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

June Quarter
2023 Edition Volume 2

The South Australian property market has once again demonstrated its resilience and optimism by posting a new record median price once again and substantially increasing the volume of sales from the previous quarter.

The results showed that South Australia posted a 4.17% median house price increase from the previous quarter and a 9.46% increase from the same quarter last year. Metropolitan Adelaide experienced a 3.70% median house price growth from the previous quarter and a 5.26% increase from the same quarter last year.

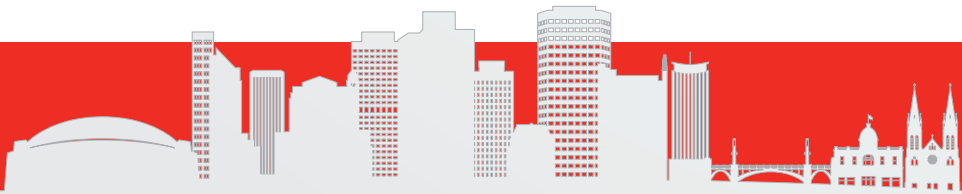
The volume of sales across South Australia and metropolitan Adelaide demonstrated a significant bounceback with increases of 13.94% and 17.96% respectively from the previous quarter.

South Australia's real estate market continues to do well but is still significantly impacted by the lack of adequate and affordable housing supply. We will continue to advocate for policies and strategies that address these issues and ensure that home ownership is a realistic dream for South Australians.

SOUTH AUSTRALIAN SUMMARY – QUARTER 2 – 2023

Index	Category	2Q 2022		1Q 2023		2Q 2023		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
South Australia	Houses	7,290	571,000	5,407	600,000	6,161	625,000	4.17%	9.46%
Metro Adelaide	Houses	4,967	665,000	3,642	675,000	4,296	700,000	3.70%	5.26%
Outer Metro	Houses	2,470	525,000	1,739	553,000	1,959	565,000	2.17%	7.62%
Central Metro	Houses	2,128	815,000	1,640	800,000	2,009	800,000	0.00%	-1.84%
Inner Metro	Houses	371	1,342,000	263	1,273,000	328	1,151,000	-9.58%	-14.23%
Metro Adelaide	Home Units	1,875	425,000	1,382	454,750	1,633	485,000	6.65%	14.12%
Major Towns	Houses	854	337,250	644	375,000	661	365,000	-2.67%	8.23%
Selected LGAS									
Adelaide	Houses	20	990,000	7	1,420,000	7	1,040,000	-26.76%	5.05%
Adelaide Hills	Houses	124	810,500	110	845,000	101	850,000	0.59%	4.87%
Burnside	Houses	154	1,593,000	120	1,387,500	106	1,412,500	1.80%	-11.33%
Campbelltown	Houses	172	856,000	139	835,000	151	841,250	0.75%	-1.72%
Charles Sturt	Houses	385	888,000	274	840,000	358	840,000	0.00%	-5.41%
Gawler	Houses	145	420,000	109	474,250	129	502,500	5.96%	19.64%
Holdfast Bay	Houses	103	1,077,500	76	1,202,500	76	1,185,000	-1.46%	9.98%
Marion	Houses	320	763,023	222	742,250	311	750,000	1.04%	-1.71%
Mitcham	Houses	225	967,500	180	948,750	217	972,500	2.50%	0.52%
Norwood, Paynham & St Peters	Houses	90	1,300,000	76	1,200,000	98	1,202,000	0.17%	-7.54%
Onkaparinga	Houses	793	580,000	594	610,000	633	625,000	2.46%	7.76%
Playford	Houses	625	375,250	411	430,000	505	449,750	4.59%	19.85%
Port Adelaide Enfield	Houses	472	672,000	365	665,000	449	683,500	2.78%	1.71%
Prospect	Houses	40	1,134,500	44	1,050,000	58	1,065,000	1.43%	-6.13%
Salisbury	Houses	608	525,000	433	540,000	466	550,000	1.85%	4.76%
Tea Tree Gully	Houses	428	643,000	308	631,275	376	660,000	4.55%	2.64%
Unley	Houses	99	1,457,000	62	1,450,000	81	1,430,000	-1.38%	-1.85%
Walkerville	Houses	29	1,590,000	21	1,515,000	20	1,200,000	-20.79%	-24.53%
West Torrens	Houses	169	901,000	122	905,000	168	915,000	1.10%	1.55%
Mount Barker	Houses	162	610,000	162	630,000	192	615,000	-2.38%	0.82%

Valuer-General figures: june Quarter 2023



REGIONAL SOUTH AUSTRALIA – QUARTER 2 – 2023

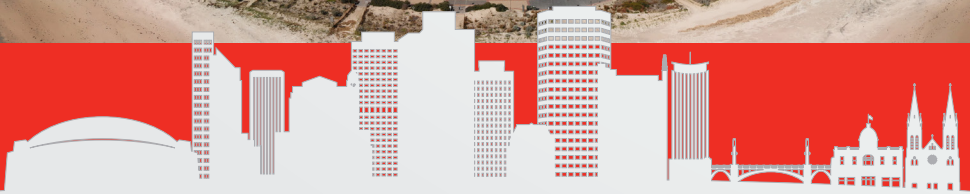
Index	Category	2Q 2022		1Q 2023		2Q 2023		Quarter % Change	12 month % Change
		Sales	Median	Sales	Median	Sales	Median		
Major Towns	Houses	854	337,250	644	375,000	661	365,000	-2.67%	8.23%
Component Towns									
MILLICENT	Houses	23	280,000	20	369,000	12	260,000	-29.54%	-714%
MOUNT GAMBIER	Houses	154	400,000	116	420,000	111	410,000	-2.38%	2.50%
MURRAY BRIDGE	Houses	98	330,000	76	376,600	55	400,000	6.21%	21.21%
PORT AUGUSTA	Houses	70	205,000	30	220,000	49	230,500	4.77%	12.44%
PORT LINCOLN	Houses	68	363,500	53	440,000	53	435,000	-1.14%	19.67%
PORT PIRIE	Houses	88	217,500	54	284,500	80	235,000	-17.40%	8.05%
VICTOR HARBOR	Houses	114	602,050	83	550,300	101	610,000	10.85%	1.32%
WHYALLA	Houses	93	265,000	76	311,500	81	305,000	-2.09%	15.09%
Other Towns									
BARMERA	Houses	12	267,500	4	250,000	7	340,000	36.00%	27.10%
BERRI	Houses	15	300,000	15	299,000	15	325,000	8.70%	8.33%
NARACOORTE	Houses	32	307,500	24	352,500	21	360,000	2.13%	17.07%
RENMARK	Houses	18	315,000	32	332,500	18	364,250	9.55%	15.63%

Valuer-General figures: June Quarter 2023

UNITS AND APARTMENTS – QUARTER 2 – 2023

Index	Category	2Q 2022		1Q 2023		2Q 2023		Quarter % Change	12 month % Change
		Sales	Median	Sales	Median	Sales	Median		
Metro Adelaide	Units & Apartments	1,814	422,025	1,359	455,000	1,562	485,000	6.59%	14.92%
Suburb									
Adelaide	Units & Apartments	178	479,500	151	470,000	153	445,000	-5.32%	-7.19%

Valuer-General figures: June Quarter 2023



TOP 10 MEDIAN PRICE GROWTH – METRO

Suburb	2Q 2022		2Q 2023		Median Change
	Sales	Median	Sales	Median	
GAWLER EAST	38	427,500	38	605,000	41.52%
SMITHFIELD PLAINS	30	317,500	17	434,999	37.01%
NORWOOD	19	1,406,000	14	1,870,000	33.00%
GAWLER SOUTH	13	390,000	17	487,500	25.00%
ELIZABETH DOWNS	40	326,000	34	404,750	24.16%
SELICKS BEACH	15	575,060	10	709,000	23.29%
LARGS BAY	16	762,500	12	937,000	22.89%
BRAHMA LODGE	15	403,750	13	487,000	20.62%
MUNNO PARA WEST	92	382,500	66	457,000	19.48%
TRANMERE	17	925,000	16	1,102,500	19.19%

Valuer-General figures: June Quarter 2023
Top 10 growth suburbs with 10 or more sales in both quarters

TOP 10 VOLUME OF SALES – METRO

Suburb	2Q 2022		2Q 2023		Median Change
	Sales	Median	Sales	Median	
MOUNT BARKER	83	592,500	114	620,000	4.64%
MORPHETT VALE	105	533,000	100	531,111	-0.35%
MUNNO PARA WEST	92	382,500	66	457,000	19.48%
ANDREWS FARM	76	385,000	59	456,500	18.57%
ALDINGA BEACH	60	579,250	55	621,000	7.21%
PARALOWIE	71	480,500	52	507,750	5.67%
BLAKEVIEW	58	450,000	51	495,000	10.00%
MAWSON LAKES	67	630,000	48	740,000	17.46%
HALLETT COVE	63	726,000	47	762,500	5.03%
LIGHTSVIEW	39	600,000	42	629,000	4.83%

Valuer-General figures: June Quarter 2023



AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
9 April	72%
16 April	71%
23 April	73%
30 April	72%
7 May	75%
14 May	83%
21 May	78%
28 May	76%
4 June	81%
11 June	69%
18 June	70%
25 June	81%

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.

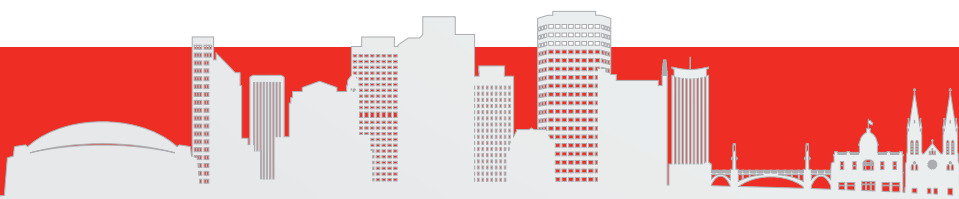
CoreLogic figures: June Quarter 2023

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
190 Esplanade South Brighton	TOOP + TOOP REAL ESTATE – Jessica Crane & Bronte Manuel	\$3,709,000
78 Grant Avenue Rose Park	WILLIAMS REAL ESTATE – Matthew Paternoster & Stephanie Williams	\$3,600,000
149 Esplanade Brighton	ALLAN REAL ESTATE PTY LTD – Brad Allan & Mark Patterson	\$3,310,000
22 Apha Road Prospect	FOX REAL ESTATE – Marina Ormsby	\$3,300,000
60 Northgate Street Unley Park	WILLIAMS REAL ESTATE – Stephanie Williams & John Williams	\$3,250,000
3 Kent Street Hawthorn	TOOP + TOOP REAL ESTATE – Glenn McMillan & Peter McMillan	\$3,201,000
32 Godfrey Terrace Leabrook	SMALLACOMBE REAL ESTATE – BURNSIDE – Marlene Small	\$2,890,000
18 Valmai Avenue Kings Park	Ouwens Casserly – James Robertson & Alistair Loudon	\$2,800,000
18 Barr-Smith Street Tasmore	LJ HOOKER KENSINGTON / UNLEY – Chrissy Esau	\$2,700,000
18 Elderslie Avenue Fitzroy	HARRIS REAL ESTATE – Peter Shizas & Christina James	\$2,605,000

CoreLogic figures: June Quarter 2023

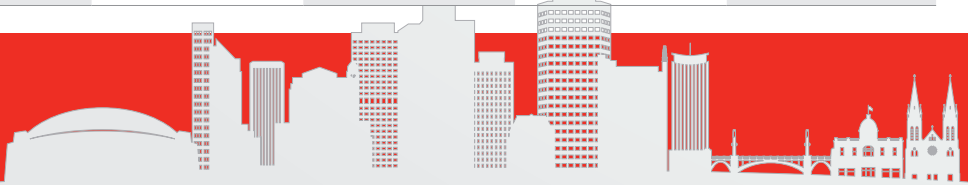


June Quarter 2023



GROWTH OF SUBURBS

SUBURB NAME	SALES 2Q 2022	MEDIAN 2Q 2022	SALES 2Q 2023	MEDIAN 2Q 2023	MEDIAN CHANGE
ABERFOYLE PARK	51	623,250	31	673,000	7.98%
ADELAIDE	5	940,000	4	978,000	4.04%
ALBERT PARK	3	550,000	7	662,250	20.41%
ALBERTON	8	860,000	5	660,000	-23.26%
ALDGATE	5	1,320,000	11	1,119,045	-15.22%
ALDINGA	4	472,500	3	850,000	79.89%
ALDINGA BEACH	60	579,250	55	621,000	7.21%
ALLENBY GARDENS	3	810,000	1	1,310,000	61.73%
ANDREWS FARM	76	385,000	59	456,500	18.57%
ANGLE VALE	16	645,000	31	720,000	11.63%
ASCOT PARK	10	706,500	8	747,200	5.76%
ASHFORD	1	1,660,000	2	1052500	-36.60%
ATHELSTONE	22	833,000	32	795,500	-4.50%
ATHOL PARK	9	588,000	4	595,000	1.19%
AULDANA	1	1,700,000	1	2,068,000	21.65%
BALHANNAH	2	790000	1	635000	-19.62%
BANKSIA PARK	23	600,000	15	590,000	-1.67%
BEAUMONT	14	1,842,444	11	1,790,000	-2.85%
BEDFORD PARK	3	784,000	4	777,250	-0.86%
BELAIR	18	975,000	19	1,101,000	12.92%
BELLEVUE HEIGHTS	6	826,500	12	818,000	-1.03%
BEULAH PARK	6	1,330,000	4	1,100,000	-17.29%
BEVERLEY	3	782,500	6	670,000	-14.38%
BIRDWOOD	7	550000	2	470000	-14.55%
BIRKENHEAD	13	647,000	11	711,375	9.95%
BLACK FOREST	6	1,315,000	3	852500	-35.17%
BLACKWOOD	19	827,250	12	846,000	2.27%
BLAIR ATHOL	20	655,000	18	737,500	12.60%
BLAKEVIEW	58	450,000	51	495,000	10.00%
BOWDEN	4	1,150,000	3	914500	-20.48%
BRAHMA LODGE	15	403,750	13	487,000	20.62%
BRIDGEWATER	15	760,000	23	800,000	5.26%
BRIGHTON	13	1,067,500	8	1,125,000	5.39%
BROADVIEW	16	820,000	12	810,000	-1.22%
BROMPTON	13	780,000	11	827,160	6.05%
BROOKLYN PARK	12	753,750	9	720,000	-4.48%
BURNSIDE	9	1,750,500	11	1,280,000	-26.88%
BURTON	34	475,500	18	542,500	14.09%
CALLINGTON	3	496000	1	400000	-19.35%
CAMDEN PARK	11	800,000	13	828,500	3.56%
CAMPBELLTOWN	26	817,500	26	811,000	-0.80%
CHARLESTON	1	615000	1	780000	26.83%
CHELtenham	7	1,070,000	5	870,000	-18.69%
CHRISTIE DOWNS	30	452,500	19	461,000	1.88%
CHRISTIES BEACH	43	570,000	23	583,500	2.37%
CLAPHAM	5	1,058,000	8	940,000	-11.15%
CLARENCE GARDENS	9	1,140,000	5	873,000	-23.42%
CLARENCE PARK	8	1,300,000	8	1,221,500	-6.04%
CLEARVIEW	19	680,000	15	650,000	-4.41%
CLOVELLY PARK	5	700,000	14	780,000	11.43%
COLLINSWOOD	2	1,730,000	1	755,000	-56.36%
COLONEL LIGHT GARDENS	7	1,525,000	9	1,202,500	-21.15%
COROMANDEL VALLEY	13	733,500	17	777,777	6.04%



June Quarter 2023



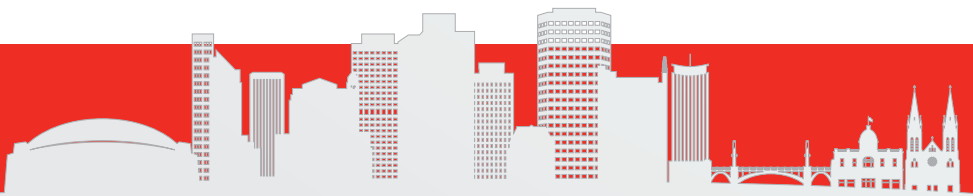
SUBURB NAME	SALES 2Q 2022	MEDIAN 2Q 2022	SALES 2Q 2023	MEDIAN 2Q 2023	MEDIAN CHANGE
COWANDILLA	2	729,000	3	765,000	4.94%
CRAFERS	15	1,050,000	11	1,045,000	-0.48%
CRAFERS WEST	4	845,500	2	1,270,000	50.21%
CRAIGBURN FARM	15	1,157,500	12	1,120,000	-3.24%
CRAIGMORE	55	415,750	40	484,000	16.42%
CROYDON	4	1,400,000	2	760,000	-45.71%
CROYDON PARK	13	735,000	13	762,750	3.78%
CUMBERLAND PARK	6	1,255,000	8	1,300,500	3.63%
DARLINGTON	2	717,500	9	729,000	1.60%
DAVOREN PARK	47	325,000	30	353,000	8.62%
DAW PARK	9	827,500	4	911,000	10.09%
DAWESLEY	1	680,000	2	720,000	5.88%
DERNANCOURT	14	745,000	20	814,500	9.33%
DEVON PARK	3	865,000	5	665,000	-23.12%
DIREK	2	462,500	1	439,000	-5.08%
DOVER GARDENS	15	755,000	13	725,000	-3.97%
DUDLEY PARK	2	581,000	3	760,000	30.81%
DULWICH	6	1,588,500	1	962,500	-39.41%
EASTWOOD	2	1,155,000	3	1,200,000	3.90%
ECHUNGA	6	669,000	3	500,000	-25.26%
EDEN HILLS	10	851,000	6	902,500	6.05%
EDWARDSTOWN	9	858,000	10	850,000	-0.93%
ELIZABETH	3	325,000	2	390,000	20.00%
ELIZABETH DOWNS	40	326,000	34	404,750	24.16%
ELIZABETH EAST	21	355,000	15	407,500	14.79%
ELIZABETH GROVE	7	343,500	7	411,000	19.65%
ELIZABETH NORTH	20	325,000	17	380,000	16.92%
ELIZABETH PARK	33	351,500	31	400,000	13.80%
ELIZABETH SOUTH	12	360,000	2	391,250	8.68%
ELIZABETH VALE	16	410,000	13	426,750	4.09%
ENFIELD	22	640,000	35	597,500	-6.64%
ERINDALE	7	1,720,000	1	1,500,000	-12.79%
ETHELTON	2	449,000	5	850,000	89.31%
EVANDALE	3	1,415,000	5	1,396,500	-1.31%
EVANSTON	15	407,500	14	435,000	6.75%
EVANSTON GARDENS	16	414,500	19	445,000	7.36%
EVANSTON PARK	32	460,000	21	491,250	6.79%
EVANSTON SOUTH	5	520,000	2	550,000	5.77%
EVERARD PARK	2	1,302,500	4	931,250	-28.50%
EYRE	8	460,000	20	369,000	-19.78%
FAIRVIEW PARK	19	580,500	18	645,888	11.26%
FELIXSTOW	12	798,500	12	861,500	7.89%
FERRYDEN PARK	9	588,500	9	750,000	27.44%
FINDON	22	770,000	25	780,700	1.39%
FIRLE	5	1,120,000	4	905,000	-19.20%
FITZROY	1	2,500,000	4	2,455,000	-1.80%
FLAGSTAFF HILL	35	790,000	27	815,000	3.16%
FLINDERS PARK	13	827,500	13	840,000	1.51%
FORESTVILLE	2	1,270,000	3	1,667,500	31.30%
FREWVILLE	3	1,500,000	2	1,271,000	-15.27%
FULHAM	6	1,200,000	9	1,175,500	-2.04%
FULHAM GARDENS	21	1,065,000	18	990,000	-7.04%



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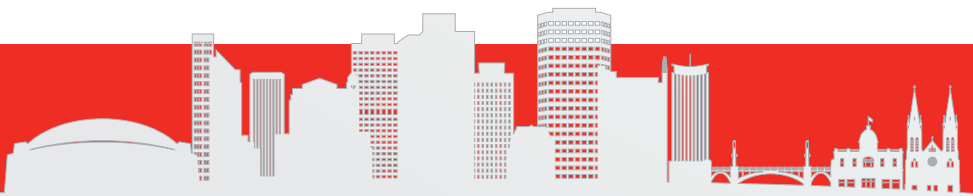
SUBURB NAME	SALES 2Q 2022	MEDIAN 2Q 2022	SALES 2Q 2023	MEDIAN 2Q 2023	MEDIAN CHANGE
FULLARTON	17	1,315,000	4	1,340,000	1.90%
GAWLER EAST	38	427,500	38	605,000	41.52%
GAWLER SOUTH	13	390,000	17	487,500	25.00%
GAWLER WEST	4	345,000	1	522,000	51.30%
GEPPS CROSS	4	590,000	1	555,000	-5.93%
GILLES PLAINS	20	613,250	12	687,500	12.11%
GLANDORE	7	1,100,000	11	985,000	-10.45%
GLANVILLE	3	800,000	3	595,000	-25.63%
GLEN OSMOND	4	1,475,000	4	1,165,000	-21.02%
GLENALTA	12	820,500	8	987,500	20.35%
GLENELG	3	1,776,000	1	1,350,000	-23.99%
GLENELG EAST	10	1,210,000	8	1,272,500	5.17%
GLENELG NORTH	17	1,100,000	18	1,058,750	-3.75%
GLENELG SOUTH	4	1,656,250	2	1,740,000	5.06%
GLENGOWRIE	17	982,000	15	1,108,000	12.83%
GLENSIDE	7	1,502,500	5	1,700,000	13.14%
GLENUNGA	8	1,783,000	3	1,475,000	-17.27%
GLYNDE	5	880,000	9	836,000	-5.00%
GOLDEN GROVE	36	721,000	29	737,500	2.29%
GOODWOOD	7	1,686,000	9	1,430,000	-15.18%
GRANGE	19	1,220,000	11	1,191,000	-2.38%
GREENACRES	13	750,250	13	670,000	-10.70%
GREENWITH	40	634,000	21	700,000	10.41%
GULFVIEW HEIGHTS	23	667,000	14	729,000	9.30%
GUMERACHA	4	560,000	1	625,000	11.61%
HACKHAM	24	440,500	14	515,000	16.91%
HACKHAM WEST	18	447,500	11	449,000	0.34%
HACKNEY	1	1,250,000	1	1,380,000	10.40%
HAHNDORF	9	830,000	8	820,000	-1.20%
HALLETT COVE	63	726,000	47	762,500	5.03%
HAMPSTEAD GARDENS	4	774,250	7	723,500	-6.55%
HAPPY VALLEY	40	582,500	40	671,000	15.19%
HAWTHORN	9	1,897,500	7	1,683,000	-11.30%
HAWTHORNDENE	9	806,500	11	791,000	-1.92%
HAZELWOOD PARK	4	1,465,000	3	1,720,000	17.41%
HEATHFIELD	2	887,500	4	980,000	10.42%
HEATHPOOL	3	1,950,111	1	1,914,000	-1.85%
HECTORVILLE	15	817,500	11	842,000	3.00%
HENDON	5	710,000	4	712,000	0.28%
HENLEY BEACH	21	1,400,000	18	1,410,000	0.71%
HENLEY BEACH SOUTH	12	1,402,855	6	1,357,500	-3.23%
HEWETT	12	700,000	14	680,000	-2.86%
HIGHBURY	18	859,000	29	881,500	2.62%
HIGHGATE	4	1,464,000	5	1,510,000	3.14%
HILLBANK	28	498,000	17	535,250	7.48%
HILLCREST	8	679,650	11	670,750	-1.31%
HILTON	4	950,000	2	655,750	-30.97%
HOLDEN HILL	19	618,000	16	627,500	1.54%
HOPE VALLEY	21	679,000	25	710,000	4.57%
HOVE	6	725,000	6	1,170,000	61.38%
HUNTFIELD HEIGHTS	22	487,000	20	520,000	6.78%
HYDE PARK	7	1,900,000	1	2,450,000	28.95%



June Quarter 2023



SUBURB NAME	SALES 2Q 2022	MEDIAN 2Q 2022	SALES 2Q 2023	MEDIAN 2Q 2023	MEDIAN CHANGE
INGLE FARM	47	556,000	42	550,500	-0.99%
JOSLIN	4	1,650,500	3	2,170,500	31.51%
KANMANTOO	2	550,000	5	509,750	-7.32%
KENSINGTON	1	1,290,000	2	1,280,000	-0.78%
KENSINGTON GARDENS	6	1,732,500	10	1,841,500	6.29%
KENSINGTON PARK	10	2,000,000	1	1,230,000	-38.50%
KENT TOWN	2	172,000	3	98,400	-42.79%
KERSBROOK	1	630,000	5	801,000	27.14%
KIDMAN PARK	15	875,000	8	1,002,500	14.57%
KILBURN	7	835,000	7	612,000	-26.71%
KILKENNY	6	1,000,000	3	660,000	-34.00%
KINGS PARK	1	2,310,000	2	1,320,500	-42.84%
KINGSWOOD	6	1,652,000	6	1,680,000	1.69%
KLEMZIG	23	810,000	21	775,000	-4.32%
KURRALTA PARK	4	704,000	5	765,000	8.66%
LARGS BAY	16	762,500	12	937,000	22.89%
LARGS NORTH	17	750,000	14	668,500	-10.87%
LEABROOK	2	2,150,000	1	2,890,000	34.42%
LENSWOOD	1	900,000	3	660,000	-26.67%
LIGHTSVIEW	39	600,000	42	629,000	4.83%
LINDEN PARK	5	1,370,000	7	1,392,500	1.64%
LITTLEHAMPTON	16	660,000	9	710,000	7.58%
LOBETHAL	10	441,500	4	560,000	26.84%
LOCKLEYS	22	1,150,000	19	1,025,000	-10.87%
LOWER MITCHAM	4	1,050,000	11	1,202,500	14.52%
MACCLESFIELD	3	685,888	7	660,000	-3.77%
MAGILL	35	960,500	23	1,000,000	4.11%
MALVERN	8	2,175,000	7	2,000,000	-8.05%
MANNINGHAM	5	992,500	4	876,944	-11.64%
MANSFIELD PARK	9	681,000	13	655,000	-3.82%
MARDEN	7	1,020,000	13	422,050	-58.62%
MARINO	9	990,000	6	1,072,500	8.33%
MARION	11	820,000	21	630,000	-23.17%
MARLESTON	5	640,000	4	849,000	32.66%
MASLIN BEACH	9	738,000	3	785,000	6.37%
MAWSON LAKES	67	630,000	48	740,000	17.46%
MAYLANDS	6	1,357,500	2	1,190,000	-12.34%
MCLAREN FLAT	7	877,000	4	1,029,500	17.39%
MCLAREN VALE	16	717,500	7	735,000	2.44%
MEADOWS	3	765,000	6	550,000	-28.10%
MEDINDIE	3	2,650,000	2	2,515,444	-5.08%
MELROSE PARK	5	902,500	8	876,000	-2.94%
MILE END	12	958,000	13	1,034,500	7.99%
MILLSWOOD	4	2,275,000	5	1,660,000	-27.03%
MITCHAM	5	1,480,000	3	885,000	-40.20%
MITCHELL PARK	15	675,000	24	690,000	2.22%
MOANA	15	700,000	18	695,560	-0.63%
MODBURY	22	665,000	29	605,500	-8.95%
MODBURY HEIGHTS	30	627,000	24	660,000	5.26%
MODBURY NORTH	21	595,000	25	600,000	0.84%
MORPHETT VALE	105	533,000	100	531,111	-0.35%
MORPHETTVILLE	6	713,500	11	760,000	6.52%



June Quarter 2023



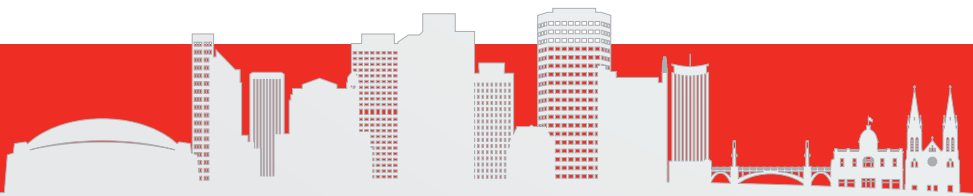
SUBURB NAME	SALES 2Q 2022	MEDIAN 2Q 2022	SALES 2Q 2023	MEDIAN 2Q 2023	MEDIAN CHANGE
MOUNT BARKER	83	592500	114	620000	4.64%
MOUNT GEORGE	1	1,451,000	1	1,050,000	-27.64%
MUNNO PARA	39	380,000	25	425,000	11.84%
MUNNO PARA WEST	92	382,500	66	457,000	19.48%
MYRTLE BANK	3	1,130,000	4	1,577,500	39.60%
NAILSWORTH	1	697,500	8	1,237,500	77.42%
NAIRNE	22	610000	22	556500	-8.77%
NETHERBY	2	880,000	3	1,225,000	39.20%
NETLEY	7	833,000	10	820,000	-1.56%
NEW PORT	18	437000	18	485,300	11.05%
NEWTON	18	780,000	8	805,000	3.21%
NOARLUNGA DOWNS	14	545,750	17	545,000	-0.14%
NORTH ADELAIDE	15	1,300,000	3	1,040,000	-20.00%
NORTH BRIGHTON	4	1,850,000	4	1,068,000	-42.27%
NORTH HAVEN	15	720,000	14	660,000	-8.33%
NORTH PLYMPTON	9	833,000	13	850,000	2.04%
NORTHFIELD	20	690,500	12	671,500	-2.75%
NORTHGATE	8	748,555	8	913,000	21.97%
NORTON SUMMIT	1	770000	1	1100000	42.86%
NORWOOD	19	1,406,000	14	1,870,000	33.00%
NOVAR GARDENS	11	970,000	3	1,092,500	12.63%
O'HALLORAN HILL	10	665,000	10	636,250	-4.32%
O'SULLIVAN BEACH	10	545,000	7	587,500	7.80%
OAKBANK	1	550000	1	860000	56.36%
OAKDEN	15	720,250	7	732,500	1.70%
OAKLANDS PARK	11	697,490	14	725,000	3.94%
OLD NOARLUNGA	10	622500	8	601,250	-3.41%
OLD REYNELLA	7	605,000	13	602,500	-0.41%
ONKAPARINGA HILLS	4	607,500	4	822,500	35.39%
OSBORNE	5	580,000	10	550,000	-5.17%
OTTOWAY	11	552,000	7	629,000	13.95%
OVINGHAM	2	1,143,500	1	1,150,000	0.57%
PANORAMA	9	891,000	11	987,500	10.83%
PARA HILLS	31	533,000	37	560,000	5.07%
PARA HILLS WEST	12	530,000	8	524,000	-1.13%
PARA VISTA	15	521,000	6	587,750	12.81%
PARADISE	23	766,000	18	813,000	6.14%
PARAFIELD GARDENS	78	553,000	39	568,000	2.71%
PARALOWIE	71	480,500	52	507,750	5.67%
PARK HOLME	10	801,500	7	760,000	-5.18%
PARKSIDE	16	1,085,000	12	1,280,500	18.02%
PASADENA	11	891,250	10	770,000	-13.60%
PAYNEHAM	3	1,047,500	2	1,210,000	15.51%
PAYNEHAM SOUTH	1	1351000	3	980,000	-27.46%
PENNINGTON	14	682,500	4	740,000	8.42%
PETERHEAD	7	600,000	6	677500	12.92%
PICCADILLY	1	735000	1	830000	12.93%
PLYMPTON	14	888,000	5	942,750	6.17%
PLYMPTON PARK	11	877,500	12	871,000	-0.74%
POORAKA	24	575,530	22	616,000	7.03%
PORT ADELAIDE	4	820,000	1	712,000	-13.17%
PORT NOARLUNGA	16	623,000	10	700,500	12.44%



June Quarter 2023



SUBURB NAME	SALES 2Q 2022	MEDIAN 2Q 2022	SALES 2Q 2023	MEDIAN 2Q 2023	MEDIAN CHANGE
PORT NOARLUNGA SOUTH	18	656,000	15	640,000	-2.44%
PORT WILLUNGA	10	622,500	7	683,000	9.72%
PROSPECT	29	1,125,000	40	1,040,000	-7.56%
QUEENSTOWN	9	640,000	5	715,000	11.72%
REDWOOD PARK	35	655,500	24	611,250	-6.75%
RENOWN PARK	1	612,000	6	778,000	27.12%
REYNELLA	22	515,000	22	580,000	12.62%
REYNELLA EAST	4	529,750	6	685,000	29.31%
RICHMOND	9	841,050	10	762,000	-9.40%
RIDGEHAVEN	27	605,000	19	665,500	10.00%
ROSE PARK	4	2360000	1	1,830,000	-22.46%
ROSEWATER	14	605,000	6	638,500	5.54%
ROSSLYN PARK	9	1,460,000	3	1,430,000	-2.05%
ROSTREVOR	27	959,750	26	874,575	-8.87%
ROYAL PARK	17	640,000	18	597,888	-6.58%
ROYSTON PARK	8	1,745,000	6	1,485,000	-14.90%
SALISBURY	31	500,000	29	496,250	-0.75%
SALISBURY DOWNS	18	500,000	19	535,000	7.00%
SALISBURY EAST	49	507,500	32	502,500	-0.99%
SALISBURY HEIGHTS	10	513,000	18	610,000	18.91%
SALISBURY NORTH	47	405,600	33	451,000	11.19%
SALISBURY PARK	13	495,000	11	495,000	0.00%
SALISBURY PLAIN	4	386,000	5	500,000	29.53%
SEACLIFF	4	1,386,500	2	1,085,000	-21.75%
SEACLIFF PARK	14	900,000	13	790,000	-12.22%
SEACOMBE GARDENS	9	705,000	7	726,500	3.05%
SEACOMBE HEIGHTS	8	735,000	5	750,000	2.04%
SEAFORD	27	565,000	15	657,500	16.37%
SEAFORD HEIGHTS	9	643,500	3	710,000	10.33%
SEAFORD MEADOWS	32	600,000	19	665,000	10.83%
SEAFORD RISE	38	645,000	30	655,000	1.55%
SEATON	28	852,500	41	785,000	-7.92%
SEAVIEW DOWNS	11	888,000	4	772,500	-13.01%
SEFTON PARK	2	1,007,500	4	772,500	-23.33%
SELICKS BEACH	15	575,060	10	709,000	23.29%
SEMAPHORE	7	1,060,000	6	975,000	-8.02%
SEMAPHORE PARK	17	839,250	6	912,500	8.73%
SEMAPHORE SOUTH	4	1,345,000	2	831000	-38.22%
SHEIDOW PARK	23	700,000	22	700,000	0.00%
SKYE	1	1205000	1	1,060,000	-12.03%
SMITHFIELD	17	330,000	9	407,500	23.48%
SMITHFIELD PLAINS	30	317,500	17	434,999	37.01%
SOMERTON PARK	19	1,675,000	24	1,837,900	9.73%
SOUTH BRIGHTON	20	820,000	3	1,140,000	39.02%
SOUTH PLYMPTON	14	839,000	11	857,000	2.15%
ST AGNES	24	594,500	15	670,000	12.70%
ST CLAIR	10	925,000	16	459,000	-50.38%
ST GEORGES	7	1,796,500	5	2,350,000	30.81%
ST MARYS	14	792,500	14	839,000	5.87%
ST MORRIS	1	1,750,000	2	995,000	-43.14%
ST PETERS	3	2,360,000	11	2,250,000	-4.66%
STIRLING	17	1,250,000	5	1,120,000	-10.40%



June Quarter 2023



SUBURB NAME	SALES 2Q 2022	MEDIAN 2Q 2022	SALES 2Q 2023	MEDIAN 2Q 2023	MEDIAN CHANGE
STONYFELL	2	1,158,500	9	1,550,000	33.79%
STURT	12	626,200	12	735,000	17.37%
SURREY DOWNS	14	515,999	14	600,000	16.28%
TAPEROO	11	562,500	7	739,250	31.42%
TEA TREE GULLY	20	676,000	11	591,250	-12.54%
TENNYSON	3	1,454,000	5	1,919,000	31.98%
TERINGIE	5	2,005,000	4	1,169,000	-41.70%
THEBARTON	6	755,000	4	875,000	15.89%
THORNGATE	2	1348250	1	1275000	-5.43%
TONSLEY	2	567,500	4	510,000	-10.13%
TOORAK GARDENS	15	3,225,000	2	1,660,000	-48.53%
TORRENS PARK	12	1,370,000	10	1,382,500	0.91%
TORRENSVILLE	10	998,000	13	1,058,128	6.02%
TRANMERE	17	925,000	16	1,102,500	19.19%
TRINITY GARDENS	4	2,075,000	2	1,793,000	-13.59%
TROTT PARK	18	630,000	11	647,500	2.78%
TUSMORE	2	1,861,500	4	1,950,000	4.75%
UNDERDALE	7	815,000	3	1,104,000	35.46%
UNLEY	10	1,417,500	6	1,670,000	17.81%
UNLEY PARK	2	1,760,000	3	1,711,000	-2.78%
URAILDA	2	820000	1	1105000	34.76%
URRBRAE	7	1,630,000	1	1,780,000	9.20%
VALE PARK	10	1,212,500	15	1,067,500	-11.96%
VALLEY VIEW	26	611,000	32	637,500	4.34%
VIRGINIA	4	527,500	11	734,500	39.24%
VISTA	6	710,000	4	717,500	1.06%
WALKERVILLE	12	1,830,000	3	3,625,000	98.09%
WALKLEY HEIGHTS	6	773,000	9	750,000	-2.98%
WARRADALE	20	867,000	18	910,000	4.96%
WATERFALL GULLY	1	1750000	1	1290000	-26.29%
WATTLE PARK	6	1,450,000	4	1,365,944	-5.80%
WAYVILLE	2	1,600,000	5	1,532,500	-4.22%
WEST BEACH	13	1,065,000	21	1,082,000	1.60%
WEST CROYDON	16	928,500	18	940,000	1.24%
WEST HINDMARSH	7	870,000	7	770,000	-11.49%
WEST LAKES	22	1,120,000	19	810,000	-27.68%
WEST LAKES SHORE	10	898,500	14	951,350	5.88%
WEST RICHMOND	3	525000	3	580000	10.48%
WESTBOURNE PARK	10	1,380,000	10	1,207,900	-12.47%
WILLASTON	21	418,500	14	462,000	10.39%
WILLUNGA	9	861,000	6	780,000	-9.41%
WINDSOR GARDENS	23	650,000	21	755,000	16.15%
WINGFIELD	2	400,000	1	380,000	-5.00%
WOODCROFT	44	650,000	31	654,000	0.62%
WOODFORDE	3	1,038,000	5	1,110,000	6.94%
WOODSIDE	9	500000	7	617000	23.40%
WOODVILLE	6	1,009,000	5	840,000	-16.75%
WOODVILLE GARDENS	2	610,000	4	730,000	19.67%
WOODVILLE NORTH	8	713,500	7	677,800	-5.00%
WOODVILLE SOUTH	18	853,000	8	681,000	-20.16%
WOODVILLE WEST	19	757,500	11	745,500	-1.58%
WYNN VALE	25	722,500	33	670,000	-7.27%



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.

