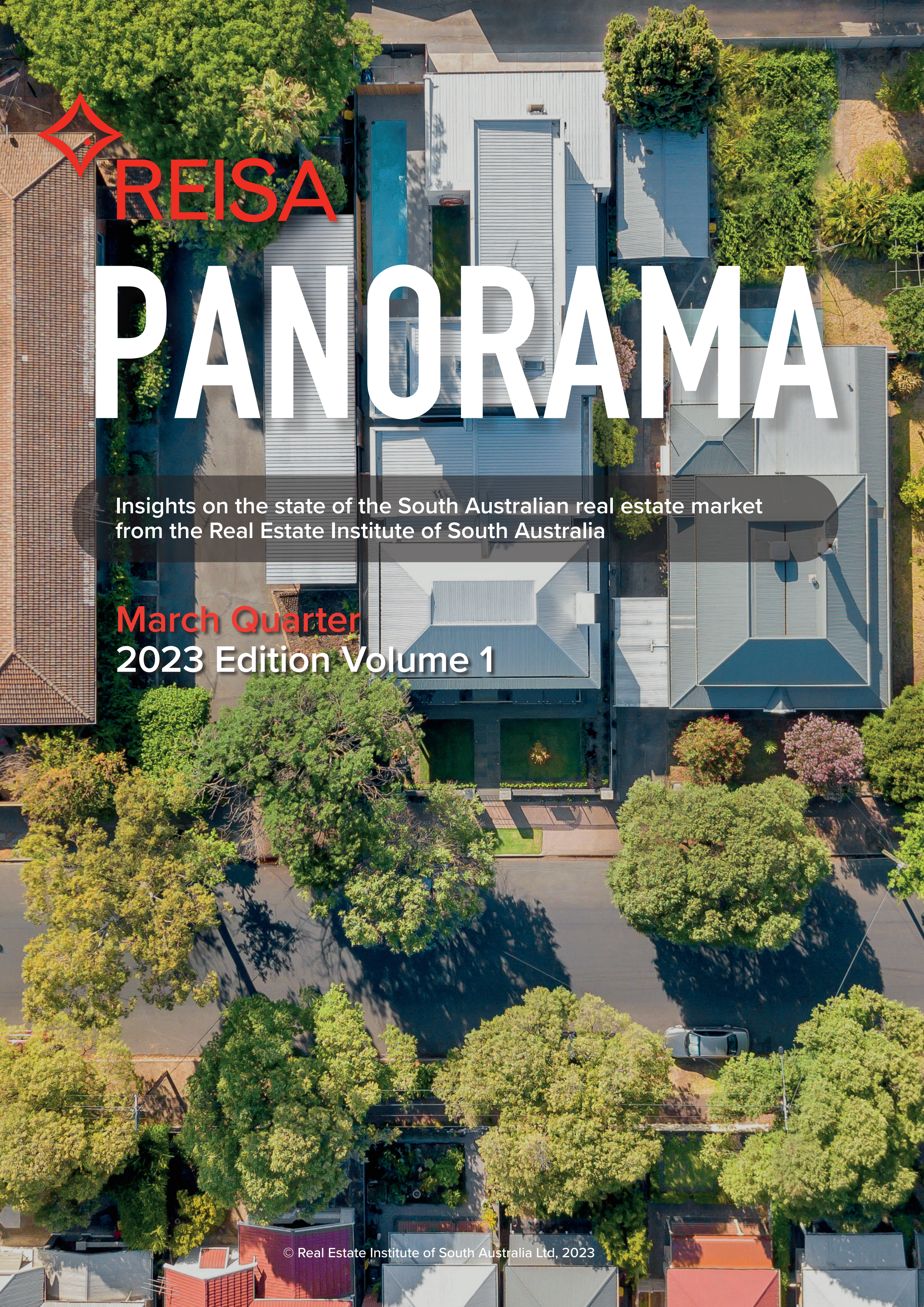

REISA

PANORAMA

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

March Quarter
2023 Edition Volume 1

March Quarter 2023

REISA

The South Australian property market has continued to show its resilience and strength over the 2023 March quarter by posting a new record median price yet again.

The results showed that South Australia posted a 0.84% median house price increase from the previous quarter and a 9.09% increase from the same quarter last year. Metropolitan Adelaide experienced a 0.75% median house price growth from the previous quarter and a 3.85% 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 10.54% and 13.51% respectively from the previous quarter.

We would certainly have liked to see a greater volume of sales across South Australia but this is understandable given the current level of interest rates and the lack of supply of properties on the market. We expect the volume of sales to really start coming back once the national economic outlook improves and inflation comes back down to levels that are consistent with increased affordability.

SOUTH AUSTRALIAN SUMMARY – QUARTER 1 – 2023

		1Q 2022		4Q 2022		1Q 2023		Quarter	12 month
Index	**Category**	**Sales**	**Median**	**Sales**	**Median**	**Sales**	**Median**	**% Change**	**% Change**
South Australia	Houses	6,896	550,000	6,036	595,000	5,400	600,000	0.84%	9.09%
Metro Adelaide	Houses	4,654	650,000	4,204	670,000	3,636	675,000	0.75%	3.85%
Central Metro	Houses	2,120	782,500	1,899	795,000	1,636	797,000	0.25%	1.85%
Inner Metro	Houses	396	1,286,000	287	1,262,500	263	1,285,000	1.78%	-0.08%
Metro Adelaide	Home Units	1,765	425,000	1,619	465,000	1,378	455,000	-2.15%	7.06%
Major Towns	Houses	779	325,000	652	350,000	644	374,500	7.00%	15.23%
Selected LGAS									
Adelaide	Houses	6	1,296,250	12	1,362,500	7	1,420,000	4.22%	9.55%
Adelaide Hills	Houses	124	660,000	102	875,000	110	845,000	-3.43%	28.03%
Burnside	Houses	149	1,625,000	104	1,512,500	120	1,387,500	-8.26%	-14.62%
Campbelltown	Houses	183	808,000	169	798,000	139	835,000	4.64%	3.34%
Charles Sturt	Houses	343	806,000	329	851,000	273	840,000	-1.29%	4.22%
Gawler	Houses	119	435,000	121	465,000	108	472,500	1.61%	8.62%
Holdfast Bay	Houses	109	1,050,000	78	1,250,000	76	1,215,000	-2.80%	15.71%
Marion	Houses	315	750,000	262	741,500	222	742,250	0.10%	-1.03%
Mitcham	Houses	231	955,000	217	950,000	177	947,500	-0.26%	-0.79%
Norwood, Paynham & St Peters	Houses	86	1,291,000	78	1,198,000	76	1,200,000	0.17%	-7.05%
Onkaparinga	Houses	730	551,500	708	585,000	594	610,000	4.27%	10.61%
Playford	Houses	502	360,000	464	410,000	411	430,000	4.88%	19.44%
Port Adelaide Enfield	Houses	481	655,000	395	690,000	364	665,000	-3.62%	1.53%
Prospect	Houses	66	1,137,500	54	1,100,000	44	1,050,000	-4.55%	-7.69%
Salisbury	Houses	529	476,000	499	520,000	433	540,000	3.85%	13.45%
Tea Tree Gully	Houses	390	610,000	386	630,000	308	630,550	0.09%	3.37%
Unley	Houses	106	1,505,000	77	1,620,000	62	1,450,000	-10.49%	-3.65%
Walkerville	Houses	41	1,670,000	22	1,112,500	21	1,515,000	36.18%	-9.28%
West Torrens	Houses	197	905,000	150	870,000	122	905,000	4.02%	0.00%
Mount Barker	Houses	174	562,000	168	625,000	162	630,000	0.80%	12.10%

Valuer-General figures: March Quarter 2023

March Quarter 2023

REISA

SOUTH AUSTRALIAN SUMMARY – QUARTER 1 – 2023

		1Q 2022		4Q 2022		1Q 2023		Quarter	12 month
Selected Suburbs									
Aberfoyle Park	Houses	46	610,000	42	672,000	49	667,500	-0.67%	9.43%
Aldinga Beach	Houses	70	550,000	66	591,000	43	627,500	6.18%	14.09%
Athelstone	Houses	36	750,000	28	766,500	31	758,500	-1.04%	1.13%
Blakeview	Houses	63	402,500	50	458,500	48	465,000	1.42%	15.53%
Christies Beach	Houses	26	535,000	29	552,500	22	567,750	2.76%	6.12%
Craigmore	Houses	59	390,000	42	410,000	39	450,000	9.76%	15.38%
Elizabeth Downs	Houses	36	308,000	31	350,000	22	388,000	10.86%	25.97%
Flagstaff Hill	Houses	43	720,000	35	785,000	26	850,000	8.28%	18.06%
Golden Grove	Houses	32	717,500	29	652,000	27	715,000	9.66%	-0.35%
Greenwith	Houses	45	637,500	48	650,000	28	582,500	-10.38%	-8.63%
Hallett Cove	Houses	61	705,000	50	715,000	49	712,500	-0.35%	1.06%
Happy Valley	Houses	45	620,000	45	655,500	30	630,250	-3.85%	1.65%
Hope Valley	Houses	22	624,750	28	625,000	20	630,550	0.89%	0.93%
Ingle Farm	Houses	33	496,000	40	550,000	48	560,000	1.82%	12.90%
Magill	Houses	35	910,000	28	990,000	24	915,000	-7.58%	0.55%
Mawson Lakes	Houses	43	575,000	47	713,000	39	661,000	-7.29%	14.96%
Modbury Heights	Houses	25	620,000	21	665,000	22	632,000	-4.96%	1.94%
Modbury North	Houses	34	580,000	28	606,650	19	620,000	2.20%	6.90%
Morphett Vale	Houses	103	462,000	123	515,000	79	525,000	1.94%	13.64%
Para Hills	Houses	45	490,000	35	510,500	23	515,000	0.88%	5.10%
Parafield Gardens	Houses	51	502,500	48	557,000	45	550,000	-1.26%	9.45%
Paralowie	Houses	56	440,000	55	475,500	49	490,000	3.05%	11.36%
Pooraka	Houses	32	489,000	25	580,500	25	564,000	-2.84%	15.34%
Prospect	Houses	38	1,105,000	43	960,000	34	1,050,000	9.38%	-4.98%
Rostrevor	Houses	38	840,000	27	861,000	21	860,000	-0.12%	2.38%
Salisbury East	Houses	46	463,000	44	497,500	28	477,500	-4.02%	3.13%
Seaford Rise	Houses	13	585,500	25	650,000	17	647,500	-0.38%	10.59%
Seaton	Houses	27	760,000	41	747,000	18	735,000	-1.61%	-3.29%
Sheidow Park	Houses	37	691,000	19	742,000	18	623,250	-16.00%	-9.80%
Woodcroft	Houses	35	551,000	38	685,000	26	664,000	-3.07%	20.51%
Wynn Vale	Houses	23	600,000	31	689,500	28	645,500	-6.38%	7.58%

Valuer-General figures: March Quarter 2023

March Quarter 2023

REGIONAL SOUTH AUSTRALIA – QUARTER 1 – 2023

		1Q 2022		4Q 2022		1Q 2023		Quarter	12 month
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
Major Towns	Houses	779	325,000	652	350,000	644	374,500	7.00%	15.23%
Component Towns									
MILLICENT	Houses	22	305,500	24	301,500	20	369,000	22.39%	20.79%
MOUNT GAMBIER	Houses	178	335,000	134	375,000	99	383,500	2.27%	14.48%
MURRAY BRIDGE	Houses	129	297,000	111	350,000	94	377,500	7.86%	27.10%
PORT AUGUSTA	Houses	94	190,000	80	216,000	67	223,500	3.47%	17.63%
PORT LINCOLN	Houses	89	340,000	77	381,000	60	395,000	3.67%	16.18%
PORT PIRIE	Houses	119	172,750	105	218,000	89	240,000	10.09%	38.93%
VICTOR HARBOR	Houses	118	501,500	99	570,000	89	560,000	-1.75%	11.67%
WHYALLA	Houses	78	270,000	92	280,000	71	305,000	8.93%	12.96%
OTHER TOWNS									
BARMERA	Houses	12	327,500	9	315,000	4	250,000	-20.63%	-23.66%
BERRI	Houses	16	297,500	11	299,000	15	299,000	0.00%	0.50%
NARACOORTE	Houses	25	265,000	25	320,000	21	360,000	12.50%	35.85%
RENMARK	Houses	23	269,000	19	305,000	30	332,500	9.02%	23.61%

Valuer-General figures: March Quarter 2023

UNITS AND APARTMENTS – QUARTER 1 – 2023

		1Q 2022		4Q 2022		1Q 2023		Quarter	12 month
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
Metro Adelaide	Units & Apartments	1,739	423,000	1,587	455,000	1,344	455,000	-2.15%	7.57%
Suburb									
Adelaide	Units & Apartments	170	519,000	145	465,000	151	470,000	1.08%	-9.44%

Valuer-General figures: March Quarter 2023

TOP 10 MEDIAN PRICE GROWTH – METRO

	1Q 2022		1Q 2023		
Suburb	Sales	Median	Sales	Median	Median Change
MASLIN BEACH	6	475,000	10	688,500	44.95%
DAVOREN PARK	30	285,000	27	375,000	31.58%
SELLICKS BEACH	21	565,800	16	730,000	29.02%
ALDGATE	6	870,000	13	1,110,000	27.59%
VIRGINIA	3	520,000	11	657,500	26.44%
ELIZABETH DOWNS	36	308,000	22	388,000	25.97%
ELIZABETH EAST	20	340,000	10	426,500	25.44%
ANDREWS FARM	50	355,000	51	437,500	23.24%
SMITHFIELD PLAINS	15	305,000	12	375,000	22.95%
GRANGE	21	970,000	16	1,186,250	22.29%

Valuer-General figures: March Quarter 2023
Top 10 growth suburbs with 10 or more sales in current quarter

TOP 10 VOLUME OF SALES – METRO

	1Q 2022		1Q 2023		
Suburb	Sales	Median	Sales	Median	Median Change
MOUNT BARKER	107	542,000	90	600,000	10.70%
MORPHETT VALE	103	462,000	79	525,000	13.64%
ANDREWS FARM	50	355,000	51	437,500	23.24%
PARALOWIE	56	440,000	49	490,000	11.36%
ABERFOYLE PARK	46	610,000	49	667,500	9.43%
HALLETT COVE	61	705,000	49	712,500	1.06%
BLAKEVIEW	63	402,500	48	465,000	15.53%
INGLE FARM	33	496,000	48	560,000	12.90%
PARAFIELD GARDENS	51	502,500	45	550,000	9.45%
MUNNO PARA WEST	55	375,000	44	435,000	16.00%

Valuer-General figures: March Quarter 2023

AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
8 January	25%
15 January	33%
22 January	61%
29 January	66%
5 February	75%
12 February	74%
19 February	69%
26 February	86%
5 March	75%
12 March	70%
19 March	73%
26 March	73%

CoreLogic figures: March Quarter 2023

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
28 Alexander Street Largs Bay	HARCOURTS SMITH – Kate Smith & Jett Matthews & Steve Moffatt	$2,950,000
9 Simpson Parade Goodwood	HARRIS REAL ESTATE - Henry Gower Tillett & Chenal Matulic	$2,300,000
10 Sixth Avenue St Peters	TOOP & TOOP REAL ESTATE – Sally Cameron	$2,200,000
36 Fergusson Avenue Craigsburn Farm	RAY WHITE NORWOOD – Mannas Chan	$2,128,888
19A Sunset Crescent Grange	OUS PROPERTY – Matt Plumridge & Laz Ouslinis	$2,100,000
22 Ethel Street Forestville	HARRIS REAL ESTATE – Georgie Todd & Lucy Johnson	$2,101,000
84 Seaview Road Tennyson	HARCOURTS SMITH – Kate Smith	$2,100,000
96 Frederick Street Unley	OUWENS CASSERLY – James Robertson & Oliver Bowler	$2,080,000
38 Tom Packer Drive Athelstone	BELLE PROPERTY ADELAIDE CITY – Sumit Khatri & Sheldon Clinch	$1,905,000
5 Henry Street Clarence Park	OUWENS CASSERLY – Alistair Loudon & Amity Dry	$1,880,000

CoreLogic figures: March Quarter 2023

March Quarter 2023

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GROWTH OF SUBURBS

SUBURB NAME	SALES 1Q 2022	MEDIAN 1Q 2022	SALES 1Q 2023	MEDIAN 1Q 2023	MEDIAN CHANGE
ABERFOYLE PARK	46	610,000	49	667,500	9.43%
ADELAIDE	2	1,266,250	2	1,205,000	-4.84%
ALBERT PARK	12	648,000	4	632,500	-2.39%
ALBERTON	5	700,000	10	710,000	1.43%
ALDGATE	6	870,000	13	1,110,000	27.59%
ALDINGA	4	545,000	2	908,000	66.61%
ALDINGA BEACH	70	550,000	43	627,500	14.09%
ALLENBY GARDENS	6	1,068,500	4	860,000	-19.51%
ANDREWS FARM	50	355,000	51	437,500	23.24%
ANGLE VALE	12	682,000	21	687,500	0.81%
ATHELSTONE	36	750,000	31	758,500	1.13%
ATHOL PARK	5	600,000	5	600,000	0.00%
AULDANA	2	1,650,000	3	1,720,000	4.24%
BANKSIA PARK	13	636,000	8	598,000	-5.97%
BEAUMONT	15	1,911,000	7	1,387,500	-27.39%
BEDFORD PARK	8	670,000	3	751,500	12.16%
BELAIR	16	1,110,000	9	910,000	-18.02%
BELLEVUE HEIGHTS	7	775,000	6	912,500	17.74%
BEULAH PARK	7	1,420,000	9	1,350,000	-4.93%
BEVERLEY	8	712,500	5	740,000	3.86%
BIRDWOOD	3	500000	4	480000	-4.00%
BIRKENHEAD	11	660,000	4	590,000	-10.61%
BLACKWOOD	18	801,000	12	832,500	3.93%
BLAIR ATHOL	10	653,000	12	665,000	1.84%
BLAKEVIEW	63	402,500	48	465,000	15.53%
BRAHMA LODGE	17	405,000	9	470,000	16.05%
BRIDGEWATER	19	722,000	18	835,000	15.65%
BRIGHTON	11	1,200,000	4	1,437,500	19.79%
BROADVIEW	19	880,000	11	830,500	-5.63%
BROMPTON	11	734,000	9	790,000	7.63%
BROOKLYN PARK	16	850,000	15	842,500	-0.88%
BURNSIDE	7	1,470,000	8	1,460,000	-0.68%
BURTON	21	445,000	21	461,000	3.60%
CAMDEN PARK	8	783,550	8	766,250	-2.21%
CAMPBELLTOWN	28	798,000	22	723,000	-9.40%
CHRISTIE DOWNS	15	438,660	18	480,000	9.42%
CHRISTIES BEACH	26	535,000	22	567,750	6.12%
CLAPHAM	7	860,000	7	852,000	-0.93%
CLARENCE GARDENS	9	1,250,000	7	947,500	-24.20%
CLARENCE PARK	4	959,250	6	866,075	-9.71%
CLARENDON	1	930,000	1	596,000	-35.91%
CLEARVIEW	22	647,000	16	620,000	-4.17%
CLOVELLY PARK	11	755,000	2	787,500	4.30%
COLLINSWOOD	4	1,062,500	1	2,500,000	135.29%
COLONEL LIGHT GARDENS	9	1,126,000	8	1,305,000	15.90%

March Quarter 2023

SUBURB NAME	SALES 1Q 2022	MEDIAN 1Q 2022	SALES 1Q 2023	MEDIAN 1Q 2023	MEDIAN CHANGE
COROMANDEL VALLEY	19	759,000	15	832,500	9.68%
COWANDILLA	2	896,000	2	765,500	-14.56%
CRAFERS	6	1,172,500	5	1,300,000	10.87%
CRAIGBURN FARM	16	1,150,000	10	983,750	-14.46%
CRAIGMORE	59	390,000	39	450,000	15.38%
CROYDON	3	1,368,750	4	1,155,500	-15.58%
CROYDON PARK	7	698,500	10	755,000	8.09%
CUMBERLAND PARK	4	1,545,000	5	1,355,000	-12.30%
DARLINGTON	7	663,000	2	733,000	10.56%
DAVOREN PARK	30	285,000	27	375,000	31.58%
DAW PARK	5	875,000	6	787,500	-10.00%
DERNANCOURT	18	620,000	8	735,000	18.55%
DEVON PARK	3	908,000	2	613,500	-32.43%
DIREK	3	450,000	4	527,500	17.22%
DOVER GARDENS	10	740,000	7	770,000	4.05%
ECHUNGA	4	390000	2	685000	75.64%
EDEN HILLS	17	720,000	7	870,000	20.83%
EDWARDSTOWN	15	820,000	15	785,000	-4.27%
ELIZABETH	7	410,000	2	395,000	-3.66%
ELIZABETH DOWNS	36	308,000	22	388,000	25.97%
ELIZABETH EAST	20	340,000	10	426,500	25.44%
ELIZABETH GROVE	10	357,500	12	395,000	10.49%
ELIZABETH NORTH	20	310,000	12	336,500	8.55%
ELIZABETH PARK	20	337,500	28	370,500	9.78%
ELIZABETH VALE	12	390,000	18	425,000	8.97%
ENFIELD	24	659,000	13	665,500	0.99%
ERINDALE	5	2,100,000	6	1,525,000	-27.38%
ETHELTON	5	760,000	3	577,000	-24.08%
EVANDALE	6	1,200,000	3	1,160,000	-3.33%
EVANSTON	12	383,000	10	452,500	18.15%
EVANSTON GARDENS	19	390,000	22	461,000	18.21%
EVANSTON PARK	16	435,000	22	520,000	19.54%
EVANSTON SOUTH	6	470,000	5	472,500	0.53%
EXETER	6	722,500	1	560,000	-22.49%
EYRE	8	415,000	3	480,000	15.66%
FAIRVIEW PARK	21	575,000	10	690,000	20.00%
FELIXSTOW	17	877,750	8	857,500	-2.31%
FERRYDEN PARK	10	776,000	4	680,500	-12.31%
FINDON	14	700,000	18	752,500	7.50%
FIRLE	6	935,750	2	960,000	2.59%
FLAGSTAFF HILL	43	720,000	26	850,000	18.06%
FLINDERS PARK	14	776,500	10	852,000	9.72%
FORESTVILLE	2	1,104,000	2	1,262,500	14.36%
FREWVILLE	2	1,668,000	2	1,325,500	-20.53%
FULHAM	14	1,135,500	9	1,117,000	-1.63%

March Quarter 2023

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SUBURB NAME	SALES 1Q 2022	MEDIAN 1Q 2022	SALES 1Q 2023	MEDIAN 1Q 2023	MEDIAN CHANGE
FULHAM GARDENS	18	1,123,000	17	1,025,000	-8.73%
FULLARTON	10	1,525,000	6	1,440,000	-5.57%
GAWLER EAST	28	490,000	24	450,000	-8.16%
GAWLER SOUTH	11	420,000	7	419,000	-0.24%
GAWLER WEST	3	455,000	4	354,000	-22.20%
GILBERTON	9	1,764,000	3	1,450,000	-17.80%
GILLES PLAINS	18	600,000	17	625,100	4.18%
GLANDORE	12	930,000	4	835,000	-10.22%
GLANVILLE	3	599,000	6	685,000	14.36%
GLEN OSMOND	8	1,780,000	11	1,256,000	-29.44%
GLENALTA	10	896,500	4	850,000	-5.19%
GLENGOWRIE	12	960,000	6	986,250	2.73%
GLENSIDE	4	1,810,000	6	1,350,000	-25.41%
GLENUNGA	8	1,918,500	4	1,705,000	-11.13%
GLYNDE	3	1,030,000	3	910,000	-11.65%
GOLDEN GROVE	32	717,500	27	715,000	-0.35%
GOODWOOD	11	1,557,000	5	1,590,000	2.12%
GRANGE	21	970,000	16	1,186,250	22.29%
GREENACRES	9	736,000	13	671,000	-8.83%
GREENWITH	45	637,500	28	582,500	-8.63%
GULFVIEW HEIGHTS	13	797,500	11	590,000	-26.02%
HACKHAM	20	455,000	17	500,000	9.89%
HACKHAM WEST	18	430,000	11	471,000	9.53%
HAHNDORF	12	815000	4	877000	7.61%
HALLETT COVE	61	705,000	49	712,500	1.06%
HAMPSTEAD GARDENS	4	714,000	1	820,000	14.85%
HAPPY VALLEY	45	620,000	30	630,250	1.65%
HAWTHORN	8	1,750,000	4	1,187,500	-32.14%
HAWTHORNDENE	15	790,000	12	782,500	-0.95%
HAZELWOOD PARK	9	1,510,000	3	1,358,500	-10.03%
HENDON	7	517,000	6	612,500	18.47%
HENLEY BEACH	17	1,393,000	9	1,550,000	11.27%
HENLEY BEACH SOUTH	6	1,385,000	11	1,225,000	-11.55%
HEWETT	13	650,000	11	660,000	1.54%
HIGHBURY	28	682,500	22	805,000	17.95%
HIGHGATE	6	1,450,000	4	1,157,500	-20.17%
HILLBANK	29	484,950	15	520,000	7.23%
HILLCREST	11	631,500	10	632,500	0.16%
HILTON	1	700,000	1	810,000	15.71%
HOLDEN HILL	13	630,000	12	655,000	3.97%
HOPE VALLEY	22	624,750	20	630,550	0.93%
HOUGHTON	1	650000	1	725000	11.54%
HOVE	3	1,011,000	7	1,135,000	12.27%
HUNTFIELD HEIGHTS	13	477,500	13	550,000	15.18%
INGLE FARM	33	496,000	48	560,000	12.90%

March Quarter 2023

REISA

SUBURB NAME	SALES 1Q 2022	MEDIAN 1Q 2022	SALES 1Q 2023	MEDIAN 1Q 2023	MEDIAN CHANGE
JOSLIN	2	1,755,000	3	2,005,000	14.25%
KENSINGTON	4	950,900	2	1,121,000	17.89%
KENSINGTON GARDENS	8	1,800,000	3	1,225,000	-31.94%
KENSINGTON PARK	2	2,750,000	8	1,298,888	-52.77%
KERSBROOK	1	690000	2	600000	-13.04%
KIDMAN PARK	6	851,500	12	891,000	4.64%
KILBURN	17	595,000	11	700,000	17.65%
KILKENNY	5	780,000	9	671,000	-13.97%
KINGS PARK	2	1,407,500	2	2,300,000	63.41%
KINGSWOOD	5	1,450,000	6	1,330,000	-8.28%
KLEMZIG	21	785,500	12	797,000	1.46%
KURRALTA PARK	13	804,250	5	781,500	-2.83%
LARGS BAY	14	1,027,500	14	720,000	-29.93%
LARGS NORTH	14	660,000	18	722,500	9.47%
LEABROOK	5	2,225,000	2	4,502,500	102.36%
LIGHTSVIEW	46	623,800	32	601,000	-3.66%
LINDEN PARK	7	1,575,500	3	1,200,000	-23.83%
LITTLEHAMPTON	13	655000	9	790000	20.61%
LOBETHAL	10	570000	9	545500	-4.30%
LOCKLEYS	14	996,500	11	1,215,000	21.93%
LOWER MITCHAM	9	1,185,000	4	1,122,500	-5.27%
MAGILL	35	910,000	24	915,000	0.55%
MALVERN	6	2,242,500	7	1,830,000	-18.39%
MANNINGHAM	11	930,500	8	922,500	-0.86%
MANSFIELD PARK	9	632,500	8	588,500	-6.96%
MARDEN	2	758,592	5	773,500	1.97%
MARINO	12	1,113,500	8	982,500	-11.76%
MARION	7	815,000	5	700,000	-14.11%
MARLESTON	2	715,000	2	777,500	8.74%
MASLIN BEACH	6	475,000	10	688,500	44.95%
MAWSON LAKES	43	575,000	39	661,000	14.96%
MAYLANDS	3	1,620,000	3	1,485,000	-8.33%
MCLAREN VALE	14	668,000	10	720,000	7.78%
MELROSE PARK	7	876,000	8	847,500	-3.25%
MILE END	16	903,000	11	901,000	-0.22%
MILLSWOOD	11	1,775,000	6	1,371,000	-22.76%
MITCHAM	3	2,290,000	7	1,496,500	-34.65%
MITCHELL PARK	12	636,500	6	723,000	13.59%
MOANA	17	735,000	12	741,500	0.88%
MODBURY	24	536,000	21	580,000	8.21%
MODBURY HEIGHTS	25	620,000	22	632,000	1.94%
MODBURY NORTH	34	580,000	19	620,000	6.90%
MORPHETT VALE	103	462,000	79	525,000	13.64%
MORPHETTVILLE	7	737,500	9	723,000	-1.97%

March Quarter 2023

SUBURB NAME	SALES 1Q 2022	MEDIAN 1Q 2022	SALES 1Q 2023	MEDIAN 1Q 2023	MEDIAN CHANGE
MOUNT BARKER	107	542000	90	600000	10.70%
MUNNO PARA	33	387,000	25	430,000	11.11%
MUNNO PARA WEST	55	375,000	44	435,000	16.00%
MYRTLE BANK	8	1,700,000	4	1,870,000	10.00%
NAILSWORTH	8	1,237,500	3	925,000	-25.25%
NAIRNE	15	550000	18	631000	14.73%
NETHERBY	4	1,600,000	5	1,515,000	-5.31%
NETLEY	3	900,000	5	755,000	-16.11%
NEWTON	14	777,500	11	880,000	13.18%
NOARLUNGA DOWNS	22	540,000	19	585,000	8.33%
NORTH ADELAIDE	4	1,617,500	5	1,850,000	14.37%
NORTH HAVEN	20	782,500	17	700,000	-10.54%
NORTH PLYMPTON	13	700,500	8	780,000	11.35%
NORTHFIELD	11	560,000	10	631,000	12.68%
NORTHGATE	4	933,500	3	900,000	-3.59%
NORWOOD	12	1,700,000	9	1,600,000	-5.88%
NOVAR GARDENS	9	990,000	6	880,000	-11.11%
O'HALLORAN HILL	16	564,000	15	670,000	18.79%
O'SULLIVAN BEACH	12	525,000	9	500,000	-4.76%
OAKDEN	20	700,000	10	695,625	-0.63%
OAKLANDS PARK	6	853,000	6	720,000	-15.59%
OLD REYNELLA	18	540,000	9	575,000	6.48%
OSBORNE	13	552,500	5	515,000	-6.79%
OTTOWAY	12	500,000	5	578,000	15.60%
OVINGHAM	1	685,000	1	825,000	20.44%
PANORAMA	15	890,500	12	840,000	-5.67%
PARA HILLS	45	490,000	23	515,000	5.10%
PARA HILLS WEST	11	507,607	13	550,000	8.35%
PARA VISTA	11	535,000	8	562,500	5.14%
PARADISE	21	715,001	18	747,500	4.55%
PARAFIELD GARDENS	51	502,500	45	550,000	9.45%
PARALOWIE	56	440,000	49	490,000	11.36%
PARK HOLME	8	695,000	9	805,000	15.83%
PARKSIDE	13	1,425,000	9	1,250,000	-12.28%
PASADENA	13	780,000	5	735,000	-5.77%
PAYNEHAM	4	1,017,500	4	1,042,500	2.46%
PLYMPTON	13	830,000	5	850,000	2.41%
PLYMPTON PARK	9	802,000	6	865,000	7.86%
POORAKA	32	489,000	25	564,000	15.34%
PORT ADELAIDE	7	608,000	4	540,885	-11.04%
PORT NOARLUNGA	6	930,000	13	680,000	-26.88%
PORT NOARLUNGA SOUTH	10	680,625	9	615,000	-9.64%
PORT WILLUNGA	12	998,000	12	721,250	-27.73%
PROSPECT	38	1,105,000	34	1,050,000	-4.98%

March Quarter 2023

REISA

SUBURB NAME	SALES 1Q 2022	MEDIAN 1Q 2022	SALES 1Q 2023	MEDIAN 1Q 2023	MEDIAN CHANGE
QUEENSTOWN	7	700,000	5	495,000	-29.29%
REDWOOD PARK	29	576,000	17	615,500	6.86%
RENOWN PARK	7	720,000	4	663,750	-7.81%
REYNELLA	21	501,000	26	530,000	5.79%
REYNELLA EAST	8	596,500	9	650,250	9.01%
RICHMOND	12	775,000	3	811,000	4.65%
RIDGEHAVEN	14	562,500	22	645,000	14.67%
ROSEWATER	22	507,500	8	457,000	-9.95%
ROSSLYN PARK	1	1,550,000	4	1,251,750	-19.24%
ROSTREVOR	38	840,000	21	860,000	2.38%
ROYAL PARK	13	650,000	14	590,000	-9.23%
ROYSTON PARK	4	1,562,500	5	1,495,000	-4.32%
SALISBURY	30	452,000	19	491,000	8.63%
SALISBURY DOWNS	27	422,000	11	485,000	14.93%
SALISBURY EAST	46	463,000	28	477,500	3.13%
SALISBURY HEIGHTS	14	748,500	18	602,000	-19.57%
SALISBURY NORTH	34	400,000	25	435,000	8.75%
SALISBURY PARK	7	490,000	5	500,000	2.04%
SALISBURY PLAIN	5	440,000	6	527,500	19.89%
SEACLIFF	11	1,200,000	10	1,100,000	-8.33%
SEACLIFF PARK	17	868,500	8	820,000	-5.58%
SEACOMBE GARDENS	5	688,000	12	535,000	-22.24%
SEACOMBE HEIGHTS	6	915,000	4	785,000	-14.21%
SEAFORD	22	621,000	17	610,000	-1.77%
SEAFORD MEADOWS	25	552,500	22	575,500	4.16%
SEAFORD RISE	13	585,500	17	647,500	10.59%
SEATON	27	760,000	18	735,000	-3.29%
SEAVIEW DOWNS	9	809,000	6	730,000	-9.77%
SELLICKS BEACH	21	565,800	16	730,000	29.02%
SEMAPHORE	8	1,112,500	13	930,000	-16.40%
SEMAPHORE PARK	13	813,000	9	777,000	-4.43%
SHEIDOW PARK	37	691,000	18	623,250	-9.80%
SMITHFIELD PLAINS	15	305,000	12	375,000	22.95%
SOMERTON PARK	19	1,160,000	17	1,385,000	19.40%
SOUTH BRIGHTON	9	890,000	6	947,500	6.46%
SOUTH PLYMPTON	10	804,500	12	835,000	3.79%
SPRINGFIELD	1	1,650,000	3	3,200,000	93.94%
ST AGNES	15	573,500	13	570,000	-0.61%
ST CLAIR	7	951,000	2	891,500	-6.26%
ST GEORGES	4	2,190,000	5	1,740,000	-20.55%
ST MARYS	6	687,500	7	765,000	11.27%
ST MORRIS	1	930,000	3	1,015,000	9.14%
ST PETERS	10	1,800,000	8	2,135,000	18.61%
STIRLING	12	1,395,000	14	1,200,000	-13.98%

SUBURB NAME	SALES 1Q 2022	MEDIAN 1Q 2022	SALES 1Q 2023	MEDIAN 1Q 2023	MEDIAN CHANGE
STONYFELL	8	1,350,000	6	1,420,000	5.19%
STURT	7	610,000	7	715,000	17.21%
SURREY DOWNS	13	497,500	10	563,500	13.27%
TAPEROO	10	550,000	10	570,000	3.64%
TEA TREE GULLY	10	835,000	13	605,000	-27.54%
TENNYSON	2	1,810,000	2	1,906,000	5.30%
TONSLEY	3	520,000	2	618,000	18.85%
TOORAK GARDENS	12	2,400,000	4	2,180,000	-9.17%
TORRENS PARK	5	2,206,000	9	1,155,000	-47.64%
TORRENSVILLE	12	941,500	7	1,011,500	7.43%
TRANMERE	17	912,500	12	890,000	-2.47%
TRINITY GARDENS	5	1,360,000	8	1,335,000	-1.84%
TROTT PARK	19	600,000	9	625,000	4.17%
TUSMORE	2	1,815,000	4	1,320,000	-27.27%
UNDERDALE	9	775,556	8	835,500	7.73%
UNLEY	11	1,655,000	6	1,595,000	-3.63%
UNLEY PARK	4	2,112,500	3	2,050,000	-2.96%
URRBRAE	3	1,300,000	4	1,237,500	-4.81%
VALE PARK	18	1,200,000	8	1,162,500	-3.13%
VALLEY VIEW	30	615,000	26	595,000	-3.25%
VIRGINIA	3	520,000	11	657,500	26.44%
VISTA	5	840,000	2	652,500	-22.32%
WALKERVILLE	8	1,800,000	5	1,795,000	-0.28%
WALKLEY HEIGHTS	10	712,000	12	766,000	7.58%
WARRADALE	29	875,000	13	820,000	-6.29%
WATTLE PARK	13	1,342,500	7	1,215,000	-9.50%
WAYVILLE	3	1,540,000	1	930,000	-39.61%
WELLAND	2	1,030,000	1	820,000	-20.39%
WEST BEACH	17	1,020,000	23	1,230,000	20.59%
WEST CROYDON	9	909,000	16	852,000	-6.27%
WEST HINDMARSH	8	835,000	4	875,000	4.79%
WEST LAKES	24	1,080,000	11	955,000	-11.57%
WEST LAKES SHORE	8	1,034,000	4	978,000	-5.42%
WESTBOURNE PARK	4	1,375,000	4	1,622,500	18.00%
WILLASTON	22	441,000	12	495,000	12.24%
WINDSOR GARDENS	22	625,000	16	742,500	18.80%
WOODCROFT	35	551,000	26	664,000	20.51%
WOODFORDE	2	1,070,000	1	1,240,000	15.89%
WOODVILLE	4	1,080,000	6	987,500	-8.56%
WOODVILLE GARDENS	6	542,500	2	512,500	-5.53%
WOODVILLE NORTH	6	685,000	3	594,000	-13.28%
WOODVILLE PARK	6	838,000	3	622,500	-25.72%
WOODVILLE SOUTH	6	739,000	10	840,000	13.67%
WOODVILLE WEST	10	710,000	7	680,000	-4.23%
WYNN VALE	23	600,000	28	645,500	7.58%

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.