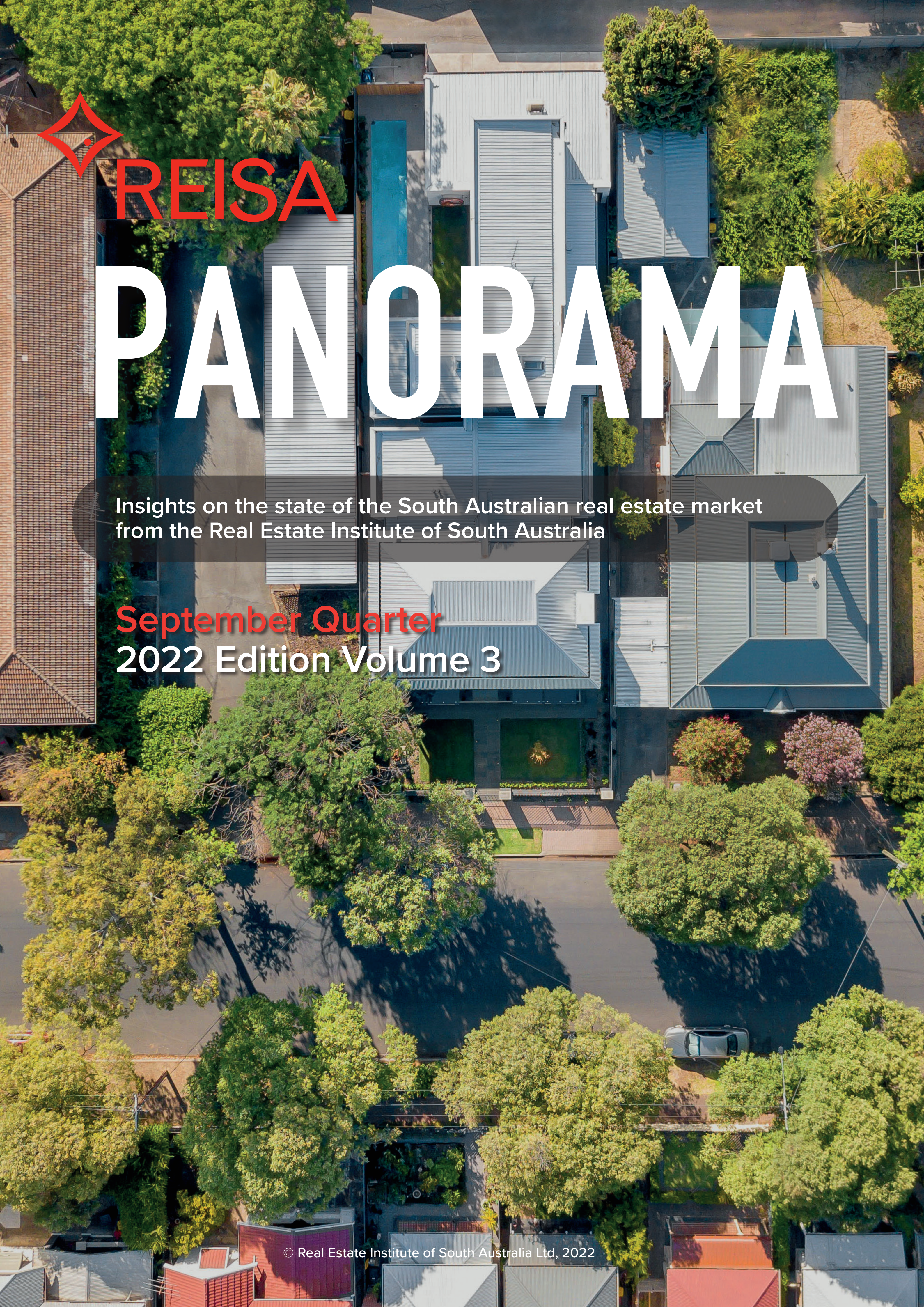


REISA

PANORAMA

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

September Quarter
2022 Edition Volume 3

September Quarter 2022

The South Australian property market has predictably begun retreating from its upward trajectory over the 2022 September quarter.

The results showed that South Australia posted a 0.88% median house price increase from the previous quarter and a fantastic 18.56% increase from the same quarter last year. Metropolitan Adelaide experienced a 1.65% decrease in median house price growth from the previous quarter but still posted a hefty 16.79% increase from the same quarter last year.

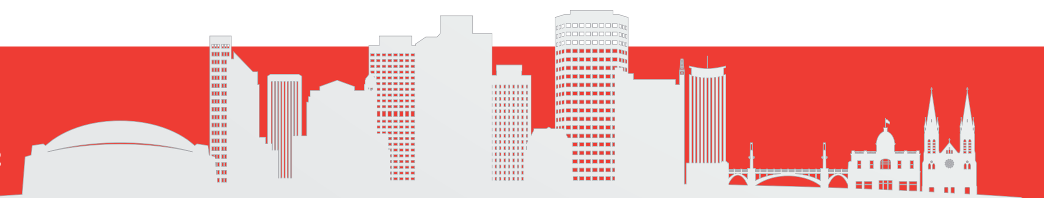
The volume of sales across South Australia and metropolitan Adelaide demonstrated a cooling off with decreases of 11.2% and 9.2% respectively from the previous quarter.

The median price across South Australia continues to be close to the record high that it posted last quarter. While the volume of sales was clearly down, this is entirely attributable to the current economic climate and the substantial interest rate rises that have been happening for a few months now. Despite this, the median price and sales data continue to hold strong and once again show the underlying resilience of the real estate marketplace.

SOUTH AUSTRALIAN SUMMARY – QUARTER 3 – 2022

		3Q 2021		2Q 2021		3Q 2022		Quarter	12 month
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
South Australia	Houses	6,901	485,000	7,294	570,000	6,477	575,000	0.88%	18.56%
Metro Adelaide	Houses	4,749	560,000	4,972	665,000	4,514	654,000	-1.65%	16.79%
Central Metro	Houses	2,237	676,000	2,135	815,000	1,979	780,000	-4.29%	15.38%
Inner Metro	Houses	392	1,025,000	370	1,342,000	315	1,285,000	-4.25%	25.37%
Metro Adelaide	Home Units	1,875	400,000	1,870	425,000	1,609	440,000	3.53%	10.00%
Major Towns	Houses	771	279,000	854	335,000	783	330,000	-1.49%	18.28%
Selected LGAS									
Adelaide	Houses	14	1,225,000	20	990,000	11	967,500	-2.27%	-21.02%
Adelaide Hills	Houses	112	705,000	124	801,000	104	861,500	7.55%	22.20%
Burnside	Houses	145	1,345,000	154	1,600,000	110	1,510,000	-5.63%	12.27%
Campbelltown	Houses	211	695,000	173	854,000	165	832,500	-2.52%	19.78%
Charles Sturt	Houses	383	718,000	385	886,000	292	825,500	-6.83%	14.97%
Gawler	Houses	134	372,000	145	420,000	149	446,500	6.31%	20.03%
Holdfast Bay	Houses	65	960,000	104	1,077,500	101	967,500	-10.21%	0.78%
Marion	Houses	317	633,000	325	760,000	318	735,000	-3.29%	16.11%
Mitcham	Houses	269	836,750	225	967,500	179	915,000	-5.43%	9.35%
Norwood, Payneham & St Peters	Houses	99	1,012,000	90	1,300,000	87	1,250,000	-3.85%	23.52%
Onkaparinga	Houses	711	485,000	793	580,000	754	571,000	-1.55%	17.73%
Playford	Houses	533	312,500	624	375,250	548	408,000	8.73%	30.56%
Port Adelaide Enfield	Houses	478	560,000	472	672,000	432	689,000	2.53%	23.04%
Prospect	Houses	58	935,000	40	1,134,500	51	1,171,800	3.29%	25.33%
Salisbury	Houses	544	430,000	608	525,000	579	530,000	0.95%	23.26%
Tea Tree Gully	Houses	378	516,500	428	643,000	388	616,000	-4.20%	19.26%
Unley	Houses	91	1,325,000	99	1,457,000	95	1,586,000	8.85%	19.70%
Walkerville	Houses	24	1,225,000	29	1,590,000	24	1,377,500	-13.36%	12.45%
West Torrens	Houses	223	715,000	168	901,000	148	862,500	-4.27%	20.63%
Mount Barker	Houses	178	464,100	162	610,000	169	581,251	-4.71%	25.24%

Valuer-General figures: September Quarter 2022



REGIONAL SOUTH AUSTRALIA – QUARTER 3 – 2022

		3Q 2021		2Q 2022		3Q 2022		Quarter	12 month
Index	**Category**	**Sales**	**Median**	**Sales**	**Median**	**Sales**	**Median**	**% Change**	**% Change**
Major Towns	Houses	771	279,000	854	335,000	783	330,000	-1.49%	18.28%
Component Towns									
Millicent	Houses	28	247,500	23	280,000	20	340,000	21.43%	37.37%
Mount Gambier	Houses	137	288,750	158	400,000	134	375,000	-6.25%	29.87%
Murray Bridge	Houses	106	277,500	123	345,000	111	350,000	1.45%	26.13%
Port Augusta	Houses	64	205,000	90	205,000	80	216,000	5.37%	5.37%
Port Lincoln	Houses	80	337,000	73	367,000	76	381,000	3.81%	13.06%
Port Pirie	Houses	74	169,250	88	217,500	80	219,000	0.69%	29.39%
Victor Harbor	Houses	108	466,000	121	600,100	97	572,500	-4.60%	22.85%
Whyalla	Houses	78	240,000	99	265,000	92	280,000	5.66%	16.67%
Other Towns									
Barmera	Houses	9	265,000	12	267,500	9	250,000	-6.54%	-5.66%
Berri	Houses	16	220,000	16	299,000	11	287,000	-4.01%	30.45%
Naracoorte	Houses	37	220,000	32	307,500	35	276,000	-10.24%	25.45%
Renmark	Houses	22	263,000	18	315,000	19	296,000	-6.03%	12.55%

Valuer-General figures: September Quarter 2022

UNITS AND APARTMENTS – QUARTER 3 – 2022

		3Q 2021		2Q 2022		3Q 2022		Quarter	12 month
Index	**Category**	**Sales**	**Median**	**Sales**	**Median**	**Sales**	**Median**	**% Change**	**% Change**
Metro Adelaide	Units & Apartments	1,875	400,000	1,812	424,250	1,533	440,000	3.71%	10.00%
Suburb									
Adelaide	Units & Apartments	150	440,000	178	479,500	161	435,000	-9.28%	-1.14%

Valuer-General figures: September Quarter 2022

September Quarter 2022

REISA

TOP 10 MEDIAN PRICE GROWTH – METRO

	3Q 2021		3Q 2022		
Suburb	Sales	Median	Sales	Median	Median Change
Taperoo	6	406,250	12	658,500	62.09%
Vale Park	10	843,000	13	1,322,500	56.88%
Tranmere	13	800,800	14	1,188,000	48.35%
Sheidow Park	34	492,000	26	725,000	47.36%
Burton	33	381,000	27	560,000	46.98%
Huntfield Heights	20	339,250	13	492,000	45.03%
Northfield	16	490,000	18	710,250	44.95%
Northgate	8	557,500	10	807,500	44.84%
Crafers	5	835,000	10	1,195,000	43.11%
Mile End	10	780,000	13	1,115,000	42.95%
Elizabeth Park	19	266,000	15	375,000	40.98%

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

TOP 10 VOLUME OF SALES – METRO

	3Q 2021		3Q 2022		
Suburb	Sales	Median	Sales	Median	Median Change
Morphett Vale	90	410,000	129	516,500	25.98%
Mount Barker	113	470,000	102	581,000	23.62%
Munno Para West	66	345,000	74	422,000	22.32%
Parafield Gardens	67	444,500	70	548,000	23.28%
Andrews Farm	53	320,000	67	400,000	25.00%
Paralowie	65	405,000	67	487,500	20.37%
Craigmore	67	359,167	65	440,000	22.51%
Blakeview	54	390,000	64	457,250	17.24%
Mawson Lakes	49	601,000	60	652,000	8.49%
Ingle Farm	49	452,500	51	540,700	19.49%

Valuer-General figures: September Quarter 2022

September Quarter 2022

REISA

AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
3 July	61%
10 July	65%
17 July	65%
24 July	69%
31 July	69%
7 May	71%
14 May	65%
21 May	70%
28 May	73%
4 June	64%
11 June	68%
18 June	77%
25 June	70%

CoreLogic figures: September 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
4 Blairgowrie Road St Georges	HARRIS REAL ESTATE – Kris Casey & Tim Gu	$2,900,000
32 Martin Avenue Fitzroy	WILLIAMS REAL ESTATE – John Williams & Stephanie Williams	$2,725,000
27 Halsbury Avenue Kingswood	HARRIS REAL ESTATE – Tim Gu & Kris Casey	$2,588,000
42/31 Colley Terrace Glenelg	BELLE PROPERTY GLENELG – David Ferrari	$2,450,000
90 Landsdowne Terrace Walkerville	WILLIAMS REAL ESTATE – Hamish Mill	$2,400,000
3 Kyre Avenue Walkerville	WILLIAMS REAL ESTATE– Hamish Mill	$2,350,000
2c Bethune Avenue Glenunga	SINOVA PROPERTY – Jarrod Leow & Stephen Ong	$2,315,000
27 Opey Avenue Hyde Park	RAY WHITE UNLEY – Josh Gillespie & Robbie Smith	$2,300,000
137 First Avenue Royston Park	BELLE PROPERTY NORWOOD – Mark H Watkins & Eric Jem	$2,200,000
19a Lexington Road Henley Beach South	OUS PROPERTY – Laz Ouslinis & Desi Moutzouris	$2,166,000

CoreLogic figures: September Quarter 2022

September Quarter 2022

REISA

GROWTH OF SUBURBS

SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
ABERFOYLE PARK	39	538,500	41	667,500	23.96%
ADELAIDE	5	1,025,000	5	853,000	-16.78%
ALBERT PARK	6	586,000	6	680,500	16.13%
ALBERTON	3	565,000	2	540,000	-4.42%
ALDGATE	15	875,000	17	1,230,000	40.57%
ALDINGA BEACH	57	470,000	46	567,500	20.74%
ALLENBY GARDENS	4	870,000	6	1,003,000	15.29%
ANDREWS FARM	53	320,000	67	400,000	25.00%
ANGLE PARK	4	547,500	1	641,000	17.08%
ANGLE VALE	16	595,000	21	665,000	11.76%
ASCOT PARK	14	560,000	20	695,500	24.20%
ASHFORD	5	525,000	1	1,075,000	104.76%
ATHELSTONE	36	651,000	27	748,000	14.90%
ATHOL PARK	9	535,000	5	725,000	35.51%
AULDANA	3	1,620,000	2	1,530,000	-5.56%
BALHANNAH	5	560,000	2	517,500	-7.59%
BANKSIA PARK	13	525,000	19	612,500	16.67%
BEAUMONT	15	1,675,000	12	1,635,000	-2.39%
BEDFORD PARK	5	620,000	3	780,000	25.81%
BELAIR	18	862,500	7	816,000	-5.39%
BELLEVUE HEIGHTS	14	675,500	14	837,500	23.98%
BEULAH PARK	5	1,200,000	6	1,435,000	19.58%
BEVERLEY	4	692,500	4	692,500	0.00%
BIRDWOOD	1	395,000	2	542,500	37.34%
BIRKENHEAD	9	550,000	7	650,000	18.18%
BLACK FOREST	6	1,008,000	2	1,215,000	20.54%
BLACKWOOD	14	675,000	16	847,000	25.48%
BLAIR ATHOL	23	575,000	16	685,000	19.13%
BLAKEVIEW	54	390,000	64	457,250	17.24%
BRAHMA LODGE	18	337,550	19	430,000	27.39%
BRIDGEWATER	14	850,850	16	711,000	-16.44%
BRIGHTON	6	1,026,000	10	1,095,000	6.73%
BROADVIEW	15	735,000	16	850,000	15.65%
BROMPTON	13	726,000	7	767,500	5.72%
BROOKLYN PARK	17	680,000	12	706,500	3.90%
BURNSIDE	10	1,060,000	11	1,380,000	30.19%
BURTON	33	381,000	27	560,000	46.98%
CALLINGTON	2	324,500	1	315,000	-2.93%
CAMDEN PARK	13	655,100	7	850,000	29.75%
CAMPBELLTOWN	36	653,000	28	800,600	22.60%
CHELTENHAM	5	550,000	11	752,500	36.82%
CHRISTIE DOWNS	13	366,500	24	470,000	28.24%
CHRISTIES BEACH	18	460,000	35	581,000	26.30%
CLAPHAM	7	960,000	6	955,000	-0.52%
CLARENCE GARDENS	10	688,500	4	1,110,000	61.22%
CLARENCE PARK	4	865,000	10	1,142,500	32.08%
CLEARVIEW	25	560,000	22	654,500	16.88%

September Quarter 2022

SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
CLOVELLY PARK	11	655,000	11	760,000	16.03%
COLLINSWOOD	1	1,415,000	1	2,850,000	101.41%
COLONEL LIGHT GARDENS	5	1,200,000	7	1,075,000	-10.42%
COROMANDEL VALLEY	13	676,000	10	750,000	10.95%
COWANDILLA	4	663,000	6	748,000	12.82%
CRAFERS	5	835,000	10	1,195,000	43.11%
CRAFERS WEST	5	847,250	2	1,243,000	46.71%
CRAIGBURN FARM	27	953,000	9	1,002,500	5.19%
CRAIGMORE	67	359,167	65	440,000	22.51%
CROYDON	3	1,065,000	3	1,100,000	3.29%
CROYDON PARK	17	585,000	16	720,000	23.08%
CUMBERLAND PARK	16	952,500	1	1,050,000	10.24%
DARLINGTON	4	445,250	4	630,000	41.49%
DAVOREN PARK	47	250,000	30	329,750	31.90%
DAW PARK	8	791,000	6	855,000	8.09%
DAWESLEY	1	450,000	1	650,000	44.44%
DERNANCOURT	11	647,500	18	734,000	13.36%
DEVON PARK	3	660,000	4	900,000	36.36%
DIREK	2	396,250	7	560,000	41.32%
DOVER GARDENS	10	566,000	24	631,000	11.48%
DULWICH	6	1,565,000	3	1,775,000	13.42%
EASTWOOD	3	1,000,000	1	1,025,000	2.50%
ECHUNGA	2	585,000	2	587,500	0.43%
EDEN HILLS	10	700,000	7	940,000	34.29%
EDWARDSTOWN	14	682,500	15	725,000	6.23%
ELIZABETH	3	318,000	4	345,000	8.49%
ELIZABETH DOWNS	40	255,000	36	342,500	34.31%
ELIZABETH EAST	18	277,500	18	380,000	36.94%
ELIZABETH GROVE	9	299,500	7	350,000	16.86%
ELIZABETH NORTH	22	277,000	17	365,000	31.77%
ELIZABETH PARK	19	266,000	15	375,000	40.98%
ELIZABETH SOUTH	10	290,000	8	366,000	26.21%
ELIZABETH VALE	13	330,000	20	390,000	18.18%
ENFIELD	35	540,000	23	655,000	21.30%
ERINDALE	4	1,353,000	1	1,785,000	31.93%
ETHELTON	4	645,000	6	810,000	25.58%
EVANDALE	7	1,103,000	4	1,185,000	7.43%
EVANSTON	15	300,100	20	370,000	23.29%
EVANSTON GARDENS	11	342,500	25	420,000	22.63%
EVANSTON PARK	25	375,000	28	432,500	15.33%
EVANSTON SOUTH	1	570,000	4	578,300	1.46%
EVERARD PARK	1	1,000,000	3	1,600,000	60.00%
EYRE	6	330,500	3	400,000	21.03%
FAIRVIEW PARK	15	503,750	12	575,000	14.14%
FELIXSTOW	15	779,500	8	915,000	17.38%
FERRYDEN PARK	7	532,000	7	812,000	52.63%
FINDON	33	610,000	17	855,000	40.16%

REISA

SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
FIRLE	5	968,000	5	1,112,500	14.93%
FITZROY	1	1,605,000	2	1,750,000	9.03%
FLAGSTAFF HILL	45	622,500	44	775,000	24.50%
FLINDERS PARK	19	742,500	15	858,000	15.56%
FORESTVILLE	4	1,042,700	2	995,000	-4.57%
FREWVILLE	1	970,000	2	1,199,000	23.61%
FULHAM	14	962,000	10	1,185,000	23.18%
FULHAM GARDENS	13	800,000	10	991,000	23.88%
FULLARTON	10	1,147,500	10	1,382,500	20.48%
GAWLER EAST	33	425,000	31	540,000	27.06%
GAWLER SOUTH	19	408,750	20	440,250	7.71%
GAWLER WEST	8	258,500	3	330,000	27.66%
GEPPS CROSS	2	443,000	2	602,500	36.00%
GILBERTON	3	1,100,000	1	1,959,000	78.09%
GILLES PLAINS	18	490,750	18	595,000	21.24%
GLANDORE	4	920,000	6	988,500	7.45%
GLANVILLE	3	406,000	4	450,000	10.84%
GLEN OSMOND	7	1,220,000	5	1,600,000	31.15%
GLENALTA	9	773,100	12	758,600	-1.88%
GLENELG EAST	11	921,000	8	1,315,000	42.78%
GLENELG NORTH	12	841,000	15	920,000	9.39%
GLENELG SOUTH	4	2,657,500	1	3,220,000	21.17%
GLENGOWRIE	17	865,000	16	968,880	12.01%
GLENSIDE	8	1,325,000	1	1,501,973	13.36%
GLENUNGA	9	1,760,000	5	1,869,500	6.22%
GLYNDE	3	635,000	5	892,000	40.47%
GOLDEN GROVE	31	584,000	23	705,000	20.72%
GOODWOOD	6	1,207,500	8	1,450,000	20.08%
GRANGE	22	972,500	12	1,211,000	24.52%
GREENACRES	20	608,800	12	746,000	22.54%
GREENWITH	30	594,250	31	575,000	-3.24%
GULFVIEW HEIGHTS	13	700,000	9	687,000	-1.86%
GUMERACHA	1	517,000	1	400,000	-22.63%
HACKHAM	17	401,500	31	485,000	20.80%
HACKHAM WEST	14	370,000	20	425,000	14.86%
HAHNDORF	4	745,000	2	915,000	22.82%
HALLETT COVE	37	587,500	41	700,000	19.15%
HAMPSTEAD GARDENS	5	660,000	2	770,000	16.67%
HAPPY VALLEY	53	518,000	51	615,000	18.73%
HAWTHORN	5	1,210,000	6	1,785,000	47.52%
HAWTHORNDENE	11	756,000	10	805,150	6.50%
HAZELWOOD PARK	7	1,250,000	4	1,995,000	59.60%
HEATHFIELD	3	860,000	2	925,000	7.56%
HECTORVILLE	18	715,500	18	835,000	16.70%
HENDON	3	518,000	6	650,000	25.48%
HENLEY BEACH	18	1,225,000	19	1,520,000	24.08%
HENLEY BEACH SOUTH	7	1,500,500	4	1,495,500	-0.33%

September Quarter 2022

REISA

SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
HEWETT	10	496,000	10	626,000	26.21%
HIGHBURY	29	649,000	17	715,000	10.17%
HIGHGATE	2	1,440,000	1	1,950,000	35.42%
HILLBANK	25	431,250	25	590,000	36.81%
HILLCREST	12	606,000	10	651,000	7.43%
HILTON	1	515,000	5	726,000	40.97%
HOLDEN HILL	20	480,000	21	657,500	36.98%
HOPE VALLEY	20	500,000	28	612,500	22.50%
HOUGHTON	2	1,177,500	1	888,000	-24.59%
HOVE	5	960,000	10	1,310,000	36.46%
HUNTFIELD HEIGHTS	20	339,250	13	492,000	45.03%
HYDE PARK	4	1,630,000	7	1,960,000	20.25%
INGLE FARM	49	452,500	51	540,700	19.49%
JOSLIN	2	1,400,000	2	2,145,000	53.21%
KANMANTOO	4	352,500	4	535,000	51.77%
KENSINGTON	4	927,500	3	2,374,500	156.01%
KENSINGTON GARDENS	3	1,074,000	2	1,830,000	70.39%
KENSINGTON PARK	5	1,715,000	5	1,705,000	-0.58%
KESWICK	1	801,000	3	780,000	-2.62%
KIDMAN PARK	13	765,500	5	1,070,000	39.78%
KILBURN	7	592,500	5	820,000	38.40%
KILKENNY	6	685,500	3	820,000	19.62%
KINGSTON PARK	1	1,710,000	3	1,357,500	-20.61%
KINGSWOOD	13	1,300,000	5	2,425,000	86.54%
KLEMZIG	25	655,000	28	847,000	29.31%
KURRALTA PARK	17	429,000	6	959,000	123.54%
LARGS BAY	12	757,500	18	862,500	13.86%
LARGS NORTH	16	607,500	12	635,000	4.53%
LIGHTSVIEW	48	539,000	34	635,500	17.90%
LINDEN PARK	7	1,203,000	3	1,386,000	15.21%
LITTLEHAMPTON	7	480,000	10	674,750	40.57%
LOBETHAL	11	450,000	7	520,000	15.56%
LOCKLEYS	17	957,222	18	1,047,500	9.43%
LOWER MITCHAM	12	990,000	9	1,100,000	11.11%
MACCLESFIELD	4	560,000	2	686,563	22.60%
MAGILL	31	873,500	22	1,000,000	14.48%
MALVERN	3	1,900,000	13	2,125,000	11.84%
MANNINGHAM	9	860,000	5	1,078,000	25.35%
MANSFIELD PARK	13	532,000	10	670,000	25.94%
MARDEN	4	951,000	11	995,000	4.63%
MARINO	11	938,000	7	1,009,000	7.57%
MARION	15	668,000	12	762,500	14.15%
MARLESTON	2	713,000	1	1,275,000	78.82%
MASLIN BEACH	6	570,000	10	630,000	10.53%
MAWSON LAKES	49	601,000	60	652,000	8.49%
MAYLANDS	7	1,072,500	4	1,368,000	27.55%

September Quarter 2022

REISA

SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
MCLAREN FLAT	2	819,000	2	1,212,000	47.99%
MCLAREN VALE	12	595,000	12	680,000	14.29%
MEADOWS	6	417,500	7	625,000	49.70%
MEDINDIE	4	1,285,000	2	5,675,000	341.63%
MELROSE PARK	15	786,500	7	865,000	9.98%
MILE END	10	780,000	13	1,115,000	42.95%
MILLSWOOD	4	1,456,250	5	1,835,000	26.01%
MITCHAM	10	1,115,000	5	1,525,000	36.77%
MITCHELL PARK	13	630,000	14	665,000	5.56%
MOANA	17	562,500	27	691,500	22.93%
MODBURY	25	475,575	27	622,250	30.84%
MODBURY HEIGHTS	34	530,000	24	642,500	21.23%
MODBURY NORTH	20	472,500	29	606,000	28.25%
MORPHETT VALE	90	410,000	129	516,500	25.98%
MORPHETTVILLE	17	700,000	6	633,500	-9.50%
MOUNT BARKER	113	470,000	102	581,000	23.62%
MOUNT OSMOND	2	1,587,500	1	950,000	-40.16%
MUNNO PARA	26	313,500	35	405,500	29.35%
MUNNO PARA WEST	66	345,000	74	422,000	22.32%
MYRTLE BANK	7	1,560,000	9	1,720,000	10.26%
NAILSWORTH	3	956,000	3	1,175,000	22.91%
NAIRNE	21	460,000	19	550,000	19.57%
NETHERBY	1	1,325,000	2	1,935,500	46.08%
NETLEY	7	715,000	4	771,500	7.90%
NEWTON	17	607,500	14	746,250	22.84%
NOARLUNGA CENTRE	1	405,000	2	417,500	3.09%
NOARLUNGA DOWNS	21	437,500	17	490,000	12.00%
NORTH ADELAIDE	9	1,250,000	6	1,100,500	-11.96%
NORTH BRIGHTON	5	1,050,000	11	950,000	-9.52%
NORTH HAVEN	18	625,000	21	705,000	12.80%
NORTH PLYMPTON	17	710,000	2	785,000	10.56%
NORTHFIELD	16	490,000	18	710,250	44.95%
NORTHGATE	8	557,500	10	807,500	44.84%
NORWOOD	11	1,365,000	10	1,525,000	11.72%
NOVAR GARDENS	9	880,000	4	922,000	4.77%
O'HALLORAN HILL	9	490,000	12	636,000	29.80%
O'SULLIVAN BEACH	10	415,000	15	513,000	23.61%
OAKBANK	4	562,500	3	920,000	63.56%
OAKDEN	7	548,000	10	742,500	35.49%
OAKLANDS PARK	9	635,650	6	727,500	14.45%
OLD NOARLUNGA	7	430,000	11	567,000	31.86%
OLD REYNELLA	9	449,000	8	620,000	38.08%
ONKAPARINGA HILLS	7	515,000	5	620,000	20.39%
OSBORNE	9	480,000	9	580,000	20.83%
OTTOWAY	5	440,000	6	535,000	21.59%
OVINGHAM	3	900,000	1	938,000	4.22%

SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
PANORAMA	12	749,250	5	855,000	14.11%
PARA HILLS	42	427,750	48	535,500	25.19%
PARA HILLS WEST	13	422,000	7	460,000	9.00%
PARA VISTA	10	430,000	17	578,750	34.59%
PARADISE	28	656,800	23	722,500	10.00%
PARAFIELD GARDENS	67	444,500	70	548,000	23.28%
PARALOWIE	65	405,000	67	487,500	20.37%
PARK HOLME	10	679,250	9	764,000	12.48%
PARKSIDE	18	1,145,000	18	1,275,000	11.35%
PASADENA	9	693,000	9	860,000	24.10%
PAYNEHAM	4	741,000	5	1,175,000	58.57%
PAYNEHAM SOUTH	5	901,000	2	830,000	-7.88%
PENNINGTON	8	570,000	13	720,000	26.32%
PETERHEAD	5	480,000	6	590,000	22.92%
PLYMPTON	22	652,500	7	765,000	17.24%
PLYMPTON PARK	8	710,000	11	735,000	3.52%
POORAKA	28	465,000	31	585,500	25.91%
PORT ADELAIDE	2	408,200	3	625,000	53.11%
PORT NOARLUNGA	18	533,000	9	600,000	12.57%
PORT NOARLUNGA SOUTH	9	570,000	12	775,000	35.96%
PORT WILLUNGA	8	610,000	2	649,000	6.39%
PROSPECT	43	902,500	37	1,171,800	29.84%
QUEENSTOWN	3	477,000	7	565,000	18.45%
REDWOOD PARK	26	487,500	23	601,000	23.28%
RENOWN PARK	4	708,500	4	693,000	-2.19%
REYNELLA	24	465,000	20	510,000	9.68%
REYNELLA EAST	6	476,000	9	656,000	37.82%
RICHMOND	19	580,000	7	810,500	39.74%
RIDGEHAVEN	21	491,000	15	563,000	14.66%
RIDLEYTON	2	666,500	2	671,000	0.68%
ROSE PARK	3	1,300,000	3	3,500,000	169.23%
ROSEWATER	17	517,000	12	551,500	6.67%
ROSSLYN PARK	3	1,360,000	7	1,580,000	16.18%
ROSTREVOR	42	755,000	26	897,000	18.81%
ROYAL PARK	19	525,000	14	665,000	26.67%
ROYSTON PARK	1	1,320,000	8	1,680,000	27.27%
SALISBURY	26	395,000	18	495,000	25.32%
SALISBURY DOWNS	18	385,000	19	470,000	22.08%
SALISBURY EAST	36	401,500	41	470,000	17.06%
SALISBURY HEIGHTS	16	430,000	12	560,500	30.35%
SALISBURY NORTH	22	320,000	37	402,500	25.78%
SALISBURY PARK	11	369,000	6	445,000	20.60%
SALISBURY PLAIN	6	435,000	5	496,623	14.17%
SEACLIFF	3	1,184,375	5	1,178,500	-0.50%
SEACLIFF PARK	7	772,000	14	820,000	6.22%
SEACOMBE GARDENS	11	642,000	8	577,500	-10.05%

SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
SEACOMBE HEIGHTS	13	747,500	6	750,000	0.33%
SEAFORD	24	520,000	28	560,000	7.69%
SEAFORD HEIGHTS	10	585,000	7	710,000	21.37%
SEAFORD MEADOWS	34	455,000	23	552,000	21.32%
SEAFORD RISE	30	455,000	27	611,200	34.33%
SEATON	40	630,000	28	789,000	25.24%
SEAVIEW DOWNS	9	788,850	12	730,000	-7.46%
SEFTON PARK	6	723,000	5	820,000	13.42%
SELLICKS BEACH	12	560,000	16	545,000	-2.68%
SEMAPHORE	9	882,000	7	810,000	-8.16%
SEMAPHORE PARK	15	641,000	13	800,000	24.80%
SEMAPHORE SOUTH	2	743,000	2	2,010,000	170.52%
SHEIDOW PARK	34	492,000	26	725,000	47.36%
SMITHFIELD	11	308,000	10	367,500	19.32%
SMITHFIELD PLAINS	23	277,500	20	337,500	21.62%
SOMERTON PARK	16	1,055,000	21	1,332,000	26.26%
SOUTH BRIGHTON	6	845,000	11	830,000	-1.78%
SOUTH PLYMPTON	16	620,000	19	850,000	37.10%
ST AGNES	20	535,000	17	600,000	12.15%
ST CLAIR	5	780,000	4	625,000	-19.87%
ST GEORGES	14	1,537,194	6	1,718,888	11.82%
ST MARYS	9	675,500	7	725,000	7.33%
ST MORRIS	4	1,037,500	4	957,000	-7.76%
ST PETERS	17	1,550,000	9	1,820,000	17.42%
STEPNEY	3	1,305,000	3	1,600,000	22.61%
STIRLING	3	1,340,000	13	1,262,500	-5.78%
STONYFELL	4	1,278,750	5	1,500,000	17.30%
STURT	6	556,500	14	634,000	13.93%
SURREY DOWNS	10	507,000	19	587,000	15.78%
TAPEROO	6	406,250	12	658,500	62.09%
TEA TREE GULLY	19	572,500	19	660,000	15.28%
TENNYSON	3	1,070,000	2	1,850,000	72.90%
TERINGIE	2	1,240,000	3	1,380,000	11.29%
THEBARTON	6	847,000	6	843,500	-0.41%
TONSLEY	5	494,000	3	650,000	31.58%
TOORAK GARDENS	7	2,000,000	7	1,732,500	-13.38%
TORRENS PARK	15	1,250,000	13	1,264,000	1.12%
TORRENSVILLE	13	838,500	9	910,000	8.53%
TRANMERE	13	800,800	14	1,188,000	48.35%
TRINITY GARDENS	1	2,007,000	2	1,710,000	-14.80%
TROTT PARK	9	536,000	14	587,500	9.61%
TUSMORE	3	2,000,000	4	1,331,250	-33.44%
UNDERDALE	11	545,000	8	842,000	54.50%
UNLEY	18	1,807,500	3	1,950,000	7.88%
UNLEY PARK	3	2,250,000	1	2,300,000	2.22%
UPPER STURT	2	673,000	2	885,000	31.50%

September Quarter 2022

REISA

SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
URAIDLA	2	796,944	1	991,000	24.35%
URRBRAE	8	1,100,000	1	1,350,000	22.73%
VALE PARK	10	843,000	13	1,322,500	56.88%
VALLEY VIEW	29	516,000	34	622,500	20.64%
VIRGINIA	5	579,000	6	748,500	29.27%
VISTA	5	465,000	5	605,000	30.11%
WALKERVILLE	7	1,950,000	8	1,400,000	-28.21%
WALKLEY HEIGHTS	5	737,000	11	828,000	12.35%
WARRADALE	17	732,500	16	890,000	21.50%
WATTLE PARK	6	1,375,000	3	1,350,000	-1.82%
WAYVILLE	1	1,930,000	2	853,000	-55.80%
WELLAND	2	470,000	1	950,000	102.13%
WEST BEACH	17	1,205,000	9	1,086,250	-9.85%
WEST CROYDON	18	797,000	11	968,750	21.55%
WEST HINDMARSH	7	750,000	3	806,000	7.47%
WEST LAKES	18	886,000	16	872,500	-1.52%
WEST LAKES SHORE	14	808,000	13	1,075,000	33.04%
WEST RICHMOND	4	562,000	4	745,000	32.56%
WESTBOURNE PARK	5	1,300,000	4	1,321,000	1.62%
WILLASTON	19	360,750	18	457,500	26.82%
WILLUNGA	10	512,500	6	795,000	55.12%
WINDSOR GARDENS	21	572,000	21	662,250	15.78%
WINGFIELD	2	425,000	4	410,500	-3.41%
WOODCROFT	40	544,750	28	650,000	19.32%
WOODSIDE	16	383,500	8	463,000	20.73%
WOODVILLE	5	995,000	4	888,000	-10.75%
WOODVILLE GARDENS	5	525,000	1	615,000	17.14%
WOODVILLE NORTH	9	510,000	3	700,000	37.25%
WOODVILLE PARK	3	562,000	10	752,500	33.90%
WOODVILLE SOUTH	7	750,000	7	760,000	1.33%
WOODVILLE WEST	8	673,250	7	787,500	16.97%
WYNN VALE	20	510,500	23	640,000	25.37%

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.