

PANORAMA

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

June Quarter
2024 Edition Volume 2

The South Australian property market continues to show unprecedented strength as it once again posts record median prices of \$708,250 and \$785,000 across South Australia and metropolitan Adelaide respectively.

The results showed that South Australia posted a 4.93% median house price increase from the previous quarter and a 13.32% increase from the same quarter last year. Metropolitan Adelaide experienced a 3.29% median house price growth from the previous quarter and a 12.14% increase from the same quarter last year. In the June quarter, there were 6 suburbs with a median price of \$500,000, 224

between \$500,000 and \$1 million and 143 over \$1 million.

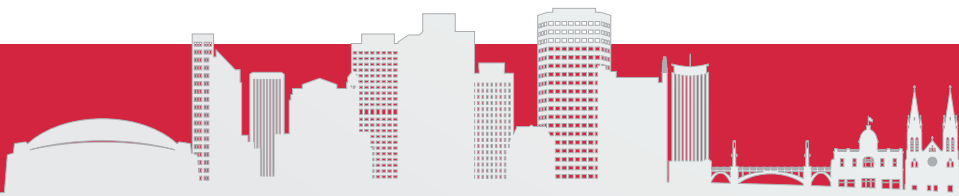
The volume of sales across South Australia and metropolitan Adelaide also rose 16.86% and 21.40% from the previous quarter.

South Australia's real estate market continues to do astonishingly well despite the low supply of housing stock and the prevailing high interest rates. We commend the State Government on taking the issue of housing supply seriously and we look forward to continuing our dialogue with them in addressing this and the complementary issue of housing affordability".

SOUTH AUSTRALIAN SUMMARY – QUARTER 2 – 2024

Index	Category	2Q 2023		1Q 2024		2Q 2024		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
SOUTH AUSTRALIA	Houses	6,165	625,000	5,586	675,000	6,528	708,250	4.93%	13.32%
METRO ADELAIDE	Houses	4,314	700,000	3,794	760,000	4,606	785,000	3.29%	12.14%
CENTRAL METRO	Houses	2,005	800,000	1,727	885,000	2,075	921,000	4.07%	15.13%
INNER METRO	Houses	328	1,151,000	290	1,307,500	352	1,381,000	5.62%	19.98%
OUTER METRO	Houses	1,967	565,000	1,754	630,000	2,162	655,000	3.97%	15.93%
METRO ADELAIDE	Home Units	1,645	485,000	1,435	531,750	1,713	572,000	7.57%	17.94%
MAJOR TOWNS	Houses	659	365,000	692	415,000	705	420,500	1.33%	15.21%
SELECTED LGAS									
GAWLER	HOUSES	129	502,500	99	555,000	118	597,500	7.66%	18.91%
HOLDFAST BAY	HOUSES	76	1,185,000	88	1,475,000	106	1,413,800	-4.15%	19.31%
MARION	HOUSES	310	750,000	259	860,000	273	885,000	2.91%	18.00%
MITCHAM	HOUSES	215	965,000	193	1,071,200	208	1,138,000	6.24%	17.93%
MOUNT BARKER	HOUSES	192	615,000	139	707,500	197	690,000	-2.47%	12.20%
NORWOOD, PAYNHAM & ST PETERS	HOUSES	97	1,211,000	82	1,300,000	98	1,350,000	3.85%	11.48%
ONKAPARINGA	HOUSES	636	625,000	621	678,000	707	700,000	3.24%	12.00%
PLAYFORD	HOUSES	508	445,500	447	520,000	605	560,000	7.69%	25.70%
PORT ADELAIDE ENFIELD	HOUSES	451	685,000	378	746,944	470	785,400	5.15%	14.66%
PROSPECT	HOUSES	58	1,065,000	36	1,200,000	41	1,260,000	5.00%	18.31%
SALISBURY	HOUSES	468	550,000	443	627,000	544	655,000	4.47%	19.09%
TEA TREE GULLY	HOUSES	375	660,000	301	720,000	342	750,000	4.17%	13.64%
UNLEY	HOUSES	81	1,430,000	82	1,650,091	99	1,647,500	-0.16%	15.21%
WALKERVILLE	HOUSES	20	1,200,000	7	1,362,500	34	1,702,500	24.95%	41.88%
WEST TORRENS	HOUSES	168	915,000	151	1,022,500	184	1,000,000	-2.20%	9.29%

Valuer-General figures: June Quarter 2024



REGIONAL SOUTH AUSTRALIA – QUARTER 2 – 2024

Index	Category	2Q 2023		1Q 2024		2Q 2024		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
MAJOR TOWNS	Houses	659	365,000	692	415,000	705	420,500	1.33%	15.21%
COMPONENT TOWNS									
MILLICENT	Houses	15	260,000	24	346,000	16	340,000	-1.73%	30.77%
MOUNT GAMBIER	Houses	109	396,500	109	460,000	122	469,000	1.96%	18.28%
MURRAY BRIDGE	Houses	56	399,500	74	447,500	88	455,000	1.68%	13.89%
PORT AUGUSTA	Houses	55	230,500	49	230,000	48	227,500	-1.09%	-1.30%
PORT LINCOLN	Houses	56	435,000	58	545,000	68	442,500	-18.81%	1.72%
PORT PIRIE	Houses	90	236,000	83	275,000	86	260,000	-5.45%	10.17%
VICTOR HARBOR	Houses	103	605,000	91	670,000	101	720,000	7.46%	19.01%
WHYALLA	Houses	85	305,000	84	339,000	81	350,000	3.24%	14.75%
OTHER TOWNS									
BARMERA	Houses	6	357,500	9	380,000	12	310,000	-18.42%	-13.29%
BERRI	Houses	14	325,290	12	284,500	13	345,000	21.27%	6.06%
NARACOORTE	Houses	21	360,000	22	327,000	19	330,000	0.92%	-8.33%
RENMARK	Houses	18	364,250	28	388,000	23	420,000	8.25%	15.31%

Valuer-General figures: June Quarter 2024

UNITS AND APARTMENTS – QUARTER 2 – 2024

Index	Category	2Q 2023		1Q 2024		2Q 2024		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
METRO ADELAIDE	Units & Apartments	1,664	485,000	1,462	525,750	1,741	569,950	8.41%	17.52%
SUBURB									
ADELAIDE	Units & Apartments	159	446,500	141	460,000	198	486,500	5.76%	8.96%

Valuer-General figures: June Quarter 2024



TOP 10 MEDIAN PRICE GROWTH – METRO

Suburb	2Q 2023		2Q 2024		Median Change
	Sales	Median	Sales	Median	
ROYAL PARK	18	597,888	11	917,500	53.46%
TEA TREE GULLY	11	591,250	15	869,000	46.98%
EYRE	20	369,000	14	530,000	43.63%
WEST LAKES	19	810,000	20	1,150,000	41.98%
MARION	21	630,000	12	890,000	41.27%
DAVOREN PARK	30	353,000	42	490,000	38.81%
ELIZABETH VALE	13	426,750	10	578,000	35.44%
WEST LAKES SHORE	14	951,350	14	1,270,000	33.49%
BURNSIDE	11	1,280,000	12	1,700,000	32.81%
HACKHAM WEST	11	449,000	11	595,750	32.68%

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

TOP 10 VOLUME OF SALES – METRO

Suburb	2Q 2023		2Q 2024		Median Change
	Sales	Median	Sales	Median	
MOUNT BARKER	120	620,000	140	680,000	9.68%
MORPHETT VALE	100	531,111	123	635,944	19.74%
PARALOWIE	52	507,750	78	625,000	23.09%
BLAKEVIEW	51	495,000	64	590,000	19.19%
ALDINGA BEACH	55	621,000	60	727,000	17.07%
ANGLE VALE	31	720,000	59	715,000	-0.69%
PARAFIELD GARDENS	40	566,500	55	670,000	18.27%
ANDREWS FARM	59	456,500	54	560,000	22.67%
INGLE FARM	42	550,500	50	687,500	24.89%
CRAIGMORE	40	484,000	50	585,000	20.87%

Valuer-General figures: June Quarter 2024



AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
7 April	75%
14 April	81%
21 April	78%
28 April	79%
5 May	83%
12 May	82%
19 May	84%
26 May	76%
2 June	85%
9 June	69%
16 June	79%
23 June	83%
30 June	78%

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.

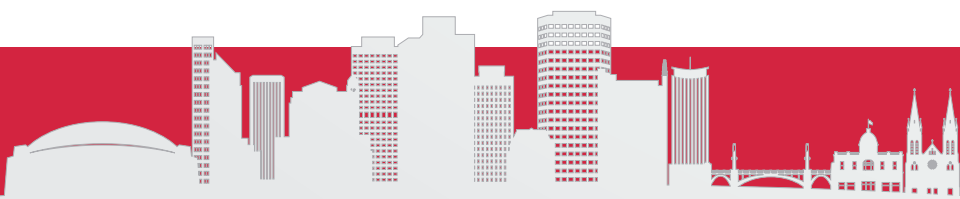
CoreLogic figures: June Quarter 2024

TOP 10 RESIDENTIAL AUCTION SALES

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

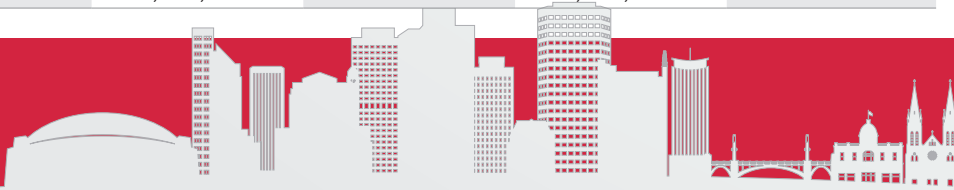
PROPERTY	AGENT/AGENCY	\$ SOLD
28 The Common Beaumont Park	WILLIAMS REAL ESTATE – John Williams & Stephanie Williams	\$3,800,000
16 Lochness Avenue Torrens Park	WILLIAMS REAL ESTATE – Hamish Mill & Stephanie Williams	\$3,620,000
17A Fife Avenue Torrens Park	Ouwens Casserly Real Estate – James Robertson & Daniel Richardson	\$2,750,000
5 Paruna Place Semaphore Park	GIORDANO & PARTNERS – Sally Turner & Grant Giordano	\$2,710,000
67 Palmerston Road Unley	Ouwens Casserly Real Estate – James Robertson & Nic Pernini	\$2,705,500
62/38 East Terrace Adelaide	RAY WHITE GLENELG – Chris Daley & Adam Keane	\$2,675,000
192 Fisher Street Malvern	FOX REAL ESTATE – Andrew Fox	\$2,600,000
154 Alexandria Avenue Toorak Gardens	RAY WHITE KENSINGTON – Andrew Welch & Tim Knowling	\$2,580,000
10 Greenwood Grove Urrbrae	WILLIAMS REAL ESTATE – Jonathon Kiritsis	\$2,580,000
10 Hubbe Court Burnside	RAY WHITE NORWOOD – Damien Fong & Brandon Pilgrim	\$2,480,000

CoreLogic figures: June Quarter 2024

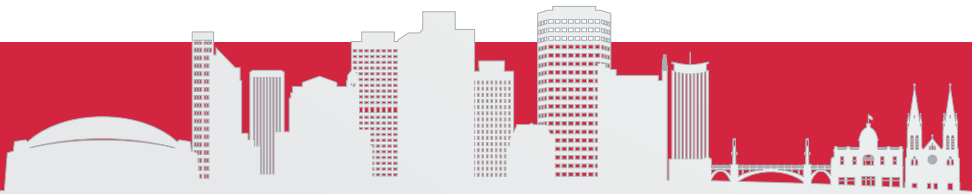


GROWTH OF SUBURBS

SUBURB NAME	SALES 2Q 2023	MEDIAN 2Q 2023	SALES 2Q 2024	MEDIAN 2Q 2024	MEDIAN CHANGE
ABERFOYLE PARK	31	673,000	27	761,000	13.08%
ADELAIDE	4	978,000	7	1,750,000	78.94%
ALBERT PARK	7	662,250	7	787,500	18.91%
ALBERTON	5	660,000	7	796,500	20.68%
ALDGATE	11	1,119,045	10	1,240,000	10.81%
ALDINGA	3	850,000	2	700,000	-17.65%
ALDINGA BEACH	55	621,000	60	727,000	17.07%
ALLENBY GARDENS	1	1,310,000	9	960,000	-26.72%
ANDREWS FARM	59	456,500	54	560,000	22.67%
ANGLE VALE	31	720,000	59	715,000	-0.69%
ASCOT PARK	6	768,750	8	908,000	18.11%
ATHELSTONE	32	795,500	31	892,500	12.19%
ATHOL PARK	4	595,000	3	880,000	47.90%
AULDANA	1	2,068,000	1	2,760,000	33.46%
BALHANNAH	1	635,000	8	892,500	40.55%
BANKSIA PARK	15	590,000	17	680,000	15.25%
BEAUMONT	11	1,790,000	9	1,680,000	-6.15%
BEDFORD PARK	4	777,250	3	785,500	1.06%
BELAIR	19	1,101,000	14	1,035,000	-5.99%
BELLEVUE HEIGHTS	12	818,000	10	865,000	5.75%
BEULAH PARK	4	1,100,000	5	1,445,000	31.36%
BEVERLEY	6	670,000	3	1,081,750	61.46%
BIRDWOOD	2	544,000	4	627,500	15.35%
BIRKENHEAD	11	711,375	6	705,000	-0.90%
BLACK FOREST	3	852,500	5	1,477,500	73.31%
BLACKWOOD	12	846,000	11	896,250	5.94%
BLAIR ATHOL	18	737,500	33	480,000	-34.92%
BLAKEVIEW	51	495,000	64	590,000	19.19%
BOWDEN	3	914,500	4	1,076,000	17.66%
BRAHMA LODGE	13	487,000	13	595,000	22.18%
BRIDGEWATER	23	800,000	13	831,000	3.88%
BRIGHTON	8	1,125,000	6	1,477,500	31.33%
BROADVIEW	12	810,000	10	882,500	8.95%
BROMPTON	11	827,160	5	970,000	17.27%
BROOKLYN PARK	9	720,000	17	900,000	25.00%
BURNSIDE	11	1,280,000	12	1,700,000	32.81%
BURTON	18	542,500	25	575,000	5.99%
CALLINGTON	1	400,000	1	516,000	29.00%
CAMDEN PARK	13	828,500	4	897,500	8.33%
CAMPBELLTOWN	26	811,000	28	991,000	22.19%
CHARLESTON	1	780,000	2	780,000	0.00%
CHELTENHAM	5	870,000	9	869,000	-0.11%
CHRISTIE DOWNS	19	461,000	15	597,500	29.61%
CHRISTIERS BEACH	23	583,500	30	675,250	15.72%
CLAPHAM	8	940,000	4	1,150,500	22.39%
CLARENCE GARDENS	5	873,000	7	1,277,000	46.28%
CLARENCE PARK	8	1,221,500	9	1,350,000	10.52%
CLARENDON	2	730,000	2	761,500	4.32%
CLEARVIEW	15	650,000	16	800,000	23.08%
CLOVELLY PARK	14	780,000	13	805,000	3.21%
COLLEGE PARK	1	1,033,000	2	1,925,000	86.35%



SUBURB NAME	SALES 2Q 2023	MEDIAN 2Q 2023	SALES 2Q 2024	MEDIAN 2Q 2024	MEDIAN CHANGE
COLLINSWOOD	1	755,000	1	910,000	20.53%
COLONEL LIGHT GARDENS	9	1,202,500	7	1,597,500	32.85%
COROMANDEL VALLEY	17	777,777	15	895,000	15.07%
CRAFERS	11	1,045,000	9	1,055,000	0.96%
CRAFERS WEST	2	1,270,000	3	793,000	-37.56%
CRAIGBURN FARM	12	1,120,000	10	1,220,000	8.93%
CRAIGMORE	40	484,000	50	585,000	20.87%
CROYDON	2	760,000	8	1,283,000	68.82%
CROYDON PARK	13	762,750	14	827,500	8.49%
CUMBERLAND PARK	8	1,300,500	5	1,180,000	-9.27%
DARLINGTON	9	729,500	4	755,000	3.50%
DAVOREN PARK	30	353,000	42	490,000	38.81%
DAW PARK	4	911,000	6	1,099,500	20.69%
DERNANCOURT	20	814,500	14	793,250	-2.61%
DEVON PARK	5	665,000	7	792,750	19.21%
DIREK	1	439,000	3	650,000	48.06%
DOVER GARDENS	13	725,000	13	887,500	22.41%
DRY CREEK	1	605,000	1	620,000	2.48%
DUDLEY PARK	3	760,000	1	487,000	-35.92%
DULWICH	1	962,500	4	1,960,000	103.64%
EASTWOOD	3	1,200,000	1	1,580,000	31.67%
EDEN HILLS	6	902,500	11	910,000	0.83%
EDWARDSTOWN	10	850,000	11	1,075,000	26.47%
ELIZABETH	3	400,000	5	531,000	32.75%
ELIZABETH DOWNS	34	404,750	40	517,000	27.73%
ELIZABETH EAST	16	408,000	24	517,500	26.84%
ELIZABETH GROVE	7	411,000	6	545,000	32.60%
ELIZABETH NORTH	17	380,000	14	452,000	18.95%
ELIZABETH PARK	31	400,000	33	502,000	25.50%
ELIZABETH SOUTH	2	391,250	6	505,000	29.07%
ELIZABETH VALE	13	426,750	19	578,000	35.44%
ENFIELD	36	608,750	22	802,500	31.83%
ERINDALE	1	1,500,000	4	2,025,000	35.00%
ETHELTON	5	850,000	5	730,000	-14.12%
EVANSTON	14	435,000	11	465,000	6.90%
EVANSTON GARDENS	19	445,000	24	535,000	20.22%
EVANSTON PARK	21	491,250	15	590,000	20.10%
EVANSTON SOUTH	2	550,000	6	612,500	11.36%
EYRE	20	369,000	14	530,000	43.63%
FAIRVIEW PARK	18	645,888	9	755,000	16.89%
FELIXSTOW	12	861,500	10	1,116,250	29.57%
FERRYDEN PARK	9	750,000	11	730,000	-2.67%
FINDON	25	780,700	34	898,000	15.02%
FIRLE	3	825,000	7	1,200,125	45.47%
FLAGSTAFF HILL	27	815,000	42	944,000	15.83%
FLINDERS PARK	13	840,000	26	980,000	16.67%
FORESTVILLE	3	1,667,500	1	928,000	-44.35%
FREWVILLE	2	1,271,000	1	1,215,000	-4.41%
FULHAM	9	1,175,500	14	1,340,000	13.99%
FULHAM GARDENS	18	990,000	16	1,050,000	6.06%
FULLARTON	4	1,340,000	6	1,483,000	10.67%



SUBURB NAME	SALES 2Q 2023	MEDIAN 2Q 2023	SALES 2Q 2024	MEDIAN 2Q 2024	MEDIAN CHANGE
GAWLER EAST	38	605,000	23	733,000	21.16%
GAWLER SOUTH	17	487,500	11	605,000	24.10%
GAWLER WEST	1	522,000	2	800,000	53.26%
GEPPS CROSS	1	555,000	3	656,000	18.20%
GILLES PLAINS	12	687,500	8	746,000	8.51%
GLANDORE	11	985,000	9	1,205,000	22.34%
GLANVILLE	3	595,000	2	773,000	29.92%
GLEN OSMOND	4	1,165,000	6	1,400,000	20.17%
GLENALTA	8	987,500	8	1,100,000	11.39%
GLENELG	1	1,350,000	3	1,597,500	18.33%
GLENELG EAST	8	1,272,500	5	1,725,000	35.56%
GLENELG NORTH	18	1,058,750	33	1,300,000	22.79%
GLENELG SOUTH	2	1,740,000	3	2,425,000	39.37%
GLENGOWRIE	16	1,108,000	12	1,175,000	6.05%
GLENSIDE	5	1,700,000	16	1,561,280	-8.16%
GLENUNGA	3	1,475,000	4	1,385,000	-6.10%
GLYNDE	9	836,000	8	1,009,000	20.69%
GOLDEN GROVE	29	737,500	18	863,500	17.08%
GOODWOOD	9	1,430,000	7	1,680,000	17.48%
GRANGE	11	1,191,000	18	1,372,500	15.24%
GREENACRES	13	670,000	15	881,000	31.49%
GREENHILL	2	752,500	1	1,205,000	60.13%
GREENWITH	21	700,000	33	756,000	8.00%
GULFVIEW HEIGHTS	14	729,000	20	780,000	7.00%
GUMERACHA	1	625,000	1	600,000	-4.00%
HACKHAM	14	515,000	16	590,000	14.56%
HACKHAM WEST	11	449,000	11	595,750	32.68%
HAHNDORF	9	885,000	12	1,125,000	27.12%
HALLETT COVE	47	762,500	44	846,000	10.95%
HAMPSTEAD GARDENS	7	723,500	5	975,000	34.76%
HAPPY VALLEY	40	671,000	39	753,251	12.26%
HAWTHORN	7	1,683,000	9	1,775,500	5.50%
HAWTHORNDENE	11	791,000	15	860,000	8.72%
HAZELWOOD PARK	3	1,720,000	8	2,000,000	16.28%
HEATHFIELD	4	980,000	3	1,200,000	22.45%
HEATHPOOL	1	1,914,000	1	2,310,000	20.69%
HECTORVILLE	11	842,000	13	906,000	7.60%
HENDON	4	712,000	8	761,000	6.88%
HENLEY BEACH	18	1,410,000	9	1,600,000	13.48%
HENLEY BEACH SOUTH	6	1,357,500	10	1,610,000	18.60%
HEWETT	14	680,000	19	723,000	6.32%
HIGHBURY	29	881,500	17	927,500	5.22%
HIGHGATE	5	1,510,000	8	1,976,000	30.86%
HILLBANK	17	535,250	21	652,500	21.91%
HILLCREST	11	670,750	19	808,000	20.46%
HILTON	2	655,750	1	800,000	22.00%
HOLDEN HILL	15	630,000	18	777,000	23.33%
HOPE VALLEY	25	710,000	26	710,000	0.00%
HOVE	6	1,170,000	10	1,402,750	19.89%
HUNTFIELD HEIGHTS	20	520,000	19	600,000	15.38%
HYDE PARK	1	2,450,000	5	2,250,000	-8.16%



SUBURB NAME	SALES 2Q 2023	MEDIAN 2Q 2023	SALES 2Q 2024	MEDIAN 2Q 2024	MEDIAN CHANGE
INGLE FARM	42	550,500	50	687,500	24.89%
JOSLIN	3	2,170,500	2	2,600,000	19.79%
KANGARILLA	1	660,000	2	1,051,500	59.32%
KANMANTOO	5	509,750	2	574,250	12.65%
KENSINGTON	2	1,280,000	1	1,000,000	-21.88%
KENSINGTON GARDENS	10	1,841,500	6	1,450,000	-21.26%
KENSINGTON PARK	1	1,230,000	5	1,600,000	30.08%
KESWICK	3	1,025,000	3	935,000	-8.78%
KIDMAN PARK	8	1,002,500	8	1,150,000	14.71%
KILBURN	7	612,000	10	1,063,000	73.69%
KILKENNY	3	660,000	5	852,500	29.17%
KINGSWOOD	6	1,680,000	4	1,800,000	7.14%
KLEMZIG	21	775,000	27	853,000	10.06%
KURRALTA PARK	5	765,000	6	938,000	22.61%
LARGS BAY	12	937,000	12	877,500	-6.35%
LARGS NORTH	14	668,500	21	855,000	27.90%
LEABROOK	1	2,890,000	6	2,333,750	-19.25%
LIGHTSVIEW	42	629,000	45	737,400	17.23%
LINDEN PARK	7	1,392,500	3	1,600,000	14.90%
LITTLEHAMPTON	10	710,000	12	755,000	6.34%
LOBETHAL	4	592,500	10	655,000	10.55%
LOCKLEYS	19	1,025,000	24	1,118,000	9.07%
LOWER MITCHAM	11	1,202,500	6	1,350,100	12.27%
MACCLESFIELD	7	660,000	1	575,500	-12.80%
MAGILL	23	1,000,000	24	1,031,000	3.10%
MALVERN	7	2,000,000	7	1,905,000	-4.75%
MANNINGHAM	4	876,944	5	1,472,000	67.86%
MANSFIELD PARK	13	655,000	14	755,000	15.27%
MARDEN	13	422,050	3	1,455,000	244.75%
MARINO	6	1,072,500	6	1,060,000	-1.17%
MARION	21	630,000	12	890,000	41.27%
MARLESTON	4	849,000	6	926,000	9.07%
MARRYATVILLE	2	1,319,000	4	1,218,000	-7.66%
MASLIN BEACH	3	785,000	2	777,500	-0.96%
MAWSON LAKES	48	740,000	47	750,000	1.35%
MAYLANDS	2	1,190,000	2	1,787,500	50.21%
MCLAREN FLAT	4	1,029,500	3	657,750	-36.11%
MCLAREN VALE	7	735,000	12	885,000	20.41%
MEADOWS	7	585,000	5	700,000	19.66%
MEDINDIE	2	2,515,444	7	3,097,500	23.14%
MELROSE PARK	8	876,000	10	1,052,000	20.09%
MILE END	13	1,034,500	9	895,000	-13.48%
MILLSWOOD	5	1,660,000	4	1,700,000	2.41%
MITCHAM	3	885,000	6	1,957,578	121.20%
MITCHELL PARK	24	690,000	8	807,750	17.07%
MOANA	18	695,560	20	732,500	5.31%
MODBURY	29	605,500	22	760,000	25.52%
MODBURY HEIGHTS	24	660,000	28	771,000	16.82%
MODBURY NORTH	25	600,000	25	710,000	18.33%
MORPHETT VALE	100	531,111	123	635,944	19.74%



SUBURB NAME	SALES 2Q 2023	MEDIAN 2Q 2023	SALES 2Q 2024	MEDIAN 2Q 2024	MEDIAN CHANGE
MORPHETTVILLE	11	760,000	12	943,750	24.18%
MOUNT BARKER	120	620,000	140	680,000	9.68%
MUNNO PARA	25	425,000	43	560,000	31.76%
MUNNO PARA WEST	66	457,000	49	578,250	26.53%
MYRTLE BANK	4	1,577,500	8	1,710,000	8.40%
NAILSWORTH	8	1,237,500	5	1,117,000	-9.74%
NAIRNE	27	563,250	23	700,129	24.30%
NETHERBY	3	1,225,000	7	2,000,000	63.27%
NETLEY	10	820,000	11	895,600	9.22%
NEWTON	8	805,000	16	855,000	6.21%
NOARLUNGA DOWNS	17	545,000	15	631,250	15.83%
NORTH ADELAIDE	3	1,080,000	6	1,325,000	22.69%
NORTH BRIGHTON	4	1,068,000	9	1,375,000	28.75%
NORTH HAVEN	14	660,000	15	802,000	21.52%
NORTH PLYMPTON	13	850,000	12	950,000	11.76%
NORTHFIELD	12	671,500	14	750,750	11.80%
NORTHGATE	8	913,000	2	1,057,500	15.83%
NORWOOD	14	1,870,000	13	1,225,000	-34.49%
NOVAR GARDENS	3	1,092,500	12	1,007,500	-7.78%
OAKBANK	1	860,000	2	1,188,625	38.21%
OAKDEN	7	732,500	14	770,250	5.15%
OAKLANDS PARK	14	725,000	9	900,000	24.14%
O'HALLORAN HILL	10	636,250	14	736,000	15.68%
OLD NOARLUNGA	8	601,250	5	675,000	12.27%
OLD REYNELLA	13	602,500	10	757,750	25.77%
ONKAPARINGA HEIGHTS	4	2,233,000	6	700,500	-68.63%
ONKAPARINGA HILLS	4	822,500	6	765,000	-6.99%
OSBORNE	10	550,000	11	725,000	31.82%
O'SULLIVAN BEACH	7	587,500	12	610,000	3.83%
OTTOWAY	8	629,000	9	670,000	6.52%
PANORAMA	11	987,500	8	1,050,000	6.33%
PARA HILLS	37	560,000	35	665,000	18.75%
PARA HILLS WEST	8	524,000	9	606,250	15.70%
PARA VISTA	6	587,750	8	690,000	17.40%
PARADISE	18	813,000	24	890,500	9.53%
PARAFIELD GARDENS	40	566,500	55	670,000	18.27%
PARALOWIE	52	507,750	78	625,000	23.09%
PARK HOLME	7	760,000	11	825,950	8.68%
PARKSIDE	12	1,280,500	18	1,320,000	3.08%
PASADENA	10	770,000	9	956,500	24.22%
PAYNEHAM	2	1,210,000	8	1,332,500	10.12%
PAYNEHAM SOUTH	3	980,000	3	1,760,000	79.59%
PENNINGTON	4	740,000	11	750,000	1.35%
PETERHEAD	6	677,500	5	730,000	7.75%
PLYMPTON	5	942,750	16	1,066,888	13.17%
PLYMPTON PARK	12	871,000	11	915,500	5.11%
POORAKA	22	616,000	24	714,500	15.99%
PORT ADELAIDE	1	712,000	8	610,000	-14.33%
PORT NOARLUNGA	10	700,500	18	805,000	14.92%
PORT NOARLUNGA SOUTH	15	640,000	10	782,500	22.27%



SUBURB NAME	SALES 2Q 2023	MEDIAN 2Q 2023	SALES 2Q 2024	MEDIAN 2Q 2024	MEDIAN CHANGE
PORT WILLUNGA	7	683,000	11	715,000	4.69%
PROSPECT	40	1,040,000	27	1,287,500	23.80%
QUEENSTOWN	5	715,000	5	755,000	5.59%
REDWOOD PARK	24	611,250	24	720,000	17.79%
REID	3	710,000	1	765,000	7.75%
RENOWN PARK	6	778,000	3	1,213,000	55.91%
REYNELLA	22	580,000	23	672,500	15.95%
REYNELLA EAST	6	685,000	13	698,250	1.93%
RICHMOND	10	762,000	11	925,000	21.39%
RIDGEHAVEN	19	665,500	17	681,000	2.33%
RIDLEYTON	6	724,250	1	804,250	11.05%
RIVERLEA PARK	9	789,000	15	735,000	-6.84%
ROSEWATER	6	638,500	16	731,000	14.49%
ROSSLYN PARK	3	1,430,000	2	1,567,500	9.62%
ROSTREVOR	26	874,575	32	1,085,000	24.06%
ROYAL PARK	18	597,888	11	917,500	53.46%
ROYSTON PARK	6	1,485,000	2	1,707,500	14.98%
SALISBURY	28	520,000	26	613,250	17.93%
SALISBURY DOWNS	21	537,000	31	622,500	15.92%
SALISBURY EAST	32	502,500	38	605,000	20.40%
SALISBURY HEIGHTS	18	610,000	12	656,500	7.62%
SALISBURY NORTH	33	451,000	33	580,000	28.60%
SALISBURY PARK	11	495,000	8	604,500	22.12%
SALISBURY PLAIN	5	500,000	6	620,000	24.00%
SEACLIFF	2	1,085,000	6	2,327,500	114.52%
SEACLIFF PARK	13	790,000	12	1,000,000	26.58%
SEACOMBE GARDENS	7	726,500	9	775,000	6.68%
SEACOMBE HEIGHTS	5	750,000	5	910,000	21.33%
SEAFORD	15	657,500	8	667,500	1.52%
SEAFORD HEIGHTS	3	710,000	13	725,000	2.11%
SEAFORD MEADOWS	19	665,000	33	710,500	6.84%
SEAFORD RISE	30	655,000	18	660,000	0.76%
SEATON	40	800,000	24	880,000	10.00%
SEAVIEW DOWNS	4	772,500	6	790,000	2.27%
SEFTON PARK	4	772,500	1	1,585,000	105.18%
SELICKS BEACH	10	709,000	12	690,000	-2.68%
SEMAPHORE	6	975,000	8	1,342,000	37.64%
SEMAPHORE PARK	6	912,500	14	945,000	3.56%
SEMAPHORE SOUTH	2	831,000	2	1,093,750	31.62%
SHEIDOW PARK	22	700,000	12	840,000	20.00%
SKYE	1	1,060,000	2	1,750,000	65.09%
SMITHFIELD	9	407,500	12	513,750	26.07%
SMITHFIELD PLAINS	18	427,500	17	500,000	16.96%
SOMERTON PARK	24	1,837,900	17	1,710,000	-6.96%
SOUTH BRIGHTON	3	1,140,000	10	1,300,000	14.04%
SOUTH PLYMPTON	11	857,000	12	947,500	10.56%
SPRINGFIELD	2	2,527,500	3	2,850,000	12.76%
ST AGNES	15	670,000	14	753,500	12.46%
ST CLAIR	16	459,000	3	778,500	69.61%
ST GEORGES	5	2,350,000	10	1,850,000	-21.28%



SUBURB NAME	SALES 2Q 2023	MEDIAN 2Q 2023	SALES 2Q 2024	MEDIAN 2Q 2024	MEDIAN CHANGE
ST MARYS	14	839,000	5	850,000	1.31%
ST MORRIS	2	995,000	7	1,492,500	50.00%
ST PETERS	11	2,250,000	13	2,680,000	19.11%
STIRLING	5	1,120,000	9	1,450,000	29.46%
STONYFELL	9	1,585,000	7	1,423,000	-10.22%
STURT	12	735,000	6	890,000	21.09%
SURREY DOWNS	14	600,000	16	688,000	14.67%
TAPEROO	7	739,250	9	685,000	-7.34%
TEA TREE GULLY	11	591,250	15	869,000	46.98%
TENNYSON	5	1,919,000	5	2,750,000	43.30%
TERINGIE	4	1,169,000	3	1,350,000	15.48%
THEBARTON	4	875,000	4	1,027,500	17.43%
THORNGATE	1	1,275,000	1	1,400,000	9.80%
TONSLEY	4	510,000	3	621,500	21.86%
TOORAK GARDENS	2	1,660,000	7	2,200,000	32.53%
TORRENS PARK	10	1,382,500	6	2,142,500	54.97%
TORRENSVILLE	13	1,058,128	12	1,037,000	-2.00%
TRANMERE	16	1,102,500	9	1,135,000	2.95%
TRINITY GARDENS	2	1,793,000	4	1,317,750	-26.51%
TROTT PARK	11	647,500	11	767,500	18.53%
TUSMORE	4	1,950,000	8	2,000,000	2.56%
UNDERDALE	3	1,104,000	8	1,070,000	-3.08%
UNLEY	6	1,670,000	16	2,240,000	34.13%
UNLEY PARK	3	1,711,000	3	2,552,500	49.18%
URRBRAE	1	1,780,000	5	1,700,000	-4.49%
VALE PARK	15	1,060,000	11	1,125,000	6.13%
VALLEY VIEW	32	637,500	27	719,000	12.78%
VIRGINIA	11	734,500	19	690,250	-6.02%
VISTA	4	717,500	6	750,000	4.53%
WALKERVILLE	3	3,625,000	11	2,250,000	-37.93%
WALKLEY HEIGHTS	9	750,000	12	923,586	23.14%
WARRADALE	18	910,000	21	960,000	5.49%
WATTLE PARK	4	1,365,944	7	1,950,000	42.76%
WAYVILLE	5	1,532,500	2	1,700,000	10.93%
WELLAND	1	920,000	2	929,000	0.98%
WEST BEACH	21	1,082,000	12	1,250,000	15.53%
WEST CROYDON	18	940,000	11	1,040,300	10.67%
WEST HINDMARSH	7	770,000	4	1,207,900	56.87%
WEST LAKES	19	810,000	20	1,150,000	41.98%
WEST LAKES SHORE	14	951,350	14	1,270,000	33.49%
WEST RICHMOND	3	580,000	2	790,000	36.21%
WESTBOURNE PARK	8	1,342,500	12	1,900,000	41.53%
WILLASTON	14	462,000	20	585,000	26.62%
WILLUNGA	6	780,000	9	941,000	20.64%
WINDSOR GARDENS	21	755,000	19	750,000	-0.66%
WINGFIELD	1	380,000	2	579,000	52.37%
WOODCROFT	31	654,000	37	715,000	9.33%
WOODFORDE	5	1,110,000	7	1,380,000	24.32%
WOODSIDE	7	617,000	8	788,278	27.76%
WOODVILLE GARDENS	4	730,000	6	820,000	12.33%
WOODVILLE NORTH	7	677,800	2	880,000	29.83%



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.

