

# PANORAMA

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

**March Quarter**  
2024 Edition Volume 1

The South Australian property market has once again made history by posting new record median prices of \$675,000 and \$760,000 across South Australia and Metropolitan Adelaide. The volume of sales was significantly lower than the previous quarter but had increased from the same quarter last year.

The results showed that South Australia posted a 1.50% median house price increase from the previous quarter and a 12.50% increase from the same quarter last year. Metropolitan Adelaide experienced a 2.01% median house price growth from the previous quarter and a 12.59% increase from the same quarter last year.

The volume of sales across South Australia and metropolitan Adelaide showed decreases of 12.83% and 14.88% respectively from the previous quarter.

South Australia's real estate market continues to do well despite the low supply of housing stock and the headwinds of continuing economic uncertainty. We look forward to the State Government's priority to address the issues of housing supply and the reining in of inflation so that interest rates can start dropping and buyers can enter the real estate market with more optimism and certainty.

## SOUTH AUSTRALIAN SUMMARY – QUARTER 1 – 2024

Index	Category	1Q 2023		4Q 2023		1Q 2024		Quarter % Change	12 month % Change
		Sales	Median	Sales	Median	Sales	Median		
SOUTH AUSTRALIA	Houses	5,401	600,000	6,393	665,000	5,573	675,000	1.50%	12.50%
METRO ADELAIDE	Houses	3,672	675,000	4,450	745,000	3,788	760,000	2.01%	12.59%
CENTRAL METRO	Houses	1,641	797,000	2,001	862,250	1,726	880,000	2.06%	10.41%
INNER METRO	Houses	262	1,280,000	324	1,395,000	291	1,300,000	-6.81%	1.56%
OUTER METRO	Houses	1,738	555,000	2,103	605,000	1,748	631,500	4.38%	13.78%
METRO ADELAIDE	Home Units	1,388	454,750	1,653	520,500	1,428	535,000	2.79%	17.65%
MAJOR TOWNS	Houses	643	375,000	698	395,000	690	415,000	5.06%	10.67%
<b>SELECTED LGAS</b>									
ADELAIDE	Houses	7	1,420,000	18	1,400,000	12	1,375,000	-1.79%	-3.17%
ADELAIDE HILLS	Houses	110	850,000	106	904,000	85	972,500	7.58%	14.41%
BURNSIDE	Houses	120	1,387,500	141	1,600,500	86	1,620,000	1.22%	16.76%
CAMPBELLTOWN	Houses	140	835,000	154	875,000	141	960,000	9.71%	14.97%
CHARLES STURT	Houses	276	840,000	330	900,000	285	937,500	4.17%	11.61%
GAWLER	Houses	110	476,000	124	540,000	98	554,000	2.59%	16.39%
HOLDFAST BAY	Houses	75	1,215,000	95	1,315,000	88	1,467,500	11.60%	20.78%
MARION	Houses	222	742,250	294	819,000	258	860,000	5.01%	15.86%
MITCHAM	Houses	179	948,750	225	1,001,000	192	1,025,000	2.40%	8.04%
NORWOOD, PAYNHAM & ST PETERS	Houses	75	1,205,000	87	1,330,250	83	1,299,500	-2.31%	7.84%
ONKAPARINGA	Houses	592	610,000	686	651,000	618	678,000	4.15%	11.15%
PLAYFORD	Houses	411	430,000	559	500,000	448	521,625	4.33%	21.31%
PORT ADELAIDE ENFIELD	Houses	365	665,000	466	750,000	376	745,000	-0.67%	12.03%
PROSPECT	Houses	44	1,050,000	45	1,120,000	36	1,147,500	2.46%	9.29%
SALISBURY	Houses	433	540,000	488	600,000	440	628,500	4.75%	16.39%
TEA TREE GULLY	Houses	308	631,275	357	699,500	300	722,500	3.29%	14.45%
UNLEY	Houses	62	1,450,000	89	1,600,000	82	1,650,091	3.13%	13.80%
WALKERVILLE	Houses	21	1,515,000	22	1,395,000	7	1,362,500	-2.33%	-10.07%
WEST TORRENS	Houses	122	905,000	164	942,000	153	1,025,000	8.81%	13.26%
MOUNT BARKER	Houses	162	630,000	201	666,125	139	707,500	6.21%	12.30%

Valuer-General figures: March Quarter 2024



## REGIONAL SOUTH AUSTRALIA – QUARTER 1 – 2024

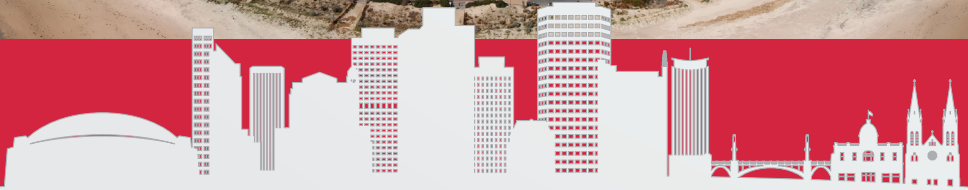
Index	Category	1Q 2023		4Q 2023		1Q 2024		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
<b>MAJOR TOWNS</b>	Houses	643	375,000	698	395,000	690	415,000	5.06%	10.67%
<b>COMPONENT TOWNS</b>									
MILLICENT	Houses	21	368,000	15	302,000	24	350,000	15.89%	-4.89%
MOUNT GAMBIER	Houses	117	410,000	134	452,500	109	461,000	1.88%	12.44%
MURRAY BRIDGE	Houses	82	378,200	80	435,250	74	450,000	3.39%	18.98%
PORT AUGUSTA	Houses	34	220,000	58	230,000	49	230,000	0.00%	4.55%
PORT LINCOLN	Houses	54	442,500	54	460,000	58	545,000	18.48%	23.16%
PORT PIRIE	Houses	58	289,000	67	260,000	82	275,000	5.77%	-4.84%
VICTOR HARBOR	Houses	90	550,600	100	635,000	91	670,500	5.59%	21.78%
WHYALLA	Houses	79	313,000	82	305,000	83	342,000	12.13%	9.27%
<b>OTHER TOWNS</b>									
BARMERA	Houses	4	250,000	8	280,500	9	380,000	35.47%	52.00%
BERRI	Houses	15	299,000	19	345,000	12	280,000	-18.84%	-6.35%
NARACOORTE	Houses	28	345,000	27	350,000	22	328,500	-6.14%	-4.78%
RENMARK	Houses	34	332,500	22	347,900	28	388,000	11.53%	16.69%

Valuer-General figures: March Quarter 2024

## UNITS AND APARTMENTS – QUARTER 1 – 2024

Index	Category	1Q 2023		4Q 2023		1Q 2024		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
<b>METRO ADELAIDE</b>	Units & Apartments	1,407	451,000	1,689	515,600	1,455	527,000	2.21%	16.85%
<b>SUBURB</b>									
ADELAIDE	Units & Apartments	169	475,000	183	455,000	141	460,000	1.10%	-3.16%

Valuer-General figures: March Quarter 2024



## TOP 10 MEDIAN PRICE GROWTH – METRO

Suburb	1Q 2023		1Q 2024		Median Change
	Sales	Median	Sales	Median	
SOMERTON PARK	17	1,245,000	12	2,040,000	63.86%
TRANMERE	13	888,000	18	1,280,000	44.14%
WEST LAKES	11	907,500	17	1,270,000	39.94%
GAWLER EAST	25	455,000	26	617,500	35.71%
ELIZABETH NORTH	12	336,500	21	455,000	35.22%
ELIZABETH PARK	28	370,500	22	497,500	34.28%
NORTH HAVEN	17	700,000	11	933,000	33.29%
PORT NOARLUNGA	13	680,000	13	905,000	33.09%
SHEIDOW PARK	18	623,250	19	817,500	31.17%
NORTHFIELD	10	631,000	12	820,000	29.95%

Valuer-General figures: March Quarter 2024  
 Top 10 growth suburbs with 10 or more sales in both quarters

## TOP 10 VOLUME OF SALES – METRO

Suburb	1Q 2023		1Q 2024		Median Change
	Sales	Median	Sales	Median	
MORPHETT VALE	78	527,000	92	600,000	13.85%
MOUNT BARKER	97	602,500	85	673,000	11.70%
MUNNO PARA WEST	44	435,000	51	550,000	26.44%
ALDINGA BEACH	43	627,500	50	660,000	5.18%
BLAKEVIEW	48	465,000	48	552,000	18.71%
INGLE FARM	48	560,000	46	650,000	16.07%
HALLETT COVE	49	712,500	46	775,000	8.77%
PARALOWIE	49	490,000	43	581,000	18.57%
PARAFIELD GARDENS	45	550,000	43	631,000	14.73%
LIGHTSVIEW	32	601,000	43	634,999	5.66%

Valuer-General figures: March Quarter 2024



## AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
14 January	67%
21 January	76%
28 January	73%
4 February	75%
11 February	79%
18 February	75%
25 February	84%
3 March	74%
10 March	70%
17 March	84%
24 March	71%
31 March	72%

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.

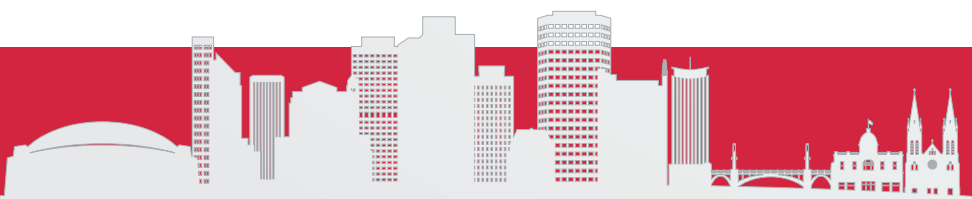
CoreLogic figures: March Quarter 2024

## TOP 10 RESIDENTIAL AUCTION SALES

Congratulations to all agencies in the Top 10. A fantastic effort on behalf of your vendors!!

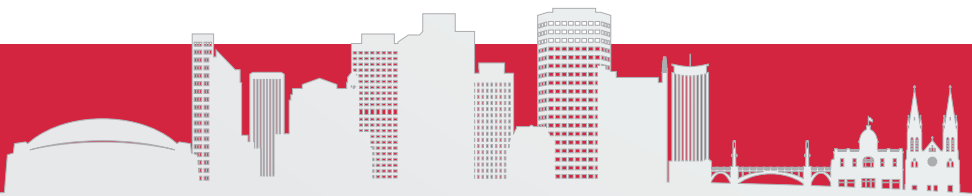
PROPERTY	AGENT/AGENCY	\$ SOLD
66 Martin Court West Lakes	HARCOURTS SMITH SEMPAHORE – Kate Smith & Gypsy Black	\$4,025,000
75 Frederick Street Unley	TOOP + TOOP NORWOOD – Sally Cameron	\$3,300,000
84 Ferguson Avenue Myrtle Bank	TOOP + TOOP NORWOOD – Gena Nash & Lew Toop	\$3,200,000
25 River Street St Peters	KLEMICH REAL ESTATE – Matt Smith	\$3,150,000
14 Kent Street Glenelg	HARRIS REAL ESTATE KENT TOWN – Taylor Bishop & Colby Harris	\$2,750,000
19 Wilsden Street Walkerville	WILLIAMS REAL ESTATE – Hamish Mill	\$2,700,000
44 Palmerston Road Unley	Ouwens Casserly Real Estate Adelaide – James Robertson & Nic Pernini	\$2,700,000
55 Stroud Street Cheltenham	RAY WHITE WOODSIDE – Peter Kiritsis & Alex Ghinis	\$2,450,000
9 Broughton Street Glenside	TOOP + TOOP NORWOOD – Grant Wills	\$2,445,000
12 Bristol Street Glenelg South	RAY WHITE GLENELG – Rod Smitheram	\$2,425,000

CoreLogic figures: March Quarter 2024

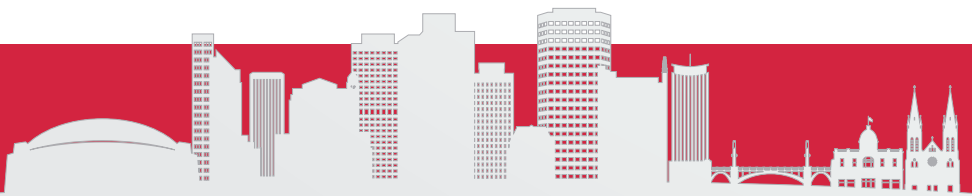


## GROWTH OF SUBURBS

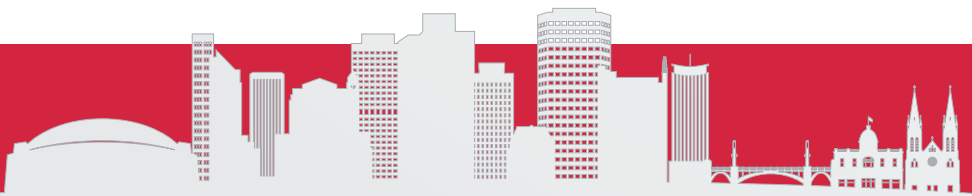
SUBURB NAME	SALES 1Q 2023	MEDIAN 1Q 2023	SALES 1Q 2024	MEDIAN 1Q 2024	MEDIAN CHANGE
ABERFOYLE PARK	49	667,500	32	733,750	9.93%
ADELAIDE	2	1,205,000	7	1,345,000	11.62%
ALBERT PARK	4	632,500	3	675,500	6.80%
ALBERTON	10	710,000	13	646,250	-8.98%
ALDGATE	13	1,110,000	7	1,180,000	6.31%
ALDINGA	2	908,000	1	877,200	-3.39%
ALDINGA BEACH	43	627,500	50	660,000	5.18%
ALLENBY GARDENS	4	860,000	5	990,099	15.13%
ANDREWS FARM	51	437,500	40	522,500	19.43%
ANGLE VALE	21	687,500	27	738,500	7.42%
ASCOT PARK	4	756,350	10	803,000	6.17%
ATHELSTONE	31	758,500	24	800,000	5.47%
ATHOL PARK	5	600,000	5	696,500	16.08%
AULDANA	3	1,720,000	1	2,000,000	16.28%
BALHANNAH	10	782,500	1	801,000	2.36%
BANKSIA PARK	8	598,000	11	684,000	14.38%
BEAUMONT	7	1,387,500	9	2,010,000	44.86%
BEDFORD PARK	3	751,500	3	735,000	-2.20%
BELAIR	9	910,000	16	1,168,500	28.41%
BELLEVUE HEIGHTS	6	912,500	9	917,500	0.55%
BEULAH PARK	9	1,350,000	4	1,362,000	0.89%
BEVERLEY	5	740,000	5	850,000	14.86%
BIRDWOOD	4	537,500	6	585,000	8.84%
BIRKENHEAD	4	590,000	9	770,000	30.51%
BLACKWOOD	12	832,500	22	895,000	7.51%
BLAIR ATHOL	12	667,500	14	783,000	17.30%
BLAKEVIEW	48	465,000	48	552,000	18.71%
BRAHMA LODGE	9	470,000	10	560,000	19.15%
BRIDGEWATER	18	835,000	10	782,500	-6.29%
BRIGHTON	4	1,437,500	10	1,455,000	1.22%
BROADVIEW	11	830,500	10	950,000	14.39%
BROMPTON	9	790,000	12	930,000	17.72%
BROOKLYN PARK	15	842,500	6	630,000	-25.22%
BRUKUNGA	2	425,000	2	315,000	-25.88%
BURNSIDE	8	1,460,000	4	1,680,000	15.07%
BURTON	21	461,000	25	571,000	23.86%
CALLINGTON	1	480,000	2	488,500	1.77%
CAMDEN PARK	8	766,250	10	893,000	16.54%
CAMPBELLTOWN	22	723,000	18	899,000	24.34%
CHARLESTON	2	602,900	1	1,140,000	89.09%
CHELTENHAM	3	877,500	4	876,750	-0.09%
CHRISTIE DOWNS	18	480,000	16	540,000	12.50%
CHRISTIES BEACH	21	580,000	24	681,500	17.50%
CLAPHAM	7	852,000	4	1,034,000	21.36%
CLARENCE GARDENS	7	947,500	7	1,180,000	24.54%
CLARENCE PARK	6	866,075	6	1,236,000	42.71%
CLEARVIEW	16	620,000	20	735,000	18.55%
CLOVELLY PARK	2	787,500	10	786,000	-0.19%
COLLEGE PARK	1	2,035,000	4	2,260,000	11.06%
COLLINSWOOD	1	2,500,000	1	2,725,000	9.00%



SUBURB NAME	SALES 1Q 2023	MEDIAN 1Q 2023	SALES 1Q 2024	MEDIAN 1Q 2024	MEDIAN CHANGE
COLONEL LIGHT GARDENS	8	1,305,000	3	825,000	-36.78%
COROMANDEL VALLEY	15	832,500	12	877,500	5.41%
COWANDILLA	2	765,500	1	815,000	6.47%
CRAFERS	5	1,155,000	8	1,309,000	13.33%
CRAFERS WEST	7	950,000	6	1,547,500	62.89%
CRAIGBURN FARM	10	983,750	10	1,250,000	27.06%
CRAIGMORE	39	450,000	36	513,500	14.11%
CROYDON	4	1,155,500	5	1,020,000	-11.73%
CROYDON PARK	10	755,000	9	859,000	13.77%
CUMBERLAND PARK	5	1,355,000	5	1,455,000	7.38%
DARLINGTON	2	733,000	5	982,500	34.04%
DAVOREN PARK	27	375,000	33	450,000	20.00%
DAW PARK	5	775,000	7	925,000	19.35%
DERNANCOURT	8	735,000	10	800,000	8.84%
DEVON PARK	2	613,500	5	805,000	31.21%
DIREK	4	527,500	3	630,000	19.43%
DOVER GARDENS	7	770,000	11	785,000	1.95%
DUDLEY PARK	1	625,000	1	715,000	14.40%
DULWICH	1	2,000,000	5	1,737,500	-13.13%
ECHUNGA	2	762,500	3	765,000	0.33%
EDEN HILLS	7	870,000	12	775,000	-10.92%
EDWARDSTOWN	15	785,000	14	840,000	7.01%
ELIZABETH	2	395,000	3	550,000	39.24%
ELIZABETH DOWNS	22	388,000	26	472,500	21.78%
ELIZABETH EAST	10	426,500	14	491,000	15.12%
ELIZABETH GROVE	12	395,000	4	449,000	13.67%
ELIZABETH NORTH	12	336,500	21	455,000	35.22%
ELIZABETH PARK	28	370,500	22	497,500	34.28%
ELIZABETH SOUTH	3	405,000	2	456,000	12.59%
ELIZABETH VALE	18	425,000	11	485,503	14.24%
ENFIELD	13	665,500	22	696,500	4.66%
ERINDALE	6	1,525,000	3	1,728,000	13.31%
ETHELTON	3	577,000	4	595,000	3.12%
EVANDALE	3	1,160,000	3	1,245,000	7.33%
EVANSTON	10	452,500	9	506,500	11.93%
EVANSTON GARDENS	22	461,000	11	510,000	10.63%
EVANSTON PARK	22	520,000	12	573,500	10.29%
EVANSTON SOUTH	5	472,500	5	615,000	30.16%
EYRE	3	480,000	14	490,000	2.08%
FAIRVIEW PARK	10	690,000	13	709,000	2.75%
FELIXSTOW	8	857,500	8	1,000,000	16.62%
FERRYDEN PARK	4	680,500	8	710,000	4.34%
FINDON	18	752,500	24	818,000	8.70%
FIRLE	2	960,000	2	1,030,000	7.29%
FITZROY	2	2,600,000	1	1,900,000	-26.92%
FLAGSTAFF HILL	26	850,000	37	834,000	-1.88%
FLINDERS PARK	11	876,000	18	930,000	6.16%
FORESTVILLE	2	1,262,500	2	1,175,000	-6.93%
FULHAM	9	1,117,000	16	1,494,444	33.79%
FULHAM GARDENS	17	1,000,000	15	1,175,000	17.50%

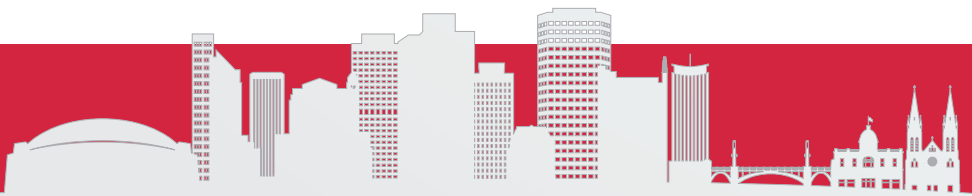


SUBURB NAME	SALES 1Q 2023	MEDIAN 1Q 2023	SALES 1Q 2024	MEDIAN 1Q 2024	MEDIAN CHANGE
FULLARTON	6	1,440,000	8	1,604,500	11.42%
GAWLER	1	600,000	2	475,000	-20.83%
GAWLER EAST	25	455,000	26	617,500	35.71%
GAWLER SOUTH	8	430,000	10	633,500	47.33%
GAWLER WEST	4	354,000	3	425,000	20.06%
GILBERTON	3	1,450,000	1	1,755,000	21.03%
GILLES PLAINS	17	625,100	11	770,000	23.18%
GLANDORE	4	835,000	7	1,240,000	48.50%
GLEN OSMOND	11	1,256,000	7	1,105,000	-12.02%
GLENALTA	4	850,000	5	990,000	16.47%
GLENELG EAST	9	1,585,000	10	1,677,500	5.84%
GLENELG NORTH	5	1,300,000	8	1,378,000	6.00%
GLENELG SOUTH	2	2,075,000	7	2,325,000	12.05%
GLENGOWRIE	6	986,250	13	1,135,000	15.08%
GLENSIDE	6	1,350,000	3	1,737,000	28.67%
GLENUNGA	4	1,705,000	5	1,600,000	-6.16%
GLYNDE	3	910,000	3	1,300,000	42.86%
GOLDEN GROVE	27	715,000	29	811,000	13.43%
GOODWOOD	5	1,590,000	8	1,800,000	13.21%
GRANGE	16	1,186,250	10	1,235,000	4.11%
GREENACRES	13	671,000	10	840,750	25.30%
GREENWITH	29	582,500	33	725,000	24.46%
GULFVIEW HEIGHTS	11	590,000	6	890,000	50.85%
HACKHAM	16	490,000	10	576,000	17.55%
HACKHAM WEST	10	460,000	10	566,000	23.04%
HAHNDORF	6	901,000	10	1,200,000	33.19%
HALLETT COVE	49	712,500	46	775,000	8.77%
HAMPSTEAD GARDENS	2	885,000	5	838,000	-5.31%
HAPPY VALLEY	30	630,250	35	715,000	13.45%
HAWTHORN	4	1,187,500	6	1,849,995	55.79%
HAWTHORNDENE	12	782,500	8	855,000	9.27%
HAZELWOOD PARK	3	1,358,500	1	1,850,000	36.18%
HEATHFIELD	3	990,000	2	1,367,500	38.13%
HECTORVILLE	9	955,000	7	900,000	-5.76%
HENDON	6	612,500	2	637,500	4.08%
HENLEY BEACH	9	1,550,000	17	1,625,000	4.84%
HENLEY BEACH SOUTH	12	1,300,000	6	1,260,000	-3.08%
HEWETT	11	660,000	8	725,000	9.85%
HIGHBURY	22	795,000	22	805,000	1.26%
HIGHGATE	4	1,157,500	3	1,385,000	19.65%
HILLBANK	15	520,000	22	648,000	24.62%
HILLCREST	10	632,500	7	725,000	14.62%
HOLDEN HILL	12	650,000	15	695,000	6.92%
HOPE VALLEY	19	632,775	18	661,000	4.46%
HOUGHTON	1	725,000	1	1,185,000	63.45%
HOVE	7	1,135,000	13	1,150,000	1.32%
HUNTFIELD HEIGHTS	13	550,000	19	561,000	2.00%
HYDE PARK	1	2,428,888	2	3,137,500	29.17%
INGLE FARM	48	560,000	46	650,000	16.07%
JOSLIN	3	2,005,000	3	2,000,000	-0.25%





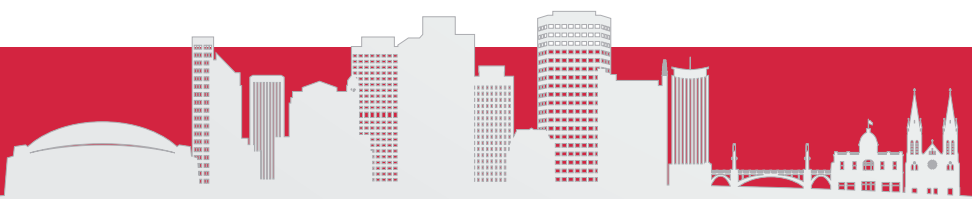
SUBURB NAME	SALES 1Q 2023	MEDIAN 1Q 2023	SALES 1Q 2024	MEDIAN 1Q 2024	MEDIAN CHANGE
KANMANTOO	1	470,000	3	745,000	58.51%
KENSINGTON	2	1,121,000	5	1,166,667	4.07%
KENSINGTON GARDENS	3	1,225,000	5	1,375,000	12.24%
KENSINGTON PARK	8	1,298,888	2	1,490,000	14.71%
KERSBROOK	2	674,995	1	840,000	24.45%
KIDMAN PARK	12	891,000	7	1,112,500	24.86%
KILBURN	11	700,000	10	720,000	2.86%
KILKENNY	9	671,000	2	1,525,000	127.27%
KINGSWOOD	6	1,330,000	4	2,695,000	102.63%
KLEMZIG	12	797,000	13	830,000	4.14%
KURRALTA PARK	4	781,500	4	960,000	22.84%
LARGS BAY	14	720,000	12	930,000	29.17%
LARGS NORTH	18	722,500	16	805,000	11.42%
LIGHTSVIEW	32	601,000	43	634,999	5.66%
LINDEN PARK	3	1,200,000	6	1,615,000	34.58%
LITTLEHAMPTON	12	790,000	12	835,000	5.70%
LOBETHAL	9	545,500	6	645,000	18.24%
LOCKLEYS	11	1,215,000	16	1,105,000	-9.05%
LOWER MITCHAM	5	1,173,000	5	1,496,000	27.54%
MACCLESFIELD	5	700,000	3	667,500	-4.64%
MAGILL	24	915,000	23	1,055,000	15.30%
MALVERN	7	1,830,000	5	3,130,000	71.04%
MANNINGHAM	8	922,500	3	895,000	-2.98%
MANSFIELD PARK	8	588,500	2	670,000	13.85%
MARDEN	5	773,500	5	1,240,000	60.31%
MARINO	8	982,500	12	1,350,000	37.40%
MARION	5	700,000	5	875,000	25.00%
MARLESTON	2	777,500	8	882,500	13.50%
MARRYATVILLE	1	1,575,000	5	1,251,000	-20.57%
MASLIN BEACH	10	688,500	2	910,000	32.17%
MAWSON LAKES	39	661,000	42	715,326	8.22%
MAYLANDS	3	1,485,000	8	1,375,000	-7.41%
MCLAREN VALE	10	720,000	11	815,000	13.19%
MEADOWS	9	598,250	3	730,000	22.02%
MELROSE PARK	9	840,000	4	940,000	11.90%
MILE END	11	901,000	11	1,070,000	18.76%
MILLSWOOD	6	1,371,000	6	2,715,000	98.03%
MITCHAM	7	1,496,500	6	1,613,000	7.78%
MITCHELL PARK	6	723,000	6	806,000	11.48%
MOANA	12	741,500	15	760,000	2.49%
MODBURY	21	590,000	22	734,500	24.49%
MODBURY HEIGHTS	22	632,000	20	751,250	18.87%
MODBURY NORTH	19	620,000	18	670,000	8.06%
MORPHETT VALE	78	527,000	92	600,000	13.85%
MORPHETTVILLE	9	723,000	11	953,000	31.81%
MOUNT BARKER	97	602,500	85	673,000	11.70%
MOUNT GEORGE	1	908,000	1	1,050,000	15.64%
MUNNO PARA	25	430,000	25	551,000	28.14%
MUNNO PARA WEST	44	435,000	51	550,000	26.44%
MYRTLE BANK	4	1,870,000	9	1,912,500	2.27%



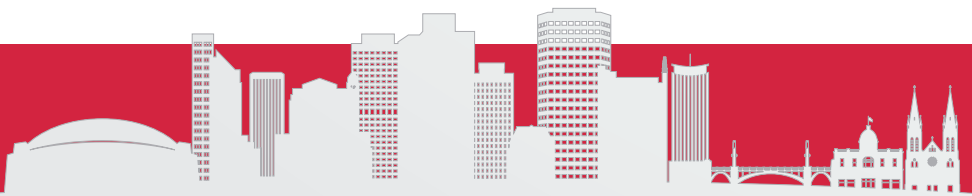
SUBURB NAME	SALES 1Q 2023	MEDIAN 1Q 2023	SALES 1Q 2024	MEDIAN 1Q 2024	MEDIAN CHANGE
NAILSWORTH	3	925,000	6	935,000	1.08%
NAIRNE	27	633,000	16	690,500	9.08%
NETHERBY	5	1,515,000	4	1,400,000	-7.59%
NETLEY	5	755,000	5	890,000	17.88%
NEW PORT	5	516,250	7	601,550	16.52%
NEWTON	11	880,000	9	817,750	-7.07%
NOARLUNGA DOWNS	19	585,000	11	658,000	12.48%
NORTH ADELAIDE	5	1,850,000	5	1,675,000	-9.46%
NORTH BRIGHTON	8	1,427,000	8	1,325,000	-7.15%
NORTH HAVEN	17	700,000	11	933,000	33.29%
NORTH PLYMPTON	8	780,000	10	1,053,000	35.00%
NORTHFIELD	10	631,000	12	820,000	29.95%
NORTHGATE	3	900,000	6	935,000	3.89%
NORWOOD	9	1,600,000	12	1,550,000	-3.13%
NOVAR GARDENS	6	880,000	5	955,000	8.52%
O'HALLORAN HILL	15	670,000	6	727,000	8.51%
O'SULLIVAN BEACH	9	500,000	9	570,000	14.00%
OAKBANK	1	740,000	2	1,146,250	54.90%
OAKDEN	10	695,625	7	800,000	15.00%
OAKLANDS PARK	6	720,000	9	812,000	12.78%
OLD NOARLUNGA	3	751,000	5	608,000	-19.04%
OLD REYNELLA	9	575,000	14	652,500	13.48%
ONE TREE HILL	1	695,000	3	860,000	23.74%
ONKAPARINGA HEIGHTS	1	520,000	5	635,000	22.12%
ONKAPARINGA HILLS	1	908,000	3	797,500	-12.17%
OSBORNE	5	515,000	3	696,250	35.19%
OTTOWAY	5	578,000	7	670,400	15.99%
OVINGHAM	1	825,000	1	1,270,000	53.94%
PANORAMA	12	840,000	6	980,000	16.67%
PARA HILLS	23	515,000	29	630,000	22.33%
PARA HILLS WEST	13	550,000	14	605,000	10.00%
PARA VISTA	8	562,500	10	649,500	15.47%
PARADISE	18	747,500	21	840,000	12.37%
PARAFIELD GARDENS	45	550,000	43	631,000	14.73%
PARALOWIE	49	490,000	43	581,000	18.57%
PARK HOLME	9	805,000	7	834,125	3.62%
PARKSIDE	9	1,250,000	14	1,325,000	6.00%
PASADENA	5	735,000	10	900,000	22.45%
PAYNEHAM	4	1,042,500	6	1,148,000	10.12%
PAYNEHAM SOUTH	1	890,000	2	1,107,500	24.44%
PENNINGTON	4	860,000	7	715,750	-16.77%
PLYMPTON	5	850,000	4	1,055,500	24.18%
PLYMPTON PARK	6	865,000	7	969,250	12.05%
POORAKA	25	563,000	19	635,000	12.79%
PORT ADELAIDE	4	540,885	8	760,000	40.51%
PORT NOARLUNGA	13	680,000	13	905,000	33.09%
PORT NOARLUNGA SOUTH	9	615,000	18	767,500	24.80%
PORT WILLUNGA	12	721,250	15	698,000	-3.22%
PROSPECT	34	1,050,000	20	1,262,500	20.24%
QUEENSTOWN	5	495,000	6	675,000	36.36%



SUBURB NAME	SALES 1Q 2023	MEDIAN 1Q 2023	SALES 1Q 2024	MEDIAN 1Q 2024	MEDIAN CHANGE
REDWOOD PARK	17	615,500	18	750,250	21.89%
REID	1	715,000	1	610,000	-14.69%
RENOWN PARK	4	663,750	3	645,000	-2.82%
REYNELLA	26	530,000	22	628,000	18.49%
REYNELLA EAST	9	650,250	5	642,500	-1.19%
RICHMOND	4	789,000	9	1,035,000	31.18%
RIDGEHAVEN	22	645,000	10	650,000	0.78%
RIDLEYTON	2	813,750	1	830,000	2.00%
ROSE PARK	2	1,880,000	1	3,311,111	76.12%
ROSEWATER	8	457,000	17	650,500	42.34%
ROSSLYN PARK	4	1,251,750	4	2,270,000	81.35%
ROSTREVOR	21	860,000	28	985,000	14.53%
ROYAL PARK	14	590,000	6	678,000	14.92%
ROYSTON PARK	4	1,497,500	2	2,135,000	42.57%
SALISBURY	19	491,000	20	612,500	24.75%
SALISBURY DOWNS	11	485,000	10	602,500	24.23%
SALISBURY EAST	28	477,500	31	600,000	25.65%
SALISBURY HEIGHTS	18	602,000	20	677,500	12.54%
SALISBURY NORTH	25	435,000	31	530,000	21.84%
SALISBURY PARK	5	500,000	9	567,750	13.55%
SALISBURY PLAIN	6	527,500	1	526,000	-0.28%
SEACLIFF	10	1,100,000	2	1,057,500	-3.86%
SEACLIFF PARK	8	820,000	9	934,500	13.96%
SEACOMBE GARDENS	12	535,000	8	745,000	39.25%
SEACOMBE HEIGHTS	4	785,000	6	915,000	16.56%
SEAFORD	17	610,000	20	663,500	8.77%
SEAFORD HEIGHTS	8	690,750	20	700,000	1.34%
SEAFORD MEADOWS	22	575,500	16	678,000	17.81%
SEAFORD RISE	17	647,500	10	723,500	11.74%
SEATON	18	735,000	29	862,000	17.28%
SEAVIEW DOWNS	6	730,000	8	985,750	35.03%
SEFTON PARK	6	1,110,000	5	975,000	-12.16%
SELICKS BEACH	16	730,000	19	655,000	-10.27%
SEMAPHORE	13	930,000	5	816,000	-12.26%
SEMAPHORE PARK	9	777,000	11	1,015,000	30.63%
SHEIDOW PARK	18	623,250	19	817,500	31.17%
SKYE	1	1,530,000	3	1,250,000	-18.30%
SMITHFIELD	6	378,500	8	470,000	24.17%
SMITHFIELD PLAINS	12	375,000	23	475,000	26.67%
SOMERTON PARK	17	1,245,000	12	2,040,000	63.86%
SOUTH BRIGHTON	6	947,500	9	1,405,000	48.28%
SOUTH PLYMPTON	12	835,000	8	930,000	11.38%
SPRINGFIELD	3	3,200,000	2	2,250,000	-29.69%
ST AGNES	13	570,000	15	645,000	13.16%
ST CLAIR	2	891,500	3	945,550	6.06%
ST GEORGES	5	1,740,000	2	2,417,500	38.94%
ST KILDA	1	200,000	2	399,500	99.75%
ST MARYS	7	765,000	6	912,500	19.28%
ST MORRIS	3	1,015,000	1	1,440,000	41.87%
ST PETERS	8	2,135,000	5	2,235,000	4.68%



SUBURB NAME	SALES 1Q 2023	MEDIAN 1Q 2023	SALES 1Q 2024	MEDIAN 1Q 2024	MEDIAN CHANGE
STEPNEY	2	1,340,000	2	1,427,500	6.53%
STIRLING	14	1,200,000	10	1,325,000	10.42%
STONYFELL	6	1,420,000	2	1,665,000	17.25%
STURT	7	715,000	7	838,500	17.27%
SURREY DOWNS	10	563,500	10	704,000	24.93%
TAPEROO	10	570,000	6	676,000	18.60%
TEA TREE GULLY	13	605,000	11	701,304	15.92%
TENNYSON	2	1,906,000	4	3,425,000	79.70%
THEBARTON	2	1,112,500	6	907,000	-18.47%
TONSLEY	2	618,000	3	714,000	15.53%
TOORAK GARDENS	4	2,180,000	1	3,275,800	50.27%
TORRENS PARK	9	1,175,000	7	1,320,500	12.38%
TORRENSVILLE	7	1,055,750	12	1,011,000	-4.24%
TRANMERE	13	888,000	18	1,280,000	44.14%
TRINITY GARDENS	8	1,335,000	3	1,450,000	8.61%
TROTT PARK	9	625,000	10	740,000	18.40%
TUSMORE	4	1,320,000	1	1,760,000	33.33%
UNDERDALE	8	835,500	8	1,070,000	28.07%
UNLEY	6	1,595,000	6	1,999,000	25.33%
UNLEY PARK	3	2,050,000	8	2,405,000	17.32%
UPPER STURT	2	747,500	1	1,250,000	67.22%
URRBRAE	4	1,237,500	7	1,530,000	23.64%
VALE PARK	8	1,162,500	5	1,235,000	6.24%
VALLEY VIEW	26	595,000	25	703,000	18.15%
VIRGINIA	11	657,500	7	847,500	28.90%
VISTA	2	652,500	5	945,500	44.90%
WALKLEY HEIGHTS	12	766,000	10	815,000	6.40%
WARRADALE	13	820,000	18	952,500	16.16%
WATTLE PARK	7	1,215,000	7	1,340,000	10.29%
WAYVILLE	1	930,000	3	1,450,000	55.91%
WEST BEACH	23	1,230,000	12	1,290,000	4.88%
WEST CROYDON	16	852,000	7	1,168,750	37.18%
WEST HINDMARSH	4	875,000	3	982,500	12.29%
WEST LAKES	11	907,500	17	1,270,000	39.94%
WEST LAKES SHORE	4	978,000	10	1,105,000	12.99%
WESTBOURNE PARK	4	1,622,500	7	1,437,500	-11.40%
WILLASTON	12	495,000	18	530,000	7.07%
WILLUNGA	4	810,500	9	970,000	19.68%
WINDSOR GARDENS	16	742,500	14	792,500	6.73%
WINGFIELD	3	490,000	4	480,000	-2.04%
WOODCROFT	27	658,000	28	748,750	13.79%
WOODFORDE	1	1,240,000	1	621,000	-49.92%
WOODSIDE	10	546,000	4	882,500	61.63%
WOODVILLE	7	825,000	5	800,000	-3.03%
WOODVILLE GARDENS	2	512,500	5	745,000	45.37%
WOODVILLE NORTH	3	594,000	4	750,000	26.26%
WOODVILLE PARK	3	622,500	5	875,000	40.56%
WOODVILLE SOUTH	10	840,000	7	905,000	7.74%
WOODVILLE WEST	7	680,000	10	775,000	13.97%
WYNN VALE	28	645,500	8	727,000	12.63%



## Summary

We hope that you have enjoyed reading Panorama – our Quarterly Market Update.

Please contact REISA at [reisa@reisa.com.au](mailto:reisa@reisa.com.au) or on **8366 4300** if you would like to know more.

