

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



PANORAMA

SEPTEMBER QUARTER - 2024 edition Volume 3

September Quarter

The South Australian property market continues to demonstrate its strength and resilience by once again posting record median prices of \$723,000 and \$800,000 across South Australia and metropolitan Adelaide respectively.

The results showed that while the high interest rates and the traditionally slower third quarter had impacted upon the volume of sales, optimism and consumer confidence in the real estate market remained robust. In the September quarter, there were 2 suburbs with a median price of \$500,000 or less, 223 between \$500,000 and \$1 million and 155 over \$1 million.

South Australia posted a 1.83% median house price increase from the previous quarter and a 13.50% increase from the same quarter last year. Metropolitan Adelaide experienced a 1.91% median house price growth from the previous quarter and a 12.36% increase from the same quarter last year.

South Australia's real estate market continues to do astonishingly well despite the continuing low supply of housing stock and the prevailing high interest rates. We look forward to interest rates coming down in 2025 to encourage first home buyers back into the market and the realisation of the State Government's commitment to increasing housing stock and easing affordability concerns.

SOUTH AUSTRALIAN SUMMARY – QUARTER 3 – 2024

Index	Category	3Q 2023		2Q 2024		3Q 2024		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
SOUTH AUSTRALIA	Houses	5,586	637,000	6,542	710,000	6,128	723,000	1.83%	13.50%
METRO ADELAIDE	Houses	3,843	712,000	4,606	785,000	4,263	800,000	1.91%	12.36%
CENTRAL METRO	Houses	1,691	840,100	2,077	920,000	1,867	957,000	4.02%	13.92%
INNER METRO	Houses	255	1,305,000	346	1,384,500	251	1,429,000	3.21%	9.50%
OUTER METRO	Houses	1,882	591,000	2,166	658,250	2,113	680,400	3.36%	15.13%
METRO ADELAIDE	Home units	1,425	500,000	1,734	575,000	1,643	587,750	2.22%	17.55%
MAJOR TOWNS	Houses	615	385,000	710	420,500	681	430,000	2.26%	11.69%
Selected LGAS									
ADELAIDE	Houses	6	1,250,000	13	1,350,000	15	1,808,500	33.96%	44.68%
ADELAIDE HILLS	Houses	74	967,500	108	975,000	102	920,000	-5.64%	-4.91%
BURNSIDE	Houses	114	1,540,000	143	1,660,000	132	1,735,000	4.52%	12.66%
CAMPBELLTOWN	Houses	171	875,000	171	960,000	158	1,007,500	4.95%	15.14%
CHARLES STURT	Houses	295	892,000	351	1,000,000	302	983,000	-1.70%	10.20%
GAWLER	Houses	96	510,000	118	600,000	130	593,250	-1.13%	16.32%
HOLDFAST BAY	Houses	81	1,321,000	97	1,430,000	95	1,500,000	4.90%	13.55%
MARION	Houses	219	800,000	273	885,500	243	927,000	4.69%	15.88%
MITCHAM	Houses	151	970,000	208	1,146,500	180	1,172,500	2.27%	20.88%
MOUNT BARKER	Houses	172	640,000	199	687,500	180	720,000	4.73%	12.50%
NORWOOD, PAYNHAM & ST PETERS	Houses	72	1,180,000	98	1,350,000	72	1,350,000	0.00%	14.41%
ONKAPARINGA	Houses	627	636,750	710	700,000	687	725,000	3.57%	13.86%
PLAYFORD	Houses	463	490,000	604	562,000	632	600,000	6.76%	22.45%
PORT ADELAIDE ENFIELD	Houses	389	722,500	474	786,555	430	823,500	4.70%	13.98%
PROSPECT	Houses	38	1,210,500	41	1,260,000	25	1,250,000	-0.79%	3.26%
SALISBURY	Houses	468	577,750	544	657,000	478	695,000	5.78%	20.29%
TEA TREE GULLY	Houses	355	675,000	343	750,000	356	765,000	2.00%	13.33%
UNLEY	Houses	69	1,500,000	98	1,675,000	62	1,754,500	4.75%	16.97%
WALKERVILLE	Houses	26	1,650,000	29	1,702,500	19	1,468,000	-13.77%	-11.03%
WEST TORRENS	Houses	129	900,000	183	1,001,000	145	1,100,000	9.89%	22.22%

Valuer-General figures: September Quarter 2024

REGIONAL SOUTH AUSTRALIA – QUARTER 3 – 2024

Index	Category	3Q 2023		2Q 2024		3Q 2024		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
MAJOR TOWNS	Houses	615	385,000	710	420,500	681	430,000	2.26%	11.69%
COMPONENT TOWNS									
MILLICENT	Houses	18	345,000	16	340,000	19	327,000	-3.82%	-5.22%
MOUNT GAMBIER	Houses	90	430,000	123	469,000	122	490,000	4.48%	13.95%
MURRAY BRIDGE	Houses	81	397,500	88	452,500	79	484,000	6.96%	21.76%
PORT AUGUSTA	Houses	50	230,000	49	227,500	65	247,500	8.79%	7.61%
PORT LINCOLN	Houses	49	470,000	68	450,000	52	458,500	1.89%	-2.45%
PORT PIRIE	Houses	80	267,000	86	260,000	91	230,000	-11.54%	-13.86%
VICTOR HARBOR	Houses	80	654,750	101	720,000	91	650,000	-9.72%	-0.73%
WHYALLA	Houses	71	326,000	81	350,000	78	360,000	2.86%	10.43%
OTHER TOWNS									
BARMERA	Houses	4	287,500	12	310,000	10	475,000	53.23%	65.22%
BERRI	Houses	18	305,000	13	345,000	11	298,000	-13.62%	-2.30%
NARACORTE	Houses	25	365,000	20	330,000	26	354,500	7.42%	-2.88%
RENMARK	Houses	14	310,000	24	415,000	9	350,000	-15.66%	12.90%

Valuer-General figures: September Quarter 2024

UNITS AND APARTMENTS – QUARTER 3 – 2024

Index	Category	3Q 2023		2Q 2024		3Q 2024		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
METRO ADELAIDE	Units & Apartments	1,458	492,000	1,763	570,250	1,665	585,000	2.59%	18.90%
SUBURB									
ADELAIDE	Units & Apartments	145	462,000	199	486,500	215	550,000	13.05%	19.05%

Valuer-General figures: September Quarter 2024



TOP 10 MEDIAN PRICE GROWTH – METRO

Suburb	3Q 2023		3Q 2024		Median Change
	Sales	Median	Sales	Median	
MARION	10	645,500	16	955,000	47.95%
NEWTON	16	755,012	10	1,095,000	45.03%
ROYAL PARK	16	665,500	12	940,000	41.25%
CHRISTIES BEACH	18	570,000	24	765,000	34.21%
SALISBURY NORTH	40	463,000	29	620,000	33.91%
ST AGNES	15	610,000	14	805,000	31.97%
MITCHELL PARK	11	720,000	20	944,500	31.18%
ELIZABETH DOWNS	28	409,000	23	535,000	30.81%
MUNNO PARA WEST	43	475,000	61	620,000	30.53%
BRAHMA LODGE	20	522,500	12	680,000	30.14%

Valuer-General figures: September Quarter 2024

Top 10 growth suburbs with 10 or more sales in both quarters

TOP 10 VOLUME OF SALES – METRO

Suburb	3Q 2023		3Q 2024		Median Change
	Sales	Median	Sales	Median	
MOUNT BARKER	118	628,500	114	698,890	11.20%
MORPHETT VALE	87	552,000	110	680,000	23.19%
DAVOREN PARK	29	410,000	68	530,000	29.27%
ANDREWS FARM	59	500,000	65	600,525	20.11%
BLAKEVIEW	44	520,000	65	600,000	15.38%
MUNNO PARA WEST	43	475,000	61	620,000	30.53%
PARALOWIE	52	531,500	60	665,500	25.21%
INGLE FARM	48	581,500	57	714,500	22.87%
HAPPY VALLEY	23	671,000	54	790,000	17.73%
PARAFIELD GARDENS	62	600,000	52	692,978	15.50%

Valuer-General figures: September Quarter 2024



AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
7 JULY	79%
14 JULY	81%
21 JULY	80%
28 JULY	78%
4 AUGUST	75%
11 AUGUST	78%
18 AUGUST	79%
25 AUGUST	82%
1 SEPTEMBER	77%
8 SEPTEMBER	76%
15 SEPTEMBER	71%
22 SEPTEMBER	78%
29 SEPTEMBER	75%

CoreLogic figures: September Quarter 2024

Note: The auction clearance rate is calculated from the number of residential properties auctioned during the period and the number that were sold before, at or immediately after the auction.

TOP 10 RESIDENTIAL AUCTION SALES

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

PROPERTY	AGENT/AGENCY	\$ SOLD
12 Adnunda Place Beaumont	TOOP & TOOP NORWOOD – Yvonne Lu & Grant Wills	\$3,460,000
45 Denning Street Hawthorn	Ouwens Casserly Real Estate – James Robertson & Alistair Loudon	\$2,900,000
121 First Avenue Joslin	Ouwens Casserly Real Estate – James Robertson & Will Fritridge	\$2,785,000
134 Leicester Street Parkside	Ouwens Casserly Real Estate – Amity Dry & Maddy Tan	\$2,650,000
45 Hereford Avenue Trinity Gardens	Alexander Real Estate – Jake Tidmarsh & Steve Alexander	\$2,600,000
5 Byhurst Avenue Frewville	Harris Real Estate Kent Town – Lauren Davis & Henry Gower Tillett	\$2,560,000
25 Brigalow Avenue Kensington Gardens	Bespoke Agents Dulwich – Nick Baranikow	\$2,430,000
4 Alfred Street Norwood	Eclipse Real Estate – Aidan Anthony & Michael Viscariello	\$2,375,000
35 The Walk Mawson Lakes	Ray White Salisbury – Justin Irving & Jake Flavel	\$2,300,000
11 Braund Road Fitzroy	Harris Real Estate – Georgie Todd & Dylan Lynch	\$2,275,000

CoreLogic figures: September Quarter 2024

GROWTH OF SUBURBS

Suburb	Sales 3Q 2023	Median 3Q 2023	Sales 3Q 2024	Median 3Q 2024	Median Change
ABERFOYLE PARK	26	685,000	31	825,000	20.44%
ADELAIDE	2	912,500	2	1,100,000	20.55%
ALBERT PARK	6	730,500	6	910,000	24.57%
ALBERTON	6	600,500	3	1,475,000	145.63%
ALDGATE	9	1,221,000	11	1,310,000	7.29%
ALDINGA	1	865,000	3	815,000	-5.78%
ALDINGA BEACH	52	635,000	51	720,000	13.39%
ALLENBY GARDENS	2	907,500	4	1,067,500	17.63%
ANDREWS FARM	59	500,000	65	600,525	20.11%
ANGLE PARK	1	731,000	4	751,000	2.74%
ANGLE VALE	28	701,250	42	773,500	10.30%
ASCOT PARK	2	825,550	9	853,500	3.39%
ASHTON	1	680,000	1	1,287,000	89.26%
ATHELSTONE	17	860,000	31	932,500	8.43%
ATHOL PARK	6	693,000	2	832,500	20.13%
AULDANA	1	1,315,500	2	1,792,500	36.26%
BALHANNAH	1	552,000	8	800,000	44.93%
BANKSIA PARK	21	604,500	14	759,000	25.56%
BEAUMONT	10	1,520,000	9	1,578,000	3.82%
BEDFORD PARK	3	795,000	3	725,000	-8.81%
BELAIR	10	1,150,000	11	1,200,000	4.35%
BELLEVUE HEIGHTS	7	840,500	4	983,000	16.95%
BEULAH PARK	3	1,203,000	4	1,334,500	10.93%
BEVERLEY	3	665,000	2	735,000	10.53%
BIRDWOOD	4	635,000	3	652,500	2.76%
BIRKENHEAD	4	550,000	5	680,000	23.64%
BLACKWOOD	13	803,500	15	960,000	19.48%
BLAIR ATHOL	21	746,500	34	789,750	5.79%
BLAKEVIEW	44	520,000	65	600,000	15.38%
BOWDEN	1	1,170,000	2	300,000	-74.36%
BRAHMA LODGE	20	522,500	12	680,000	30.14%
BRIDGEWATER	11	998,000	16	911,750	-8.64%
BRIGHTON	6	1,331,000	9	1,380,000	3.68%
BROADVIEW	9	880,000	12	1,000,000	13.64%
BROMPTON	7	980,000	11	951,000w	-2.96%
BROOKLYN PARK	12	790,000	12	920,000	16.46%
BURNSIDE	5	1,370,000	11	1,601,500	16.90%
BURTON	22	580,000	17	679,777	17.20%
CAMDEN PARK	10	892,000	13	1,027,500	15.19%
CAMPBELLTOWN	26	840,200	31	917,000	9.14%
CHELtenham	9	790,000	3	1,165,000	47.47%
CHRISTIE DOWNS	21	516,288	25	633,250	22.65%
CHRISTIES BEACH	18	570,000	24	765,000	34.21%
CLAPHAM	5	940,000	6	1,112,500	18.35%
CLARENCE GARDENS	5	1,192,500	7	1,190,000	-0.21%
CLARENCE PARK	7	1,264,500	4	1,320,000	4.39%
CLEARVIEW	16	667,500	21	831,250	24.53%
CLOVELLY PARK	6	845,000	4	877,500	3.85%
COLLEGE PARK	1	1,950,000	3	3,175,000	62.82%
COLLINSWOOD	1	1,625,000	2	1,816,250	11.77%
COLONEL LIGHT GARDENS	2	1,326,250	6	1,610,000	21.39%
COROMANDEL VALLEY	12	796,500	17	950,000	19.27%
COWANDILLA	2	777,500	4	1,005,000	29.26%
CRAFERS	6	1,185,125	4	1,050,000	-11.40%
CRAFERS WEST	2	1,150,000	3	1,163,500	1.17%
CRAIGBURN FARM	12	1,150,000	5	1,100,000	-4.35%
CRAIGMORE	38	520,000	41	665,000	27.88%
CROYDON	4	990,000	4	1,650,000	66.67%
CROYDON PARK	10	800,000	8	901,000	12.63%

Suburb	Sales 3Q 2023	Median 3Q 2023	Sales 3Q 2024	Median 3Q 2024	Median Change
CUMBERLAND PARK	6	994,000	6	1,420,000	42.86%
DARLINGTON	6	782,500	2	1,040,000	32.91%
DAVOREN PARK	29	410,000	68	530,000	29.27%
DAW PARK	5	930,000	5	1,091,500	17.37%
DERNANCOURT	16	800,000	11	800,000	0.00%
DEVON PARK	1	722,000	4	800,000	10.80%
DIREK	8	595,000	6	646,000	8.57%
DOVER GARDENS	7	750,000	9	875,000	16.67%
DRY CREEK	1	555,000	1	585,000	5.41%
DUDLEY PARK	1	720,000	3	720,000	0.00%
DULWICH	8	1,628,030	3	2,030,000	24.69%
EASTWOOD	1	920,000	1	997,500	8.42%
ECHUNGA	1	890,000	1	930,000	4.49%
EDEN HILLS	12	850,000	6	1,275,000	50.00%
EDWARDSTOWN	7	841,000	7	880,500	4.70%
ELIZABETH	4	426,500	3	530,000	24.27%
ELIZABETH DOWNS	28	409,000	23	535,000	30.81%
ELIZABETH EAST	21	470,000	33	550,000	17.02%
ELIZABETH GROVE	5	404,500	7	545,500	34.86%
ELIZABETH NORTH	19	416,500	18	525,000	26.05%
ELIZABETH PARK	21	425,000	29	540,500	27.18%
ELIZABETH SOUTH	8	406,000	6	588,000	44.83%
ELIZABETH VALE	9	500,000	18	641,000	28.20%
ENFIELD	21	713,000	23	815,000	14.31%
ERINDALE	4	1,800,500	3	2,105,000	16.91%
ETHELTON	6	737,750	2	722,500	-2.07%
EVANDALE	3	1,250,000	2	1,103,750	-11.70%
EVANSTON	12	461,750	20	550,000	19.11%
EVANSTON GARDENS	11	491,000	21	550,500	12.12%
EVANSTON PARK	5	500,000	23	605,000	21.00%
EVANSTON SOUTH	6	567,500	8	657,500	15.86%
EXETER	3	760,000	4	915,000	20.39%
EYRE	4	544,000	11	565,500	3.95%
FAIRVIEW PARK	13	612,000	18	750,000	22.55%
FELIXSTOW	9	819,500	6	1,073,650	31.01%
FERRYDEN PARK	6	715,000	10	756,000	5.73%
FINDON	14	818,000	31	919,000	12.35%
FITZROY	1	2,250,000	1	2,275,000	1.11%
FLAGSTAFF HILL	34	806,500	25	885,000	9.73%
FLINDERS PARK	12	892,000	15	1,091,000	22.31%
FORESTVILLE	2	1,071,250	3	1,650,000	54.03%
FREWVILLE	1	1,090,000	2	1,836,500	68.49%
FULHAM	10	1,122,500	11	1,337,500	19.15%
FULHAM GARDENS	20	1,120,000	17	1,275,000	13.84%
FULLARTON	8	1,656,500	6	1,388,550	-16.18%
GAWLER	2	560,000	2	930,000	66.07%
GAWLER EAST	28	580,000	26	636,150	9.68%
GAWLER SOUTH	9	514,000	13	585,000	13.81%
GAWLER WEST	5	570,000	2	762,500	33.77%
GEPPS CROSS	2	645,333	3	646,500	0.18%
GILBERTON	6	1,760,000	3	1,505,000	-14.49%
GILLES PLAINS	8	655,000	16	786,250	20.04%
GLANDORE	7	1,070,000	6	1,103,000	3.08%
GLANVILLE	2	605,000	5	801,000	32.40%
GLEN OSMOND	5	1,700,000	6	1,557,500	-8.38%
GLENALTA	5	820,000	2	864,000	5.37%
GLENELG	5	1,725,000	2	2,095,000	21.45%
GLENELG EAST	7	1,410,000	8	1,700,000	20.57%
GLENELG NORTH	11	1,175,000	18	1,345,000	14.47%
GLENELG SOUTH	3	1,930,000	5	1,650,000	-14.51%
GLENGOWRIE	11	1,192,000	10	1,317,500	10.53%

Suburb	Sales 3Q 2023	Median 3Q 2023	Sales 3Q 2024	Median 3Q 2024	Median Change
GLENSIDE	2	1,755,000	9	1,718,000	-2.11%
GLENUNGA	5	1,770,000	7	1,855,000	4.80%
GLYNDE	6	935,000	3	1,215,000	29.95%
GOLDEN GROVE	32	707,500	38	920,000	30.04%
GOODWOOD	2	1,040,000	7	1,320,000	26.92%
GRANGE	12	1,123,000	16	1,420,000	26.45%
GREENACRES	15	763,000	13	830,500	8.85%
GREENHILL	1	910,000	2	935,000	2.75%
GREENWITH	41	721,000	27	730,000	1.25%
GULFVIEW HEIGHTS	8	847,500	10	955,500	12.74%
GUMERACHA	2	736,000	1	685,000	-6.93%
HACKHAM	14	515,000	16	648,000	25.83%
HACKHAM WEST	11	504,500	19	620,000	22.89%
HAHNDORF	10	910,000	10	853,000	-6.26%
HALLETT COVE	33	742,000	39	903,000	21.70%
HAMPSTEAD GARDENS	6	901,000	5	1,070,000	18.76%
HAPPY VALLEY	23	671,000	54	790,000	17.73%
HAWTHORN	6	2,066,500	6	1,645,000	-20.40%
HAWTHORNDENE	7	830,000	13	860,000	3.61%
HAZELWOOD PARK	11	1,307,500	7	1,820,000	39.20%
HECTORVILLE	10	855,000	6	952,000	11.35%
HENDON	2	567,500	8	911,000	60.53%
HENLEY BEACH	24	1,520,000	12	1,645,000	8.22%
HENLEY BEACH SOUTH	6	1,280,000	8	1,842,500	43.95%
HEWETT	9	621,000	12	740,000	19.16%
HIGHBURY	17	834,000	24	888,500	6.53%
HIGHGATE	2	1,837,500	3	1,850,000	0.68%
HILLBANK	23	650,000	24	725,000	11.54%
HILLCREST	9	670,000	12	835,000	24.63%
HOLDEN HILL	14	694,000	14	762,500	9.87%
HOPE VALLEY	22	655,000	26	834,000	27.33%
HOVE	5	948,000	9	1,140,000	20.25%
HUNTFIELD HEIGHTS	22	542,500	16	626,200	15.43%
HYDE PARK	3	1,736,250	1	3,900,000	124.62%
INGLE FARM	48	581,500	57	714,500	22.87%
JOSLIN	3	2,100,000	4	2,297,500	9.40%
KANGARILLA	1	720,000	1	537,000	-25.42%
KENSINGTON	4	1,245,000	2	1,640,000	31.73%
KENSINGTON GARDENS	1	1,858,000	12	2,135,000	14.91%
KENSINGTON PARK	6	1,690,000	6	2,404,500	42.28%
KENT TOWN	1	960,000	1	1,350,000	40.63%
KERSBROOK	1	777,000	2	1,030,000	32.56%
KESWICK	3	1,062,000	3	1,076,500	1.37%
KIDMAN PARK	11	901,000	7	968,500	7.49%
KILBURN	6	692,500	5	1,010,000	45.85%
KINGS PARK	1	2,800,000	1	2,650,000	-5.36%
KINGSTON PARK	1	1,595,000	2	2,100,000	31.66%
KINGSWOOD	1	970,000	6	1,950,000	101.03%
KLEMZIG	25	807,750	24	862,000	6.72%
KURRALTA PARK	4	751,000	5	1,265,000	68.44%
LARGS BAY	9	750,000	14	1,038,000	38.40%
LARGS NORTH	8	625,000	19	820,000	31.20%
LIGHTSVIEW	39	659,000	35	741,113	12.46%
LINDEN PARK	9	1,307,500	3	1,378,888	5.46%
LITTLEHAMPTON	15	791,900	16	909,250	14.82%
LOBETHAL	5	581,550	7	785,000	34.98%
LOCKLEYS	12	1,040,000	16	1,300,000	25.00%
LONGWOOD	1	550,000	1	947,000	72.18%
MACCLESFIELD	2	730,000	6	832,500	14.04%
MAGILL	41	1,032,500	35	1,155,000	11.86%
MALVERN	6	2,415,000	7	2,131,500	-11.74%

Suburb	Sales 3Q 2023	Median 3Q 2023	Sales 3Q 2024	Median 3Q 2024	Median Change
MANNINGHAM	3	930,000	6	1,192,500	28.23%
MANSFIELD PARK	13	720,000	10	750,000	4.17%
MARDEN	4	1,080,000	1	1,000,000	-7.41%
MARINO	7	1,525,000	7	1,355,500	-11.11%
MARION	10	645,500	16	955,000	47.95%
MARLESTON	5	830,000	1	880,000	6.02%
MASLIN BEACH	4	701,500	4	760,000	8.34%
MAWSON LAKES	25	712,500	39	910,000	27.72%
MAYLANDS	2	2,320,000	2	1,426,000	-38.53%
MCLAREN FLAT	1	535,500	6	789,000	47.34%
MCLAREN VALE	10	810,000	13	855,000	5.56%
MEADOWS	3	640,000	9	695,000	8.59%
MEDINDIE	3	2,965,000	4	3,665,000	23.61%
MELROSE PARK	3	1,025,000	5	990,000	-3.41%
MILE END	10	877,500	8	1,212,500	38.18%
MILLSWOOD	5	1,187,500	6	1,923,000	61.94%
MITCHAM	4	1,487,500	9	1,530,000	2.86%
MITCHELL PARK	11	720,000	20	944,500	31.18%
MOANA	16	828,500	18	875,000	5.61%
MODBURY	11	653,000	19	765,000	17.15%
MODBURY HEIGHTS	25	692,500	32	756,000	9.17%
MODBURY NORTH	24	689,000	17	755,000	9.58%
MORPHETT VALE	87	552,000	110	680,000	23.19%
MORPHETTVILLE	9	700,000	13	848,500	21.21%
MOUNT BARKER	118	628,500	114	698,890	11.20%
MOUNT OSMOND	1	1,248,000	1	1,050,000	-15.87%
MOUNT TORRENS	3	730,000	2	782,500	7.19%
MUNNO PARA	31	470,000	44	600,000	27.66%
MUNNO PARA WEST	43	475,000	61	620,000	30.53%
MYRTLE BANK	5	1,410,000	8	1,525,000	8.16%
NAILSWORTH	8	1,201,500	2	1,023,000	-14.86%
NAIRNE	18	580,300	22	690,000	18.90%
NETHERBY	4	1,832,750	2	2,600,000	41.86%
NETLEY	9	820,500	3	862,500	5.12%
NEWTON	16	755,012	10	1,095,000	45.03%
NOARLUNGA DOWNS	15	615,000	21	754,500	22.68%
NORTH ADELAIDE	4	2,027,000	13	2,033,500	0.32%
NORTH BRIGHTON	9	1,055,000	9	1,271,000	20.47%
NORTH HAVEN	14	800,000	9	800,000	0.00%
NORTH PLYMPTON	10	925,000	11	1,010,000	9.19%
NORTHFIELD	10	740,000	18	762,500	3.04%
NORTHGATE	2	838,256	3	933,000	11.30%
NORWOOD	12	1,308,000	8	2,100,000	60.55%
NOVAR GARDENS	9	1,128,888	5	1,275,888	13.02%
OAKDEN	9	809,000	7	900,000	11.25%
OAKLANDS PARK	6	879,750	7	913,500	3.84%
O'HALLORAN HILL	6	615,000	8	826,000	34.31%
OLD NOARLUNGA	6	577,500	9	697,500	20.78%
OLD REYNELLA	19	600,000	14	735,000	22.50%
ONKAPARINGA HILLS	6	741,000	5	832,000	12.28%
OSBORNE	15	669,000	4	830,000	24.07%
O'SULLIVAN BEACH	6	610,000	6	661,000	8.36%
OTTOWAY	5	700,000	6	740,000	5.71%
OVINGHAM	1	1,010,000	2	1,092,500	8.17%
PANORAMA	5	845,000	8	995,000	17.75%
PARA HILLS	29	596,000	41	712,500	19.55%
PARA HILLS WEST	15	598,000	11	700,000	17.06%
PARA VISTA	9	680,000	16	724,000	6.47%
PARADISE	20	810,000	15	941,000	16.17%
PARAFIELD GARDENS	62	600,000	52	692,978	15.50%
PARALOWIE	52	531,500	60	665,500	25.21%

Suburb	Sales 3Q 2023	Median 3Q 2023	Sales 3Q 2024	Median 3Q 2024	Median Change
PARK HOLME	8	873,500	11	908,500	4.01%
PARKSIDE	6	1,260,500	7	1,952,000	54.86%
PASADENA	11	975,000	10	1,072,500	10.00%
PAYNEHAM	6	983,000	5	1,150,000	16.99%
PAYNEHAM SOUTH	2	1,344,000	6	1,413,750	5.19%
PENNINGTON	8	725,000	4	862,500	18.97%
PETERHEAD	2	534,000	2	692,500	29.68%
PLYMPTON	8	912,500	10	1,079,000	18.25%
PLYMPTON PARK	12	960,500	8	968,000	0.78%
POORAKA	12	615,000	20	691,500	12.44%
PORT ADELAIDE	4	847,500	9	656,555	-22.53%
PORT NOARLUNGA	10	662,500	8	832,241	25.62%
PORT NOARLUNGA SOUTH	11	689,000	22	788,944	14.51%
PORT WILLUNGA	6	737,500	5	795,000	7.80%
PROSPECT	23	1,211,000	15	1,132,500	-6.48%
QUEENSTOWN	6	697,068	6	925,000	32.70%
REDWOOD PARK	17	679,750	19	725,000	6.66%
REID	2	590,000	1	730,000	23.73%
RENOWN PARK	1	787,000	3	930,000	18.17%
REYNELLA	20	585,000	25	678,500	15.98%
REYNELLA EAST	7	669,000	9	716,000	7.03%
RICHMOND	6	1,100,000	3	970,000	-11.82%
RIDGEHAVEN	16	665,000	18	725,000	9.02%
RIDLEYTON	3	856,000	1	695,000	-18.81%
RIVERLEA PARK	13	655,000	17	827,500	26.34%
ROSE PARK	3	2,575,000	1	3,370,000	30.87%
ROSEWATER	9	619,000	15	732,000	18.26%
ROSSLYN PARK	3	1,325,000	4	1,562,500	17.92%
ROSTREVOR	36	930,000	27	1,156,000	24.30%
ROYAL PARK	16	665,500	12	940,000	41.25%
ROYSTON PARK	6	1,338,500	2	1,610,000	20.28%
SALISBURY	24	570,000	26	655,000	14.91%
SALISBURY DOWNS	15	527,500	15	666,500	26.35%
SALISBURY EAST	26	583,750	31	687,000	17.69%
SALISBURY HEIGHTS	15	685,000	13	865,000	26.28%
SALISBURY NORTH	40	463,000	29	620,000	33.91%
SALISBURY PARK	11	549,000	5	650,000	18.40%
SALISBURY PLAIN	4	503,000	5	625,000	24.25%
SEACLIFF	5	1,100,000	5	1,900,500	72.77%
SEACLIFF PARK	7	827,500	8	1,175,000	41.99%
SEACOMBE GARDENS	3	720,000	8	752,500	4.51%
SEACOMBE HEIGHTS	5	795,000	6	990,000	24.53%
SEAFORD	25	623,750	23	720,000	15.43%
SEAFORD HEIGHTS	7	660,000	8	833,500	26.29%
SEAFORD MEADOWS	29	680,000	22	696,000	2.35%
SEAFORD RISE	19	665,000	30	767,000	15.34%
SEATON	25	885,000	28	965,000	9.04%
SEAVIEW DOWNS	8	774,000	10	985,000	27.26%
SEFTON PARK	2	915,000	2	1,159,500	26.72%
SELLICKS BEACH	19	650,000	13	802,000	23.38%
SEMAPHORE	7	1,000,000	4	995,000	-0.50%
SEMAPHORE PARK	10	791,000	17	904,250	14.32%
SEMAPHORE SOUTH	2	949,000	1	925,000	-2.53%
SHEIDOW PARK	19	710,000	12	825,000	16.20%
SMITHFIELD	7	450,000	14	536,000	19.11%
SMITHFIELD PLAINS	14	427,500	25	520,500	21.75%
SOMERTON PARK	22	1,625,000	19	1,692,500	4.15%
SOUTH BRIGHTON	6	1,347,000	9	1,600,000	18.78%
SOUTH PLYMPTON	8	905,000	7	1,112,000	22.87%
SPRINGFIELD	1	3,000,000	3	2,550,000	-15.00%
ST AGNES	15	610,000	14	805,000	31.97%

Suburb	Sales 3Q 2023	Median 3Q 2023	Sales 3Q 2024	Median 3Q 2024	Median Change
ST CLAIR	6	641,000	7	740,000	15.44%
ST GEORGES	2	1,555,000	7	1,850,000	18.97%
ST KILDA	1	515,000	1	500,000	-2.91%
ST MARYS	6	858,000	8	858,500	0.06%
ST MORRIS	4	1,255,000	9	1,308,800	4.29%
ST PETERS	2	2,005,145	5	2,010,000	0.24%
STEPNEY	2	985,000	3	1,427,000	44.87%
STIRLING	9	1,100,000	4	1,520,000	38.18%
STONYFELL	7	1,700,000	4	1,556,000	-8.47%
STURT	6	773,446	7	862,500	11.51%
SURREY DOWNS	15	581,250	13	667,500	14.84%
TAPEROO	8	571,250	9	783,750	37.20%
TEA TREE GULLY	14	741,000	11	813,556	9.79%
TENNYSON	1	1,975,000	2	2,200,000	11.39%
TERINGIE	3	1,040,000	2	1,135,000	9.13%
TONSLEY	3	630,000	5	705,000	11.90%
TOORAK GARDENS	5	2,525,000	4	2,265,000	-10.30%
TORRENS PARK	9	990,000	14	1,430,500	44.49%
TORRENSVILLE	2	1,085,125	19	1,169,500	7.78%
TRANMERE	16	1,027,000	9	1,075,000	4.67%
TRINITY GARDENS	5	1,400,000	2	1,475,000	5.36%
TROTT PARK	8	644,500	6	783,300	21.54%
TUSMORE	4	2,381,500	3	1,667,500	-29.98%
UNDERDALE	3	880,000	5	1,102,500	25.28%
UNLEY	7	1,375,000	2	1,895,000	37.82%
UNLEY PARK	5	2,500,000	3	2,675,000	7.00%
URRBRAE	2	1,534,900	5	1,710,000	11.41%
VALE PARK	12	1,200,000	7	1,203,000	0.25%
VALLEY VIEW	28	662,500	33	766,000	15.62%
VIRGINIA	14	630,000	13	786,250	24.80%
VISTA	6	712,500	4	785,000	10.18%
WALKERVILLE	5	1,835,000	5	1,820,000	-0.82%
WALKLEY HEIGHTS	6	862,500	5	990,000	14.78%
WARRADALE	17	900,000	12	1,010,000	12.22%
WATTLE PARK	5	1,370,000	11	1,600,000	16.79%
WAYVILLE	3	1,800,000	2	1,640,000	-8.89%
WELLAND	3	850,000	1	1,510,000	77.65%
WEST BEACH	10	1,419,300	11	1,557,500	9.74%
WEST CROYDON	7	967,000	6	1,095,000	13.24%
WEST HINDMARSH	2	1,150,000	4	1,130,000	-1.74%
WEST LAKES	29	1,130,000	13	1,180,000	4.42%
WEST LAKES SHORE	8	1,080,000	6	1,270,000	17.59%
WEST RICHMOND	5	724,000	2	752,750	3.97%
WESTBOURNE PARK	3	1,510,500	7	1,837,500	21.65%
WILLASTON	16	467,250	13	594,000	27.13%
WILLUNGA	6	919,000	5	861,500	-6.26%
WINDSOR GARDENS	24	785,000	24	830,000	5.73%
WINGFIELD	3	420,000	3	746,850	77.82%
WOODCROFT	46	675,000	24	787,500	16.67%
WOODFORDE	3	1,425,000	6	1,075,000	-24.56%
WOODSIDE	7	600,000	16	825,000	37.50%
WOODVILLE	10	656,000	8	739,000	12.65%
WOODVILLE GARDENS	6	690,000	1	985,000	42.75%
WOODVILLE NORTH	4	675,000	6	850,000	25.93%
WOODVILLE PARK	4	796,125	1	1,300,000	63.29%
WOODVILLE SOUTH	6	797,500	12	870,000	9.09%
WOODVILLE WEST	4	740,000	13	909,000	22.84%
WYNN VALE	29	746,000	21	755,000	1.21%

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.

