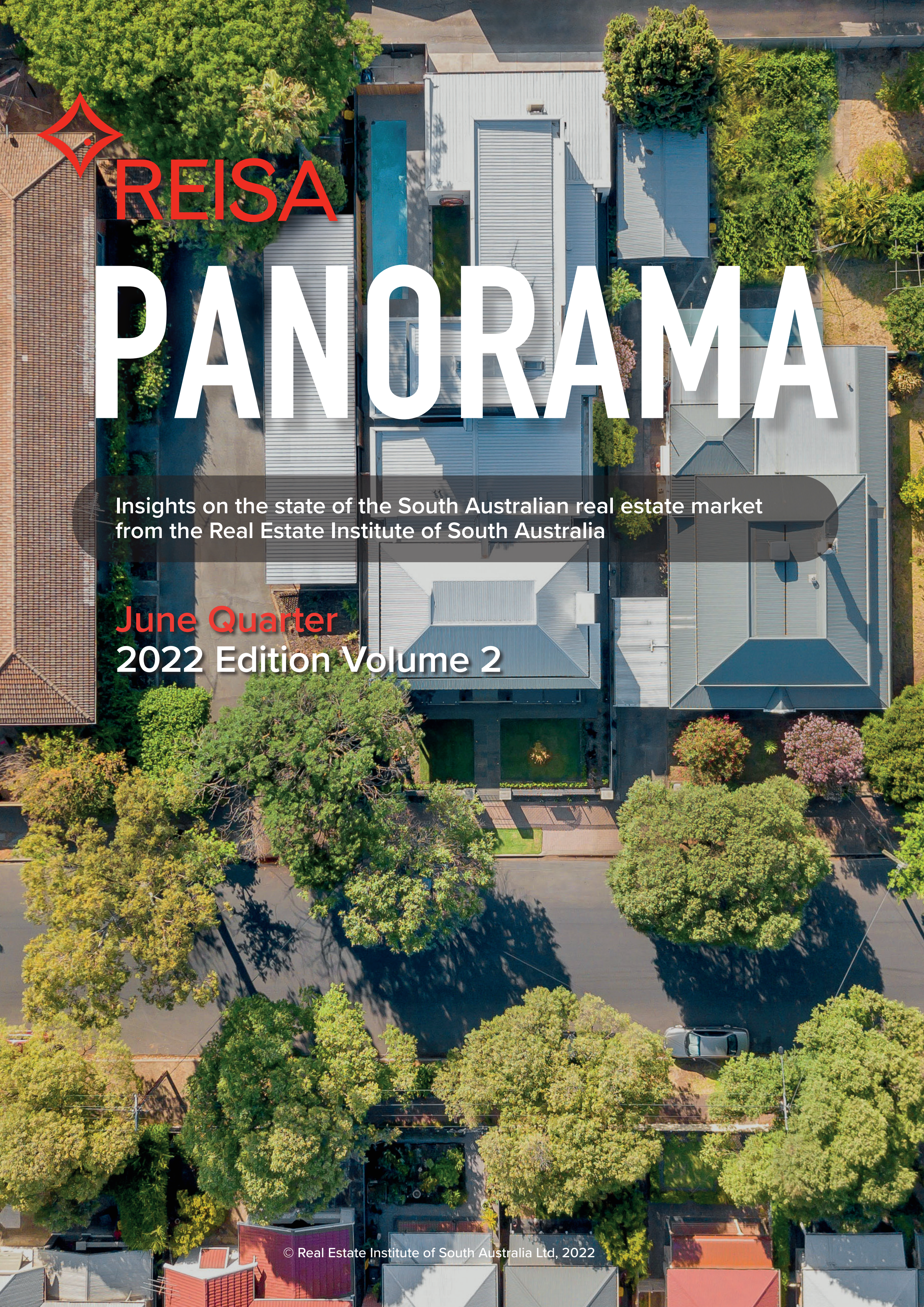

REISA

PANORAMA

Insights on the state of the South Australian real estate market
from the Real Estate Institute of South Australia

June Quarter
2022 Edition Volume 2

June Quarter 2022

The South Australian property market continues its upward trajectory by once again extending its record breaking median price streak.

South Australia posted a 3.64% median house price increase from the previous quarter and a fantastic 21.28% increase from the same quarter last year. Metropolitan Adelaide experienced a similar surge in median house price growth recording a 1.31% increase from the previous quarter and a hefty 22.55% increase from the same quarter last year.

The volume of sales across South Australia and metropolitan Adelaide reversed the cooling off trend shown in the first quarter of 2022 with increases of 5.49% and 6.48% respectively. Sales were also up across South Australia from the same quarter last year.

The median price across Metropolitan Adelaide has once again risen to a new record high of $661,750. The sales and median results show that the June quarter was still very much within a booming house market cycle with vendors and purchasers continuing to transact across the board in both affordable and premium properties.

SOUTH AUSTRALIAN SUMMARY – QUARTER 2 – 2022

		2Q 2021		1Q 2021		2Q 2022		Quarter	12 month
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
South Australia	Houses	7,284	470,000	6,902	550,000	7,281	570,000	3.64%	21.28%
Metro Adelaide	Houses	5,019	540,000	4,661	650,000	4,963	661,750	1.81%	22.55%
Central Metro	Houses	2,346	640,000	2,129	780,000	2,138	815,000	4.49%	27.34%
Inner Metro	Houses	404	1,080,000	398	1,285,000	366	1,342,000	4.44%	24.26%
Metro Adelaide	Home Units	1,955	405,000	1,760	425,000	1,861	425,000	0.00%	4.94%
Major Towns	Houses	778	280,000	779	325,000	852	338,750	4.23%	20.98%
Selected LGAS									
Adelaide	Houses	15	1,300,000	6	1,296,250	20	990,000	-23.63%	-23.85%
Adelaide Hills	Houses	158	690,000	124	660,000	124	820,000	24.24%	18.84%
Burnside	Houses	164	1,270,000	151	1,620,000	153	1,605,000	-0.93%	26.38%
Campbelltown	Houses	188	682,500	183	808,000	173	854,000	5.69%	25.13%
Charles Sturt	Houses	399	680,000	347	805,000	392	881,433	9.49%	29.62%
Gawler	Houses	150	385,000	119	435,000	142	418,500	-3.79%	8.70%
Holdfast Bay	Houses	102	885,000	110	1,050,000	104	1,075,000	2.38%	21.47%
Marion	Houses	360	606,500	315	750,000	324	756,000	0.80%	24.65%
Mitcham	Houses	274	810,000	232	950,000	223	967,500	1.84%	19.44%
Norwood, Paynham & St Peters	Houses	115	995,000	86	1,250,000	90	1,300,000	4.00%	30.65%
Onkaparinga	Houses	767	450,000	728	550,000	791	580,000	5.45%	28.89%
Playford	Houses	526	300,109	500	360,850	622	375,500	4.06%	25.12%
Port Adelaide Enfield	Houses	467	539,000	481	653,750	471	672,000	2.79%	24.68%
Prospect	Houses	54	825,000	66	1,137,500	38	1,118,500	-1.67%	35.58%
Salisbury	Houses	566	400,000	529	475,500	607	525,000	10.41%	31.25%
Tea Tree Gully	Houses	439	500,000	392	607,918	428	643,000	5.77%	28.60%
Unley	Houses	120	1,302,000	106	1,512,500	99	1,457,000	-3.67%	11.90%
Walkerville	Houses	20	1,132,000	43	1,600,000	29	1,580,000	-1.25%	39.58%
West Torrens	Houses	173	715,000	196	904,000	167	901,000	-0.33%	26.01%
Mount Barker	Houses	197	470,000	173	555,000	162	610,000	9.91%	29.79%

Valuer-General figures: June Quarter 2022

REGIONAL SOUTH AUSTRALIA – QUARTER 2 – 2022

		2Q 2021		1Q 2021		2Q 2022		Quarter	12 month
Index	**Category**	**Sales**	**Median**	**Sales**	**Median**	**Sales**	**Median**	**% Change**	**% Change**
Major Towns	Houses	778	280,000	779	325,000	852	338,750	4.23%	20.98%
Component Towns									
Millicent	Houses	31	215,000	23	305,500	23	280,000	-8.35%	30.23%
Mount Gambier	Houses	163	293,000	126	380,000	158	400,000	5.26%	36.52%
Murray Bridge	Houses	98	265,000	88	310,000	123	345,500	11.45%	30.38%
Port Augusta	Houses	43	197,300	69	226,250	90	205,000	-9.39%	3.90%
Port Lincoln	Houses	72	367,500	82	355,000	72	367,000	3.38%	-0.14%
Port Pirie	Houses	91	208,500	115	185,000	94	212,500	14.86%	1.92%
Victor Harbor	Houses	122	486,000	126	540,250	121	600,100	11.08%	23.48%
Whyalla	Houses	67	240,500	72	275,000	98	265,000	-3.64%	10.19%
Other Towns									
Barmera	Houses	14	279,000	12	327,500	13	267,500	-18.32%	-4.12%
Berri	Houses	26	241,250	18	297,500	19	299,000	0.50%	23.94%
Naracoorte	Houses	43	230,000	30	272,500	35	307,500	12.84%	33.70%
Renmark	Houses	21	223,750	25	269,000	20	315,000	17.10%	40.78%

Valuer-General figures: June Quarter 2022

UNITS AND APARTMENTS – QUARTER 2 – 2022

		2Q 2021		1Q 2021		2Q 2022		Quarter	12 month
Index	**Category**	**Sales**	**Median**	**Sales**	**Median**	**Sales**	**Median**	**% Change**	**% Change**
Metro Adelaide	Units & Apartments	2,038	406,750	1,799	423,000	1,922	422,775	-0.05%	3.94%
Suburb									
Adelaide	Units & Apartments	260	555,000	171	519,000	182	479,500	-7.61%	-13.60%

Valuer-General figures: June Quarter 2022

June Quarter 2022

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TOP 10 MEDIAN PRICE GROWTH – METRO

	2Q 2021		2Q 2022		
Suburb	**Sales**	**Median**	**Sales**	**Median**	**Median Change**
Toorak Gardens	4	1,640,000	15	3,225,000	96.65%
Findon	39	456,000	22	770,000	68.86%
Somerton Park	28	995,000	19	1,675,000	68.34%
Walkerville	7	1,205,000	12	1,885,000	56.43%
Old Noarlunga	7	400,000	10	622,500	55.63%
Beaumont	12	1,200,000	14	1,842,444	53.54%
Prospect	34	725,000	27	1,112,000	53.38%
O'sullivan Beach	8	362,000	10	545,000	50.55%
Hewett	11	465,000	12	700,000	50.54%
Smithfield Plains	12	211,250	30	317,500	50.30%
Highbury	30	562,500	18	843,000	49.87%

Valuer-General figures: June Quarter 2022
Top 10 growth suburbs with 10 or more sales in current quarter

TOP 10 VOLUME OF SALES – METRO

	2Q 2021		2Q 2022		
Suburb	**Sales**	**Median**	**Sales**	**Median**	**Median Change**
Morphett Vale	115	380,000	105	533,000	40.26%
Munno Para West	59	310,500	92	382,500	23.19%
Mount Barker	135	471,000	83	592,500	25.80%
Parafield Gardens	52	435,250	78	553,000	27.05%
Andrews Farm	70	328,500	75	385,000	17.20%
Paralowie	91	362,000	71	480,500	32.73%
Mawson Lakes	56	500,000	67	630,000	26.00%
Hallett Cove	44	609,000	63	726,000	19.21%
Aldinga Beach	58	442,500	60	579,250	30.90%
Blakeview	50	366,000	58	450,000	22.95%

Valuer-General figures: June Quarter 2022

June Quarter 2022

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AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
3 April	81%
10 April	80%
17 April	66%
24 April	76%
1 May	80%
8 May	82%
15 May	75%
22 May	71%
29 May	74%
5 June	74%
12 June	76%
19 June	67%
26 June	66%

CoreLogic figures: June Quarter 2022

Note: The auction clearance rate is calculated from the number of residential properties auctioned during the period and the number that were sold before, at or immediately after the auction.

TOP 10 RESIDENTIAL AUCTION SALES

Congratulations to all agencies in the Top 10. A fantastic effort on behalf of your vendors!!

PROPERTY	AGENT/AGENCY	$ SOLD
27 St Andrews St Walkerville	Williams Real Estate – Hamish Mill	$5,120,000
16 Burlington St Walkerville	Belle Property Unley – John Hunt & John McRostie	$3,615,000
116a Seaview Rd Henley Beach Sth	Ray White Henley Beach – Jae Curtis & Anthony Fahey	$3,050,000
17 Giles St Toorak Gardens	Ray White Kensington – Andrew Welch & Tim Knowling	$3,025,000
26 William Street Hawthorn	Toop & Toop Real Estate – Jordan Begley	$2,920,000
4 Giles Ave Glenelg	Harris Real Estate Sales – Allison Bond & Phil Harris	$2,910,500
151 Sixth Ave Royston Park	Fox Real Estate – Megan Thredgold & Tim Thredgold	$2,700,000
22b Esplanade Somerton Park	Ray White Glenelg – Jordan McMahon & Anton Williams	$2,620,000
70 Wattle St Fullarton	Ouwens Casserly – Cynthia Sajkunovic	$2,600,000
72 Kenilworth Rd Parkside	Ouwens Casserly – James Robertson & Alistair Loudon	$2,585,000

CoreLogic figures: June Quarter 2022

Government of South Australia

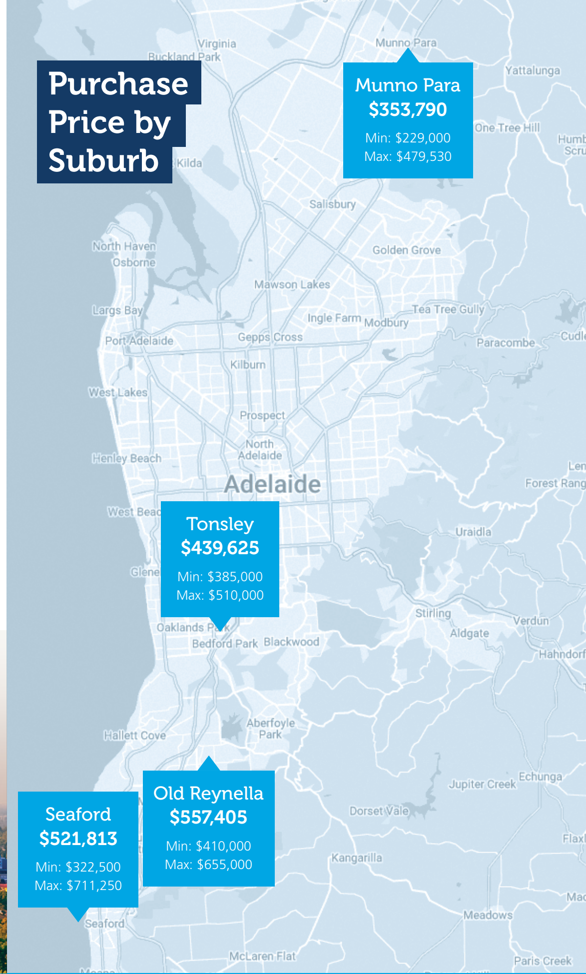
HomeStart FINANCE

First Home Buyers

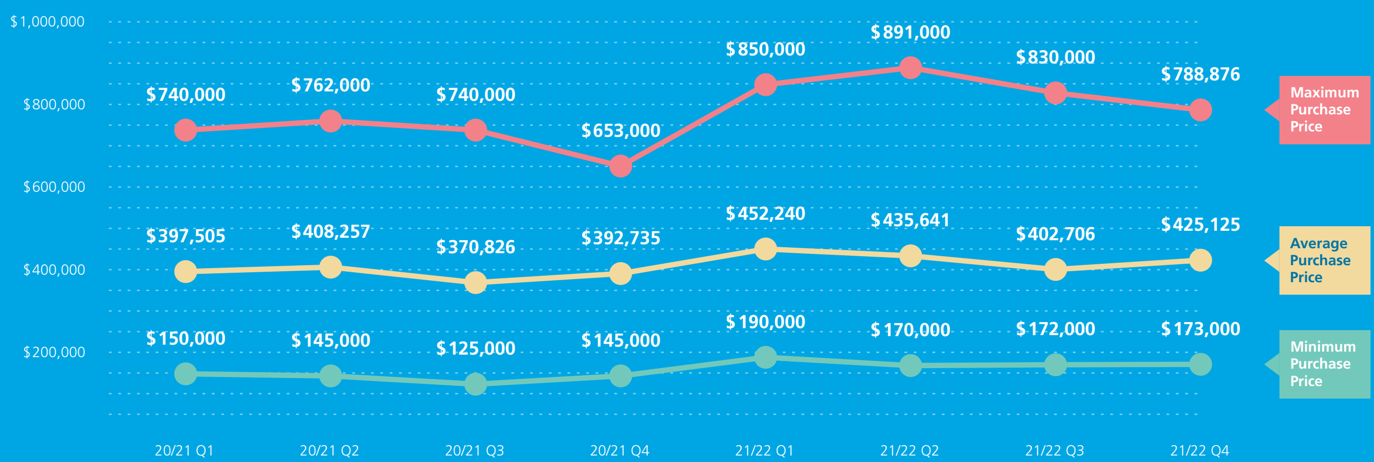
HomeStart's reason for being is to make home ownership a reality for more people in more ways, helping first home buyers and those looking for a fresh start.

We help 1 in 8 first home buyers in South Australia to buy their home and our innovative home loans are designed to reduce their deposit and upfront costs whilst boosting their purchasing power.

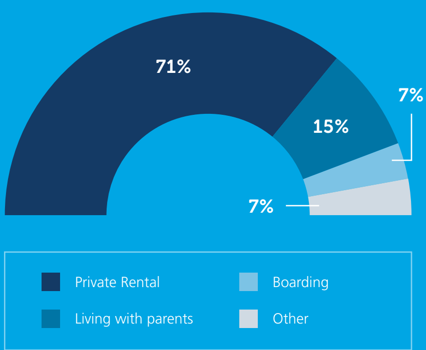
Here is a snapshot of HomeStart's First Home Buyer market profile.



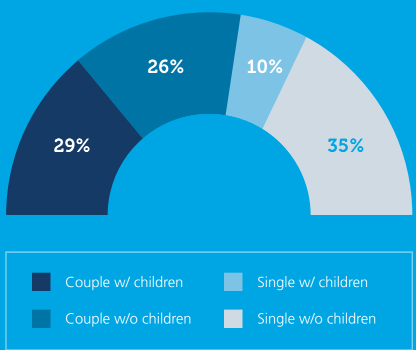
Average Purchase Price



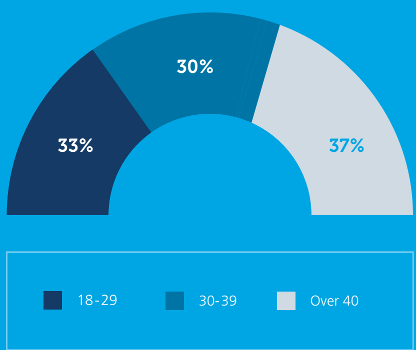
Previous accommodation



Household types



Customer age



homestart.com.au

Data taken from 1 April 2022 - 30 June 2022. HomeStart Finance | Australian Credit Licence 388466

June Quarter 2022

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GROWTH OF SUBURBS

SUBURB NAME	SALES 2Q 2021	MEDIAN 2Q 2021	SALES 2Q 2022	MEDIAN 2Q 2022	MEDIAN CHANGE
ABERFOYLE PARK	41	520,000	51	623,250	19.86%
ADELAIDE	4	1,300,000	5	940,000	-27.69%
ALBERT PARK	2	555,899	3	550,000	-1.06%
ALBERTON	5	475,000	8	860,000	81.05%
ALDGATE	18	971,000	5	982,000	1.13%
ALDINGA	1	432,000	4	472,500	9.38%
ALDINGA BEACH	58	442,500	60	579,250	30.90%
ALLENBY GARDENS	12	688,750	3	810,000	17.60%
ANDREWS FARM	70	328,500	75	385,000	17.20%
ANGLE VALE	17	600,000	16	645,000	7.50%
ASCOT PARK	5	542,000	10	706,500	30.35%
ASHFORD	3	840,000	1	1,660,000	97.62%
ATHELSTONE	40	599,000	22	833,000	39.07%
ATHOL PARK	8	499,500	9	588,000	17.72%
AULDANA	7	1,250,000	1	1,700,000	36.00%
BALHANNAH	3	927,500	2	920,000	-0.81%
BANKSIA PARK	12	542,000	23	600,000	10.70%
BASKET RANGE	1	800,000	1	785,000	-1.88%
BEAUMONT	12	1,200,000	14	1,842,444	53.54%
BEDFORD PARK	9	425,000	3	784,000	84.47%
BELAIR	19	910,000	18	975,000	7.14%
BELLEVUE HEIGHTS	10	649,000	5	810,000	24.81%
BEULAH PARK	8	987,500	6	1,330,000	34.68%
BEVERLEY	8	675,000	3	782,500	15.93%
BIRDWOOD	5	420,000	6	550,300	31.02%
BIRKENHEAD	14	547,500	12	641,000	17.08%
BLACK FOREST	8	1,076,000	6	1,315,000	22.21%
BLACKWOOD	16	686,310	19	827,250	20.54%
BLAIR ATHOL	27	505,000	20	650,000	28.71%
BLAKEVIEW	50	366,000	58	450,000	22.95%
BOWDEN	4	484,500	4	1,150,000	137.36%
BRAHMA LODGE	13	335,000	14	403,750	20.52%
BRIDGEWATER	25	622,000	15	750,000	20.58%
BRIGHTON	8	1,240,000	14	1,067,500	-13.91%
BROADVIEW	17	662,000	16	820,000	23.87%
BROMPTON	6	675,750	13	780,000	15.43%
BROOKLYN PARK	12	654,250	12	753,750	15.21%
BURNSIDE	7	1,200,000	9	1,750,500	45.88%
BURTON	22	385,000	34	475,500	23.51%
CALLINGTON	1	370,000	3	496,000	34.05%
CAMDEN PARK	11	670,000	11	800,000	19.40%
CAMPBELLTOWN	28	600,000	25	817,500	36.25%
CHANDLERS HILL	1	735,000	1	1,640,000	123.13%
CHELTENHAM	5	618,000	7	1,070,000	73.14%
CHRISTIE DOWNS	16	349,000	30	452,500	29.66%
CHRISTIES BEACH	36	410,000	43	570,000	39.02%
CLAPHAM	7	775,000	5	1,058,000	36.52%

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SUBURB NAME	SALES 2Q 2021	MEDIAN 2Q 2021	SALES 2Q 2022	MEDIAN 2Q 2022	MEDIAN CHANGE
CLARENCE GARDENS	7	758,500	9	1,140,000	50.30%
CLARENCE PARK	4	847,500	8	1,300,000	53.39%
CLEARVIEW	16	518,750	19	680,000	31.08%
CLOVELLY PARK	16	590,000	5	700,000	18.64%
COLLINSWOOD	6	1,045,000	2	1,730,000	65.55%
COLONEL LIGHT GARDENS	8	776,000	7	1,525,000	96.52%
COROMANDEL VALLEY	15	645,000	13	733,500	13.72%
COWANDILLA	5	670,000	2	729,000	8.81%
CRAFERS	7	891,000	15	1,050,000	17.85%
CRAFERS WEST	11	678,500	4	845,500	24.61%
CRAIGBURN FARM	27	1,027,500	15	1,157,500	12.65%
CRAIGMORE	56	340,000	54	420,000	23.53%
CROYDON	5	815,000	4	1,400,000	71.78%
CROYDON PARK	9	520,000	13	735,000	41.35%
CUMBERLAND PARK	5	862,500	6	1,255,000	45.51%
DARLINGTON	4	584,000	2	717,500	22.86%
DAVOREN PARK	27	236,000	46	325,000	37.71%
DAW PARK	8	820,000	9	827,500	0.91%
DERNANCOURT	19	570,500	14	767,500	34.53%
DEVON PARK	3	660,000	3	865,000	31.06%
DIREK	2	320,000	2	462,500	44.53%
DOVER GARDENS	11	551,000	20	721,500	30.94%
DUDLEY PARK	3	512,000	2	581,000	13.48%
DULWICH	9	1,450,000	6	1,588,500	9.55%
EASTWOOD	3	1,175,000	2	1,155,000	-1.70%
ECHUNGA	2	605,000	6	682,000	12.73%
EDEN HILLS	22	726,000	10	851,000	17.22%
EDWARDSTOWN	10	647,500	9	858,000	32.51%
ELIZABETH	8	282,500	3	325,000	15.04%
ELIZABETH DOWNS	27	230,000	40	326,000	41.74%
ELIZABETH EAST	23	275,500	21	355,000	28.86%
ELIZABETH GROVE	13	290,000	7	343,500	18.45%
ELIZABETH NORTH	24	235,000	20	325,000	38.30%
ELIZABETH PARK	32	260,000	33	351,500	35.19%
ELIZABETH SOUTH	8	273,500	12	360,000	31.63%
ELIZABETH VALE	12	276,000	16	410,000	48.55%
ENFIELD	26	515,000	22	640,000	24.27%
ERINDALE	3	1,125,000	7	1,720,000	52.89%
ETHELTON	3	517,000	2	449,000	-13.15%
EVANDALE	4	1,116,500	3	1,415,000	26.74%
EVANSTON	17	318,500	15	407,500	27.94%
EVANSTON GARDENS	9	301,750	16	414,500	37.37%
EVANSTON PARK	19	385,000	31	455,000	18.18%
EVANSTON SOUTH	4	377,500	4	600,000	58.94%
EVERARD PARK	2	1,303,500	2	1,302,500	-0.08%
EYRE	16	395,000	8	460,000	16.46%
FAIRVIEW PARK	20	505,000	19	576,000	14.06%

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SUBURB NAME	SALES 2Q 2021	MEDIAN 2Q 2021	SALES 2Q 2022	MEDIAN 2Q 2022	MEDIAN CHANGE
FELIXSTOW	20	607,000	12	798,500	31.55%
FERRYDEN PARK	2	516,000	9	588,500	14.05%
FINDON	39	456,000	22	770,000	68.86%
FIRLE	5	870,000	5	1,120,000	28.74%
FITZROY	4	1,800,500	1	2,500,000	38.85%
FLAGSTAFF HILL	46	677,000	35	790,000	16.69%
FLINDERS PARK	31	725,000	13	827,500	14.14%
FORESTVILLE	4	990,000	2	1,270,000	28.28%
FREWVILLE	1	1,130,000	3	1,500,000	32.74%
FULHAM	11	881,500	6	1,200,000	36.13%
FULHAM GARDENS	13	810,000	21	1,065,000	31.48%
FULLARTON	19	1,250,000	17	1,315,000	5.20%
GAWLER	5	375,000	1	800,000	113.33%
GAWLER EAST	45	457,000	37	427,500	-6.46%
GAWLER SOUTH	24	385,000	13	390,000	1.30%
GAWLER WEST	5	261,750	4	345,000	31.81%
GEPPS CROSS	2	419,500	4	590,000	40.64%
GILBERTON	4	1,007,500	4	2,330,000	131.27%
GILLES PLAINS	10	515,000	20	616,500	19.71%
GLANDORE	11	810,000	7	1,100,000	35.80%
GLANVILLE	8	450,000	3	800,000	77.78%
GLEN OSMOND	10	1,428,000	4	1,475,000	3.29%
GLENALTA	6	697,000	11	818,000	17.36%
GLENELG	2	938,500	3	1,776,000	89.24%
GLENELG EAST	7	1,260,000	10	1,210,000	-3.97%
GLENELG NORTH	12	892,500	17	1,100,000	23.25%
GLENELG SOUTH	6	1,675,000	4	1,656,250	-1.12%
GLENGOWRIE	23	745,000	16	996,000	33.69%
GLENSIDE	2	1,275,000	7	1,502,500	17.84%
GLENUNGA	7	1,460,000	8	1,783,000	22.12%
GLYNDE	4	770,500	5	880,000	14.21%
GOLDEN GROVE	35	712,393	36	715,000	0.37%
GOODWOOD	13	1,662,500	7	1,686,000	1.41%
GRANGE	25	950,000	19	1,220,000	28.42%
GREENACRES	11	591,250	13	750,250	26.89%
GREENWITH	54	490,000	40	634,000	29.39%
GULFVIEW HEIGHTS	15	552,500	23	667,000	20.72%
GUMERACHA	1	515,000	4	620,000	20.39%
HACKHAM	22	355,775	24	440,500	23.81%
HACKHAM WEST	21	346,500	18	447,500	29.15%
HACKNEY	2	840,000	1	1,250,000	48.81%
HAHNDORF	5	690,000	8	795,000	15.22%
HALLETT COVE	44	609,000	63	726,000	19.21%
HAMPSTEAD GARDENS	5	581,000	4	774,250	33.26%
HAPPY VALLEY	70	494,000	40	582,500	17.91%
HAWTHORN	6	1,750,000	9	1,897,500	8.43%
HAWTHORNDENE	12	711,250	9	806,500	13.39%

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SUBURB NAME	SALES 2Q 2021	MEDIAN 2Q 2021	SALES 2Q 2022	MEDIAN 2Q 2022	MEDIAN CHANGE
HAZELWOOD PARK	7	1,320,000	4	1,465,000	10.98%
HEATHFIELD	5	945,250	2	887,500	-6.11%
HEATHPOOL	2	1,532,500	3	1,950,111	27.25%
HECTORVILLE	18	623,000	15	817,500	31.22%
HENDON	1	450,000	5	710,000	57.78%
HENLEY BEACH	16	1,222,500	21	1,400,000	14.52%
HENLEY BEACH SOUTH	12	1,150,000	12	1,402,855	21.99%
HEWETT	11	465,000	12	700,000	50.54%
HIGHBURY	30	562,500	18	843,000	49.87%
HIGHGATE	5	1,252,000	4	1,464,000	16.93%
HILLBANK	26	412,500	28	498,000	20.73%
HILLCREST	18	515,000	8	679,650	31.97%
HILTON	1	770,000	4	950,000	23.38%
HOLDEN HILL	22	486,000	19	618,000	27.16%
HOPE VALLEY	28	510,500	21	679,000	33.01%
HOVE	9	731,500	6	725,000	-0.89%
HUNTFIELD HEIGHTS	30	400,000	22	487,000	21.75%
HYDE PARK	5	1,780,000	7	1,900,000	6.74%
INGLE FARM	50	415,000	47	556,000	33.98%
JOSLIN	6	1,700,000	4	1,650,500	-2.91%
KANMANTOO	2	432,500	2	602,500	39.31%
KENSINGTON	3	1,310,000	1	1,290,000	-1.53%
KENSINGTON GARDENS	7	1,150,000	6	1,732,500	50.65%
KENSINGTON PARK	9	1,460,000	10	2,000,000	36.99%
KENT TOWN	2	2,350,000	2	1,720,000	-26.81%
KERSBROOK	2	465,000	1	630,000	35.48%
KIDMAN PARK	15	643,500	15	875,000	35.98%
KILBURN	22	537,000	7	835,000	55.49%
KILKENNY	5	650,200	6	1,000,000	53.80%
KINGSTON PARK	1	980,100	1	1,615,000	64.78%
KINGSWOOD	10	1,237,500	6	1,652,000	33.49%
KLEMZIG	21	630,000	23	810,000	28.57%
KURRALTA PARK	7	680,000	4	704,000	3.53%
LARGS BAY	13	582,500	16	762,500	30.90%
LARGS NORTH	19	552,500	17	750,000	35.75%
LEABROOK	3	2,615,000	2	2,150,000	-17.78%
LIGHTSVIEW	35	478,500	39	592,500	23.82%
LINDEN PARK	12	1,361,500	4	1,290,444	-5.22%
LITTLEHAMPTON	7	650,000	16	665,000	2.31%
LOBETHAL	17	400,000	8	500,750	25.19%
LOCKLEYS	20	845,000	22	1,150,000	36.09%
LOWER MITCHAM	7	918,500	4	1,050,000	14.32%
LYNTON	3	851,000	1	1,380,000	62.16%
MACCLESFIELD	6	450,000	3	685,888	52.42%
MAGILL	39	762,000	35	960,500	26.05%
MALVERN	12	1,572,000	8	2,175,000	38.36%

June Quarter 2022

REISA

SUBURB NAME	SALES 2Q 2021	MEDIAN 2Q 2021	SALES 2Q 2022	MEDIAN 2Q 2022	MEDIAN CHANGE
MANNINGHAM	8	755,000	5	992,500	31.46%
MANSFIELD PARK	8	463,131	9	681,000	47.04%
MARDEN	4	828,000	7	1,020,000	23.19%
MARINO	11	825,000	9	990,000	20.00%
MARION	15	647,500	11	820,000	26.64%
MARLESTON	4	565,000	5	640,000	13.27%
MASLIN BEACH	4	458,500	9	738,000	60.96%
MAWSON LAKES	56	500,000	67	630,000	26.00%
MAYLANDS	9	1,200,000	6	1,357,500	13.13%
MCLAREN FLAT	6	624,500	7	877,000	40.43%
MCLAREN VALE	10	530,000	16	717,500	35.38%
MEADOWS	5	500,000	3	765,000	53.00%
MEDINDIE	3	2,011,000	3	2,650,000	31.78%
MELROSE PARK	12	705,500	5	902,500	27.92%
MILE END	11	810,000	12	958,000	18.27%
MILLSWOOD	11	1,339,000	4	2,275,000	69.90%
MITCHAM	6	815,000	5	1,480,000	81.60%
MITCHELL PARK	19	547,547	15	675,000	23.28%
MOANA	9	543,000	15	700,000	28.91%
MODBURY	25	462,000	22	665,000	43.94%
MODBURY HEIGHTS	20	471,000	30	627,000	33.12%
MODBURY NORTH	28	452,500	21	595,000	31.49%
MORPHETT VALE	116	380,000	105	533,000	40.26%
MORPHETTVILLE	16	665,000	6	713,500	7.29%
MOUNT BARKER	135	471,000	83	592,500	25.80%
MOUNT OSMOND	3	1,255,000	2	1,346,000	7.25%
MUNNO PARA	28	311,250	39	380,000	22.09%
MUNNO PARA WEST	59	310,500	92	382,500	23.19%
MYLOR	1	628,000	3	571,000	-9.08%
MYRTLE BANK	9	1,110,000	3	1,130,000	1.80%
NAILSWORTH	2	850,000	1	697,500	-17.94%
NAIRNE	19	435,000	22	610,000	40.23%
NETHERBY	5	1,381,000	2	880,000	-36.28%
NETLEY	5	637,000	7	833,000	30.77%
NEWTON	9	621,000	18	780,000	25.60%
NOARLUNGA CENTRE	1	360,000	2	445,000	23.61%
NOARLUNGA DOWNS	15	563,000	14	545,750	-3.06%
NORTH ADELAIDE	11	1,804,000	15	1,300,000	-27.94%
NORTH BRIGHTON	7	775,000	4	1,555,000	100.65%
NORTH HAVEN	24	585,050	15	700,000	19.65%
NORTH PLYMPTON	7	691,500	9	833,000	20.46%
NORTHFIELD	19	512,500	20	690,500	34.73%
NORTHGATE	7	820,000	8	748,555	-8.71%
NORTON SUMMIT	3	1,100,000	1	770,000	-30.00%
NORWOOD	13	1,047,500	19	1,406,000	34.22%
NOVAR GARDENS	10	780,300	11	970,000	24.31%

June Quarter 2022

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SUBURB NAME	SALES 2Q 2021	MEDIAN 2Q 2021	SALES 2Q 2022	MEDIAN 2Q 2022	MEDIAN CHANGE
OAKBANK	4	563,500	1	550,000	-2.40%
OAKDEN	9	490,000	15	720,250	46.99%
OAKLANDS PARK	15	540,000	11	697,490	29.16%
O'HALLORAN HILL	11	460,000	10	665,000	44.57%
OLD NOARLUNGA	7	400,000	10	622,500	55.63%
OLD REYNELLA	22	462,500	7	605,000	30.81%
ONE TREE HILL	3	720,000	3	900,000	25.00%
ONKAPARINGA HILLS	5	570,000	4	607,500	6.58%
OSBORNE	8	460,000	5	545,000	18.48%
O'SULLIVAN BEACH	8	362,000	10	545,000	50.55%
OTTOWAY	8	428,500	11	552,000	28.82%
PANORAMA	16	748,000	9	891,000	19.12%
PARA HILLS	35	393,250	31	533,000	35.54%
PARA HILLS WEST	14	385,000	12	530,000	37.66%
PARA VISTA	14	433,000	15	521,000	20.32%
PARADISE	19	631,250	23	766,000	21.35%
PARAFIELD GARDENS	52	435,250	78	553,000	27.05%
PARALOWIE	91	362,000	71	480,500	32.73%
PARK HOLME	13	599,990	10	801,500	33.59%
PARKSIDE	12	1,205,000	16	1,085,000	-9.96%
PASADENA	8	616,000	11	891,250	44.68%
PAYNEHAM	8	717,000	3	1,047,500	46.09%
PAYNEHAM SOUTH	6	965,000	1	1,351,000	40.00%
PENNINGTON	8	512,000	14	682,500	33.30%
PETERHEAD	3	480,000	7	600,000	25.00%
PLYMPTON	15	640,000	14	888,000	38.75%
PLYMPTON PARK	13	631,250	11	877,500	39.01%
POORAKA	29	419,000	24	575,530	37.36%
PORT ADELAIDE	8	552,950	4	820,000	48.30%
PORT NOARLUNGA	8	575,000	16	623,000	8.35%
PORT NOARLUNGA SOUTH	15	505,000	18	653,000	29.31%
PORT WILLUNGA	12	442,500	10	622,500	40.68%
PROSPECT	34	725,000	27	1,112,000	53.38%
QUEENSTOWN	8	557,750	9	640,000	14.75%
REDWOOD PARK	34	500,000	35	655,000	31.00%
RENOWN PARK	9	647,500	1	612,000	-5.48%
REYNELLA	22	421,850	22	515,000	22.08%
REYNELLA EAST	5	450,000	4	529,750	17.72%
RICHMOND	13	665,000	9	841,050	26.47%
RIDGEHAVEN	16	475,500	27	605,000	27.23%
ROSE PARK	3	1,700,000	4	2,360,000	38.82%
ROSEWATER	10	442,000	14	615,000	39.14%
ROSSLYN PARK	9	1,270,000	9	1,460,000	14.96%
ROSTREVOR	36	746,250	28	952,500	27.64%
ROYAL PARK	12	525,000	17	640,000	21.90%
ROYSTON PARK	6	1,435,000	8	1,745,000	21.60%

SUBURB NAME	SALES 2Q 2021	MEDIAN 2Q 2021	SALES 2Q 2022	MEDIAN 2Q 2022	MEDIAN CHANGE
SALISBURY	28	375,000	31	492,500	31.33%
SALISBURY DOWNS	15	375,250	18	500,000	33.24%
SALISBURY EAST	35	365,000	49	507,500	39.04%
SALISBURY HEIGHTS	21	515,199	10	513,000	-0.43%
SALISBURY NORTH	27	331,000	47	405,600	22.54%
SALISBURY PARK	9	352,000	13	495,000	40.63%
SALISBURY PLAIN	7	341,000	4	386,000	13.20%
SEACLIFF	9	850,000	4	1,386,500	63.12%
SEACLIFF PARK	8	685,000	14	900,000	31.39%
SEACOMBE GARDENS	14	593,000	9	705,000	18.89%
SEACOMBE HEIGHTS	4	507,500	8	735,000	44.83%
SEAFORD	17	506,000	26	570,000	12.65%
SEAFORD HEIGHTS	11	560,000	9	645,000	15.18%
SEAFORD MEADOWS	25	437,000	32	600,000	37.30%
SEAFORD RISE	29	472,283	37	647,500	37.10%
SEATON	33	580,000	28	850,000	46.55%
SEAVIEW DOWNS	8	692,500	11	888,000	28.23%
SEFTON PARK	4	788,750	2	1,007,500	27.73%
SELLICKS BEACH	12	457,500	15	575,060	25.70%
SEMAPHORE	9	859,000	7	1,060,000	23.40%
SEMAPHORE PARK	14	620,000	17	839,250	35.36%
SEMAPHORE SOUTH	2	930,500	4	1,345,000	44.55%
SHEIDOW PARK	26	601,000	23	700,000	16.47%
SKYE	1	701,000	1	1,205,000	71.90%
SMITHFIELD	10	260,000	17	330,000	26.92%
SMITHFIELD PLAINS	12	211,250	30	317,500	50.30%
SOMERTON PARK	28	995,000	19	1,675,000	68.34%
SOUTH BRIGHTON	9	805,000	20	820,000	1.86%
SOUTH PLYMPTON	15	662,750	14	831,000	25.39%
ST AGNES	18	481,000	24	594,500	23.60%
ST CLAIR	4	625,000	10	925,000	48.00%
ST GEORGES	7	1,400,000	7	2,050,000	46.43%
ST MARYS	15	603,500	14	792,500	31.32%
ST MORRIS	7	840,000	1	1,750,000	108.33%
ST PETERS	8	1,791,000	3	2,360,000	31.77%
STEPNEY	2	1,335,000	2	1,025,000	-23.22%
STIRLING	16	880,000	17	1,250,000	42.05%
STONYFELL	5	1,400,000	2	1,158,500	-17.25%
STURT	14	523,000	12	626,200	19.73%
SUMMERTOWN	1	970,000	2	2,000,000	106.19%
SURREY DOWNS	17	440,000	14	515,999	17.27%
TAPEROO	9	478,000	11	562,500	17.68%
TEA TREE GULLY	20	481,000	20	676,000	40.54%
TENNYSON	2	1,115,500	3	1,454,000	30.35%
TERINGIE	4	770,000	5	2,005,000	160.39%
THEBARTON	4	601,000	5	755,000	25.62%

June Quarter 2022

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SUBURB NAME	SALES 2Q 2021	MEDIAN 2Q 2021	SALES 2Q 2022	MEDIAN 2Q 2022	MEDIAN CHANGE
TONSLEY	5	530,000	2	567,500	7.08%
TOORAK GARDENS	4	1,640,000	15	3,225,000	96.65%
TORRENS PARK	9	1,103,000	12	1,370,000	24.21%
TORRENSVILLE	11	770,500	9	998,000	29.53%
TRANMERE	13	765,000	18	925,000	20.92%
TRINITY GARDENS	2	1,080,000	4	2,075,000	92.13%
TROTT PARK	10	528,000	18	630,000	19.32%
TUSMORE	7	1,200,000	2	1,861,500	55.13%
UNDERDALE	9	881,035	7	815,000	-7.50%
UNLEY	6	1,192,500	10	1,417,500	18.87%
UNLEY PARK	8	1,995,000	2	1,760,000	-11.78%
UPPER STURT	3	692,000	3	875,000	26.45%
URAIDLA	2	860,593	2	820,000	-4.72%
URRBRAE	4	971,750	7	1,630,000	67.74%
VALE PARK	6	964,500	10	1,212,500	25.71%
VALLEY VIEW	32	500,000	26	611,000	22.20%
VIRGINIA	5	586,000	4	527,500	-9.98%
VISTA	3	445,000	6	710,000	59.55%
WALKERVILLE	7	1,205,000	12	1,885,000	56.43%
WALKLEY HEIGHTS	14	602,500	6	773,000	28.30%
WARRADALE	38	679,500	20	867,000	27.59%
WATERFALL GULLY	1	550,000	1	1,750,000	218.18%
WATTLE PARK	6	1,420,000	6	1,450,000	2.11%
WAYVILLE	2	1,500,000	2	1,600,000	6.67%
WEST BEACH	15	1,183,000	13	1,065,000	-9.97%
WEST CROYDON	16	867,000	16	928,500	7.09%
WEST HINDMARSH	6	636,500	7	870,000	36.68%
WEST LAKES	14	1,222,500	22	1,120,000	-8.38%
WEST LAKES SHORE	16	815,000	10	898,500	10.25%
WEST RICHMOND	2	485,500	3	525,000	8.14%
WESTBOURNE PARK	10	1,045,000	10	1,380,000	32.06%
WILLASTON	20	347,500	21	418,500	20.43%
WILLUNGA	8	602,500	9	861,000	42.90%
WINDSOR GARDENS	21	529,000	23	650,000	22.87%
WOODCROFT	35	500,250	44	650,000	29.94%
WOODFORDE	4	669,950	3	1,038,000	54.94%
WOODSIDE	12	357,350	8	500,000	39.92%
WOODVILLE	4	702,500	6	1,009,000	43.63%
WOODVILLE GARDENS	5	560,000	2	610,000	8.93%
WOODVILLE NORTH	9	487,500	8	713,500	46.36%
WOODVILLE SOUTH	18	602,000	17	880,000	46.18%
WOODVILLE WEST	10	606,000	19	757,500	25.00%
WYNN VALE	28	530,000	25	722,500	36.32%

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Summary

We hope that you have enjoyed reading Panorama – our Quarterly Market Update.

Please contact REISA at **reisa@reisa.com.au** or on **8366 4300** if you would like to know more.