

SA Median House Prices

September Quarter 2019



September Quarter 2019

SUBURB	SALES 3Q 2018	MEDIAN 3Q 2018	SALES 3Q 2019	MEDIAN 3Q 2019	MEDIAN CHANGE
ABERFOYLE PARK	42	425,000	26	422,500	-0.59%
ADELAIDE	1	960,000	4	775,000	-19.27%
ALBERT PARK	8	488,000	9	446,000	-8.61%
ALBERTON	6	482,500	9	550,000	14.0%
ALDGATE	6	770,000	9	697,500	-9.42%
ALDINGA BEACH	49	341,000	41	375,000	10.0%
ALLENBY GARDENS	6	545,000	4	600,000	10.1%
ANDREWS FARM	41	280,000	24	287,250	2.6%
ANGLE PARK	2	449,000	2	439,500	-2.12%
ANGLE VALE	3	572,500	5	640,000	11.8%
ASCOT PARK	10	527,000	9	465,000	-11.76%
ATHELSTONE	34	570,000	21	537,500	-5.70%
ATHOL PARK	6	321,000	4	401,750	25.2%
BANKSIA PARK	10	431,000	8	375,000	-12.99%
BEAUMONT	11	970,000	7	1,076,500	11.0%
BEDFORD PARK	8	505,000	2	481,000	-4.75%
BELAIR	9	737,000	18	629,000	-14.65%
BELLEVUE HEIGHTS	3	565,000	10	515,000	-8.85%
BEULAH PARK	5	810,000	9	690,000	-14.81%
BEVERLEY	3	555,000	6	468,500	-15.59%
BIRKENHEAD	10	397,500	10	455,000	14.5%
BLACK FOREST	6	704,000	2	601,250	-14.60%
BLACKWOOD	17	548,500	10	540,000	-1.55%
BLAIR ATHOL	21	513,000	12	510,000	-0.58%
BLAKEVIEW	33	315,000	36	327,750	4.0%
BRAHMA LODGE	7	272,500	10	291,000	6.8%
BRIDGEWATER	19	524,000	20	505,250	-3.58%
BRIGHTON	9	587,500	9	764,000	30.0%
BROADVIEW	11	615,000	17	582,000	-5.37%
BROMPTON	12	520,000	5	521,000	0.2%
BROOKLYN PARK	17	555,000	9	540,000	-2.70%
BURNSIDE	9	1,200,000	11	992,500	-17.29%
BURTON	23	343,000	16	324,000	-5.54%
CAMDEN PARK	13	562,500	10	597,500	6.2%
CAMPBELLTOWN	33	543,000	34	565,000	4.1%
CHANDLERS HILL	4	719,500	1	940,000	30.6%
CHELTENHAM	7	505,000	9	528,000	4.6%
CHRISTIE DOWNS	15	265,000	13	295,000	11.3%

SUBURB	SALES 3Q 2018	MEDIAN 3Q 2018	SALES 3Q 2019	MEDIAN 3Q 2019	MEDIAN CHANGE
CHRISTIES BEACH	25	330,000	33	367,750	11.4%
CLAPHAM	5	748,000	3	688,888	-7.90%
CLARENCE GARDENS	5	592,500	8	652,000	10.0%
CLARENCE PARK	1	841,000	9	750,000	-10.82%
CLEARVIEW	17	422,000	17	445,000	5.5%
CLOVELLY PARK	12	475,000	8	482,000	1.5%
COLLINSWOOD	1	1,083,000	5	895,000	-17.36%
COLONEL LIGHT GARDENS	14	751,500	6	843,250	12.2%
COROMANDEL VALLEY	12	507,500	16	537,500	5.9%
COWANDILLA	2	523,500	4	560,000	7.0%
CRAFERS	6	682,500	4	641,000	-6.08%
CRAFERS WEST	3	580,000	2	805,000	38.8%
CRAIGBURN FARM	15	760,000	14	739,000	-2.76%
CRAIGMORE	46	312,000	31	300,000	-3.85%
CROYDON	7	636,000	1	600,000	-5.66%
CROYDON PARK	15	495,000	11	452,250	-8.64%
CUMBERLAND PARK	9	740,000	5	710,000	-4.05%
DARLINGTON	4	500,000	5	390,000	-22.00%
DAVOREN PARK	29	189,500	20	182,000	-3.96%
DAW PARK	11	647,500	9	765,000	18.1%
DERNANCOURT	13	546,250	7	432,000	-20.92%
DEVON PARK	2	511,190	5	560,075	9.6%
DOVER GARDENS	4	486,500	10	487,500	0.2%
DRY CREEK	1	376,000	1	325,000	-13.56%
EDEN HILLS	10	550,000	7	550,000	0.0%
EDWARDSTOWN	11	574,000	6	505,000	-12.02%
ELIZABETH	2	258,000	1	224,000	-13.18%
ELIZABETH DOWNS	20	183,000	23	190,000	3.8%
ELIZABETH EAST	17	230,000	12	222,500	-3.26%
ELIZABETH GROVE	6	250,000	5	250,000	0.0%
ELIZABETH NORTH	12	201,000	7	218,000	8.5%
ELIZABETH PARK	11	180,000	16	213,000	18.3%
ELIZABETH SOUTH	8	220,000	6	185,000	-15.91%
ELIZABETH VALE	11	240,000	10	270,000	12.5%
ENFIELD	26	456,500	27	455,000	-0.33%
ERINDALE	7	1,245,000	2	1,085,000	-12.85%
ETHELTON	10	445,000	5	406,000	-8.76%
EVANDALE	4	654,750	4	781,450	19.4%
EVANSTON	8	270,000	11	360,000	33.3%
EVANSTON GARDENS	12	310,000	16	319,500	3.1%
EVANSTON PARK	22	315,000	9	315,000	0.0%
EVERARD PARK	2	925,000	1	625,000	-32.43%
EXETER	3	610,000	3	405,000	-33.61%

SUBURB	SALES 3Q 2018	MEDIAN 3Q 2018	SALES 3Q 2019	MEDIAN 3Q 2019	MEDIAN CHANGE
EYRE	2	337,500	5	305,000	-9.63%
FAIRVIEW PARK	17	406,000	10	370,000	-8.87%
FELIXSTOW	5	572,500	6	725,000	26.6%
FERRYDEN PARK	7	429,500	9	390,000	-9.20%
FINDON	27	540,000	19	550,000	1.9%
FITZROY	2	1,713,000	1	1,300,000	-24.11%
FLAGSTAFF HILL	38	530,000	36	567,000	7.0%
FLINDERS PARK	22	610,000	11	585,000	-4.10%
FREWVILLE	3	915,000	1	1,260,000	37.7%
FULHAM	11	707,500	6	795,000	12.4%
FULHAM GARDENS	19	620,000	7	626,000	1.0%
FULLARTON	5	861,250	12	935,000	8.6%
GAWLER	3	355,000	5	395,000	11.3%
GAWLER EAST	24	390,000	22	370,000	-5.13%
GAWLER SOUTH	11	354,000	16	307,500	-13.14%
GAWLER WEST	9	260,000	3	275,000	5.8%
GEPPS CROSS	2	374,500	3	282,000	-24.70%
GILBERTON	3	875,000	2	1,115,000	27.4%
GILLES PLAINS	14	402,500	16	404,000	0.4%
GLANDORE	5	625,000	3	552,200	-11.65%
GLEN OSMOND	10	1,091,000	4	1,084,000	-0.64%
GLENALTA	11	542,625	4	545,000	0.4%
GLENELG	3	990,000	4	1,027,500	3.8%
GLENELG EAST	11	822,500	12	902,500	9.7%
GLENELG NORTH	15	770,000	12	618,000	-19.74%
GLENELG SOUTH	4	1,255,000	3	1,290,000	2.8%
GLENGOWRIE	18	631,000	12	632,500	0.2%
GLENSIDE	7	889,000	5	1,000,000	12.5%
GLENUNGA	8	1,177,500	3	1,077,750	-8.47%
GLYNDE	7	630,000	4	644,000	2.2%
GOLDEN GROVE	28	485,000	37	560,000	15.5%
GOODWOOD	7	675,000	9	800,000	18.5%
GRANGE	18	740,000	17	665,500	-10.07%
GREENACRES	11	500,000	10	450,000	-10.00%
GREENHILL	2	581,650	1	443,000	-23.84%
GREENWITH	33	429,000	31	540,000	25.9%
GULFVIEW HEIGHTS	15	429,000	11	551,000	28.4%
HACKHAM	10	280,000	17	280,000	0.0%
HACKHAM WEST	7	260,000	8	225,000	-13.46%
HACKNEY	2	2,052,500	1	436,000	-78.76%
HALLETT COVE	45	457,500	50	465,000	1.6%
HAMPSTEAD GARDENS	3	499,000	5	510,000	2.2%
HAPPY VALLEY	47	399,000	39	401,250	0.6%

SUBURB	SALES 3Q 2018	MEDIAN 3Q 2018	SALES 3Q 2019	MEDIAN 3Q 2019	MEDIAN CHANGE
HAWTHORN	4	961,000	7	960,000	-0.10%
HAWTHORNDENE	10	555,000	14	562,500	1.4%
HAZELWOOD PARK	4	1,080,250	2	942,500	-12.75%
HEATHFIELD	1	898,000	2	625,000	-30.40%
HEATHPOOL	3	949,000	1	1,112,000	17.2%
HECTORVILLE	5	615,000	10	595,000	-3.25%
HENDON	2	408,700	1	462,000	13.0%
HENLEY BEACH	14	855,000	14	870,000	1.8%
HENLEY BEACH SOUTH	4	745,000	4	915,000	22.8%
HEWETT	14	430,000	5	370,000	-13.95%
HIGHBURY	29	497,250	25	510,000	2.6%
HIGHGATE	5	785,000	1	855,000	8.9%
HILLBANK	20	340,000	16	372,500	9.6%
HILLCREST	14	485,000	15	435,300	-10.25%
HILTON	3	561,000	3	580,000	3.4%
HOLDEN HILL	18	442,000	13	450,000	1.8%
HOPE VALLEY	11	414,000	16	420,000	1.4%
HOVE	5	690,000	9	600,000	-13.04%
HUNTFIELD HEIGHTS	17	281,000	8	280,000	-0.36%
HYDE PARK	5	1,155,000	5	2,050,000	77.5%
INGLE FARM	39	333,750	41	342,500	2.6%
JOSLIN	2	1,516,000	1	880,000	-41.95%
KENSINGTON GARDENS	6	850,000	5	940,000	10.6%
KENSINGTON PARK	8	1,145,000	6	745,000	-34.93%
KIDMAN PARK	5	620,000	7	560,000	-9.68%
KILBURN	12	518,000	4	445,000	-14.09%
KILKENNY	1	675,000	4	441,000	-34.67%
KINGSTON PARK	1	2,050,000	2	1,150,000	-43.90%
KINGSWOOD	8	1,043,500	5	862,000	-17.39%
KLEMZIG	13	475,000	18	530,000	11.6%
KURRALTA PARK	8	648,000	2	550,000	-15.12%
LARGS BAY	9	550,000	14	602,500	9.5%
LARGS NORTH	9	447,000	21	416,250	-6.88%
LEABROOK	1	1,875,000	1	1,480,000	-21.07%
LIGHTSVIEW	17	528,000	23	497,500	-5.78%
LINDEN PARK	3	1,404,000	9	888,000	-36.75%
LOCKLEYS	13	660,000	20	650,000	-1.52%
LOWER MITCHAM	9	849,625	4	817,000	-3.84%
MAGILL	20	681,000	26	685,000	0.6%
MALVERN	10	1,526,250	9	1,147,000	-24.85%
MANNINGHAM	7	660,000	2	735,000	11.4%
MANSFIELD PARK	13	425,000	12	414,000	-2.59%
MARDEN	2	772,500	2	743,500	-3.75%

SUBURB	SALES 3Q 2018	MEDIAN 3Q 2018	SALES 3Q 2019	MEDIAN 3Q 2019	MEDIAN CHANGE
MARINO	6	775,000	5	615,000	-20.65%
MARION	12	523,000	15	528,500	1.1%
MARLESTON	3	523,500	2	610,000	16.5%
MASLIN BEACH	2	372,500	4	362,750	-2.62%
MAWSON LAKES	57	483,000	38	525,000	8.7%
MAYLANDS	2	715,000	1	873,000	22.1%
MCLAREN FLAT	3	600,000	3	540,000	-10.00%
MCLAREN VALE	17	465,000	16	471,000	1.3%
MEDINDIE	3	2,300,000	3	1,080,000	-53.04%
MEDINDIE GARDENS	1	1,870,000	1	1,300,000	-30.48%
MELROSE PARK	3	560,000	7	590,000	5.4%
MILE END	9	815,000	11	830,000	1.8%
MILLSWOOD	3	940,000	6	631,000	-32.87%
MITCHAM	5	924,250	6	833,500	-9.82%
MITCHELL PARK	12	450,000	12	435,500	-3.22%
MOANA	8	472,500	10	438,500	-7.20%
MODBURY	26	401,000	17	405,000	1.0%
MODBURY HEIGHTS	32	389,000	24	427,500	9.9%
MODBURY NORTH	21	375,000	12	366,500	-2.27%
MORPHETT VALE	89	309,500	83	308,000	-0.48%
MORPHETTVILLE	17	556,500	11	577,500	3.8%
MOUNT OSMOND	1	630,000	3	780,000	23.8%
MUNNO PARA	11	202,000	20	257,000	27.2%
MUNNO PARA WEST	29	248,500	23	297,000	19.5%
MYRTLE BANK	7	966,000	10	997,500	3.3%
NAILSWORTH	3	557,000	6	727,500	30.6%
NETHERBY	1	1,760,000	7	1,205,000	-31.53%
NETLEY	3	575,000	6	542,500	-5.65%
NEWTON	11	588,000	7	467,000	-20.58%
NOARLUNGA CENTRE	2	373,000	1	379,500	1.7%
NOARLUNGA DOWNS	13	317,000	8	277,500	-12.46%
NORTH ADELAIDE	9	1,520,000	12	1,170,000	-23.03%
NORTH BRIGHTON	4	785,000	10	720,000	-8.28%
NORTH HAVEN	16	525,000	16	487,500	-7.14%
NORTH PLYMPTON	9	511,000	6	452,000	-11.55%
NORTHFIELD	19	439,000	9	432,500	-1.48%
NORTHGATE	7	560,000	8	545,000	-2.68%
NORTON SUMMIT	1	770,000	1	504,000	-34.55%
NORWOOD	6	790,000	17	856,000	8.4%
NOVAR GARDENS	7	675,000	9	646,500	-4.22%
OAKDEN	11	465,000	8	461,100	-0.84%
OAKLANDS PARK	10	540,000	8	465,000	-13.89%
O'HALLORAN HILL	15	383,000	7	395,000	3.1%

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OLD NOARLUNGA	6	472,500	9	327,500	-30.69%
OLD REYNELLA	16	365,500	11	405,000	10.8%
ONKAPARINGA HILLS	6	482,500	10	500,000	3.6%
OSBORNE	5	385,000	4	392,500	1.9%
O'SULLIVAN BEACH	8	305,000	9	300,000	-1.64%
OTTOWAY	12	372,500	6	350,000	-6.04%
PANORAMA	10	540,000	13	618,000	14.4%
PARA HILLS	47	335,000	30	333,500	-0.45%
PARA HILLS WEST	11	330,000	10	349,000	5.8%
PARA VISTA	8	350,000	7	365,000	4.3%
PARADISE	21	577,500	18	509,500	-11.77%
PARAFIELD GARDENS	42	357,500	38	329,000	-7.97%
PARALOWIE	54	315,000	40	318,000	1.0%
PARK HOLME	18	520,000	12	536,000	3.1%
PARKSIDE	11	1,056,500	15	837,500	-20.73%
PASADENA	12	570,000	3	520,000	-8.77%
PAYNEHAM	3	646,000	9	675,000	4.5%
PAYNEHAM SOUTH	5	767,000	10	721,000	-6.00%
PENNINGTON	10	431,000	10	422,500	-1.97%
PETERHEAD	2	413,500	2	255,000	-38.33%
PLYMPTON	5	570,000	10	602,500	5.7%
PLYMPTON PARK	16	578,750	8	602,000	4.0%
POORAKA	32	379,225	21	347,750	-8.30%
PORT ADELAIDE	1	381,000	3	507,500	33.2%
PORT NOARLUNGA	16	430,000	12	375,000	-12.79%
PORT NOARLUNGA SOUTH	10	413,500	7	477,500	15.5%
PORT WILLUNGA	5	420,000	5	642,500	53.0%
PROSPECT	33	683,000	35	654,500	-4.17%
QUEENSTOWN	2	431,500	7	404,250	-6.32%
REDWOOD PARK	17	410,000	13	375,000	-8.54%
REID	3	350,000	2	392,500	12.1%
RENOWN PARK	9	440,000	3	482,500	9.7%
REYNELLA	21	331,500	18	350,500	5.7%
REYNELLA EAST	5	333,500	6	391,500	17.4%
RICHMOND	10	550,000	15	546,000	-0.73%
RIDGEHAVEN	17	396,500	17	390,000	-1.64%
ROSE PARK	1	1,350,000	2	1,650,000	22.2%
ROSEWATER	15	375,000	16	385,750	2.9%
ROSSLYN PARK	6	854,250	4	835,000	-2.25%
ROSTREVOR	23	630,000	25	620,000	-1.59%
ROYAL PARK	9	440,000	8	465,000	5.7%
ROYSTON PARK	2	878,000	3	840,000	-4.33%
SALISBURY	23	308,000	20	324,162	5.2%

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SALISBURY DOWNS	20	315,000	15	320,000	1.6%
SALISBURY EAST	26	305,999	23	319,250	4.3%
SALISBURY HEIGHTS	9	365,000	20	395,000	8.2%
SALISBURY NORTH	19	270,000	16	275,500	2.0%
SALISBURY PARK	5	285,000	5	283,250	-0.61%
SALISBURY PLAIN	7	317,000	1	362,000	14.2%
SEACLIFF	6	675,000	2	1,280,500	89.7%
SEACLIFF PARK	8	551,100	19	595,000	8.0%
SEACOMBE GARDENS	14	483,500	16	470,750	-2.64%
SEACOMBE HEIGHTS	9	500,500	5	586,250	17.1%
SEAFORD	8	365,000	16	340,000	-6.85%
SEAFORD HEIGHTS	3	435,000	3	389,000	-10.57%
SEAFORD MEADOWS	19	408,000	20	400,000	-1.96%
SEAFORD RISE	34	423,500	21	395,000	-6.73%
SEATON	28	518,750	38	507,500	-2.17%
SEAVIEW DOWNS	8	565,268	5	505,000	-10.66%
SEFTON PARK	3	780,000	4	693,000	-11.15%
SELLICKS BEACH	14	320,500	13	348,500	8.7%
SEMAPHORE	8	617,500	8	664,950	7.7%
SEMAPHORE PARK	9	580,000	14	529,000	-8.79%
SEMAPHORE SOUTH	4	748,750	4	595,500	-20.47%
SHEIDOW PARK	20	456,000	25	460,000	0.9%
SMITHFIELD	15	235,000	7	210,000	-10.64%
SMITHFIELD PLAINS	12	215,000	9	200,000	-6.98%
SOMERTON PARK	12	765,000	15	900,000	17.6%
SOUTH BRIGHTON	9	732,500	4	750,000	2.4%
SOUTH PLYMPTON	17	570,000	10	562,500	-1.32%
ST AGNES	13	420,000	16	417,500	-0.60%
ST CLAIR	6	627,500	8	539,090	-14.09%
ST GEORGES	5	1,075,000	2	1,320,000	22.8%
ST MARYS	7	522,500	11	466,500	-10.72%
ST MORRIS	5	775,000	1	951,650	22.8%
ST PETERS	8	1,250,000	5	1,062,500	-15.00%
STEPNEY	2	705,500	3	770,000	9.1%
STIRLING	10	725,000	9	878,750	21.2%
STONYFELL	7	859,500	2	1,200,000	39.6%
STURT	9	445,000	3	456,000	2.5%
SUMMERTOWN	3	566,000	2	530,000	-6.36%
SURREY DOWNS	8	363,250	6	367,500	1.2%
TAPEROO	5	300,000	10	386,500	28.8%
TEA TREE GULLY	10	513,500	12	425,000	-17.23%
TERINGIE	2	960,000	2	669,500	-30.26%
THEBARTON	5	612,000	2	673,500	10.0%

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TOORAK GARDENS	5	1,425,000	2	1,606,500	12.7%
TORRENS PARK	11	720,000	8	885,000	22.9%
TORRENSVILLE	12	620,000	6	651,500	5.1%
TRANMERE	7	695,000	12	695,000	0.0%
TRINITY GARDENS	3	765,000	1	875,000	14.4%
TROTT PARK	19	425,000	7	459,500	8.1%
UNDERDALE	7	630,000	4	515,000	-18.25%
UNLEY	7	967,000	3	1,690,000	74.8%
UNLEY PARK	4	1,755,000	7	1,186,000	-32.42%
UPPER STURT	6	550,000	2	603,000	9.6%
URRBRAE	6	855,500	5	1,150,000	34.4%
VALE PARK	8	735,000	10	660,000	-10.20%
VALLEY VIEW	23	401,150	23	375,000	-6.52%
VIRGINIA	3	536,250	3	525,000	-2.10%
VISTA	2	466,250	3	478,500	2.6%
WALKERVILLE	4	1,300,000	2	851,000	-34.54%
WALKLEY HEIGHTS	8	511,500	8	592,500	15.8%
WARRADALE	9	610,000	14	575,000	-5.74%
WATTLE PARK	5	910,000	2	960,000	5.5%
WAYVILLE	1	1,210,000	3	923,000	-23.72%
WELLAND	1	600,000	1	610,500	1.8%
WEST BEACH	13	901,300	13	780,000	-13.46%
WEST CROYDON	16	605,000	12	553,500	-8.51%
WEST HINDMARSH	3	682,000	2	717,500	5.2%
WEST LAKES	14	814,000	13	745,000	-8.48%
WEST LAKES SHORE	4	650,000	15	640,000	-1.54%
WEST RICHMOND	1	490,000	6	427,500	-12.76%
WESTBOURNE PARK	5	852,000	5	1,005,000	18.0%
WILLASTON	15	312,500	18	300,000	-4.00%
WILLUNGA	11	555,000	5	609,750	9.9%
WINDSOR GARDENS	18	473,000	22	497,500	5.2%
WINGFIELD	3	279,000	2	241,500	-13.44%
WOODCROFT	28	392,000	36	411,250	4.9%
WOODFORDE	3	642,000	2	589,500	-8.18%
WOODVILLE	4	487,500	2	525,000	7.7%
WOODVILLE GARDENS	2	439,500	5	415,000	-5.57%
WOODVILLE NORTH	8	385,000	11	412,500	7.1%
WOODVILLE PARK	4	602,500	5	568,000	-5.73%
WOODVILLE SOUTH	12	542,500	12	511,000	-5.81%
WOODVILLE WEST	10	542,500	14	547,500	0.9%
WYNN VALE	26	462,500	27	478,400	3.4%

LOCAL GOVERNMENT AREAS MEDIAN PRICES OF DETACHED HOUSES

SUBURB	SALES 3Q 2018	MEDIAN 3Q 2018	SALES 3Q 2019	MEDIAN 3Q 2019	12 MONTH MEDIAN CHANGE
ADELAIDE	10	1,140,000	16	1,165,000	2.19%
ADELAIDE HILLS	106	552,500	87	550,000	-0.45%
BURNSIDE	125	1,045,000	98	940,000	-10.05%
CAMPBELLTOWN	150	605,000	143	571,000	-5.62%
CHARLES STURT	318	570,000	300	550,000	-3.51%
GAWLER	106	320,000	104	327,000	2.19%
HOLDFAST BAY	76	760,000	92	730,000	-3.95%
MARION	307	514,000	262	495,000	-3.70%
MITCHAM	213	642,500	201	656,500	2.18%
NORWOOD, PAYNHAM & ST PETERS	74	782,500	71	782,000	-0.06%
ONKAPARINGA	625	379,000	570	374,000	-1.32%
PLAYFORD	332	250,000	279	265,000	6.00%
PORT ADELAIDE ENFIELD	385	463,500	399	455,000	-1.83%
PROSPECT	47	649,500	56	713,000	9.78%
SALISBURY	467	340,000	393	340,000	0.00%
TEA TREE GULLY	336	425,000	307	435,000	2.35%
UNLEY	77	925,000	92	900,000	-2.70%
WALKERVILLE	18	918,750	17	780,000	-15.10%
WEST TORRENS	153	605,000	144	597,500	-1.24%
MOUNT BARKER	122	395,500	120	417,500	5.56%