

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



PANORAMA

DECEMBER QUARTER - 2024 edition Volume 4

December Quarter

The South Australian property market has once again soared to new heights by posting record median prices across South Australia and Metropolitan Adelaide of \$768,000 and \$850,000 respectively.

This is an amazing result for the South Australian real estate market and a testament to the fact that purchasers are entering the real estate market and buying premium properties across the board. Our members are certainly advising us that they are seeing people actively engaging in the real estate process with a renewed sense of confidence and optimism, especially as the economic outlook for interest rates continues to improve.

The results showed that South Australia posted a 5.93% median house price increase from the previous

quarter and a 15.49% increase from the same quarter last year. Metropolitan Adelaide experienced a 5.85% median house price growth from the previous quarter and a 14.09% increase from the same quarter last year.

The volume of sales recorded significant growth this quarter with South Australia and Metropolitan Adelaide posting increases of 7.59% and 9.53% respectively.

South Australia's real estate market continues to do spectacularly well despite the continuing low supply of housing stock and the prevailing high interest rates. However, as the economic outlook improves in 2025 and the Government progresses with its housing initiatives, we hope to see increased affordability come to the real estate market.

SOUTH AUSTRALIAN SUMMARY – QUARTER 4 – 2024

SUBURB		SALES 4Q 2023		MEDIAN 4Q 2024		SALES 4Q 2024		MEDIAN 4Q 2024	MEDIAN CHANGE
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
SOUTH AUSTRALIA	Houses	6,390	665,000	6,142	725,000	6,608	768,000	5.93%	15.49%
METRO ADELAIDE	Houses	4,446	745,000	4,271	803,000	4,678	850,000	5.85%	14.09%
CENTRAL METRO	Houses	1,997	862,250	1,868	960,000	2,094	970,000	1.04%	12.50%
INNER METRO	Houses	324	1,395,000	251	1,427,000	367	1,503,500	5.36%	7.78%
OUTER METRO	Houses	2,103	606,000	2,120	682,750	2,197	710,000	3.99%	17.16%
METRO ADELAIDE	Home Units	1,657	521,500	1,653	587,300	1,791	600,550	2.26%	15.16%
MAJOR TOWNS	Houses	698	395,000	682	430,000	702	454,000	5.58%	14.94%
Selected LGAS	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
ADELAIDE	Houses	18	1,400,000	15	1,808,500	19	1,705,000	-5.72%	21.79%
ADELAIDE HILLS	Houses	107	912,000	103	920,000	119	990,013	7.61%	8.55%
BURNSIDE	Houses	141	1,601,000	132	1,742,500	123	1,835,000	5.31%	14.62%
CAMPBELLTOWN	Houses	154	875,000	158	1,007,500	180	1,027,000	1.94%	17.37%
CHARLES STURT	Houses	328	900,000	303	990,000	351	1,005,000	1.52%	11.67%
GAWLER	Houses	124	540,000	129	595,000	149	650,000	9.24%	20.37%
HOLDFAST BAY	Houses	94	1,312,500	96	1,500,000	98	1,309,500	-12.70%	-0.23%
MARION	Houses	294	819,000	243	930,000	314	923,500	-0.70%	12.76%
MITCHAM	Houses	225	1,001,000	179	1,175,000	235	1,260,000	7.23%	25.87%
MOUNT BARKER	Houses	201	666,125	180	720,000	228	740,000	2.78%	11.09%
NORWOOD, PAYNHAM & ST PETERS	Houses	87	1,330,250	72	1,350,000	113	1,450,500	7.44%	9.04%
ONKAPARINGA	Houses	685	650,000	688	725,500	710	775,000	6.82%	19.23%
PLAYFORD	Houses	559	500,000	635	600,000	593	627,350	4.56%	25.47%
PORT ADELAIDE ENFIELD	Houses	465	745,290	432	826,000	415	870,000	5.33%	16.73%
PROSPECT	Houses	45	1,120,000	25	1,250,000	58	1,515,000	21.20%	35.27%
SALISBURY	Houses	488	605,000	479	695,000	541	700,000	0.72%	15.70%
TEA TREE GULLY	Houses	357	699,500	357	766,000	389	800,000	4.44%	14.37%
UNLEY	Houses	89	1,600,000	62	1,755,000	76	1,650,000	-5.98%	3.13%
WALKERVILLE	Houses	22	1,395,000	19	1,468,000	23	1,650,000	12.40%	18.28%
WEST TORRENS	Houses	164	942,000	144	1,085,500	172	1,045,000	-3.73%	10.93%

REGIONAL SOUTH AUSTRALIA – QUARTER 4 – 2024

Index	Category	4Q 2023		3Q 2024		4Q 2024		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
COMPONENT TOWNS									
MILLCENT	Houses	15	302,000	19	327,000	16	347,500	6.27%	15.07%
MOUNT GAMBIER	Houses	134	452,500	122	490,000	127	499,000	1.84%	10.28%
MURRAY BRIDGE	Houses	80	435,250	79	484,500	86	509,300	5.12%	17.01%
PORT AUGUSTA	Houses	58	230,000	65	242,500	72	260,000	7.22%	13.04%
PORT LINCOLN	Houses	54	460,000	52	458,500	55	490,000	6.87%	6.52%
PORT PIRIE	Houses	67	260,000	91	230,000	63	325,000	41.30%	25.00%
VICTOR HARBOR	Houses	100	635,000	91	657,500	96	688,700	4.75%	8.46%
WHYALLA	Houses	82	305,000	78	360,000	76	385,750	7.15%	26.48%
OTHER TOWNS									
BARMERA	Houses	8	280,500	10	475,000	7	384,000	-19.16%	36.90%
BERRI	Houses	19	345,000	11	298,000	21	385,000	29.19%	11.59%
NARACOORTE	Houses	27	350,000	26	354,500	30	322,000	-9.17%	-8.00%
RENMARK	Houses	22	347,900	9	350,000	19	482,500	37.86%	38.69%

Valuer-General figures: December Quarter 2024

UNITS AND APARTMENTS – QUARTER 4 – 2024

Index	Category	3Q 2023		2Q 2024		3Q 2024		Quarter	12 month
		Sales	Median	Sales	Median	Sales	Median	% Change	% Change
METRO ADELAIDE	Units & Apartments	1,693	518,000	1,675	585,000	1,810	600,000	2.56%	15.83%
SUBURB									
ADELAIDE	Units & Apartments	185	455,500	216	550,000	185	515,000	-6.36%	13.06%

Valuer-General figures: December Quarter 2024



TOP 10 MEDIAN PRICE GROWTH – METRO

Suburb	4Q 2023		4Q 2024		Median Change
	Sales	Median	Sales	Median	
NORTH ADELAIDE	11	1,440,000	14	2,500,000	73.61%
SEAFORD HEIGHTS	15	532,000	14	790,000	48.50%
HAWTHORNDENE	18	852,500	11	1,200,000	40.76%
CLARENCE GARDENS	10	922,140	10	1,235,000	33.93%
ELIZABETH NORTH	14	422,500	17	565,000	33.73%
SMITHFIELD PLAINS	23	415,000	21	551,250	32.83%
GLENGOWRIE	16	1,019,000	26	1,350,000	32.48%
BURNSIDE	10	1,250,000	10	1,644,250	31.54%
CHRISTIES BEACH	34	616,000	31	801,750	30.15%
WARRADALE	15	852,500	18	1,107,506	29.91%

Valuer-General figures: December Quarter 2024

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

TOP 10 VOLUME OF SALES – METRO

Suburb	4Q 2023		4Q 2024		Median Change
	Sales	Median	Sales	Median	
MOUNT BARKER	127	650,000	142	711,400	9.45%
MORPHETT VALE	78	591,000	97	681,000	15.23%
ALDINGA BEACH	62	687,250	78	786,000	14.37%
PARALOWIE	57	568,000	67	662,440	16.63%
MUNNO PARA WEST	57	510,500	64	637,750	24.93%
CRAIGMORE	43	540,000	57	638,750	18.29%
HAPPY VALLEY	38	708,000	54	810,000	14.41%
PARAFIELD GARDENS	53	632,500	53	741,500	17.23%
INGLE FARM	40	631,750	52	740,000	17.13%
ANDREWS FARM	49	520,000	52	600,050	15.39%

Valuer-General figures: December Quarter 2024



AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
6 OCTOBER	59%
13 OCTOBER	71%
20 OCTOBER	74%
27 OCTOBER	61%
3 NOVEMBER	60%
10 NOVEMBER	62%
17 NOVEMBER	67%
24 NOVEMBER	64%
1 DECEMBER	63%
8 DECEMBER	61%
15 DECEMBER	68%

CoreLogic figures: December 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
3A Halsbury Avenue Kingswood	Ouwens Casserly Real Estate - Amity Dry & Maddy Tan	\$3,400,000
89 Kingston Terrace North Adelaide	Williams Real Estate - Hamish Mill	\$3,350,000
14 Myall Avenue Kensington Gardens	Williams Real Estate - Jonathon Kiritsis	\$3,120,000
44 Winchester Street St Peters	Toop + Toop Norwood - Yvonne Lu & Grant Willis	\$2,925,000
37 Brigalow Avenue Kensington Gardens	Belle Property Norwood - Mark H Watkins, Eric Jem & Jean Yap	\$2,910,000
86 Edward Street Norwood	Alexander Real Estate - Steve Alexander & Penny Riggs	\$2,825,000
35 Elmo Avenue Westbourne Park	Ouwens Casserly - Sean Muxlow & Alistair Loudon	\$2,720,000
55 Delamere Avenue Springfield	Toop + Toop Norwood - Peter and Glenn McMillan	\$2,700,000
6 Olde Coach Lane Glen Osmond	Toop + Toop Norwood - Peter and Glenn McMillan	\$2,680,000
56 Commercial Road Hyde Park	Ouwens Casserly Real Estate - James Robertson & Alistair Loudon	\$2,625,000

CoreLogic figures: December Quarter 2024

GROWTH OF SUBURBS

Suburb	Sales 4Q 2023	Median 4Q 2023	Sales 4Q 2024	Median 4Q 2024	Median Change
ABERFOYLE PARK	37	702,500	36	845,000	20.28%
ADELAIDE	7	1,400,000	5	1,180,000	-15.71%
ALBERT PARK	8	824,750	4	963,500	16.82%
ALBERTON	5	805,000	5	721,750	-10.34%
ALDGATE	6	1,297,500	10	1,539,000	18.61%
ALDINGA	2	840,000	5	800,000	-4.76%
ALDINGA BEACH	62	687,250	78	786,000	14.37%
ALLENBY GARDENS	6	997,500	6	1,200,000	20.30%
ANDREWS FARM	49	520,000	52	600,050	15.39%
ANGLE PARK	2	785,000	2	752,500	-4.14%
ANGLE VALE	50	655,000	46	790,000	20.61%
ASCOT PARK	7	780,000	12	845,500	8.40%
ASHFORD	1	1,125,000	2	715,000	-36.44%
ATHELSTONE	31	785,000	33	947,500	20.70%
AULDANA	2	2,600,000	2	2,425,000	-6.73%
BALHANNAH	7	877,500	3	845,500	-3.65%
BANKSIA PARK	20	675,000	15	735,000	8.89%
BEAUMONT	11	1,804,000	10	1,850,000	2.55%
BEDFORD PARK	9	707,000	4	856,600	21.16%
BELAIR	14	1,057,750	11	1,350,000	27.63%
BELLEVUE HEIGHTS	11	1,000,000	13	1,250,000	25.00%
BEULAH PARK	6	1,500,000	5	1,650,000	10.00%
BEVERLEY	7	880,000	7	805,000	-8.52%
BIRDWOOD	3	570,000	6	609,000	6.84%
BIRKENHEAD	6	821,000	9	900,000	9.62%
BLACK FOREST	6	1,207,500	2	2,000,000	65.63%
BLACKWOOD	21	870,000	16	992,500	14.08%
BLAIR ATHOL	20	805,000	26	902,000	12.05%
BLAKEVIEW	67	510,000	43	632,190	23.96%
BOWDEN	1	805,000	5	990,000	22.98%
BRAHMA LODGE	19	567,500	21	647,000	14.01%
BRIDGEWATER	13	904,000	20	876,000	-3.10%
BRIGHTON	12	1,223,500	7	1,350,000	10.34%
BROADVIEW	8	1,043,200	11	1,065,000	2.09%
BROMPTON	7	1,010,000	7	925,000	-8.42%
BROOKLYN PARK	9	880,000	16	950,000	7.95%
BRUKUNGA	1	411,000	2	509,000	23.84%
BURNSIDE	10	1,250,000	10	1,644,250	31.54%
BURTON	24	546,000	19	705,000	29.12%
CALLINGTON	1	495,000	1	480,000	-3.03%
CAMDEN PARK	11	868,000	10	1,013,100	16.72%
CAMPBELLTOWN	26	860,000	27	990,000	15.12%
CHARLESTON	1	947,000	4	953,000	0.63%
CHELtenham	8	901,000	5	1,110,000	23.20%
CHRISTIE DOWNS	22	530,000	23	630,000	18.87%
CHRISTIES BEACH	34	616,000	31	801,750	30.15%
CLAPHAM	6	942,500	3	1,110,000	17.77%
CLARENCE GARDENS	10	922,140	10	1,235,000	33.93%
CLARENCE PARK	6	1,108,000	10	1,076,062	-2.88%
CLEARVIEW	21	722,000	7	902,500	25.00%
CLOVELLY PARK	10	833,000	7	881,500	5.82%
COLLEGE PARK	2	2,501,000	1	7,000,000	179.89%
COLLINSWOOD	1	1,190,000	6	1,587,500	33.40%
COLONEL LIGHT GARDENS	8	1,335,000	12	1,452,500	8.80%
COROMANDEL VALLEY	12	905,000	11	950,000	4.97%
COWANDILLA	2	770,000	3	940,000	22.08%
CRAFERS	5	1,280,450	7	1,425,000	11.29%
CRAFERS WEST	7	877,500	5	1,420,000	61.82%
CRAIGBURN FARM	10	1,230,000	15	1,300,000	5.69%

Suburb	Sales 4Q 2023	Median 4Q 2023	Sales 4Q 2024	Median 4Q 2024	Median Change
CRAIGMORE	43	540,000	57	638,750	18.29%
CROYDON PARK	16	832,500	12	900,000	8.11%
CUMBERLAND PARK	7	1,180,000	8	1,387,500	17.58%
DARLINGTON	2	790,500	5	830,000	5.00%
DAVOREN PARK	44	455,000	50	567,500	24.73%
DAW PARK	6	937,500	7	1,062,500	13.33%
DERNANCOURT	19	735,000	14	886,000	20.54%
DEVON PARK	2	892,500	4	965,000	8.12%
DIREK	4	629,000	4	618,500	-1.67%
DOVER GARDENS	7	955,000	16	920,000	-3.66%
DUDLEY PARK	5	725,500	1	830,000	14.40%
DULWICH	1	2,250,000	5	2,001,250	-11.06%
EASTWOOD	4	1,500,500	1	1,330,000	-11.36%
ECHUNGA	3	652,500	5	777,000	19.08%
EDEN HILLS	13	925,000	8	980,000	5.95%
EDWARDSTOWN	6	881,000	10	915,000	3.86%
ELIZABETH	5	460,000	2	570,000	23.91%
ELIZABETH DOWNS	34	435,250	23	550,000	26.36%
ELIZABETH EAST	16	470,000	16	600,000	27.66%
ELIZABETH GROVE	4	383,250	6	650,500	69.73%
ELIZABETH NORTH	14	422,500	17	565,000	33.73%
ELIZABETH PARK	21	440,000	16	552,000	25.45%
ELIZABETH SOUTH	9	491,000	10	580,000	18.13%
ELIZABETH VALE	15	498,000	16	640,000	28.51%
ENFIELD	29	720,000	24	810,000	12.50%
ERINDALE	3	2,615,000	1	1,860,000	-28.87%
ETHELTON	1	898,000	5	814,750	-9.27%
EVANDALE	2	1,187,500	1	775,000	-34.74%
EVANSTON	7	505,000	21	603,750	19.55%
EVANSTON GARDENS	23	500,000	17	623,000	24.60%
EVANSTON PARK	20	566,000	14	670,000	18.37%
EVANSTON SOUTH	5	532,500	5	673,000	26.38%
EXETER	4	646,250	2	932,500	44.29%
EYRE	10	537,250	17	511,500	-4.79%
FAIRVIEW PARK	14	622,500	14	775,000	24.50%
FELIXSTOW	11	1,171,500	12	1,075,000	-8.24%
FERRYDEN PARK	8	712,500	8	850,000	19.30%
FINDON	15	872,000	26	917,500	5.22%
FIRLE	4	1,015,000	2	1,682,500	65.76%
FITZROY	1	2,400,000	4	2,267,500	-5.52%
FLAGSTAFF HILL	30	915,000	43	928,500	1.48%
FLINDERS PARK	19	858,750	16	1,011,306	17.76%
FULHAM	16	1,258,000	7	1,360,000	8.11%
FULHAM GARDENS	14	998,000	19	1,240,000	24.25%
FULLARTON	4	1,244,000	6	1,675,000	34.65%
GAWLER EAST	23	600,000	35	735,000	22.50%
GAWLER SOUTH	12	647,500	22	800,000	23.55%
GAWLER WEST	6	418,000	3	595,000	42.34%
GEPPS CROSS	1	631,000	3	830,000	31.54%
GILLES PLAINS	23	671,000	16	782,500	16.62%
GLANDORE	5	986,000	9	1,260,000	27.79%
GLANVILLE	1	820,000	4	745,000	-9.15%
GLEN OSMOND	5	1,501,000	8	1,800,000	19.92%
GLENALTA	7	870,000	14	910,000	4.60%
GLENELG	2	1,210,000	3	1,470,000	21.49%
GLENELG EAST	8	1,480,000	6	1,455,000	-1.69%
GLENELG NORTH	22	1,080,000	34	895,000	-17.13%
GLENELG SOUTH	6	2,815,000	1	2,150,000	-23.62%
GLENGOWRIE	16	1,019,000	26	1,350,000	32.48%
GLENSIDE	8	1,387,500	2	2,240,000	61.44%
GLENUNGA	3	1,570,000	2	1,878,500	19.65%

Suburb	Sales 4Q 2023	Median 4Q 2023	Sales 4Q 2024	Median 4Q 2024	Median Change
GLYNDE	6	1,025,000	5	1,268,750	23.78%
GOLDEN GROVE	26	720,500	30	900,000	24.91%
GOODWOOD	14	1,525,000	6	1,430,000	-6.23%
GRANGE	31	1,165,000	17	1,450,000	24.46%
GREENACRES	14	751,000	21	900,000	19.84%
GREENHILL	3	920,000	2	1,326,000	44.13%
GREENWITH	34	745,000	37	800,000	7.38%
GULFVIEW HEIGHTS	7	741,500	11	1,030,000	38.91%
GUMERACHA	2	668,750	2	882,500	31.96%
HACKHAM	24	540,000	18	626,500	16.02%
HACKHAM WEST	10	526,660	17	620,000	17.72%
HACKNEY	4	1,650,000	17	515,000	-68.79%
HAHNDORF	9	1,165,000	9	1,250,000	7.30%
HALLETT COVE	45	773,000	38	919,000	18.89%
HAMPSTEAD GARDENS	6	740,000	10	940,000	27.03%
HAPPY VALLEY	38	708,000	54	810,000	14.41%
HAWTHORN	3	2,200,000	7	2,600,000	18.18%
HAWTHORNDENE	18	852,500	11	1,200,000	40.76%
HAZELWOOD PARK	10	1,790,000	1	1,660,000	-7.26%
HEATHFIELD	2	1,551,100	2	1,057,158	-31.84%
HECTORVILLE	8	841,500	20	1,092,500	29.83%
HENDON	6	761,000	7	815,000	7.10%
HENLEY BEACH	14	1,422,771	19	1,485,000	4.37%
HENLEY BEACH SOUTH	10	1,660,000	8	1,130,000	-31.93%
HEWETT	14	707,500	18	800,000	13.07%
HIGHBURY	16	927,500	25	859,000	-7.39%
HIGHGATE	7	1,800,000	2	1,539,000	-14.50%
HILLBANK	24	613,000	26	670,000	9.30%
HILLCREST	11	760,000	12	832,500	9.54%
HILTON	3	1,015,000	3	1,015,000	0.00%
HOLDEN HILL	16	715,000	13	765,000	6.99%
HOPE VALLEY	22	700,000	35	850,000	21.43%
HOVE	8	1,682,500	4	1,565,000	-6.98%
HUNTFIELD HEIGHTS	19	575,000	15	645,000	12.17%
HYDE PARK	4	2,975,000	5	3,570,000	20.00%
INGLE FARM	40	631,750	52	740,000	17.13%
JOSLIN	3	1,650,000	2	1,950,000	18.18%
KANMANTOO	8	610,000	3	600,000	-1.64%
KENSINGTON	3	1,450,000	4	1,835,000	26.55%
KENSINGTON GARDENS	11	1,628,563	1	1,375,000	-15.57%
KENSINGTON PARK	5	1,320,000	11	1,835,000	39.02%
KENT TOWN	1	863,600	1	1,652,000	91.29%
KIDMAN PARK	9	955,000	11	1,174,500	22.98%
KILBURN	9	740,000	6	830,000	12.16%
KILKENNY	4	800,000	3	870,000	8.75%
KINGSTON PARK	1	3,275,000	7	1,400,000	-57.25%
KINGSWOOD	8	1,370,000	12	1,650,000	20.44%
KLEMZIG	27	916,500	20	935,000	2.02%
KURRALTA PARK	6	910,000	8	1,045,000	14.84%
LARGS BAY	13	840,000	10	1,030,750	22.71%
LARGS NORTH	21	727,500	13	880,000	20.96%
LEABROOK	1	3,230,000	7	2,530,000	-21.67%
LIGHTSVIEW	41	651,000	24	763,000	17.20%
LINDEN PARK	7	1,436,500	5	1,850,000	28.79%
LITTLEHAMPTON	10	743,500	17	840,000	12.98%
LOBETHAL	7	535,000	6	720,000	34.58%
LOCKLEYS	18	1,142,500	21	1,200,000	5.03%
LOWER MITCHAM	6	1,407,500	9	1,531,000	8.77%
MACCLESFIELD	4	787,000	4	910,250	15.66%
MAGILL	27	1,107,500	31	1,201,000	8.44%
MALVERN	7	2,850,000	9	1,860,000	-34.74%

Suburb	Sales 4Q 2023	Median 4Q 2023	Sales 4Q 2024	Median 4Q 2024	Median Change
MANNINGHAM	4	995,000	5	1,000,000	0.50%
MANSFIELD PARK	10	677,000	5	800,000	18.17%
MARDEN	9	945,000	4	1,180,500	24.92%
MARINO	10	1,212,500	11	1,365,000	12.58%
MARION	19	812,500	10	988,000	21.60%
MARLESTON	7	887,550	6	770,000	-13.24%
MASLIN BEACH	3	860,000	3	863,000	0.35%
MAWSON LAKES	44	776,500	48	830,000	6.89%
MAYLANDS	1	1,321,000	3	1,550,000	17.34%
MCLAREN FLAT	5	1,000,000	5	975,000	-2.50%
MCLAREN VALE	11	704,000	12	888,750	26.24%
MEADOWS	5	710,000	11	764,000	7.61%
MEDINDIE	2	3,950,000	1	1,821,000	-53.90%
MELROSE PARK	6	910,000	8	959,000	5.38%
MILE END	15	1,070,000	15	1,185,000	10.75%
MILLSWOOD	5	1,866,500	3	1,680,000	-9.99%
MITCHAM	4	1,536,000	8	1,917,500	24.84%
MITCHELL PARK	20	775,000	14	890,000	14.84%
MOANA	15	780,000	15	880,000	12.82%
MODBURY	32	669,000	29	780,000	16.59%
MODBURY HEIGHTS	26	702,500	35	836,000	19.00%
MODBURY NORTH	16	715,000	24	766,000	7.13%
MORPHETT VALE	78	591,000	97	681,000	15.23%
MORPHETTVILLE	8	832,500	24	905,000	8.71%
MOUNT BARKER	127	650,000	142	711,400	9.45%
MOUNT TORRENS	2	740,000	2	940,007	27.03%
MUNNO PARA	32	512,500	46	611,000	19.22%
MUNNO PARA WEST	57	510,500	64	637,750	24.93%
MYLOR	5	1,030,000	2	934,588	-9.26%
MYRTLE BANK	7	1,634,000	2	2,187,500	33.87%
NAILSWORTH	3	1,260,000	6	1,390,000	10.32%
NAIRNE	32	667,250	34	710,000	6.41%
NETHERBY	2	2,662,500	6	2,250,000	-15.49%
NETLEY	4	860,250	11	1,010,000	17.41%
NEWTON	14	827,500	10	910,000	9.97%
NOARLUNGA DOWNS	17	585,000	14	728,000	24.44%
NORTH ADELAIDE	11	1,440,000	14	2,500,000	73.61%
NORTH BRIGHTON	7	1,400,200	8	1,330,028	-5.01%
NORTH HAVEN	15	753,750	10	945,000	25.37%
NORTH PLYMPTON	15	892,500	6	971,000	8.80%
NORTHFIELD	18	755,000	14	850,500	12.65%
NORTHGATE	9	876,000	10	1,000,000	14.16%
NORWOOD	9	1,400,000	19	1,620,000	15.71%
NOVAR GARDENS	5	983,000	8	1,050,000	6.82%
OAKBANK	1	578,000	2	925,000	60.03%
OAKDEN	11	685,500	11	875,500	27.72%
OAKLANDS PARK	10	805,000	18	834,000	3.60%
O'HALLORAN HILL	12	700,000	5	805,000	15.00%
OLD NOARLUNGA	8	669,000	3	967,500	44.62%
OLD REYNELLA	7	643,000	10	765,000	18.97%
ONE TREE HILL	2	1,000,000	2	1,038,000	3.80%
ONKAPARINGA HEIGHTS	1	694,000	7	780,000	12.39%
ONKAPARINGA HILLS	3	985,000	6	850,944	-13.61%
OSBORNE	3	800,000	3	782,000	-2.25%
O'SULLIVAN BEACH	3	591,000	12	645,000	9.14%
OTTOWAY	5	578,250	8	800,000	38.35%
PANORAMA	10	970,000	5	1,120,000	15.46%
PARA HILLS	32	605,000	38	700,000	15.70%
PARA HILLS WEST	7	628,000	17	724,000	15.29%
PARA VISTA	13	665,500	6	912,000	37.04%
PARADISE	19	820,000	15	932,500	13.72%

Suburb	Sales 4Q 2023	Median 4Q 2023	Sales 4Q 2024	Median 4Q 2024	Median Change
PARAFIELD GARDENS	53	632,500	53	741,500	17.23%
PARALOWIE	57	568,000	67	662,440	16.63%
PARK HOLME	3	855,000	7	999,450	16.89%
PARKSIDE	13	1,290,000	11	1,550,000	20.16%
PASADENA	6	815,000	4	820,000	0.61%
PAYNEHAM	4	1,335,000	4	1,031,000	-22.77%
PAYNEHAM SOUTH	4	1,250,000	6	1,327,250	6.18%
PENNINGTON	12	694,000	12	800,000	15.27%
PETERHEAD	5	650,000	8	811,250	24.81%
PLYMPTON	9	917,500	15	980,000	6.81%
PLYMPTON PARK	19	912,000	11	955,000	4.71%
POORAKA	17	625,000	22	735,000	17.60%
PORT ADELAIDE	2	912,500	8	656,000	-28.11%
PORT NOARLUNGA	17	722,500	15	892,000	23.46%
PORT NOARLUNGA SOUTH	12	756,000	18	875,000	15.74%
PORT WILLUNGA	9	645,000	7	732,500	13.57%
PROSPECT	34	1,101,000	36	1,325,000	20.35%
QUEENSTOWN	5	627,500	3	910,000	45.02%
REDWOOD PARK	24	715,000	27	778,000	8.81%
REGENCY PARK	1	650,000	2	680,000	4.62%
REID	4	653,000	4	795,000	21.75%
RENOWN PARK	5	727,500	5	932,500	28.18%
REYNELLA	30	620,000	18	708,500	14.27%
REYNELLA EAST	15	660,000	6	787,500	19.32%
RICHMOND	10	924,000	9	970,000	4.98%
RIDGEHAVEN	19	675,000	11	749,500	11.04%
RIVERLEA PARK	11	717,500	26	844,000	17.63%
ROSE PARK	6	2,455,000	5	3,060,000	24.64%
ROSEWATER	12	605,000	13	770,000	27.27%
ROSSLYN PARK	5	1,870,000	7	1,750,000	-6.42%
ROSTREVOR	31	937,000	41	1,101,000	17.50%
ROYAL PARK	13	720,000	17	840,000	16.67%
ROYSTON PARK	2	1,731,500	9	1,910,000	10.31%
SALISBURY	28	570,000	23	700,000	22.81%
SALISBURY DOWNS	15	595,000	23	651,000	9.41%
SALISBURY EAST	40	591,000	43	671,800	13.67%
SALISBURY HEIGHTS	21	674,500	19	780,000	15.64%
SALISBURY NORTH	37	482,500	43	601,000	24.56%
SALISBURY PARK	5	545,000	6	595,000	9.17%
SALISBURY PLAIN	5	651,000	3	660,000	1.38%
SEACLIFF	4	1,282,500	3	3,900,000	204.09%
SEACLIFF PARK	10	978,000	10	1,094,000	11.86%
SEACOMBE GARDENS	17	725,000	9	814,800	12.39%
SEACOMBE HEIGHTS	6	792,500	4	1,090,625	37.62%
SEAFORD	15	687,500	18	800,000	16.36%
SEAFORD HEIGHTS	15	532,000	14	790,000	48.50%
SEAFORD MEADOWS	33	617,500	16	725,000	17.41%
SEAFORD RISE	25	700,750	15	870,000	24.15%
SEATON	31	808,750	34	881,944	9.05%
SEAVIEW DOWNS	10	860,000	18	987,000	14.77%
SEFTON PARK	3	930,000	5	1,220,000	31.18%
SELLICKS BEACH	16	705,000	16	720,000	2.13%
SEMAPHORE	9	842,000	7	1,300,000	54.39%
SEMAPHORE PARK	11	905,500	9	1,095,000	20.93%
SEMAPHORE SOUTH	1	1,250,000	5	1,354,000	8.32%
SHEIDOW PARK	32	718,500	19	835,000	16.21%
SMITHFIELD	20	539,000	13	550,000	2.04%
SMITHFIELD PLAINS	23	415,000	21	551,250	32.83%
SOMERTON PARK	10	1,485,000	17	1,755,000	18.18%
SOUTH BRIGHTON	11	1,055,000	4	1,106,000	4.83%
SOUTH PLYMPTON	11	886,000	15	992,000	11.96%

Suburb	Sales 4Q 2023	Median 4Q 2023	Sales 4Q 2024	Median 4Q 2024	Median Change
SPRINGFIELD	1	2,900,000	1	1,700,000	-41.38%
ST AGNES	9	620,000	17	825,800	33.19%
ST CLAIR	6	688,750	4	1,023,000	48.53%
ST GEORGES	2	2,570,000	7	2,300,000	-10.51%
ST MARYS	11	816,000	11	881,000	7.97%
ST MORRIS	3	1,428,750	3	1,475,000	3.24%
ST PETERS	11	1,865,000	10	2,355,500	26.30%
STEPNEY	3	1,325,500	3	1,342,500	1.28%
STIRLING	13	1,265,000	9	1,400,000	10.67%
STONYFELL	2	1,760,000	5	1,862,500	5.82%
STURT	5	675,000	3	802,000	18.81%
SUMMERTOWN	2	980,000	2	1,315,000	34.18%
SURREY DOWNS	18	590,000	15	735,000	24.58%
TAPEROO	20	692,500	7	675,000	-2.53%
TEA TREE GULLY	14	665,000	15	750,000	12.78%
TENNYSON	3	1,850,000	2	2,207,500	19.32%
TERINGIE	2	1,565,000	2	1,867,500	19.33%
TONSLEY	3	746,500	2	797,500	6.83%
TOORAK GARDENS	9	2,050,000	7	2,488,991	21.41%
TORRENS PARK	10	1,350,000	13	1,521,000	12.67%
TORRENSVILLE	9	964,000	13	1,172,500	21.63%
TRANMERE	8	1,300,000	14	1,387,500	6.73%
TRINITY GARDENS	3	1,435,000	4	2,004,000	39.65%
TROTT PARK	7	639,000	12	783,000	22.54%
TUSMORE	7	2,350,000	6	1,850,000	-21.28%
UNDERDALE	7	900,000	6	1,172,750	30.31%
UNLEY	9	1,680,000	11	1,835,000	9.23%
UNLEY PARK	5	2,760,000	5	2,975,000	7.79%
UPPER STURT	4	930,000	3	801,500	-13.82%
URAILDA	3	1,051,000	3	1,124,000	6.95%
URRBRAE	7	1,562,500	3	1,169,000	-25.18%
VALE PARK	11	1,125,000	7	1,357,000	20.62%
VALLEY VIEW	22	723,750	23	771,500	6.60%
VIRGINIA	9	670,000	22	838,000	25.07%
VISTA	2	632,000	4	832,000	31.65%
WALKERVILLE	9	1,875,000	8	2,600,000	38.67%
WALKLEY HEIGHTS	15	799,500	13	877,500	9.76%
WARRADALE	15	852,500	18	1,107,506	29.91%
WATTLE PARK	11	1,200,000	4	1,413,500	17.79%
WELLAND	1	895,000	2	1,525,000	70.39%
WEST BEACH	9	1,340,000	6	1,325,000	-1.12%
WEST CROYDON	16	915,000	15	1,160,000	26.78%
WEST HINDMARSH	4	1,212,500	4	1,292,500	6.60%
WEST LAKES	22	1,190,000	27	1,325,000	11.34%
WEST LAKES SHORE	7	980,000	5	1,320,000	34.69%
WEST RICHMOND	4	747,500	3	795,000	6.35%
WESTBOURNE PARK	6	1,555,000	6	1,532,500	-1.45%
WILLASTON	23	527,000	22	600,000	13.85%
WILLUNGA	15	890,150	9	997,100	12.01%
WINDSOR GARDENS	23	781,000	20	900,000	15.24%
WINGFIELD	4	618,000	2	894,250	44.70%
WOODCROFT	34	660,000	37	807,800	22.39%
WOODFORDE	2	793,500	7	1,100,000	38.63%
WOODSIDE	8	757,500	12	730,000	-3.63%
WOODVILLE	5	650,000	3	757,000	16.46%
WOODVILLE GARDENS	10	595,500	11	600,000	0.76%
WOODVILLE NORTH	4	837,250	5	865,000	3.31%
WOODVILLE PARK	3	920,000	8	1,140,000	23.91%
WOODVILLE SOUTH	9	955,000	9	993,300	4.01%
WOODVILLE WEST	7	888,500	24	878,990	-1.07%
WYNN VALE	20	772,500	19	787,000	1.88%

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.

