

Period	Buying property	Selling property	Investing in property
Q1 2021	62%	61%	91%
Q2 2021	88%	24%	88%
Q3 2021	100%	67%	100%
Q4 2021	100%	40%	79%
<hr/>			
Q1 2022	83%	46%	82%
Q2 2022	75%	33%	75%
Q3 2022	64%	37%	55%
Q4 2022	68%	32%	89%
<hr/>			
Q1 2023	80%	41%	80%
Q2 2023	50%	28%	74%
Q3 2023	89%	69%	82%
Q4 2023	56%	41%	65%
<hr/>			
Q1 2024	48%	45%	68%
Q2 2024	67%	51%	70%
Q3 2024	64%	52%	78%
Q4 2024	70%	55%	76%
<hr/>			
Q1 2025	72%	42%	75%
Q2 2025	74%	48%	84%
Q3 2025	78%	49%	81%
Q4 2025	78%	61%	87%

Northern Cape (continued)

Percentage of respondents with positive sentiment provincially, by subindex

Period	Renovating property	Buying rather than renting property	Overall sentiment
Q1 2021	56%	63%	85%
Q2 2021	87%	88%	88%
Q3 2021	68%	100%	67%
Q4 2021	60%	79%	80%
<hr/>			
Q1 2022	83%	74%	82%
Q2 2022	50%	84%	84%
Q3 2022	73%	82%	64%
Q4 2022	90%	77%	89%
<hr/>			
Q1 2023	80%	59%	80%
Q2 2023	74%	62%	79%
Q3 2023	79%	82%	97%
Q4 2023	75%	61%	80%
<hr/>			
Q1 2024	58%	63%	71%
Q2 2024	73%	57%	79%
Q3 2024	87%	72%	87%
Q4 2024	72%	74%	74%
<hr/>			
Q1 2025	69%	74%	92%
Q2 2025	86%	81%	83%
Q3 2025	59%	89%	75%
Q3 2025	83%	65%	92%

Inland and coastal regions

Inland Coastal

Period	Buying property	Selling property	Investing in property	
Q2 2021	77%	72%	35%	35%
Q3 2021	82%	80%	38%	41%
Q4 2021	77%	75%	39%	46%
Q1 2022	79%	74%	43%	45%
Q2 2022	71%	68%	40%	45%
Q3 2022	77%	69%	46%	42%
Q4 2022	67%	69%	48%	57%
Q1 2023	59%	63%	43%	43%
Q2 2023	62%	54%	45%	39%
Q3 2023	68%	65%	47%	46%
Q4 2023	66%	61%	50%	44%
Q1 2024	74%	69%	50%	48%
Q2 2024	72%	68%	47%	48%
Q3 2024	76%	68%	51%	44%
Q4 2024	78%	76%	51%	51%
Q1 2025	77%	76%	49%	51%
Q2 2025	75%	72%	49%	52%
Q3 2025	77%	74%	51%	48%
Q4 2025	80%	74%	48%	55%



Percentage of respondents with positive sentiment provincially, by subindex

Inland provinces: Free State, Gauteng, Limpopo, Mpumalanga and North-West

Coastal provinces: Eastern Cape, KwaZulu-Natal, Western Cape and Northern Cape

Period	Renovating property	Buying rather than renting property	Overall sentiment	
Q2 2021	69%	69%	78%	76%
Q3 2021	74%	74%	82%	84%
Q4 2021	73%	72%	79%	76%
Q1 2022	76%	75%	79%	80%
Q2 2022	75%	70%	73%	69%
Q3 2022	75%	70%	77%	74%
Q4 2022	80%	74%	70%	73%
Q1 2023	71%	73%	58%	64%
Q2 2023	74%	70%	64%	58%
Q3 2023	76%	73%	70%	67%
Q4 2023	75%	75%	69%	64%
Q1 2024	80%	77%	75%	71%
Q2 2024	81%	78%	72%	69%
Q3 2024	83%	75%	76%	70%
Q4 2024	85%	79%	78%	75%
Q1 2025	80%	77%	73%	74%
Q2 2025	81%	78%	75%	74%
Q3 2025	82%	77%	77%	73%
Q4 2025	80%	77%	80%	72%





For more information on Absa Home Loans, click [here](#).

Contact the Absa Home Loans team at
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