REISA

REAL ESTATE INSTITUTE of SOUTH AUSTRALIA

2025

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

PANORAMA

MARCH QUARTER - 2025 edition Volume 1

March Quarter

The South Australian property market continued to perform strongly in the 2025 March quarter. While the median price was slightly down from its record in the previous quarter, it was still robustly high and demonstrated the underlying resilience of the South Australian real estate market. The volume of sales was lower than the previous quarter but had significantly increased from the same quarter last year.

The ongoing struggle to curb inflation, economic uncertainties and a still high interest rate had again had an effect on the overall market. While a still strong median price demonstrated that buyers were still willing to pay premium prices, the decline in the volume of sales showed that the economic environment was continuing to cool the desire of first home buyers to enter the real estate market.

An ongoing lack of housing supply was also contributing to the situation whereby the news was good for current home owners but not so good for those wishing to enter the market.

The results showed that South Australia posted a 0.65% median house price decrease from the previous quarter and a 12.83% increase from the same quarter last year. Metropolitan Adelaide experienced a 0.35% median house price decrease from the previous quarter and an 11.45% increase from the same quarter last year.

The volume of sales across South Australia and metropolitan Adelaide showed decreases of 12% and 15% respectively from the previous quarter.

South Australia's real estate market continues to perform well despite the low supply of housing stock and the headwinds of continuing economic uncertainty. REISA is pleased that the Federal and State Governments continue to make housing supply and affordability a key priority and we look forward to continuing our constructive dialogue with them.

2025

SOUTH AUSTRALIAN SUMMARY – QUARTER 1 – 2025

SUBURB		SALES 1Q 2024		MEDIAN 4Q 2024		SALES 1Q 2025		MEDIAN 4Q 2024	MEDIAN CHANGE
Index	**Category**	**Sales**	**Median**	**Sales**	**Median**	**Sales**	**Median**	**% Change**	**% Change**
SOUTH AUSTRALIA	Houses	5,588	678,000	6,605	770,000	5,750	765,000	-0.65%	12.83%
METRO ADELAIDE	Houses	3,795	760,000	4,672	850,000	3,960	847,000	-0.35%	11.45%
CENTRAL METRO	Houses	1,728	886,000	2,080	975,000	1,724	985,000	1.03%	11.17%
INNER METRO	Houses	290	1,307,500	368	1,503,500	302	1,500,000	-0.23%	14.72%
OUTER METRO	Houses	1,754	633,300	2,204	711,000	1,925	725,000	1.97%	14.48%
METRO ADELAIDE	Home Units	1,436	534,500	1,814	603,500	1,486	615,000	1.91%	15.06%
MAJOR TOWNS	Houses	692	415,000	704	454,500	654	460,000	1.21%	10.84%
Selected LGAS	**Category**	**Sales**	**Median**	**Sales**	**Median**	**Sales**	**Median**	**% Change**	**% Change**
ADELAIDE	Houses	12	1,375,000	19	1,725,000	16	2,037,500	18.12%	48.18%
ADELAIDE HILLS	Houses	86	961,250	119	991,007	89	1,050,000	5.95%	9.23%
BURNSIDE	Houses	86	1,625,000	123	1,817,500	105	1,800,000	-0.96%	10.77%
CAMPBELLTOWN	Houses	142	960,000	180	1,027,000	150	1,032,500	0.54%	7.55%
CHARLES STURT	Houses	282	940,000	351	1,010,000	309	1,015,000	0.50%	7.98%
GAWLER	Houses	99	555,000	149	650,000	119	665,000	2.31%	19.82%
HOLDFAST BAY	Houses	88	1,475,000	81	1,355,000	86	1,431,250	5.63%	-2.97%
MARION	Houses	259	860,000	316	925,000	249	960,000	3.78%	11.63%
MITCHAM	Houses	193	1,071,200	236	1,260,000	192	1,165,000	-7.54%	8.76%
MOUNT BARKER	Houses	140	710,000	228	740,000	172	766,000	3.51%	7.89%
NORWOOD, PAYNHAM & ST PETERS	Houses	82	1,300,000	114	1,450,000	82	1,406,000	-3.03%	8.15%
ONKAPARINGA	Houses	621	680,000	710	776,500	659	765,000	-1.48%	12.50%
PLAYFORD	Houses	447	520,000	597	628,000	499	640,000	1.91%	23.08%
PORT ADELAIDE ENFIELD	Houses	378	746,944	417	866,500	344	850,000	-1.90%	13.80%
PROSPECT	Houses	36	1,200,000	58	1,515,000	44	1,323,125	-12.67%	10.26%
SALISBURY	Houses	443	630,000	542	700,000	440	710,000	1.43%	12.70%
TEA TREE GULLY	Houses	301	720,000	389	800,000	347	800,000	0.00%	11.11%
UNLEY	Houses	82	1,650,091	76	1,650,000	93	1,790,000	8.48%	8.48%
WALKERVILLE	Houses	7	1,362,500	23	1,650,000	18	2,250,000	36.36%	65.14%
WEST TORRENS	Houses	151	1,022,500	172	1,050,000	120	1,136,000	8.19%	11.10%

Valuer-General figures: March Quarter 2025

REGIONAL SOUTH AUSTRALIA – QUARTER 1 – 2025

		1Q 2024		4Q 2024		1Q 2025		Quarter	12 month
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
MAJOR TOWNS	Houses	692	415,000	704	454,500	654	460,000	1.21%	10.84%
COMPONENT TOWNS									
MILLICENT	Houses	24	346,000	16	347,500	20	381,250	9.71%	10.19%
MOUNT GAMBIER	Houses	109	460,000	127	499,000	113	500,000	0.20%	8.70%
MURRAY BRIDGE	Houses	74	447,500	86	509,300	61	518,500	1.81%	15.87%
PORT AUGUSTA	Houses	49	230,000	72	260,000	60	312,500	20.19%	35.87%
PORT LINCOLN	Houses	58	545,000	56	490,000	58	500,000	2.04%	-8.26%
PORT PIRIE	Houses	83	275,000	63	325,000	77	336,000	3.38%	22.18%
VICTOR HARBOR	Houses	91	670,000	97	682,000	98	705,000	3.37%	5.22%
WHYALLA	Houses	84	339,000	76	385,750	61	365,000	-5.38%	7.67%
OTHER TOWNS									
BARMERA	Houses	9	380,000	7	384,000	7	410,000	6.77%	7.89%
BERRI	Houses	12	284,500	21	385,000	19	388,875	1.01%	36.69%
NARACOORTE	Houses	22	327,000	30	322,000	32	367,500	14.13%	12.39%
RENMARK	Houses	28	388,000	19	482,500	17	475,000	-1.55%	22.42%

Valuer-General figures: March Quarter 2025

UNITS AND APARTMENTS – QUARTER 1 – 2025

		1Q 2024		4Q 2024		1Q 2025		Quarter	12 month
Index	Category	Sales	Median	Sales	Median	Sales	Median	% Change	% Change
METRO ADELAIDE	Units & Apartments	1,463	526,100	1,833	600,000	1,510	613,500	2.25%	16.61%
SUBURB									
ADELAIDE	Units & Apartments	142	460,000	186	515,000	167	460,250	-10.63%	0.05%

Valuer-General figures: March Quarter 2025

TOP 10 MEDIAN PRICE GROWTH – METRO

	1Q 2024		1Q 2025		
Suburb	**Sales**	**Median**	**Sales**	**Median**	**Median Change**
BRIDGEWATER	10	735,000	19	990,000	34.69%
ELIZABETH VALE	11	491,005	12	660,000	34.42%
ENFIELD	22	696,500	15	914,250	31.26%
DAVOREN PARK	34	452,000	29	590,000	30.53%
EVANSTON GARDENS	11	510,000	17	665,000	30.39%
MOANA	15	760,000	16	982,500	29.28%
EYRE	14	465,000	17	596,250	28.23%
GREENWITH	35	715,000	37	915,000	27.97%
PASADENA	10	900,000	10	1,145,000	27.22%
LOCKLEYS	16	1,105,000	12	1,400,000	26.70%

Valuer-General figures: March Quarter 2025
Top 10 growth suburbs with 10 or more sales in both quarters

TOP 10 VOLUME OF SALES – METRO

	1Q 2024		1Q 2025		
Suburb	**Sales**	**Median**	**Sales**	**Median**	**Median Change**
MOUNT BARKER	85	671,000	108	765,000	14.01%
MORPHETT VALE	93	601,000	89	701,000	16.64%
MUNNO PARA WEST	51	545,000	62	612,500	12.39%
ALDINGA BEACH	50	668,750	61	770,000	15.14%
PARALOWIE	44	595,000	50	678,000	13.95%
PARAFIELD GARDENS	43	632,000	50	700,000	10.76%
ANGLE VALE	27	740,000	50	793,950	7.29%
INGLE FARM	46	650,000	49	740,000	13.85%
ANDREWS FARM	40	522,500	45	647,500	23.92%
BLAKEVIEW	48	552,000	44	651,500	18.03%

Valuer-General figures: March Quarter 2025

AUCTION CLEARANCE RATES

WEEK ENDING	CLEARANCE RATES
19 JANUARY	56%
26 JANUARY	61%
2 FEBRUARY	67%
9 FEBRUARY	66%
16 FEBRUARY	56%
23 FEBRUARY	69%
2 MARCH	70%
9 MARCH	60%
16 MARCH	68%
23 MARCH	71%
30 MARCH	62%

CoreLogic figures: March Quarter 2025

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
95 Gold Coast Drive Carrickalinga	OUWENS CASSERLY REAL ESTATE - Nick Van Vliet and John Lewis	$4,100,000
32 Godfrey Terrace Leabrook	HARRIS REAL ESTATE KENT TOWN – Daniel Oliver and Daniel Stewart	$3,237,810
17 Austral Terrace Malvern	OUWENS CASSERLY REAL ESTATE - James Robertson and Will Fitridge	$2,670,000
9 Everett Avenue Dulwich	TOOP + TOOP NORWOOD – Sally Cameron	$2,650,000
71 Church Terrace Walkerville	LJ HOOKER ST PETERS – Claude Buccella and Marie Brus	$2,505,000
17 Inverness Avenue St Georges	CENTURY 21 GOLDEN ESTATES – James Karpiuk and Sebastian Richardson	$2,480,000
31 Prosser Avenue Norwood	HARRIS REAL ESTATE – Tom Hector and Clinton Nguyen	$2,300,000
45 Toronto Street Ovingham	ALEXANDER REAL ESTATE – Bonnie Whyte	$2,200,000
19 Hall Street Semaphore	KATE SMITH PROPERTY – Kate Smith and Domenic Dimasi	$2,150,000
6 Riesling Crescent Wattle Park	OUWENS CASSERLY REAL ESTATE - Wilson Bock and Alistair Loudon	$2,125,000

CoreLogic figures: March Quarter 2025

GROWTH OF SUBURBS

Suburb	Sales 1Q 2024	Median 1Q 2024	Sales 1Q 2025	Median 1Q 2025	Median Change
ABERFOYLE PARK	32	733,750	35	780,000	6.30%
ADELAIDE	7	1,345,000	6	1,450,000	7.81%
ALBERT PARK	3	675,500	5	875,000	29.53%
ALBERTON	13	646,250	6	740,000	14.51%
ALDGATE	7	1,180,000	5	1,610,500	36.48%
ALDINGA	1	877,200	1	1,055,000	20.27%
ALDINGA BEACH	50	668,750	61	770,000	15.14%
ALLENBY GARDENS	5	990,099	2	930,000	-6.07%
ANDREWS FARM	40	522,500	45	647,500	23.92%
ANGLE PARK	1	630,000	3	770,000	22.22%
ANGLE VALE	27	740,000	50	793,950	7.29%
ASCOT PARK	10	803,000	3	1,025,000	27.65%
ATHELSTONE	24	804,000	33	947,000	17.79%
ATHOL PARK	5	696,500	3	807,500	15.94%
AULDANA	1	2,000,000	3	1,920,000	-4.00%
BALHANNAH	1	801,000	4	732,000	-8.61%
BANKSIA PARK	11	688,000	13	770,000	11.92%
BEAUMONT	9	2,010,000	7	1,560,000	-22.39%
BEDFORD PARK	3	735,000	3	880,000	19.73%
BELAIR	16	1,162,000	16	1,042,500	-10.28%
BELLEVUE HEIGHTS	9	917,500	8	915,000	-0.27%
BEULAH PARK	4	1,362,000	4	1,650,000	21.15%
BIRDWOOD	6	585,000	1	700,000	19.66%
BIRKENHEAD	9	770,000	10	871,250	13.15%
BLACK FOREST	2	1,515,000	3	1,090,000	-28.05%
BLACKWOOD	21	900,000	16	1,050,000	16.67%
BLAIR ATHOL	13	783,000	14	900,000	14.94%
BLAKEVIEW	48	552,000	44	651,500	18.03%
BOWDEN	3	942,500	13	418,100	-55.64%
BRAHMA LODGE	11	560,000	9	630,000	12.50%
BRIDGEWATER	10	735,000	19	990,000	34.69%
BRIGHTON	10	1,525,000	9	1,308,500	-14.20%
BROADVIEW	10	950,000	5	1,325,000	39.47%
BROMPTON	12	930,000	8	940,000	1.08%
BROOKLYN PARK	6	740,000	8	995,000	34.46%
BURNSIDE	4	1,680,000	12	1,710,000	1.79%
BURTON	25	583,500	15	730,000	25.11%
CAMDEN PARK	10	893,000	7	830,000	-7.05%
CAMPBELLTOWN	18	899,000	20	967,500	7.62%
CHELTENHAM	4	876,750	3	760,000	-13.32%
CHRISTIE DOWNS	16	558,500	14	656,100	17.48%
CHRISTIES BEACH	24	681,500	33	806,000	18.27%
CLAPHAM	4	1,132,000	4	1,015,000	-10.34%
CLARENCE GARDENS	7	1,265,000	10	1,097,500	-13.24%
CLARENCE PARK	6	1,236,000	14	1,175,000	-4.94%
CLEARVIEW	20	740,000	17	836,500	13.04%
CLOVELLY PARK	10	786,000	3	934,000	18.83%
COLLEGE PARK	4	2,260,000	2	2,367,500	4.76%
COLLINSWOOD	1	2,725,000	5	1,915,000	-29.72%
COLONEL LIGHT GARDENS	3	825,000	8	1,500,000	81.82%
COROMANDEL VALLEY	12	887,500	15	920,000	3.66%
COWANDILLA	1	815,000	4	920,000	12.88%
CRAFERS	8	1,309,000	7	1,452,500	10.96%
CRAFERS WEST	6	1,547,500	5	1,655,000	6.95%
CRAIGBURN FARM	10	1,257,500	17	1,335,000	6.16%
CRAIGMORE	36	513,500	35	622,500	21.23%
CROYDON	5	1,020,000	2	1,450,000	42.16%
CROYDON PARK	9	848,000	11	885,000	4.36%
CUMBERLAND PARK	5	1,455,000	6	1,262,500	-13.23%

Suburb	Sales 1Q 2024	Median 1Q 2024	Sales 1Q 2025	Median 1Q 2025	Median Change
DARLINGTON	5	990,000	3	922,000	-6.87%
DAVOREN PARK	34	452,000	29	590,000	30.53%
DAW PARK	7	932,500	7	1,263,000	35.44%
DERNANCOURT	10	800,000	13	873,500	9.19%
DEVON PARK	5	805,000	3	840,000	4.35%
DIREK	3	630,000	5	627,500	-0.40%
DOVER GARDENS	11	785,000	8	940,000	19.75%
DUDLEY PARK	1	715,000	2	749,123	4.77%
ECHUNGA	3	765,000	2	880,000	15.03%
EDEN HILLS	12	953,500	11	971,500	1.89%
EDWARDSTOWN	14	840,000	9	1,012,500	20.54%
ELIZABETH	3	550,000	1	655,000	19.09%
ELIZABETH DOWNS	26	465,000	24	570,000	22.58%
ELIZABETH EAST	14	492,000	10	621,000	26.22%
ELIZABETH GROVE	4	449,000	5	637,000	41.87%
ELIZABETH NORTH	22	445,000	6	545,000	22.47%
ELIZABETH PARK	22	500,000	18	595,000	19.00%
ELIZABETH SOUTH	2	456,000	11	586,000	28.51%
ELIZABETH VALE	11	491,005	12	660,000	34.42%
ENFIELD	22	696,500	15	914,250	31.26%
ERINDALE	3	1,728,000	4	2,197,500	27.17%
ETHELTON	4	610,000	2	875,500	43.52%
EVANDALE	3	1,245,000	4	1,328,000	6.67%
EVANSTON	9	506,500	11	575,000	13.52%
EVANSTON GARDENS	11	510,000	17	665,000	30.39%
EVANSTON PARK	12	573,500	16	688,250	20.01%
EVANSTON SOUTH	5	615,000	4	645,000	4.88%
EYRE	14	465,000	17	596,250	28.23%
FAIRVIEW PARK	13	710,000	12	784,000	10.42%
FELIXSTOW	8	1,000,000	8	1,201,500	20.15%
FERRYDEN PARK	8	720,000	8	820,000	13.89%
FINDON	21	836,000	19	960,000	14.83%
FIRLE	1	1,030,000	1	1,960,000	90.29%
FITZROY	1	1,900,000	1	2,610,000	37.37%
FLAGSTAFF HILL	38	835,000	28	879,000	5.27%
FLINDERS PARK	19	925,000	19	1,127,500	21.89%
FORESTVILLE	2	1,175,000	3	1,340,000	14.04%
FULHAM	16	1,381,944	7	1,375,000	-0.50%
FULHAM GARDENS	15	1,150,000	21	1,197,500	4.13%
FULLARTON	8	1,604,500	3	1,735,000	8.13%
GAWLER	2	475,000	3	734,250	54.58%
GAWLER EAST	26	620,000	25	740,000	19.35%
GAWLER SOUTH	11	692,000	15	675,500	-2.38%
GAWLER WEST	3	425,000	2	633,000	48.94%
GEPPS CROSS	2	658,500	2	850,000	29.08%
GILLES PLAINS	11	770,000	12	788,500	2.40%
GLANDORE	7	1,240,000	6	990,000	-20.16%
GLEN OSMOND	7	1,532,500	2	1,790,300	16.82%
GLENALTA	5	975,000	3	1,065,000	9.23%
GLENELG	4	2,675,000	2	1,405,000	-47.48%
GLENELG EAST	10	1,677,500	4	1,763,000	5.10%
GLENELG NORTH	8	1,378,000	16	1,260,000	-8.56%
GLENELG SOUTH	7	2,325,000	6	2,012,500	-13.44%
GLENGOWRIE	13	1,155,000	16	1,442,000	24.85%
GLENUNGA	5	1,600,000	6	1,322,500	-17.34%
GLYNDE	3	1,300,000	9	1,155,000	-11.15%
GOLDEN GROVE	30	777,000	23	925,500	19.11%
GOODWOOD	8	1,775,000	11	1,900,000	7.04%
GRANGE	9	1,235,000	17	1,455,000	17.81%
GREENACRES	10	840,750	6	878,500	4.49%
GREENHILL	4	877,500	2	1,737,500	98.01%

Suburb	Sales 1Q 2024	Median 1Q 2024	Sales 1Q 2025	Median 1Q 2025	Median Change
GREENWITH	35	715,000	37	915,000	27.97%
GULFVIEW HEIGHTS	6	890,000	16	925,500	3.99%
GUMERACHA	2	755,000	1	860,000	13.91%
HACKHAM	11	578,000	16	660,000	14.19%
HACKHAM WEST	10	573,000	11	637,750	11.30%
HAHNDORF	11	1,200,000	4	1,025,500	-14.54%
HALLETT COVE	46	775,000	40	930,000	20.00%
HAMPSTEAD GARDENS	5	882,000	1	970,000	9.98%
HAPPY VALLEY	36	715,500	33	797,750	11.50%
HAWTHORN	6	1,849,995	4	1,997,500	7.97%
HAWTHORNDENE	8	855,000	10	911,500	6.61%
HAZELWOOD PARK	1	1,850,000	10	1,976,500	6.84%
HEATHFIELD	2	1,367,500	2	1,367,500	0.00%
HECTORVILLE	7	900,000	7	1,030,500	14.50%
HENDON	2	637,500	4	835,000	30.98%
HENLEY BEACH	17	1,650,000	15	1,437,500	-12.88%
HENLEY BEACH SOUTH	7	1,320,000	5	1,828,000	38.48%
HEWETT	8	728,500	11	840,250	15.34%
HIGHBURY	22	805,000	18	850,000	5.59%
HIGHGATE	3	1,410,000	6	1,657,500	17.55%
HILLBANK	22	648,000	27	712,000	9.88%
HILLCREST	7	725,000	5	806,300	11.21%
HOLDEN HILL	15	705,000	18	770,000	9.22%
HOPE VALLEY	18	662,000	24	800,000	20.85%
HOVE	13	1,150,000	4	1,138,000	-1.04%
HUNTFIELD HEIGHTS	19	586,000	17	702,500	19.88%
HYDE PARK	2	3,137,500	4	2,747,500	-12.43%
INGLE FARM	46	650,000	49	740,000	13.85%
IRONBANK	1	480,000	2	920,500	91.77%
JOSLIN	3	2,000,000	1	2,010,000	0.50%
KANMANTOO	3	745,000	1	660,000	-11.41%
KENSINGTON	5	1,200,000	3	1,170,000	-2.50%
KENSINGTON GARDENS	5	1,400,000	7	1,955,000	39.64%
KENSINGTON PARK	2	1,490,000	4	2,795,000	87.58%
KENT TOWN	3	1,100,000	1	1,650,000	50.00%
KIDMAN PARK	7	1,080,000	9	1,030,000	-4.63%
KILBURN	10	722,500	5	932,600	29.08%
KILKENNY	2	1,525,000	3	805,000	-47.21%
KINGSWOOD	4	1,980,000	6	1,705,000	-13.89%
KLEMZIG	13	830,000	24	925,000	11.45%
KURRALTA PARK	4	960,000	1	1,170,000	21.88%
LARGS BAY	12	881,250	7	888,000	0.77%
LARGS NORTH	16	805,000	16	850,000	5.59%
LENSWOOD	2	825,000	1	1,117,000	35.39%
LIGHTSVIEW	43	634,999	29	750,000	18.11%
LINDEN PARK	6	1,615,000	7	1,600,000	-0.93%
LITTLEHAMPTON	12	835,000	18	823,750	-1.35%
LOBETHAL	6	645,000	6	710,000	10.08%
LOCKLEYS	16	1,105,000	12	1,400,000	26.70%
LOWER MITCHAM	5	1,496,000	6	1,435,000	-4.08%
MACCLESFIELD	3	667,500	3	852,500	27.72%
MAGILL	25	1,051,000	29	1,275,000	21.31%
MALVERN	5	3,130,000	8	3,115,000	-0.48%
MANNINGHAM	3	895,000	3	1,050,000	17.32%
MANSFIELD PARK	2	670,000	6	782,500	16.79%
MARDEN	5	1,240,000	5	1,450,000	16.94%
MARINO	12	1,350,000	6	1,350,000	0.00%
MARION	5	1,062,500	8	1,161,500	9.32%
MARLESTON	8	872,750	1	1,010,000	15.73%
MARRYATVILLE	5	1,251,000	1	1,696,000	35.57%
MASLIN BEACH	2	845,000	4	820,000	-2.96%

Suburb	Sales 1Q 2024	Median 1Q 2024	Sales 1Q 2025	Median 1Q 2025	Median Change
MAWSON LAKES	42	730,075	37	890,000	21.91%
MAYLANDS	8	1,337,500	7	1,145,000	-14.39%
MCLAREN FLAT	3	842,500	7	1,000,000	18.69%
MCLAREN VALE	11	818,000	9	785,000	-4.03%
MEADOWS	3	730,000	5	800,000	9.59%
MELROSE PARK	5	1,025,000	5	1,140,000	11.22%
MILE END	11	1,070,000	9	1,372,500	28.27%
MILLSWOOD	6	2,715,000	5	2,100,000	-22.65%
MITCHAM	6	1,362,115	4	2,697,500	98.04%
MITCHELL PARK	6	806,000	21	950,000	17.87%
MOANA	15	760,000	16	982,500	29.28%
MODBURY	22	740,000	32	765,000	3.38%
MODBURY HEIGHTS	20	751,250	25	840,000	11.81%
MODBURY NORTH	18	670,000	18	731,000	9.10%
MORPHETT VALE	93	601,000	89	701,000	16.64%
MORPHETTVILLE	11	935,000	7	890,000	-4.81%
MOUNT BARKER	85	671,000	108	765,000	14.01%
MOUNT GEORGE	1	1,050,000	1	923,000	-12.10%
MUNNO PARA	25	551,000	38	610,000	10.71%
MUNNO PARA WEST	51	545,000	62	612,500	12.39%
MYLOR	1	1,235,000	2	1,323,000	7.13%
MYRTLE BANK	9	1,912,500	6	1,700,000	-11.11%
NAILSWORTH	6	970,000	3	1,316,250	35.70%
NAIRNE	16	697,750	28	762,000	9.21%
NETHERBY	4	1,400,000	4	1,885,941	34.71%
NETLEY	5	890,000	4	935,000	5.06%
NEWTON	9	817,750	10	1,078,500	31.89%
NOARLUNGA DOWNS	11	658,000	9	799,000	21.43%
NORTH ADELAIDE	5	1,500,000	10	2,450,000	63.33%
NORTH BRIGHTON	8	1,325,000	7	1,445,000	9.06%
NORTH HAVEN	11	933,000	16	965,000	3.43%
NORTH PLYMPTON	10	1,040,000	9	1,072,500	3.13%
NORTHFIELD	12	819,000	9	830,000	1.34%
NORTHGATE	6	935,000	5	1,030,000	10.16%
NORWOOD	11	1,685,000	15	2,080,000	23.44%
NOVAR GARDENS	5	975,000	11	1,230,000	26.15%
O'HALLORAN HILL	6	727,000	7	750,000	3.16%
O'SULLIVAN BEACH	9	570,000	8	711,000	24.74%
OAKBANK	2	1,146,250	1	1,045,000	-8.83%
OAKDEN	7	800,000	5	797,700	-0.29%
OAKLANDS PARK	9	815,000	10	950,000	16.56%
OLD NOARLUNGA	5	656,000	3	665,000	1.37%
OLD REYNELLA	14	652,500	19	825,800	26.56%
ONKAPARINGA HEIGHTS	5	635,000	7	780,000	22.83%
ONKAPARINGA HILLS	3	797,500	12	800,000	0.31%
OSBORNE	3	630,000	7	768,750	22.02%
OTTOWAY	7	670,400	7	818,500	22.09%
OVINGHAM	1	1,270,000	3	900,000	-29.13%
PANORAMA	7	960,000	4	1,177,500	22.66%
PARA HILLS	29	635,000	30	742,000	16.85%
PARA HILLS WEST	14	609,000	7	672,050	10.35%
PARA VISTA	12	655,000	14	724,000	10.53%
PARADISE	21	901,500	24	993,500	10.21%
PARAFIELD GARDENS	43	632,000	50	700,000	10.76%
PARALOWIE	44	595,000	50	678,000	13.95%
PARK HOLME	7	868,000	10	920,000	5.99%
PARKSIDE	14	1,325,000	16	1,590,000	20.00%
PASADENA	10	900,000	10	1,145,000	27.22%
PAYNEHAM	6	1,148,000	4	1,510,000	31.53%
PAYNEHAM SOUTH	2	1,107,500	1	1,755,000	58.47%
PENNINGTON	7	715,750	6	820,000	14.57%

Suburb	Sales 1Q 2024	Median 1Q 2024	Sales 1Q 2025	Median 1Q 2025	Median Change
PETERHEAD	3	709,500	4	840,000	18.39%
PLYMPTON	4	1,055,500	12	1,025,000	-2.89%
PLYMPTON PARK	8	969,250	15	980,000	1.11%
POORAKA	19	635,000	22	760,500	19.76%
PORT ADELAIDE	8	760,000	5	760,000	0.00%
PORT NOARLUNGA	13	905,000	10	802,000	-11.38%
PORT NOARLUNGA SOUTH	19	780,000	20	844,000	8.21%
PORT WILLUNGA	15	698,000	12	780,000	11.75%
PROSPECT	21	1,285,000	30	1,292,500	0.58%
QUEENSTOWN	6	675,000	1	1,060,000	57.04%
REDWOOD PARK	18	750,500	20	758,000	1.00%
RENOWN PARK	3	645,000	1	850,000	31.78%
REYNELLA	22	628,000	18	730,000	16.24%
REYNELLA EAST	5	642,500	9	720,000	12.06%
RICHMOND	9	1,035,000	4	1,140,000	10.14%
RIDGEHAVEN	10	650,000	19	820,000	26.15%
RIDLEYTON	1	830,000	3	950,000	14.46%
RIVERLEA PARK	6	735,000	11	797,500	8.50%
ROSE PARK	1	3,311,111	3	2,700,000	-18.46%
ROSEWATER	19	660,000	12	780,000	18.18%
ROSSLYN PARK	4	2,270,000	4	2,012,500	-11.34%
ROSTREVOR	28	990,000	19	1,099,000	11.01%
ROYAL PARK	6	715,000	9	790,000	10.49%
ROYSTON PARK	2	2,135,000	1	2,210,000	3.51%
SALISBURY	20	610,000	20	661,000	8.36%
SALISBURY DOWNS	10	602,500	18	660,500	9.63%
SALISBURY EAST	31	600,000	23	665,000	10.83%
SALISBURY HEIGHTS	20	677,500	11	745,000	9.96%
SALISBURY NORTH	31	537,500	35	615,000	14.42%
SALISBURY PARK	9	567,750	4	694,500	22.32%
SALISBURY PLAIN	1	526,000	5	687,500	30.70%
SEACLIFF	2	1,057,500	6	1,330,500	25.82%
SEACLIFF PARK	10	947,250	15	1,185,500	25.15%
SEACOMBE GARDENS	9	730,000	3	794,750	8.87%
SEACOMBE HEIGHTS	6	915,000	5	906,000	-0.98%
SEAFORD	20	663,500	17	720,000	8.52%
SEAFORD HEIGHTS	20	680,000	15	842,000	23.82%
SEAFORD MEADOWS	16	676,000	16	753,250	11.43%
SEAFORD RISE	11	702,000	33	755,000	7.55%
SEATON	29	862,000	39	947,500	9.92%
SEAVIEW DOWNS	8	985,750	5	930,000	-5.66%
SEFTON PARK	5	975,000	2	840,000	-13.85%
SELLICKS BEACH	19	655,000	15	771,500	17.79%
SEMAPHORE	5	816,000	9	1,185,000	45.22%
SEMAPHORE PARK	11	1,015,000	11	997,500	-1.72%
SEMAPHORE SOUTH	1	1,150,000	4	1,254,500	9.09%
SHEIDOW PARK	20	817,500	14	805,000	-1.53%
SMITHFIELD	8	470,000	10	580,000	23.40%
SMITHFIELD PLAINS	23	473,000	21	575,000	21.56%
SOMERTON PARK	12	1,980,000	20	2,150,000	8.59%
SOUTH BRIGHTON	9	1,405,000	6	1,226,000	-12.74%
SOUTH PLYMPTON	8	930,000	14	1,050,000	12.90%
SPRINGFIELD	2	2,250,000	2	2,450,000	8.89%
ST AGNES	15	667,500	18	767,500	14.98%
ST CLAIR	3	980,000	5	1,100,000	12.24%
ST GEORGES	2	2,417,500	5	1,549,444	-35.91%
ST MARYS	6	912,500	12	920,000	0.82%
ST MORRIS	1	1,440,000	3	1,410,000	-2.08%
ST PETERS	5	2,585,000	5	2,000,000	-22.63%
STEPNEY	2	1,427,500	7	859,900	-39.76%
STIRLING	11	1,500,000	7	1,051,000	-29.93%

Suburb	Sales 1Q 2024	Median 1Q 2024	Sales 1Q 2025	Median 1Q 2025	Median Change
STONYFELL	2	1,665,000	5	1,586,000	-4.74%
STURT	7	838,500	8	855,500	2.03%
SUMMERTOWN	1	1,050,000	3	1,135,000	8.10%
SURREY DOWNS	10	704,000	16	695,000	-1.28%
TAPEROO	6	676,000	17	756,750	11.95%
TEA TREE GULLY	11	701,304	9	845,000	20.49%
TENNYSON	4	3,425,000	3	2,900,000	-15.33%
THEBARTON	6	907,000	1	840,000	-7.39%
TONSLEY	3	655,000	6	663,750	1.34%
TOORAK GARDENS	1	3,275,800	2	2,100,000	-35.89%
TORRENS PARK	8	1,361,000	5	2,250,000	65.32%
TORRENSVILLE	12	1,011,000	7	1,176,000	16.32%
TRANMERE	17	1,265,000	13	1,314,000	3.87%
TRINITY GARDENS	3	1,450,000	3	1,650,000	13.79%
TROTT PARK	10	740,000	7	777,500	5.07%
TUSMORE	1	1,760,000	6	2,387,500	35.65%
UNDERDALE	7	1,070,000	5	1,072,500	0.23%
UNLEY	6	1,999,000	6	2,300,000	15.06%
UNLEY PARK	8	2,405,000	6	4,150,000	72.56%
UPPER STURT	1	1,250,000	4	1,077,500	-13.80%
URRBRAE	7	1,595,000	1	1,602,000	0.44%
VALE PARK	5	1,235,000	7	1,194,000	-3.32%
VALLEY VIEW	26	703,000	26	801,000	13.94%
VIRGINIA	6	847,500	23	752,500	-11.21%
VISTA	5	945,500	2	812,000	-14.12%
WALKLEY HEIGHTS	10	815,000	6	930,000	14.11%
WARRADALE	17	965,000	17	1,150,000	19.17%
WATTLE PARK	7	1,340,000	7	1,650,000	23.13%
WAYVILLE	3	1,450,000	1	3,090,000	113.10%
WEST BEACH	12	1,290,000	12	1,435,500	11.28%
WEST CROYDON	7	1,065,000	10	1,108,000	4.04%
WEST HINDMARSH	3	982,500	4	1,250,000	27.23%
WEST LAKES	17	1,255,000	19	1,365,000	8.76%
WEST LAKES SHORE	10	1,153,500	7	1,280,000	10.97%
WEST RICHMOND	4	763,500	1	817,500	7.07%
WESTBOURNE PARK	8	1,418,750	5	1,720,000	21.23%
WILLASTON	18	530,000	26	632,500	19.34%
WILLUNGA	9	970,000	8	876,500	-9.64%
WINDSOR GARDENS	14	795,000	21	895,000	12.58%
WINGFIELD	4	480,000	3	1,148,000	139.17%
WOODCROFT	28	757,500	34	780,000	2.97%
WOODFORDE	1	621,000	3	1,480,888	138.47%
WOODSIDE	4	882,500	4	863,250	-2.18%
WOODVILLE	5	800,000	3	967,500	20.94%
WOODVILLE GARDENS	5	745,000	4	695,000	-6.71%
WOODVILLE NORTH	5	750,000	7	800,000	6.67%
WOODVILLE PARK	5	990,000	3	975,000	-1.52%
WOODVILLE SOUTH	7	905,000	11	925,500	2.27%
WOODVILLE WEST	10	775,000	8	990,000	27.74%
WYNN VALE	8	727,000	22	817,000	12.38%

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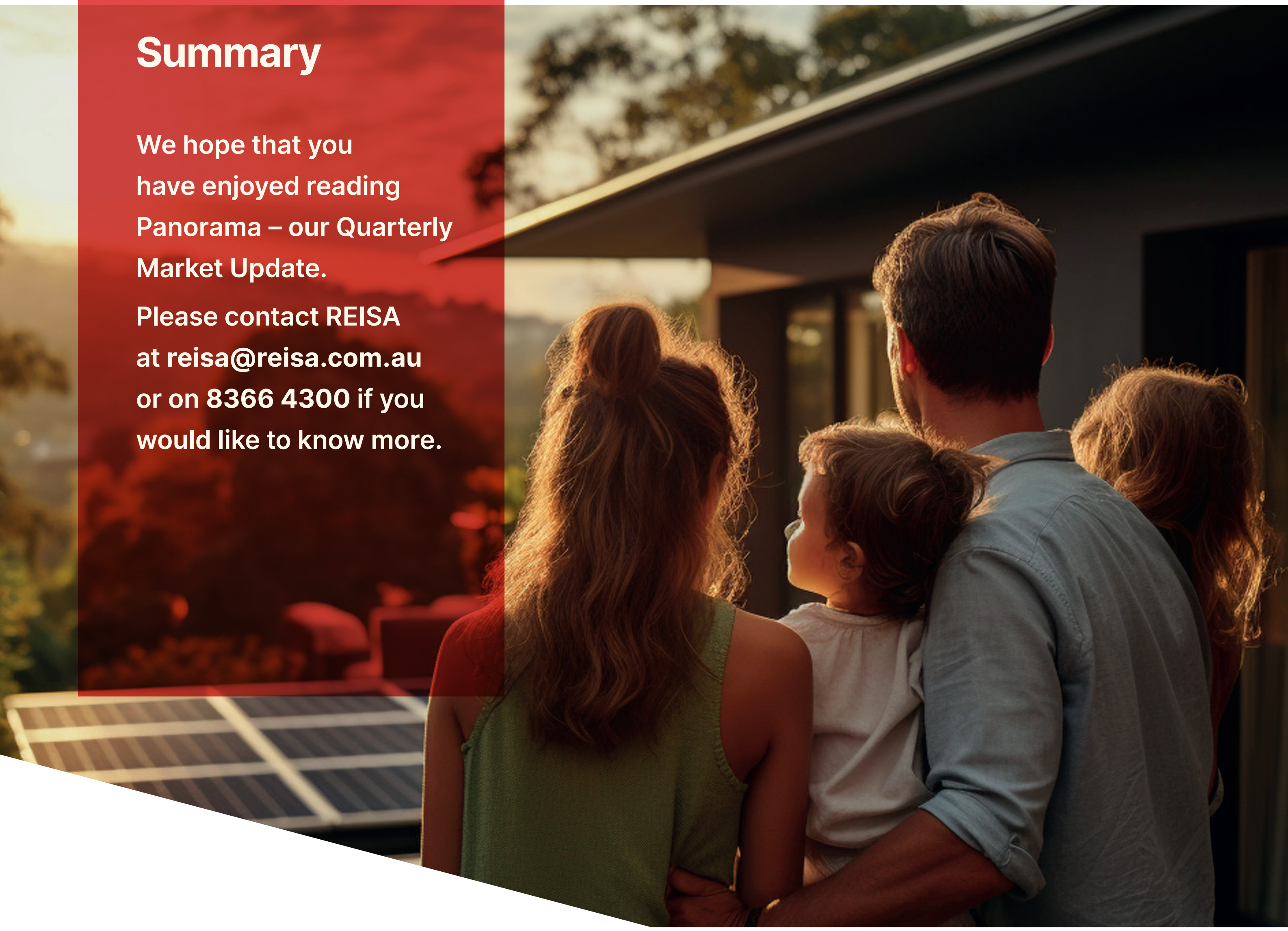

Summary

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.