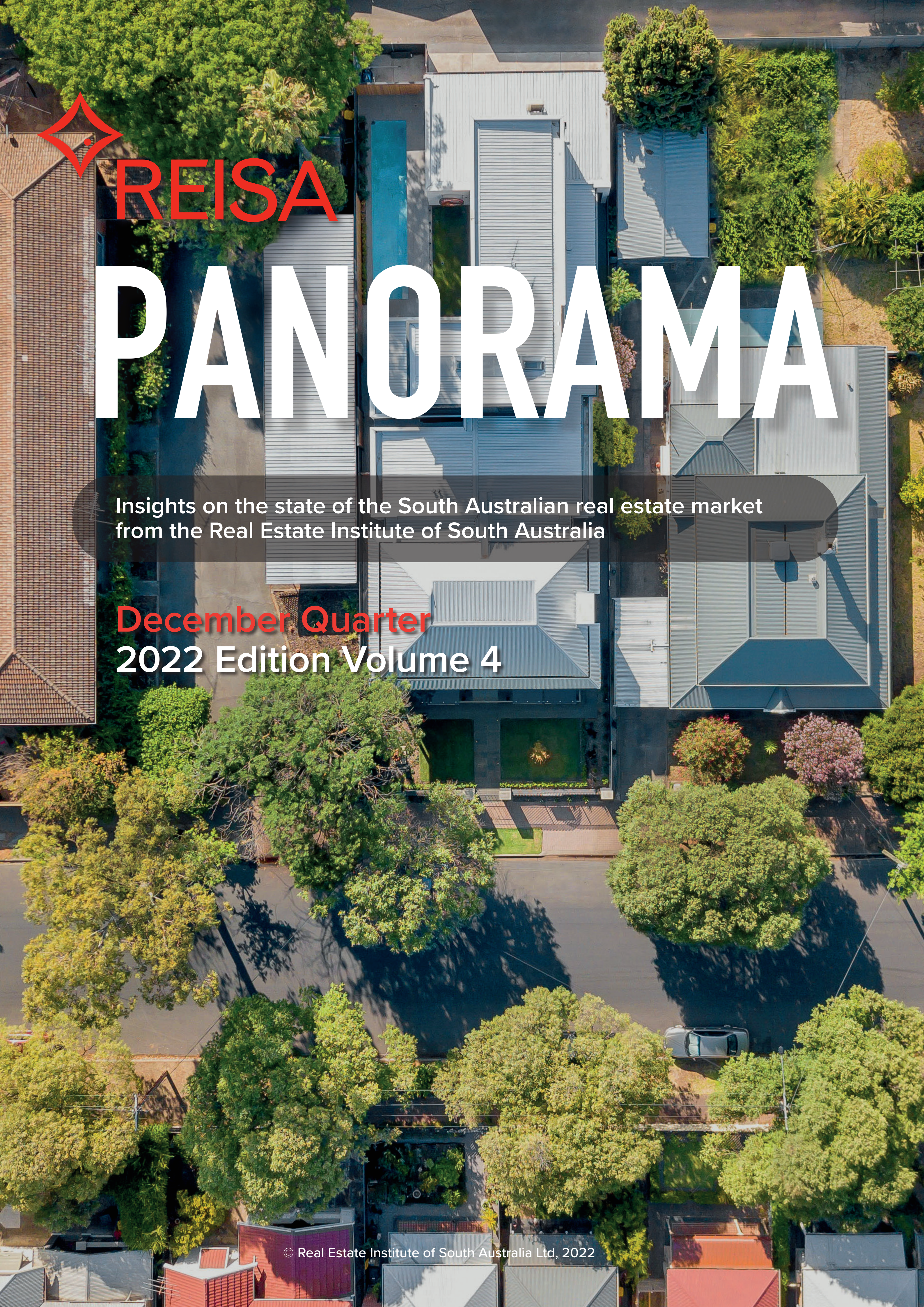

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PANORAMA

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

December Quarter
2022 Edition Volume 4

December Quarter 2022

The South Australian property market has again demonstrated its remarkable resilience over the 2022 December quarter by posting a new record median price.

The results showed that South Australia posted a 3.48% median house price increase from the previous quarter and an outstanding15. 53% increase from the same quarter last year. Metropolitan Adelaide experienced a 2.13% median house price growth from the previous quarter and a robust11.57% increase from the same quarter last year.

The volume of sales across South Australia and metropolitan Adelaide demonstrated a continuing cooling off with decreases of 7.18% and 6.98% respectively from the previous quarter.

The median prices across South Australia and metropolitan Adelaide has once again smashed records sitting at $595,000 and $670,000 respectively.

While the volume of sales were once again 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.

We expect the volume of sales to really bounce back once the economic situation is resolved, inflation is reined in and more consumers are able to enter into a real estate transaction with certainty.

SOUTH AUSTRALIAN SUMMARY – QUARTER 4 – 2022

		4Q 2021		3Q 2022		4Q 2022		Quarter	12 month
Index	**Category**	**Sales**	**Median**	**Sales**	**Median**	**Sales**	**Median**	**% Change**	**% Change**
South Australia	Houses	7,839	515,000	6,487	575,000	6,021	595,000	3.48%	15.53%
Metro Adelaide	Houses	5,318	600,500	4,514	656,000	4,199	670,000	2.13%	11.57%
Central Metro	Houses	2,426	740,000	1,973	785,000	1,896	795,000	1.27%	7.43%
Inner Metro	Houses	390	1,200,000	315	1,270,000	287	1,260,000	-0.79%	5.00%
Metro Adelaide	Home Units	2,149	415,000	1,617	440,000	1,613	465,000	5.68%	12.05%
Major Towns	Houses	909	295,000	784	330,000	651	350,000	6.06%	18.64%
Selected LGAS									
Adelaide	Houses	17	1,325,000	11	967,500	12	1,362,500	40.83%	2.83%
Adelaide Hills	Houses	142	770,000	104	861,500	102	863,000	0.17%	12.08%
Burnside	Houses	166	1,523,500	108	1,507,500	104	1,512,500	0.33%	-0.72%
Campbelltown	Houses	203	787,000	168	835,000	168	800,000	-4.19%	1.65%
Charles Sturt	Houses	403	785,000	292	828,000	328	851,000	2.78%	8.41%
Gawler	Houses	166	402,500	151	446,500	121	465,000	4.14%	15.53%
Holdfast Bay	Houses	87	1,145,000	102	975,000	78	1,250,000	28.21%	9.17%
Marion	Houses	336	688,000	309	740,000	262	741,500	0.20%	7.78%
Mitcham	Houses	263	890,000	178	910,000	217	950,000	4.40%	6.74%
Norwood, Paynham & St Peters	Houses	115	1,251,500	87	1,290,000	78	1,198,000	-7.13%	-4.27%
Onkaparinga	Houses	883	505,000	756	571,500	707	585,000	2.36%	15.84%
Playford	Houses	596	345,000	549	410,000	463	410,000	0.00%	18.84%
Port Adelaide Enfield	Houses	530	620,000	434	690,000	393	690,000	0.00%	11.29%
Prospect	Houses	54	1,043,750	51	1,155,000	54	1,100,000	-4.76%	5.39%
Salisbury	Houses	584	460,000	580	530,000	499	520,000	-1.89%	13.04%
Tea Tree Gully	Houses	480	565,000	388	617,250	387	630,000	2.07%	11.50%
Unley	Houses	98	1,351,000	95	1,520,000	77	1,620,000	6.58%	19.91%
Walkerville	Houses	31	1,356,000	24	1,377,500	22	1,112,500	-19.24%	-17.96%
West Torrens	Houses	199	810,000	148	862,000	150	870,000	0.93%	7.41%
Mount Barker	Houses	204	501,000	170	581,501	166	623,500	7.22%	24.45%

Valuer-General figures: December Quarter 2022

December Quarter 2022

REGIONAL SOUTH AUSTRALIA – QUARTER 4 – 2022

		4Q 2021		3Q 2022		4Q 2022		Quarter	12 month
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
Component Towns									
Mount Gambier	Houses	172	335,000	131	375,000	91	383,500	2.27%	14.48%
Murray Bridge	Houses	124	297,250	104	350,000	89	380,000	8.57%	27.84%
Port Augusta	Houses	84	192,750	72	220,500	62	225,000	2.04%	16.73%
Port Lincoln	Houses	82	340,000	74	381,000	55	395,000	3.67%	16.18%
Port Pirie	Houses	89	185,000	80	219,000	75	240,000	9.59%	29.73%
Victor Harbor	Houses	107	501,500	93	570,000	80	560,000	-1.75%	11.67%
Whyalla	Houses	75	270,000	88	280,000	64	302,500	8.04%	12.04%
Other Towns									
Barmera	Houses	7	260,000	10	260,000	9	315,000	21.15%	21.15%
Berri	Houses	21	245,000	12	283,500	11	299,000	5.47%	22.04%
Naracoorte	Houses	36	258,750	36	303,000	25	320,000	5.61%	23.67%
Renmark	Houses	22	265,000	20	290,500	20	302,000	3.96%	13.96%
Renmark	Houses	22	263,000	18	315,000	19	296,000	-6.03%	12.55%

Valuer-General figures: December Quarter 2022

UNITS AND APARTMENTS – QUARTER 4 – 2022

		4Q 2021		3Q 2022		4Q 2022		Quarter	12 month
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
Metro Adelaide	Units & Apartments	2,129	415,000	1,569	440,000	1,581	465,000	5.68%	12.05%
Suburb									
Adelaide	Units & Apartments	152	412,500	163	430,000	145	465,000	8.14%	12.73%

Valuer-General figures: December Quarter 2022

December Quarter 2022

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TOP 10 MEDIAN PRICE GROWTH – METRO

	4Q 2021		4Q 2022		
Suburb	**Sales**	**Median**	**Sales**	**Median**	**Median Change**
Henley	16	1,265,000	11	1,755,000	38.74%
Elizabeth North Beach	13	257,000	18	350,000	36.19%
Mclaren Vale	17	575,000	12	767,500	33.48%
Osborne	8	472,500	10	628,100	32,93%
Smithfield	14	302,500	11	400,000	32.23%
Port Noarlunga South	24	560,000	12	720,000	28.57%
Parkside	12	1,248,000	12	1,600,000	28.21%
Davoren Park	39	267,500	33	342,500	28.04%
Plympton	13	686,500	10	875,000	27.48%
Seaford Rise	34	512,500	25	650,000	26.83%
Elizabeth Park	19	266,000	15	375,000	40.98%

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

TOP 10 VOLUME OF SALES – METRO

	4Q 2021		4Q 2022		
Suburb	**Sales**	**Median**	**Sales**	**Median**	**Median Change**
MORPHETT VALE	125	450,000	122	513,500	14.11%
MOUNT BARKER	111	505,000	89	624,000	23.56%
ALDINGA BEACH	74	477,000	66	591,000	23.90%
PARALOWIE	68	420,000	55	475,500	13.21%
ANDREWS FARM	70	332,500	51	420,000	26.32%
BLAKEVIEW	78	400,000	50	458,500	14.63%
HALLETT COVE	48	645,000	50	715,000	10.85%
MUNNO PARA WEST	82	350,000	49	435,000	24.29%
GREENWITH	49	590,000	48	650,000	10.17%
PARAFIELD GARDENS	70	496,000	48	557,000	12.30%

Valuer-General figures: December Quarter 2022

AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
2 October	73%
9 October	66%
16 October	73%
23 October	73%
30 October	71%
6 November	65%
13 November	65%
20 November	66%
27 November	74%
4 December	68%
11 December	63%
18 December	69%

CoreLogic figures: December 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
149-151 Stephen Terrace Walkerville	HARRIS REAL ESTATE – Henry Gower Tillett & Chanel Matulic	$2,750,000
33 Eton Road Somerton Park	HARRIS REAL ESTATE – Danielle Pope	$2,750,000
145 Fisher Street Malvern	KLEMICH REAL ESTATE – Matt Smith	$2,725,000
4 Bristol Street Glenelg South	NOAKES NICKOLAS – ASHFORD – Simon Noakes & Michael Balawejder	$2,700,000
11 Lambert Road Joslin	RAY WHITE NORWOOD – Damien Fong & Brandon Pilgrim	$2,612,000
94 Edward Street Norwood	TOOP & TOOP REAL ESTATE – Lew Toop & Orlanda Paglia	$2,580,000
1 Kookaburra Crescent Hawthorndene	EXP AUSTRALIA PTY LTD – Michael & Susan Brock	$2,525,000
64 Fifth Avenue St Peters	TOOP & TOOP REAL ESTATE – Sally Cameron	$2,500,000
30 Ningana Ave Kings Park	WILLIAMS REAL ESTATE – John Williams & Stephanie Williams	$2,490,000
31 Watson Street Fullarton	WILLIAMS REAL ESTATE – Jonathon Kiritsis	$2,450,000

CoreLogic figures: December Quarter 2022

December Quarter 2022

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GROWTH OF SUBURBS

SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
ABERFOYLE PARK	48	577,500	42	672,000	16.36%
ADELAIDE	7	1,400,000	6	1,400,000	0.00%
ALBERT PARK	17	628,000	5	736,000	17.20%
ALBERTON	12	682,500	4	698,500	2.34%
ALDGATE	14	1,287,500	14	1,170,000	-9.13%
ALDINGA BEACH	74	477,000	66	591,000	23.90%
ALLENBY GARDENS	4	805,000	6	851,000	5.71%
ANDREWS FARM	70	332,500	51	420,000	26.32%
ANGLE VALE	20	609,000	27	685,000	12.48%
ASCOT PARK	5	720,000	5	750,000	4.17%
ATHELSTONE	35	710,000	28	766,500	7.96%
ATHOL PARK	5	516,000	8	640,000	24.03%
BALHANNAH	6	537,500	6	775,300	44.24%
BANKSIA PARK	23	575,000	11	648,000	12.70%
BEAUMONT	16	1,605,000	7	1,670,000	4.05%
BEDFORD PARK	6	710,000	5	725,000	2.11%
BELAIR	22	950,000	16	963,000	1.37%
BELLEVUE HEIGHTS	7	869,000	6	842,500	-3.05%
BEULAH PARK	6	1,192,500	5	1,090,000	-8.60%
BEVERLEY	3	560,000	5	668,000	19.29%
BIRDWOOD	5	416,000	1	493,000	18.51%
BIRKENHEAD	11	563,000	6	740,000	31.44%
BLACK FOREST	6	1,017,500	3	1,120,000	10.07%
BLACKWOOD	25	806,500	17	900,000	11.59%
BLAIR ATHOL	26	656,000	20	743,500	13.34%
BLAKEVIEW	78	400,000	50	458,500	14.63%
BOWDEN	3	915,000	2	1,105,000	20.77%
BRAHMA LODGE	17	399,250	18	462,500	15.84%
BRIDGEWATER	20	742,500	12	725,050	-2.35%
BRIGHTON	11	1,200,000	4	1,370,000	14.17%
BROADVIEW	21	767,000	11	807,500	5.28%
BROMPTON	8	687,500	4	819,000	19.13%
BROOKLYN PARK	16	815,000	11	755,000	-7.36%
BURNSIDE	20	1,522,000	7	1,450,000	-4.73%
BURTON	30	438,845	9	455,000	3.68%
CALLINGTON	3	223,000	4	357,500	60.31%
CAMDEN PARK	10	757,000	9	834,000	10.17%
CAMPBELLTOWN	37	700,000	30	772,500	10.36%
CAREY GULLY	1	790,000	1	571,000	-27.72%
CHELTENHAM	8	657,500	5	900,000	36.88%
CHRISTIE DOWNS	31	411,000	18	481,500	17.15%
CHRISTIES BEACH	33	480,000	29	552,500	15.10%
CLAPHAM	6	912,500	8	880,000	-3.56%
CLARENCE GARDENS	11	815,000	9	950,000	16.56%
CLARENCE PARK	10	1,095,000	7	1,310,000	19.63%
CLEARVIEW	17	540,000	17	643,000	19.07%
CLOVELLY PARK	16	650,000	5	715,000	10.00%

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SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
COLLINSWOOD	3	1,360,000	2	1,265,000	-6.99%
COLONEL LIGHT GARDENS	8	1,300,000	7	1,142,600	-12.11%
COROMANDEL VALLEY	18	763,168	16	825,000	8.10%
COWANDILLA	7	817,500	3	770,000	-5.81%
CRAFERS	7	1,221,000	8	950,000	-22.19%
CRAFERS WEST	5	1,056,000	4	887,625	-15.94%
CRAIGBURN FARM	14	1,165,000	10	1,157,500	-0.64%
CRAIGMORE	57	362,500	42	410,000	13.10%
CROYDON	5	1,133,000	2	716,500	-36.76%
CROYDON PARK	7	682,000	11	755,000	10.70%
CUMBERLAND PARK	9	1,020,000	7	940,000	-7.84%
DARLINGTON	10	654,500	2	764,750	16.84%
DAVOREN PARK	39	267,500	33	342,500	28.04%
DAW PARK	9	910,000	9	821,500	-9.73%
DERNANCOURT	20	637,000	15	655,000	2.83%
DEVON PARK	5	677,000	1	675,000	-0.30%
DIREK	6	391,500	6	490,000	25.16%
DOVER GARDENS	13	675,000	12	735,000	8.89%
DULWICH	5	1,950,000	4	1,915,000	-1.79%
ECHUNGA	4	500,000	4	706,500	41.30%
EDEN HILLS	23	740,000	8	740,000	0.00%
EDWARDSTOWN	17	673,000	12	735,000	9.21%
ELIZABETH	9	343,000	5	426,000	24.20%
ELIZABETH DOWNS	33	303,750	31	350,000	15.23%
ELIZABETH EAST	26	333,000	16	387,000	16.22%
ELIZABETH GROVE	8	327,500	11	363,500	10.99%
ELIZABETH NORTH	13	257,000	18	350,000	36.19%
ELIZABETH PARK	23	310,000	22	355,000	14.52%
ELIZABETH SOUTH	7	300,000	10	370,000	23.33%
ELIZABETH VALE	17	375,000	13	424,000	13.07%
ENFIELD	33	575,000	17	673,000	17.04%
ERINDALE	7	1,520,000	5	1,915,000	25.99%
ETHELTON	6	657,500	5	595,000	-9.51%
EVANDALE	7	1,140,015	7	1,170,000	2.63%
EVANSTON	21	340,000	13	415,000	22.06%
EVANSTON GARDENS	16	353,750	14	440,000	24.38%
EVANSTON PARK	33	430,500	24	464,295	7.85%
EVANSTON SOUTH	4	408,750	4	500,000	22.32%
EVERARD PARK	2	1,084,145	2	1,135,000	4.69%
EXETER	3	660,000	3	715,000	8.33%
EYRE	5	354,000	6	525,000	48.31%
FAIRVIEW PARK	22	547,500	20	631,667	15.37%
FELIXSTOW	16	953,500	6	1,105,000	15.89%
FERRYDEN PARK	12	605,000	4	700,000	15.70%
FINDON	26	710,000	18	750,000	5.63%
FIRLE	7	875,000	5	999,000	14.17%
FITZROY	1	1,775,000	2	1,960,000	10.42%

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SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
FLAGSTAFF HILL	48	684,000	35	785,000	14.77%
FLINDERS PARK	24	777,500	17	862,000	10.87%
FOREST RANGE	1	550,000	1	815,407	48.26%
FORESTVILLE	2	1,199,125	3	1,260,000	5.08%
FULHAM	9	1,005,000	8	1,211,500	20.55%
FULHAM GARDENS	20	935,000	26	1,000,000	6.95%
FULLARTON	4	1,550,000	4	1,598,400	3.12%
GAWLER	5	490,000	2	880,750	79.74%
GAWLER EAST	41	455,000	28	545,000	19.78%
GAWLER SOUTH	20	400,000	12	480,000	20.00%
GAWLER WEST	2	312,500	4	368,750	18.00%
GILBERTON	5	1,443,750	3	1,515,000	4.94%
GILLES PLAINS	16	507,500	14	620,000	22.17%
GLANDORE	11	925,000	7	985,000	6.49%
GLANVILLE	1	645,000	2	668,000	3.57%
GLEN OSMOND	6	1,280,665	3	1,700,000	32.74%
GLENALTA	9	700,000	9	877,500	25.36%
GLENELG	3	1,757,500	3	1,810,000	2.99%
GLENELG EAST	5	1,200,000	9	1,700,000	41.67%
GLENELG NORTH	11	780,000	14	877,500	12.50%
GLENELG SOUTH	6	1,970,000	4	1,875,000	-4.82%
GLENGOWRIE	18	935,000	14	1,079,500	15.45%
GLENSIDE	7	2,150,000	3	996,000	-53.67%
GLENUNGA	10	1,587,500	8	2,000,000	25.98%
GLYNDE	11	1,022,000	3	884,000	-13.50%
GOLDEN GROVE	40	550,000	29	652,000	18.55%
GOODWOOD	9	1,250,000	8	1,429,500	14.36%
GRANGE	25	975,000	18	995,000	2.05%
GREEN FIELDS	3	480,000	1	560,000	16.67%
GREENACRES	11	682,500	7	727,500	6.59%
GREENHILL	3	831,000	1	851,000	2.41%
GREENWITH	49	590,000	48	650,000	10.17%
GULFVIEW HEIGHTS	10	710,000	8	668,000	-5.92%
GUMERACHA	1	355,000	1	689,000	94.08%
HACKHAM	23	435,000	20	485,000	11.49%
HACKHAM WEST	20	410,500	12	461,500	12.42%
HAHNDORF	9	765,000	7	980,000	28.10%
HALLETT COVE	48	645,000	50	715,000	10.85%
HAMPSTEAD GARDENS	9	753,250	3	820,000	8.86%
HAPPY VALLEY	46	553,000	45	655,500	18.54%
HAWTHORN	7	1,394,000	7	1,362,500	-2.26%
HAWTHORNDENE	15	780,000	12	829,000	6.28%
HAZELWOOD PARK	5	1,700,000	5	1,392,500	-18.09%
HECTORVILLE	9	743,000	22	575,000	-22.61%
HENDON	4	620,000	5	643,500	3.79%
HENLEY BEACH	16	1,265,000	11	1,755,000	38.74%
HENLEY BEACH SOUTH	7	1,420,000	11	1,175,000	-17.25%

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SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
HEWETT	22	515,000	8	727,000	41.17%
HIGHBURY	27	650,000	26	680,500	4.69%
HIGHGATE	3	710,000	6	1,390,000	95.77%
HILLBANK	33	482,550	22	532,500	10.35%
HILLCREST	21	620,000	10	619,500	-0.08%
HILTON	5	831,000	2	999,888	20.32%
HOLDEN HILL	16	535,350	14	567,500	6.01%
HOPE VALLEY	33	515,250	29	620,005	20.33%
HOVE	7	905,000	5	1,680,000	85.64%
HUNTFIELD HEIGHTS	24	430,500	13	496,000	15.21%
HYDE PARK	4	2,280,000	4	2,340,000	2.63%
INGLE FARM	57	477,000	40	550,000	15.30%
JOSLIN	4	1,425,000	4	1,376,500	-3.40%
KANMANTOO	4	526,000	2	471,500	-10.36%
KENSINGTON	4	1,140,000	1	765,000	-32.89%
KENSINGTON GARDENS	7	1,375,000	4	1,400,000	1.82%
KENSINGTON PARK	7	1,730,000	7	1,820,000	5.20%
KERSBROOK	4	532,500	1	800,000	50.23%
KESWICK	2	982,500	2	1,218,400	24.01%
KIDMAN PARK	11	860,000	10	830,000	-3.49%
KILBURN	11	541,000	18	667,000	23.29%
KILKENNY	8	664,500	3	870,000	30.93%
KINGS PARK	2	1,249,850	2	2,180,000	74.42%
KINGSTON PARK	5	1,190,000	2	831,000	-30.17%
KINGSWOOD	6	1,430,000	9	2,300,000	60.84%
KLEMZIG	17	776,750	21	762,500	-1.83%
KURRALTA PARK	13	632,000	2	1,169,500	85.05%
LARGS BAY	15	787,500	20	796,500	1.14%
LARGS NORTH	26	615,000	24	675,000	9.76%
LEABROOK	4	1,475,000	2	1,913,125	29.70%
LIGHTSVIEW	48	555,000	30	650,000	17.12%
LINDEN PARK	11	1,470,000	2	1,636,500	11.33%
LITTLEHAMPTON	12	657,500	15	780,000	18.63%
LOBETHAL	10	439,375	8	557,500	26.88%
LOCKLEYS	20	1,085,000	22	1,030,000	-5.07%
LOWER MITCHAM	5	1,075,000	7	1,330,000	23.72%
MACCLESFIELD	5	489,000	2	611,000	24.95%
MAGILL	37	985,000	28	990,000	0.51%
MALVERN	15	1,985,000	7	2,450,000	23.43%
MANNINGHAM	7	900,000	3	659,000	-26.78%
MANSFIELD PARK	10	547,500	9	632,500	15.53%
MARDEN	4	1,056,000	4	1,512,500	43.23%
MARINO	13	939,000	8	1,130,000	20.34%
MARION	11	778,000	10	747,747	-3.89%
MARLESTON	4	671,500	4	697,500	3.87%
MASLIN BEACH	7	510,000	8	665,000	30.39%

REISA

SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
MAWSON LAKES	48	621,000	47	713,000	14.81%
MAYLANDS	1	1,530,000	4	1,650,000	7.84%
MCLAREN FLAT	4	637,500	3	663,000	4.00%
MCLAREN VALE	17	575,000	12	767,500	33.48%
MEADOWS	8	440,000	8	645,000	46.59%
MEDINDIE	3	2,900,108	4	1,625,000	-43.97%
MELROSE PARK	17	900,000	8	850,000	-5.56%
MILE END	8	785,000	11	755,000	-3.82%
MILLSWOOD	7	1,433,000	5	1,750,000	22.12%
MITCHAM	8	1,052,500	4	1,355,000	28.74%
MITCHELL PARK	16	669,000	19	693,000	3.59%
MOANA	22	635,000	12	657,500	3.54%
MODBURY	28	532,500	21	597,500	12.21%
MODBURY HEIGHTS	32	586,750	21	665,000	13.34%
MODBURY NORTH	43	598,500	28	598,000	-0.08%
MORPHETT VALE	125	450,000	122	513,500	14.11%
MORPHETTVILLE	12	538,178	8	604,800	12.38%
MOUNT BARKER	111	505,000	89	624,000	23.56%
MOUNT OSMOND	4	1,085,000	1	1,200,500	10.65%
MOUNT TORRENS	2	535,000	1	376,000	-29.72%
MUNNO PARA	36	326,000	26	360,000	10.43%
MUNNO PARA WEST	82	350,000	49	435,000	24.29%
MYLOR	2	907,500	1	710,000	-21.76%
MYRTLE BANK	3	1,312,000	4	1,530,000	16.62%
NAILSWORTH	5	1,051,000	4	1,247,500	18.70%
NAIRNE	26	484,800	21	550,000	13.45%
NETHERBY	6	1,625,000	10	1,411,000	-13.17%
NETLEY	7	748,000	5	780,000	4.28%
NEWTON	19	710,000	13	820,000	15.49%
NOARLUNGA DOWNS	21	445,000	15	500,000	12.36%
NORTH ADELAIDE	10	1,247,500	6	1,325,000	6.21%
NORTH BRIGHTON	11	1,221,000	3	1,260,555	3.24%
NORTH HAVEN	18	609,500	14	737,500	21.00%
NORTH PLYMPTON	18	749,500	8	830,000	10.74%
NORTHFIELD	23	600,000	8	679,500	13.25%
NORTHGATE	9	740,000	8	895,000	20.95%
NORWOOD	15	1,350,000	18	1,250,000	-7.41%
NOVAR GARDENS	6	1,045,000	6	953,500	-8.76%
O'HALLORAN HILL	10	533,750	13	622,500	16.63%
O'SULLIVAN BEACH	14	433,375	9	500,500	15.49%
OAKDEN	11	803,500	8	633,000	-21.22%
OAKLANDS PARK	15	685,000	8	660,000	-3.65%
OLD NOARLUNGA	13	492,500	5	618,750	25.63%
OLD REYNELLA	13	550,000	10	540,000	-1.82%
ONKAPARINGA HILLS	2	645,000	2	656,000	1.71%
OSBORNE	8	472,500	10	628,100	32.93%

REISA

SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
OTTOWAY	11	479,000	4	465,000	-2.92%
OVINGHAM	3	560,000	1	785,000	40.18%
PANORAMA	5	796,000	7	875,000	9.92%
PARA HILLS	38	481,500	35	510,500	6.02%
PARA HILLS WEST	8	448,000	19	472,000	5.36%
PARA VISTA	16	470,000	12	592,000	25.96%
PARADISE	29	693,000	21	710,000	2.45%
PARAFIELD GARDENS	70	496,000	48	557,000	12.30%
PARALOWIE	68	420,000	55	475,500	13.21%
PARK HOLME	6	660,000	8	700,000	6.06%
PARKSIDE	12	1,248,000	12	1,600,000	28.21%
PASADENA	13	802,500	5	855,000	6.54%
PAYNEHAM	3	850,000	6	1,045,000	22.94%
PAYNEHAM SOUTH	5	942,500	4	1,031,000	9.39%
PENNINGTON	11	611,000	8	690,234	12.97%
PETERHEAD	13	488,875	8	645,000	31.94%
PLYMPTON	13	686,500	10	875,000	27.46%
PLYMPTON PARK	10	753,000	9	770,000	2.26%
POORAKA	35	500,000	25	580,500	16.10%
PORT ADELAIDE	4	752,500	3	616,000	-18.14%
PORT NOARLUNGA	20	527,500	4	826,000	56.59%
PORT NOARLUNGA SOUTH	24	560,000	12	720,000	28.57%
PORT WILLUNGA	15	527,500	6	790,000	49.76%
PROSPECT	36	1,023,750	43	960,000	-6.23%
QUEENSTOWN	3	500,000	7	670,000	34.00%
REDWOOD PARK	21	535,000	19	590,000	10.28%
RENOWN PARK	7	741,000	2	650,050	-12.27%
REYNELLA	30	490,000	23	535,000	9.18%
REYNELLA EAST	8	465,000	1	505,000	8.60%
RICHMOND	17	575,000	6	980,000	70.43%
RIDGEHAVEN	20	532,500	11	635,000	19.25%
RIDLEYTON	3	665,000	4	636,750	-4.25%
ROSE PARK	2	2,627,000	2	2,350,000	-10.54%
ROSEWATER	17	502,500	12	531,000	5.67%
ROSSLYN PARK	1	1,370,000	3	1,480,000	8.03%
ROSTREVOR	35	910,000	27	861,000	-5.38%
ROYAL PARK	19	590,375	15	570,000	-3.45%
ROYSTON PARK	4	2,100,000	3	1,580,000	-24.76%
SALISBURY	30	427,250	25	523,750	22.59%
SALISBURY DOWNS	22	422,000	19	480,000	13.74%
SALISBURY EAST	32	442,500	44	497,500	12.43%
SALISBURY HEIGHTS	13	515,000	15	555,250	7.82%
SALISBURY NORTH	47	379,400	38	427,500	12.68%
SALISBURY PARK	9	420,000	10	522,500	24.40%
SALISBURY PLAIN	3	435,000	6	506,500	16.44%
SEACLIFF	3	1,000,000	3	1,085,000	8.50%

SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
SEACLIFF PARK	10	811,000	12	835,000	2.96%
SEACOMBE GARDENS	10	583,000	9	672,500	15.35%
SEACOMBE HEIGHTS	9	732,500	5	761,500	3.96%
SEAFORD	21	550,000	25	620,000	12.73%
SEAFORD HEIGHTS	9	570,000	12	709,485	24.47%
SEAFORD MEADOWS	37	535,110	30	555,000	3.72%
SEAFORD RISE	34	512,500	25	650,000	26.83%
SEATON	41	741,250	41	747,000	0.78%
SEAVIEW DOWNS	7	732,000	4	918,625	25.50%
SEFTON PARK	3	1,285,000	3	820,000	-36.19%
SELLICKS BEACH	15	550,000	16	566,444	2.99%
SEMAPHORE	12	892,500	9	1,041,000	16.64%
SEMAPHORE PARK	9	760,000	14	762,500	0.33%
SEMAPHORE SOUTH	3	820,000	2	895,000	9.15%
SHEIDOW PARK	34	640,000	19	742,000	15.94%
SMITHFIELD	14	302,500	11	400,000	32.23%
SMITHFIELD PLAINS	12	265,000	11	325,500	22.83%
SOMERTON PARK	11	1,428,500	22	1,112,500	-22.12%
SOUTH BRIGHTON	13	1,012,500	8	1,250,000	23.46%
SOUTH PLYMPTON	16	706,000	14	820,000	16.15%
ST AGNES	18	536,000	12	590,000	10.07%
ST CLAIR	9	770,000	4	765,500	-0.58%
ST GEORGES	12	1,815,000	4	1,685,000	-7.16%
ST MARYS	5	782,500	11	745,000	-4.79%
ST MORRIS	8	1,315,000	5	982,000	-25.32%
ST PETERS	11	2,200,000	4	1,817,000	-17.41%
STEPNEY	1	1,705,000	1	1,100,000	-35.48%
STIRLING	17	1,061,000	10	1,268,000	19.51%
STONYFELL	7	1,642,500	6	1,300,000	-20.85%
STURT	8	612,500	8	714,000	16.57%
SUMMERTOWN	5	900,000	3	1,351,000	50.11%
SURREY DOWNS	15	500,000	20	576,000	15.20%
TAPEROO	10	538,000	6	510,500	-5.11%
TEA TREE GULLY	23	575,000	18	662,500	15.22%
TENNYSON	8	1,328,750	6	2,200,000	65.57%
TERINGIE	3	830,000	3	1,067,000	28.55%
THEBARTON	2	1,026,000	2	808,004	-21.25%
TONSLEY	4	555,000	4	636,000	14.59%
TOORAK GARDENS	4	1,575,000	3	1,775,000	12.70%
TORRENS PARK	11	1,263,250	8	1,193,000	-5.56%
TORRENSVILLE	9	940,000	10	1,070,000	13.83%
TRANMERE	13	923,000	12	1,067,500	15.66%
TRINITY GARDENS	4	1,610,000	3	1,700,000	5.59%
TROTT PARK	9	570,000	6	610,000	7.02%
TUSMORE	1	2,350,000	3	1,657,500	-29.47%
UNDERDALE	14	955,000	4	907,500	-4.97%

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SUBURB NAME	SALES 3Q 2021	MEDIAN 3Q 2021	SALES 3Q 2022	MEDIAN 3Q 2022	MEDIAN CHANGE
UNLEY	9	2,100,000	7	1,965,000	-6.43%
UNLEY PARK	7	2,000,000	2	2,425,000	21.25%
UPPER STURT	2	732,250	1	730,000	-0.31%
URRBRAE	5	1,315,500	2	1,565,000	18.97%
VALE PARK	16	1,155,000	12	925,000	-19.91%
VALLEY VIEW	28	537,625	25	619,500	15.23%
VIRGINIA	13	577,500	9	635,000	9.96%
VISTA	4	570,000	2	637,500	11.84%
WALKERVILLE	7	2,300,000	3	1,855,000	-19.35%
WALKLEY HEIGHTS	13	722,800	11	868,000	20.09%
WARRADALE	19	800,000	14	885,000	10.63%
WATTLE PARK	8	1,682,500	6	1,190,000	-29.27%
WAYVILLE	3	1,375,000	1	973,000	-29.24%
WELLAND	3	965,575	2	1,740,000	80.20%
WEST BEACH	16	1,025,000	15	1,192,500	16.34%
WEST CROYDON	12	782,500	8	915,000	16.93%
WEST HINDMARSH	4	817,750	7	792,000	-3.15%
WEST LAKES	20	870,000	17	1,020,000	17.24%
WEST LAKES SHORE	6	1,011,500	8	873,750	-13.62%
WEST RICHMOND	5	680,438	6	733,000	7.72%
WESTBOURNE PARK	6	1,300,000	7	1,358,000	4.46%
WILLASTON	24	359,000	18	442,500	23.26%
WILLUNGA	6	832,500	12	825,000	-0.90%
WINDSOR GARDENS	25	669,250	13	700,000	4.59%
WINGFIELD	2	395,000	3	433,000	9.62%
WOODCROFT	44	572,500	38	685,000	19.65%
WOODFORDE	4	1,650,000	4	999,750	-39.41%
WOODSIDE	15	415,000	8	566,000	36.39%
WOODVILLE	8	850,000	4	1,040,000	22.35%
WOODVILLE PARK	5	640,000	6	787,500	23.05%
WOODVILLE SOUTH	15	702,875	12	815,000	15.95%
WOODVILLE WEST	10	672,750	6	810,000	20.40%
WYNN VALE	33	545,000	31	689,500	26.51%

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.