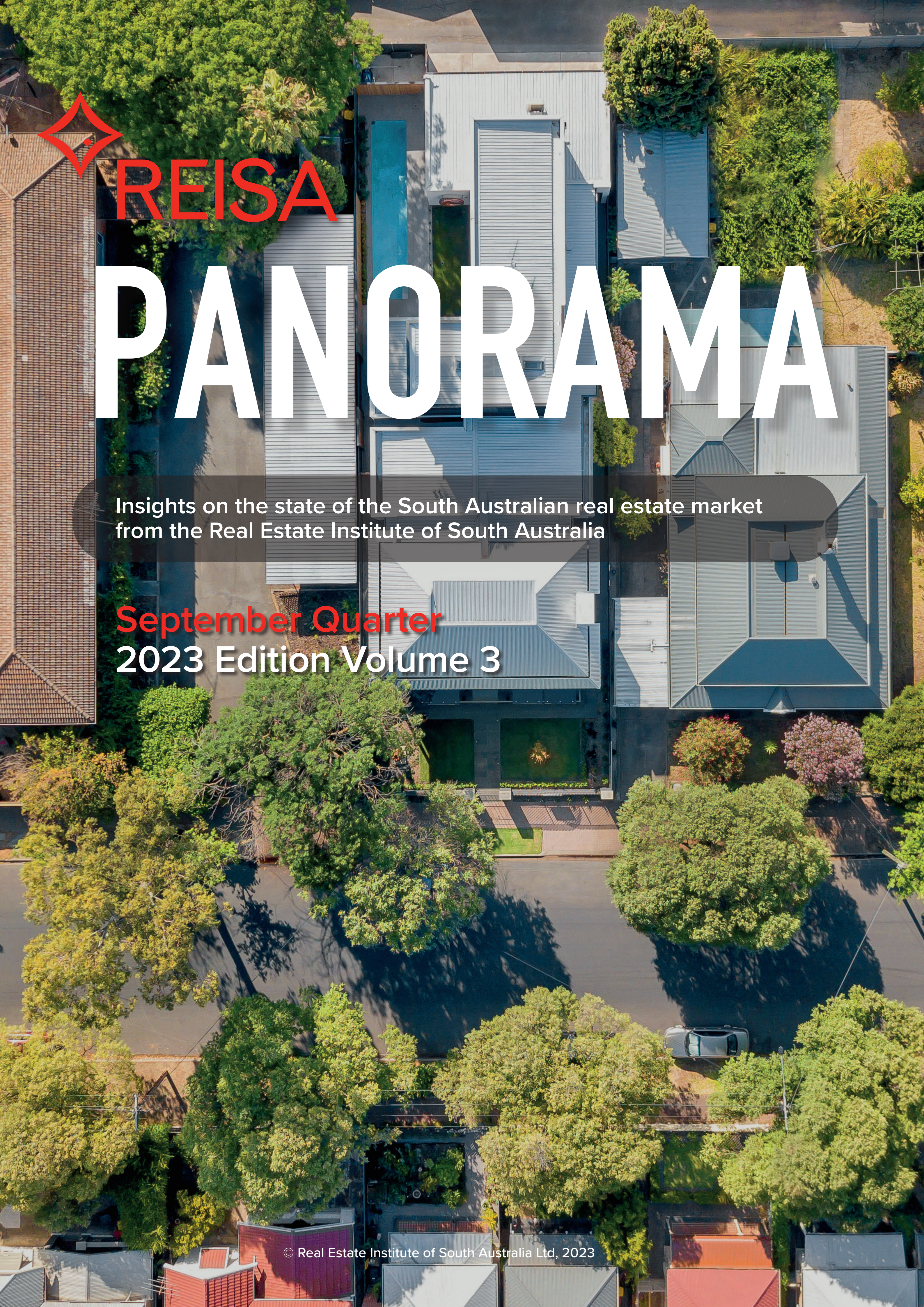


REISA

PANORAMA

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

September Quarter
2023 Edition Volume 3

September Quarter 2023

REISA

The South Australian property market continues to hold firm against the winds of economic uncertainty, high inflation and high interest rates by smashing the median price record once again.

The results showed that South Australia posted a 2.40% median house price increase from the previous quarter and an 11.11% increase from the same quarter last year. Metropolitan Adelaide experienced a 1.71% median house price growth from the previous quarter and an 8.21% increase from the same quarter last year. The median prices sit at $640,000 and $712,000 respectively.

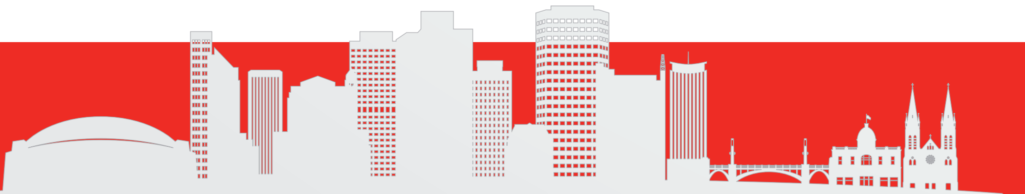
The volume of sales across South Australia and metropolitan Adelaide showed decreases off 9.91% and 11.28% respectively from the previous quarter.

South Australia's real estate market continues to do well but is still significantly impacted by the current economic climate and lack of adequate and affordable housing supply. REISA is well placed to advocate for policies and strategies that address these issues and we will continue to do so.

SOUTH AUSTRALIAN SUMMARY – QUARTER 3 – 2023

		3Q 2022		2Q 2023		3Q 2023		Quarter	12 month
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
South Australia	Houses	6,480	576,000	6,167	625,000	5,556	640,000	2.40%	11.11%
Metro Adelaide	Houses	4,509	658,000	4,301	700,000	3,816	712,000	1.71%	8.21%
Outer Metro	Houses	2,226	530,000	1,966	565,000	1,876	590,000	4.42%	11.32%
Central Metro	Houses	1,969	785,000	2,007	800,000	1,680	840,000	5.00%	7.01%
Inner Metro	Houses	314	1,265,000	328	1,151,000	260	1,305,000	13.38%	3.16%
Metro Adelaide	Home Units	1,622	440,250	1,637	485,000	1,403	500,000	3.09%	13.57%
Major Towns	Houses	783	334,764	661	365,000	611	381,000	4.38%	13.81%
Selected LGAS									
Adelaide	Houses	11	967,500	7	1,040,000	6	1,097,500	5.53%	13.44%
Adelaide Hills	Houses	104	861,500	101	850,000	74	990,000	16.47%	14.92%
Burnside	Houses	108	1,507,500	106	1,420,000	115	1,520,000	7.04%	0.83%
Campbelltown	Houses	166	835,000	151	841,250	171	870,000	3.42%	4.19%
Charles Sturt	Houses	292	828,000	357	840,000	294	896,000	6.67%	8.21%
Gawler	Houses	151	446,500	129	502,500	96	502,000	-0.10%	12.43%
Holdfast Bay	Houses	103	982,500	76	1,185,000	75	1,347,000	13.67%	37.10%
Marion	Houses	310	740,500	312	750,000	220	803,000	7.07%	8.44%
Mitcham	Houses	177	907,500	215	965,000	150	970,000	0.52%	6.89%
Norwood, Paynham & St Peters	Houses	86	1,295,000	97	1,211,000	72	1,195,000	-1.32%	-7.72%
Onkaparinga	Houses	755	573,000	633	625,000	626	637,000	1.92%	11.17%
Playford	Houses	549	410,000	508	445,500	461	485,000	8.87%	18.29%
Port Adelaide Enfield	Houses	433	690,000	451	685,000	386	723,750	5.66%	4.89%
Prospect	Houses	50	1,135,000	58	1,065,000	38	1,210,000	13.62%	6.61%
Salisbury	Houses	580	530,000	470	550,000	466	575,000	4.55%	8.49%
Tea Tree Gully	Houses	389	617,500	375	660,000	353	673,750	2.08%	9.11%
Unley	Houses	95	1,520,000	81	1,430,000	69	1,497,500	4.72%	-1.48%
Walkerville	Houses	23	1,375,000	20	1,200,000	26	1,650,000	37.50%	20.00%
West Torrens	Houses	148	861,000	168	915,000	133	895,500	-2.13%	4.01%
Mount Barker	Houses	170	582,251	192	615,000	168	638,500	3.82%	9.66%

Valuer-General figures: September Quarter 2023



REGIONAL SOUTH AUSTRALIA – QUARTER 3 – 2023

		3Q 2022		2Q 2023		3Q 2023		Quarter	12 month
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
Major Towns	Houses	783	334,764	661	365,000	611	381,000	4.38%	13.81%
Component Towns									
MILLICENT	Houses	19	325,000	12	260,000	16	332,500	27.88%	2.31%
MOUNT GAMBIER	Houses	119	360,000	99	397,500	76	432,500	8.81%	20.14%
MURRAY BRIDGE	Houses	82	347,500	54	399,500	65	391,000	-2.13%	12.52%
PORT AUGUSTA	Houses	57	210,000	49	230,500	45	230,000	-0.22%	9.52%
PORT LINCOLN	Houses	69	382,000	52	437,500	36	442,500	1.14%	15.84%
PORT PIRIE	Houses	75	229,000	74	284,000	65	267,000	-5.99%	16.59%
VICTOR HARBOR	Houses	90	565,000	97	605,000	72	654,750	8.22%	15.88%
WHYALLA	Houses	86	280,000	79	305,000	61	323,000	5.90%	15.36%
Other Towns									
BARMERA	Houses	10	260,000	6	357,500	4	287,500	-19.58%	10.58%
BERRI	Houses	12	283,500	15	325,000	18	297,500	-8.46%	4.94%
NARACOORTE	Houses	35	276,000	21	360,000	24	372,500	3.47%	34.96%
RENMARK	Houses	20	290,500	18	364,250	13	300,000	-17.64%	3.27%

Valuer-General figures: September Quarter 2023

UNITS AND APARTMENTS – QUARTER 3 – 2023

		3Q 2022		2Q 2023		3Q 2023		Quarter	12 month
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
Metro Adelaide	Units & Apartments	1,512	440,000	1,567	485,000	1,290	490,000	1.03%	11.36%
Suburb									
Adelaide	Units & Apartments	161	435,000	152	445,000	138	455,000	2.25%	4.60%

Valuer-General figures: September Quarter 2023

TOP 10 MEDIAN PRICE GROWTH – METRO

	3Q 2022		3Q 2023		
Suburb	Sales	Median	Sales	Median	Median Change
BRIDGEWATER	16	711,000	11	984,000	38.40%
SOMERTON PARK	21	1,332,000	19	1,750,000	31.38%
PLYMPTON PARK	11	735,000	12	960,500	30.68%
WEST LAKES	16	872,500	29	1,140,000	30.66%
NOARLUNGA DOWNS	17	490,000	15	625,000	27.55%
SMITHFIELD PLAINS	20	337,500	14	427,500	26.67%
GLENELG NORTH	15	920,000	11	1,142,500	24.18%
DAVOREN PARK	11	332,000	29	410,000	23.49%
SEAFORD MEADOWS	23	552,000	29	680,000	23.19%
SALISBURY EAST	41	470,000	26	576,500	22.66%

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

TOP 10 VOLUME OF SALES – METRO

	3Q 2022		3Q 2023		
Suburb	Sales	Median	Sales	Median	Median Change
MOUNT BARKER	101	581,000	103	627,000	7.92%
MORPHETT VALE	130	520,000	87	552,500	6.25%
PARAFIELD GARDENS	70	548,000	62	600,000	9.49%
ANDREWS FARM	68	400,000	59	490,000	22.50%
PARALOWIE	67	487,500	52	547,000	12.21%
ALDINGA BEACH	46	567,500	51	642,500	13.22%
INGLE FARM	51	540,700	47	576,500	6.62%
WOODCROFT	28	650,000	46	672,500	3.46%
BLAKEVIEW	64	457,500	44	518,000	13.22%
MUNNO PARA WEST	74	422,000	43	475,000	12.56%

Valuer-General figures: September Quarter 2023

AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
9 July	80%
16 July	70%
23 July	77%
30 July	76%
6 August	72%
13 August	78%
20 August	74%
27 August	83%
3 September	83%
10 September	78%
17 September	78%
24 September	76%

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: September 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
360 Gilles Street Adelaide	OUWENS CASSERLY – Linda Van Hooff & Luke Holden	$2,970.000
47B Dutton Terrace Medindie	FOX REAL ESTATE – Edwina Lehmann & Candy Bennett	$2,965,000
82 Hewitt Avenue Rose Park	FOX REAL ESTATE – Ken Bruse	$2,860,000
58 Pamir Court Wallaroo	REAL ESTATE AGENCYS GROUP – Pt Adelaide/Salisbury – Andy White	$2,710,000
22 Primrose Terrace Rosslyn Park	BELLE PROPERTY NORWOOD – Eric Jem & Kevin Hual	$2,654,000
5 Methuen Street Fitzroy	HARRIS REAL ESTATE – Todd Penrose & Georgie Todd	$2,400,000
20 Birks Street Parkside	HARRIS REAL ESTATE – Todd Penrose & Georgie Todd	$2,360,000
19 Tennyson Drive Beaumont	HARRIS REAL ESTATE – Daniel Oliver & Daniel Stewart	$2,300,000
47 Angas Road Hawthorn	TOOP & TOOP REAL ESTATE – Peter McMillan & Glenn McMillan	$2,200,000
21 Laschelles Avenue Beaumont	WILLIAMS REAL ESTATE – Jonathon Kiritsis	$2,050,000

CoreLogic figures: September Quarter 2023

GROWTH OF SUBURBS

SUBURB NAME	SALES 3Q 2022	MEDIAN 3Q 2022	SALES 3Q 2023	MEDIAN 3Q 2023	MEDIAN CHANGE
ABERFOYLE PARK	41	667,500	26	687,500	3.00%
ADELAIDE	5	853,000	2	912,500	6.98%
ALBERT PARK	6	680,500	6	730,500	7.35%
ALBERTON	2	540,000	6	600,500	11.20%
ALDGATE	17	1,230,000	9	1,165,000	-5.28%
ALDINGA BEACH	46	567,500	51	642,500	13.22%
ALLENBY GARDENS	6	1,003,000	2	907,500	-9.52%
ANDREWS FARM	68	400,000	59	490,000	22.50%
ANGLE PARK	1	641,000	1	731,000	14.04%
ANGLE VALE	21	665,000	28	708,750	6.58%
ASCOT PARK	16	735,000	3	772,775	5.14%
ATHELSTONE	27	748,000	17	857,500	14.64%
ATHOL PARK	5	725,000	6	641,000	-11.59%
AULDANA	2	1,530,000	1	1,315,500	-14.02%
BANKSIA PARK	19	612,500	21	604,500	-1.31%
BEAUMONT	12	1,630,000	10	1,520,000	-6.75%
BEDFORD PARK	3	780,000	3	795,000	1.92%
BELAIR	7	816,000	10	1,150,000	40.93%
BELLEVUE HEIGHTS	14	837,500	7	850,000	1.49%
BEULAH PARK	6	1,442,500	3	1,203,000	-16.60%
BEVERLEY	4	570,000	3	665,000	16.67%
BIRDWOOD	2	542,500	2	635000	17.05%
BIRKENHEAD	7	650,000	4	550,000	-15.38%
BLACK FOREST	2	1,215,000	5	1,155,000	-4.94%
BLACKWOOD	15	844,500	13	803,500	-4.85%
BLAIR ATHOL	16	685,000	21	746,500	8.98%
BLAKEVIEW	64	457,500	44	518,000	13.22%
BRAHMA LODGE	19	435,000	20	525,000	20.69%
BRIDGEWATER	16	711,000	11	984,000	38.40%
BRIGHTON	10	1,140,000	4	1,331,000	16.75%
BROADVIEW	16	850,000	9	880,000	3.53%
BROMPTON	7	767,500	7	980,000	27.69%
BROOKLYN PARK	12	706,500	12	790,000	11.82%
BURNSIDE	9	1,400,000	5	1,370,000	-2.14%
BURTON	27	560,000	22	580,000	3.57%
CAMDEN PARK	7	850,000	10	892,000	4.94%
CAMPBELLTOWN	29	800,600	26	835,100	4.31%
CHELTENHAM	11	730,000	9	790,000	8.22%
CHRISTIE DOWNS	24	470,000	21	515,500	9.68%
CHRISTIES BEACH	35	581,000	18	565,000	-2.75%
CLAPHAM	6	955,000	5	940,000	-1.57%
CLARENCE GARDENS	3	960,000	5	1,192,500	24.22%
CLARENCE PARK	10	1,085,000	7	1,264,500	16.54%
CLEARVIEW	22	654,500	16	667,500	1.99%
CLOVELLY PARK	11	760,000	6	845,000	11.18%
COLLEGE PARK	1	5,950,000	1	1,950,000	-67.23%
COLLINSWOOD	1	2,850,000	1	1,625,000	-42.98%
COLONEL LIGHT GARDENS	8	1,137,500	2	1,326,250	16.59%
COROMANDEL VALLEY	10	750,000	12	796,500	6.20%
COWANDILLA	6	748,000	2	777,500	3.94%
CRAFERS	10	1,195,000	6	1,235,000	3.35%

REISA

SUBURB NAME	SALES 3Q 2022	MEDIAN 3Q 2022	SALES 3Q 2023	MEDIAN 3Q 2023	MEDIAN CHANGE
CRAFERS WEST	2	1,243,000	2	1,150,000	-7.48%
CRAIGBURN FARM	9	1,002,500	12	1,150,000	14.71%
CRAIGMORE	65	441,280	37	512,750	16.20%
CROYDON	3	1,100,000	4	990,000	-10.00%
CROYDON PARK	16	720,000	10	800,000	11.11%
CUMBERLAND PARK	1	1,050,000	6	994,000	-5.33%
DARLINGTON	4	630,000	6	782,500	24.21%
DAVOREN PARK	31	332,000	29	410,000	23.49%
DAW PARK	6	855,000	5	930,000	8.77%
DERNANCOURT	18	734,000	16	800,000	8.99%
DEVON PARK	4	900,000	1	722,000	-19.78%
DIREK	7	560,000	8	595,000	6.25%
DOVER GARDENS	20	742,500	7	750,000	1.01%
DULWICH	3	1,775,000	8	1,628,030	-8.28%
EASTWOOD	1	1,025,000	1	920,000	-10.24%
ECHUNGA	2	587,500	1	890,000	51.49%
EDEN HILLS	7	940,000	12	850,000	-9.57%
EDWARDSTOWN	15	725,000	7	840,500	15.93%
ELIZABETH	3	350,000	4	426,500	21.86%
ELIZABETH DOWNS	36	342,500	28	395,000	15.33%
ELIZABETH EAST	18	380,000	21	462,500	21.71%
ELIZABETH GROVE	7	363,000	5	404,500	11.43%
ELIZABETH NORTH	17	365,000	19	416,500	14.11%
ELIZABETH PARK	15	375,000	20	422,500	12.67%
ELIZABETH SOUTH	8	366,000	8	438,000	19.67%
ELIZABETH VALE	20	392,500	9	490,000	24.84%
ENFIELD	23	655,000	21	713,000	8.85%
ERINDALE	1	1,785,000	4	1,800,500	0.87%
ETHELTON	6	810,000	6	737,750	-8.92%
EVANDALE	4	1,185,000	3	1,250,000	5.49%
EVANSTON	20	370,000	12	449,250	21.42%
EVANSTON GARDENS	25	420,000	11	491,000	16.90%
EVANSTON PARK	28	432,500	5	500,000	15.61%
EVANSTON SOUTH	4	578,300	6	567,500	-1.87%
EVERARD PARK	3	1,390,000	2	1,276,250	-8.18%
EXETER	2	734,750	3	760,000	3.44%
EYRE	3	400,000	4	544,000	36.00%
FAIRVIEW PARK	12	575,000	13	631,000	9.74%
FELIXSTOW	8	917,500	9	819,500	-10.68%
FERRYDEN PARK	7	812,000	5	665,000	-18.10%
FINDON	17	852,500	14	818,000	-4.05%
FITZROY	2	2,237,500	1	2,250,000	0.56%
FLAGSTAFF HILL	44	775,000	34	805,750	3.97%
FLINDERS PARK	15	859,000	12	866,000	0.81%
FORESTVILLE	2	995,000	2	1,071,250	7.66%
FREWVILLE	2	1,199,000	1	1,090,000	-9.09%
FULHAM	10	1,185,000	10	1,122,500	-5.27%
FULHAM GARDENS	10	991,000	20	1,120,000	13.02%
FULLARTON	10	1,382,500	8	1,630,750	17.96%
GAWLER EAST	32	544,000	28	567,500	4.32%
GAWLER SOUTH	20	440,250	9	514,000	16.75%

September Quarter 2023

REISA

SUBURB NAME	SALES 3Q 2022	MEDIAN 3Q 2022	SALES 3Q 2023	MEDIAN 3Q 2023	MEDIAN CHANGE
GAWLER WEST	3	330,000	5	570,000	72.73%
GEPPS CROSS	2	602,500	2	645,333	7.11%
GILBERTON	1	1,959,000	6	1,760,000	-10.16%
GILLES PLAINS	18	595,000	8	655,000	10.08%
GLANDORE	6	988,500	7	1,070,000	8.24%
GLANVILLE	4	450,000	2	605,000	34.44%
GLEN OSMOND	5	1,600,000	5	1,700,000	6.25%
GLENALTA	12	758,600	5	820,000	8.09%
GLENELG	2	1,448,000	4	1,817,500	25.52%
GLENELG EAST	9	1,307,500	7	1,410,000	7.84%
GLENELG NORTH	15	920,000	11	1,142,500	24.18%
GLENELG SOUTH	1	3,220,000	3	1,650,000	-48.76%
GLENGOWRIE	16	968,880	11	1,186,680	22.48%
GLENSIDE	1	1,501,973	2	1,755,000	16.85%
GLENUNGA	5	1,869,500	6	1,885,000	0.83%
GLYNDE	5	892,000	6	935,000	4.82%
GOLDEN GROVE	23	693,000	31	705,000	1.73%
GOODWOOD	8	1,450,000	2	1,040,000	-28.28%
GRANGE	12	1,211,000	12	1,123,000	-7.27%
GREENACRES	12	746,000	15	763,000	2.28%
GREENWITH	31	593,000	40	716,325	20.80%
GULFVIEW HEIGHTS	9	687,000	7	710,000	3.35%
GUMERACHA	1	400,000	1	1,017,000	154.25%
HACKHAM	29	475,000	14	520,000	9.47%
HACKHAM WEST	20	425,000	11	515,000	21.18%
HAHNDORF	2	915,000	7	950000	3.83%
HALLETT COVE	41	700,000	34	742,000	6.00%
HAMPSTEAD GARDENS	2	770,000	6	901,000	17.01%
HAPPY VALLEY	51	620,000	23	670,000	8.06%
HAWTHORN	6	1,785,000	6	2,066,500	15.77%
HAWTHORNDENE	10	805,150	7	830,000	3.09%
HAZELWOOD PARK	4	1,995,000	11	1,307,500	-34.46%
HECTORVILLE	18	840,000	10	855,000	1.79%
HENDON	6	650,000	2	567,500	-12.69%
HENLEY BEACH	19	1,520,000	24	1,440,000	-5.26%
HENLEY BEACH SOUTH	4	1,495,500	6	1,280,000	-14.41%
HEWETT	10	626,000	9	621,000	-0.80%
HIGHBURY	17	720,000	17	834,000	15.83%
HIGHGATE	1	1,950,000	2	2,150,000	10.26%
HILLBANK	25	590,000	23	650,000	10.17%
HILLCREST	9	697,000	9	724,000	3.87%
HOLDEN HILL	21	657,500	14	694,000	5.55%
HOPE VALLEY	28	612,500	22	657,500	7.35%
HOVE	10	1,310,000	5	948,000	-27.63%
HUNTFIELD HEIGHTS	13	492,000	22	545,000	10.77%
HYDE PARK	7	1,960,000	3	1,736,250	-11.42%
INGLE FARM	51	540,700	47	576,500	6.62%
JOSLIN	2	2,145,000	3	1,750,000	-18.41%
KENSINGTON	3	2,374,500	4	1,245,000	-47.57%
KENSINGTON GARDENS	2	1,830,000	1	1,858,000	1.53%
KENSINGTON PARK	5	1,705,000	6	1,690,000	-0.88%

SUBURB NAME	SALES 3Q 2022	MEDIAN 3Q 2022	SALES 3Q 2023	MEDIAN 3Q 2023	MEDIAN CHANGE
KERSBROOK	2	785,000	1	777,000	-1.02%
KESWICK	3	800,000	3	1,062,000	32.75%
KIDMAN PARK	5	1,070,000	11	901,000	-15.79%
KILBURN	5	820,000	6	715,000	-12.80%
KINGS PARK	1	863,500	1	2,800,000	224.26%
KINGSTON PARK	3	1,357,500	1	1,595,000	17.50%
KINGSWOOD	4	2,500,000	1	970,000	-61.20%
KLEMZIG	26	900,000	25	806,875	-10.35%
KURRALTA PARK	6	959,000	7	751,000	-21.69%
LARGS BAY	18	862,500	9	750,000	-13.04%
LARGS NORTH	12	635,000	8	625,000	-1.57%
LIGHTSVIEW	35	650,000	38	660,000	1.54%
LINDEN PARK	3	1,386,000	9	1,293,750	-6.66%
LITTLEHAMPTON	10	674,750	12	791,900	17.36%
LOBETHAL	8	520,000	1	830,000	59.62%
LOCKLEYS	18	1,058,000	12	1,015,000	-4.06%
LOWER MITCHAM	9	1,100,000	2	1,045,000	-5.00%
LYNTON	1	1,300,000	1	975,000	-25.00%
MACCLESFIELD	2	686,563	1	790,000	15.07%
MAGILL	23	1,000,000	40	1,032,500	3.25%
MALVERN	13	2,125,000	6	2,415,000	13.65%
MANNINGHAM	5	1,078,000	3	930,000	-13.73%
MANSFIELD PARK	10	670,000	13	720,000	7.46%
MARDEN	11	995,000	4	1,080,000	8.54%
MARINO	8	1,067,500	7	1,537,500	44.03%
MARION	13	760,000	9	650,000	-14.47%
MARLESTON	1	1,275,000	7	830,000	-34.90%
MASLIN BEACH	10	630,000	4	701,500	11.35%
MAWSON LAKES	60	654,000	25	712,500	8.94%
MAYLANDS	4	1,368,000	2	2,320,000	69.59%
MCLAREN FLAT	2	1,212,000	1	535,500	-55.82%
MCLAREN VALE	12	680,000	10	820,000	20.59%
MEADOWS	9	695,000	3	640,000	-7.91%
MEDINDIE	2	5,675,000	3	2,965,000	-47.75%
MELROSE PARK	7	865,000	3	1,025,000	18.50%
MILE END	13	1,115,000	10	877,500	-21.30%
MILLSWOOD	5	1,835,000	5	1,187,500	-35.29%
MITCHAM	5	1,525,000	4	1,487,500	-2.46%
MITCHELL PARK	14	667,500	11	720,000	7.87%
MOANA	27	698,000	16	835,000	19.63%
MODBURY	27	622,250	11	653,000	4.94%
MODBURY HEIGHTS	24	645,000	25	712,000	10.39%
MODBURY NORTH	29	616,000	24	689,000	11.85%
MORPHETT VALE	130	520,000	87	552,500	6.25%
MORPHETTVILLE	6	633,500	9	700,000	10.50%
MOUNT BARKER	101	581,000	103	627,000	7.92%
MOUNT OSMOND	1	950,000	1	1,248,000	31.37%
MOUNT TORRENS	1	445,000	1	645,000	44.94%
MUNNO PARA	35	405,500	31	470,000	15.91%
MUNNO PARA WEST	74	422,000	43	475,000	12.56%
MYRTLE BANK	9	1,720,000	5	1,410,000	-18.02%

SUBURB NAME	SALES 3Q 2022	MEDIAN 3Q 2022	SALES 3Q 2023	MEDIAN 3Q 2023	MEDIAN CHANGE
NAILSWORTH	3	1,175,000	8	1,201,500	2.26%
NAIRNE	19	538,500	15	556,500	3.34%
NETHERBY	2	1,935,500	4	1,832,750	-5.31%
NETLEY	4	771,500	9	820,500	6.35%
NEW PORT	3	568,400	7	538,900	-5.19%
NEWTON	13	750,000	17	753,024	0.40%
NOARLUNGA DOWNS	17	490,000	15	625,000	27.55%
NORTH ADELAIDE	6	1,100,500	4	1,638,500	48.89%
NORTH BRIGHTON	12	950,000	9	1,050,000	10.53%
NORTH HAVEN	21	705,000	14	770,000	9.22%
NORTH PLYMPTON	2	785,000	10	925,000	17.83%
NORTHFIELD	18	710,250	10	740,000	4.19%
NORTHGATE	11	795,000	2	838,256	5.44%
NORWOOD	10	1,525,000	12	1,410,375	-7.52%
NOVAR GARDENS	4	922,000	9	1,091,944	18.43%
O'HALLORAN HILL	12	636,000	6	615,000	-3.30%
O'SULLIVAN BEACH	15	513,000	6	610,000	18.91%
OAKDEN	10	742,500	9	809,000	8.96%
OAKLANDS PARK	6	727,500	6	879,750	20.93%
OLD NOARLUNGA	11	567,000	6	520,000	-8.29%
OLD REYNELLA	8	620,000	19	600,000	-3.23%
ONKAPARINGA HEIGHTS	2	707,500	7	600,000	-15.19%
ONKAPARINGA HILLS	5	620,000	6	741,000	19.52%
OSBORNE	9	580,000	15	663,000	14.31%
OTTOWAY	6	535,000	5	700,000	30.84%
OVINGHAM	1	938,000	1	1,010,000	7.68%
PANORAMA	5	855,000	5	845,000	-1.17%
PARA HILLS	48	535,500	28	596,000	11.30%
PARA HILLS WEST	7	460,000	15	597,000	29.78%
PARA VISTA	17	578,750	9	680,000	17.49%
PARADISE	23	722,500	20	810,000	12.11%
PARAFIELD GARDENS	70	548,000	62	600,000	9.49%
PARALOWIE	67	487,500	52	547,000	12.21%
PARK HOLME	9	764,000	8	873,500	14.33%
PARKSIDE	18	1,275,000	6	1,260,500	-1.14%
PASADENA	9	860,000	11	975,000	13.37%
PAYNEHAM	5	1,175,000	6	983,000	-16.34%
PAYNEHAM SOUTH	2	830,000	2	1,344,000	61.93%
PENNINGTON	13	720,000	8	725,000	0.69%
PETERHEAD	6	590,000	2	534,000	-9.49%
PLYMPTON	7	765,000	8	912,500	19.28%
PLYMPTON PARK	11	735,000	12	960,500	30.68%
POORAKA	31	585,500	12	610,000	4.18%
PORT ADELAIDE	3	625,000	4	847,500	35.60%
PORT NOARLUNGA	9	610,000	10	662,500	8.61%
PORT NOARLUNGA SOUTH	12	775,000	11	689,000	-11.10%
PORT WILLUNGA	2	649,000	6	737,500	13.64%
PROSPECT	36	1,115,000	23	1,220,000	9.42%
QUEENSTOWN	7	565,000	6	697,068	23.37%
REDWOOD PARK	23	605,500	17	670,000	10.65%

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SUBURB NAME	SALES 3Q 2022	MEDIAN 3Q 2022	SALES 3Q 2023	MEDIAN 3Q 2023	MEDIAN CHANGE
RENOWN PARK	4	693,000	1	787,000	13.56%
REYNELLA	19	510,000	20	607,500	19.12%
REYNELLA EAST	9	656,000	7	664,500	1.30%
RICHMOND	7	810,500	5	1,100,000	35.72%
RIDGEHAVEN	15	556,500	16	658,000	18.24%
RIDLEYTON	2	671,000	3	856,000	27.57%
ROSE PARK	3	3,500,000	3	2,575,000	-26.43%
ROSEWATER	12	551,500	9	623,000	12.96%
ROSSLYN PARK	7	1,580,000	3	1,325,000	-16.14%
ROSTREVOR	26	897,000	36	921,000	2.68%
ROYAL PARK	14	665,000	15	660,000	-0.75%
ROYSTON PARK	8	1,590,000	6	1,338,500	-15.82%
SALISBURY	18	495,000	27	528,000	6.67%
SALISBURY DOWNS	20	470,950	15	527,500	12.01%
SALISBURY EAST	41	470,000	26	576,500	22.66%
SALISBURY HEIGHTS	12	560,500	15	685,000	22.21%
SALISBURY NORTH	37	402,500	38	462,500	14.91%
SALISBURY PARK	6	445,000	11	549,000	23.37%
SALISBURY PLAIN	5	496,623	4	503,000	1.28%
SEACLIFF	5	1,178,500	5	1,100,000	-6.66%
SEACLIFF PARK	14	820,000	7	827,500	0.91%
SEACOMBE GARDENS	8	577,500	3	720,000	24.68%
SEACOMBE HEIGHTS	6	750,000	5	795,000	6.00%
SEAFORD	28	580,000	25	622,500	7.33%
SEAFORD HEIGHTS	8	703,750	7	660,000	-6.22%
SEAFORD MEADOWS	23	552,000	29	680,000	23.19%
SEAFORD RISE	27	611,200	19	665,000	8.80%
SEATON	28	789,000	25	885,000	12.17%
SEAVIEW DOWNS	12	730,000	8	750,000	2.74%
SEFTON PARK	5	820,000	2	915,000	11.59%
SELLICKS BEACH	16	551,000	19	672,500	22.05%
SEMAPHORE	7	810,000	6	1,000,000	23.46%
SEMAPHORE PARK	13	800,000	10	791,000	-1.13%
SEMAPHORE SOUTH	2	2,010,000	2	949,000	-52.79%
SHEIDOW PARK	26	725,000	18	710,000	-2.07%
SMITHFIELD	10	367,500	7	450,000	22.45%
SMITHFIELD PLAINS	20	337,500	14	427,500	26.67%
SOMERTON PARK	21	1,332,000	19	1,750,000	31.38%
SOUTH BRIGHTON	11	830,000	6	1,347,000	62.29%
SOUTH PLYMPTON	19	850,000	9	905,000	6.47%
SPRINGFIELD	1	2,500,000	1	3,000,000	20.00%
ST AGNES	17	600,000	15	610,000	1.67%
ST CLAIR	4	625,000	6	641,000	2.56%
ST GEORGES	6	1,718,888	2	1,555,000	-9.53%
ST KILDA	2	429,500	1	515,000	19.91%
ST MARYS	7	725,000	6	858,000	18.34%
ST MORRIS	4	957,000	4	1,310,000	36.89%
STEPNEY	3	1,600,000	2	985,000	-38.44%
STIRLING	13	1,262,500	9	1,100,000	-12.87%
STONYFELL	5	1,500,000	7	1,700,000	13.33%

September Quarter 2023

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SUBURB NAME	SALES 3Q 2022	MEDIAN 3Q 2022	SALES 3Q 2023	MEDIAN 3Q 2023	MEDIAN CHANGE
STURT	12	702,500	6	773,446	10.10%
SURREY DOWNS	20	585,000	15	580,000	-0.85%
TAPEROO	12	658,500	8	571,250	-13.25%
TEA TREE GULLY	19	665,000	14	723,000	8.72%
TENNYSON	2	1,850,000	1	1,975,000	6.76%
TERINGIE	3	1,380,000	3	1,040,000	-24.64%
THEBARTON	6	843,500	4	1,005,000	19.15%
TONSLEY	3	650,000	3	630,000	-3.08%
TOORAK GARDENS	7	1,732,500	5	2,000,000	15.44%
TORRENS PARK	13	1,264,000	9	990,000	-21.68%
TORRENSVILLE	9	910,000	2	1,085,125	19.24%
TRANMERE	14	1,188,000	16	953,500	-19.74%
TRINITY GARDENS	2	1,710,000	5	1,400,000	-18.13%
TROTT PARK	14	587,500	8	644,500	9.70%
TUSMORE	4	1,331,250	4	2,525,000	89.67%
UNDERDALE	8	842,000	3	880,000	4.51%
UNLEY	3	1,950,000	7	1,375,000	-29.49%
UNLEY PARK	1	2,300,000	5	2,500,000	8.70%
URRBRAE	1	1,350,000	2	1,534,900	13.70%
VALE PARK	12	1,295,000	12	1,200,000	-7.34%
VALLEY VIEW	34	622,500	28	670,000	7.63%
VIRGINIA	6	748,500	14	630,000	-15.83%
VISTA	5	605,000	6	700,000	15.70%
WALKERVILLE	8	1,400,000	5	1,835,000	31.07%
WALKLEY HEIGHTS	11	828,000	6	862,500	4.17%
WARRADALE	16	890,000	17	905,000	1.69%
WATERFALL GULLY	1	1,630,000	1	1,658,000	1.72%
WATTLE PARK	3	1,350,000	5	1,370,000	1.48%
WAYVILLE	2	853,000	3	1,852,500	117.17%
WELLAND	1	950,000	3	850,000	-10.53%
WEST BEACH	9	1,086,250	10	1,449,650	33.45%
WEST CROYDON	11	970,000	7	967,000	-0.31%
WEST HINDMARSH	3	806,000	2	1,150,000	42.68%
WEST LAKES	16	872,500	29	1,140,000	30.66%
WEST LAKES SHORE	13	1,100,000	8	1,080,000	-1.82%
WEST RICHMOND	4	745,000	5	724,000	-2.82%
WESTBOURNE PARK	4	1,321,000	2	1,510,500	14.35%
WILLASTON	19	453,400	16	480,000	5.87%
WILLUNGA	6	795,000	6	919,000	15.60%
WINDSOR GARDENS	22	652,500	24	782,500	19.92%
WINGFIELD	4	410,500	3	420,000	2.31%
WOODCROFT	28	650,000	46	672,500	3.46%
WOODFORDE	1	1,220,000	3	1,425,000	16.80%
WOODSIDE	7	465,000	5	570,000	22.58%
WOODVILLE	4	888,000	10	787,500	-11.32%
WOODVILLE GARDENS	1	615,000	6	667,500	8.54%
WOODVILLE NORTH	3	700,000	4	675,000	-3.57%
WOODVILLE PARK	10	752,500	4	796,125	5.80%
WOODVILLE SOUTH	7	760,000	6	797,500	4.93%
WOODVILLE WEST	7	787,500	4	740,000	-6.03%
WYNN VALE	23	640,000	29	746,000	16.56%

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.